

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, May 9, 2017 at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Chairperson	-	Tracy Lilie
Vice Chairperson	-	Henry Potter
Member	-	Judy Barrett
Member	-	Brenda Wilson (Absent)
Member	-	Josh Werland
Member	-	Robin Garcia (Absent)
Member	-	John Brown
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

1. **Call to order.**

Tracy Lilie called the meeting to order at 6:30 p.m.

2. **Approval of Minutes of December 13, 2016 Meeting.**

Henry Potter made a motion to approve the minutes as presented. John Brown seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Barrett, Brown, and Werland
Absent: Garcia and Wilson

The motion passed.

3. **Subdivision of Lot 32, Shirley Oaks Subdivision, of the ETJ of the City of Columbus:**

a) **Presentation of Preliminary and Final Plat Data for an Application Filed by Charleen Kallus for a Replat of a 0.383 Acre Tract Located in the WB Dewees Survey (A-18) in the ETJ of the City of Columbus, into Two (2) Lots (0.105 Acres (Lot A), and 0.278 Acres (Lot B)).**

Donald Warschak gave a history of the property and explained the ETJ procedures. He also reported to the commission Mrs. Kallus wanted to subdivide a small portion of her property to sell to her neighbor so they would have enough land to put a storage building on.

Lilie asked if they had any lot restrictions in the neighborhood. Bana Schneider stated a resident of the subdivision phoned her regarding the letter he had received. This resident had stated they had lost all of the deed restrictions a few years ago.

Potter stated to put a house on this would not work. Warschak stated it would be for use by the neighbor, not a new single building lot.

b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by Charleen Kallus for a Replat of a 0.383 Acre Tract Located in the WB Dewees Survey (A-**

18) in the ETJ of the City of Columbus, into Two (2) Lots (0.105 Acres (Lot A), and 0.278 Acres (Lot B)).

Josh Werland made a motion to approve the preliminary plat data. Henry Potter seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Barrett, Brown, and Werland
Absent: Garcia and Wilson

The motion passed.

c) Consideration and Approval of Final Plat Data, to Replat a 0.383 Acre Tract Located in the WB Dewees Survey (A-18) in the ETJ of the City of Columbus into Two (2) Lots (0.105 and 0.278 Acres), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.

Henry Potter made a motion to approve the final plat data as presented. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Barrett, Brown, and Werland
Absent: Garcia and Wilson

The motion passed.

4. Zoning Change, Texas Crossroads Business Park.

a) Public Hearing to Request Zoning Change for 53.24 acres of newly annexed land in the WB Dewees Survey, Abstract No. 44, in the Texas Crossroads Business Park, from Temporary District R, Single Family or Two-Family Residential to District I, Industrial.

Lilie opened the public hearing at 6:34 p.m.

The Chair asked if there were any comments. Potter asked why the rezoning was being requested. Warschak stated the property was recently acquired by the CCIDC and annexed into the City. When annexed, the land came in as temporary residential, and it needs to be changed to industrial. He explained the property location in the park.

Lilie closed the public hearing at 6:36 p.m.

b) Consideration, Deliberation, and Action Necessary to Prepare a Recommendation and Report for City Council Regarding a Zoning Change for 53.24 acres of newly annexed land in the WB Dewees Survey, Abstract No. 44, in the Texas Crossroads Business Park, from Temporary District R, Single Family or Two-Family Residential to District I, Industrial.

Lilie stated the commission should take into consideration the property was newly annexed, it is located in the Crossroads Business park, and the request has come from the CCIDC.

Werland clarified that the commission was only making a recommendation to Council. He stated the request seems very straight forward.

Werland made a motion that the request for rezoning be recommended to City Council for approval, and a report to that effect should be delivered. Potter seconded the motion.

The vote was as follows:

Ayes: Lilie, Potter, Barrett, Brown, and Werland
Absent: Garcia and Wilson

The motion passed.

5. Zoning Change, Texas Crossroads Business Park.

- a) **Public Hearing to Request Zoning Change for 12.129 Acres of Land in the WB Dewees Survey, Abstract No. 44, in the Crossroads Business Park, from District P, Public Building or Public Use Space to District I, Industrial.**

Lilie opened the public at 6:39 pm.

Lilie asked if there were any comments. There were none.

The public hearing was closed at 6:40 pm by Lilie.

- b) **Consideration, Deliberation, and Action Necessary to Prepare a Recommendation and Report for City Council Regarding a Zoning Change for 12.129 acres of land in the WB Dewees Survey, Abstract No. 44, in the Texas Crossroads Business Park, from District P, Public Building or Public Use Space to District I, Industrial.**

Warschak stated this was a tract of land the CCIDC obtained from the Ag Complex. He explained where the property is located in the business park. Currently it is zoned for public space, but CCIDC would like it zoned as industrial.

Werland made a motion to recommend the rezoning of the property to industrial. Potter seconded the motion.

The vote was as follows:

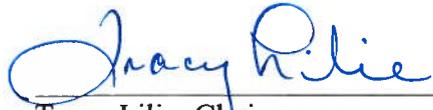
Ayes: Lilie, Potter, Barrett, Brown, and Werland
Absent: Garcia and Wilson

The motion passed.

5. Adjournment.

Schneider stated the black notebooks are copies of the zoning ordinance for each member, and the other information is examples of neighboring cities' sign ordinances for when the commission works on the sign ordinance for Columbus.

With no further business, the meeting was adjourned at 6:49 p.m.

A handwritten signature in blue ink that reads "Tracy Lilie". The signature is written in a cursive style with a large initial 'T'.

Tracy Lilie, Chairperson

ATTEST:

A handwritten signature in blue ink that reads "Bana Schneider". The signature is written in a cursive style with a large initial 'B'.

Bana Schneider, City Secretary