



The Planning and Zoning Commission of the City of Columbus, Texas met in regular session on Wednesday, June 22, 2022, at 6:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

Chairperson – Tracy Lilie  
Vice-Chairperson – Henry Potter (Absent)  
Member – Judy Barrett  
Member – Robin Garcia  
Member – Steve McCullough  
Member – Cynthia Penney  
Member – Brenda Wilson (Absent)  
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 the April 27, 2022 Regular Meeting [MINUTES\\_04.27.2022.pdf](#)**



Motion to approve the minutes of the April 27, 2022 regular meeting as presented.

*Moved by:* Steve McCullough

*Seconded by:* Robin Garcia

**Ayes:** Tracy Lilie, Cynthia Penney, Judy Barrett, Robin Garcia,  
and Steve McCullough

**Carried 5-0**

3. **Subdivision of a Lot in the W.B. Dewees League (A-18) to the City of Columbus.**

[HERRING.pdf](#) A small blue paperclip icon is positioned to the right of the link.

- 3.1. **Presentation of Preliminary and Final Plat Data for an Application Filed by Deborah Herring for a Replat of a 4.364 Acre Tract Situated in the W.B. Dewees League (A-18) to the City of Columbus, into Five (5) Tracts (0.4419 Acres (Lot 1), 0.5133 Acres (Lot 2), 0.3855 Acres (Lot 3), 0.3810 Acres (Lot 4) and 2.6423 Acres (Residual)).**

City Manager, Donald Warschak, gave the location of the property to be divided. Two lots will front Walnut (Hwy 90) and two will front Oak Cluster. He stated all lots would meet the minimum lot requirements as set out in the ordinance. He discussed the drainage of the property. Warschak stated drainage issues would be addressed during the building permitting process.

Property owner, Deborah Herring, stated she asked the surveyors for the property that would drain to Highway 90, and these were the lots that naturally drain in that direction. Nearby property owners, Brenda Wyman, and Ken Braden, expressed their concerns over drainage.

- 3.2. **Consideration and Approval of Preliminary Plat Data for an Application Filed by Deborah Herring for a Replat of a 4.364 Acre Tract Situated in the W.B. Dewees League (A-18) to the City of Columbus, into Five (5) Tracts (0.4419 Acres (Lot 1), 0.5133 Acres (Lot 2), 0.3855 Acres (Lot 3), 0.3810 Acres (Lot 4) and 2.6423 Acres (Residual)).**

Motion to approve preliminary plat data as submitted.

*Moved by:* Steve McCullough

*Seconded by:* Robin Garcia

**Ayes:** Tracy Lilie, Cynthia Penney, Judy Barrett, Robin Garcia, and Steve McCullough

**Carried 5-0**

- 3.3. **Consideration and Approval of Final Plat Data, to Replat a 4.364 Acre Tract Located the W.B. Dewees League (A-18) to the City of Columbus, into Five (5) Tracts (0.4419 Acres (Lot 1), 0.5133 Acres (Lot 2), 0.3855 Acres (Lot 3), 0.3810 Acres (Lot 4) and 2.6423 Acres (Residual)), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**


Motion to approve final plat data and order that the plat be recorded with the County Clerk.

*Moved by:* Robin Garcia

*Seconded by:* Steve McCullough

**Ayes:** Tracy Lilie, Cynthia Penney, Judy Barrett, Robin Garcia, and Steve McCullough

**Carried 5-0**

4. **Discussion Regarding a Proposed Zoning Change, Specifically, a 0.4419 Acre Tract and a 0.5133 Acre Tract in the W.B. Dewees League A-18 from District R-1, Multi Family, Apartment, Townhouse or Condominium to District B, Business or Commercial as Requested by Deborah Herring.** [HERRING\\_REZONING.pdf](#) 

Warschak stated the two lots requested for rezoning are those facing Highway 90.

5. **Public Hearing Regarding a Proposed Zoning Change, Specifically, a 0.4419 Acre Tract and a 0.5133 Acre Tract in the W.B. Dewees League A-18 from District R-1, Multi Family, Apartment, Townhouse or Condominium to District B, Business or Commercial as Requested by Deborah Herring.**

Lilie opened the public hearing at 6:57 p.m.

Wyman asked about the set-back for the commercial property. She also asked about utility easements. Warschak explained the set-back requirements and the location of the utilities. Wyman also asked if there height restrictions for commercial buildings. Warschak stated there was not.

The public hearing was closed by Lilie at 7:02 p.m.

6. **Consideration and Action on a Recommendation and Report for City Council Regarding a Proposed Zoning Change, Specifically, a 0.4419 Acre Tract and a 0.5133 Acre Tract in the W.B. Dewees League A-18 from District R-1, Multi Family, Apartment, Townhouse or Condominium to District B, Business or Commercial.**

Motion to recommend the requested zoning change from R-1 to District B be approved by City Council.

*Moved by:* Steve McCullough

*Seconded by:* Cynthia Penney

**Ayes:** Tracy Lilie, Cynthia Penney, Judy Barrett, Robin Garcia,  
and Steve McCullough

Carried 5-0

7. **Discussion of Ordinance Workshop - Mobile Food Vendors.**

The commission continued discussion of the mobile food vendor ordinance. Schneider stated the changes discussed at the last meeting have been incorporated in the draft ordinance. She stated she was waiting for some guidelines from the Fire Marshal to add.

There was discussion regarding the differences of a temporary food establishment and a mobile food vendor.

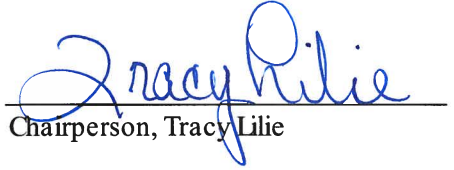
Lilie stated she thought it should be sent to the attorney for review.

8. **Announcements**

There were no announcements.

9. **Adjournment**

Lilie adjourned the meeting at 7:24 p.m.



Tracy Lilie

Chairperson, Tracy Lilie



Bana Schneider, City Secretary