

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Tuesday, April 16, 2013 at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas, with the following present:

Chairperson	-	Annie Mae Hargrove
Vice Chairperson	-	Tracy Lilie (absent)
Member	-	Chris Arthur
Member	-	Judy Barrett
Member	-	Henry Potter
Member	-	Mary Ellen Prause
Member	-	Robin Garcia (absent)
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich

1. **Call to order.**

Chairperson, Annie Mae Hargrove, called the meeting to order at 6:30 p.m.

2. **Approval of Minutes of February 19, 2013 Meeting.**

Henry Potter made a motion to approve the minutes of the February 19, 2013 meeting. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Hargrove, Arthur, Barrett, Prause, and Potter

The motion passed.

3. **Subdivision of Block 93, Part of Lots 3 and 4, 720 Martin Luther King.**

a. **Presentation of Preliminary and Final Plat Data for an Application Filed by Colorado County Habitat for Humanity, Inc. for a subdivision of property located in Block 93, Part of Lots 3 and 4, 720 Martin Luther King; Such Application Requesting Said Property be Subdivided into five (5) Lots (4,999.95, 4,999.95, 4,999.95, 5,397.23, and 4,416 Square Foot Tracts).**

Mr. Lin Baron with Colorado County Habitat for Humanity explained that they are trying to expand their presence in Columbus; and that because of the high price of lots in the City, they have only built 2 houses here. He said that the \$12,000 cost per lot that would result from dividing this property into five lots would be the highest that they have paid in the county. He said that Habitat for Humanity currently owns the property in question except for the cemetery in the corner. Chris Arthur asked if anyone was buried in the cemetery and was told that they did not know for certain and that there might be two burials dating from the 1850s. Mr. Baron said that they would not build on the cemetery property.

Henry Potter expressed his concern that they are asking for lot sizes that do not meet the minimum lot standards for the City. He said that if the Commission approved this subdivision, that he thought that they would have other contractors asking for the same concessions.

Councilman Chuck Rankin addressed the members next. He said that while he was very supportive of Habitat for Humanity, he was not in favor of the proposed subdivision of the property. He said that four lots would look better and would fit with the neighborhood better. He also said that he did not want to change the density of homes in the area.

Mr. Baron replied that the homes would be smaller than the areas shown on the plat for the setbacks and that there was open space across the street at Midtown Park.

Mr. Potter again said that he was concerned with the two smaller lots because without including the cemetery, the lot listed as 5,397.23 would only 4,627 square feet. Chris ~~Stein~~ Arthur said that he did not think that the plat as presented was a good solution.

- b. **Consideration and Approval of Preliminary and Final Plat Data for an Application Filed by Colorado County Habitat for Humanity, Inc. for a subdivision of property located in Block 93, Part of Lots 3 and 4, 720 Martin Luther King; Such Application Requesting Said Property be Subdivided into five (5) Lots (4,999.95, 4,999.95, 4,999.95, 5,397.23, and 4,416 Square Foot Tracts).**

Chairperson Hargrove asked if there was a motion to approve the plat data as presented. There was none. After a discussion of whether the commission wanted to simply not approve the replat by not taking action on it or whether they wanted to deny the replat, Chairperson Hargrove asked again if there was a motion. There was none. There was no action and the application by Habitat for Humanity for the subdivision of the property was not approved.

Planning & Zoning members indicated to Habitat for Humanity that they would like to see the subdivision plat reworked to include only four lots.

- c. **Consideration and Approval of Final Plat Data, to replat property located in Block 93, Part of Lots 3 and 4, 720 Martin Luther King; Such Application Requesting Said Property be Subdivided into five (5) Lots (4,999.95, 4,999.95, 4,999.95, 5,397.23, and 4,416 Square Foot Tracts), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

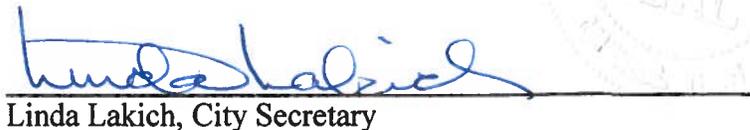
No action was taken.

8. **Adjournment.**

With no further business, the meeting was adjourned at 7:20 p.m.


Chairperson, Annie Mae Hargrove

ATTEST:


Linda Lakich, City Secretary

