

The Planning and Zoning Commission of the City of Columbus, Texas met in regular session Thursday, September 27, 2018 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 (absent)
Vice Chairperson	-	Henry Potter (absent)
Member	-	Judy Barrett
Member	-	Brenda Wilson
Member	-	Josh Werland
Member	-	Robin Garcia (absent)
Member	-	John Brown
City Manager	-	Donald Warschak
City Secretary	-	Bana Schneider

1. **Call to order.**

Brenda Wilson called the meeting to order at 6:30 p.m.

2. **Subdivision of a Tract in the E Tumlinson Survey, Abstract, No. 44 of the City of Columbus:**

a) **Presentation of Preliminary and Final Plat Data for an Application Filed by Verne H. John for a Replat of a 3.652 Acre Tract Located in the E Tumlinson Survey, Abstract, No. 44 of the City of Columbus, into Six (6) Lots (1.961 Acres (Lot 1), 0.408 Acres (Lot 2), 0.341 Acres (Lot 3), 0.274 Acres (Lot 4), 0.310 Acres (Lot 5) and 0.358 Acres (Lot 6)).**

Donald Warschak gave a history of the property and showed the large drawings to the commission. He stated Mr. John would make Lot 1 his home site and sell the remaining lots. There were questions regarding the lot sizes. Josh Werland asked about the comment concerning not enough high riverbank for building on lot 6. Warschak stated Mr. John was considering donating that tract to the City for a park.

Bana Schneider stated there was a letter from an adjacent property owner for the commission to review. There was discussion regarding the street right of way for that property.

Schneider stated she received no other inquiries or comments.

b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by Verne H. John for a Replat of a 3.652 Acre Tract Located in the E Tumlinson Survey, Abstract, No. 44 of the City of Columbus, into Six (6) Lots (1.961 Acres (Lot 1), 0.408 Acres (Lot 2), 0.341 Acres (Lot 3), 0.274 Acres (Lot 4), 0.310 Acres (Lot 5) and 0.358 Acres (Lot 6)).**

Josh Werland made a motion to approve the preliminary plat data. John Brown seconded the motion.

The vote was as follows:

Ayes: Brown, Barrett, Werland and Wilson

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 3.652 Acre Tract Located in the E Tumlinson Survey, Abstract No. 44, into Six (6) Lots (1.961 Acres (Lot 1), 0.408 Acres (Lot 2), 0.341 Acres (Lot 3), 0.274 Acres (Lot 4), 0.310 Acres (Lot 5) and 0.358 Acres (Lot 6)), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Josh Werland made a motion to approve the final plat data. John Brown seconded the motion.

The vote was as follows:

Ayes: Brown, Barrett, Werland and Wilson

The motion passed.

3. **Subdivision of a Tract in the WB Dewees Survey, Abstract 18, in the ETJ of the City of Columbus:**

- a) **Presentation and Preliminary and Final Plat Data for an Application Filed by Raymond and Donna Bubak for a Replat of a 1.50 Acre Tract Located in the WB Dewees Survey, Abstract 18, of the ETJ of the City of Columbus, into Two (2) Lots (0.535 Acres (Lot 1), and .965 Acres (Lot 2)).**

Warschak stated the property is in the ETJ. The Bubaks have a home on the corner Shulenburg Lane and Shirley Oaks Drive. They are looking to subdivide and sell the vacant portion for construction of another house. Warschak stated Mr. Guthman would be the buyer of the new lot. Guthman stated he approached the Bubaks about purchasing the property. They agreed so it had to come before the City for approval.

- b) **Consideration and Approval of Preliminary Plat Data for an Application Filed by Raymond and Donna Bubak for a Replat of a 1.50 Acre Tract Located in the WB Dewees Survey, Abstract 18, of the ETJ of the City of Columbus, into Two (2) Lots (0.535 Acres (Lot 1), and .965 Acres (Lot 2)).**

Josh Werland made a motion to approve the preliminary plat data as presented. John Brown seconded the motion.

The vote was as follows:

Ayes: Brown, Barrett, Werland and Wilson

The motion passed.

- c) **Consideration and Approval of Final Plat Data, to Replat a 1.50 Acre Tract Located in the WB Dewees Survey, Abstract 18, of the ETJ of the City of Columbus, into Two (2) Lots (0.535 Acres (Lot 1), and .965 Acres (Lot 2)), and Order that Such Final Plat be Recorded with the County Clerk Upon Written Consent of the Subdivider.**

Josh Werland made a motion to approve the final plat data as presented. Judy Barrett seconded the motion.

The vote was as follows:

Ayes: Brown, Barrett, Werland and Wilson

The motion passed.

4. Consideration and Action Regarding Amendments to the Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part VI District B Business or Commercial District, Section 14.02.632 Use Regulations of the Municipal Code of the City of Columbus, Texas.

Schneider stated the purpose of the request from City Council. Warschak stated there is a business waiting for the changes before deciding whether to come to Columbus. Schneider explained the process for approving.

5. Consideration and Action Regarding Amendments to the Zoning Ordinance Chapter 14 Zoning, Division 3 District Regulations, Part IX District MH Manufactured Housing District, Section 14.02.748 Use Regulations of the Municipal Code of the City of Columbus, Texas.

Warschak stated Council asked for the commission to look at newly annexed property having a restriction on manufactured homes. Werland asked what happened if the MH existed before the property was annexed. Schneider stated the MH would be considered non-conforming and would have to follow those guidelines. She also stated this item would go through the same process as the previous agenda item.

6. Adjournment.

There was discussion regarding dates for the next meeting.

Wilson adjourned the meeting at 6:51 p.m.



Tracy Lillie, Chairperson

ATTEST:



Bana Schneider, City Secretary