



**MINUTES: JANUARY 11, 2023
FOR THE WILLIS PLANNING AND
ZONING COMMISSION OF THE
CITY OF WILLIS, TEXAS**

Kenneth Vornsand, Chairman
Luther Powell, Commissioner
Bill Buller, Commissioner
Kaye Maglitto, Commissioner
Sharon Stone, Commissioner

Sheyi Ipaye, City Manager
Jeff Cross, Community Development
Director
Marissa Quintanilla, City Secretary

The Willis Planning and Zoning Commission of the City of Willis, Texas convened in regular session at city hall on the date and time aforesaid with the following members present:

Kenneth Vornsand, Chairman
Luther Powell, Commissioner
Bill Buller, Commissioner
Sharon Stone, Commissioner
Kaye Maglitto, Commissioner
Sheyi Ipaye, City Manager
Jeff Cross, Community Development Director
Marissa Quintanilla, City Secretary
James Nowak, Chief of Police

And the following members absent: none, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting
Mr. Vornsand called the meeting to order at 5:30 p.m.
2. PUBLIC COMMENTS
 - a. Public Comments
No public comments
3. NEW BUSINESS
 - a. Consider and approve minutes from the past meeting: November 9, 2022
Motion was made by Sharon Stone to approve the minutes from the past meeting of November 9, 2022. Luther Powell seconded the motion. Motion passed unanimously.
 - b. Consider approval of setting a public hearing for February 8, 2023, to hear public comments of a replat of CWE Willis East a subdivision of 1.2552 acres to create one commercial reserve
Mr. Cross stated this is the Clear Water Express Car Wash on Kennedy and West Montgomery. Mr. Cross stated it was an L shaped property where they had to demo the houses that were there. Mr. Cross stated they had a conflict whenever UPS started measuring out for their lot on the other corner and found out there was some incorrect information on the plat that had already been approved, so the City engineer asked that they make the corrections. Motion was made by Luther Powell to approve setting a public hearing for February 8, 2023, to hear public comments of a replat of CWE Willis East, a subdivision of 1.2552 acres to create one commercial reserve. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - c. Discussion on proposal from Cameron Johnson and Christian Waldo on implementing a new Downtown Zoning District "DZD"
Cameron Johnson and Christian Waldo discussed with the Commission their proposal for implementing a Downtown Zoning District "DZD" and the benefit it could bring to the City of Willis, which are attached as Exhibit A to these minutes. The Commission discussed having a closed executive meeting on this at next month's meeting and asked for clearer maps with detailed boundaries.
4. REPORTS
Input from Commission related to issues for possible inclusion on future agendas

No reports.

5. ADJOURN

Motion was made by Luther Powell to adjourn the meeting. Kaye Maglitto seconded the motion. Motion passed unanimously. The meeting adjourned at 6:20 p.m.

Marissa Quintanilla, City Secretary