



**MINUTES: MARCH 8, 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 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  
Sheyi Ipaye, City Manager  
Jeff Cross, Community Development Director  
Marissa Quintanilla, City Secretary  
Alton Nelson, Lieutenant WPD

And the following members absent: Kaye Maglitto, 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 HEARING
  - a. Public hearing to hear public comments on a partial replat of Lyndon Heights, a subdivision of 1.317 Acres in the James Elkins Survey, Abstract 198  
Mr. Cross stated this is a replat for Lyndon Heights. Mr. Cross stated it was at the corner of Highway 75 and Calhoun Street. Mr. Cross stated that this section was taken out to put in a commercial business. Mr. Cross stated the business was designed to be an office warehouse and is designed to have about eight warehouse type businesses. Mr. Cross stated that they have followed all the requirements and believes that this commercial business will help this area. Mr. Vornsand asked what the present zoning was for this property. Mr. Cross stated that this section he believes it is combination commercial and R1. Allie Dickerson of Calhoun Street wanted to know how this was going to affect the residents of this area, would taxes going to go up, what the benefit would be for the residents of that area. Mr. Cross informed the Commission that the property is zoned general commercial and the property behind it is general industrial. Mr. Cross stated that at this time it did meet the zoning requirements. Several other residents within that area expressed concern on how it would affect the traffic in the area. Mr. Vornsand closed the public hearing at 5:53 p.m.
3. NEW BUSINESS
  - a. Consider and approve minutes from the past meeting: February 8, 2023  
Motion was made by Luther Powell to approve the minutes from the past meeting on February 28, 2023. Sharon Stone seconded the motion. Motion passed unanimously.
  - b. Consider approval and make recommendation to the City Council for a partial replat of Lyndon Heights a subdivision of 1.317 acres in the James Elkins Survey, Abstract 198 to create one commercial reserve  
Mr. Vornsand stated that given the concerns of the residents of the area, the Commission could table until a future date. Motion was made was made by Bill Buller to not approve recommendation to the City Council. Motion die for lack of second. Motion was made by Luther Powell to table item 3b. Sharon Stone seconded the motion. Motion passed unanimously.

- c. Consider approval and make recommendation to the City Council for a replat of Caliber Collision Willis, a subdivision of 2.303 Acres in the Benjamin F. Burke Survey, Abstract 92 to create one commercial reserve  
Mr. Cross stated that this is located at Lincoln Ridge and Young Street across the street from the Community Center. Mr. Cross stated this is an existing commercial site, they are bringing it all together. Mr. Cross stated the intent on this is to create Caliber Collision which is basically a paint and body shop business. Mr. Cross stated that the building plans meet all the codes. Mr. Cross stated that they have take special measures to make sure that the paint exhaust is 20 ft above the ground when they exhaust. Mr. Cross stated that the building is completely enclosed. Mr. Cross stated that this property has been vacant for some time. Motion was made by Luther Powell to approve recommendation to the City Council for a replat of Caliber Collision Willis, a subdivision of 2.303 acres in the Benjamin F. Burke Survey, Abstract 92 to create on commercial reserve. Sharon Stone seconded the motion. Motion passed unanimously.
- d. Consider approval and make recommendation to the City Council for a preliminary plat for the Woodland Hills Section 28  
Mr. Cross stated that for all the Woodland Hill, they have come before Council and talked about sizes of lots and setback, and they came to an agreement with Council on that months ago. Mr. Cross stated this is the preliminary plat or plan. Mr. Cross stated this is section 28 and in sections 30, 31, and 32 will be coming up at a later date. Motion was made by Sharon Stone to approve recommendation of approval to the City Council for a preliminary plat for the Woodland Hills Section 28. Luther Powell seconded the motion. Motion passed unanimously.
- e. Consider approval and make recommendation to the City Council for a replat of In Time Truck Stop, a subdivision of 6.837 acres in the John B. Tong Survey, Abstract 39 to create one commercial reserve  
Mr. Vornsand asked what the property was zoned as. Mr. Cross stated it was currently zoned at General Commercial. Mr. Vornsand asked if they were asking for rezoning. Mr. Cross stated they have not, but they will have to, with large trucks it should typically be General Industrial. The commission had a lengthy discussion concerning the survey and the property lines and they were correct. Salman Mirajuala, engineer with Momentum Engineering showed the commission the layout of the property. The commission continued to discuss. Motion was made by Luther Powell to approve recommendation to the City Council for a replat of In Time Truck Stop, a subdivision of 6.837 acres in the John B. Tong Survey, Abstract 39, to create on commercial reserve on the condition that TxDOT approve a turning lane on Highway 75. Luther Powell seconded the motion. Sharon Stone, Luther Powell, and Kenneth Vornsand voted for the motion. Bill Buller voted against the motion. Motion carried.

#### 4. REPORTS

Input from Commission related to issues for possible inclusion on future agendas

No Reports

#### 5. ADJOURN

Motion was made by Luther Powell and seconded by Sharon Stone to adjourn. Motion passed unanimously. The meeting adjourned at 6:45 p.m.

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Marissa Quintanilla, City Secretary