



MINUTES: APRIL 12, 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
Marissa Quintanilla, City Secretary
Lt. Alton Nelson, 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. NEW BUSINESS
 - a. Consider and approve minutes from the past meeting: March 8, 2023
Bill Buller had questions about the minutes regarding item 6b, the replat of Lyndon Heights, after clarification that the item had been tabled, motion was made by Luther Powell to approve the minutes as presented. 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. Ipaye stated that this was located on the corner of Highway 75 and Calhoun street. Mr. Ipaye stated this will be a commercial business of office warehouses the owner is Mr. Zimmerman. Mr. Ipaye stated this was brought to the Commission last month and was tabled. Mr. Ipaye stated that designed to have about eight warehouse type businesses. Mr. Ipaye stated the zoning is general commercial. Mr. Ipaye asked for any questions. Bill Buller asked if anyone going to be living there. Mr. Ipaye stated there would not be. Mrs. Stone stated that one of the concerns some residents had was the traffic and if they would be able to get in and out. Mrs. Stone asked about the horseshoe road and if they would be putting that in. Mr. Ipaye stated that they will be putting those entrances themselves. Mr. Ipaye stated it would be a private drive and would not affect the residents. Motion was made by Luther Powell to make recommendation to the City Council for approval of a partial replat of Lyndon Heights a subdivision of 1.317 acres in the James Elkins Survey, Abstract 198, to create one commercial reserve. Sharon Stone seconded the motion. Luther Powell, Sharon Stone, and Kenneth Vornsand voted for the motion. Bill Buller voted against the motion. Motion carries.
 - c. Consider approval and make recommendation to the City Council for a preliminary plat for the Woodland Hills Section 30, 15.033 acres in the F.K. Henderson Survey, Abstract 248
Mr. Ipaye stated that the Woodland Hills property owners have been before Council to request for lot sizes, and setbacks and came to an agreement with Council to approve their request. Mr. Ipaye stated that the request was for a preliminary plat for section 30. Mr. Ipaye stated all this goes with their development. Mr. Ipaye stated that they are doing work in stages. Mr. Vornsand stated that his understanding is that this a preliminary plat and they recommended this to the City Council, if staff

finds discrepancies this will be corrected on the final plat. Mr. Ipaye stated this was correct. Bill Buller asked if the city jurisdiction between Willis and Conroe and been taken care of. Mr. Ipaye stated it had. Motion was made by Bill Buller to make recommendation to City Council for approval of a preliminary plat for the Woodland Hills Section 30, 15.033 acres in the F.K. Henderson Survey, Abstract 248. 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 31, 19.714 acres in the F.K. Henderson Survey, Abstract 248

Mr. Ipaye stated this was the same request just a different section. Motion was made by Bill Buller to make recommendation to the City Council for approval of a preliminary plat for the Woodland Hills Section 31, 19.714 acres in the F.K. Henderson Survey, Abstract 248. Luther Powell seconded the motion. Motion passed unanimously.

- e. Consider approval and make recommendation to the City Council for a preliminary plat for the Woodland Hills Section 32, 16.263 acres in the F.K. Henderson Survey, Abstract 248

Motion was made by Bill Buller to make recommendation to the City Council for approval of a preliminary plat for the Woodland Hills Section 31, 16.263 acres in the F.K. Henderson Survey, Abstract 248. Luther Powell seconded the motion. Motion passed unanimously.

3. REPORTS

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

The Commission had concerns about the street and leaks in the City and how Public Works need to be more aggressive in repair these.

4. ADJOURN

Motion was made by Luther Powell to adjourn. Sharon Stone seconded the motion. Motion passed unanimously. The meeting adjourned at 6:07 p.m.

Marissa Quintanilla, City Secretary