

Directors present were Kenneth Vornsand, Luther Powell, and Bill Buller. Mary Williams, and Kaye Maglitto were absent. City staff present: Steven Hill, Director of Community Development, Marissa Quintanilla, City Secretary, and Robert Evans, City Manager.

1. Call meeting to order.

Kenneth Vornsand called the meeting to order at 5:30 p.m.

2. PUBLIC HEARING

- a. Public hearing to hear public comments concerning the proposed amendment to the City of Willis Zoning Regulations, Section 155.146 which will amend the Official Zoning Map by reclassifying the zoning designation of:

- I. Oak Meadows Section II Lot 38, Oaks Woods Section 1, Block 1 Lots 1 and 2, North Forest Section II Lots 1 through 16, in the F.K. Henderson Survey, Town of Willis, Texas from "R1" Single-Family Residential District to "R2" Residential Site Built Home/Manufactured Home District.
- II. North Forest Section V Lots 1 through 11, North Forest Section IV Block 1, Lots 6 through 24, Block 2, Lots 11 through 40, Block 3, Lots 6 through 23, North Forest Section III, Block 1, Lots 1 through 5, Block 2, Lots 1 through 10, Block 3, Lots 1 through 5, in the F.K. Henderson survey, Town of Willis, Texas from "R2" Residential Site Built Home/Manufactured Home to "R1" Single-Family Residential District to District.
- III. Block 1 Lots 1 through 7, Block 1, Lots 12 through 14, and Block 6, Lots 1 through 3, in the Rainbow Addition, Town of Willis, Texas from "GC" General Industrial District to "GC" General Commercial District.

No comments or questions on the public hearing. The public hearing closed at 5:41 p.m.

3. NEW BUSINESS

- a. Consider and approve minutes from the past meeting; September 30, 2019 and October 9, 2019. Motion was made by Luther Powell to approve the minutes from the past meetings: September 30, 2019 and October 9, 2010. Bill Buller seconded the motion. Motion passed unanimously.
- b. Discuss, consider approval, and make recommendations to City Council for the rezoning of Oak Meadows Section II, Lot 38, Oak Woods Section 1, Block 1, Lots 1 and 2, North Forest Section II, Lots 1 through 16, in the F.K. Henderson Survey, from "R1" Single-Family Residential District to "R2" Residential Site Built Home/Manufactured Home District. Mr. Hill stated this had been discussed several times. This was to change from "R1" to "R2" to allow for manufactured homes. Motion was made by Luther Powell to approve recommendation to the City Council for the rezoning of Oak Meadows Section II, Lot 38, Oak Woods Section 1, Block 1, Lots 1 and 2, North Forest Section II, Lots 1 through 16, in the F.K. Henderson Survey, from "R1" Single-Family Residential District to "R2" Residential Site Built Home/Manufactured Home District. Bill Buller seconded the motion. Motion passed unanimously.
- c. Discuss, consider approval, and make recommendations to City Council for the rezoning of North Forest Section V Lots 1 through 11, North Forest Section IV Block 1, Lots 6 through 24, Block 2, Lots 11 through 40, Block 3, Lots 6 through 23, North Forest Section III, Block 1, Lots 1 through 5, Block 2, Lots 1 through 10, Block 3, Lots 1 through 5, in the F.K. Henderson survey, from "R2" Residential Site Built Home/Manufactured Home to "R1" Single-Family Residential District to District. Mr. Hill stated that homes in this area were site built homes. This would change from "R2" residential site built home/manufactured homes to "R1" single-family residential to not allow for manufactured homes. Motion was made by Luther Powell to approve recommendation to City Council for the rezoning of North Forest Section V Lots 1 through 11, North Forest Section IV Block 1, Lots 6 through 24, Block 2, Lots 11 through 40, Block 3, Lots 6 through 23, North Forest Section III, Block 1, Lots 1 through 5, Block 2, Lots 1 through 10, Block 3, Lots 1 through 5, in the F.K. Henderson survey, from "R2" Residential Site Built Home/Manufactured Home to "R1" Single-Family Residential District to District. Bill Buller seconded the motion. Motion passed unanimously.
- d. Discuss, consider approval, and make recommendations to City Council for the rezoning Block 1 Lots 1 through 7, Block 1, Lots 12 through 14, and Block 6, Lots 1 through 3, in the Rainbow Addition, from "GC" General Industrial District to "GC" General Commercial District. Motion was made by Luther Powell and seconded by Bill Buller to approve recommendation to City Council for the rezoning Block 1 Lots 1 through 7, Block 1, Lots 12 through 14, and Block 6, Lots 1 through 3, in the Rainbow Addition, from "GC" General Industrial District to "GC" General Commercial District. Motion passed unanimously.
- e. Consider approval of a joint public hearing with the Willis City Council on December 17, 2019 at 5:30 p.m. to hear public comments on the proposed rezoning of the above-mentioned properties.

Motion was made by Luther Powell to approve a joint public hearing with the Willis City Council on December 17, 2019 at 5:30 p.m. to hear public comments on the proposed rezoning of the above-mentioned properties. Bill Buller seconded the motion. Motion passed unanimously.

- f. Discuss changes to the subdivision regulations and the commissions roll.

Mr. Hill and the board discussed the changes to the subdivision regulations and the commissions roll.

4. ADJOURN

Motion was made by Luther Powell to adjourn. Bill Buller seconded the motion. Motion passed unanimously. The meeting adjourned at 6:05 p.m.

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Marissa Quintanilla, City Secretary