

NOTICE OF MEETING
April 10, 2019 Meeting
Minutes

Directors present were Kenneth Vornsand, Luther Powell, Bill Buller, Mary Williams, and Kaye Maglitto. City Staff Pat Riley and Marissa Quintanilla were also present.

1. Call meeting to order.
Kenneth Vornsand called the meeting to order at 5:44 p.m.
2. Public Hearing to hear public comments concerning the proposed reclassification of the property located at 201 East Powell, from General Industrial District to General Commercial District.
No comments from the public.
3. Public Hearing to hear public comments concerning the proposed reclassification of the property located at 310 East Powell from Single Family Residential to General Commercial District.
No comments from the public.
4. Consider and approve minutes from the past meeting.
Kenneth Vornsand called for any changes or corrections on the past minutes of April 10, 2019. None was received. Motion was made by Luther Powell to approve the minutes as presented. Kaye Maglitto seconded the motion. Motion passed unanimously.
5. Consider approval and make recommendation to Council for the rezoning of 201 East Powell.
Pat Riley stated that the owner of 201 East Powell has requested the rezoning of the property from general industrial to general commercial. Mr. Riley stated that Mr. Coyle, the owner of the property had assessed that the property was not big enough to have any type of commercial industrial business, but was more conceivable for general commercial. Mr. Vornsand asked if they had any immediate plans for the property. Bryan Newhouse, real estate agent for Mr. Coyle, if zoning was changed to general commercial, the property could be utilized, for commercial business and would be able to sell. Mr. Newhouse stated that the property is .3667 acres and nothing industrial would be able to fit on property of that size. Mr. Buller stated that at the time the property was being zoned, they zoned it general industrial because it was near the railroad tracks, with the understanding that if property owner wanted it rezoned they would have to come before the Planning and Zoning Commission. Mr. Riley stated that staff recommended proposed re-zoning. Mr. Vornsand asked for a motion. Motion was made by Luther Powell to approve and make recommendation to City Council to rezone 201 East Powell to "GC" General Commercial District. Bill Buller seconded the motion. Motion Passed unanimously.
6. Consider approval and make recommendation to Council for the rezoning of 310 East Powell.
Pat Riley stated that this was similar to 201 East Powell. Mr. Riley stated that this track is all one track as far as the plat is concerned. Mr. Riley stated that there is three separate residence on the property, but only one property owner. Mr. Riley stated that part of the property is zoned General Commercial, and the other part is zoned Single Family Residential. Mr. Riley stated that the owner wants the entire property zoned General Commercial, so that it can be marketed for that cliental. Mr. Vornsand stated that he was concerned about this being rezoned from Single Family Residential to General Commercial. Mr. Vornsand stated that when the zoning ordinance was passed, it was preferred that if property needed to be rezoned, that it go down, rather than go up. Mr. Vornsand also stated that he would like a bigger map of the entire area. Mr. Vornsand stated that he drove by the area, and is concerned about is that there is a residential property directly behind the property, and believes that these people need to be notified. Mr. Vornsand also stated that this property is large enough that it can be used as commercial and not have to utilized the part that is zoned Single Family Residential. Mr. Powell agreed with the assessment given by Mr. Vornsand. Mr. Vornsand suggested the board table the request and do a little more research Mr. Vornsand stated he would like a bigger aerial photo of the area with the adjacent properties. Mr. Vornsand stated he liked to see what is on the four sides of this property, because when he drove by it looks like there is plenty of residential all around. Motion was made by Bill Buller to table item 6 for further consideration and staff provided more information. Kaye Maglitto seconded the motion. Motion passed unanimously.

7. Consider and approve a joint public hearing with the Willis City Council on May 21, 2019 at 5:30 p.m. to hear public comments concerning the proposed reclassification of the property located at 201 East Powell from General Industrial District to General Commercial District.
Mr. Vornsand asked for a motion. Motion was made by Luther Powell to approve a joint public hearing with the Willis City Council on May 21, 2019 at 5:30 p.m. to hear public comments concerning the proposed reclassification of the property located at 201 East Powell from General Industrial District to General Commercial District. Bill Buller seconded the motion. Motion passed unanimously.
8. Consider and approve a joint public hearing with the Willis City Council on the May 21, 2019 at 5:30 p.m. to hear public comments concerning the proposed reclassification of the property located at 310 East Powell from Single Family Residential to General Commercial District.
No action was taken on this item due to item 6 being tabled.
9. 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.

Marissa Quintanilla, City Secretary