

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

Kenneth Vornsand, Board Member
Thomas Belinoski, Board Member
Luther Powell, Board Member
Bill Buller, Board Member
Kaye Maglitto, Board Member
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 meeting to order.
Mr. Vornsand called the meeting to order at 5:30 p.m.
2. NEW BUSINESS
 - a. Consider and approve minutes from the past meeting; December 8, 2021
Motion was made by Thomas Belinoski to approve the minutes from December 8, 2021. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - b. Discuss and take action and make recommendation to the Willis City Council for a final plat of Store It, a subdivision of 3.493 acres of land in the G.W. Lonis Survey
Mr. Cross stated this was located on FM 1097 East in between Business Park and Cannon. Mr. Belinoski has what they wanted to put on the property. Mr. Cross stated they were planning on putting a public storage facility there and the name would be Store It. Mr. Vornsand asked for questions. None were received. Motion was made by Luther Powell to make recommendation of approval to the Willis City Council for a final plat of Store It, a subdivision of 3.493 acres of land in the G.W. Lonis Survey. Thomas Belinoski seconded the motion. Motion passed unanimously.
 - c. Discuss and take action and make recommendation to the Willis City Council for a variance request from property owner at S886200 South Bend 01, Block 1 Lot 18 for construction of two duplex homes on one lot
Mr. Vornsand stated that basically as he understood it, there is a large lot that is right behind the Family Dollar. Mr. Vornsand stated that since it is a large lot the developers want to put in two duplexes instead on one. Mr. Cross stated in Ordinance section 155.149 covering residential districts, this property is listed as an R1 Residential. Mr. Cross stated the intent is to have single family dwellings which allow duplexes, but it does not say that you can not have more than one dwelling or more than one duplex on that piece of property. Mr. Cross stated the ordinance does allow for is the size of the structures allowing for the barriers on the sides and back and front so that they do not build too large of a structure on the property. Mr. Cross stated that the developers decided that this being the largest lot, they can fit two duplexes and adequate parking. Mr. Cross stated that the living units are all more than 1000 square feet, which meet the requirements of the ordinance. The commission continued to discuss the design and the parking. Motion was made by Thomas Belinoski to make recommendation of approval to the Willis City Council for a variance request from property owner at S886200 South Bend 01, Block 1 Lot 18 for construction of two duplex homes on one lot. Kaye Maglitto seconded the motion. Motion passed unanimously.

- d. Discuss and take action and make recommendation to the Willis City Council for a request from Willis RV Resort to renew an expired special land use permit
Mr. Cross stated that this location is off Old Montgomery Road. Mr. Cross stated they signed a conditional land use permit to allow them to put in an RV Park. Mr. Cross stated there are no utilities there and the City said if they wanted to have an RV Park there they would be responsible for getting the utilities to the property. Mr. Cross stated they were trying to make arrangements through other people to get their sewer and water in. The way they accomplished this they negotiated with the new medical center and surgery center and they are bringing in the water and sewer from FM 1097 down an easement beside their property and back this property and they are allowing the medical center to utilize part of their drainage, but they need more time because they were not able to obtain permits because they had no utilities. Now that they have utilities they can start developing. Mr. Cross stated that the City Attorney reviewed the conditional land use permit and it appeared to him that the intent of the expiration clause was met, and the owner of the property has been working in good faith to get the property served with utilities before construction commences. Motion was made by Bill Buller to make recommendation to Willis City Council for approval of a request from Willis RV Resort to renew an expired special land use permit. Kaye Maglitto seconded the motion. Motion passed unanimously.

3. REPORTS

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

Ms. Quintanilla reminded the commission of the joint public hearing with City Council on January 18, 2022 at 5:30 p.m.

4. ADJOURN

Motion was made by Kaye Maglitto to adjourn the meeting. Bill Buller seconded the motion. Motion passed unanimously. The meeting adjourned at 5:58 p.m.

Marissa Quintanilla, City Secretary