



MINUTES: FEBRUARY 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 Willis 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
Kaye Maglitto, Commissioner
Sharon Stone, Commissioner
Sheyi Ipaye, City Manager
Jeff Cross, Community Development Director
Marissa Quintanilla, City Secretary
Alton Nelson, Willis Police Lieutenant

And the following members absent: none, 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 replat of CWE Willis East, a subdivision of 1.2552 acres in the George W. Lonis Survey, Abstract 313
Mr. Cross stated that this property was on West Montgomery and Kennedy Street, where they are taking three quarters of the block where the new car wash is going. Mr. Cross stated that the replat was finale whenever they made a correction on where the stakes were placed. Mr. Cross stated that the corner they are not taking where the UPS store is going to be built, they had a gap between there, and they had to move the points on that. Mr. Cross stated this was a public hearing to see if anyone has conflict with this. Mr. Vornsand asked for any comments from the public. Ms. Pierson stated she has a lot on Holland Street on the corner and wanted to understand what this was all about. Mr. Cross stated that whenever they bring properties together, they must replat them so that they build a construction site on one property rather than multiple properties. Mr. Cross stated anytime this is done we are required to notify everyone within 200 feet of that property line in case there is some concern from property owners. No further comments were heard.
 - b. Public hearing to hear public comments on a replat of In Time Truck Stop, a subdivision of 6.837 acres in the John B. Tong Survey, Abstract 39
Mr. Cross stated that In Time Truck Stop is taking a section where they had two pieces of property next to each other in between Highway 75 and I-45 next to Muller. Mr. Cross stated this is where the ramp comes off I-45 and goes to Highway 75, you can either make a U-turn or go left. Mr. Cross stated the point goes back south and takes the whole section up. Mr. Cross stated the goal is they want to put a truck stop. Mr. Cross stated no permits have been applied for, for any of the construction. Mr. Vornsand asked for any comments from the public. Ms. Carolyn Smith, 15821 Highway 75, stated that she wanted to voice her concerns, not only for herself, but her neighbors and the businesses along I-45 and Highway 75. Ms. Smith stated that she lives next door to the proposed truck stop. Mr. Smith stated that se wants to see growth and realizes that there must be changes, and some of these changes are not going to be good for all of us. Ms. Smith stated that some of the things she sees that are going to cause problems are that she has seen what happened at Love's truck stop, the traffic is horrible, and you cannot get around, you cannot go down that road at 5:00 p.m. with traffic so bad. Ms. Smith stated the proposed location has other problems, if there is

an accident on I-45 that is the only exit off to the freeway, you cannot get to Highway 75, and this could be a big problem. Ms. Smith stated she also has a pipe company across the street that has trucks coming in an out all day and sometimes at night, they block her driveway and knows that this will also happen with this truck stop. Ms. Smith stated that there is no water or sewer at this location. Ms. Smith stated she owned an RV park many years ago and could not get access from TxDOT, so how are they going to get access to get these trucks off the road because the Highway Department calls this a no access zone. Ms. Smith also stated that the truck noise would be an issue, along with transients and undesirables. Mr. Smith stated that for all their safety, she would like for the commission to take these things into consideration when making their recommendation to Council. Mr. Vornsand stated he appreciated Ms. Smiths comments and concerns. Mr. Vornsand stated that Ms. Smiths concerns is the reason that Willis passed a zoning ordinance. Mr. Vornsand stated that what happens is that developers that want to develop a piece of property, depending on how the property is zoned, they will work with the City and staff and take these issues into consideration. Mr. Vornsand stated that the Commission can only make a recommendation to the City Council. Mr. Vornsand stated that Ms. Smith can also express her concerns to City Council.

3. PUBLIC COMMENTS

- a. Public Comments
No Public Comments.

4. NEW BUSINESS

- a. Consider and approve minutes from the past meeting: January 11, 2023
Motion was made by Sharon Stone to approve the minutes from the previous meeting on January 11, 2023. Luther Powell seconded the motion. Motion passed unanimously.
- b. Consider approval and make recommendation to the City Council for a replat of CWE Willis East, a subdivision of 1.2552 acres in the George W. Lonis Survey, Abstract 313 to create one commercial reserve
Mr. Cross stated this was the property which was off West Montgomery and Kennedy. The public hearing was held earlier in the meeting. Mr. Cross stated all the documentation is ready and the entire block is zoned for general commercial. Mr. Cross stated that staff has no problem moving forward on it with the commission's recommendation to the Council. Motion was made by Luther Powell to make recommendation for approval of a replat of CWE Willis East, a subdivision of 1.2552 acres in the George W. Lonis Survey, Abstract 313, to create one commercial reserve to City Council. Kaye Maglitto seconded the motion. Motion passed unanimously.
- c. 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. Cross stated that staff has looked at this and stated that there is two pieces of property going in. Mr. Cross stated this was all zoned general commercial. Mr. Cross stated that the board would be well within its ability to hold this plat and recommend against it. The board continued to discuss the replat in length. Motion was made by Sharon Stone to table item 4c. Luther Powell seconded the motion. Sharon Stone, Kaye Maglitto, Luther Powell and Kenneth Vornsand voted for the motion. Bill Buller voted against the motion. Motion carried.
- d. Consider approval and make recommendation to the City Council for a preliminary plat for the Woodland Hills Crossland Trails Drive Street Dedication
Mr. Cross stated this was the main street going into Woodland Hills. Mr. Cross stated this street will go from Old Montgomery all the way to the city limits of Conroe. Mr. Cross stated that all paperwork has been completed. This is only for the street. Motion was made by Luther Powell and seconded by Kaye Maglitto to approve and make recommendation to the City Council of a preliminary plat for the Woodland Hills Crossland Trails Drive Street Dedication. Motion passed unanimously.

5. REPORTS

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

No Reports.

6. EXECUTIVE SESSION

- a. Convene into executive session as provided by the Texas Open Meetings Act under section 551.087 (Economic Development) of the Texas Government Code

1. Discussion on implementing a Downtown Zoning District “DZD”

- The Planning and Zoning Commission closed open session at 6:16 p.m. and convened into closed executive session at 6:22 p.m.

- b. Reconvene into open session and take action, if necessary, on matters deliberated in closed executive session

- The Planning and Zoning Commission reconvened into open session at 6:53 p.m. The Commission came out of executive session and continued to have a lengthy discussion on implementing a Downtown Zoning District. Motion was made by Kaye Maglitto to recommend that Council not approve implanting a Downtown Zoning District. Luther Powell seconded the motion. Motion passed unanimously.

7. ADJOURN

Motion was made by Luther Powell to adjourn. Kaye Maglitto seconded the motion. Motion passed unanimously. The meeting adjourned at 7:23 p.m.

Marissa Quintanilla, City Secretary