



**MINUTES: MARCH 9, 2022**  
**THE WILLIS PLANNING AND ZONING**  
**COMMISSION OF THE**  
**CITY OF WILLIS, TEXAS**

Kenneth Vornsand, Chairman  
Thomas Belinoski, Vice Chairman  
Luther Powell, Board Member  
Bill Buller, Board Member  
Kaye Maglitto, Board Member

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 into regular session at city hall on the date and time aforesaid with the following members present:

Thomas Belinoski, Vice Chairman  
Luther Powell, Commissioner  
Bill Buller, Commissioner  
Kaye Maglitto, Commissioner  
Sheyi Ipaye, City Manager  
Jeff Cross, Community Development Director  
Marissa Quintanilla, City Secretary  
James Nowak, Chief of Police

And the following members absent: Kenneth Vornsand, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.

Mr. Belinoski called the meeting to order at 5:30 p.m.

2. PUBLIC HEARING

- a. Public hearing to hear comments on the proposed rezoning of 9.9158 acres of land out of the B.F. Burke Survey A-92 in Willis, Texas, and Thomason Addition Section 2, Block 2, Lots 2-6 from General Commercial to Multi-Family designation.

Ms. Dennis Hackett, 300 Gerald Street, Willis Texas spoke about how she was excited about all this and wanted to find out if she would be going to get public sewer. Mr. Cross stated that he has not spoken to Public Works about the sewer just the water because they must bring the water across the street. Ms. Hackett stated that she has been paying for septic system and a grinder system pump. Mr. Thomas stated that he believes the sewer line is run on the backside. Ms. Hackett stated that the reason that the property has not sold is because of the sewer. Ms. Hackett spoke about changing the zoning to commercial and how it will raise her taxes. Mr. Cross stated that the zoning for that area is general commercial, and they are changing that lot to Multi-Family. Ms. Hackett continued to speak about living at her residence for four years and getting harassed. Mr. Ipaye asked her to call him so that they may discuss these issues further. Mr. Belinoski closed the public hearing at 5:39 p.m.

3. NEW BUSINESS

- a. Consider and approve minutes from the past meeting; February 9, 2022  
Motion was made by Kaye Maglitto to approve the minutes from the past meeting. Luther Powell seconded the motion. Motion passed unanimously.
- b. Consider approval and make a recommendation to City Council for the rezoning of 9.9158 acres of land out of the B. F. Burke Survey A-92 in Willis, Texas, and Thomason Addition Section 2 Blocks 2 Lots 2-6 from General Commercial to Multi-Family designation  
Mr. Cross stated that the address designated to the area is 508 Gerald Street across from Parmley School. Mr. Cross stated that this would be seven structures, each one would be about three stories high with four apartments per floor with 12 families per building. Mr. Cross stated that this is set up to where Ms. Hackett's house will be right in front of it, there will be a driveway on either side of her house. Mr. Cross

stated he was not aware of where the sewer is, but the water is coming right up Wildcat Drive and they are going to cut across the street to serve that facility. Mr. Cross stated the cost of that is to be taken over by the complex developer, so it will not be a burden on the city.

Motion was made by Kaye Maglitto to recommend to City Council the approval of rezoning 9.9158 acres of land out of the B. F. Burke Survey A-92 in Willis, Texas, and Thomason Addition Section 2, Block 2 Lots 2-6 from General Commercial to Multi-Family designation. Luther Powell seconded the motion. Motion passed unanimously.

- c. Consider approval of setting a Joint Public Hearing with the Willis City Council on April 19, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 9.9158 acres of land out of the B. F. Burke Survey A-92 and Thomason Addition Section 2 Block 2 Lots 2-6 from General Commercial to Multi-Family designation

Mr. Cross stated we are required to also have a joint public hearing with the Council. Motion was made by Luther Powell to approve setting a Joint Public Hearing with the Willis City Council on April 19, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 9.9158 acres of land out of the B. F. Burke Survey A-92 and Thomas Addition Section 2 Block 2 Lots 2-6 from General Commercial to Multi-Family designation. Kaye Maglitto seconded the motion. Motion passed unanimously.

- d. Consider approval and make recommendation to Willis City Council of a Final Plat for Mustang Rental Section 1 a commercial subdivision of 14.033 acres of land

Mr. Cross stated this was next to Mueller and on the side of Coal Town Road and Highway 75. Mr. Belinoski stated they were just approved to dig a water well. Mr. Cross stated this was correct and they will have a septic system and have already made application to the County for their onsite sewage facility permit. Mr. Cross stated this was basic. The Civil is almost completed in their review. All the drainage goes towards the back to the little creek. Motion was made by Kaye Maglitto to recommend approval to the City Council of a Final Plat for Mustang Rental Section 1 a commercial subdivision of 14.033 acres of land. Luther Powell seconded the motion. Motion passed unanimously.

#### 4. REPORTS

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

Bill Buller mentioned the new church built on Highway 75. Mr. Buller stated that the drainage goes underneath and the northern entrance to the church is asphalted, and there is no drainage going south on the right side. Mr. Cross stated that the state approved the drive approaches because of the drainage ditch. Mr. Cross stated that he will speak with the superintendent and have him check it out and get with the state and have them recheck to make sure they are right and make them aware of the problem. Mr. Ipaye thanked the Commission for their time and stated that Willis was moving forward. The Commission express their appreciation on having Mr. Ipaye attend the meetings.

#### 5. ADJOURN

Motion was made by Bill Buller to adjourn the meeting. Kaye Maglitto seconded the motion. Motion passed unanimously. The meeting adjourned at 5:55 p.m.

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Marissa Quintanilla, City Secretary