

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, Board Member
Luther Powell, Board Member
Mary Williams, Board Member
Robert Evans, City Manager
Steven Hill, Community Development Director
Marissa Quintanilla, City Secretary
James Nowak, Police Chief

And the following members absent: Bill Buller, and Kaye Maglitto, 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 5:32 p.m.

2. NEW BUSINESS

a. Consider and approve minutes from the past meeting; October 14, 2020.

Motion was made by Luther Powell to approve the minutes from the past meeting of October 14, 2020. Mary Williams seconded the motion. Motion passed unanimously.

b. Discuss the need for Ordinance changes in regards to zoning requirements

Mr. Hill stated that in the past year or so, several things have come up regarding the zoning regulations and changes in requirements. We have numerous different developments coming in. Mr. Hill stated he would be putting together some of the City's ordinances and have the board look over them and get their input and have further discussion in the future. Mr. Hill stated that staff has asked this in the past, but nothing was ever put down. Mr. Hill stated this is the need for ordinance changes, with more and more developments coming in some of the current ordinances are not meeting the exact needs.

c. Discuss specific needs and or requirements of the City.

This item 2c was discussed with item 2b.

d. Discuss RV Parks and their zoning.

Mr. Vornsand asked if the mini houses one of the discussions on the list. Mr. Hill stated the current and past zoning has been designated to some of the RV Parks has been residential 2, which in his interpretation of the ordinance does not afford the occupancy of an RV in a residential 2 neighborhood. Mr. Hill stated that closest ordinance that we have that fits the need for an RV Park is a manufactured home district zoning designation. Mr. Hill stated that when staff looked at the Lusk RV Park, they used the manufactured home ordinance. Mr. Hill stated these are things he feels need to be ironed out that way we are not having to go through issues that we are going through now. We need a set of guidelines and rules to go by, instead of what closely fits. Mr. Hill stated that the tiny homes are certified RV's but does not fit the residential 2 districts that it has been given, it fits more with manufactured home district. Mr. Hill stated these are things that the board maybe needs to have a workshop and discuss, and possibly create or revise ordinances.

e. Discuss the Sign Ordinance and proposed changes certified by state to regulate billboards in the City and City's ETJ.

Mr. Hill stated that they were approached by a billboard company to allow them to convert an existing billboard into a digital billboard, but our ordinance stated that if you do that then you have to remove another billboard within the City. Mr. Hill stated they have sent over some suggestions for some ordinance changes to enter into some sort of development agreement with the City that will allow them to keep their second billboard, but provide some other services to the city through their digital billboard, such as displaying emergency messages. Mr. Hill stated this is something that staff is working on. Mr. Vornsand asked if there was a limit of how many billboards we could have in the City. Mr. Hill stated that there is not a limit on how many we can have in the City, the City just doesn't allow new construction of billboards. Mr. Hill stated that this new

ordinance would also allow the City to be certified by the state as governing all billboard in the City's ETJ. Mr. Hill stated we would issue annual licenses to the owners of the billboards. Mr. Hill stated the City would be able to monitor and permit these billboards annual, which would benefit the City and give us a little more regulation on the billboards. Mr. Vornsand stated he would like to see an outline of ordinances and his recommendations on how they should be amended.

f. Discuss changes to the zoning map.

Mr. Hill stated that the zoning map is being updated, to show any new areas that have been annexed, to show any new zoning changes. Mr. Hill stated that once ready to be reviewed will go before the P & Z Board and then the City Council.

3. REPORTS

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

Mr. Williams stated she would like to see more of the City's ordinances enforced. Mr. Powell stated that he's been hauling groceries from Conroe, and The Woodlands to the Food Pantry, and seems to him that the number of customers they serve has diminished rather than increased. Mr. Powell stated that they are limited by the location of their building. Mr. Powell stated that the need is likely to increase for keeping people fed, and wished there was a way to designate a piece of land where the Food Pantry could build a building. Mr. Powell stated it could be a multipurpose building and could serve as a community center. Mr. Powell stated he thinks that the tough times is going to be with us for some time, and there are a lot of vulnerable people that live in this area. Mr. Powell stated he just wanted to make staff aware of the need.

4. ADJOURN

Motion was made by Luther Powell to adjourn. Mary Williams seconded the motion. Motion passed unanimously. The meeting adjourned at 6:00 p.m.

Marissa Quintanilla, City Secretary