



MINUTES: APRIL 13, 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:

Kenneth Vornsand, Chairman
Thomas Belinoski, Vice Chairman
Luther Powell, Commissioner
Bill Buller, Commissioner
Kaye Maglitto, Commissioner
Jeff Cross, Community Development Director
Marissa Quintanilla, City Secretary
Alton Nelson, Police Department Lieutenant
Sheyi Ipaye, City Manager

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
Vice Chairman Belinoski called the meeting to order at 5:30 p.m.
2. NEW BUSINESS
 - a. Consider and approve minutes from the past meeting; March 9, 2022
Motion was made by Luther Powell to approve the minutes from the past meeting on March 9, 2022. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - b. Consider approval of setting a Public Hearing on May 11, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 30.778 acres of land located in the George W. Lonis Survey, from Commercial Industrial to Single Family Residential
Mr. Cross stated this property was located on FM 1097 East. Mr. Cross stated they are talking about having 142 lots of 40ft wide by 100ft long. Mr. Cross stated that what is being asked is to have a public hearing to hear public comments on the rezoning before moving forward. Motion was made by Thomas Belinoski to approve setting a public hearing on May 11, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 30.778 acres of land located in the George W. Lonis Survey, from Commercial Industrial to Single Family Residential. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - c. Consider approval and make recommendation to City Council on amendments to the Recreational Vehicle Park Regulations
Mr. Cross stated that he has been looking at how the RV parks haven been built and looking at all of the paperwork that has been going along with them and has found some inconsistencies. Mr. Cross stated that on occasion the regulations would be slightly altered at different times, which is not fair to the City and the RV park owners. Mr. Cross stated that he has updated the RV park regulations about three months ago and took it before Council and Council agreed to change them. Mr. Cross stated that since then he has been trying to get the property with the tiny homes in compliance with our building codes. Mr. Cross stated that the development agreement with the developer was set up to where the tiny homes were residences, which

is against the way the building code is written. Mr. Cross stated a tiny home has to be built and constructed according to the residential building code. Mr. Cross stated the tiny homes are brought in on wheels and they are built like an RV. They even have a sticker on them that says they are recreational vehicle, and it is for recreational use. Mr. Cross stated that after talking with the owner of the property they have been discussing what the most effective way was to accommodate his property and not be a financial burden and comply with the codes. Mr. Cross stated that what makes his property unique is the fact that his recreation vehicles are called Park Models, which means they are not intended to be pulled, they are intended to be parked and you vacation in them at a location, and they stay there. Mr. Cross stated the tie into the water, sewer, and electricity in a more permanent way. Mr. Cross stated that we created a RV park regulation that will accommodate the situation. Mr. Cross stated they clearly defined what a park model/recreational vehicle is. Mr. Cross stated the definition stated is it must be towable, is used for temporary habitation, is in compliance with American National Standards Institute (ANSI standards) and does not have self-contained wastewater or storage tanks. Mr. Cross stated this is a basic definition which clearly sets it aside from a Standard RV. Mr. Cross stated he looked at several RV parks in other cities and closely mimicked it to indicate that they needed to be setting on concrete foundations to support the weight and a method of tying it down. Mr. Cross stated he also included some requirements out of the building code, indicating that the embedment of our anchors have to be seven inches in the concrete, and that the footers extend 12 inches into the ground. Mr. Cross stated this is how you would build a home, which should easily handle the weight and the wind loads of the RVs. Mr. Cross stated that an RV can only be kept for 190 days and then it must be moved, and it has to be gone for 30 days before they can start their next 180 days. Mr. Cross stated that what was done on the park model RV is that it can only be occupied for 190 days, and the park owner has to make sure that they are gone. Mr. Cross stated that exemption will require that the unit be placed on a lot that is approved for Park Model RV and must have water, sewer and electrical. The unit must be skirted, and the axles are fastened underneath. Motion was made by Thomas Belinoski to recommend approval to the City Council for the amendments to the Recreational Vehicle Park Regulations. Bill Buller seconded the motion. Motion passed unanimously.

3. REPORTS

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

Mr. Cross updated the Commission on the Abundant Life Church drainage. Mr. Cross stated they corrected it. The City Engineer went by and stated that there is a berm missing to get the water over to the detention pond. Mr. Cross said he got a hold of the civil engineer and had them check it and agreed that the builder had missed it and will correct it.

4. ADJOURN

Motion was made by Bill Buller to adjourn the meeting. Luther Powell seconded the motion. Motion passed unanimously. The meeting adjourned at 6:26 p.m.

Marissa Quintanilla, City Secretary