

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
Bill Buller, Board Member
Kaye Maglitto, Board Member
Melanie Robertson, Building Inspector
Steven Hill, Community Development Director
Marissa Quintanilla, City Secretary
Robert Evans, City Manager
James Nowak, Chief of Police

And the following members absent: Mary Williams, 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; March 10, 2021.
Motion was made by Luther Powell to approve the minutes from the past meeting on March 10, 2021. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - b. Discuss and consider approval of setting a public hearing on May 12, 2021 at 5:30 p.m., to hear public comments for the rezoning of the property located at 15213 HWY 75 N tract 18, 19 in the Tong JB Survey, currently zoned General Commercial and seeking to rezone to Manufactured Home District.
Mr. Hill stated that this property is currently zoned General Commercial, and they are seeking to rezone to Manufactured Home District. Mr. Hill stated the property next to this is an RV Park and this track of land is an expansion of that RV Park. Mr. Hill stated that our ordinances a Manufactured Home District is the only district that the City has in our zoning that allows for anyone to reside in an RV. Mr. Hill stated that a Manufactured Home District better serves the needs of the property, than just having a General Commercial property that would be a non-conforming use for someone to be allowed to reside in an RV even for a temporary basis. Mr. Vornsand stated this property is on Highway 75 just past the convenience store. Mr. Vornsand asked for any questions. Mr. Buller asked if there were any mobile homes on the track of land. Mr. Hill stated there are no manufactured homes on the property, all RV's, the lots that are going to be developed on the property are not big enough for a manufactured home to be placed. Mr. Hill stated that the City ordinance states, in order to reside in an RV, the RV must be inside a Manufactured Home District. Mr. Buller asked if there were people living the RV Park now, and if it was zoned commercial property. Mr. Hill stated there was, it was originally zoned Commercial, it was allowed under a special use permit some years ago. Mr. Hill stated that through research it should have been changed at the time the development was developed. Motion was made by Kaye Maglitto to approve setting a public hearing on May 12, 2021 at 5:30 p.m., to hear public comments for the rezoning of the property located at 15213 HWY 75 N tract 18, 19 in the Tong JB Survey, currently zoned General Commercial and seeking to rezone to Manufactured Home District. Luther Powell seconded the motion. Motion passed unanimously.
 - c. Consider approval of setting a public hearing on May 12, 2021 at 5:30 p.m., to hear public comments for the zoning of 38.31 acres of land situated in the F.K. Henderson Survey to R-1 single-family designation.
Mr. Vornsand stated that this property was located in the Moran Ranch tract and the public hearing was to hear comments for the property to be zoned R-1 single-family designation. Motion was made by Luther Powell to approve setting a public hearing on May 12, 2021 at 5:30 p.m., to hear public comments for the zoning of 38.31

acres of land situated in the F.K. Henderson Survey to R-1 single-family designation. Kaye Maglitto seconded the motion. Motion passed unanimously.

3. REPORTS

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

The board asked Mr. Hill to send out a list of items for the any ordinance changes that need to discussed.

4. ADJOURN

Motion was made by Luther Powell to adjourn. Kaye Maglitto seconded the motion. Motion passed unanimously. The meeting adjourned at 6:02 p.m.

Marissa Quintanilla, City Secretary