



**MINUTES: MAY 11, 2022**  
**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  
Jeff Cross, Community Development Director  
Marissa Quintanilla, City Secretary  
James Nowak, Chief of Police

1. Call to order the regular meeting.  
Vice Chairman 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 30.778 acres of land located in the George W. Lonis Survey, from Commercial Industrial to Single Family Residential  
No comments from the public. Vice Chairman closed the public hearing at 5:31 p.m.
3. NEW BUSINESS
  - a. Consider and approve minutes from the past meeting; April 13, 2022; April 19, 2022  
Motion was made by Luther Powell to approve the minutes as presented. Thomas Belinoski seconded the motion. Motion passed unanimously.
  - b. Consider approval and make recommendation to City Council for the 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 was the Camp Creek Subdivision. Mr. Cross stated that the two lots in the corner were added in so that they can minimize the size of the standard lot. Mr. Cross stated that the standard lot is supposed to be 60 by 100 for a residential lot and they want to use 40 by 115, which is about 1400 square feet less. Mr. Cross stated that the lots on the corner are basically not usable lots for putting houses on so those are the reserves that they have placed. Mr. Cross stated that the size and shape of the homes will fit on the lots, the challenge is that kids will be playing on the reserve lots, and they split up by a street and staff is concerned that the area provided is a little bit light on what they should have. Mr. Cross stated that the rest of the items on the subdivision relating to this, the layout of the streets, the storm drainage has all been checked by the City engineer and has no issues with it. Mr. Cross stated the streets are 60 foot right of ways with no side walks on either side. Mr. Belinoski questions the no sidewalks and if these homes would be for sale or if it was going to be rental property. Mr. Cross stated these are intended to be lease homes. Mr. Cross stated this would be like North Meadows. Mr. Cross stated all other things meet the minimum of standards. Mr. Cross stated that they are providing an area for the City to have the lift station. Mr. Belinoski stated it looked like there was just one entrance. Mr. Cross stated this was correct. Mr. Belinoski stated again that it was only one entrance for 142 lots and did not think that was a good thing. Mr. Buller measured out 10ft and said that is how far the houses would be from each other. Mr. Cross stated this was correct also and that is how it is in North and South Meadows. Mr. Buller asked if this would be a total electric community. Mr. Cross stated that at this time we do not know what utilities are on it but assumed that it would be. Mr. Buller asked it would be underground. Mr. Cross stated that if it is like their other properties, it would be underground, but this has not been determined. Mr. Buller stated he could not see how the Commission could possibly recommend this to the City Council, because the

Commission knows nothing. Mr. Buller stated that they drew it up to have maximum amounts of lot so they could make maximum amounts of money. Mr. Belinoski stated that one entrance could be a hinderance for any emergency vehicles if that entrance was to be blocked. Mr. Buller commented on the size of the street and how it was comparable to the streets at South Bend. Mr. Buller stated that when people visit these residences they have to park on the street, and you do not have any room. Motion was made by Thomas Belinoski to recommend to the City Council the rezoning of 30.778 acres of land located in the George W. Lonis Survey from Commercial Industrial to Single Family Residential be denied. Luther Powell seconded the motion. Motion passed unanimously.

- c. Consider approval of setting a Joint Public Hearing on June 21, 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  
No action was taken on Item 3c

- d. Consider approval of setting a public hearing for June 8, 2022, for the proposed rezoning of 306 Bell Street, Block 6, Lots 15 – 19, from General Commercial to Industrial Commercial.

Mr. Cross stated this is located behind the Convent Church. Mr. Cross stated the owner wants to make this a car storage lot. Chris Zimmerman, 603 East Pecan St, Tomball TX 77375, the owner. Mr. Zimmerman stated he purchased the property a few months ago and when he purchased it the realtor told him it was commercial. Mr. Zimmerman stated he should have come to the City to see what this meant exactly, and this was on him. Mr. Zimmerman stated he has a tenant up the street on Highway 75 by Calhoun Street that has been renting from him for a while and he is in the process of developing the property and he purchased 306 North Bell to relocate him. Mr. Zimmerman stated that before his tenant built the fence, he told him to speak with the City and make sure if any permits had to be pulled. Mr. Zimmerman stated his tenant told him he came and spoke with the City, and they informed him that because the fence was less than 7ft high he did not have to pull a permit, so he went ahead and started the fence. Mr. Zimmerman stated that a few weeks later he received a letter from Mr. Cross and the City stating “it appears there is a fence being built on the above listed property that your company owns for the purpose of a vehicle storage lot. The current zoning for this property is general commercial, and with that zoning, a vehicle storage lot would not be compliant.” Mr. Zimmerman stated he came and spoke with Mr. Cross and asked him what he needed to do or could do, and he stated that I needed to get rezoned from general commercial to general industrial. Mr. Zimmerman stated that when he filled out the application to get rezoned and looked through what the general commercial and what the general industrial stated, it was not listed on either one of those as far as a car storage lot. Mr. Zimmer stated that on the general commercial it does have automotive sales, new or used and boat and RV storage and when he looked at general industrial it had boat and RV storage as well. Mr. Zimmerman stated his question was is it something that must be rezoned to general industrial or does it fit the guidelines of general commercial. Mr. Cross stated that general commercial is designed for people that at shopping, entering, and exiting out of structures. Mr. Cross stated several places in general commercial talks about having structures and storage, and if you have storage, it must be stored on the inside of a building. Mr. Cross stated in Title XV Chapter 155.155 (A) 39 (c) of the City Code of Ordinances it states that “no raw materials equipment or inventory shall be stored outside without completely being screened from the public of view in a manner that is architecturally compatible with the surrounding buildings. Such outdoor structure yard shall not exceed in area, the area of the building the yard is associated with. Mr. Cross stated if you have a 500 square foot building, you would be limited to 500 square foot of storage and the goal is that it is associated with a retail business. Mr. Cross stated and example would be if your selling RVs like side by sides and four wheelers, what you could store outside would be equal to what is inside, and it would be shielded away. Mr. Cross stated with general industrial it gives you more flexibility. Mr. Cross stated that Title XV Chapter 155.156 (A) 29 of the City Code of Ordinances is storage facilities. Mr. Cross stated that the purpose of general industrial is for outside work, there is a lot of things that deal with structures on general industrial, but the intent is things that can be offensive to people, the view, sounds, odors, anything dealing with industrial, large trucks must come in and unload, this would be general industrial. General commercial where you talk about car sales you have all your vehicles for sale like a dealership, the requirement is in another area that these must be paved. Mr. Zimmerman stated right across the street is the Public Works yard. Mr. Belinoski stated that he believed that the City was trying to find another place for the Public Works yard. The Commission continued to discuss, and some posed a statement of how the City is trying to clean up this area and did not feel that having a storage yard would be pleasing. Motion was made by Luther Powell to

set a public hearing for June 8, 2022, at 5:30 p.m. to hear public comments on the proposed rezone of 306 N Bell St, Block 6, Lots 15 through 19 from General Commercial to General Industrial. Bill Buller seconded the motion. Luther Powell, and Bill Buller voted for the motion. Thomas Belinoski voted against the motion. Motion carried.

4. REPORTS

Input from Commission related to issues for possible inclusion on future agendas.  
Mr. Buller commented on his property tax going up from last year.

5. ADJOURN

Motion was made by Bill Buller to adjourn. Luther Powell seconded the motion. Motion passed unanimously. The meeting adjourned at 6:10 p.m.

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Marissa Quintanilla, City Secretary