

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 Manger

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 5:31 p.m.

2. PUBLIC HEARING

- a. Public Hearing 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 track is what is to be the Majestic Pines expansion RV Park. Mr. Hill stated that this was discussed a few meetings back. Mr. Hill stated this public hearing was to hear comments from the public on the rezoning from General Commercial to Manufactured Home District. Mr. Vornsand asked for comment from the public. None were received.

- b. Public Hearing 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. Hill stated this was part of what was originally known as the Moran Ranch. Mr. Hill stated this would be the first 38.1 acres to be developed as residential housing. Mr. Vornsand asked for any questions or comments from the public none were received. Mr. Vornsand closed the public hearing.

3. NEW BUSINESS

- a. Consider and approve minutes from the past meeting; April 14, 2021
 Motion was made by Luther Powell to approve the minutes from the past meeting on April 14, 2021. Kaye Maglitto seconded the motion. Motion passed unanimously.

- b. Consider approval and make recommendation to the Willis City Council 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

Motion was made by Kaye Maglitto to approve and make recommendation to the Willis City Council for the rezoning of the property located at 15213 HWY 75 N. tract 18, 19 in the Tong JB Survey from General Commercial to Manufactured Home District. Luther Powell seconded the motion. Motion passed unanimously.

- c. Consider approval and make recommendation to the Willis City Council for the zoning of 38.31 acres of land situated in F.K. Henderson Survey to R-1 Single-Family Designation.

Motion was made by Kaye Maglitto to approve and make recommendation to the Willis City Council for the zoning of 38.31 acres of land situated in F.K. Henderson Survey to R-1 Single-Family Designation. Luther Powell seconded the motion. Motion passed unanimously.

- d. Consider approval of a joint public hearing with the City Council on June 15, 2021 at 5:30 p.m. to hear public comments on 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

Motion was made by Luther Powell to approve a joint public hearing with the City Council on June 15, 2021 at 5:30 p.m. to hear public comments on 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. Kaye Maglitto seconded the motion. Motion passed unanimously.

- e. Consider approval of a joint public hearing with the City Council on June 15, 2021 at 5:30 p.m. to hear public comments on the zoning of 38.31 acres of land situated in the F.K. Henderson Survey to R-1 Single-Family Designation.

Motion was made by Luther Powell to approve a joint public hearing with the City Council on June 15, 2021 at 5:30 p.m. to hear public comments on 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.

- f. Consider approval and make recommendation to the Willis City Council on a variance request from property owner at 12801 I-45 S, to increase the height and size of a sign from 40 feet to 60 feet, and from 75 square feet to 200 square feet LED Sign.

Mr. Hill stated the property was located southbound on I-45 as you pass the Pin Oaks Subdivision. Mr. Hill stated the property is currently occupied by St. Croix Pools and they are wanting to install a sign for their business to be utilized for their business. Mr. Hill stated there would be no off-premise advertising, the LED sign would be so they can display and advertise their products. Mr. Hill stated that the current ordinance LED or digital signs can't be larger than 75 square feet, but the technologies from the time that our ordinance was written has developed to where they have better lighting control, they are less irritating, and not as distracting to the drivers. Mr. Hill stated that he believes it would be advantageous for the city to approve and to allow more of these types of signs provided they don't become overcrowded in any one specific area. Motion was made by Luther Powell to approve and make recommendation to the Willis City Council for a variance request from property owner at 15103 HWY 75 N, to increase the height and size of a sign from 50 feet to 60 feet and from 75 square feet to 300 square feet of digital LED sign. Kaye Maglitto seconded the motion. Motion passed unanimously.

- g. Consider approval and make recommendation to the Willis City Council on a variance request from property owner at 15103 HWY 75 N, to increase the height and size of a sign from 50 feet to 60 feet and from 75 square feet to 300 square feet of digital LED Sign.

Motion was made by Kaye Maglitto to approve and make recommendation to the Willis City Council on a variance request from property owner at 15103 HWY 75 N, to increase the height and size of a sign from 50 feet to 60 feet and from 75 square feet to 300 square feet of digital LED sign. Luther Powell seconded the motion. Motion passed unanimously.

- h. Review and consider approval and recommendation to the Willis City Council on proposed changes to the sign ordinance.

Mr. Hill stated there is not a lot of changes, but there are several changes to the language of the ordinance. Mr. Hill stated the changes make the ordinance more up to date with current and surrounding municipalities. Mr. Hill stated the changes allows a little bit more flexibility for a billboard company to have certain changes to their structures. Mr. Hill stated that there is nothing

in the proposed changes that is out of line with the state laws in state sign regulations. Motion was made by Bill Buller to approve and recommend to the Willis City Council the proposed changes to the sign ordinance. Luther Powell seconded the motion. Motion passed unanimously.

- i. Discuss and consider approval and recommendation to the Willis City Council of a final replat of 38.02 Acres in the G.W. Lonis Survey, for the Market at Willis.

Mr. Vornsand stated this is in the Moran property, which will be a commercial tract development which will house possibly another grocery store and business. Mr. Vornsand asked for any questions. None were received. Motion was made by Kaye Maglitto to recommend approval to the Willis City Council of a final replat of 38.02 acres in the G.W. Lonis Survey, for the Market at Willis. Luther Powell seconded the motion. Motion passed unanimously.

- j. Discuss and consider approval and recommendation to the Willis City Council of a final replat of 74.321 Acres in the G. W. Lonis Survey, for Willis ISD

Mr. Hills stated the school is consolidating all of their properties to eliminate property lines. Mr. Hill stated if they do not consolidate, they would still have to adhere to boundary line and to certain building setbacks. Mr. Hill stated this will let them have more control in use of their property. Motion was made by Luther Powell to recommend approval to the Willis City Council of a final replat of 74.321 acres in the G.W. Lonis Survey, for Willis ISD. Kaye Maglitto seconded the motion. Motion passed unanimously.

4. REPORTS

Input from Commission related to issues for possible inclusion on future agendas.
No reports.

5. ADJOURN

Motion was made by Kaye Maglitto to adjourn. Luther Powell seconded the motion. Motion passed unanimously. The meeting adjourned at 6:05 p.m.

Marissa Quintanilla, City Secretary