



MINUTES: JUNE 21, 2022
THE WILLIS PLANNING AND ZONING
COMMISSION OF THE
CITY OF WILLIS, TEXAS

Kenneth Vornsand, Chairman
Thomas Belinoski, Vice Chairman
Luther Powell, Commissioner
Bill Buller, Commissioner
Kaye Maglitto, Commissioner

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 in special session with the Willis City Council at city hall on the date and time aforesaid with the following members present:

Kenneth Vornsand, Chairman
Thomas Belinoski, Vice Chairman
Luther Powell, Commissioner
Kaye Maglitto, Commissioner
Marissa Quintanilla, City Secretary

And the following members absent: Bill Buller, constituting a quorum at which time the following business was transacted to wit:

1. Call to order the special meeting
Mayor Reed called the meeting to order at 5:30 p.m.
2. NEW BUSINESS
 - a. Discuss and consider approval of HF Holding Company, LLC Development Standards for the Woodland Hills Development
Daniel Kolkhorst with the Howard Hughes Corporation, Woodland Hills Development presented a slide presentation to the Council and the Planning and Zoning Commission regarding the Woodland Hill Development. Mr. Kolkhorst stated the Woodland Hills is actually in the City of Willis, there are 266 acres of land that the Howard Hughes Corporation owns. Mr. Kolkhorst stated that there will be approximately over 100 single family home sites in the area, and about 19 and a half acres of commercial land is be developed in the City of Willis. Mr. Kolkhorst spoke about the projections of Ad Valorem that would be added the to the City of Willis tax roll. Mr. Kolkhorst spoke about the community and recently getting into the top 20 in the Houston Market. Mr. Kolkhorst asked for any questions on the development standards that were in the packet. Mr. Belinoski stated they have read and discussed this and one of the major concerns was the ETJ and the way it cut through and it if was going to be changed. Mr. Ipaye stated that since we are going to be annexing some of this property, right now it is possible that the boundary is in somebody's backyard so they are working on through moving the line so that it will fit. Mr. Belinoski asked about the utility easement is 10 foot and theirs is an 8 foot and does not think anybody sees a problem with that, because most of it is all underground utility in back. Mr. Kolkhorst stated they will have two five-foot side lot easements, but generally they are not using those right now in the Woodland Hills. Mr. Belinoski stated that the thoroughfares look way above what the standards. Mr. Belinoski asked about the water and sewer and the capacity. Mayor stated that the City really likes the project, there are some changes but does not see anything that worries him to much with the design standards. Motion was made by Councilman Luster to approve HF Holding Company, LLC Development Standards for the Woodland Hills Development. Councilman Stone seconded the motion. Mayor asked for any discussion. Mr. Wind stated just to clarify the only thing being approved is the list of standards. Mr. Wind stated that the reason being is that Bleyl is currently trying to review plats that have been submitted and are trying to keep things moving so that everything can meet the schedule as needed and meet water and sewer demands and that is why this was separated from all other agreements. Mr. Cross stated that the ordinance does allow for a specific item on this in Chapter 155.154 of the Code of Ordinances is planned unit development. Mr. Cross stated this is designed to have masterplan communities within the City and

design to allow the special designs on the lot sizes and covered under our ordinance. Mr. Cross stated that we do not have a PUD district at this time, but when we come up with the development agreement it will probably be in there too and the zoning would fit, and we have it covered in our ordinance. Mr. Ipaye thanked the Planning and Zoning Commission for coming out and thank Mayor and Council for their leadership. Mr. Ipaye stated this is something that has been worked on for some time and now are seeing the result of their labor coming through and are grateful for their help. Motion passed unanimously.

3. ADJOURN

The Planning and Zoning meeting adjourned at 6:11 p.m.

Marissa Quintanilla, City Secretary