



MINUTES: JULY 19, 2022
THE WILLIS PLANNING
AND ZONING COMMISSION

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
Bill Buller, Commissioner
Kaye Maglitto, Commissioner
Jeff Cross, Community Development Director
Marissa Quintanilla, City Secretary

And the following members absent: Luther Powell, 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. PUBLIC HEARINGS

- a. Joint public hearing with the Willis City Council 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 is for the rezoning of the Camp Creek subdivision located out on FM 1097 East to be built by Academy Development. Mr. Cross stated that the Planning and Zoning Commission has already given their recommendation to move forward with the zoning change. Mayor asked if anyone in the public had comments or question on the zoning change for Camp Creek subdivision. No one from the public had any comments. Commissioner Vornsand stated that the Planning and Zoning Commission has discussed this and do recommend to the City Council that it be approved. No further comments were made.

- b. Joint public hearing with the Willis City Council to hear public comments on the proposed rezoning of 306 Bell Street, Block 6, Lots 15 through 19, from General Commercial to General Industrial

Mr. Cross stated this was for zoning change at 306 N Bell, where they have built a fence to put in a wrecker storage. Mr. Cross stated that the Planning and Zoning Commission has discussed this and found that they did not want to recommend the rezoning to City Council. Mr. Cross stated that the zoning from General Commercial to General Industrial, the building official has made the call that it is required that it be General Industrial for this to allow they type of business. Mr. Cross stated that he has received a letter from the one person for the public hearing. Mr. Cross read the following letter: *“My name is Jerry Walker and I own the land on the southeast corner of Bell Street at MLK street adjoining the property to the proposed vehicle impound yard. We do not want this business next door it will send the wrong message to consumers looking to trade with our tenants and area businesses. I was raised in Willis and have lived and conducted business in Willis and surrounding area my entire life. My family, and I feel this will negatively affect our property values and create the wrong impression for the City of Willis. We have leased our property to a company for the last 15 years and believe a vehicle storage business will harm business for current or future tenants. We support area business owners and feel that it is definitely not the highest and best use for this location. We would appreciate it if you would not allow this business to move next to our property.”* Mayor Reed asked Chairman Vornsand if he had anything to add. Mr.

Vornsand stated that this matter has been discussed thoroughly with the Commission, and after considering the matter the Commission has declined recommending approval of the rezone to City Council. Mayor had some public comment cards. Bordie Muson stated he was speaking on behalf of the owner Chris Zimmerman who was not able to make the meeting due to being out of town. Mr. Munson stated that Mr. Zimmerman owns property on Highway 75, which he leases to a wrecker company that has been in business there for several years, and it is in the general commercial zone. Mr. Munson stated that the property at 306 N Bell was zoned general commercial. Mr. Muson stated that he has put up a very nice fence that blocks the view and will put up a gate to match the existing fence. Mr. Munson stated that every community has all types of things that keep the community going, whether it is a church, grocery store, wrecker driver, whatever it be they all make the city. Mr. Muson stated the zoning did not need to be changed, the general commercial allows for automotive sales, new used repair shops, bike workshops and body workshops. Mr. Munson stated that on behalf of Mr. Zimmerman, he asked that the City reconsider their stance. Marcus James stated he was a good friend of Mr. Zimmerman and spoke on his behalf, about Mr. Zimmerman's character. Pastor Cook from Covenant Church had concerns regarding the proposed rezoning. Pastor Cook stated that they care deeply about the City and have long been active and doing their part to help the ongoing developments and improvements. Pastor Cook stated the Church strongly believes rezoning the property would have potential adverse impact on them and given the proximity that they have to the land this is a concern on his self, the board of directors, and elders and the potential buyers who are currently under contract with them for the purchase of their property. Pastor Cook stated their intent is to bring business here to Willis but share his concern about the potential negative impact of land values and the general appearance of an industrially zoned area next to business that are servicing our community. Pastor Cook stated the concern is the intent could be right now with the industrial zoning, being a good thing, but once it is zoned industrial, it can be so many other things, and that is their concern. Pastor Cook stated they realize that the outcome may be unintended, but the potential adverse impact is significant enough. Pastor Cook stated that in the City of Willis Comprehensive Plan, Section 3.3 the land use plan goal number three stated that the City leadership wants to encourage the development of commercial business along I-45 and Highway 75, and the number one objective is to establish a rapport with potential developers. Pastor Cook stated they respectively ask all members of City Council to say no to the rezoning.

3. ADJOURN

The Planning and Zoning meeting adjourned at 5:50 p.m.

Marissa Quintanilla, City Secretary