



MINUTES: AUGUST 17, 2022
FOR THE WILLIS PLANNING AND
ZONING COMMISSION OF THE
CITY OF WILLIS, TEXAS

Kenneth Vornsand, 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 at city hall on the date and time aforesaid with the following members present:

Kenneth Vornsand, Chairman
Luther Powell, Commissioner
Bill Buller, Commissioner
Kaye Maglitto, Commissioner
Jeff Cross, Community Development Director
Marissa Quintanilla, City Secretary
James Nowak, Chief of Police

And the following members absent: none, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting
Mr. Vornsand called the meeting to order at 5:30 p.m.
2. PUBLIC COMMENTS
 - a. Public Comments
No public comments
3. NEW BUSINESS
 - a. Consider and approve minutes from the past meetings: July 13, 2022, and July 19, 2022
Mr. Buller commented on the minutes from July 19, 2022, and how they did not reflect that he had voted against the rezone for Camp Creek. Ms. Quintanilla stated that on the July 19th meeting the Commission has not voted for this. The recommendation for approval was on the final report submitted to Council which show that it was not a unanimous decision but a majority decision. Motion was made by Luther Powell to approve the minutes from July 13, 2022, and July 19, 2022. Kaye Maglitto seconded the motion. Motion passed unanimously.
 - b. Consider and approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed zoning of 102.855 acres of land in the F.K Henderson Survey, Abstract 248 to "R-1" Single Family Residential Zoning
Mr. Cross stated this was Moran Ranch track M/I Homes and Friendswood Development. Mr. Cross stated this starts behind the HEB and goes around all the way to 75. Motion was made by Kaye Maglitto to approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed zoning of 102.855 acres of land in the F. K. Henderson Survey, Abstract 248 to "R-1" Single Family Residential Zoning. Luther Powell seconded the motion. Motion passed unanimously.
 - c. Consider and approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed zoning of 8.20 acres of land in the J. Elkins Survey, Abstract 198 to "R-2" Manufactured Home Residential Zoning
Mr. Cross stated this was Majestic Hills where the tiny homes are, and they want to add to the back side. Motion was made by Kaye Maglitto to approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed zoning of 8.20 acres of land in the J. Elkins

Survey, Abstract 198 to “R-2” Manufactured Home Residential Zoning. Luther Powell seconded the motion. Motion passed unanimously.

- d. Consider and approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 9.84 acres of land in the JB Tong Survey, Abstract 39 from General Commercial to “R-2” Manufactured Home Residential Zoning

Mr. Cross stated this is where the RV parks are, and this is for the third section that is going to go around behind the houses and coming out on 75. Motion was made by Luther Powell to approve setting a public hearing for September 7, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 9.84 acres of land in the JB Tong Survey, Abstract 39 from General commercial to “R-2” Manufactured Home Residential Zoning. Kaye Maglitto seconded the motion. Motion passed unanimously.

4. REPORTS

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

Mr. Buller asked about lot sizes and duplexes. Mr. Buller had questions about having a lot and have a home on it, you

have to have 7,200 square feet. Mr. Cross stated this was correct. Mr. Buller asked how a duplex can fit if the lot is less than 7,200 square feet. Mr. Cross stated that if the lot already exist before the ordinance went into effect, then it would not apply. Mr. Cross stated that if the lot was established before the ordinance, then the lot is a lot and they can put one structure on it or one living unit, and a duplex is considered one living unit.

5. ADJOURN

Motion was made by Luther Powell to adjourn. Kaye Maglitto seconded the motion. Motion passed unanimously. The meeting ended at 5:52 p.m.

Marissa Quintanilla, City Secretary