

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

THURSDAY, MAY 11, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson, Jr.

Others present:

Community Development Director– Craig Meyers
City Engineer – Beth Jones
Planner – Amelia Lindley
Community Development Coordinator – Kim Chandler
City Attorney – Loren Smith

- 2.0 No Public Comments were received.

- 3.0 Craig Meyers, Community Development Director, announced the following:

- Council approved Alexander Estates re-zoning to PD-9.
- Council approved a Conditional Use Permit for the Assisted Living Facility at 609 Pine Street.
- Request for Commissioners to review and give recommendations for updating Staff Reports.
- John Ford was elected Council Member.
- CIPAC Meeting is scheduled for June 12, 2017 at 5:30 p.m.

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 10, 2017.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **MANDOLA COMMERCIAL**: Being a 1.5861 acre (690,905.51 SQFT.) tract of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, and being out of and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **MANDOLA COMMERCIAL**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary Plat of **NABORS PARKWAY STREET DEDICATION SEC 1**: Being a subdivision of 4.8826 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **NABORS PARKWAY STREET DEDICATION SEC 1**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 3**: Being a subdivision of 25.3973 acres of land in the C. Goodrich Survey, Abstract No. 305 and in the Sam Lewis Survey, Abstract No. 1704, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **WILLOW CREEK INDUSTRIAL PARK SEC 3**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **BROWN-HUFSMITH CHURCH SUBDIVISION**: Being a subdivision of 6.0474 acres of land situated in the Joseph House Survey, Abstract No. 34, in the City of Tomball, Harris County, Texas; Being

a Replat of a portion of Unrestricted Reserve "H" of Leslie's Park, a subdivision recorded in Harris County Film Code No. 400005, Map Records of Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with a contingency.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **BROWN-HUFSMITH CHURCH SUBDIVISION**, with a contingency.

Motion carried unanimously.

- 5.5 Consideration to Approve Final Plat of **EG3 FOSTER LOT**: A Replat of Lots 39 and 40 into New Lot 39 (0.1607 Ac./7000.00 Sq. Ft.) in Block 103 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 103 lying in the Ralph Hubbard Survey (A-383).

Beth Jones, City Engineer, presented recommendation of approval.

Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve **EG3 FOSTER LOT**.

Motion carried unanimously.

- 5.6 Consideration to Approve Final Plat of **WILLOW CREEK PET RANCH**: A subdivision being 11.5408 acres (502,717.25 S.F.) of land out of the Jesse Pruitt Survey, Abstract 629, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **WILLOW CREEK PET RANCH**.

Motion carried unanimously.

- 5.7 Consideration to Approve Final Plat of **ZION VISTA**: A subdivision being 1.8889 acres of land out of the Joseph Miller Survey, Abstract 50, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **ZION VISTA**.

Motion carried unanimously.

- 5.8 Consideration to Approve **Zoning Case P17-0036**: Request by DJ and Kelly Ray, on behalf of Lefty's Auto Crafters, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.17 acres of land, legally described as Lot 9 Block 1 Main Street – Tomball, generally located on the east side of Holderrieth Boulevard, between Main Street and Arnold Street, from the Single-family 6 District to the Commercial District.

Amelia Lindley, Planner, presented the case and recommendation of approval.

DJ Ray, Owner/Applicant, (112 S. Vernon St., Tomball, TX 77375) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:22 p.m.

Hearing no comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P17-0036**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Benson Jr.	<u>Aye</u>

Motion carried with 4 Votes Aye and 1 Vote Nay

- 6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:32 p.m.

PASSED AND APPROVED this 12th day of June 2017.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair