

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

MONDAY, APRIL 10, 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. – Absent

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 No Reports and Announcements were heard.

- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 9, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **QUICK QUACK DEVELOPMENT TOMBALL**: A subdivision of 0.8043 acre of land, being a Replat of Lot 14, Block 7, BVM Main Street Tomball, a subdivision of record in F.C. No. 675573 of the H.C.M.R., and Lot 13, Block 7, of Main Street Tomball, a subdivision of record in volume 15, page 43, of the H.C.M.R., located in the Joseph House Survey, A-34, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **QUICK QUACK DEVELOPMENT TOMBALL**, with a contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **RALEIGH CREEK SECTION THREE**: Being 14.7098 Acres of land, situated in the Joseph Miller Survey, Abstract number 50, Harris County, Texas, and also being a Replat of Reserve "I" of Raleigh Creek Section Two, as recorded in film code No. 663121 H.C.M.R.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **RALEIGH CREEK SECTION THREE**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **USAi1**: A Replat of Lots 47 and 48 in Block 86 into New Lot 47 (0.1607 Ac. / 7000.00 Sq. Ft.) in Block 86 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 86 lying in the Ralph Hubbard Survey (A-383).

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **USAi1**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **HOGAN CRUM**: Being a 9.7923 acre tract of land in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, being a Replat of a portion of Outlot Numbers 18, 24, 30 and 36 of the TOMBALL TOWNSITE, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of and part of a called 15.2374 acres as described in deed recorded in Clerk's File Number X609278, of Real Property Records of Harris County, Texas and also including all of that portion of Stasney Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

Dane Dunagin recused himself from Final Plat of Hogan Crum.

Beth Jones, City Engineer, presented and did not recommend approval.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **HOGAN CRUM**, with contingencies.

Motion Failed unanimously.

- 5.5 Consideration to Approve **Zoning Case P17-0012:** Request by Francisco Choi, on behalf of Tamiro Wood LLC, to operate an *Assisted Living Facility (continuing care retirement community)* at 609 South Pine Street. The property is approximately 2 acres, legally described as Part of Outlots 127 and 129 five acre tracts Tomball Outlots, generally located on the east side of South Pine Street between James Street and Cherry Laurel Street and is zoned Office District.

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

Phil Duprey, Representing Applicant, (1302 Anna Court, Cedar Park, TX 78613) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:15 p.m.

Hearing no comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P17-0012.** Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P17-0023:** Request by Scott McKinzie, on behalf of BCDE, LTD to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 70.3574 acres of land, legally described as Reserve C, C1 and C2 Tomball Greens, within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville Road, north side of Spell Road, from the Single-Family 9 District to the Planned Development District.

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

Craig Meyers, Community Development Director, addressed traffic and drainage concerns.

Doug Eibsen, (24522 Creekview Dr., Spring, TX 77389), was introduced and spoke on behalf of the request.

Stan Winter, Jones & Carter, (6126 Coral Ridge Rd., Houston, TX 77069), was introduced and spoke on behalf of the request.

Terry Reeves, Jones & Carter, (26315 Wooded Hollow Lane, Katy, TX 77494), was introduced and spoke on behalf of the request.

Ed Shackelford, Jones & Carter, (8701 New Trails Dr., #200, woodlands, TX 77381), was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Robert Anderson, Homeowner, (21230 Belmont Farms Dr., Tomball, TX 77375) spoke of concerns with development on the subject site.

Joseph Kee, Homeowner, (10987 Spell Rd., Tomball, TX 77375) spoke of concerns and opposition of the case.

James Alsup, Homeowner, (21202 Belmont Farms, Tomball, TX 77375) spoke of concerns and opposition of the case.

Nick Doud, Homeowner, (10910 Gallant Flag Dr., Tomball, TX 77375) spoke of concerns and opposition of the case.

Quinn Powers, Homeowner, (10515 Silver Shield Way, Tomball, TX 77375) spoke of concerns and opposition of the case.

John Sickles, Homeowner, (21006 Courtly Manner Ct., Tomball, TX 77375) spoke of concerns and opposition of the case.

Hearing no additional comments, the Public Hearing was closed at 7:07 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P17-0007**, with a contingency for a second egress open for public, residence and emergency vehicles. Vote was as follows:

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

Motion Failed with 2 Votes Aye and 2 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 7:28 p.m.

PASSED AND APPROVED this 11th day of May 2017.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair