

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

THURSDAY, MARCH 9, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:05 p.m. Other members present were:

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

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 Amelia Lindley, Planner, announced the following:

- Update on CUP Case P16-0189 and CUP Case P17-0001:
 - o City Council approved both items on the First and Second Readings

Craig Meyers, Community Development Director, announced the following staff changes:

- Beth Jones has been promoted to City Engineer.
- Amelia Lindley has been promoted to Planner.

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 13, 2017.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **KAYCEN CROSSING**: A subdivision of 0.1607 acre tract (7,000.00 Square Feet) being a Replat of Lots 33 and 34 in Block 87 of a revised plat of Tomball as recorded in Volume 4, page 25 Harris County Map Records, situated in the William Hurd Survey, Abstract 371, City of Tomball Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **KAYCEN CROSSING**, with a contingency.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **LSP TOMBALL DEVELOPMENT REPLAT NO. 1**: A subdivision of 5.267 Acres of land being a replat of Lot 1, Block 1 of LSP TOMBALL DEVELOPMENT as recorded at Film Code number 679810, Harris County Map Records located in the Sam Lewis Survey, Abstract Number 1704 City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **LSP TOMBALL DEVELOPMENT REPLAT NO. 1**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **PROFESSIONAL MEDICAL PLAZA**: A Subdivision of 2.0595 Acres (89,711.13 Square Feet) located in the Joseph House Survey, Abstract 34, 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 **PROFESSIONAL MEDICAL PLAZA**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Preliminary Plat of **WILLOW CREEK PET RANCH OF TOMBALL**: A Subdivision being 11.5408 Acres of land out of the Jesse Pruitt Survey, Abstract 629, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **WILLOW CREEK PET RANCH OF TOMBALL**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary 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 with contingencies.

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

Motion carried unanimously.

- 5.6 Consideration to Approve Final Plat of **WILLOWCREEK RANCH SEC 7**: Being a Subdivision of 47.28 Acres in the Holderreith and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, The M.B. Jones and G.M. Cone Survey, Cert. No. M-22952 and The William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **WILLOWCREEK RANCH SEC 7**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to Approve Final Plat of **WILLOWCREEK RANCH EQUESTRIAN RESERVES**: Being a Subdivision of 19.9242 Acres out of the William Biggio Survey, Cert. No. M-22954 and The M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 in 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 **WILLOWCREEK RANCH EQUESTRIAN RESERVES**, with contingencies.

Motion carried unanimously.

- 5.8 Consideration to Approve Final Plat of **NEW MOORE STREET**: A replat of Lot 38 in Block 86 into New Lot 38 (0.1607 Ac. / 7000.00 Sq. Ft.) and New Lot 39 (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 under Film Code No. 674027 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 Anderson, second by Commissioner Benson Jr., to approve **NEW MOORE STREET**, with contingencies.

Motion carried unanimously.

- 5.9 Consideration to approve **Zoning Case P17-0006**: Request by Banson Ventures I, LLC for a Conditional Use Permit to operate a *Mini-warehouse/self-storage* facility at 1210 East Hufsmith Road. The property is approximately 2.43 acres, generally located on the south side of East Hufsmith Road between Snook Lane and Zion Road, is legally described as Tract 3A R/S 10 Abstract 730 J S Smith and is zoned General Retail.

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

Mark Counts, on behalf of Banson Ventures I, LLC – Applicant, (62 South Taylor Point, Spring, TX 77382) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:34 p.m.

Hearing no comments, the Public Hearing was closed at 6:34 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0006**. Vote was as follows:

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

Motion carried unanimously.

- 5.10 Consideration to approve **Zoning Case P17-0007**: Request by Francisco Choi, on behalf of TamiroWood LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land, 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 at 609 South Pine Street, from the Single-family 6 District to the 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 6:41 p.m.

Sandy Reagan, Homeowner, (426 Cherry Laurel, Tomball, TX 77375) spoke of concerns with development on the subject site.

Sandra Doss, Homeowner, (447 Cherry Laurel, Tomball, TX 77375) spoke of concerns with development on the subject site.

Evangeline Chaney, Homeowner, (708 S. Oak, Tomball, TX 77375) spoke of concerns with development on the subject site.

Hearing no additional comments, the Public Hearing was closed at 6:47 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson Jr., to approve **Zoning Case P17-0007**. Vote was as follows:

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

Motion carried unanimously.

- 5.11 Consideration to approve **Zoning Case P17-0008**: Request by Baker Investors Group LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.01 acres of land, legally described as Reserve H Block 1 Leslie's Park, generally located at the southwest corner of Brown Road and Baker Road, from the Single-family 6 District to the Commercial District.

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

Al Tailor, Representing Applicant, (7502 Summer Night Ln., Rosenberg, TX 77469) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:54 p.m.

Bruce Morris (618 E. Pecan Dr., Tomball, TX 77375) spoke in opposition of the request.

David Tegtmeier (506 Inwood, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:57 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P17-0008.** Vote was as follows:

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

Motion Failed unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:58 p.m.

PASSED AND APPROVED this 10th day of April 2017.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair