

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

MONDAY, FEBRUARY 13, 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 Will Benson, Jr.
Commissioner Dane Dunagin

Others present:

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

- 2.0 No Public Comments were received.

- 3.0 Amelia Lindley, Assistant City Planner, announced the following:

- P&Z Meeting for March has been moved to Thursday, March 9, 2017 @ 6:00 p.m.
- BOA Meeting has been moved to 5:00 p.m. on March 9, 2017.

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

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **FIFIELD ADDITION**: 3.6914 Acres (160,799.09 Square Feet) located in the J. Pruitt survey, A-629, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary 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, Assistant City Engineer, presented recommendation of approval with a contingency.

Motion was made by Commissioner Roquemore, second by Commissioner Benson Jr., to approve **PROFESSIONAL MEDICAL PLAZA**, with a contingency.

Motion carried unanimously.

- 5.3 Consideration to Approve Preliminary Plat of **VORHEES SUBDIVISION**: Being a 0.3757 (16,365.49 Square Feet) Acre tract of land located in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land called 0.381 acre described in deed recorded in Clerk's File Number 2017-909 of the Real Property Records of Harris County, Texas.

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

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

Motion carried unanimously.

- 5.4 Consideration to approve **Zoning Case P16-0189**: Request by Ryan Bailey, on behalf of ADAPT Programs, LLC, for a Conditional Use Permit to operate an *Institution for alcoholic, narcotic or psychiatric patients* at 13628 Michel Road. The property is approximately 1 acre, legally described as Reserve B, Block 1 Falcon Subdivision, generally located on the south side of Michel Road, between Johnson Road and SH 249 and is zoned Commercial.

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

Ryan Bailey, Applicant, (606 Delano St., Houston, TX 77003) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:12 p.m.

Hearing no comments, the Public Hearing was closed at 6:12 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P16-0189**. 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.

- 5.5 Consideration to approve **Zoning Case P17-0001**: Request by GREVIS Properties for a Conditional Use Permit to operate a *Mobile Food Court* at 403 East Main Street. The property is approximately 0.28 acres, legally described as Lot 24, Block 80 Tomball Townsite Lot 24 Replat, generally located at the southeast corner of East Main Street and Chestnut Street and is zoned Old Town & Mixed Use.

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

Mike Fagan, Applicant, (1314 Pine Brook, Tomball, TX 77375) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:19 p.m.

Hearing no comments, the Public Hearing was closed at 6:19 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P17-0001**. 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.

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

Motion carried unanimously.

The meeting was adjourned at 6:23 p.m.

PASSED AND APPROVED this 9th day of March 2017.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair