

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

MONDAY, NOVEMBER 14, 2016



6:00 P.M.

- 1.0 The meeting was called to order by Vice Chairman Darrell Roquemore at 6:00 p.m. Other members present were:

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

Commission Chair Barbara Tague - Absent

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:

- Update on Zoning Cases from City Council.
 - Re-zoning Case P16-0140, SH 249 Bypass and Alice Rd., from Agricultural District to Commercial District. City Council approved on First and Second Reading.
 - Zoning Case P16-0142, Alexander Estates, East Hufsmith-Kohrville Rd., North Spell Rd. City Council denied on First Reading.
- Request to move Regular Planning & Zoning meeting from Monday, March 13th to Thursday, March 9th at 6:00 p.m.

Craig Meyers, Community Development Director/City Engineer, announced the following:

- City of Tomball won the Planning Excellence Award from the Texas APA.

4.0 Motion was made by Commissioner Dunagin, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 10, 2016.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Final Plat of **AMELIA ACRES**: A subdivision of 1.5955 Acres (69,500.55 Square Feet) being out of the Joseph House Survey, A-34, The City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **AMELIA ACRES**, with contingency.

Motion carried unanimously.

5.2 Consideration to Approve Final Plat of **CORNER STORE NO 1917**: A subdivision of 16.6148 Acres (723,741.18 Square Feet) out of the Chancey Goodrich Survey, Abstract No. 311, Tract 7C-1, 7F and 7H, Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **CORNER STORE NO 1917**, with contingency.

Motion carried unanimously.

5.3 Consideration to Approve Preliminary Plat of **GRILLO LAND HOLDINGS, LLC**: A subdivision of 2.9268 Acres, (127,491.22 Square Feet) of land, being tracts 1F & 1J situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball ETJ, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **GRILLO LAND HOLDINGS, LLC.**

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **SANSOM PLAZA**: A subdivision of a 0.3248 Acre Tract (14,149.99 Sq. Ft.) being a Re-plat of all lots 158, 159, 160, 168, 169, 170, 178, 179, 180, 188, 189, 190, 198, 199, & 200, and the east 20 feet of lots 157, 167, 177, 187, and 197, all in Block 10 of Linebarger Bros. Realty Company's Oil Tract addition to Tomball, Texas as recorded in Volume 5, Page 33 H.C.M.R. along with a portion of the adjoining unimproved 30' road situated in the Joseph House Survey, Abstract 34, City of Tomball, 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 **SANSOM PLAZA**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH EQUESTRIAN RESERVES**: A subdivision of 19.9242 Acres (867,900.13 Square Feet) 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, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **WILLOW CREEK RANCH EQUESTRIAN RESERVES**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Preliminary Plat of **WILLOW CREEK RANCH SECTION 7**: A subdivision of 47.28 Acres in the Holderrieth and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, the M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 and the William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **WILLOW CREEK RANCH SECTION 7**, with contingency.

Motion carried unanimously.

- 5.7 Consideration to approve **Zoning Case P16-0156**: Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-Family 20 Estate District to the Commercial District.

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

Earl Williams, Applicant and Owner, (12018 Canyon Star Lane, Tomball, TX 77377), was introduced and spoke on behalf of the request.

The Public Hearing was opened by Vice Chairman Roquemore at 6:18 p.m.

Lori Wilson, (1821 S. Cherry St., Tomball, TX 77375), was introduced and spoke in favor of the request.

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

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P16-0156**. Vote was as follows:

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

Motion carried unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this 12th day of December 2016.

Kim Chandler
Kim Chandler
Commission Secretary

Darrell Roquemore
Darrell Roquemore
Vice Chairman