

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

MONDAY, OCTOBER 10, 2016



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 - 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 No Reports or Announcements were received.
- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2016.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **AMELIA ACRES**: A subdivision of 1.5955 Acres (69,500.00 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 contingencies.

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **LSP TOMBALL DEVELOPMENT**: A subdivision of 11.8981 Acres (518,279.72 Square Feet) of land, Tract 1 situated in the Sam Lewis Survey, Abstract No.1704, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **LSP TOMBALL DEVELOPMENT**.

Motion carried unanimously.

- 5.3 Consideration to Approve Re-Plat of **TOMBALL TOWNSITE PARTIAL REPLAT BLOCK 79**: A subdivision of 0.4132 Acres, (18,000.00 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, 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 Benson, to approve **TOMBALL TOWNSITE PARTIAL REPLAT BLOCK 79**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **Zoning Case P16-0140:** Request by Robert Chandler, on behalf of Lone Star Partners, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 11.898 acres of land, legally described as 11.898 acres of land situated in the Sam Lewis Survey, Abstract Number 1704, City of Tomball, Harris County, Texas, being a portion of that certain called 160.3 acres of land described in deed and recorded under Volume 942, Page 191 of the Deed Records of Harris County, Texas, generally located at the southeast corner of SH 249 Bypass and Alice Rd., from the Agricultural District to the Commercial District.

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

Robert Chandler, for Lone Star Partners, LLC, (9219 Katy Freeway, Suite #193, Houston, TX 77024), was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **Zoning Case P16-0140.** Vote was as follows:

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

Motion carried unanimously.

- 5.5 Consideration to approve **Zoning Case P16-0142:** Request by Scott McKinzie, on behalf of BCDE, LTD., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 70 acres of land, legally described as a 70.3604 acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; being a portion of Unrestricted Reserve "C" of Tomball Greens Final Plat as shown on a plat filed for record under Film Code Number 440128 of the Harris County Map Records, being the remainder of a called 78.4754 acre tract conveyed to BCDE, LTD. by Special Warranty Deed With Vendor's Lien dated December 30, 2002 and filed for record under Clerk's File No. W332593 of the Harris County Official Public Records of Real Property and being all of a called 4.882 acres conveyed to Eibsen & Associates, Inc. by Warranty Deed dated March 31, 2014 and filed for record under Clerk's File No. 20140133968 of the Harris County Official Public Records of Real Property, within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville Road, north Spell Road, from the Single-Family 9 District to the Single-Family 6 District.

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

Scott McKinzie, Applicant, on behalf of BCDE, LTD., Jones & Carter (8701 New Trails Drive, Suite #200, The Woodlands, TX 77381) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

Joseph Kee, Resident, (10987 Spell Rd., Tomball, TX 77375), spoke in opposition of the request.

Beau Besso, Resident, (21207 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Jim Alsup, Resident, (21202 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Anthony Ballegos, Resident, (21218 Belmont Farms, Tomball, TX 77375), spoke in opposition of the request.

Robert Anderson, Resident, (21230 Belmont Farms Dr., Tomball, TX 77375), spoke in opposition of the request.

Doug Eibsen, Developer, on behalf of BCDE, LTD., (24522 Creekview, Spring, TX 77389), spoke on behalf of the request.

Diana Pearson, Resident, (11031 S. Country Club Green Drive, Tomball, TX 77375), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:39 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P16-0142**. Vote was as follows:

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

Motion Failed; 3 Votes Nay, 1 Vote Aye

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

Motion carried unanimously.

The meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this 14th day of November 2016.

Kim Chandler
Kim Chandler
Commission Secretary

Darrell Roquemore – on behalf of Barbara Tague
Barbara Tague
Commission Chair