

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

MONDAY, SEPTEMBER 12, 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 Dane Dunagin
Commissioner Richard Anderson
Commissioner Darrell Roquemore
Commissioner Will Benson, Jr.

Others present:

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

- 2.0 No Public Comments were received.

- 3.0 Harold Ellis, City Planner, announced the following:

- Introduced Will Benson, Jr. as the new Planning & Zoning Commissioner.

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

- Harold Ellis is leaving the City of Tomball as City Planner to pursue a new position in Washington, DC. Tonight will be his last Planning & Zoning Commission meeting.

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Dunagin to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 8, 2016.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **CORNER STORE NO. 1917**: A subdivision of 16.5772 Acres (722,104.31 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 contingencies.

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **FOURTEEN SIX HUNDRED BUSINESS PARK**: A subdivision of a 2.7164 Acre Tract (118,325.76 Square Feet) in the Joseph House Survey, Abstract-34, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **FOURTEEN SIX HUNDRED BUSINESS PARK**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Re-Plat of a Partial Re-Plat of **LESLIE'S PARK**: 1.7225 Acres, (75,032.05 Square Feet), located in the J. House Survey, A-34, Harris County, Texas, containing 1 Block, 1 Restricted Reserves and 5 Residential Lots.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **LESLIE'S PARK**, with contingencies.

Motion carried unanimously.

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

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

Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve **LSP TOMBALL DEVELOPMENT**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Re-Plat of **PERSIMMON PROPERTIES**: Being a subdivision of 10.4091 Acres (453,420.3960 Square Feet) of land being a re-plat of Outlots 335, 336, and 0.6342 Acre Tract out of Outlot 337 of the corrected map of Tomball Outlots, recorded in Volume 4, Page 75, situated in the Jesse Pruitt Survey, Abstract 629, Harris County, Texas, containing 1 Lot, 2 Blocks, 1 Restricted Reserve.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **PERSIMMON PROPERTIES**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Preliminary Plat of **TKC CCXXVII LLC**: A subdivision of 4.8064 Acres or 209,366.29 Sq. Ft. of land, situated in the Joseph House Survey, Abstract No. 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 Benson, to approve **TKC CCXXVII LLC**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to approve **ZONING CASE P16-0123**: Request by Justin Cottle for a Conditional Use Permit to operate an amusement, commercial (indoor) facility at 701 E. Main Street. The property is approximately 1 acre, located on the north side of Main Street, east of Willow Street, legally described as Lots 1 and 2, Block 1 McCraw Acres and is zoned General Retail.

Harold Ellis, City Planner, presented the case and recommendation of approval.

Justin Cottle, Applicant and Owner of Arclight Gaming, LLC, (1108 Sir Alex Drive, Tomball, TX 77375) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:25 p.m.

Hearing no comments, the Public Hearing was closed at 6:25 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **Zoning Case P16-0123** with the condition that **No** wagering takes place on site. Vote was as follows:

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

Motion Failed; 4 Votes Aye, 1 Vote Nay

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

Motion carried unanimously.

The meeting was adjourned at 6:46 p.m.

PASSED AND APPROVED this 10th day of October 2016.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair