

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

MONDAY, JULY 11, 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 Harry Byrd – Absence

Others present:

Community Development Director/ City Engineer – Craig Meyers
Assistant City Engineer – Beth Jones
City Planner – Harold Ellis
Assistant City Planner – Amelia Lindley
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:

- Update on City Council Reading for Zoning Case P16-0072. A request to change zoning at 249/Holderrieth from PD to Commercial was unanimously denied by Council.

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore to approve the Minutes of the Special Planning and Zoning Commission Meeting of June 27, 2016.

Motion carried unanimously.

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5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **DUNNCO TOMBALL**: Being a subdivision of a 1.6910 Acre, (73,659.69 Square Feet), of Land situated in the J.M. Hooper Survey, Abstract 375, Harris County, Texas.

Craig Meyers, Community Development Director/City Engineer presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve of **DUNNCO TOMBALL**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Re-Plat of **BRANDT HOLDINGS**: A subdivision of 14.3218 Acres (623,858.42 Square Feet) of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball & ETJ, Harris County, Texas being a Partial Re-Plat of Lots 487, 488, 489 & 490 of Tomball Townsite Volume 2, Page 65 M.R.H.C. 1 Lot, 1 Reserve, 1 Block.

Craig Meyers, Community Development Director/City Engineer presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **BRANDT HOLDINGS**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Re-Plat of **TOMBALL OUTLOT**: A Replat of 0.3214 Acres (14,000.00 Square Feet) of land out of Lots 35, 36, 37 & 38, Block 37, revised map of Tomball in Harris County, Texas.

Craig Meyers, Community Development Director/City Engineer presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **TOMBALL OUTLOT**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **CORNER STORE NO. 1917**: A subdivision of 16.2330 Acres (707,108.80 Square Feet) out of the Chancey Goodrich Survey, Abstract No. 311 Tract 7C-1, 7F and 7H Harris County, Texas.

Craig Meyers, Community Development Director/City Engineer presented recommendation of approval with contingencies.

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

Motion carried unanimously.

- 5.5 Consideration to approve **Zoning Case P16-0077**: Request by Zack Burghli, on behalf of Royal Oak Enterprises, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10.4 acres of land, legally described as a portion of Lots 3 and 4 and all of Lots 5 and 6 of Tomball Estates Subdivision as recorded in Volume 366, Page 113 of the Map Records of Harris County and situated in the J. House Survey, Abstract Number 34, within the City of Tomball, Harris County, Texas, generally located on the north side of Hicks Street, between Quinn Road and Liberty Ln, from the Single-family 20 District to the Single-Family 9 District.

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

Zack Burghli, with Royal Oak Enterprises, LLC, Property Owner, (4615 N. Freeway, Suite 100, Houston, TX 77022) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Ralph Foxworthy (29607 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P16-0077**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>

Motion failed unanimously; 0 Votes Aye, 4 Votes Nay.

- 5.6 Consideration to approve **Zoning Case P16-0083**: Request by Dorothy J. Wanko to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 14, 15, 16 & 17 Block 70 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northwest corner of Mechanic Street and S. Chestnut Street, from the Single-Family 6 District to the Old Town and Mixed Use District.

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

Dorothy J. Wanko Owner/Applicant, (16303 N. Greenfield, Spring, TX 77379) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:29 p.m.

George LaRue (311 Pinecrest, Trinity, TX 77358) spoke on an unrelated matter.

Tom Crofoot (1430 Neal Dr., Tomball, TX 77375) expressed concerns of the request.

Hearing no additional comments, the Public Hearing was closed at 6:33 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **Zoning Case P16-0083**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>

Motion failed unanimously; 0 Votes Aye, 4 Votes Nay.

- 5.7 Consideration to approve **Comprehensive Plan Case P16-0092**: Request by John Linton to amend the City's Comprehensive Plan by designating the Future Land Use of approximately 14.427 acres of land as Commercial. The property is legally described as 14.427 acre tract of land located in the Chancey Goodrich Survey, Abstract Number 311, within the City of Tomball's Extra Territorial Jurisdiction and proposed City Limits, Harris County, Texas, generally located at the southeast corner of FM 2920 and Telge Road Harris County, Texas.

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

William Morris, Owner of Morris & Associates Engineers/Architect, (20420 Nichols Rd., Hockley, TX 77447) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:44 p.m.

Hearing no comments, the Public Hearing was closed at 6:44 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **Comprehensive Plan P16-0092**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried unanimously; 4 Votes Aye, 0 Votes Nay.

- 5.8 Consideration to approve **Zoning Case P16-0080**: Request by John Linton to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 14.427 acres of land, legally described as 14.427 acre tract of land located in the Chancey Goodrich Survey, Abstract Number 311, within the City of Tomball's Extra Territorial Jurisdiction and proposed City Limits, Harris County, Texas, generally located at the southeast corner of FM 2920 and Telge Road, from the Agricultural District to the Commercial District.

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

William Morris, Owner of Morris & Associates Engineers/Architect, (20420 Nichols Rd., Hockley, TX 77447) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:48 p.m.

Hearing no comments, the Public Hearing was closed at 6:48 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P16-0080**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried unanimously; 4 Votes Aye, 0 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this _____ day of _____ 2016.

Kim Chandler
Commission Secretary

Barbara Tague
Commission Chair