

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

MONDAY, MARCH 21, 2016



4:30 P.M.

- 1.0 The meeting was call to order by Chair Barbara Tague at 4:30 p.m. Other members present were:

Commissioner Dane Dunagin
Commissioner Darrell Roquemore
Commissioner Richard Anderson

Commissioner Harry Byrd – Absent

Others present:

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

- 2.0 No Public Comments were received.
- 3.0 Craig Meyers, Community Development Director / City Engineer, announced Beth Jones as the new Assistant City Engineer.
- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 8, 2016.
- Motion carried unanimously.
- 5.0 New Business:
- 5.1 Consideration to Approve Final Plat of **MATTHEWS ADDITION**: Being a subdivision of 59.1235 Acres of land situated in the Joseph House Survey, Abstract No. 34 in Harris County, Texas and Abstract No. 20 in Montgomery County, Texas.

Craig Meyers presented recommendation of approval with contingencies.
Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to

approve **MATTHEWS ADDITION**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **OLIVO LOTS**: Being a subdivision of 0.3214 Acres of Land and being all of lots 45, 46, 47 and 48 in Block 79 of revised map of Tomball Townsite, Volume 4, Page 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.

Craig Meyers presented recommendation of approval.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **OLIVO LOTS**.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **ULRICH ACRES**: Being a subdivision of land containing 1.167 Acres of land in the Joseph Miller Survey, A-50, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **ULRICH ACRES**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Preliminary Plat of **IN SIGHT OF ZION**: Being a subdivision of a 2.9219 Acre Tract in the Joseph Miller Survey, Abstract-50, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **IN SIGHT OF ZION**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **TKC CCXXVII, LLC**: Being a subdivision of 4.0141 Acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **TKC CCXXVII, LLC**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Final Plat of **SWINGHAMMER/HAUCK SUBDIVISION**: Being a 10.2142 acre tract and being a replat of a portion of Outlot Numbers 191, 192, 195 & 196, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, as recorded on map or plat thereof in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being a replat of a subdivision recorded in Film code Number 376131 of said Map Records and being the same land described in deeds recorded in Clerk file Numbers 20080218916 and 20150448918 of the Real Property Records of Harris County, Texas.

Craig Meyers presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **SWINGHAMMER / HAUCK SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to approve **Zoning Case P15-0158**: Request by Maple Creek Bed & Breakfast, c/o Michael Clark, for a Conditional Use Permit to operate a Bed & Breakfast Inn. The property is located at 519 E. Hufsmith Road., east of Hospital Road on the north side of E. Hufsmith, is approximately 5.663 acres, and is zoned Single-Family 20 Estate District. The property is legally described as Tract 3, 5.663 acres of McGraw Tract II, a subdivision in the Ralph Hubbard Survey, Abstract 383, Harris County, Texas, according to the map or plat thereof recorded in Vol. 423, Page 107, Map Records, Harris County, Texas.

Commission Dunigan left the podium due to a conflict of interest and did not participate in this case as a Commissioner.

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

Michael Clark and Katie Whisler spoke on behalf of the case.

The public hearing was opened by Chair Tague at 4:59 p.m.

Dane Dunagin (535 E. Hufsmith) withdrew his opposition from the case.

Hearing no additional comments, the public hearing was closed at 5:00 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approved **ZONING CASE P15-0158**. Vote was as follows:

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

Motion failed; 2 votes nay, 1 vote aye.

- 5.8 Consideration to approve **Zoning Case P16-0020**: Request by Matthew Gilbert, on behalf of Brandt Construction, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.1 acres of land, legally described as 5.001 acres H.C.C.F. No. X733739 Portion of Lots 487, 488, & 489 and 8.1479 acres H.C.C.F. No. U200671 Portion of Lots 487, 488 & 489 Tomball Townsite Volume 2, Page 65 M.R.H.C., within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville, south of The Estates at Willow Creek subdivision, from the Agricultural District to the Commercial District.

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

Chad Brandt (7 Dusk Valley Ct., Spring, TX 77379) spoke on behalf of the request.

The public hearing was opened at 5:22 p.m.

Hearing no comments, the public hearing was closed at 5:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin to approve **ZONING CASE P16-0020**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Anderson	<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 adjourned at 5:27 p.m.

PASSED and APPROVED on this 22nd day of March 2016.

Amelia Lindley

Amelia Lindley
Acting Commission Secretary

Barbara Tague

Barbara Tague
Commission Chair