

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

MONDAY, JULY 13, 2020



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:02 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Tana Ross
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – City Engineer

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2.0 No Public Comments were received

3.0 No Reports and Announcements were heard.

4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 8, 2020.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Replat of **RABURN RESERVE, SEC. 1:** Being a Subdivision of 105.0452 Acres out of the Jesse Pruett Survey, A-629 City of Tomball Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **LA PETITE MAISON:** A Subdivision of 0.1607 Acre Tract, (7000.00 Square Feet) being a replat of Lots 31 and 32, Block 50 of Revised Map of Tomball as recorded in Volume 4, Page 25, Harris County Map Records, Situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK SEC. 2:** A Subdivision of 18.9107 Acres, (823,750.092 Square Feet), being a Replat of Lots 295 and 500, of Tomball Townsite as recorded under Vol. 2, Pg. 65, H.C.M.R. Situated in the J. Pruitt Survey, A-629 in Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **830 BAKER SUBDIVISION:** 6.674 Acres, (289,562.38 Square Feet), Located in the J. House, Abstract 34, Harris County, Texas, City of Tomball.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P20-069**: Request by Richard C. James to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately one acre of land legally described as Reserve B Block 1 Brown Hufsmith Church Subdivision, from the Single-Family 6 District to the Office District. The property is generally located at the southwest corner of Brown Road and Baker Drive, within the City of Tomball, Harris County, Texas.

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

Clayton Benedict, Representing the Applicant (719 Sawdust Rd., Suite #300, The Woodlands, TX 77380) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:27 p.m.

Wayne Nagel (12929 Zion Road, Tomball, TX 77375) spoke in opposition of the request.

David Tegtmeier (614 E. Pecan Drive, Tomball, TX 77375) spoke in opposition of the request.

Juan Martinez, Owner (20703 Sundance Springs, Spring, TX 77379) spoke in support of the request.

Gloria Ruppel (840 Baker Drive, Tomball, TX 77375) spoke in opposition of the request.

Luke Shnell (419 S. Pecan Drive, Tomball, TX 77375) spoke in opposition of the request.

Toby Ross (619 N. Magnolia Street, Tomball, TX 77375) spoke opposition of the request.

Buck Holden (507 S. Pecan Street, Tomball, TX 77375) spoke opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:41 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P20-069**.

Roll call vote was called by Commission Secretary Wesley Stolz.

Vote was as follows:

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

Motion Failed - 1 vote Aye, 4 votes Nay.

- 5.6 Consideration to Approve **Zoning Case P20-099**: Request by Daniel Rodano to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.7958 acres of land legally described as part of Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots, from the Single-Family 20 Estate District to the Commercial District. The property is generally located on the north side of East Hufsmith Road at Snook Lane, within the City of Tomball, Harris County, Texas.

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

Daniel Rodano, Owner (12125 Zion Road, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:50 p.m.

Hearing no comments, the Public Hearing was closed at 6:51 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P20-099**.

Roll call vote was called by Commission Secretary Wesley Stolz.

Vote was as follows:

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

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P20-103**: Request by Daniel Valdez with META Planning + Design to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 95.4 acres of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, from the Agricultural and Commercial Districts to the Planned Development District. The property is generally located on the south side of Theiss Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

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

Kathryn Parker, Representing the Applicant (24275 Katy Freeway, Suite #200, Katy, TX 77494) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:59 p.m.

Hearing no comments, the Public Hearing was closed at 7:00 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P20-103**.

Roll call vote was called by Commission Secretary Wesley Stolz.

Vote was as follows:

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

Motion carried unanimously.

- 5.8 Consideration to Approve **Zoning Case P20-104**: Request by Jackie Rye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 6 acres of land legally described as Reserve A-1 Block 1, American Superior Feed Replat, Lots 3, 4, 5 & 6 Block 71, Lots 3, 13, 14, 15, 16, 19 & 20 Block 67 Tomball, from the Old Town & Mixed Use and Light Industrial Districts to the Planned Development District. The property is generally located on the south side of FM 2920 at South Live Oak Street, within the City of Tomball, Harris County, Texas.

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

Jackie Rye, Applicant (2118 Lamar Street, Houston, TX 77003) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:12 p.m.

Hearing no comments, the Public Hearing was closed at 7:13 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P20-104**.

Roll call vote was called by Commission Secretary Wesley Stolz.

Vote was as follows:

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

Motion carried unanimously.

- 5.9 Consideration to Approve **Zoning Case P20-105**: Request by Whitmeyer's Distilling Co., LLC for a Conditional Use Permit to operate a *soap, detergents, cleaning preparations manufacture* facility. The property is approximately 6.10 acres of land legally described as Lot 14 Block 1 Tomball Business and Technology Park Lot 9 Replat, generally located at the end of Spell Circle at 21250 Spell Circle, within the City of Tomball, Harris County, Texas and is zoned Light Industrial District.

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

Jackie Rye, Representing the Applicant (2118 Lamar Street, Houston, TX 77003) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:19 p.m.

Hearing no comments, the Public Hearing was closed at 7:20 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P20-105**.

Roll call vote was called by Commission Secretary Wesley Stolz.

Vote was as follows:

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

Motion carried unanimously.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

The meeting adjourned at 7:24 p.m.

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair