

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

MONDAY, FEBRUARY 10, 2020



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:01 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson

Others present:

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

2.0 No Public Comments were received

3.0 No Reports and Announcements were heard.

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 January 13, 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 **TOMBALL BUSINESS AND TECHNOLOGY PARK – PARTIAL REPLAT NO. 1:** A Subdivision of 14.8903 Acres, being a Replat of Lots 6 and 7 Tomball Business and Technology Park, Recorded in Film Code No. 653006 H.C.M.R., Located in the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pillot Survey, Abstract No. 32, 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.

- 5.2 Consideration to Approve Replat of **TURNSTONE III BUISINESS PARK:** A Subdivision of 9.4930 Acres, (413,516 Square Feet) of land, situated in the Chauncey Goodrich Survey, Abstract No. 305, Harris County Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **WILHITE TRACT** A Subdivision of 0.3214 Acre Tract, (14,000 Square Feet) being a Replat of Lots 37, 38 and 39 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 with contingencies.

Motion was made by Commissioner Dunagin, 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 **DECKER PRAIRIE COMMERCIAL PARK** Being a Replat of Lot 6, Block 1 of Decker Prairie Commercial Park, Being 1.6195 Acres situated in the Joseph House Survey, Abstract No. 20, as recorded in Cabinet Z, Sheet 34, of the Map Records of Montgomery County, Texas.

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

Motion was made by Commissioner Benson, 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 Replat of **ALEXANDER ESTATES – REPLAT #2** A Subdivision of 18.2524 Acres of Land, being a part of The Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a replat of Reserves “B”, “F”, “H”, “K”, “L”, “O”, “P” of Alexander Estates as recorded in F.C. No. 687972, H.C.M.R., Harris County Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P19-187**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

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

Lance Langenhoven (70 W. Summer Storm Circle, The Woodlands, TX 77381) spoke on behalf of the request.

Corry McCoy (19319 Scarlet Cove Drive, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:18 p.m.

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

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **Zoning Case P20-187**.

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 Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P20-007**: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

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

Eric Overton (3405 Harvard Avenue, Dallas, TX 75205) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:28 p.m.

Hearing no comments, the Public Hearing was closed at 6:29 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P20-007**.

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 Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion carried unanimously.

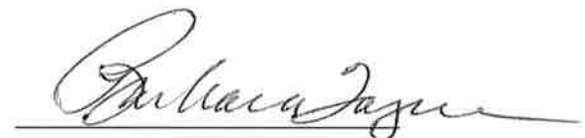
6.0 Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to adjourn.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

The meeting adjourned at 6:30 p.m.

PASSED AND APPROVED this 9th day of March 2020.


Wesley Stolz
City Engineer/Board Secretary


Barbara Tague
Commission Chair