

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

MONDAY, DECEMBER 9, 2019



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 Will Benson
Commissioner Richard Anderson
Commissioner Dane Dunagin – Excused Absence

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 Craig Meyers, Community Development Director, announced the following:

- The City of Tomball Building Code update was approved by City Council on second reading.

4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 2019.

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

5.0 New Business:

5.1 Consideration to Approve Replat of **BECKY'S PLACE**: A Subdivision of Land containing 7.338 acres (319,626 Square Feet) of Land in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve, **BECKY'S PLACE** with contingencies.

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

- 5.2 Consideration to Approve Final Plat of **GEEME FARM:** A Subdivision of Land containing 1.292 acres (56,281.17 Square Feet) of Land in the J. House Survey, Abstract No. 34, Harris County, Texas.

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

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

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

- 5.3 Consideration to Approve Replat of **PRESTON HAMPTON:** A Subdivision of Land containing 0.1607 acres (7,000.00 Square Feet) of Land in the Hubbard Survey, (A-383), Harris 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 **PRESTON HAMPTON**, with contingencies.

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

- 5.4 Consideration to Approve **Zoning Case P19-155:** Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.025 acres of land legally described as .50 U/D INT in Tract 57 (2.025 acres) Tomball Outlots, from the Single-Family 20 Estate District to the General Retail District and 0.33 acres of land legally described as Tract 64A Tomball Outlots from the Agricultural District to the General Retail District. The properties are generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

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

Lance Langenhoven (70 West Summer Storm Circle, Woodlands, Texas 77381) 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 Anderson, to approve **Zoning Case P19-155**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P19-156**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* and *mini warehouse/self-storage* facility. The properties are approximately 2.025 acres of land legally described as .50 U/D INT in Tract 57 (2.025 acres) Tomball Outlots and 0.33 acres of land legally described as Tract 64A Tomball Outlots, generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road, within the City of Tomball, Harris County, Texas, and are zoned General Retail District.

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

Lance Langenhoven (70 West Summer Storm Circle, Woodlands, Texas 77381) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:21 p.m.

Hearing no comments, the Public Hearing was closed at 6:21 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P19-156**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P19-157**: Request by Colleen Pye, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.13 (5,480.65 square feet) acres of land legally described as South ½ Lots 34, 35, & 36 & Tract 33C Block 30, within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, between Florence and McPhail Streets, from the Single-Family 6 District to the Old Town and Mixed Use District.

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

Colleen Pye (207 Florence Street, Tomball, Texas 77375) 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 6:26 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P19-157**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P19-159**: Request by Sarah Mays, with Kimley-Horn, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 32.6253 acres of land legally described as Lot 1-B Block 1 Tomball 2920 Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 east of Calvert Road, from the Agricultural, General Retail and Commercial District to the Planned Development District.

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

Rene Joubert (15003 Mill Station Court, Cypress, Texas 77429) spoke on behalf of the request.

Matt Maglothin (1722 Creek Drive, Houston, Texas 77055) also spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:46 p.m.

David Kropp (14608 FM 2920, Tomball, Texas 77377) spoke in opposition of the request citing drainage, traffic, environment and noise concerns.

Vicki Kropp (14608 FM 2920, Tomball, Texas 77377) spoke in opposition of the request citing drainage, traffic, environment and noise concerns.

Richard Ramsey (14518 Spring Mountain, Tomball, Texas 77377) spoke in opposition of the request citing drainage, traffic and noise concerns.

Terry Tollefsbol (29507 Orchard Grove, Tomball, Texas 77377) spoke in opposition of the request citing property value, traffic, drainage, crime and noise concerns.

John Nicholas (29519 Imperial Creek Drive, Tomball, Texas 77375) spoke in opposition of the request citing property value, traffic and drainage concerns.

Margaret Williams (14402 Spring Mountain Drive, Tomball, Texas 77377) spoke in opposition of the request citing drainage, property value, maintenance and traffic concerns.

Hearing no additional comments, the Public Hearing was closed at 7:04 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P19-159**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion failed 2 votes Aye, 2 votes Nay.

- 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 7:25 p.m.

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair