

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

MONDAY, MARCH 11, 2019



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 Darrell Roquemore
Commissioner Richard Anderson
Commissioner Dane Dunagin

Commissioner Will Benson – Absent (excused)

Others present:

Loren Smith – City Attorney
Wesley Stolz – Assistant City Engineer
Amelia Lindley – City Planner
Daniella Garcia – Construction Coordinator

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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 Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 11, 2019.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **CHERRY PINES SECTION 2:** A subdivision of 10.9303 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **TOMBALL FREDDY'S:** A subdivision of 0.9050 of one acre (39,423.40 SQ. FT.) of land situated in the Sam Lewis Survey, Abstract No. 1704, City of Tomball, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **LSP TOMBALL DEVELOPMENT REPLAT NO.2:** A subdivision of 11.8981 acres (518,279.72 SQ. FT.) of land, Tract 1 situated in the Sam Lewis Survey, Abstract No. 1704, City of Tomball, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **SNOWFLAKE DONUTS TOMBALL:** Being a subdivision of 0.3214 acre of land (14,000 SQ. FT.) and being all of lot(s) 15 and 16 in Block 40 out of and a part of Tomball Townsite, Volume 2, Page 65 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.

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

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

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P19-017:** Request by Don Cannon to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately one acre of land legally described as Tract 10C Abstract 629 J Pruitt, within the City

of Tomball, Harris County, Texas, generally located on the north side of Timkin Road, east of Blackshear Road, from the Single-Family 6 District to the General Retail District.

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

Don Cannon (PO Box 1776, Tomball, Texas 77377), property owner and applicant, spoke on behalf of the case.

The Public Hearing was opened by Chair Tague at 6:12 p.m.

Alana Holiday (414 South Chestnut Street, Tomball, Texas 77375), spoke in opposition of the request.

Alvis Scott (919 Timkin Road, Tomball, Texas 77375) spoke in opposition of the request.

Mary Scott (919 Timkin Road, Tomball, Texas 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P19-017**, Vote was as follows:

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

Motion failed with ONE vote AYE and THREE votes NAY.

- 5.6 Consideration to Approve **Zoning Case P19-018**: Request by Don Cannon for a Conditional Use Permit to operate an *office showroom/warehouse* on approximately one acre of land legally described as Tract 10C Abstract 629 J Pruitt, within the City of Tomball, Harris County, Texas, generally located on the north side of Timkin Road, east of Blackshear Road and zoned General Retail District.

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

Lex Parker (16305 Willowpark Dr., Tomball, Texas 77377), applicant's representative spoke.

The Public Hearing was opened by Chair Tague at 6:39 p.m.

Alana Holiday (414 South Chestnut Street, Tomball, Texas 77375), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:40 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P19-018**, with the following conditions:

- No vehicular access shall be permitted from Timkin Road;
- Required detention for the development shall be located toward the southern portion of the property;
- A ten foot landscape buffer and minimum 6 foot opaque screening wall or fence shall be installed and maintained on the property along Timkin Road.

Vote was as follows:

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

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P19-023**: Request by the City of Tomball to amend Section 50-79 (Old Town & Mixed Use District) of the Tomball Code of Ordinances by reducing the required building setbacks for nonresidential uses in a portion of the Old Town Area.

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

The Public Hearing was opened by Chair Tague at 6:52 p.m.

Hearing no comments, the Public Hearing was closed at 6:52 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P19-023**. Vote was as follows:

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

Motion carried unanimously.

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

Motion carried unanimously.

The meeting adjourned at 6:54 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Amelia Lindley
City Planner/ Board Secretary

Barbara Tague
Commission Chair