

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

MONDAY, DECEMBER 10, 2018



6:00 P.M.

1.0 The meeting was called to order by Chair Tague at 6:00 p.m. Other members present were:

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

Others present:

Craig Meyers – Community Development Director
Scott L. Bounds – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – Assistant City Engineer

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2.0 No Public Comments were received.

3.0 Craig Meyers, Community Development Director, announced the following:

- City Council approved P18-161 (DFlex Power Rezoning)
- City Council approved P18-166 (Great Oak School Rezoning)
- City Council approved P18-167 (Great Oak School CUP)

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 November 12, 2018.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Final Plat of **SNOOK LANE BUSINESS PARK SECTION ONE:** A commercial subdivision of 5.0260 acres of land in the Jesse Pruitt Survey, A-629, the 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 Benson, to

approve **SNOOK LANE BUSINESS PARK SECTION ONE**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **AMTREVCO TRACT**: A subdivision of 0.3214 acre tract (14,000 square feet) being a replat of lots 37,38, 39 and 40 of the revised map of Tomball as recorded in Volume 4, Page 25, Harris County map records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **MAGGIO PLAT**: A replat of Lots 17 and 18 of Saburov Lots, an addition in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 684509 of the Map Records of Harris County, Texas into New Lot 17. Said Saburov Lots lying in original Block 85 of Tomball Townsite, in the Ralph Hubbard Survey, Abstract 383.

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

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **MAGGIO PLAT**.

Motion carried unanimously.

Commissioner Benson recused himself for Item 5.4 due to a conflict of interest.

- 5.4 Consideration to Approve Replat of **GRAND JUNCTION SEC 1**: A subdivision of 12.7068 acres (553,508.58 square feet), situated in the Ralph Hubbard Survey, Abstract 383, 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 Anderson, to approve **GRAND JUNCTION SEC 1**, with contingencies. Vote was as follows:

Chair Tague

Aye

Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Abs.</u>
Commissioner Dunagin	<u>Abs.</u>

Motion carried, with three Votes Aye.

Commissioner Benson recused himself for Item 5.5 due to a conflict of interest.

- 5.5 Consideration to Approve Replat of **TIMBER TRAILS**: A subdivision of 23.6321 acres (1,029,412.50 square feet), situated in the Ralph Hubbard Survey, Abstract 383, 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 **TIMBER TRAILS**, with contingencies. Vote was as follows:

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

Motion carried, with three Votes Aye.

Commissioner Benson rejoined the meeting at 6:11 p.m.

- 5.6 Consideration to Approve **Zoning Case P18-162**: Request by W D Hill to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Kane Street and Baker Drive, from the Single-Family 6 District to the Old Town & Mixed Use District.

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

WD Hill, applicant, (28623 Sharon Louis, Magnolia, Texas 77355) spoke on behalf of the case.

The Public Hearing was opened by Chair Tague at 6:16 p.m.

Harry Byrd (602 N. Hickory Street, Tomball, Texas 77375) spoke in opposition of the request.

Rhonda Sheal (713 Kane Street, Tomball, Texas 77375) spoke in opposition of the request.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P18-162**, Vote was as follows:

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

Motion failed, with four Votes Nay.

- 5.7 Consideration to Approve **Zoning Case P18-168**: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, generally located at the southwest corner of Barbara Street and Holderrieth Boulevard, from the Single-Family 6 District to the Old Town & Mixed Use District.

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

Ahmad Aslam, applicant (50 Pendleton Park Point Woodlands) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:31 p.m.

Hearing no comments, the Public Hearing was closed at 6:31 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson to approve **Zoning Case P18-168**. Vote was as follows:

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

Motion carried, with four Votes Aye.

- 5.8 Consideration to Approve **Zoning Case P18-176**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 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, and is zoned General Retail District.

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

Lance Langenhoven, owner (22911 River Birch Drive) spoke on behalf of the request.

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

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

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **Zoning Case P18-176**, Vote was as follows:

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

Motion carried, with four Votes Aye.

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

Motion carried unanimously.

The meeting was adjourned at 6:55 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Wesley Stolz
Board Secretary

Barbara Tague
Commission Chair