

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

MONDAY, OCTOBER 8, 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 Dane Dunagin
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – 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:

- Breaux Mobile Food Court Conditional Use Permit was approved by City Council
- Joint Planning & Zoning Commission and City Council meeting is Monday, October 15, 2018 at 6:00 p.m. to discuss the Comprehensive Plan update
- Planning & Zoning Commission Training on Wednesday, October 24, 2018 at 6:00 p.m.

4.0 Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 10, 2018.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Replat of **ALEXANDER ESTATES**: A subdivision of 70.3610 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris County, Texas also being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R.

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

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

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 1**: A subdivision of 28.5560 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 Anderson, second by Commissioner Benson, to approve **CHERRY PINES SECTION 1**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 2**: A subdivision of 19.1820 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 Benson, second by Commissioner Anderson, to approve **CHERRY PINES SECTION 2**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **GRAHAM ESTATES**: Being a subdivision of 0.5624 acre of land (24,500 SQ. FT.) and being all of lots 39, 40, 41, 42, 43, 44 and 45 in block 66 of revised map of Tomball Townsite, Volume 4, Page 25 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 Roquemore, second by Commissioner Benson, to approve **GRAHAM ESTATES**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Final Plat of **HK PROPERTIES**: A subdivision of 2.5619 acres (111,594.74 SQ. FT.) of land, being tract 49 situated in the Joseph Miller Survey, Abstract No. 50, City of Tomball ETJ, Harris County, Texas.

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

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

Motion carried unanimously.

- 5.6 Consideration to Approve Replat of **TORRES TRACT**: A subdivision of 0.1607 acre tract, 7,000.00 Square Feet being a replat of lots 33 and 34 of revised map of Tomball Plat 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 **TORRES TRACT**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to Approve Final Plat of **WILLOW CREEK CAMPUS SECTION 1**: Being a subdivision of 199.3015 acres (8,681,571.85) in the Chauncey Goodrich Survey, Abstract No. 305 and 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 Dunagin, second by Commissioner Roquemore, to approve **WILLOW CREEK CAMPUS SECTION 1**.

Motion carried unanimously.

- 5.8 Consideration to Approve **Zoning Case P18-147**: Request by the City of Tomball to amend Section 50-82 (b) ("Use Charts") of the Tomball Code of Ordinances by creating a land use for "Coffee Roasting".

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

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Samuel and Latrell Shannon spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P18-147**, with the condition that the land use be allowed in the Light Industrial District with a Conditional Use Permit rather than by-right as presented by City Staff. Vote was as follows:

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

Motion carried, with 3 Votes Aye and 2 Votes Nay.

- 5.9 Consideration to Approve **Zoning Case P18-151**: Request by Persimmon Global Logistics for a Conditional Use Permit to operate a *coffee roasting* facility on approximately 4.0230 acres of land legally described as Lot 1 Block 1 Vasquez-Phoenix, generally located at the southwest corner of Lizzie Lane and South Persimmon Road and zoned Commercial District.

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

Sherri Dunaway, with Copan Trade, (22111 Hufsmith-Kohrville Road) spoke on behalf of the case.

The Public Hearing was opened by Chair Tague at 6:37 p.m.

Hearing no comments, the Public Hearing was closed at 6:38 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson to approve **Zoning Case P18-151**. Vote was as follows:

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

Motion carried, with 4 Votes Aye and 1 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 6:59 p.m.

Elizabeth Jones
Board Secretary

Barbara Tague
Commission Chair