

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

MONDAY, SEPTEMBER 10, 2018



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:01 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
Elizabeth Jones – Administrative Assistant

- 2.0 No Public Comments were received

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

- City Council approved P18-120 (Grand Junction Section 2 Planned Development)
- City Council approved P18-089 (Rezoning on Cherry Street)
- There will be a training session held on October 24, 2018 at 6 P.M. for all Planning and Zoning Commissioners

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 13, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 3:** A subdivision of 39.059 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 3**, with contingencies.

Motion carried unanimously.

Commissioner Benson recused himself for Item 5.2 due to a conflict of interest.

- 5.2 Consideration to Approve Replat of **COPPER COVE SEC 1 REPLAT NO. 1**: A subdivision of 13.1779 AC./574,029.00 SQ FT. situated in the J. Pruitt Survey, Abstract 639, 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 **COPPER COVE SEC 1 REPLAT NO. 1**, 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>Aye</u>

Motion carried, with 4 Votes Aye and 1 Abs.

Commissioner Benson rejoined the meeting.

- 5.3 Consideration to Approve Preliminary Plat of **H K 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.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **H K PROPERTIES**.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 5 REPLAT**: A subdivision of 21.5547 AC./938,924.62 SQ. FT. Being a Replat of Lot 5, Block 1 of Tomball Business and

Technology Park, Film Code No. 653007 H.C.M.R. in the Elizabeth Smith Survey, Abstract 70, 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 **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 5 REPLAT**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary 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 Benson, to approve **WILLOW CREEK CAMPUS SECTION 1**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P18-130**: Request by Greg Breau for a Conditional Use Permit to operate a *Mobile Food Court* on approximately 3.39 acres of land legally described as Lot 1A Block 1 Parkway Oasis 3rd Replat, generally located on the west side of Business 249 between Hirschfield Road and Alice Road and zoned General Retail District.

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

Rob Croix (30610 Quinn Road, Tomball, Texas, 77375) spoke on behalf of the applicant.

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

The Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P18-130**. Vote was as follows:

Chair Tague

Nay

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

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

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

Motion carried unanimously.

The meeting was adjourned at 6:29 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Elizabeth Jones
Administrative Assistant

Barbara Tague
Commission Chair