

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

MONDAY, AUGUST 13, 2018



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 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

- 2.0 No Public Comments were received

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

- City Council approved Zoning Case P17-0115 (Rezoning by Reserve at Spring Lakes)
- City Council approved Zoning Case P18-079 (School and Michel Rezoning)

- 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 July 9, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **ESTATES ON HUFSMITH:** A subdivision of 6.914 acres of land being a replat of Tract Four (4), McCraw Tract II, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 463122 of the Map Records of 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 **ESTATES ON HUFSMITH**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve **Zoning Case P18-089**: Request by Rene Rodriguez, on behalf of Cherry Ventures, LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 47.675 acres of land legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632 within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road, from the Agricultural and General Retail Districts to the Single-Family 6 District.

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

Clayton Weishuhn (10161 FM 529 Bellville, Texas 77418) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:08 p.m.

Dennis Faske, HOA President for Pine Meadows, (12815 Pine Meadows Street, Tomball, Texas, 77375) spoke of drainage concerns and opposition of the case.

The Public Hearing was closed at 6:09 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P18-089**. 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>Nay</u>

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

Commissioner Benson recused himself from New Business Action 5.3 due to a conflict of interest by leaving the council chambers.

- 5.3 Consideration to Approve **Zoning Case P18-120**: Request by Benson Development, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within

the City of Tomball, Harris County, Texas, generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street, from the Single-Family 9 District to the Planned Development District.

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

Clint Mann (2525 Pebble Lodge Lane, Friendswood, Texas 77546) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:20 p.m.

Michael Clark (15210 Donn Meadows Drive, Houston, Texas 77068) spoke in opposition of the case.

Stephanie Gusmerry (16335 Stable Manor Lane, Cypress, Texas) spoke in opposition of the case.

Maria Valadez (510 East Hufsmith, Tomball, Texas 77375) spoke in opposition of the case.

The Public Hearing was closed at 6:26 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P18-120**. Vote was as follows:

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

Motion failed with 1 Vote Aye and 3 Votes Nay.

Commissioner Benson rejoined the meeting.

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

Motion carried unanimously.

The meeting was adjourned at 6:34 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair