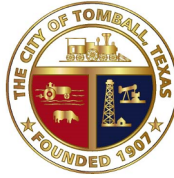


**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, JUNE 11, 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 where:

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:

- City Council approved Zoning Case P18-055 (Rezoning of 0.0803 acres on Chestnut Street)
- Beth Jones was hired as the City of Tomball Public Works Director.

- 4.0 Motion was made by Commissioner Anderson, second by Commission Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 14, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary of **BUI PLACE:** Being all of a called 6.2149 acres recorded under County Clerk's File Number No. RP-2016-279476 of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, 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 **BUI PLACE**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **CANNON'S PLACE**: 5.9922 acres (261021.59 square feet) located in the J. Pruitt Survey, A – 629 Harris County, Texas, City of Tomball.

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

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **CANNON'S PLACE**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **SRP GECAP TOMBALL MOB**: A subdivision of 3.135 acres of land being a Replat of a portion of Outlots 166, 170, 174 of Tom Ball Townsite as recorded in Volume 2, Page 65, Harris County Map Records located in the J.R. Pruitt Survey, A-629 & William Hurd Survey, A-378 City of Tomball, 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 **SRP GECAP TOMBALL MOB**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **PECAN HOUSE SUBDIVISION**: Being 0.3979 (17,331.80 sq.ft) of an acre in the William Hurd Survey, A-371, Harris County, Texas, being a replat of a portion of OUTLOT 131, Tomball Townsite-Five Acre Outlot Tracts, a subdivision recorded in Volume 2, at Page 65, Map Records, Harris County, Texas, being all of that called 0.399 of an acre recorded in Harris County Clerk File No. RP-2017-466280, Official Public Records of Real Property, Harris County.

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

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **PECAN HOUSE SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **PIZZI SUBDIVISION**: Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County.

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

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

Motion carried unanimously.

- 5.6 Consideration to Approve Replat of **ALEXANDER ESTATES**: A subdivision of 70.361 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a partial replat for the reason to create 164 lots and 12 reserves. Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R.

The applicant pulled the replat of **ALEXANDER ESTATES**.

Commissioner Benson recused himself from New Business Action 5.7 due to a conflict of interest by leaving the council chambers.

- 5.7 Consideration to Approve Replat of **GRAND JUNCTION SEC 1**: A subdivision of 12.7068 ac. / 553,508.58 sq. ft. situated in the Ralph Hubbard Survey Abstract No. 383 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 **GRAND JUNCTION SEC 1**, with contingencies.

Motion carried unanimously.

Commissioner Benson rejoined the meeting.

- 5.8 Consideration to Approve **Zoning Case P18-072**: Request by Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198,

202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street within the City of Tomball, Texas.

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

Alan McKey, with LJA Engineering (2929 Briarpark Suite 600, Houston, Texas, 77042) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:21 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.

Hearing no comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P18-072**. Vote was as follows:

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

Motion carried unanimously.

6.0 Motion was made by Commission Anderson, second by Commission Benson, 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