

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

**MONDAY, DECEMBER 11, 2017**



**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 Richard Anderson  
Commissioner Darrell Roquemore  
Commissioner Dane Dunagin  
Commissioner Will Benson

Others present:

City Attorney – Loren Smith  
City Engineer – Beth Jones  
Planner – Amelia Lindley  
Community Development Director – Craig Meyers  
Assistant City Engineer – Wesley Stolz

**draft**

- 2.0 No Public Comments were received.
- 3.0 No reports or announcements.
- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 13, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **ON THE GO:** A Subdivision of 3.6255 Acres (157,925.03 SQ FT.) of land situated in the Chauncey Goodrich Survey, Abstract No. 311, City of Tomball, Harris County, Texas

Beth Jones, City Engineer, presented recommendation of approval with no contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **ON THE GO.**

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **MAPLE GROUP**: A Subdivision of 26.0384 Acres of land situated in the C.M. Pillot Survey, Abstract No. 632, City of Tomball, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **MAPLE GROUP**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **SABUROV LOTS**: A Replat of Lots 17, 18 and 19 in Block 85 into New Lots 17 and 18 in Block 85 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with no contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **SABUROV LOTS**.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **THEIS ROAD WAREHOUSES**: A Subdivision of 3.0046 Acres (130,880.37 SQ FT.) being a replat of outlot 195 of Tomball Townsite recorded in Volume 2, Page 65, Harris County Map Records, situated in the Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **THEIS ROAD WAREHOUSES**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P17-0131**: Request by Marie Reynolds to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.35 acres of land legally described as Tract 6 Block 2 Hirschfield Farms Sec 1 U/R within the City of Tomball, Harris County, Texas, generally located south of Hirschfield Road between SH 249 and High Meadow Road, from the Agricultural District to the Commercial District.

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

Lisa McDonald, Applicant representative, (42906 O'Neal Lane, Magnolia, Texas 77354) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:12 p.m.

Hearing no comments, the Public Hearing was closed at 6:13 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0131**. Vote was as follows:

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

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

- 5.6 Consideration to Approve **Zoning Case P17-0137**: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5.8588 acres of land 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, from the Agricultural District to the Commercial District.

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

Lance Langenhoven, Applicant, (70 West Summer Storm Circle, Woodlands, Texas 77381) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:27 p.m.

Debbie Allison (1303 Lambourne Circle, Spring, Texas 77379) was introduced and spoke in favor of the request.

Amadeo Valadez (510 East Hufsmith Road, Tomball, Texas 77375) was introduced and spoke in favor of the request.

Michael Ott (16840 Krug Road, Tomball, Texas, 77377) was introduced and spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:34 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore,

to approve **Zoning Case P17-0137**. Vote was as follows:

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

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

- 5.7 Consideration to Approve **Zoning Case P17-0145**: Request by the City of Tomball to amend Sections 50-115 of the Tomball Code of Ordinances in regards to refuse areas.

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

The Public Hearing was opened by Chair Tague at 6:44 p.m.

Hearing no comments, the Public Hearing was closed at 6:45 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P17-0145**, with the recommendation that the text amendment to Section 50-115(b)(2) of the Tomball Code of Ordinances require a gate that is opaque for commercial refuse areas. 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, with 5 Votes Aye and 0 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 6:48 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Wesley Stolz  
Commission Secretary

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Barbara Tague  
Commission Chair