

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

MONDAY, OCTOBER 9, 2017



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 Richard Anderson
Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson

Others present:

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

- 2.0 No Public Comments were received.

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

- City Council approved Zoning Case P17-0077 (Conditional Use Permit to operate a motel)
- City Council approved Zoning Case P17-0083 (Agricultural to Commercial Rezoning)

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 14, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **R SPINKS SUBDIVISION:** 1.8261 acres (79,543.35 Square Feet) located in the J House Survey, A-34 Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **R SPINKS SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **USAi 2**: A Replat of Lots 25 and 26 in Block 86 into New Lot 25 (0.1607 Ac./7000.00 Sq. Ft.) in Block 86 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. Said Block 86 lying in the Ralph Hubbard Survey (A-383).

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **USAi 2**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **REPLAT OF TOMLINSON TRACT**: Being a 0.3837 acre (16,713.97 square feet) tract of land situated in the Joseph House Survey, Abstract Number 34, Harris County, Texas, and being a Replat of New Lot 102A and New Lot 102B of Tomlinson Tract, a subdivision according to the map or plat thereof recorded in Film Code Number 423062 of the Map Records of 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 **REPLAT OF TOMLINSON TRACT**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve **Zoning Case P17-0115**: Request by Robert Allen to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 76.01 acres of land legally described as a portion of Reserve "D" Reserve at Spring Lake – Section 2, within the City of Tomball, Harris County, Texas, generally located at the north end of Spring Lake Blvd., from the Agricultural District to the Single-Family 20 Estate District.

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

Bob Allen, Applicant, (14814 Abila, Houston, Texas 77095) was introduced and spoke on behalf of the request.

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

Eddy Sansom, Homeowner, (1312 Kimbrough Drive, Tomball, Texas, 77375) was introduced and spoke of concerns of the request.

Hearing no [additional](#) comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0115**. 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>Nay</u>

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

- 5.5 Consideration to Approve **Zoning Case P17-0116**: Request by Cesar Pinedo to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.52 acres of land legally described as Tract 245 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Chestnut Street and Lizzie Lane, from the Single-Family 6 District to the Commercial District.

Amelia Lindley, Planner, presented the case and did not recommend approval.

Kim Burro, Listing Agent, (30259 Old Joseph Road, Hockley, Texas 77447) was introduced and spoke on behalf of the request.

Josh Rendon, Representative, (13939 Fairwood Springs Drive, Cypress, 77429) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:38 p.m.

Latrell Shannon, Homeowner, (823 Lizzie Lane, Tomball, Texas, 77375) was introduced and spoke in opposition of the request.

Catherine Carrington, Homeowner, (810 Lizzie Lane, Tomball, Texas, 77375) was introduced and spoke in opposition of the request.

Hearing no [additional](#) comments, the Public Hearing was closed at 6:44 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve **Zoning Case P17-0116**. Vote was as follows:

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

Motion failed unanimously, with 0 Votes Aye and 5 Votes Nay.

- 5.6 Consideration to Approve **Zoning Case P17-0117**: Request by Josh Rendon, on behalf of Drake Builders, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 8.36 acres of land legally described as Lot 9 Tomball Marketplace, within the City of Tomball, Harris County, Texas, generally located on the north side of Medical Complex Drive, west of SH 249, from the Agricultural District to the Commercial District.

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

Josh Rendon, Applicant, (13939 Fairwood Springs Drive, Cypress, 77429) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:51 p.m.

Hearing no comments, the Public Hearing was closed at 6:51 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **Zoning Case P17-0117**. 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.

- 5.7 Consideration to Approve **Zoning Case P17-0118**: Request by the City of Tomball to amend Sections 50-115(b)(2) of the Tomball Code of Ordinances by requiring commercial refuse areas which are visible from a public right-of-way to be visually screened by a minimum six-foot solid masonry wall on at least three sides.

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

The Public Hearing was opened by Chair Tague at 6:58 p.m.

Hearing no comments, the Public Hearing was closed at 6:59 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P17-0118**, with the recommendation that staff bring forward an additional text amendment to Section 50-115(b)(2) of the Tomball Code of Ordinances requiring an [opaque](#) gate made of either wood or metal 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 Roquemore, second by Commissioner Anderson, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair