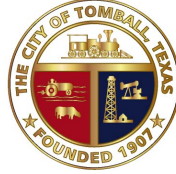


**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, JULY 10, 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 Will Benson, Jr.

Commissioner Dane Dunagin– Absent

Others present:

City Engineer – Beth Jones
Planner – Amelia Lindley
City Attorney – Loren Smith
Assistant City Engineer – Wesley Stolz
Intern – Ashley Yoder

- 2.0 No Public Comments were received.

- 3.0 Amelia Lindley, Planner, announced the following:

- Zoning Case P17-0057 Ashton Woods Rezoning has been postponed
- City Council approved Zoning Case P17-0059 Hogan Crum LLC Conditional Use Permit
- City Council approved Zoning Case P17-0062 Ordinance Section 50-80 Amendment

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 12, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **MANDOLA COMMERCIAL**: Being a 1.5861 acre (690,905.51 sqft) tract of land situated in the Chauncey Goodrich Survey,

Abstract Number 311, Harris County, Texas, also known as Tracts 20A and 20-A1 of said Abstract 311, and being out of and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **MANDOLA COMMERCIAL**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **HOGAN CRUM**: Being a 10.6424 acre tract of land in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, being a Replat of a portion of Outlot Numbers 18, 24, 30 and 36 of the TOMBALL TOWNSITE, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of and part of a called 15.2374 acres as described in deed recorded in Clerk's File Number X609278, of Real Property Records of Harris County, Texas and also including all of that portion of Stansey Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

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

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **HOGAN CRUM**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **DRAKE CASA**: Being a subdivision of land containing 0.5002 acres (21,790.51 square feet) of land in the Joseph House Survey, A-34, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **DRAKE CASA**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Preliminary Plat of **MEDICAL COMPLEX SQUARE**: Being a Plat of 0.8321 acres known as tract 1E-1 located in the J.M. Hooper Survey,

Abstract No. 375, located in Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **MEDICAL COMPLEX SQUARE**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Replat of **ALEXANDER ESTATES**: A Subdivision of 70.3574 (3,064,768.37 SF) acres of land and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70, 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 **ALEXANDER ESTATES**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P17-0068**: Request by Susan Alt for a Conditional Use Permit for an *accessory dwelling* at 202 Florence Street. The property is approximately 5,000 square feet, legally described as Lot 2 Block 24 Tomball Outlots, generally located on the north side of Florence Street between Cherry Street and Walnut Street and is zoned Single-Family 6 District.

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

Nancy Bandy, Homeowner, (202 Florence Street, Houston, Texas 77375) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:17 p.m.

Hearing no comments, the Public Hearing was closed at 6:17 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P17-0068**. 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>

Motion carried unanimously, with 4 Votes Aye and 0 Votes Nay.

Commissioner Benson recused himself from Zoning Case P17-0069 and P17-0070 due to a conflict of interest by leaving the council chambers.

- 5.7 Consideration to Approve **Zoning Case P17-0069:** Request by Benson Development, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 11.7 acres of land legally described as Tracts 71D, 73B, 76B, 80B & 83C Tomball Outlots, Harris County, Texas, generally located on the south side of East Hufsmith Road west of Lovett Street from the Single-Family 9 District to the Single-Family 6 District.

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

Justin Ring, with Odyssey Engineering Group (2500 Tanglewilde Street, Houston, Texas 77063) was introduced and spoke on behalf of the request.

Clint Mann (Friendswood, Texas) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

Hearing no comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P17-0069.** Vote was as follows:

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

Motion failed with 1 Vote Aye and 2 Votes Nay.

- 5.8 Consideration to Approve **Zoning Case P17-0070:** Request by Benson Development, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13 acres of land legally described as Lots 157, 161 and Tract 153A Tomball Outlots, Harris County, Texas, generally located on the east side of South Cherry Street north of Justin Court, from the Single-Family 20 Estate District to the Single-Family 6 District.

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

Justin Ring, with Odyssey Engineering Group, (2500 Tanglewilde Street, Houston, Texas 77063) was introduced and spoke on behalf of the request.

Clint Mann (Friendswood, Texas) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:30 p.m.

Jean Mcswain, Homeowner, (1402 Ashley Court, Tomball, Texas, 77375) was introduced and spoke of concerns of the request.

Hearing no additional comments, the Public Hearing was closed at 6:32 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0070**. Vote was as follows:

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

Motion failed with 2 Votes Aye and 1 Vote Nay.

Commissioner Benson rejoined the meeting.

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

Motion carried unanimously.

The meeting was adjourned at 6:37 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair