

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

MONDAY, JUNE 12, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:11 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Will Benson, Jr.

Commissioner Darrell Roquemore – Absent

Others present:

Community Development Director– Craig Meyers
City Engineer – Beth Jones
Planner – Amelia Lindley
Administrative Assistant – Elizabeth Jones
City Attorney – Loren Smith
Assistant City Engineer – Wesley Stolz
Intern – Ashley Yoder

- 1.1 Election of Chairman and Vice Chairman

- Motion was made by Commissioner Dunagin, second by Commissioner Benson, to re-appoint Chair Barbara Tague.

Motion carried unanimously.

- Motion was made by Commissioner Dunagin, second by Commissioner Benson, to re-appoint Vice Chair Roquemore.

Motion carried unanimously.

- 2.0 No Public Comments were received.

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

- Introduced the newest member of Community Development, Wesley Stolz, Assistant City Engineer.

- Introduced the Community Development Intern, Ashley Yoder.
- City Council denied Zoning Case P17-0036 Lefty's Auto Crafters Rezoning.
- Requested to have any feedback on the Staff Report format and content emailed, otherwise it will be discussed again at next meeting.

4.0 Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 2017.

Motion carried unanimously.

5.0 New Business:

5.1 The Commission accepted Capital Projects Comments from the Capital Improvement Projects Advisory Committee and recommended approval for City Manager consideration regarding Budget of Five Year CIP 2018-2022.

5.2 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 1**: Being a subdivision of 152.2779 acres (6,633,225 SQ. FT.) in the C. Goodrich Survey, Abstract No. 305, 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 **WILLOW CREEK INDUSTRIAL PARK SEC 1**, with contingencies.

Motion carried unanimously.

5.3 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 2**: Being a subdivision of 211.6171 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **WILLOW CREEK INDUSTRIAL PARK SEC 2**, with contingencies.

Motion carried unanimously.

5.4 Consideration to Approve Preliminary Plat of **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 WATER PLANT NO. 1**: Being a subdivision of 5.0118 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 WATER PLANT NO. 1**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary 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 Dunagin, second by Commissioner Anderson, to approve **DRAKE CASA**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Final Plat of **LOT 2A & LOT 2B, BLOCK 1 PARK MANOR OF TOMBALL REPLAT NO 1**: 2.4808 Acres (108, 064 Square Feet). Being a Replat of Lot 2, Block 1, Park Manor of Tomball, Film Code Number 617004 M.R.H.C.T., City of Tomball, Harris County, Texas. Situated in the William Hurd Survey, Abstract Number 378.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **LOT 2A & LOT 2B, BLOCK 1 PARK MANOR OF TOMBALL REPLAT NO 1**.

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P17-0057**: Request by Rene Rodriguez to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 6.5 acres of land from the Commercial District to the Single-Family 6 District and approximately 95.7 acres of land from the Agricultural District to the Single-Family 6 District. The properties are legally described as Tracts 198, 202 & 206 Tomball Outlots, Tracts 4L 21 & 22 Abstract 632 C N Pillot and a 63.11 acre (2,749,160 square feet) parcel, situated in the Claude N. Pillot Survey, Abstract No. 632, Harris County, Texas, out of the residue of a called 111.5632 acre tract conveyed to Kevin Eric Graham by Warranty Deed recorded under Clerk's File No. X648265

of the Official Public Records of Harris County, Texas (O.P.R.H.C.T.) generally located on the south side of Theis Lane at Commercial Park Road and the north side of Holderrieth Road between SH 249 and Cherry Street.

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

Greg McKenzie, with Ashton Woods (10110 West Sam Houston Parkway Suite #100, Houston, Texas, 77064) was introduced and spoke on behalf of the request.

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 6:44 p.m.

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

Bill Sumner, Homeowner, (12321 Zion Road, Tomball, Texas, 77375) spoke of concerns and opposition of the case.

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P17-0057**. Vote was as follows:

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

Motion carried with 3 Votes Aye and 1 Vote Nay.

- 5.8 Consideration to Approve **Zoning Case P17-0059**: Request by Hogan Crum LLC for a Conditional Use Permit to operate a *reception venue* on approximately 2.5 acres, legally described as part of Tracts 18, 24, 30 & 36 and Tract B (Abandoned Part of Stansey Road) Tomball Outlots, generally located on the north side of East Hufsmith Road at Lovett Street and is zoned Single-Family 20 Estate District.

Commissioner Dunagin recused himself from Zoning Case P17-0059.

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

Michael Hogan, applicant, spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:11 p.m.

Paul Garcia, Homeowner, (12211 Zion Road, Tomball, Texas, 77375) was introduced and spoke of concerns and opposition of the request.

Bill Sumner, Homeowner, (12321 Zion Road, Tomball, Texas, 77375) was introduced and spoke of concerns and opposition of the request.

Daniel Rodano, Homeowner, (12515 Zion Road, Tomball, Texas, 77375) was introduced and spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 7:18 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P17-0059**, with conditions. Vote was as follows:

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

Motion failed with 2 Votes Aye and 1 Vote Nay.

- 5.9 Consideration to Approve **Zoning Case P17-0062**: Request by the City of Tomball to amend Section 50-80 (Planned Development District) of the Tomball Code of Ordinances in regards to patio home developments.

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

The Public Hearing was opened by Chair Tague at 7:54 p.m.

Hearing no public comments, the Public Hearing was closed at 7:54 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P17-0062**. Vote was as follows:

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

Motion failed with 3 Votes Nay and 1 Vote Aye.

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

Motion carried unanimously.

The meeting was adjourned at 8:07 p.m.

PASSED AND APPROVED this 10th day of July 2017.

Elizabeth Jones
Elizabeth Jones
Administrative Assistant

Barbara Tague
Barbara Tague
Commission Chair