

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

MONDAY, OCTOBER 12, 2015



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 Darrell Roquemore
Commissioner Evelyn Torres
Commissioner Richard Anderson
Commissioner Harry Byrd – Excused Absence

Others present:

Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Harold Ellis
Assistant City Planner – Amelia Lindley
Community Development Coordinator – Kim Chandler
City Attorney – Loren Smith

- 2.0 No Public Comments were received.
- 3.0 No Reports and Announcements received.
- 4.0 Motion was made by Commissioner Torres, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 14, 2015.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 WATER PLANT NO. 1**: Being a subdivision of 2.3629 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

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

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary Plat of **CONCORDIA LUTHERAN HIGH SCHOOL OF NORTH HARRIS COUNTY SOUTH CAMPUS**: Being a subdivision of 20.8633 acres out of the Jesse Pruitt Survey, A-629, in Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **CONCORDIA LUTHERAN HIGH SCHOOL OF NORTH HARRIS COUNTY SOUTH CAMPUS**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve **ZONING CASE P15-107**: Request by Ron Proctor, Jr., on behalf of Rock Materials, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7 acres of land, legally described as a tract of land containing seven (7) acres, out of the C.N. Pillot Survey, A-632, in the Country of Harris and State of Texas; and being out of that certain 16.34 acres conveyed to J.W. Fowler by Deed Recorded in Vol. 1042, Page 608 Deed records of said county, within the City of Tomball, Harris County, Texas, generally located on the south side of Theis Ln., west of Commercial Park Rd., from the Agricultural District to the Light Industrial District.

Harold Ellis, City Planner, presented the case and recommendation.

Ron Proctor Jr. of Rock Materials (2610 Spring Cypress Rd., Spring, TX 77388) spoke on behalf of the request.

Reed Vestal of TNRG (15120 Northwest Freeway, Houston, TX 77040) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Louis Smulders – Tomball Landowner (30 East Rivercrest Drive, Houston, TX 77042) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **ZONING CASE P15-107**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Byrd	<u>Absent</u>

Motion carried unanimously.

- 5.4 Consideration to Approve **ZONING CASE P15-108**: Request by Bill Hightower, on behalf of Hightower Investments, LTD., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10 acres of land, legally described as Tract 1, A 2.691 acre tract, H.C.C.F No. S551075; Tract 2, A 3.072 acre tract, H.C.C.R. No. S551078; Tract 3, A 2.684 acre tract, H.C.C.R. No. S551077; and, Tract 4, A 1.852 acre tract, H.C.C.R. No. S551076 located in the Jesse Pruitt Survey, A-629, City of Tomball, Harris County, Texas, generally located at the northwest corner of Cherry Street and Theis Ln., from the Agricultural District to the Commercial District.

Harold Ellis, City Planner, presented the case and recommendation.

Bill Hightower of Hightower Investments (19327 Chateau Ridge Ct., Tomball, TX 77375) spoke on behalf of the request.

Robert McGee (14207 Broadgreen Dr., Houston, TX 77079) spoke on behalf of the request.

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

Louis Smulders – Tomball Landowner (30 East Rivercrest Drive, Houston, TX 77042) spoke on the request.

Hearing no additional comments, the Public Hearing was closed at 6:41 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **ZONING CASE P15-108**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Byrd	<u>Absent</u>

Motion carried unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:46 p.m.

PASSED AND APPROVED this 9th day of November 2015.

Kim Chandler
Kim Chandler
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair