

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

MONDAY, MARCH 9, 2015



6:00 P.M.

1.0 The meeting was called to order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Torres
Commissioner Byrd
Commissioner Roquemore

Commissioner Anderson – Excused Absence

Others present:

Community Development Director – Craig Meyers
City Attorney – Loren Smith
City Engineer – Lori Lakatos
City Planner – Harold Ellis
Assistant City Planner – Rodney Schmidt
Community Development Coordinator – Amelia Vasquez

2.0 No Public Comments were received.

3.0 No Reports and Announcements were received.

4.0 Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 9, 2015.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve **CJ'S COUNTRY**: A replat of Lots 38, 39, 40 and 41 into New Lot 38 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 Maps Records of Harris County, Texas. Said Block 86 lying in the Ralph Hubbard Survey (A-383).

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to approve **CJ'S COUNTRY**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **NABORS PARKWAY**: Being 1.7950 Acres of Land in the Sam Lewis Survey, Abstract No. 1704, in the City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **NABORS PARKWAY**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **VALUE BANK MAIN STREET – TOMBALL**: A Subdivision of 0.6322 acres out of Lots 1, 2, 3, and 14, block 7 Main Street Addition, Volume 15, Page 43 HCMR Joseph House Survey, A-34 Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve **VALUE BANK MAIN STREET – TOMBALL**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **ZONING CASE P14-254**: Request by Jose Aguirre, on behalf of Tower Steel Services, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10 acres of land, legally described as Lots 335 & 336, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located east of South Persimmon Street and south of Lizzie Lane, from the Agricultural District to the Light Industrial District.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

Applicant Jose Aguirre spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:11 p.m.

Hearing no comments, the Public Hearing was closed at 6:11 p.m.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to

approve **ZONING CASE P14-254**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.5 Consideration to approve **ZONING CASE P15-009**: Request by TNRG Development LLC, on behalf of Frank P. Fontana, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.64 acres of land, legally described as Tracts 4H-1 and 4L-2, Abstract 632, C.N. Pillot Survey, within the City of Tomball, Harris County, Texas, generally located west of South Cherry Street, north of Holderrieth Road, from the General Retail District to the Commercial District.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

Taylor Schmidt of TNRG (15120 N.W. Freeway, Houston, TX 77040) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:19 p.m.

Hearing no comments, the Public Hearing was closed at 6:19 p.m.

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve **ZONING CASE P15-009**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Byrd	<u>Aye</u>
Commissioner Torres	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried; 3 votes Aye, 1 vote Nay.

- 5.6 Consideration to approve **ZONING CASE P15-020**: Request by the City of Tomball to amend Sections 50-2 (“Definitions”) and 50-82 (b) (“Use Charts”) of the Tomball Code of Ordinances, adding an additional land use and associated definition for Brewpubs/Microbreweries in the City of Tomball.

Rodney Schmidt, Assistant City Planner, presented the staff report and recommendation.

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

Hearing no comments, the Public Hearing was closed at 6:27 p.m.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **ZONING CASE P15-020**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:34 p.m.

PASSED AND APPROVED this 13th day of April 2015.

Amelia Vasquez
Amelia Vasquez
Commission Secretary

Barbara Tague
Barbara Tague
Commission Chair