

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

MONDAY, DECEMBER 8, 2014



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chair Tague at 6:03 p.m. Other members present were:

Commissioner Roquemore
Commissioner Torres
Commissioner Anderson
Commissioner Byrd

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 Harold Ellis, City Planner, announced a Planning & Zoning Commission survey to be redistributed to the Commissioners.

4.0 Motion was made by Commissioner Byrd, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 10, 2014.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve **PRELIMINARY PLAT OF R & R ESTATE**: Being a subdivision of 1.410 acre, located in the Joseph House Survey, A-34, Harris County, Texas and being that same tract as described under H.C.C.F No. F401537.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **PRELIMINARY PLAT OF R & R ESTATE**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **PINE COUNTRY OF TOMBALL, SECTION TWO, RESERVE "A" REPLAT**: A residential subdivision of 2.0000 acres located in the Chauncey Goodrich Survey A-311 City of Tomball, Harris County, Texas being a replat of Reserve "A" of Pine Country of Tomball ~ Section Two, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 628282 of the Map Records of Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve **PINE COUNTRY OF TOMBALL, SECTION TWO, RESERVE "A" REPLAT**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **MOH DALI DEVELOPMENT**: A subdivision of 5.7965 acres situated in the Jesse Pruitt Survey, A-629 being a replat of Lot 1, Block 1 of Hufsmith-2978 as recorded under Film Code No. 620122 Map Records of Harris County Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Byrd, second by Commissioner Torres, to approve **MOH DALI DEVELOPMENT**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **REPLAT: GUSMERI HOME**: A replat of Lots 37 and 38 into New Lot 37 in Block 90 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 90 lying in the Ralph Hubbard Survey (A-383).

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Roquemore, second by Commissioner Torres, to approve **REPLAT: GUSMERI HOME**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to approve **GATEWAY BUSINESS PARK**: A subdivision of 2.9894 acres Triangular-shaped tract of land situated in the Joseph House Survey, Abstract No. 20, Montgomery County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Anderson, to approve **GATEWAY BUSINESS PARK**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to approve **FINAL PLAT STANOLIND FIRE STATION**: A 2.2277 acre tract of land being out of a called 28.25 acre tract recorded under Harris County Clerk's File No. Y532630 in the Joseph Miller Survey, Abstract No. 50 City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to approve **FINAL PLAT STANOLIND FIRE STATION**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to approve **ZONING CASE P14-227**: Request by Nancy Gomez, on behalf of Nancy Gomez Revocable Living Trust, for a Conditional Use Permit to operate a gymnastics school which is classified in Chapter 50 (Zoning) of the Tomball Code of Ordinances as a "Dance/Drama/Music School." The property is approximately 2.46 acres, is legally described as Tract 42B, Tomball Outlots, is generally located between Ulrich Road and Rudolph Road, north of East Hufsmith Road, and is located in the Single-Family Estate Residential-20 District.

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

Applicant Nancy Gomez was available to answer any questions regarding the case.

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 to approve **ZONING CASE P14-227**, with

the condition the site is developed and operated in substantial compliance with the concept plan; second by Commissioner Roquemore. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.8 Consideration to approve **ZONING CASE P14-232**: Request by Pamela Castelain to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.13 acres of land, legally described as Tract 7D-3, Abstract 34, Joseph House Survey, within the City of Tomball, Harris County, Texas, generally located south of Baker Drive, west of State Highway 249, from the Multifamily Residential District to the Commercial District.

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

Applicant and Property Owner Pamela Castelain (7901 Valley View Dr., Huntsville, AL) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:40 p.m.

Hearing no comments, the Public Hearing was closed at 6:40 p.m.

Motion was made by Commissioner Roquemore to approve **ZONING CASE P14-232**, second by Commissioner Anderson. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.9 Consideration to approve **ZONING CASE P14-239**: Request by the City of Tomball to amend Section 50-82(b) ("Use Charts") of the Tomball Code of Ordinances.

Harold Ellis, City Planner, presented the staff report.

The Public Hearing was opened by Chair Tague at 6:44 p.m.

Hearing no comments, the Public Hearing was closed at 6:45 p.m.

Motion was made by Commissioner Torres to approve **ZONING CASE P14-239**, second by Commissioner Byrd. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

5.0 Motion was made by Commissioner Anderson, second by Commissioner Byrd to adjourn.

Motion carried unanimously.

Meeting adjourned at 6:51 p.m.

PASSED AND APPROVED this 12th day of January 2015.

Amelia Vasquez
Amelia Vasquez
P&Z Commission Secretary

Barbara Tague
Barbara Tague
Chairman