

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

**MONDAY, NOVEMBER 10, 2014**



**6:00 P.M.**

**1.0 Call to Order**

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

Commissioner Anderson  
Commissioner Byrd  
Commissioner Roquemore

Commissioner Torres – 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 Reports and Announcements**

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

**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 October 13, 2014.**

Motion carried unanimously.

**5.0 New Business:**

**5.1 Consideration to approve ZONING CASE P14-217:** Request by Russell Brown, on behalf of Joseph Family Limited Partnership, LTD, to amend the City's Zoning

Ordinance by rezoning approximately 2 acres of land, legally described as Reserve A, Block 1, Pine Country of Tomball Section 2 Replat, within the City of Tomball, Harris County, Texas, generally located north of F.M. 2920, west of Tomball Cemetery Road, from the Agricultural District to the Single-Family Residential-9 District.

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

Applicant Russell Brown (16020 Pine Country Blvd., Tomball, TX 77377) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:07 p.m.

J.C. Sawyer (15826 Pine Country Blvd., Tomball, TX 77377) had questions regarding the property and surrounding property.

Hearing no additional comments, the Public Hearing was closed at 6:12 p.m.

Motion was made by Commissioner Anderson to approve **ZONING CASE P14-217**, 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> |

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.2 Consideration to approve **PECK STATION PARTIAL REPLAT NO 1**; A Subdivision of 18.2541 Acres of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas Being a Partial Replat of Reserve "A" of Peck Station Film Code No. 666109 M.R.H.C. 3 Lots, 1 Block.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Anderson, second by Commissioner Byrd, to approve **PECK STATION PARTIAL REPLAT NO 1**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **HAUSMAN REPLAT**; A Subdivision of a 16.1043 Acre Tract, being a Replat of Lots 182, 186, 190 and 194 of Tomball Outlots Vol. 2, PG. 65 H.C.M.R.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Byrd, second by Commissioner Anderson, to approve **HAUSMAN REPLAT**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **REPLAT OF LOT 3 CHESTNUT BUSINESS PARK**; A Subdivision of A 1.7096 Acre Tract, Being a Replat of Lot 3, Block 1 of Chestnut Business Park F.C. #628085 H.C.M.R. and the remainder of a called 7.5 acre tract to Albers Properties, LP H.C.C.F. #20070501339 & 20110213233.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **REPLAT OF LOT 3 CHESTNUT BUSINESS PARK**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to approve **ZONING CASE P14-187**: Request by Mark Kirkland, on behalf of Maple Group, Ltd. and Kenneth Lee, to amend the City's Zoning Ordinance by rezoning approximately 27.16 acres of land, legally described as Tracts 2M & 4N, Abstract 632, C.V. Pillot and Reserve A, Block 1, Kenneth Lee; within the City of Tomball, Harris County, Texas; generally located north of Holderrieth Road, east of State Highway 249 Business; from the Commercial District to the Planned Development - 8 District to facilitate the construction of a multi-family and non-residential development.

Harold Ellis, City Planner, presented the staff report and recommendation.

Trent Connor (4931 Valkeith, Houston, TX 77096) of Greystar Development Group spoke on behalf of the request.

Thad Kudela (312 Highland, Houston, TX 77009) of Kudela & Weinheimer Landscape Architecture, spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:36 p.m.

Hearing no comments, the Public Hearing was closed at 6:36 p.m.

Motion was made by Commissioner Anderson to approve **ZONING CASE P14-187**, 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> |

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.6 Consideration to approve **ZONING CASE P14-218**: Request by the City of Tomball to amend the City's Zoning Ordinance by rezoning approximately 1.04 acres of land, legally described as Lot 9, Block 1, Liberty Springs, within the City of Tomball, Harris County, Texas, generally located south of Brown-Hufsmith Road, east of Liberty Lane, from the Planned Development-1 District to the Single-Family Estate Residential-20 District.

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

The Public Hearing was opened by Chair Tague at 6:41 p.m.

Property owner, John Perce (29614 Liberty Ln., Tomball, TX 77375) spoke in favor of the request.

Gretchen Fagan (1314 Pine Brook, Tomball, TX 77375) spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:43 p.m.

Motion was made by Commissioner Roquemore to approve **ZONING CASE P14-218**, 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> |

Motion carried; 4 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:44 p.m.

PASSED AND APPROVED this 8<sup>th</sup> day of December 2014.

Amelia Vasquez  
Amelia Vasquez  
Commission Secretary

Barbara Tague  
Barbara Tague  
Chairman