

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

MONDAY, OCTOBER 13, 2014



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chair Tague at 6:01 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 Reports and Announcements:

Craig Meyers, Community Development Director, introduced Harold Ellis as the new City Planner.

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 September 8, 2014.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve **REPLAT TENNIS VENTURE TRACT**; A replat of that certain 4.017 acre tract of land in the Ralph Hubbard Survey, Abstract No. 383, in

Harris County, Texas, out of and a part of Lot 64 of FIVE ACRE TRACTS~TOMBALL TOWNSITE, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, 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 **REPLAT TENNIS VENTURE TRACT**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **RESERVE AT SPRING LAKE SECTION TWO**; 41.26 Acres (1,797,375 Sq. Ft.) Being a Replat of Unrestricted Reserve "D" of Replat of the Final Plat Reserve at Spring Lake Section One located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641 Harris County, Texas City of Tomball, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to approve **RESERVE AT SPRING LAKE SECTION TWO**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **ZONING CASE P14-184**: Request by Clarus Hotels, Inc., on behalf of JTS Development, Ltd., for a Conditional Use Permit to operate a hotel/motel that is 59-feet, 3-inches in height. The property is approximately 2.2 acres, is legally described as Lot 2, Block 1, JTS Subdivision Final Plat, is generally located south of Medical Complex Drive, west of State Highway 249 Bypass, and is located in the General Retail District.

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

Vishal Mody (16618 Siminal Ridge Dr. Cypress, TX 77433) of Clarus Hotels, Inc., 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 Byrd to approve **ZONING CASE P14-184** with conditions as recommended by staff; second by Commissioner Torres. 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.

- 5.4 Consideration to approve **ZONING CASE P14-186**: Request by Jose Toriello, on behalf of Tennis Ventures, LLC, for a Conditional Use Permit to operate a tennis club which is classified in the Zoning Ordinance as a “Country Club (Private).” The property is approximately 4.02 acres, is legally described as Tract 64B-1, Tomball Outlots, is generally located north of East Hufsmith Road, west of Hospital Road, and is located in the Agricultural District.

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

Val Suico (43 Golden Orchard Place, Magnolia, TX 77354) of Tennis Ventures, LLC., spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:26 p.m.

Hearing no comments, the Public Hearing was closed at 6:26 p.m.

Motion was made by Commissioner Torres to approve **ZONING CASE P14-186** with conditions as recommended by staff; second by Commissioner Byrd. 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 6:31 p.m.

PASSED AND APPROVED this 10th day of November 2014.

Amelia Vasquez
Amelia Vasquez
Board Secretary

Barbara Tague
Barbara Tague
Chairman