

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

MONDAY, SEPTEMBER 8, 2014



6:00 P.M.

1.0 Call to Order

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

Commissioner Roquemore
Commissioner Byrd
Commissioner Anderson
Commissioner Torres

Others present:

Director of Community Development- Craig Meyers
City Engineer- Lori Lakatos
City Attorney- Loren Smith
Assistant City Planner- Rodney Schmidt
Community Development Coordinator- Amelia Vasquez

2.0 No Public Comments were received.

3.0 Craig Meyers, Community Development Director, introduced Amelia Vasquez as the new Community Development Coordinator and Commission Secretary.

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 August 11, 2014.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve **FINAL PLAT OF JTS SUBDIVISION**; A Subdivision of 6.4411 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 6.598 acres as described in deed recorded in Clerk's File Number S026292 of the Real Property Records of

Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Anderson, second by Commissioner Torres, to approve **FINAL PLAT OF JTS SUBDIVISION**.

Motion carried unanimously.

- 5.2 Consideration to approve **SPRING CREEK COUNTY HISTORICAL ASSOCIATION**; A Subdivision of 2.7064 acres of land out of the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas. Being a Replat of Lots 1,2 and 9-16, Block 48 and Lots 4-6 and the Southwesterly 20' of Lot 3, Block 102 of the revised map of Tomball Volume 4, Page 25 M.R.H.C. and Lots 7A and 8A of "Abbreviated Plat" 7A and 8A film code number 598155 M.R.H.C.

Lori Lakatos, City Engineer, presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Anderson to approve **SPRING CREEK COUNTY HISTORICAL ASSOCIATION**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **ZONING CASE P14-145**: Request by TNRG Development LLC, on behalf of Frank P. Fontana, to amend the City's Zoning Ordinance by rezoning approximately 20.64 acres of land, legally described as Tracts 4H-1 and 4L-2, Abstract 632, C.N. Pillot, 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 Light Industrial District.

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

John Sellers of TNRG (15120 NW Freeway Suite 190, Houston, TX 77040) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

Frank Fontana (14807 Carson Bend, Cypress, TX 77429), owner of the property, spoke in favor of Zoning Case P14-145.

Hearing no additional comments, the Public Hearing was closed at 6:25 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Byrd to approve **ZONING CASE P14-145**. Vote was as follows:

Chairman Tague	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Byrd	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Torres	<u>Nay</u>

Motion failed; 0 votes Aye, 5 votes Nay.

- 5.4 Consideration to approve **ZONING CASE P14-153**: Request by Southern Knights Inc. to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 4.31 acres of land, legally described as Tract 2, Howe Tract, within the City of Tomball, Harris County, Texas, generally located between Michel Road and Theis Lane, west of Johnson Road, from High Density Residential to Employment/Office.

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

Applicant Elizabeth Howe (17514 Hidden Forest Circle, Spring, TX 77379) spoke on behalf of the request.

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

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

Motion was made by Commissioner Anderson, second by Commissioner Byrd to approve **ZONING CASE P14-153**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.5 Consideration to approve **ZONING CASE P14-154**: Request by Southern Knights Inc. to amend the City's Zoning Ordinance by rezoning approximately 4.31 acres of land, legally described as Tract 2, Howe Tract, within the City of Tomball, Harris County, Texas, generally located between Michel Road and Theis Lane, west of

Johnson Road, from the Duplex District to the Commercial District.

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

Applicant Elizabeth Howe (17514 Hidden Forest Circle, Spring, TX 77379) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Hearing no comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Commissioner Torres, second by Commissioner Roquemore to approve **ZONING CASE P14-154**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.6 Consideration to approve **ZONING CASE P14-159**: Request by the City of Tomball to amend Section 38.2 (“Use Charts”) of the City’s Zoning Ordinance to allow “Dance/Drama/Music Schools (Performing Arts, Martial Arts)” with a Conditional Use Permit in the Agricultural, Single-Family Estate Residential-20, Single-Family Residential-9, Single-Family Residential-6, Duplex, Multi-Family, and Manufactured Home Park Districts.

Rodney Schmidt, Assistant City Planner presented the staff report.

The Public Hearing was opened by Chair Tague at 6:55 p.m.

Hearing no comments, the Public Hearing was closed at 6:55 p.m.

Motion was made by Commissioner Torres, second by Commissioner Anderson to approve **ZONING CASE P14-159**. Vote was as follows:

Chairman Tague	<u>Nay</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Byrd	<u>Aye</u>

Commissioner Anderson	<u>Aye</u>
Commissioner Torres	<u>Aye</u>

Motion carried; 4 votes Aye, 1 vote Nay.

6.0 Adjournment

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

Motion carried unanimously.

Meeting adjourned at 7:03 p.m.

PASSED AND APPROVED this 13th day of October 2014.

Amelia Vasquez
Amelia Vasquez
Commission Secretary

Barbara Tague
Barbara Tague
Chairman