

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

MONDAY, APRIL 14, 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 Torres
Commissioner Anderson
Commissioner Beauvais

Commissioner Roquemore – Excused Absence

Others present:

Director of Community Development – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
Assistant City Planner – Rodney Schmidt
Senior Administrative Assistant – Brandy Harbolt
Fire Marshal – Doug Sanguedolce
Building Official – David Allen
Building Inspector – Robert Pemberton
City Attorney – Loren Smith
City Intern – Rachel Lazo

2.0 No Public Comments were received.

3.0 Reports and Announcements:

City Engineer, Lori Lakatos announced the upcoming Capital Improvements Plan Advisory Committee Meetings of May and June 2014.

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

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **MATTHEWS ADDITION PRELIMINARY PLAT**; Being a Subdivision of 61.77377 acres of land situated in the Joseph House Survey, Abstract No. 34 in Harris County, Texas, and Abstract No. 20 in Montgomery County, Texas.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Beauvais, second by Commissioner Torres, to approve **MATTHEWS ADDITION PRELIMINARY PLAT**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **1603 HICKS SUBDIVISION**; Being a Subdivision of 2.6409 acres of land situated in the Joseph House Survey, Abstract Number 34 of Harris County, Texas, and being a Replat of Lot 3 of Amending Plat of 249 at Hufsmith Subdivision; a Subdivision according to the map or plat thereof recorded in Clerk's File Number 509116, of the Map Records of Harris County, Texas, and being the same land as described in deed recorded under Clerk's File Number Y068948, of the Real Property Records of Harris County, Texas.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Anderson, to approve **1603 HICKS SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to approve **BRANIFF PLACE**; Being a Replat of Lots 32 and 33 of Revised Map of Tomball, City of Tomball, Recorded Under Vol. 4, Pg. 25 of the Map Records of Harris County, Texas, located in the William Hurd Survey, Abstract No. 371, Harris County, Texas.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Torres, second by Commissioner Beauvais, to approve **BRANIFF PLACE**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **DEWEYCASA PRELIMINARY PLAT**; Being a Subdivision of 0.731 acre, located in the Joseph House Survey, A-34, Harris County, Texas containing 0.731 acre.

Lori Lakatos, City Engineer presented comments and recommendations.

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

approve **DEWEYCASA PRELIMINARY PLAT**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to approve **PECK STATION FINAL PLAT**; A Subdivision of 34.4945 acres of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas; Being a Partial Replat of Lots 296, 297, 298, 302, 303, 308, 309, 310, & 311 of Tomball Townsite, Volume 2, Page 65 M.R.H.C.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Beauvais, second by Commissioner Torres, to approve **PECK STATION FINAL PLAT**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to approve **RESERVE AT TOMBALL PARTIAL REPLAT NO. 1**; A 47.650 acre tract of land being a Partial Replat of Reserve at Tomball as recorded under Film Code No. 640133; H.C.M.R.; Being out of called 55.6484 acre tract recorded under Harris County Clerk's File No. 20100211861, and a called 4 acre tract recorded under H.C.C.F. No. Z177722 in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Anderson, second by Commissioner Torres, to approve **RESERVE AT TOMBALL PARTIAL REPLAT NO. 1**, with contingencies.

Motion carried unanimously.

- 5.7 Consideration to approve **STANOLIND FIRE STATION PRELIMINARY PLAT**; A 27.7034 acre tract of land being out of 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 recommendation.

Motion was made by Commissioner Torres, second by Commissioner Anderson, to approve **STANOLIND FIRE STATION PRELIMINARY PLAT**.

Motion carried unanimously.

- 5.8 Consideration to approve **STANOLIND FIRE STATION FINAL PLAT**; A 27.7034 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 Beauvais, second by Commissioner Anderson, to approve **STANOLIND FIRE STATION FINAL PLAT**, with contingencies.

Motion carried unanimously.

- 5.9 Consideration to approve **ZONING CASE P14-028:** Request by Stutts Cox Builders, Inc., on behalf of Ronald and Amy Haffner, for a Conditional Use Permit to operate an accountant's office with one residential sleeping quarter. The property is approximately 0.68 acres, is legally described as Lot 2, Block 2, Brown-Hufsmith Commercial, is generally located south of Brown-Hufsmith Road between State Highway 249 and Quinn Road, and is located in the Office District.

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Alan Cox spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Torres with approve **ZONING CASE P14-028** with two (2) conditions as recommended by staff; second by Commissioner Anderson. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.10 Consideration to approve **ZONING CASE P14-040:** Request by 2978 Panormus, LP to amend the City's Zoning Ordinance by rezoning approximately 34.4945 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas, said 34.4945 acres being comprised of Harris County Appraisal District Tracts 12 and 11M-4, all of Lots 296, 297 and 302 and a portion of Lots 298, 303, 308, 309, 310 and 311 of Tomball Townsite, a subdivision as shown on map or plat recorded under Volume 2, Page 65 of the Harris County Map Records; generally located northerly of FM 2920 between Snook Lane and FM 2978, from the Commercial and Single-Family Residential-9 Districts to the Planned Development - 6 District to facilitate a mixed use development.

The Public Hearing was opened by Chair Tague at 6:22 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jerry Hayley and Damon Palermo spoke on behalf of the request.

Kelly Violette of 29201 Quinn Rd. spoke in favor of the request.

Keith Jennings of 25614 Bridle Creek spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:56 p.m.

Motion was made by Commissioner Torres; second by Commissioner Anderson to approve **ZONING CASE P14-040**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

5.11 Presentation of proposed updates to the Building Codes.

Director of Community Development, Craig Meyers provided a presentation regarding the proposed updates to the Building Code.

5.12 Discussion and Action regarding a recommendation of approval to the proposed updates to the Building Codes.

Motion was made by Commissioner Torres; second by Commissioner Anderson to approve the proposed updates to the Building Code. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

6.0 Motion was made by Commissioner Anderson, second by Commissioner Torres, to adjourn.

Motion carried unanimously.

Meeting adjourned at 7:24 p.m.

PASSED AND APPROVED this 12th day of May 2014.

Brandy Harbolt
Brandy Harbolt
Senior Administrative Assistant

Barbara Tague
Barbara Tague
Chairman