

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

MONDAY, DECEMBER 9, 2013



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 Roquemore
Commissioner Beauvais

Others present:

Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
Assistant City Planner – Rodney Schmidt
City Attorney – Loren Smith
Senior Administrative Assistant – Brandy Pate

2.0 No Public Comments were received.

3.0 Lori Lakatos, City Engineer announced Commissioner Walicki's resignation.

4.0 Motion was made by Commissioner Beauvais to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 2013; second by Commissioner Roquemore.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve STONE BAER SUBDIVISION; Being a subdivision of a 0.3214 acre, 0.3214 acre and 0.1607 acre of land situated in the Joseph House Survey, Abstract Number 34 of Harris County, Texas, and being a Replat of Lots 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41 in Block 46 of Revised Map of Tomball, a subdivision according to the map or plat thereof recorded in Volume 4, Page 25 of the map Records of Harris County, Texas, and being the same land as described in deed recorded under Clerk's File Number 20130496699 of the Real Property Records of**

Harris County Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Torres; second by Commissioner Roquemore to approve with contingencies, **STONE BAER SUBDIVISION** Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.2 Consideration to approve **BREAUX MACHINE WORKS NORTH**; A subdivision of 4.7261 Acres composed of Lot 1, Block 1, 4.3402 Acres comprised of Lots 1, 2, and 3, Block 3 of Hirschfield Farms, Section 1, an Unrecorded Subdivision, 0.1246 Acres being the residue of a called 2.8805 Acre Tract (Tract Two) as recorded in H.C.C.F. No. J904080 and 1.5918 Acres being the residue of a called 3.5864 Acre Tract as recorded in H.C.C.F. Film Code No. 119-48-0065 and Unrestricted Reserve A 0.3859 Acres; being the westerly residue of a 0.7411 Acre Tract as recorded in H.C.C.F. No R013662 located in the John M. Hooper Survey, A-375 City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Roquemore; second by Commissioner Torres to approve; with contingencies, **BREAUX MACHINE WORKS NORTH**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.3 Consideration to approve **REPLAT OF MCCOY'S BUILDING SUPPLY - TOMBALL**; All of that certain Tract of land being 8.5395 Acres; being comprised of a 4.9671 Acre easterly residual Tract of land hereby known as Block 1, Lot 1, and a 3.5724 Acre westerly residual Tract of land hereby known as Block 2, Lot 1; said parcels being out of and a part of a called 10.702 Acre Tract known as Block 1, Restricted Reserve A of McCoy's Building Supply – Tomball as recorded in Film No. 368124, Harris County Map Records, Harris County, Texas and being more

particularly described by metes and bounds.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Beauvais; second by Commissioner Roquemore to approve; with contingencies, **REPLAT OF MCCOY'S BUILDING SUPPLY - TOMBALL**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.4 Consideration to approve **COMPREHENSIVE PLAN CASE P13-181**: Request by Jeff Presnal, on behalf of 2978 Industrial Properties, LLC and KTC Holding, LLC, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 25.70 acres of land, legally described as Lot 1, Lot 2, Lot 3, Reserve A, and Reserve C, Block 1, Tomball South Commercial, within the City of Tomball, Harris County, Texas, generally located west of Hufsmith-Kohrville Road, north of Spell Road, from Rural Residential and Business/Industrial to Business/Industrial.

The Public Hearing was opened by Chair Tague at 6:08 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jeff Presnal spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Torres; second by Commissioner Roquemore to approve **COMPREHENSIVE PLAN CASE P13-181**. Vote was as follows:

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

Motion carried; 4 votes Aye, 0 votes Nay.

- 5.5 Consideration to approve **ZONING CASE P13-182**: Request by Jeff Presnal, on behalf of 2978 Industrial Properties, LLC and KTC Holding, LLC, to amend the City's Zoning Ordinance by rezoning approximately 18.77 acres of land, legally

described as Lot 1, Lot 3, Reserve A, and Reserve C, Block 1, Tomball South Commercial within the City of Tomball, Harris County, Texas, generally located west of Hufsmith-Kohrville Road, north of Spell Road, from the Agricultural District to the Light Industrial District.

The Public Hearing was opened by Chair Tague at 6:24 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jeff Presnal spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:29 p.m.

Motion was made by Commissioner Torres; second by Commissioner Beauvais to approve **ZONING CASE P13-182**.

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

Motion carried; 4 votes Aye, 0 votes Nay.

6.0 Motion was made by Commissioner Beauvais to adjourn; second by Commissioner Roquemore.

Motion carried unanimously.

Meeting adjourned at 6:31 p.m.

PASSED AND APPROVED this 13th day of January 2014.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Barbara Tague
Barbara Tague
Chairman