

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

MONDAY, NOVEMBER 11, 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 Walicki
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 No Reports or Announcements were received.

4.0 Motion was made by Commissioner Beauvais to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 14, 2013; second by Commissioner Walicki.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve TOMBALL SOUTH COMMERCIAL NO. 2; Being a subdivision of a 14.8086 acre tract of land situated in the Elizabeth Smith Survey, Abstract Number 70, of Harris County, Texas, out of and a part of a tract described in deed recorded in Clerk's File Number 20070269548 of the Real Property Records of Harris County, Texas; said 14.8086 acre subdivision being a Replat of all of Lot 1 and Restricted Reserve C, both in Block One of Tomball South Commercial, a**

subdivision according to the map or plat thereof recorded in Volume 632, Page 199 of the Map Records of Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Roquemore; second by Commissioner Beauvais to approve with contingencies, **TOMBALL SOUTH COMMERCIAL NO. 2**. Vote was as follows:

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

Motion carried; 4 votes Aye, 1 vote Nay.

- 5.2 Consideration to approve **PRELIMINARY PLAT TUCKER MEADOWS**; A subdivision of 4.6756 acre tract, being comprised of 4.3285 acre tract and 0.5000 acre tract situated in Chauncey Goodrich Survey, Abstract 311, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Roquemore; second by Commissioner Walicki to approve **PRELIMINARY PLAT TUCKER MEADOWS**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.3 Consideration to approve **FINAL PLAT TUCKER MEADOWS**; A subdivision of 4.6756 acre tract, being comprised of 4.3285 acre tract and 0.5000 acre tract situated in Chauncey Goodrich Survey, Abstract 311, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Walicki; second by Commissioner Roquemore to approve **FINAL PLAT TUCKER MEADOWS**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.4 Consideration to approve **RALEIGH CREEK SECTION ONE PARTIAL REPLAT NUMBER ONE**; A subdivision of 0.2519 acres, being a Replat of Lot 6, Block 6 of Raleigh Creek Section One, as recorded in Film Code No. 656125 H.C.M.R., and situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Torres; second by Commissioner Beauvais to approve with contingencies; **RALEIGH CREEK SECTION ONE PARTIAL REPLAT NUMBER ONE**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.5 Consideration to approve **RALEIGH CREEK SECTION ONE REPLAT PARTIAL REPLAT NUMBER TWO**; A subdivision of 1.2774 acres, being a Replat of Reserve "A", Block 2 and Reserve "B", Block 1, of Raleigh Creek Section One, as recorded in Film Code No. 656125 H.C.M.R., and situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Torres; second by Commissioner Walicki to approve with contingencies; **RALEIGH CREEK SECTION ONE PARTIAL REPLAT NUMBER TWO**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.6 Consideration to approve **RALEIGH CREEK SECTION TWO**; A subdivision of 26.1150 acres, being a Replat of Reserve "J" and Reserve "I" of Raleigh Creek Section One, as recorded in Film Code No. 656125 H.C.M.R., and situated in the Joseph Miller Survey, Abstract Number 50, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Motion was made by Commissioner Roquemore; second by Commissioner Torres to approve with contingencies; **RALEIGH CREEK SECTION ONE PARTIAL REPLAT NUMBER TWO**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.7 Consideration to approve **ZONING CASE P13-157**: Request by Jackie Moon, on behalf of Breaux Properties, LTD, to amend the City's Zoning Ordinance by rezoning approximately 8.55 acres of land, legally described as Lot 1, Block 3, Hirschfield Farms (Unrecorded); Lot 2, Block 3, Hirschfield Farms (Unrecorded); Lot 3, Block 3, Hirschfield Farms (Unrecorded); 0.1246 acres being a residue of a called 2.8805 acre tract as described in Harris County Clerk's File Number J-904080; 1.5918 acres being a residue of a called 3.5864 acre tract as described in Film Code Number 119-48-0065, Harris County Clerk's File; Lot 1, Block 1, Hirschfield Farms (Unrecorded); Lot 5, Block 1, Final Plat of Parkway Oasis; and being a portion of Lot 1, Block 1, Final Plat of Parkway Oasis Replat No. 1, according to the map or plat recorded in Film Code No. 635087 of the Harris County Map Records, as recorded under Harris County Clerk's File No. 20070358349; within the City of Tomball, Harris County, Texas, generally located northerly and southerly of Hirschfield Road, between State Highway 249 and State Highway 249 Expressway, from the General Retail and Agricultural Districts to the Planned Development - 5 District to facilitate the expansion of Breaux Machine Works.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jackie Moon and Engineer, David Broussard spoke on behalf of the request.

Hearing no additional comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Torres; second by Commissioner Walicki to approve **ZONING CASE P13-157**. Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.8 Consideration to approve **ZONING CASE P13-158**: Request by Stutt Cox Builders, Inc., on behalf of Ronald and Amy Haffner, to amend the City's Zoning Ordinance by rezoning approximately .68 acres of land, legally described as Lot 2, Block 2, Brown-Hufsmith Commercial within the City of Tomball, Harris County, Texas, generally located southerly of Brown-Hufsmith Road between State Highway 249 and Quinn Road, from the Planned Development - 1 District to the Office District.

The Public Hearing was opened by Chair Tague at 6:25 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Allan Cox spoke on behalf of the request.

John Purse, resident of 29614 Liberty Lane requested clarification regarding buffering requirements for the property.

Hearing no additional comments, the Public Hearing was closed at 6:37 p.m.

Motion was made by Commissioner Roquemore; second by Commissioner Torres to approve **ZONING CASE P13-158**.

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.9 Consideration to approve **ZONING CASE P13-161**: Request by the City of Tomball to amend Section 38.2 (“Use Charts”) of the City’s Zoning Ordinance by allowing a “Residential Use” with a Conditional Use Permit in the Office District.

The Public Hearing was opened by Chair Tague at 6:44 p.m.

Rebeca Guerra, City Planner presented the staff report.

Hearing no comments, the Public Hearing was closed at 6:46 p.m.

Motion was made by Commissioner Walicki; second by Commissioner Roquemore to approve **ZONING CASE P13-161**.

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

Motion carried; 5 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:50 p.m.

PASSED AND APPROVED this 9th day of December 2013.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Barbara Tague
Barbara Tague
Chairman