

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

MONDAY, OCTOBER 14, 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 Community Development Director, Craig Meyers provided information regarding the Texas Coastal Citizen Planner Program: October 9 – December 18, 2013; Courtyard Marriott NASA / Clear Lake, Nassau Bay, Texas.

4.0 Motion was made by Commissioner Beauvais to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 2013; second by Commissioner Walicki.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve six month plat extension request by David Broussard on behalf of Breaux Machine Works for the BREAUX MACHINE WORKS FINAL PLAT.

Motion was made by Commissioner Roquemore; second by Commissioner Beauvais to approve six month plat extension for the **BREAUX MACHINE WORKS FINAL PLAT**. 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.

- 5.2 Consideration to approve **ZONING CASE P13-143**: Request by the City of Tomball to amend Section 38.2 (“Use Charts”) of the City’s Zoning Ordinance (Ordinance No. 2008-01) by creating a new land use called “Fortune Telling and Similar Activities,” permitting it only with a Conditional Use Permit in the Light Industrial District, and assigning it a parking requirement of one parking space per three hundred (300) square feet of building area; and amending Section 45.2 (“Definitions”) by creating a definition for “Fortune Telling and Similar Activities.”

The Public Hearing was opened by Chair Tague at 6:04 p.m.

Rebeca Guerra, City Planner presented the staff report.

Nancy Cullen of 403 Peach Street spoke in opposition.

The Public Hearing was closed at 6:07 p.m.

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

Jodi Breaux of 23025 Jane Road spoke in opposition.

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

Motion was made by Commissioner Beauvais; second by Commissioner Roquemore to approve **ZONING CASE P13-143**. Vote was as follows:

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

Motion FAILED; 2 votes Aye, 3 votes Nay.

- 5.3 Consideration to approve **ZONING CASE P13-148**: Request by the City of Tomball to amend Section 34.4 (“Area Regulations for Residential Uses”) of the City’s Zoning Ordinance (Ordinance No. 2008-01) by creating non-conforming lot regulations for lots within that portion of the Old Town Area bounded by Fannin Street, Houston Street, the railroad tracks, and Pine Street, and including the lots that front on Fannin Street and Houston Street adjacent to such portion.

The Public Hearing was opened by Chair Tague at 6:19 p.m.

Rebeca Guerra, City Planner presented the staff report.

Hearing no comments, the Public Hearing was closed at 6:21 p.m.

Motion was made by Commissioner Beauvais; second by Commissioner Walicki to approve **ZONING CASE P13-148**.

After Commission discussion, Motion was made by Chair Tague; second by Commissioner Beauvais to TABLE **ZONING CASE P13-148** until the regular Planning and Zoning Meeting of January 2014. Vote was as follows:

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

Motion carried; 3 votes Aye, 2 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:44 p.m.

PASSED AND APPROVED this 11th day of November 2013.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Barbara Tague
Barbara Tague
Chairman