

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

MONDAY, MAY 13, 2013



6:00 P.M.

1.0 Call to Order

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

Commissioner Tague
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 Reports or Announcements were received.

Lori Lakatos, City Engineer announced the upcoming meeting of the Capital Improvement Plan Advisory Committee Meeting scheduled for June 10, 2013.

Rebeca Guerra, City Planner announced a reminder of the Zoning Ordinance Update and solicitation of comments from the Commission at the scheduled meeting of June 10, 2013.

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 8, 2013; second by Commissioner Beauvais.

Motion carried unanimously.

5.0 New Business:

5.1 Receipt of Minor Plat; REPLAT OF PINE COUNTRY OF TOMBALL SECTION 2, PARTIAL REPLAT: A subdivision of 0.6881 acre tract of land out of the Chauncey Goodrich Survey A-311, City of Tomball, Harris County, Texas,

and also being a Replat of Lots 39 and 40, Block 1 of Replat of Pine Country of Tomball, Section 2; a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 628282 of the Map Records of Harris County, Texas.

Lori Lakatos, City Engineer presented for informational purposes only.

- 5.2 Consideration to approve **PARKWAY OASIS REPLAT NO. 2**: A subdivision of a 7.8613 acre tract of land being all of Lot 5, Block 1, Parkway Oasis (Film Code No. 622219; H.C.M.R.) and all of Lot 1 and Lot 6, Block 1, Parkway Oasis Partial Replat No. 1 (Film Code No. 635087; H.C.M.R.) in the William Hurd Survey, Abstract No. 375, City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Commissioner Torres made a motion to approve **PARKWAY OASIS REPLAT NO. 2**; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.3 Consideration to approve **BREAUX MACHINE WORKS**: A subdivision of 4.3402 acres being comprised of Lots 1, 2, and 3, Block 3 of Hirschfield Farms an unrecorded subdivision and 0.1246 acre residue of a call 2.8805 acre tract as recorded in H.C.C.F. No. J-904080 and 1.5918 acres residue of a call 3.5864 acre tract as recorded in Film Code 119-48-0065, H.C.C.F. located in the John M. Hooper survey, A-375 City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Commissioner Torres made a motion to approve **BREAUX MACHINE WORKS**, with contingencies; second by Commissioner Beauvais.

Motion carried unanimously.

- 5.4 Consideration to approve **GRASSI ACRES PRELIMINARY PLAT**: Being a subdivision of 3.0822 acres of land situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, and being all of a called 3.082 acres as described in deed recorded in Clerk's File Number 20120042624, of Real Property Records of Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **GRASSI ACRES PRELIMINARY PLAT**; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.5 Consideration to approve **GRASSI ACRES FINAL PLAT**: Being a subdivision of 3.0822 acres of land situated in the Ralph Hubbard Survey, Abstract number 383, of Harris County, Texas, and being all of a called 3.082 acres as described in deed recorded in Clerk's File Number 20120042624, of the Real Property Records of Harris County, Texas.

Lori Lakatos, City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **GRASSI ACRES FINAL PLAT**; second by Commissioner Torres.

Motion carried unanimously.

- 5.6 Consideration to approve **ZONING CASE P13-045**: Request by Kyle Phenix, on behalf of LAR Properties, LC, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 10.95 acres of land, legally described as Reserve E, Block 1, Leslie's Park, within the City of Tomball, Harris County, Texas, generally located northerly of Brown Road, easterly of Quinn Road, from the Single-Family Residential-9 District to the Planned Development - 4 District to facilitate a single-family subdivision.

The Public Hearing was opened by Chairman Wallace at 6:10 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Kyle Phenix spoke on behalf of the request.

Resident, Lee Murr inquired about utility availability and capacity to serve the proposed site. No objection or support documented.

Hearing no additional comments, the Public Hearing was closed at 6:17 p.m.

Commissioner Tague made a motion to approve the request for **ZONING CASE P13-045**; second by Commissioner Roquemore.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 5-0.

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

Motion carried unanimously.

Meeting adjourned at 6:21 p.m.

PASSED AND APPROVED this 10th day of June 2013.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Barbara Tague
Barbara Tague
Chairman