

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

MONDAY, OCTOBER 8, 2012



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 Chervenak
Commissioner Roquemore

Commissioner Beauvais - Absent

Others present:

City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
Assistant City Planner – Rodney Schmidt
Engineering & Planning Senior Administrative Assistant – Brandy Pate
City Attorney – Loren Smith

2.0 No public comments were received

3.0 No reports or announcements were heard.

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 10, 2012; second by Commissioner Roquemore.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve ABBREVIATED PLAT PATEL PLAZA:** Being a Subdivision of 0.3214 Acre, being comprised of Lots 1 and 2 in Block 41 of Tomball Townsite; situated in the William Hurd Survey, Abstract No. 371 according to the Map or Plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **ABBREVIATED PLAT PATEL PLAZA** with contingencies; second by Commissioner Chervenak.

Motion carried unanimously.

- 5.2 Consideration to approve **GRAND THREE FINAL PLAT**: Being a Subdivision of 0.4686 Acre of land situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land called 0.4689 Acre as described in deed recorded in Clerk's File Number K893680 of the Real Property Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **GRAND THREE FINAL PLAT** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.3 Consideration to approve **PRELIMINARY PLAT OF VALLEY TREE SUBDIVISION**: A 16.9782 Acre Tract of land situated in the John S. Smith Survey, Abstract No. 730, in Harris County, Texas, being out of a certain 21.9206 Acre Tract being part of a 52.0 Acre Tract described in Volume 1720, Page 43 of the Harris County Deed Records, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **PRELIMINARY PLAT VALLEY TREE SUBDIVISION** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.4 Consideration to approve **DAKOTA PINES**: A Subdivision of 5.0005 Acres of land situated in the John S. Smith Survey, Abstract No. 730, Harris County, Texas; Being a Replat of a portion of a Tract of land containing a called 21.922 Acres, Being a portion of a Tract of land containing called 52 Acres as described in Deed to Park Place Assembly of God Church under Clerk's File No. E330792 of the Real Property Records of Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **DAKOTA PINES** with

contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.5 Consideration to approve **ZONING CASE P12-483**: Request by Tomball & Magnolia Properties, LLC to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 1.01 acres of land, legally described as Lot 1, Block 1, Northwest Houston Heart Center within the City of Tomball, Harris County, Texas, generally located northerly of Alma Street, between Holderrieth Boulevard and Lawrence Avenue, from the Single-Family Residential-6 District to the Commercial District.

The Public Hearing was opened by Chairman Wallace at 6:06 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Ahmad Aslam spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:14 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-483**; second by Commissioner Tague.

After discussion, Commissioner Chervenak amended her motion to recommend the Zoning Classification of Old Town / Mixed Use (OT/MU) District instead of Commercial; second by Commissioner Tague.

Vote was as follows:

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

Motion carried, 3-1.

- 5.5 Consideration to approve **ZONING CASE P12-484**: Request by Tomball & Magnolia Properties, LLC to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 0.32 acres of land, legally described as Lots 11 and 12, Block 6, Main Street-Tomball within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Barbara Street and Lawrence Avenue, from the Single-Family Residential-6 District to the Commercial District.

The Public Hearing was opened by Chairman Wallace at 6:28 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Ahmad Aslam spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:37 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-468** with the recommended Zoning Classification of Old Town / Mixed Use District; second by Commissioner Tague.

Vote was as follows:

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

Motion failed, 2 votes Aye – 2 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:46 p.m.

PASSED AND APPROVED this 12th day of November 2012.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Lori Wallace
Lori Wallace
Chairman