

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

MONDAY, SEPTEMBER 10, 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 Beauvais
Commissioner Chervenak
Commissioner Roquemore

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 following meetings:

- Regular Planning and Zoning Commission Meeting of August 13, 2012
- Special Joint City Council and Planning & Zoning Commission Meeting of September 4, 2012;

Second by Commissioner Beauvais.

Motion carried unanimously.

5.0 New Business:

- 5.1 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. 378 and in the John Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Chervenak made a motion to approve **PARKWAY OASIS REPLAT NO. 2** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 5.2 Consideration to approve **POINT SOUTH BUSINESS PARK FINAL PLAT:** Being a Subdivision of 3.9078 Acres of Land out of the Claude M. Pillot Survey, Abstract No. 632, in the City of Tomball, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **POINT SOUTH BUSINESS PARK FINAL PLAT** with contingencies; second by Commissioner Roquemore.

Motion carried unanimously.

- 5.3 Consideration to approve **PRELIMINARY PLAT GATEWAY BUSINESS PARK:** A Subdivision of 2.9894 Acres of Land, located in Montgomery County, Texas, Situated in the Joseph House Survey, Abstract 20, and being a part of a 4.9981 Acre Tract of Land described in the Deed recorded under County Clerk's File number 8527933, Film Code 349-01-042D of the Montgomery County Official Public Records of Real Property.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **PRELIMINARY PLAT GATEWAY BUSINESS PARK** with contingencies; second by Commissioner Beauvais.

Motion carried unanimously.

- 5.4 Consideration to approve **ZONING CASE P12-459:** Request by Craig and Sindija Schneider to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 4.24 acres of land, legally described as Tract 1 R/S 10, Abstract 730, J.S. Smith Survey, within the City of Tomball, Harris County, Texas, generally located northerly of East Hufsmith Road, easterly of Snook Lane, from the Single-Family Estate Residential-20 District to the Agricultural District.

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

Rebeca Guerra, City Planner presented the staff report.

Applicant, Craig Schneider spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:12 p.m.

Commissioner Roquemore made a motion to approve the request for **ZONING CASE P12-459**; second by Commissioner Chervenak.

Vote was as follows:

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

Motion carried, 4-1.

- 5.5 Consideration to approve **ZONING CASE P12-468**: Request by Jeff Presnal, on behalf of 2978 Industrial Properties LLC, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 6.93 acres of land, legally described as Lot 2, Block 1, Tomball South Commercial within the City of Tomball, Harris County, Texas, generally located northerly of Spell Road, westerly of Hufsmith-Kohrville Road, from the Agricultural District to the Light Industrial District.

The Public Hearing was opened by Chairman Wallace at 6:19 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jeff Presnal spoke on behalf of the request.

Kelly Violette, Executive Director of the Tomball EDC spoke in support of the request.

Hearing no additional comments, the Public Hearing was closed at 6:31 p.m.

Commissioner Tague made a motion to approve the request for **ZONING CASE P12-468**; second by Commissioner Roquemore.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Nay</u>

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

Motion carried, 4-1.

- 5.6 Consideration to approve **ZONING CASE P12-469**: Request by Jeff Presnal, on behalf of 2978 Industrial Properties LLC, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 17.63 acres of land, legally described as Tract 4B, Abstract 70, Elizabeth Smith Survey, Tract R20-A, Abstract 632, C.M. Pillot Survey, Lot 384, Tomball Outlots, and Tract 385A, Tomball Outlots within the City of Tomball, Harris County, Texas, generally located northerly of Holderrieth Road, westerly of Hufsmith-Kohrville Road, from the Agricultural District, Single-Family Estate Residential-20, and Light Industrial Districts to the Light Industrial District.

The Public Hearing was opened by Chairman Wallace at 6:34 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jeff Presnal spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:48 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-469**; second by Commissioner Tague.

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.

- 5.7 Consideration to approve **ZONING CASE P12-481**: Request by Jeff Presnal, on behalf of 2978 Industrial Properties LLC, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 5.61 acres of land, legally described as Lot 4, Block 1, Tomball South Commercial within the City of Tomball, Harris County, Texas, generally located northerly of Spell Road, westerly of Hufsmith-Kohrville Road, from the Agricultural District to the Light Industrial District.

The Public Hearing was opened by Chairman Wallace at 6:49 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Jeff Presnal spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:48 p.m.

Commissioner Tague made a motion to approve the request for **ZONING CASE P12-481**; 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 Tague to adjourn; second by Commissioner Chervenak.

Motion carried unanimously.

Meeting adjourned at 6:53 p.m.

PASSED AND APPROVED this 8th day of October 2012.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Lori Wallace
Lori Wallace
Chairman