

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

MONDAY, JULY 9, 2012



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Wallace at 6:07 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 Regular Planning and Zoning Commission Meeting of June 11, 2012; second by Commissioner Beauvais.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve STANFIELD ESTATES SUBDIVISION REPLAT:**
Being a Replat of Lots 24, 25, 26, 27, 28, 29, 30, 31 and 32 of Block 41, of Tomball Townsite Subdivision, Recorded under Volume 4, Page 25 of Map Records of Harris County, Texas, Situated in the J. Pruitt Survey, Abstract 629, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **STANFIELD ESTATES SUBDIVISION REPLAT** with contingencies; second by Commissioner Chervenak.

Motion carried unanimously.

- 5.2 Consideration to approve **ZONING CASE P12-448**: Request by E.L. Chapman for a Conditional Use Permit to operate a “Feed & Grain Store/Farm Supply Store.” The property is an approximately 0.71 acre site, legally described as Tract 4, Block 3, Hirschfield Farms Section 1 (Unrecorded), generally located on the easterly side of State Highway 249 Expressway, northerly of Hirschfield Road at 13918 Hirschfield Road. The site is located in the General Retail District.

The Public Hearing was opened by Chairman Wallace at 6:11 p.m.

Rodney Schmidt, Assistant City Planner presented the staff report.

Tenant, Bert Livingood spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:18 p.m.

Commissioner Beauvais made a motion to approve the request for **ZONING CASE P12-448** with conditions; 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.

- 5.3 Discussion and possible action to issue written explanation, as required under Section 10.5 D of the Zoning Ordinance, stating the reasons for Planning & Zoning’s decision to deny **ZONING CASE P12-430**: Request by David Quinn, on behalf of Tomahawk Properties, LLC, for a Conditional Use Permit to operate a “Barber/Beauty Shop (No Related School/College)”, an approximately 0.85-acre site (Lot 1, Block 1, Tomahawk Properties), located on the southeast corner of the intersection of Baker Drive and Inwood Street, located in the Single-Family Residential-6 District with a vested rights classification of Office District.

Commissioners Tague and Roquemore each stated that she/he would abstain from participation in discussion or action in Zoning Case P12-430 and that she/he had filed a Conflict of Interest Affidavit regarding Item 5.3 with the City Secretary.

Commissioner Beauvais made a motion to approve the issuance of a written explanation, stating the reasons for the Planning & Zoning Commission's decision to deny **ZONING CASE P12-430** and authorizing Chairman Wallace to issue the letter; second by Commissioner Chervenak. Vote was as follows:

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

Motion to issue written explanation carried, 2-1.

5.4 Election of Chairman and Vice Chairman:

Motion was made by Commissioner Tague to nominate Lori Wallace as Chairman; second by Commissioner Chervenak.

Motion carried unanimously.

Motion was made by Commissioner Wallace to nominate Eveleyn Torres-Chervenak as Vice Chairman; second by Commissioner Beauvais.

Motion carried unanimously.

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

Motion carried unanimously.

Meeting adjourned at 6:30 p.m.

PASSED AND APPROVED this 13th day of August 2012.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Lori Wallace
Lori Wallace
Chairman