

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

MONDAY, JUNE 11, 2012



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Wallace at 6:05 p.m. Other members present were:

Commissioner Tague
Commissioner Beauvais
Commissioner Chervenak

Commissioner Kendler – Excused Absence

Others present:

Assistant City Manager – Christal Weber
City Planner – Rebeca Guerra
Assistant City Engineer – Lori Lakatos
Assistant City Planner – Rodney Schmidt
Engineering & Planning Senior Administrative Assistant – Brandy Pate
City Attorney – Scott Bounds

2.0 No public comments were received

3.0 Reports or Announcements:

- Rodney Schmidt introduced Rebeca Guerra as the City of Tomball's new City Planner.

4.0 Motion was made by Commissioner Tague to approve the Minutes of the following meetings:

- Regular Planning and Zoning Commission Meeting of May 14, 2012
- Special Joint City Council, Planning and Zoning Commission, & Downtown Tomball Advisory Committee Meeting of June 4, 2012;

Second by Commissioner Chervenak.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **ZONING CASE P11-383**: Request by K.E. Jams Investments, Inc. to amend Conditional Use Permit #1 by expanding the “Recreational Vehicle Park” land use at Corral Recreational Vehicle Park. The property is an approximately 23.74 acre site, legally described as Lot 168, Amending Plat of Tomball Outlots, generally located on the westerly side of South Cherry Street, northerly of Agg Road. The site is located in the Manufactured Home Park District.

The Public Hearing was opened by Chairman Wallace at 6:07 p.m.

Rodney Schmidt, Assistant City Planner presented the staff report.

Applicant, Mike O’Brien spoke on behalf of the request.

No Public comments were received and the Public Hearing was closed at 6:19 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P11-383**; second by Commissioner Tague. Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Kendler	<u>Absent</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 4-0.

- 5.2 Consideration to approve **ZONING CASE P12-436**: Request by Bass Law Firm, PLLC, on behalf of High Heater, LLC, to amend the City’s Comprehensive Zoning Ordinance by rezoning approximately 7.51 acres of land, legally described as part of Lot 69, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located easterly of Rudolph Road, northerly of Hufsmith Road, from the Agricultural District to the Commercial District.

The Public Hearing was opened by Chairman Wallace at 6:23 p.m.

Rodney Schmidt, Assistant City Planner presented the staff reports for Zoning Case P12-436 and Zoning Case P12-431.

Applicant’s Representative, Richard Bass spoke on behalf of the request.

Owner, Ray Deleon spoke on behalf of the request.

Ralph Sanders, of 11922 Teller Blvd spoke in favor of the request.

Edwin Minville of 23116 Cobbs Rd. spoke in favor of the request.

Doug Rush of 17314 Tall Cypress Dr. spoke in favor of the request.

Richard Bass spoke in favor of the request.

Hearing no additional public comments, the Public Hearing was closed at 6:48 p.m.

Commissioner Chervenak made a motion to approve the request for **ZONING CASE P12-436**; second by Commissioner Beauvais. Vote was as follows:

Commissioner Tague	<u>Nay</u>
Commissioner Chervenak	<u>Nay</u>
Commissioner Beauvais	<u>Nay</u>
Commissioner Kendler	<u>Absent</u>
Commissioner Wallace	<u>Nay</u>

Motion to approve FAILED unanimously, 4-0

- 5.3 Consideration to approve **ZONING CASE P12-431**: Request by Bass Law Firm, PLLC, on behalf of Texas Prospects Baseball Academy, to amend Section 38.2 (“Use Charts”) of the City’s Comprehensive Zoning Ordinance (Ordinance No. 2008-01) by allowing a “Playfield or Stadium (Private)” land use in the Agricultural District with a conditional use permit.

The Public Hearing was opened by Chairman Wallace at 6:57 p.m.

Rodney Schmidt, Assistant City Planner presented the staff reports for Zoning Case P12-436 and Zoning Case P12-431 under item 5.2.

No Public comments were received and the Public Hearing was closed at 6:57 p.m.

Commissioner Beauvais made a motion to approve the request for **ZONING CASE P12-431**; second by Commissioner Tague. Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Chervenak	<u>Aye</u>
Commissioner Beauvais	<u>Aye</u>
Commissioner Kendler	<u>Absent</u>
Commissioner Wallace	<u>Aye</u>

Motion carried unanimously, 4-0.

- 5.4 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2013-2017.

Lori Lakatos, Assistant City Engineer presented proposed Five Year CIP 2013-2017.

Commissioner Tague made a motion to accept Engineering & Planning's Five Year Capital Improvement Projects list, with changes; second by Commissioner Chervenak.

Motion carried unanimously, 4-0.

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

Motion carried unanimously.

Meeting adjourned at 7:25 p.m.

PASSED AND APPROVED this 9th day of July 2012.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Lori Wallace
Lori Wallace
Chairman