

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

MONDAY, MARCH 14, 2011



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 Crofoot
Commissioner Hudgens
Commissioner Tague

Commissioner Mottershaw - Absent

Others present:

City Planner / Community Development Coordinator – Kelly Violette
Assistant City Planner – Rodney Schmidt
Assistant City Engineer – Lori Lakatos
Engineering & Planning Senior Administrative Assistant – Brandy Pate
City Attorney – Scott Bounds

2.0 No Public Comments were received.

3.0 Reports and Announcements:

Kelly Violette announced the following upcoming Tomball Downtown Specific Plan Events:

- Public Workshop, Saturday, April 9, 2011 from 3 – 5 pm, Community Center;
- Drop In Design Studio, Monday, April 11, 2011 from 11 am – 3 pm, Community Center;
- Focus Group Meeting (brown bag lunch), Monday, April 11, 2011 from 12 – 1 pm, Community Center;
- Joint City Council / Planning and Zoning Commission / Downtown Tomball Advisory Committee Meeting, Monday, April 11, 2011, from 7 – 9 pm, Community Center.

4.0 Motion was made by Commissioner Hudgens to Approve the Minutes of the following Meetings:

- Regular Planning and Zoning Commission Meeting of February 14, 2011;

- Special Joint Tomball City Council / Planning and Zoning Commission Meeting of February 21, 2011, and
- Special Joint Tomball City Council / Planning and Zoning Commission Meeting of March 7, 2011.

second by Commissioner Tague.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration and possible action regarding **CORRIENTE COMMERCIAL FINAL PLAT**; Being a subdivision of 4.8595 acres of land situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, as described in deed recorded in Clerk's File Number U311750 of the Real Property Records of Harris County, Texas.

Lori Lakatos, Assistant City Engineer presented comment recommendations.

Commissioner Tague made a motion to Approve **CORRIENTE COMMERCIAL FINAL PLAT**; with contingencies; second by Commissioner Crofoot.

Motion carried unanimously.

- 5.2 Consideration and possible action regarding **REPLAT 1 OF TOMBALL MEDICAL PLAZA**; Being a Replat of Tomball Medical Plaza being 2.8278 acres out of Lot 12, Recorded under F.C. No 635259 of the Harris County Map Records, Situated in the William Hurd Survey, Abstract 378, Harris County, Texas.

Lori Lakatos, Assistant City Engineer presented comment recommendations.

Commissioner Hudgens made a motion to Approve **REPLAT 1 OF TOMBALL MEDICAL PLAZA**; with contingencies; second by Commissioner Crofoot.

Motion carried unanimously.

- 5.3 Consideration and possible action regarding **TOMBALL R 135 PRELIMINARY PLAT**; Being a subdivision of 2.5721 acre tract, 112,042.65 Square Feet, Situated in the C.N. Pillot, Survey A-632 and Sam Lewis, Survey A-1704, Harris County, Texas.

Lori Lakatos, Assistant City Engineer presented comment recommendations.

Commissioner Crofoot made a motion to Approve **TOMBALL R 135 PRELIMINARY PLAT**; with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 5.4 Consideration and possible action regarding **ZONING CASE P10-289**: Request by Jeff Williams III of Professional Welding Supply for a Conditional Use Permit to allow the installation/operation of a 2,000 gallon above-ground propane tank for the purpose of propane sales/filling. The property is an approximately .5019 acre site, legally described as Lot 1, Block 1 of the Williams Number One Replat, generally located southerly of Main Street between Howard Street and Willow Street at 503 East Main Street, Tomball, Texas. The site is located in the GR-General Retail District. ***The applicant has requested a continuance of this case to the February 14, 2011 P&Z Meeting***

The Public Hearing was opened by Chairman Wallace at 6:08 p.m.

No comments were received and the Public Hearing was recessed at 6:09 p.m.

Chairman Wallace announced that this Public Hearing would be recessed until the next Regular P&Z Meeting of April 11, 2011. Additional notifications would be sent and anyone wishing to speak would be given the opportunity to address the Commission at that meeting.

- 5.5 Consideration and possible action regarding **ZONING CASE P11-302**: Request by David Kelly, on behalf of CMH Homes, Inc. (Clayton Homes), to amend the City's Comprehensive Zoning Ordinance to rezone approximately 2.57 acres of land, legally described as Tracts 2V and 2W out of the C.N. Pillot Survey, Abstract 632 and Tract 8A out of the Sam Lewis Survey, Abstract 1704, within the City of Tomball, Harris County, Texas, generally located on the westerly side of State Highway 249, southerly of Alice Road, from the AG-Agricultural District to the C-Commercial District.

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

Kelly Violette, City Planner presented the staff report.

Tony Sortino of 500 West Main St., Tomball, Texas, spoke on behalf of the applicant.

No comments were received and the Public Hearing was closed at 6:21 p.m.

Commissioner Crofoot made a motion to recommend Approval of **ZONING CASE P11-302**; second by Commissioner Hudgens.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Crofoot	<u>Aye</u>

Commissioner Hudgens	<u>Aye</u>
Commissioner Mottershaw	<u>Absent</u>
Commissioner Wallace	<u>Aye</u>

Motion carried 4-0.

- 5.6 Consideration and possible action regarding **ZONING CASE P11-303**: Request by David Kelly, on behalf of CMH Homes, Inc. (Clayton Homes), for a Conditional Use Permit to operate a “Manufactured Home Display or Sales (New or Used)” facility. The property is an approximately 2.57 acre site, legally described as Tracts 2V and 2W out of the C.N. Pillot Survey, Abstract 632 and Tract 8A out of the Sam Lewis Survey, Abstract 1704, generally located on the westerly side of State Highway 249, southerly of Alice Road at 27225 State Highway 249, Tomball, Texas. The site is located in the AG-Agricultural and C-Commercial Districts. (This case will be heard in conjunction with Zoning Case P11-302).

The Public Hearing was opened by Chairman Wallace at 6:26 p.m.

Kelly Violette, City Planner presented the staff report.

No comments were received and the Public Hearing was closed at 6:27 p.m.

Commissioner Crofoot made a motion to recommend Approval of **ZONING CASE P11-303**; with conditions; second by Commissioner Hudgens.

Vote was as follows:

Commissioner Tague	<u>Aye</u>
Commissioner Crofoot	<u>Aye</u>
Commissioner Hudgens	<u>Aye</u>
Commissioner Mottershaw	<u>Absent</u>
Commissioner Wallace	<u>Aye</u>

Motion carried 4-0.

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

Motion carried unanimously.

Meeting adjourned at 6:28 p.m.

PASSED AND APPROVED this 11th day of April 2011.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Lori Wallace
Lori Wallace
Chairman