

**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, OCTOBER 8, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, October 8, 2018 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 10, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Replat of **ALEXANDER ESTATES**: A subdivision of 70.3610 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris

County, Texas also being a partial replat of Tomball Greens Unrestricted Reserve “C” as recorded in F.C. No. 440128, H.C.M.R.

- 5.2 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 1:** A subdivision of 28.5560 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 2:** A subdivision of 19.1820 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
- 5.4 Consideration to Approve Replat of **GRAHAM ESTATES:** Being a subdivision of 0.5624 acre of land (24,500 SQ. FT.) and being all of lots 39, 40, 41, 42, 43, 44 and 45 in block 66 of revised map of Tomball Townsite, Volume 4, Page 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.
- 5.5 Consideration to Approve Final Plat of **HK PROPERTIES:** A subdivision of 2.5619 acres (111,594.74 SQ. FT.) of land, being tract 49 situated in the Joseph Miller Survey, Abstract No. 50, City of Tomball ETJ, Harris County, Texas.
- 5.6 Consideration to Approve Replat of **TORRES TRACT:** A subdivision of 0.1607 acre tract, 7,000.00 Square Feet being a replat of lots 33 and 34 of revised map of Tomball Plat as recorded in Volume 4, Page 25, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.
- 5.7 Consideration to Approve Final Plat of **WILLOW CREEK CAMPUS SECTION 1:** Being a subdivision of 199.3015 acres (8,681,571.85) in the Chauncey Goodrich Survey, Abstract No. 305 and the Sam Lewis Survey, Abstract No. 1704, City of Tomball, Harris County, Texas.
- 5.8 Consideration to Approve **Zoning Case P18-147:** Request by the City of Tomball to amend Section 50-82 (b) (“Use Charts”) of the Tomball Code of Ordinances by creating a land use for “Coffee Roasting”.

- Conduct Public Hearing on **Zoning Case P18-147**

- 5.9 Consideration to Approve **Zoning Case P18-151:** Request by Persimmon Global Logistics for a Conditional Use Permit to operate a *coffee roasting* facility on approximately 4.0230 acres of land legally described as Lot 1 Block 1 Vasquez-Phoenix, generally located at the southwest corner of Lizzie Lane and South Persimmon Road and zoned Commercial District.

- Conduct Public Hearing on **Zoning Case P18-151**

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 4th day of October, 2018 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 8, 2018

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 8, 2018

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: October 8, 2018

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 10, 2018.

Background:**Origination:**

Community Development Department

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Minutes 09.10.18

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

MONDAY, SEPTEMBER 10, 2018



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:01 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Will Benson
Commissioner Dane Dunagin
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – Planner
Wesley Stolz – Assistant City Engineer
Elizabeth Jones – Administrative Assistant

- 2.0 No Public Comments were received

- 3.0 Craig Meyers, Community Development Director, announced the following:

- City Council approved P18-120 (Grand Junction Section 2 Planned Development)
- City Council approved P18-089 (Rezoning on Cherry Street)
- There will be a training session held on October 24, 2018 at 6 P.M. for all Planning and Zoning Commissioners

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 13, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 3:** A subdivision of 39.059 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with

contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **CHERRY PINES SECTION 3**, with contingencies.

Motion carried unanimously.

Commissioner Benson recused himself for Item 5.2 due to a conflict of interest.

- 5.2 Consideration to Approve Replat of **COPPER COVE SEC 1 REPLAT NO. 1**: A subdivision of 13.1779 AC./574,029.00 SQ FT. situated in the J. Pruitt Survey, Abstract 639, City of Tomball, Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **COPPER COVE SEC 1 REPLAT NO. 1**, with contingencies. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Abs.</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried, with 4 Votes Aye and 1 Abs.

Commissioner Benson rejoined the meeting.

- 5.3 Consideration to Approve Preliminary Plat of **H K PROPERTIES**: A subdivision of 2.5619 acres (111,594.74 SQ FT) of land, being Tract 49 situated in the Joseph Miller Survey, Abstract No. 50, City of Tomball ETJ, Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **H K PROPERTIES**.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 5 REPLAT**: A subdivision of 21.5547 AC./938,924.62 SQ. FT. Being a Replat of Lot 5, Block 1 of Tomball Business and

Technology Park, Film Code No. 653007 H.C.M.R. in the Elizabeth Smith Survey, Abstract 70, City of Tomball, Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 5 REPLAT**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **WILLOW CREEK CAMPUS SECTION 1**: Being a subdivision of 199.3015 acres (8,681,571.85) in the Chauncey Goodrich Survey, Abstract No. 305 and the Sam Lewis Survey, Abstract No. 1704, City of Tomball, Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve **WILLOW CREEK CAMPUS SECTION 1**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P18-130**: Request by Greg Breaux for a Conditional Use Permit to operate a *Mobile Food Court* on approximately 3.39 acres of land legally described as Lot 1A Block 1 Parkway Oasis 3rd Replat, generally located on the west side of Business 249 between Hirschfield Road and Alice Road and zoned General Retail District.

Amelia Lindley, Planner, presented the case and recommendation of approval.

Rob Croix (30610 Quinn Road, Tomball, Texas, 77375) spoke on behalf of the applicant.

The Public Hearing was opened by Chair Tague at 6:18 p.m.

The Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P18-130**. Vote was as follows:

Chair Tague

Nay

Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Benson	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried, with 3 Votes Aye and 2 Votes Nay.

6.0 Motion was made by Commissioner Benson, second by Commissioner Dunagin, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:29 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Elizabeth Jones
Administrative Assistant

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
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Background:

Origination:

Community Development Department

Recommendation:

Approval with contingencies

Party(ies) responsible for placing this item on agenda:

Engineering Division

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
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Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
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Consideration to Approve Preliminary Plat of **CHERRY PINES SECTION 2:** A subdivision of 19.1820 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

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