

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

MONDAY, JANUARY 12, 2009



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Crofoot at 6:02 p.m. Other members present were:

Commissioner Hallmark
Commissioner O'Donnell
Commissioner Wallace

Commissioner Mottershaw – Excused Absence

Others present:

Assistant City Manager – Mary Coker
Director of Engineering & Planning – Mark McClure
City Planner/Community Development Coordinator – Kelly Violette
Assistant City Planner – Rodney Schmidt
Engineering & Planning Administrative Assistant – Brandy Pate
City Attorney – Scott Bounds

2.0 No Public Comments were received.

3.0 Reports and Announcements

Kelly Violette advised Commission of 2009 Meeting Schedule, ongoing Zoning Ordinance Update and tentative Planning & Zoning Workshop on January 26, 2009.

4.0 Motion was made by Commissioner Hallmark to Approve the Minutes of the Regular Planning Commission Meeting of December 8, 2008; second by Commissioner O'Donnell.

Motion carried unanimously.

Discussion/Action of the Following Items:

5.0 New Business:

- 5.1 Public Hearing Regarding **ZONING CASE P08-082**: Request by Nancy Gomez to amend the Comprehensive Zoning Ordinance to rezone one tract totaling approximately 2.5 acres of land, legally described as Tract 42B situated in the Tomball Townsite, Ralph Hubbard Survey, Abstract 383, within the City of Tomball, Harris County, Texas, generally bounded by Ulrich Road and Rudolph Road, northerly of East Hufsmith Road, from the SF-20-E - Single-Family 20 Estate District to the GR-General Retail District was opened by Chairman Crofoot at 6:05 p.m.

Kelly Violette, City Planner, provided staff report.

William Gomez spoke on behalf of Applicant and Owner, Nancy Gomez.

The public hearing was closed at 6:12 p.m.

Commissioner O'Donnell made a motion to Approve **ZONING CASE P08-082**; second by Commissioner Hallmark.

Motion carried unanimously.

- 5.2 Public Hearing Regarding **ZONING CASE P08-088**: Request by Jason Atkinson, on behalf of James E. Spurlin with L.S. Development L.L.C., for a text amendment to Section 16.4 (A.2) of the Comprehensive Zoning Ordinance to reduce the minimum lot width requirement of a radial lot from 80 feet to 75 feet at and for a distance of 30 feet behind the front yard/building line was opened by Chairman Crofoot at 6:15 p.m.

Kelly Violette, City Planner provided staff report.

Jason Atkinson of Atkinson Engineers spoke on behalf of requested text amendment.

The public hearing was closed at 6:22 p.m.

Commissioner O'Donnell made a motion to Approve **ZONING CASE P08-088**; second by Commissioner Wallace.

Motion carried unanimously.

- 5.3 Public Hearing Regarding **ZONING CASE P08-074**: Request by James E. Spurlin with L.S. Development L.L.C. to amend the Comprehensive Zoning Ordinance to rezone a 142.770 acre tract of land in the Joseph Miller Survey, Abstract No. 50, within the City of Tomball, Harris County, Texas, generally located northerly of Zion Road, easterly of Neal Street, from the AG-Agricultural District to the SF-9- Single Family 9 District was opened by Chairman Crofoot at 6:23 p.m.

Kelly Violette, City Planner provided staff report.

Applicant / Owner - Jim Spurlin, Engineer - Jason Atkinson, and Park Patterson provided project presentation.

Larry Tiedt, President of Tomball Gun Club, resident of 9930 Boudreaux Rd, spoke in opposition.

Brian Sabin, resident of 12912 Zion Rd., spoke in opposition.

Bill Sumner, resident of 12321 Zion Rd., spoke in opposition.

Kevin Frank, resident of 12220 Zion Rd., spoke in opposition.

Rodney Posinski, resident of 12215 Zion Rd., spoke in opposition.

Gary Weens, resident of 12128 Zion Rd., spoke in opposition.

Jerry Krine, resident of 31419 Stella Ln., spoke in opposition.

The Public Hearing was closed at 7:32 p.m.

Motion was made by Commissioner Wallace to Approve **ZONING CASE P08-074**. Commissioner Wallace retracted her motion to Approve.

Motion was made by Commissioner Hallmark to Table **ZONING CASE P08-074**; to next Regular scheduled Planning & Zoning Commission meeting of February 9, 2009; second by Commissioner O'Donnell.

Motion carried unanimously.

- 5.4 Motion was made by Commissioner O'Donnell to Approve **TOMBALL PARK ONE**; Being a Replat of Reserve "F" 8.3493 acres of Tomball Park Subdivision out of John Hooper Survey, A-375 as recorded in Harris County Map Record, Volume 335, Page 109 & 110, Harris County, Texas, with contingencies; second by Commissioner Hallmark.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner O'Donnell to adjourn; second by Commissioner Hallmark.

Motion carried unanimously.

Meeting adjourned at 7:45 p.m.

PASSED AND APPROVED this 9th day of February 2009.

Brandy Pate
Brandy Pate
P&Z Commission Secretary

Tom Crofoot
Tom Crofoot
Chairman