

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION, HELD ON  
**MARCH 8, 2004 AT 6:00 P.M.** AT CITY HALL, 401 MARKET STREET, TOMBALL,  
TEXAS 77375

- 1.0 MEETING WAS CALLED TO ORDER BY CHAIRMAN MARK STOLL. OTHER MEMBERS PRESENT:

COMMISSIONER VINCENT O'DONNELL  
COMMISSIONER TOM CROFOOT  
COMMISSIONER JERALD TILL

MEMBERS ABSENT:

COMMISSIONER DAVID QUINN

OTHERS PRESENT:

BEN GRIFFIN, CITY MANAGER  
MARY COKER, ASSISTANT CITY MANAGER  
BILL OLSON, CITY ATTORNEY  
DORIS SPEER, CITY SECRETARY  
CLIFF PARK, BUILDING OFFICIAL  
DAVID KELLY, CITY ENGINEER  
STEVE GUY – REPRESENTING TOMBALL PLAZA SUBDIVISION  
ART DePUE – REPRESENTING SARATOGA RANCH SUBDIVISION  
ROBERT WEEDN – REPRESENTING SARATOGA RANCH SUBDIVISION

- 2.0 NO PUBLIC COMMENTS WERE RECEIVED.
- 3.0 NO REPORTS OR ANNOUNCEMENTS WERE GIVEN.
- 4.0 CORRECTION WAS REQUESTED BY COMMISSIONER CROFOOT TO MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 9, 2004. MOTION WAS MADE BY COMMISSIONER TILL TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 9, 2004, AS CORRECTED; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION/ACTION REGARDING THE FOLLOWING:

5.0 NEW BUSINESS:

- 5.1 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE FINAL PLAT OF TOMBALL ACRES, CONTINGENT UPON CHANGES REQUESTED BY THE BUILDING OFFICIAL BEING COMPLETED SATISFACTORILY; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

- 5.2 MOTION WAS MADE BY COMMISSIONER TILL TO APPROVE THE FINAL PLAT OF KLOPFENSTEIN PLACE, CONTINGENT UPON CHANGES REQUESTED BY THE BUILDING OFFICIAL BEING COMPLETED SATISFACTORILY AND PLAT BEING RENAMED AS "TOMBALL INDUSTRIAL PARK REPLAT, LOT 6, BLOCK 3"; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

- 5.3 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE PRELIMINARY PLAT OF TOMBALL PLAZA SUBDIVISION, CONTINGENT UPON CHANGES REQUESTED BY THE BUILDING OFFICIAL BEING COMPLETED SATISFACTORILY; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

- 5.4 DISCUSSION WAS HELD REGARDING SARATOGA RANCH SUBDIVISION. BEN GRIFFIN ADVISED THAT PLANNING COMMISSION NEEDED TO REVIEW THE SUGGESTED CHANGES FOR SARATOGA RANCH. ROBERT WEEDN ADVISED THAT FOUR ENTRANCES ARE NOW PLANNED AND DETENTION WILL BE COMPLETED TO THE SECOND DROP STRUCTURE. CLIFF PARK REQUESTED A LINE DRAWING SHOWING THE DRAINAGE AND COMPLETION OF A DRAINAGE PLAN FOR CITY STAFF TO REVIEW. ROBERT WEEDN ADVISED THAT THEY HAVE ENGINEERED THE ENTIRE TRACT AND IT IS READY FOR REVIEW.

DISCUSSION WAS HELD REGARDING USE OF ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF DEVELOPMENT FOR DRAINAGE. LEGAL STEPS WILL BE NECESSARY TO ACCOMPLISH THIS. ADJACENT

PROPERTY OWNERS WILL HAVE TO RELEASE THEIR UNDERLYING INTERESTS IN THE RIGHT-OF-WAY.

A TURN LANE WILL BE REQUIRED AT EACH OF THE ENTRANCES ON HOLDERRIETH AND HUFSMITH-KOHRVILLE. CURRENTLY, ENTRANCES ARE PLANNED FOR: HOLDERREITH ROAD, TWO ON HUFSMITH-KOHRVILLE, AND THE FOURTH ENTRANCE TO BE ON THE NORTH SIDE OF THE SUBDIVISION.

THE FOLLOWING ITEMS WERE REQUESTED FROM THE DEVELOPERS FOR CITY STAFF REVIEW: (1) ENGINEERING/DRAINAGE PLAN AND CURRENT TITLE REPORT; (2) PLAN FOR RIGHTS-OF-WAY AND CITY OF TOMBALL PARTICIPATION; AND (3) DEDICATION OF DRAINAGE EASEMENT(S) IN THE PLAT; THE UTILITY EASEMENT ON HOLDERRIETH CAN BE DEDICATED UNDER SEPARATE AGREEMENT.

TANDEM ENERGY MUST SIGN PLAT, AS WELL AS DECKER OAKS LAND COMPANY.

NO ACTION NECESSARY.

- 5.5 DISCUSSION WAS HELD REGARDING POSSIBLE AMENDMENT(S) TO THE CODE OF ORDINANCES TO PERMIT VARIANCES. BEN GRIFFIN ADVISED THAT THE MAIN PROBLEM AREA IS OLD TOWN TOMBALL; SUGGESTION WAS MADE THAT CITY ATTORNEY BRING BACK RECOMMENDATIONS REGARDING POSSIBLE AREAS WHERE VARIANCES WOULD BE VIABLE FOR PLANNING COMMISSION TO CONSIDER.

BILL OLSON ADVISED THAT VARIANCES ARE A LIMITED APPROACH, USED WHEN STRICT APPLICATION OF THE CODE WOULD IMPOSE A HARDSHIP ON THE PROPERTY OWNER AND PREVENT REASONABLE USE OF HIS/HER PROPERTY; VARIANCES ALLOW SLIGHT VARIATIONS TO ENABLE OWNERS TO USE THEIR PROPERTY.

VARIANCES WOULD BE SUGGESTED FOR CHAPTER 14, BUT NOT TO STANDARD BUILDING CODES. IF ADOPTED BY COUNCIL, PLANNING COMMISSION WOULD RECOMMEND APPROVAL OF VARIANCES TO COUNCIL; HOWEVER, COUNCIL WOULD BE THE FINAL AUTHORITY.

CONSENSUS OF THE BOARD WAS UNANIMOUS TO CONSIDER PROPOSED CHANGES TO THE CODE OF ORDINANCES FOR RECOMMENDATION TO CITY COUNCIL.

NO ACTION NECESSARY.

6.0 OLD BUSINESS:

7.0 MOTION WAS MADE BY COMMISSIONER TILL TO ADJOURN; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

MEETING ADJOURNED.

*(signed) Doris Speer*  
DORIS SPEER, TRMC  
CITY SECRETARY

*(signed) Mark Stoll*  
MARK STOLL  
CHAIRMAN