

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION, HELD ON
DECEMBER 13, 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 QUINN
COMMISSIONER CROFOOT
COMMISSIONER TILL
COMMISSIONER O'DONNELL

OTHERS PRESENT:

BEN GRIFFIN, CITY MANAGER
MARY COKER, ASST. CITY MANAGER
J. MICHAEL GATLIN, COUNCILMAN
BILL OLSON, CITY ATTORNEY
RON SAIKOWSKI, JONES & CARTER, ENGINEER
DORIS SPEER, CITY SECRETARY
ROD HAINEY, DIRECTOR OF PUBLIC WORKS-OPERATIONS
DAVE ALLEN, BUILDING OFFICIAL
WILLIAM ANDERSON, SURVEYOR
EMIL HADDAD, SURVEYOR
DAVID BROUSSARD, SURVEYOR
ART DEPUE, DEVELOPER
ROBERT WEEDN, DEVELOPER

- 2.0 PUBLIC COMMENTS WERE RECEIVED:

J. MICHAEL GATLIN
COUNCILMAN

31406 CAPELLA CIRCLE - REQUESTING DEFERRAL OF CONSIDERATION OF ANY PATIO HOME SUBDIVISION PLATS UNTIL AFTER CITY ATTORNEY AND CITY STAFF HAVE REVIEWED AND DEVELOPED RECOMMENDED CHANGES TO THE PATIO HOME ORDINANCE

- 3.0 NO REPORTS OR ANNOUNCEMENTS WERE RECEIVED.

- 4.0 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 8, 2004; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION/ACTION REGARDING THE FOLLOWING:

5.0 NEW BUSINESS:

5.0.1 PUBLIC HEARING ON THE REPLAT OF CVS MAIN STREET ADDITION (COMMERCIAL) WAS CALLED TO ORDER BY CHAIRMAN STOLL AT 6:10 P.M.

NO PUBLIC COMMENTS WERE RECEIVED.

PUBLIC HEARING WAS CLOSED AT 6:11 P.M. BY CHAIRMAN STOLL.

5.1 MOTION WAS MADE BY COMMISSIONER QUINN TO APPROVE THE REPLAT OF CVS MAIN STREET ADDITION (COMMERCIAL), CONTINGENT UPON THE SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

5.2 MOTION WAS MADE BY COMMISSIONER TILL TO APPROVE THE FINAL PLAT TO TOMBALL ABANDONED ANIMAL SHELTER (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

5.3 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE PRELIMINARY PLAT OF KEEFER SUBDIVISION (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

5.4 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE FINAL PLAT OF KEEFER SUBDIVISION (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND

CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

- 5.5 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE FINAL PLAT OF CENTER OF TOMBALL COMMERCIAL SUBDIVISION (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF THE CHANGES REQUESTED BY CITY STAFF, SECOND BY COMMISSIONER QUINN. VOTE WAS AS FOLLOWS:

COMMISSIONER STOLL	<u>NAY</u>
COMMISSIONER O'DONNELL	<u>NAY</u>
COMMISSIONER TILL	<u>NAY</u>
COMMISSIONER CROFOOT	<u>AYE</u>
COMMISSIONER QUINN	<u>AYE</u>

MOTION FAILED.

THE DEVELOPER WITHDREW THE FINAL PLAT OF CENTER OF TOMBALL COMMERCIAL SUBDIVISION, SECTION ONE [ONLY] (COMMERCIAL); NO ACTION WAS NECESSARY.

- 5.6 MOTION WAS MADE BY COMMISSIONER O'DONNELL TO APPROVE THE PRELIMINARY PLAT OF PARR CENTER (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER TILL.

MOTION CARRIED UNANIMOUSLY.

- 5.7 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE FINAL PLAT OF PARR CENTER (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF; SECOND BY COMMISSIONER TILL.

MOTION CARRIED UNANIMOUSLY.

- 5.8 MOTION WAS MADE BY COMMISSIONER QUINN TO APPROVE THE FINAL PLAT OF THE EPISCOPAL CHURCH OF THE GOOD SHEPHERD (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF

ALL CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF, CONFIRMATION OF A 10-FT. UTILITY EASEMENT ON THE EAST SIDE OF PUBLIC STREET, COUNCIL APPROVAL OF PROPERTY TRADE, AND MAKING THE PRIVATE ROAD A PRIVATE STREET; SECOND BY COMMISSIONER TILL.

MOTION CARRIED UNANIMOUSLY.

- 5.9 THE DEVELOPER WITHDREW THE FINAL PLAT OF TOMBALL GARDENS, SECTIONS 1, 2, 3, AND 4 – FORMERLY KNOWN AS PINE MEADOWS II (RESIDENTIAL) FROM CONSIDERATION. NO ACTION WAS NECESSARY.
- 5.10 DISCUSSION WAS HELD REGARDING CONSIDERATION OF AMENDMENT TO GREENSPACE AND COMMON AREA REQUIREMENTS IN NEW SUBDIVISIONS, CHAPTER 14, SECTION 14-464. CONSENSUS OF BOARD WAS TO TABLE THIS ITEM, PENDING RECEIPT OF RECOMMENDATIONS FROM CITY ATTORNEY AND CITY STAFF. NO ACTION NECESSARY.

6.0 OLD BUSINESS:

- 7.0 MOTION WAS MADE BY COMMISSIONER CROFOOT 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