

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION, HELD ON
NOVEMBER 14, 2005 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 CROFOOT
COMMISSIONER TILL
COMMISSIONER HARVEY
COMMISSIONER O'DONNELL

OTHERS PRESENT:

BEN GRIFFIN, CITY MANAGER
MARY COKER, ASSISTANT CITY MANAGER
BILL OLSON, CITY ATTORNEY
JOE SHERWIN, CITY ENGINEER
DAVE ALLEN, BUILDING OFFICIAL
DORIS SPEER, CITY SECRETARY
DAVID OLSON, OLSON & OLSON

- 2.0 NO PUBLIC COMMENTS WERE RECEIVED.
- 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 OCTOBER 10, 2005 AND THE SPECIAL PLANNING COMMISSION MEETING OF OCTOBER 24, 2005; SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION/ACTION REGARDING THE FOLLOWING:

- 5.0 NEW BUSINESS:
- 5.1 MOTION WAS MADE BY COMMISSIONER O'DONNELL TO APPROVE THE ABBREVIATED PLAT OF THE REVISED MAP OF TOMBALL, REPLAT LOTS 25 AND 26, BLOCK 38 (RESIDENTIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF REQUESTED CORRECTIONS; SECOND BY COMMISSIONER CROFOOT.

MOTION CARRIED UNANIMOUSLY.

- 5.2 MOTION WAS MADE BY COMMISSIONER TILL TO REJECT THE PRELIMINARY PLAT OF MARTIN MARIETTA SUBDIVISION (COMMERCIAL); SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

- 5.3 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE THE PRELIMINARY PLAT OF EXXON AT FM 2920 AND FM 2978 (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF REQUESTED CORRECTIONS; SECOND BY COMMISSIONER TILL.

MOTION CARRIED UNANIMOUSLY.

- 5.4 MOTION WAS MADE BY COMMISSIONER O'DONNELL TO APPROVE THE FINAL PLAT OF PINE COUNTRY OF TOMBALL SECTION TWO (RESIDENTIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF REQUESTED CORRECTIONS; SECOND BY COMMISSIONER CROFOOT.

MOTION CARRIED UNANIMOUSLY.

- 5.5 CONSIDERATION WAS GIVEN TO DEFINITIONS IN CITY OF TOMBALL CODE OF ORDINANCES AND RECOMMENDATIONS BY CITY ATTORNEY REGARDING PROPOSED PRIVATE PARK REQUIREMENTS AND MINIMUM STANDARDS FOR GREENSPACE REQUIREMENTS FOR POSSIBLE RECOMMENDATIONS TO CITY COUNCIL.

PATIO HOMES

- I. BUILDING LINES
- II. LOT REQUIREMENTS
- III. LOT COVERAGE
- IV. OFF-STREET PARKING
- V. DENSITY
- VI. GREEN SPACE/RECREATIONAL AREAS
- VII. SCREENING
- VIII. SIDEWALKS

CITY ATTORNEY ADVISED THAT THE PLANNING COMMISSION CURRENTLY CAN REQUEST RE-ALLOCATION OF GREENSPACE WITHIN A PROPOSED SUBDIVISION; PROPOSED AMENDMENT WILL SPECIFICALLY ADDRESS/REQUIRE ALLOCATION OF GREENSPACE THROUGHOUT A PROPOSED SUBDIVISION. FURTHER, THE

PLANNING COMMISSION CAN USE AGGREGATE FIGURES INSTEAD OF SPECIFYING EXACT NUMBER AND ACREAGE OF DEDICATED PARK SPACE, IF DESIRED.

PLANNING COMMISSION REQUESTED THAT CITY ENGINEER DEVELOP A FORMULA FOR USE IN CALCULATING DEDICATED PARK REQUIREMENTS IN ALL SUBDIVISIONS, INCLUDING PATIO HOME AND TOWNHOME SUBDIVISIONS, FOR CONSIDERATION AT THE DECEMBER 12, 2005 MEETING.

6.0 OLD BUSINESS:

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

MOTION CARRIED UNANIMOUSLY.

MEETING ADJOURNED.

(signed) Doris Speer
DORIS SPEER, TRMC
CITY SECRETARY

(signed) Mark Stoll
MARK STOLL
CHAIRMAN