

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

OTHERS PRESENT:

BEN GRIFFIN, CITY MANAGER
MARY COKER, ASST. CITY MANAGER
RON SAIKOWSKI, JONES & CARTER, ENGINEER
ROD HAINEY, DIRECTOR OF PUBLIC WORKS
JOE SHERWIN, CITY ENGINEER
DORIS SPEER, CITY SECRETARY

- 2.0 NO PUBLIC COMMENTS WERE RECEIVED.

- 3.0 REPORTS AND ANNOUNCEMENTS

- 4.0 COMMISSIONER CROFOOT MADE MOTION TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 14, 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 TILL TO APPROVE PRELIMINARY PLAT OF ROSAS PLACE (RESIDENTIAL TO COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF AND PLANNING COMMISSION; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

- 5.2 MOTION WAS MADE BY COMMISSIONER TILL TO APPROVE FINAL PLAT OF ROSAS PLACE (RESIDENTIAL TO COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF CORRECTIONS

AND CHANGES REQUESTED BY CITY STAFF AND PLANNING COMMISSION; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

5.3 PUBLIC HEARING REGARDING THE CONSOLIDATION OF LOTS 5, 6, 7 AND 8, BLOCK 2 OF SUNNY ACRES, INTO NEW LOT 1 (TSI TEMEX STEEL) WAS OPENED BY COMMISSIONER STOLL AT 6:05 P.M.; NO COMMENTS WERE RECEIVED. PUBLIC HEARING WAS CLOSED AT 6:06 P.M.

5.4 DISCUSSION WAS HELD REGARDING THE PRELIMINARY PLAT OF TSI TEMEX STEEL (COMMERCIAL). TSI TEMEX STEEL MUST FIRST VACATE OLD PLAT (UNDERLYING RESIDENTIAL LOTS), REPLAT ENTIRE SUBDIVISION AND ALL PROPERTY OWNERS MUST SIGN; NO ACTION BY PLANNING COMMISSION POSSIBLE AT PRESENT. MOTION WAS MADE BY COMMISSIONER QUINN TO **DENY** PRELIMINARY PLAT OF TSI TEMEX STEEL (COMMERCIAL); SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

5.5 MOTION WAS MADE BY COMMISSIONER QUINN TO **DENY** FINAL PLAT OF TSI TEMEX STEEL (COMMERCIAL); SECOND BY COMMISSIONER O'DONNELL.

MOTION CARRIED UNANIMOUSLY.

5.6 PUBLIC HEARING REGARDING THE CONSOLIDATION OF LOTS 33, 34, 35, 36, 37, 38, 39, 40 AND 41, INTO UNRESTRICTED RESERVE IN BLOCK 85 (TOMBALL RECOVERY FOUNDATION) WAS OPENED BY COMMISSIONER STOLL AT 6:07 P.M.; NO COMMENTS WERE RECEIVED. PUBLIC HEARING WAS CLOSED AT 6:08 P.M.

5.7 MOTION WAS MADE BY COMMISSIONER O'DONNELL TO **DENY** ABBREVIATED PLAT OF TOMBALL RECOVERY FOUNDATION (COMMERCIAL); SECOND BY COMMISSIONER TILL.

MOTION CARRIED UNANIMOUSLY.

5.8 MOTION WAS MADE BY COMMISSIONER CROFOOT TO APPROVE FINAL REPLAT OF TEXAS PROFESSIONAL BUILDING SUBDIVISION (FORMERLY KNOWN AS "MANDVIWALA CHILDREN'S TRUST

SUBDIVISION”), BEING A PARTIAL REPLAT OF RESERVE “A,” BLOCK 1, OF TOMBALL DOCTORS PLAZA, SECTION 1 (COMMERCIAL), CONTINGENT UPON SUCCESSFUL COMPLETION OF CORRECTIONS AND CHANGES REQUESTED BY CITY STAFF AND PLANNING COMMISSION; SECOND BY COMMISSIONER QUINN.

MOTION CARRIED UNANIMOUSLY.

6.0 OLD BUSINESS:

6.1 DISCUSSION WAS HELD REGARDING POSSIBLE AMENDMENTS TO SECTIONS 14-460 THROUGH 14-466, REGULATING PATIO HOME DEVELOPMENT. BOARD REQUESTED ROD HAINEY AND JOE SHERWIN TO BRING RECOMMENDATIONS TO PLANNING COMMISSION FOR APRIL 9TH MEETING. CONSENSUS OF PLANNING COMMISSION IS THAT:

- A. A MINIMUM OF GREENSPACE SHOULD BE ON SITE;
- B. APARTMENT GREENSPACE REQUIREMENTS ARE ADEQUATE;
- C. HIKE AND BIKE TRAILS WOULD COUNT TOWARD PERCENTAGE OF GREENSPACE; AND
- D. HIKE AND BIKE TRAILS MUST NOW BE 10-FT. WIDE TO MEET ADA REQUIREMENTS.

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