

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

**MONDAY, MAY 12, 2008**



**6:00 P.M.**

1.0 Call to Order

The meeting was called to order by Chairman O'Donnell. Other members present were:

Commissioner Hallmark  
Commissioner Wallace  
Commissioner Crofoot  
Commissioner Till

Others present:

Assistant City Manager – Mary Coker  
Director of Engineering & Planning – Mark McClure  
City Planner/Community Development Coordinator – Kelly Violette  
City Secretary – Doris Speer  
Engineering & Planning Administrative Assistant – Brandy Pate  
City Attorney – Bill Olson  
City Attorney – David Olson

2.0 No Public Comments were received.

3.0 No Reports or Announcements were given.

4.0 Motion was made by Commissioner Hallmark to Approve the Minutes of the Regular Planning Commission Meeting of April 14, 2008; second by Commissioner Till.

Motion carried unanimously.

Discussion/Action of the Following Items:

5.0 New Business:

5.1 Public Hearing Regarding; **ZONING CASE P08-005**: Request by Keenan Lewis to rezone approximately 0.2754 acres of land, legally described as Lot

1 Block 3 of the Lizzie-Persimmon Subdivision, a subdivision within the City of Tomball, Harris County, Texas, according to a plat recorded in Volume 352, Page 80, of the Harris County Deed Records, located on the easterly side of South Persimmon Street, northerly of Lizzie Lane from the SF-6-Single-Family 6 District to the C-Commercial District was opened by Chairman O'Donnell at 6:07 pm.

No public comments were received and the public hearing was closed at 6:11 p.m.

- 5.2 Motion was made by Commissioner Till to Approve **ZONING CASE P08-005**: Request by Keenan Lewis to rezone approximately 0.2754 acres of land, legally described as Lot 1 Block 3 of the Lizzie-Persimmon Subdivision, a subdivision within the City of Tomball, Harris County, Texas, according to a plat recorded in Volume 352, Page 80, of the Harris County Deed Records, located on the easterly side of South Persimmon Street, northerly of Lizzie Lane from the SF-6-Single-Family 6 District to the C-Commercial District; second by Commissioner Wallace.

Commissioner Crofoot abstained from voting, stating that he had filed a conflict of interest affidavit with the City Secretary.

Motion carried unanimously.

- 5.3 Public Hearing Regarding; **ZONING CASE P08-008**: Request by Gerald A. Lusk, on behalf of Robert A. Sadlon to rezone approximately 6.6972 acres of land, as recorded in H.C.F.C # 038706, in the C.N. Pillot Survey, A-632, located on the easterly side of South Cherry Street, northerly of Holderrieth Road from the AG-Agricultural District to the O-Office District (2503 South Cherry Street) was opened by Chairman O'Donnell at 6:13 pm.

Monique Dermoux, resident at 2531 S. Cherry St. spoke in opposition of the Rezoning.

The public hearing was closed at 6:21 p.m.

- 5.4 Motion was made by Commission Crofoot to Approve **ZONING CASE P08-008**: Request by Gerald A. Lusk, on behalf of Robert A. Sadlon to rezone approximately 6.6972 acres of land, as recorded in H.C.F.C # 038706, in the C.N. Pillot Survey, A-632, located on the easterly side of South Cherry Street, northerly of Holderrieth Road from the AG-Agricultural District to the O-Office District (2503 South Cherry Street); second by Commissioner Hallmark. Vote was as follows:

Commissioner Crofoot          Aye

Commissioner Wallace	<u>Nay</u>
Commissioner Hallmark	<u>Aye</u>
Commissioner Till	<u>Aye</u>
Commissioner O'Donnell	<u>Aye</u>

Motion Carried, 4-1.

- 5.5 Public Hearing Regarding **ZONING CASE P08-012**: Request by CIVE Consulting, INC., on behalf of Dr. Tarek Al Fahl, to rezone two lots totaling approximately 2.8278 acres, located in the William Hurd Survey, A-378, Vol. 43, Page 44, Tract 2, on the southeast corner of Michel Road and Johnson Road from the D-Duplex Residential District to the C-Commercial District was opened by Chairman O'Donnell at 6:38 p.m.

No public comments were received and the public hearing was closed at 6:41 p.m.

- 5.6 Motion was made by Commission Till to Approve **ZONING CASE P08-012**: Request by CIVE Consulting, INC., on behalf of Dr. Tarek Al Fahl, to rezone two lots totaling approximately 2.8278 acres, located in the William Hurd Survey, A-378, Vol. 43, Page 44, Tract 2, on the southeast corner of Michel Road and Johnson Road from the D-Duplex Residential District to the C-Commercial District; second by Commission Hallmark.

Motion carried unanimously.

- 5.7 Public Hearing Regarding the Preliminary Plat of Ortensia's Assisted Living, being a 0.7785 acre tract out of a called 1.557 acre tract recorded under Harris County Clerk's File No. K-905023; also being part of Tomball Townsite, Outlot No. 125 as recorded in Volume 2, page 65 of the map records of Harris County, Texas was opened by Chairman O'Donnell at 6:42 p.m.

No public comments were received and the public hearing was closed at 6:43 p.m.

- 5.8 Motion was made by Commissioner Crofoot to Approve the Preliminary Plat of Ortensia's Assisted Living, being a 0.7785 acre tract out of a called 1.557 acre tract recorded under Harris County Clerk's File No. K-905023; also being part of Tomball Townsite, Outlot No. 125 as recorded in Volume 2, page 65 of the map records of Harris County, Texas; second by Commissioner Wallace with contingencies.

Motion carried unanimously.

- 5.9 Public Hearing Regarding the Abbreviated Plat of D&N #8, Being a Replat of Lots 43, 44 and 45 of block 74 into Lot 1 of Block 74 of Revised Map of Tomball; as Recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, situated in the

Ralph Hubbard Survey, Abstract 383, Harris County, Texas, was opened by Chairman O'Donnell at 6:48 p.m. ***Item was pulled from agenda due to noticing requirements and adjacent property owner notification.***

No public comments were received and the public hearing was closed at 6:49 p.m.

- 5.10 Motion was made by Commissioner Wallace to deny and resubmit Abbreviated Plat of D&N #8, Being a Replat of Lots 43, 44 and 45 of Block 74 into Lot 1 of Block 74 of Revised Map of Tomball; as Recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, situated in the Ralph Hubbard Survey, Abstract 383, Harris County, Texas; second by Commissioner Till. ***Item was pulled from agenda due to noticing requirements and adjacent property owner notification.***

Motion to deny carried unanimously.

6.0 Old Business:

7.0 Motion was made by Commissioner Till to adjourn; second by Commissioner Crofoot.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this 9th day of June 2008.

Brandy Pate  
Brandy Pate  
P&Z Commission Secretary

Vincent O'Donnell  
Vincent O'Donnell  
Chairman