

**MINUTES OF THE
JOINT TOMBALL CITY COUNCIL
AND
PLANNING & ZONING COMMISSION
COMPREHENSIVE PLAN MEETING
CITY OF TOMBALL, TEXAS**

TUESDAY, OCTOBER 27, 2009



5:00 P.M.

1.0 Call to Order

The meeting was called to order by Mayor Fagan. Other Council members present were:

Councilman Stoll
Councilman Webb
Councilman Townsend

Members absent:

Councilman Driver
Councilman Quinn

Members of the Planning and Zoning Commission present were:

Commissioner Crofoot
Commissioner Wallace
Commissioner O'Donnell
Commissioner Mottershaw
Commissioner Dodson

Others present:

City Manager – Jan Belcher
City Secretary – Doris Speer
Director of Engineering and Planning – Mark McClure
Director of Public Works – David Kauffman
City Planner – Kelly Violette

Assistant City Planner – Rodney Schmidt
Police Captain – Rick Grassi
Peggy Fiandaca, President-PSA
Audra Koester Thomas, Sr. Assoc.-PSA
Joe Willhite, AICP-Kimley-Horn and Associates

2.0 The following public comments were received:

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| Judith Wilson
500 N. Pecan Dr., 77375 | - Support for the Tomball Comprehensive Plan; requested City Council to include historical areas such as the Museum Center and the Chaparral Genealogical Library. |
| Mary Williams
Chaparral Genealogical Library
17015 River Willow Dr., 77379 | - Support for the Tomball Comprehensive Plan; requested Council's consideration of the historical areas and organizations. |
| Marty Mixter
210 Moore, 77375 | - Expressed his concerns about the development around his home; at least eight businesses are located adjacent to or near him on Moore, Live Oak and Peach Streets. This area was supposed to be zoned Single-Family Residential. |

Discussion/Action of the Following Items:

3.0 New Business:

3.1 The City Council and the Planning & Zoning Commission entered into a Workshop Session to discuss the Tomball Comprehensive Plan at 5:07 p.m.

- Presentation by Partners for Strategic Action, Inc.
 - Welcome – Kelly Violette introduced the members of PSA.
 - Process Overview – Peggy Fiandaca gave a brief overview of the differences between the Comprehensive Plan and Zoning.
 - Presentation of Comprehensive Plan – Audra Koester Thomas provided an overview of the Comprehensive Plan process.
 - Implementation Process – Peggy Fiandaca presented information regarding the adoption of the Comprehensive Plan. Planning and Zoning will hold a public hearing and consider the final draft on November 9, City Council will hold public hearings and consider the plan on November 16 and December 7, with first and second readings of the adopting Ordinance.

- Discussion – Kelly Violette provided information regarding how the Comprehensive Plan would be applied to Zoning Cases P09-146 and P09-158. Under the Comprehensive Plan, Section G will be applied to rezoning requests.
- Next Steps – Peggy Fiandaca asked for any comments and additional questions.

Discussion was held by Council and P&Z board members regarding the possibility of changing South Persimmon and leaving Timkin as medium-density residential. Land use on Persimmon should be residential and north and south of Timkin should be medium-density residential, with retail on FM 2920. Kelly Violette advised that possible future commuter rail in this area could create a conflict in the area, creating problems for the residences along there.

Peggy Fiandaca advised that proposed developments must meet both the comprehensive plan and the zoning ordinance in order to gain approval to proceed. Kelly Violette advised that safeguards have been built into the comprehensive plan and the zoning ordinance to enable the City to consider projects in light of what is the best use of the property for both the property owner and the community as a whole.

Direction from Council was for PSA to revisit future land uses on both sides of South Persimmon as commercial and Timkin as medium-density residential.

Mayor Fagan called a recess at 6:26 p.m.

Upon reconvening into Special session at 6:36 p.m., the following items were discussed:

- Keeping the area south of Ag Road and east of the Railroad tracks as single-family residential;
- including the museum district in the Old Town District; and
- the area bordered by Moore, Live Oak and Peach Streets.

Direction from Council was for PSA to look at these areas and provide recommendations for future land use.

Consideration was given to Chapter 8, potential land use patterns, annexing property under the Comprehensive Plan, and an update on the 2920 access management study.

4.0 Motion was made by Councilman Townsend, second by Councilman Webb, to adjourn.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this 2nd day of November 2009.

Doris Speer
Doris Speer, TRMC
City Secretary

Gretchen Fagan
Gretchen Fagan
Mayor