

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

**MONDAY, FEBRUARY 12, 2024**



**6:00 P.M.**

- A. The meeting was Called to Order by Chairwoman Tague at 6:00 p.m. Other Members present were:
- Commissioner Tana Ross
  - Commissioner Scott Moore
  - Commissioner Susan Harris
  - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Jared Smith – City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Troy Toland – Assistant Public Works Director / City Engineer
- Benjamin Lashley – Assistant City Planner

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- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Introduced Benjamin Lashley as our New Assistant City Planner.
- Introduced Troy Toland as our New Assistant Public Works Director / City Engineer.
- City Council Approved on First Reading, **Ordinance Amendment OAM23-03**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off Street Parking and Loading Requirements*) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (*Landscape Requirements*) specifying parking lot screening requirements. Modifying Section 50-115 (*Screening, Buffering and Fencing Requirements*) replacing subsection (b)(1) (*Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks*) with new land use buffering standards.

- Applicant Postponed until further notice, **Zoning Case Z24-02**: Request by Peter Hildreth, represented by Quadros Migl & Crosby PLLC. to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning property legally described as being Lots 43, 44, & 45 in Block 4 of Tomball Hills Addition from Single Family Residential – 9 (SF-9) to Commercial (C) zoning. The properties are located within the 28100 block of Camille Drive, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 8, 2024.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Vida Nova**: A subdivision of 0.1393 acre (6,070 Square Feet) of land, situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas. Being a replat of Lots 39 & 40, Block 89, Revised map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval with no conditions.

F. New Business:

- F.1 Consideration to approve Preliminary Plat of **Wood Leaf Reserve Section 3**: Being 40.65 acres of land out of the Claude N. Pillot Survey, A-632, Harris County, Texas. Jared Smith, City Planner, presented with Staff Approval with conditions.

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve with conditions.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- F.3 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-01**: Request by ESP Enterprises Inc., represented by Phlex Properties LLC. to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 6.87 acres of land legally described as being a portion of the W Hurd Survey, Abstract 378 from Agricultural (AG) to Office (O) zoning. The property is located within the 100 block (west side) of School Street, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case and staff recommendation of approval.

Steve Phelan, Owner, (34207 Mill Creek Court, Pinehurst, TX 77362), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Zoning Case Z24-01**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Re-Zoning Case Z24-01**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>

Motion Carried (Unanimously).

#### G. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Moore, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting adjourned at 6:27 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2024.

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Kim Chandler  
Community Development Coordinator/  
Commission Chair Commission Secretary

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Barbara Tague  
Commission Chair