

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

MONDAY, NOVEMBER 14, 2022



6:00 P.M.

A. The meeting was Called to Order by Chair Tague at 6:01 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Tana Ross
Commissioner Scott Moore
Commissioner Susan Harris

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Justin Pruitt - Attorney

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B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Upcoming Events in the City of Tomball:
 - Light it Up Christmas Tree Lighting – November 18, 2022
 - Holiday Parade – November 19, 2022
 - Deck the Depot – December 3, 2022
 - City Council Approved **Case P22-270:** Request by the City of Tomball to amend Section 40-74 (Lots, general provisions) and 40-75 (Minimum Lot Sizes) of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.
 - City Council Approved **Case P22-267:** Request by the City of Tomball to amend Section(s) 40-65 (Streets; specific standards) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadways classifications.

- City Council Workshop discussed:
 - Homeless Encampments
 - Open Air Markets
 - Mobile Food Courts
 - Adding a Public Restroom on the West Side of Main Street

D. Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 10, 2022 with the following correction:

- Susan Harris – Excused Absence

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 **4K PROPERTIES:** Being 0.1607 acre, (7,000.00 Square Feet), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 26 and 27, in Block 81, of the Revised Map of Tomball as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

E.2 Minor Plat of **HUFSMITH-KOHRVILLE PLAZA:** A subdivision of 3.0199 acre or, (131,546 Square Feet), out of Lot 337 corrected map of Tomball Outlots, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

E.3 Minor Plat of **RABURN RESERVE, SECTION #2 PARTIAL REPLAT NO. 1:** Being a subdivision of 0.2870 acres out of the Jesse Pruett Survey, A-629, City of Tomball, Harris County, Texas; also being a partial replat of Lots 36 and 37 of Raburn Reserve Section #2 recorded under F.C. No. 698147, H.C.M.R.

Jared Smith, City Planner, presented with Staff Approval.

E.4 Minor Plat of **RICCUCCI TRACT:** A replat of Lots 31 and 32 in Block 77 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 77 lying in the Ralph Hubbard Survey (A-383).

Jared Smith, City Planner, presented with Staff Approval.

- E.5 Minor Plat of **VILLEDA ESTATES:** A subdivision of 2.0699 acre tract, (90,167.42 Square Feet), in the Joseph Miller Survey, A-50, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

F. New Business

- F.1 Consideration to Approve Preliminary Plat of **GRAND PARKWAY TOWN CENTER:** A Subdivision of a 65.3516 acre tract of land being in the C.W. Hall Survey, Abstract No. 1639, and in the William Perkins Survey, Abstract No. 621, and in the T.A. Duclos Survey, Abstract No. 1473, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with contingencies.

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

Motion carried unanimously.

- F.2 Consideration to Approve Final Plat of **CLEAN CAR WASH TOMBALL:** A Subdivision of a 5.3593 acres of land located in the Sam Lewis Survey, A-1704, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve with contingencies.

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 P22-354:** Request by the City of Tomball to amend Section(s) 50-116 (*Supplemental Regulations*) of the Tomball Code of Ordinances by revising standards pertaining to subsection (j) (*Site Development Standards for Mobile Food Courts*).

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

The Public Hearing was opened by Chair Tague at 6:17 p.m.

Michael Fagan (1314 Pine Brook, Tomball, TX 77375) spoke in favor of the request.

Dane Dunagin (535 E. Hufsmith Rd., Tomball, TX 77375) spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:22 p.m.

Motion was made by Commissioner Harris second by Commissioner Moore, to approve **Zoning Case P22-354**.

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 Anderson	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>

Motion CARRIED Unanimously.

G. 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 6:35 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair