

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

**MONDAY, AUGUST 14, 2023**



**6:00 P.M.**

**draft**

A. The meeting was Called to Order by Chairwoman Tague at 6:14 p.m. Other Members present were:

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

Jessica Rogers – Assistant City Manager  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator  
Tommy Ramsey – City Attorney

B. No Public Comments were received.

C. Reports and Announcements:

- City Council Approved as Office District **Zoning Case Z23-07**: Request by Tomball 10 Joint Venture represented by Khoa Nguyen to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning land legally described as being approximately 2.73 acres out of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR) zoning. The property is generally located within the 13200-13400 blocks (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council Approved as Office District **Zoning Case Z23-08**: Request by Real Life Ministries Texas represented by Quiddity to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning land legally described as being Lot 1, Block 1 of Devasco International as well as approximately 6.09 acres of land being a portion of Tomball Townsite Outlots 172, 175, and 176 from Light Industrial (LI) and Agricultural (AG) to General Retail (GR) zoning. The property is generally located within the 1600 block (west side) of S. Cherry Street, within the City of Tomball, Harris County, Texas.
- City Council Approved as requested **Zoning Case Z23-09**: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning land legally described as being all of Tomball Townsite Outlot 281 from Single Family Residential Estate – 20 (SF-20-E) to Light Industrial (LI) zoning. The property is generally located within the 1100-1400 blocks (west side) of S. Persimmon Street, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 12, 2023.

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

Motion Carried unanimously.

E. New Business:

- E.1 Consideration to Approve Final Plat of **TIM LITTLEFIELD LLC**: A subdivision of 4.2038 acres of land in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas, being a partial replat of Lots 284 and 286 of Tomball Outlots as recorded in Volume 2, Page 65 and in Corrected Map Recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

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

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve with no conditions.

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

Motion Carried unanimously.

- E.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-10**: Request by Nathan T. Newman on behalf of NTN Tomball Corner, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 56.1 acres of land legally described as Lot 1 & Lot 3 of Reserve at Tomball, and Lot 2 of Reserve at Tomball Partial Replat No. 1 from Single-Family 9 (SF-9) and Commercial (C) to Planned Development (PD) zoning. The property is generally located at the northwest corner of FM 2978 and FM 2920, within the City of Tomball, Harris County, Texas.

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

Clayton Benedict, Newman Commercial Real Estate, (26 Canoe Bend Court, The Woodlands, TX 77389), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:46 p.m.

Roland Ramirez, representing CHTA Development (Winfrey Estates), (43 East Sundance Circle, The Woodlands, TX 77382), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve Zoning Case Z23-10.

Motion was amended by Commissioner Anderson, second by Commissioner Harris, to approve Zoning Case Z23-10 with the following changes:

- **MODIFY Section d. Development Guidelines – Multi-family development 3.a, building height, maximum:**
  - **ADD:** Multi-Family Apartment Buildings illustrated in provided site exhibit that have broad sides facing Winfrey Estates (PD#15) and which are located immediately adjacent to the south and east boundaries of Winfrey Estates Subdivision shall not exceed 3-stories in height.
- **MODIFY Section g – Buffering/Fencing**
  - **REVISE:** 3. When commercial or multi-family use is adjacent to a residential area, a 15-foot landscape buffer is required to be installed incorporating walking trails and site trees at a rate of 1 three-inch (3”) CALIPER tree per 40’ of property boundary. Tree species will vary, including Oak and Pine ~~and low shrubs~~ to gain vertical screening as illustrated in exhibit A and exhibit B.
  - **ADD:** Screening wall separating multi-family or commercial uses from single-family residentially zoned property shall be MASONRY

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

Vote was as follows:

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

Motion Carried (4 Votes Aye, 1 Vote Nay).

- E.3 Conduct a Public Hearing and Consideration to Approve Zoning Case Z23-11: Request by ISIDROWS, LLC on behalf of Wendy Lynn Dixon to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10 acres of land legally described as being part of Lots 372 & 373 of Tomball Outlots from Single-Family 20 Estate (SF-20-E) to Light Industrial (LI) zoning. The property is generally located within the 1500 block (east side) of S. Persimmon Street, within the City of Tomball, Harris County, Texas.

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

Ashley Verron, representing Owner, Wendy Dixon (1800 Hughes Landing Blvd., Suite 725, The Woodlands, TX 77380), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:40 p.m.

Hearing no comments, the Public Hearing was closed at 7:41 p.m.

Motion was made by Commissioner Harris, second by Commissioner Ross, to approve **Zoning Case Z23-11.**

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

Vote was as follows:

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

Motion Carried (4 Votes Aye, 1 Vote Nay).

F. 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 7:43 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2023.

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Kim Chandler  
Community Development Coordinator/  
Commission Chair Commission Secretary

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Barbara Tague  
Commission Chair