

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

MONDAY, JANUARY 13, 2025



6:00 P.M.

- A. The meeting was Called to Order by Chairman Anderson at 6:26 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Colleen Pye
 - Commissioner Susan Harris
 - Commissioner Scott Moore

Others present:

- Craig Meyers - Community Development Director
- Benjamin Lashley - Assistant City Planner
- Kim Chandler - Community Development Coordinator
- Erica Soto – Administrative Assistant
- Scott Bounds - City Attorney
- Bryce Smtih - Officer

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- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **Zoning Case Z24-20**: Request by Indus Equities LLC, represented by Windrose Land Services, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.800 acres of land legally described as being a 1.800-acre tract of land situated in the John M. Hooper Survey, Abstract No. 375 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 14615 FM 2920, within the City of Tomball, Harris County, Texas.
- City Council Approved the adoption of 2021 ICC Building Codes.

- D. Approval of Minutes:

D.1 Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 9, 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 **The Cottage Green**: A subdivision of 25.4270 acres, (1,107,599 Square Feet), of land, being a replat of Lot 1 Brown-Hufsmith Commercial Film Code No. 622259 M.R.H.C., being a replat of Lots 2 & 3 and a portion of Lot 1 The Shoppes at Spring Commons, Section One, Film Code No. 622085 M.R.H.C. situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Chavez Tract**: Being a subdivision of 0.4769 acres of land and being a partial replat of Lot 35, Block 4 of Tomball Hills Addition, a subdivision per plat recorded under Volume 279, Page 111 of the Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-01**: Request by Mike Matheson, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No. 1. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval with the following conditions:

- The curb for the proposed sidewalk along Rudel Drive shall be painted red for no parking.
- “No stopping or standing” signs shall be placed along the Rudel Drive frontage.
- Three parking spaces within the development shall be designated as drop-off and pick-up only.

Mike Matheson, Owner of Red Grip, LLC, (14315 Arlington Place, Cypress, TX 77429), spoke on behalf of the request.

Jason Hassenstab, representing Red Grip, LLC, (1431 Graham Drive, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:39 p.m.

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Suite B, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 6:40 p.m.

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z24-20**.

Motion was amended by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z24-20** with the following conditions:

- Install a fence along the entire southern property line.
- Install a fence around the entire onsite detention pond.
- Include all Staff Conditions as follows:
 - The curb for the proposed sidewalk along Rudel Drive shall be painted red for no parking.
 - “No stopping or standing” signs shall be placed along the Rudel Drive frontage.
 - Three parking spaces within the development shall be designated as drop-off and pick-up only.

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

Vote was as follows:

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

Motion Approved (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-01**: Request by Kitchens Real Estate Family Partnership LTD., represented by J. Edwards Concrete & Construction LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.2618 acres of land legally described as being all of the 1.2035 and 0.0740 acre tracts (2L and 2Y) out of a called 160 acre tract, located in the C.N. Pillot Survey, Abstract No.632 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 27223 SH 249, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Keith Kitchens, President of Kitchens Real Estate Family Partnership, LTD, (10915 Crawford Circle, Montgomery, TX 77316), spoke on behalf of the request.

John Edwards, representing Kitchens Real Estate Family Partnership, LTD, (27219 State Highway 249, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:05 p.m.

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Suite B, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 7:07 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z24-20**.

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

Vote was as follows:

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

Motion Approved (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:10 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman