

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

MONDAY, JUNE 12, 2023



6:00 P.M.

draft

A. The meeting was Called to Order by Chairwoman Tague at 6:12 p.m. Other Members present were:

Commissioner Tana Ross
Commissioner Scott Moore
Commissioner Richard Anderson

Commissioner Susan Harris – Excused Absence

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Tommy Ramsey – City Attorney

B. No Public Comments were received.

C. Reports and Announcements:

- Introduced Caroline Klein as the Community Development Department Summer Intern.
- TEDC Annual Report Information Booklet is available by request.
- City Council Approved **Zoning Case Z23-06**: Request by Red Grip LLC., represented by Mike Matheson to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.04 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Commercial (C) to Office (O) zoning. The property is generally located within the 1200-1300 blocks (south side) of Rudel Drive, within the City of Tomball, Harris County, Texas.
- City Council Took No Action on **Zoning Case Z23-03**: Request by Chris & Tiona Campbell, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 4.94 acres of land legally described as being a portion of Lot 48 in Tomball Townsite from Single Family Residential Estate – 20 (SF-20-E) to General Retail (GR) zoning. The property is generally located within the 11100-11200 blocks (east side) of Rudolph Road, within the City of Tomball, Harris County, Texas.

- City Council Approved 2017 Resolution to extend Telge Road Amendment.
- City Council Tabled **Zoning Case Z23-05:** Request by Michael Kirtley represented by Sam Jackson of Black Mountain Energy Storage II LLC., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5 acre of land legally described as being all of Lot 265 in Tomball Townsite from Agricultural (AG) to Light Industrial (LI) zoning. The property is generally located within the 900-1000 blocks (west side) of S. Pitchford Road, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z23-04:** Request by Rosehill Estates, LLC represented by George Jarkesy to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.11 acres of land legally described as being Lot 2, Block 1 of Swinghammer/Hauck Subdivision from Single Family Residential Estate – 20 (SF-20-E) to Commercial (C). The property is located at 1820 S. Cherry Street, within the City of Tomball, Harris County, Texas.

D. Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 8, 2023.

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 **GRAND BOUDREAUX BUSINESS PARK:** Being a subdivision of 24.472 acres, (1,066,000 Square Feet), of land situated in the Wilhelm Usener Survey, Abstract No. 820, Harris County, Texas.

Jared Smith, City Planner, presented Minor Plats with Staff Approval.

F. New Business:

F.1 Conduct a Public Hearing and Consideration to Approve **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.

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

Khoa Nguyen, representing Tomball 10 Joint Venture, (28527 Tomball Pkwy., Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

Hearing no comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case Z23-07**.

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

Vote was as follows:

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

Motion Failed (2 Votes Aye, 2 Votes Nay).

- F.2 Conduct a Public Hearing and Consideration to Approve **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.

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

Kathleen Hauck, representing Real Life Ministries, (19720 Holly Court, Magnolia, TX 77355), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:50 p.m.

Hearing no comments, the Public Hearing was closed at 6:51 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve **Zoning Case Z23-08**.

Motion was amended by Commissioner Anderson, second by Commissioner Moore, to approve **Zoning Case Z23-08** with the following change:

- Amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning from Light Industrial (LI) and Agricultural (AG) to Office (O) District as requested by the owner.

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

Vote was as follows:

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

Motion Carried (Unanimously).

- F.3 Conduct a Public Hearing and Consideration to Approve **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.

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

Tim Littlefield, owner, (9618 Krikstone Terrace Drive, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:08 p.m.

Hearing no comments, the Public Hearing was closed at 7:09 p.m.

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve **Zoning Case Z23-09**.

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

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</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 7:10 p.m.

PASSED AND APPROVED this _____ day of 2023.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair