

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

MONDAY, NOVEMBER 13, 2023



6:00 P.M.

- A. The meeting was Called to Order by Chairwoman Tague at 6:05 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
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney

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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 **Ordinance Amendment OAM23-02:** Request by Chris & Tiona Campbell to amend Section 50-82 (*Use Regulations (charts)*), Subsection (b) (*Use Charts*) of the Tomball Code of Ordinances to allow “Exterminator Service/Company (no outdoor sales or storage)” land use with a Conditional Use Permit (CUP) in the Single Family Residential – 20 Estate (SF-20-E) zoning district.
- City Council Approved **Conditional Use Permit Case CUP23-07:** Request by Chris & Tiona Campbell, for a Conditional Use Permit to allow “Exterminator Service/Company (no outdoor sales or storage)” within Single Family Residential - 20 Estate (SF-20-E) zoning. Affecting approximately 4.94 acres of land legally described as being a portion of Lot 48 in Tomball Townsite. 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 **Re-Zoning Case Z23-14:** Request by TCG Capital to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.00 acres of land legally described as being a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision from Single Family Residential-20 Estate (SF-20-E) to Commercial (C). The property is generally located in the 12900 block (north side) of Theis Lane, within the City of Tomball,

Harris County, Texas.

- City Council Approved on First Reading with a postponement of Second Reading until 11/20/2023 on **Re-Zoning Case Z23-15**: Request by Par Real Estate Holdings LLC. and Ron & Amy Haffner, represented by HMF-Americana LLC. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 48.95 acres of land legally described as being all of Lots 1, 2, and 3 of the Shoppes at Spring Creek Commons, Section 1. Lot 1, Block 1 of Brown-Hufsmith Commercial and approximately 9.98 acres being a portion of the J House Survey Abstract 34. The request is to rezone from a mixture of Commercial (C), General Retail (GR), Planned Development District #1 (PD #1) and Single Family Residential – 20 Estate (SF-20E) to a Planned Development District (PD). The properties are generally located at the northeast corner of SH 249 and Brown-Hufsmith Rd as well as the 29700 block (west side) of Quinn Road, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 9, 2023.

Motion was amended by Commissioner Anderson, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 9, 2023. The meeting was called to order by Chairwoman Tague at 6:37 p.m. following the conclusion of the Joint Meeting with City Council.

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 **Reserve HK-5**: A subdivision of 5.00 Acres (217,803 Square Feet), being a partial replat of a new Lot 1, Block 1, Tomball South Commercial No. 2, Film Code No. 659297, H.C.M.R., situated in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.

Craig Meyers, Director of Community Development, presented staff approval with minor conditions.

F. New Business:

- F.1 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-16**: Request by HH 11701 Properties LLC., represented by Austin Haynes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 12.11 acres of land legally described as being a portion of the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pilot Survey, Abstract 632 from Agricultural (AG) to Light Industrial (LI). The property is located at 11701 Holderrieth Road, within Harris County, Texas.

Craig Meyers, Director of Community Development, presented with staff approval.

Austin Haynes, representing the Developer (13011 Blossomheath Road, Cypress, TX 77429), spoke on behalf of the request.

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

Owner, Hoelscher Weatherstrip Mfg. Co., (2400 S. Persimmon Street, Tomball TX 77375), mailed a public notice in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve **Re-Zoning Case Z23-16.**

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).

- F.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-17:** Request by Daniel Rodano, represented by Sendero Ventures LLC., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.06 acres of land legally described as being a portion of the John Smith Survey, Abstract No. 730 from Single Family Estate Residential – 20 (SF-20-E) to Commercial (C). The property is generally located within the 1100 block (north side) of E. Hufsmith Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Director of Community Development, presented with Staff Approval.

Scott Burrer and Juan Sanchez, representing Sendero Ventures, LLC (26410 Oak Ridge Drive, #108, The Woodlands, TX 77380), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:25 p.m.

Barbara Seber, (10801 Hufsmith-Kuykendahl Road, Tomball, TX 77375), mailed a public notice in favor of the request.

Richard & Christina Breaux, (1155 E. Hufsmith Road, Tomball TX 77375), mailed a public notice in opposition of the request.

Paul Garcia, (12211 Zion Road, Tomball TX 77375), mailed a public notice in opposition of the request.

Ofilia Garcia, (12211 Zion Road, Tomball TX 77375), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:32 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Re-Zoning Case Z23-17.**

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

Vote was as follows:

- Chair Tague Aye
- Commissioner Ross Aye
- Commissioner Moore Aye
- Commissioner Harris Aye
- Commissioner Anderson Aye

Motion Carried (Unanimously).

F.3 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-18:** Request by Brian Mai to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.172 acres of land legally described as Lot 9, Block 1 of Main Street – Tomball from Single Family Residential – 6 (SF-6) to General Retail (GR). The property is located within the 100 block (east side) of Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

Craig Meyers, Director of Community Development, presented with Staff Approval.

Brian Mai, Owner, (112 S. Vernon Street, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:45 p.m.

Hearing no comments, the Public Hearing was closed at 6:46 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Re-Zoning Case Z23-18.**

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

Vote was as follows:

- Chair Tague Aye
- Commissioner Ross Aye
- Commissioner Moore Aye
- Commissioner Harris Aye
- Commissioner Anderson Aye

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 6:49 p.m.

PASSED AND APPROVED this _____ day of 2023.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair