

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

MONDAY, JANUARY 9, 2023



6:00 P.M.

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

Commissioner Tana Ross
Commissioner Scott Moore
Commissioner Susan Harris

Commissioner Richard Anderson – Excused Absence

Others Present:

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

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B. No Public Comments were received.

C. Reports and Announcements:

- Jared Smith, City Planner, announced the following:
 - City Council Approved - **Ordinance Amendment Case P22-394:** Request by the City of Tomball to amend Section(s) 50-2 (Definitions) and Section 50-82 (Use Regulations (Charts)), Subsection (b) (Use Charts) of the Tomball Code of Ordinances by adding/revising standards pertaining to “Market, open air, flea”.
 - City Council Approve – **Zoning Case P22-309:** Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

- City Council Denied - **Zoning Case P22-350:** Request by Zion Woods LLC, represented by Blue Kite Building Group, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 22.84 acres of land out of the Joseph Miller Survey, Abstract Number 50, from Agricultural (AG) district to a Planned Development (PD) district to promote single-family residential development. The property is generally located within the 12700 block (north side) of Zion Road, within Harris County, Texas.
- City Council Denied – **Zoning Case P22-367:** Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.32 acres of land legally described as being all of Lots 41, 42, 43, and 44 in Block 72 of the Revised Map of Tomball from Single Family Residential – 6 (SF-6) to Old Town & Mixed Use (OT & MU). The property is located at 329 Texas Street, within the City of Tomball, Harris County, Texas. - denied

- D. Motion was made by Commissioner Harris, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 12, 2022:

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

Motion Carried unanimously.

- E. New Business:

- E.1 Conduct a Public Hearing and consideration to approve **Zoning Case Z23-01:** Request by John & Tracy Randall, represented by BGE, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.82 acres of land legally described as being portions of Lots 374 through 377 & Lots 379 through 383 of Tomball Outlots from Single Family Residential – 20 (SF-20) to Single Family Residential – 6 (SF-6). The property is located at 21725 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

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

Andrew Lang, representing BGE, Inc., (10777 Westheimer Rd #400, Houston, TX 77042), spoke on behalf of the request.

Pat Duggan, representing History Maker Homes, (412 E. Fair Harbor Lane, TX 77079), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:19 p.m.

Property Owner, (31007 Roanoak Woods Drive, Tomball, TX 77375), submitted a Public Comment in favor of the request.

Paul Mladenka, (1631 S. Persimmon Street., Tomball, TX 77375), spoke in opposition of the request.

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

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z23-01**.

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

Vote was as follows:

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

Motion Failed unanimously.

F. Motion was made by Commissioner Moore, second by Commissioner Harris, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 6:26 p.m.

PASSED AND APPROVED this _____ day of 2022.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair