

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

MONDAY, FEBRUARY 14, 2022



6:00 P.M.

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

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Susan Harris

Commissioner Tana Ross – Excused Absence

Others present:

Jessica Rogers – Assistant City Manager
Nathan Dietrich – Community Development Director
Kim Chandler – Community Development Coordinator

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B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - City Council Recognized Employees of the year Lexi McMinn and Carlos Vera.
 - City Secretary received 5 star Exemplary Award.
 - American Rescue Plan funds to utilize to purchase water system meters and transmitters.
 - Update to our strategic Plan and begin forecasting to a Long Range plan for the City in all Departments.
 - New Development Industrial Park on the southwest side of the City which will include an elevated storage tank. Macy's will occupy first 900K building.
 - Moving forward with next phases in PID for Wood Leaf Reserve and Winfrey Estates.
 - Election will be happening this year.
 - Discussion of golf carts.

D. Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 10, 2022.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. New Business:

- E.1 Consideration to Approve Replat of **BAKER ESTATES**: Being a 0.2929 acre tract and being a replat of a portion of Lots 21, 22 and 23, of Anderson's Subdivision, a subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.2 Consideration to Approve Replat of **GREVIS PROPERTIES**: A replat of Lots 13, 14, 15, 16, 17, 18, 19, 20 and a portion of two alleys, in Block 80 of Revised Map of Tomball, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 80 lying in the William Hurd Survey (A-371).

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Harris, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.3 Consideration to Approve Final Plat of **INTERCHANGE 249 BUSINESS PARK**: A subdivision of 240.075 Acres, (10,457,658 Square Feet), situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.4 Consideration to Approve Final Plat of **SITEMAG AT TOMBALL**: Being a subdivision of 18.0486 acres located in the Chauncy Goodrich Survey, A-31, Harris County, Texas.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.5 Consideration to Approve **ZONING CASE P22-016**: Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps.

Nathan Dietrich – Community Development Director, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:20 p.m.

Tom Crofoot (1430 Neal Road, Tomball, TX 77375) submitted a public comment expressing his concern to the drainage around the areas of 2920/2978/E. Hufsmith Road. The flooding at the intersection of E. Hufsmith and Zion Road. The flooding at Zion Road and Bogs Gully. He questioned how the drainage would be mitigated to eliminate additional water flowing towards Zion/Bogs Gully.

Hearing no additional comments, the Public Hearing was closed at 6:22 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-016**.

No action was taken.

Commission has requested that Staff bring back **Zoning Case P22-016** at the April 11, 2022 Planning & Zoning Commission Meeting.

F. Discussion Item

F.1 Tree Planting List

Discussion and Updates for proposed Amendments to the existing City of Tomball Tree Planting List and discussion of proposed Tree and Shrub Ordinance.

Nathan Dietrich, Community Development Director, presented an update to the Commission on the progress of the City of Tomball Tree Planting List and discussed a future timeline for further discussions.

G. Motion was made by Commissioner Anderson, second by Commissioner Harris, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:09 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair