

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

MONDAY, SEPTEMBER 9, 2024



6:00 P.M.

- A. The meeting was Called to Order by Vice Chairman Harris at 6:00 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Colleen Pye
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Troy Toland – Assistant Public Works Director / City Engineer
- Jeffrey Salgado – Graduate Engineer

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A.1 Election of Chairman and Vice Chairman:

Election of Chairman:

Commissioner Tana Ross nominated Commissioner Richard Anderson for Chairman.
Commissioner Colleen Pye nominated Commissioner Susan Harris for Chairman.

Commissioner Susan Harris declined the nomination for Chairman.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously to appoint Commissioner Richard Anderson as Chairman.

Election of Vice Chairman:

Commissioner Scott Moore nominated Commissioner Tana Ross for Vice Chairman.
Commissioner Colleen Pye nominated Commissioner Susan Harris for Vice Chairman.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried (3 Votes for Commissioner Tana Ross, 2 Votes for Commissioner Susan Harris) to appoint Commissioner Tana Ross as Vice Chairman.

B. Public Comments received:

B.1 Lisa Covington, (31210 Antonia Lane, Tomball, TX 77375) spoke in opposition of the Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2.**

C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Denied **Zoning Case Z24-10:** Request by TYKHE LLC, represented by JLS Real Estate, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 6.500 acres of land legally described as portions of Lot 187 & Tracts 188, 191A, and 192A of Tomball Outlots within the Jesse Pruitt Survey, Abstract 629 from Commercial (C) to Light Industrial (LI). The property is located at 1730 South Cherry Street, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 12, 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 **J&J Select Properties:** A subdivision of 0.75 acres of land, located in the John M. Hooper Survey, A-375, City of Tomball ETJ, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval with no conditions.

F. New Business:

F.1 Consideration to approve Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2:** 23.2995 Acres (1,014,925 Square Feet), being a replat of Lot 24, Block 4, Replat of Lot 24, Block 4, replat revision 1-9-29-78, Tomball Hills Addition, Film Code No. 353041, H.C.M.R., situated in the Joseph House Survey, Abstract No. 34, City of Tomball city limits, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval with conditions.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with conditions.

Motion was amended by Commissioner Anderson, second by Commissioner Pye, to table until the next Planning and Zoning Commission Meeting on October 14, 2024, with the following representatives present for discussion:

- Applicant
- Fire Marshal

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

Motion Carried unanimously.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-11**: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

Jon Arledge, (11902 Gatesden Drive, Tomball, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Vice Chairman Harris at 6:36 p.m.

Alan Jackson, (308 Blackshear Drive, Tomball, TX 77375), spoke in opposition of the request.

Scott Wilson, property owner, (17515 Spring Cypress Road, Suite #308, Cypress, TX 77429), spoke on behalf of the request.

Mike Arledge, (11902 Gatesden Drive, Tomball, TX 77377), spoke on behalf of the request.

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

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve **Zoning Case Z24-11**.

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

Vote was as follows:

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

Motion Failed (1 Vote Aye, 4 Votes Nay).

F.3 Conduct a public hearing and consideration to approve **Zoning Case Z24-12**: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

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

Michael Evenson, representing Texas T 22, LLC, (12234 Queenston Boulevard, Suite #100, Houston, TX 77095), spoke on behalf of the request.

The Public Hearing was opened by Vice Chairman Harris at 6:50 p.m.

Hearing no comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Commissioner Pye, second by Commissioner Ross, to approve **Zoning Case Z24-12**.

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

Vote was as follows:

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

Motion Carried (3 Votes Aye, 2 Votes Nay).

F.4 Conduct a public hearing and consideration to approve **Zoning Case Z24-13**: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

Tim Littlefield, (1310 S. Persimmon Street, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Vice Chairman Harris at 7:04 p.m.

Hearing no comments, the Public Hearing was closed at 7:04 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Pye, to approve **Zoning Case Z24-13**.

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 Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<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 7:13 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman