

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

MONDAY, NOVEMBER 11, 2024



6:00 P.M.

- A. The meeting was Called to Order by Chairman Anderson at 6:01 p.m. Other Members present were:
Commissioner Tana Ross
Commissioner Colleen Pye
Commissioner Susan Harris

Commissioner Scott Moore – Excused Absence

Others present:

Craig Meyers – Community Development Director
Benjamin Lashley – Assistant 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:

Craig Meyers, Community Development Director announced the following:

- Upcoming Meetings:
 - Wednesday, November 13, 2024
 - Town Hall Discussion regarding the Final Plat of Tomball Hills Addition, Lot 24, Block 4, Replat No. 2.
 - Thursday, November 14, 2024
 - Special P&Z Meeting - Approval of a certificate regarding the Final Plat of Tomball Hills Addition, Lot 24, Block 4, Replat No 2.
 - Monday, December 9, 2024
 - Regular CIPAC Meeting @ 5:30 p.m.
 - Regular Planning & Zoning Meeting @ 6:00 p.m.

- City Council Denied **Zoning Case Z24-14:** Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 4.339 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the General Retail (GR) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.
- City Council Denied **Zoning Case Z24-15:** Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 11.40 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the Duplex Residential (D) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.
- Applicant Withdrew at City Council on First Reading **Zoning Case Z24-16:** Request by Mike Matheson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Office (O) to the General Retail (GR) zoning district. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 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 **Island Xpress Tomball:** A subdivision of 1.800 acres, (78,407.57 Square Feet), situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Consideration to approved Final Plat of **Leong Estates:** A subdivision of 1.9959 acres, (86,941.69 Square Feet), located in the J. House Survey, Abstract 34, Harris County, Texas, City of Tomball.

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

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

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve with no conditions.

Motion Approved (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-18**: Request by John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

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

Tracy Randall, Owner, (21725 Hufsmith Kohrville Road, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:21 p.m.

Dane Dunagin (535 E. Hufsmith Road, Tomball, TX 77375), spoke in favor of the request.

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

Motion was made by Commissioner Harris, second by Commissioner Ross, to approve **Zoning Case Z24-18**.

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 Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Approved (Unanimously).

G. Adjournment

Motion was made by Commissioner Ross second by Commissioner Pye, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 6:24 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman