

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

MONDAY, APRIL 8, 2024



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairwoman Tague at 6:00 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
- Jared Smith – City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Benjamin Lashley – Assistant City Planner

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Jared Smith, City Planner, is leaving the City of Tomball to expand his career.

- 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 March 11, 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 **Breaux Tracts**: Being a subdivision of 4.915 acres of land and being a replat of Lot 19 of Tomball Outlots, a subdivision per plat recorded under Volume 2, Page 65 of the Harris County Map Records, situated in the Ralph Hubbard Survey, Abstract 383, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the plat and Staff Approval with no conditions.

F. New Business:

- F.1 Consideration to approve Final Plat of **Holderrieth Business Park**: A subdivision of 11.9902 acres of land, located in the Elizabeth Smith League, A-70, & Claude N. Pillot Survey, A-632, Harris County, Texas.

Jared Smith, City Planner, presented the plat and staff recommendation for approval with minor conditions.

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

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

Motion Carried unanimously.

- F.2 Consideration to approve Final Plat of **Six Star Center**: A subdivision of a 1.5551 acre tract, (67,740.15 Square Feet), being a replat out of Lots 24, 30 and 24 of Tomball Outlots subdivision as recorded in Volume 2, Page 56, Harris County Map Records, situated in the Ralph Hubbard Survey, A-383, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the plat and staff recommendation for approval with minor conditions.

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

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

Motion Carried unanimously.

- F.3 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-03**: Request by Ken & Betty Vairin, represented by META Planning & Design, Inc., to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 31.12 acres of land legally described as being portions of the J H Edwards Survey, Abstract 20 and the C Goodrich Survey, Abstract 311 from the Agricultural (AG) to Single Family Residential – 6 (SF-6) zoning. The property is generally located within 22100 block (west side) of Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

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

Caitlyn King, representing Meta Planning & Design, (3306 S. Fry Rd., Katy, TX 77450), spoke on behalf of the request.

Jeff Anderson, representing Beazer Homes, (10235 W. Little York Rd., Suite 455, Houston, TX 77040), spoke on behalf of the request.

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

Hearing no comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Re-Zoning Case Z24-03**.

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

Vote was as follows:

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

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

- F.4 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-04**: Request by Houston Deco Balloons LLC, to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.87 acres of land legally described as being a portion of Tomball Outlot 286 from Single Family Residential – 20 (SF-20) to Commercial (C) zoning. The property is generally located in the 900 block (North Side) of Agg Road, within the City of Tomball, Harris County, Texas.

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

A representative of Houston Deco Balloons, LLC, (12307 Northpointe Ridge Lane, Tomball, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:43 p.m.

Hearing no comments, the Public Hearing was closed at 6:44 p.m.

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve **Re-Zoning Case Z24-04**.

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

Vote was as follows:

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

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

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:52 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair