

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

**MONDAY, AUGUST 12, 2024**



**6:00 P.M.**

- A. The meeting was Called to Order by Chairman 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
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Benjamin Lashley – Assistant City Planner
- Jeffrey Salgado – Graduate Engineer

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **Ordinance Amendment OAM24-01**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.
- City Council Approved **Ordinance Amendment OAM24-02**: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

- City Council Approved **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- Planning and Zoning Commissioners will be appointed at the City Council Meeting on Monday, August 19, 2024.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 10, 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 **Daniels Acres**: A subdivision of 0.4403-acre (19,181 Square Feet) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).
- E.2 Minor Plat of **Houston Deco Balloons**: Being a subdivision of 0.8694 acre of land and being a partial replat of Outlot 286 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65 of the Harris County Map Records situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.
- E.3 Minor Plat of **South Cherry Street Complex**: Being a subdivision of 0.6504 acres situated in the James Pruitt Survey, Abstract No. 629, Harris County, Texas.
- E.4 Minor Plat of **Cemex Tomball**: A subdivision of 8.6233 acres, (375,630 Square Feet.), of land situated in the John S. Smith Survey, Abstract 730, City of Tomball, as tract is within city limits, Harris County, Texas; being the remainder of a called 9.233 acre tract conveyed to TXI Operations by General Warranty Deed recorded under Clerk's File No. T015795 of the Harris County Official Public Records of Real Property; said 8.6232 acres being more particularly described as follows with all bears based on a call of south 00 Degrees 40 minutes 00 seconds east, along the west right-of way line of Hufsmith-Kohrville Road (FM 2978) as described in Deed Recorded in Clerk's File No. N473534 of the Harris County Public Records of Real Property.

- E.5 Minor Plat of **Tomball Medical Complex Two:** A subdivision of 2.7321 Acres, (119,009.40 Square Feet), situated in the William Hurd Survey, Abstract No. 378, City of Tomball, Harris County, Texas.
- E.6 Minor Plat of **Tomball Regional Health Foundation:** Being a subdivision of 5.5516 Acres of Land situated in the William Hurd Survey, Abstract 378, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Conduct a public hearing and consideration to approve **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.

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

Josh Lass-Sughrue, JLS Real Estate, (423 Hollow Drive, Houston, TX 77024), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:12 p.m.

Hearing no comments, the Public Hearing was closed at 6:13 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Re-Zoning Case Z24-10.**

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

Vote was as follows:

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

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:28 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2024.

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Kim Chandler  
Community Development Coordinator/  
Commission Chair Commission Secretary

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Barbara Tague  
Commission Chair