

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

MONDAY, NOVEMBER 8, 2021



6:00 P.M.

- A. The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross
Commissioner Susan Harris

Others present:

Jessica Rogers – Assistant City Manager
Nathan Dietrich – Community Development Director
Wesley Stolz – City Engineer
Loren Smith – City Attorney
Kim Chandler – Community Development Coordinator
Daniella Garcia – Construction Coordinator

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- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Introduced and welcomed Jessica Rogers, as the City of Tomball's newly appointed Assistant City Manager.

- D. Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 11, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E. Non Action Items

- E.1 Minor Plat of **LITTLE ACRES:** Being 0.1607 acre, (7000.00 Sq. Ft.) tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of

Lots 25 and 26, in Block 90, of the Revised Map of Tomball as recorded in Volume 4, Page 25, Map of Records of Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval with contingencies.

- E.2 Minor Plat of **LSP TOMBALL DEVELOPMENT, REPLAT NO. 3:** A subdivision of 0.9827 acres (42,805 Sq. Ft.), being a replat of Reserve "B" of LSP Tomball Development Replat No. 1, as recorded in Film Code Number 682121, of the Harris County Map Records, situated in the Sam Lewis Survey, A-1704, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval with contingencies.

- E.3 Minor Plat of **TOMBALL SENIOR VILLAGE:** Being 3.5708 acre (155,544.82 Sq. Ft.) tract of land situated in the John M. Hooper Survey, A-375, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval.

F. New Business:

- F.1 Consideration to Approve Final Plat of **CHERRYWOOD ESTATES:** A subdivision of 20.78 acres recorded in Clerk's File Number 20130447597 of official Public Records of Real Property of Harris located in the C.N. Pillot Survey, A-632 Harris County, Texas.

Wesley Stolz, City Engineer, 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.

- F.2 Consideration to Approve Preliminary Plat of **SEVEN OAKS HOLDERRIETH:** A Subdivision of 19.3375 acres & 842,341.24 Sq. Ft. of land located in the C.N. Pillot Survey, A-632, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- F.3 Consideration to Approve Replat Plat of **WINFREY ESTATES**: A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves "A", Reserves "B" and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- F.4 Consideration to approve **Zoning Case P21-425**: Request by Lovett Industrial, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances to zone approximately 231.6 acres as Light Industrial and 8.4 acres as General Retail contained within approximately 240 acres of land, generally located at the Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas legally described tract 1E, situated in the Auguste Senerchal Survey, Abstract 722.

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

The Public Hearing was opened by Chair Tague at 6:17 p.m.

Hearing no comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-425**.

Commissioner Dunagin Amended the motion, second by Commissioner Anderson, to include land use exceptions in the Development Agreement.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.5 Consideration to approve **Zoning Case P21-352**: Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

A Public Hearing on **Zoning Case P21-352** was conducted at the P&Z Meeting on October 11, 2021, whereas no action was taken.

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

Tolu Akindele, Applicant (15800 FM 2920, Tomball, TX 77377), spoke on behalf of the request.

Sean Ratterree, Applicant (15800 FM 2920, Tomball, TX 77377) spoke on behalf of the request.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-352**.

Commissioner Dunagin Amended the motion, second by Commissioner Anderson, to include:

- An eight foot wrought iron fence with masonry columns.
- Include expanded landscaping along FM 2920 and Tomball Cemetery Road.
- Install security fence around the dog washing station.
- Install an eight foot cedar fence around the back of the development.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

G. Discussion Item

G.1 Tree Planting List

Discussion and suggested updates to amend City of Tomball tree planting list.
Further discussion with consideration to amend City of Tomball tree planting list will
be added to the Planning & Zoning Meeting on January 10, 2021.

H. 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 7:06 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Kim Chandler
City Engineer/Board Secretary

Barbara Tague
Commission Chair