

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

**MONDAY, DECEMBER 9, 2024**



**6:00 P.M.**

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

Others present:

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

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- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **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.

- D. Approval of Minutes:

- D.1 Motion was made by Commissioner Moore, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 2024.

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

Motion Carried unanimously.

- D.2 Motion was made by Commissioner Harris, second by Commissioner Ross, to approve the Minutes of the Special Planning and Zoning Commission Meeting of November 13, 2024.

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

Motion Carried unanimously.

- D.3 Motion was made by Commissioner Ross, second by Commissioner Pye, to approve the Minutes of the Special Planning and Zoning Commission Meeting of November 14, 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 **Isidrows Tomball**: A subdivision of 10.1572 acres of land, being a replat of Lots 372 and 373, corrected map of Tomball Outlots, recorded in Volume 4, Page 75, H.C.M.R., located in the Jesse Pruett Survey, Abstract No. 629, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Kleimann and Hitchcock One**: A Plat of a 0.3818-acre tract of land in the Joseph House Survey, Abstract No. 34, in 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 **Interchange 249 Business Park Partial Replat No. 5**: A subdivision of 3.9420 acres, (171,713 square feet), being a replat of Lot 100, Block 2, Interchange 249 Business Park Partial Replat No. 2, Film Code No. 703892, H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval with 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 Approved (Unanimously).

F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-20**: Request by Indus Equities LLC, represented by Windrose Land Services, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.800 acres of land legally described as being a 1.800-acre tract of land situated in the John M. Hooper Survey, Abstract No. 375 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 14615 FM 2920, within the City of Tomball, Harris County, Texas.

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

Nandu Konat, Owner of Indus Equities, LLC, (14518 Winding Springs Drive, Cypress, TX 77429), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:16 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 6:16 p.m.

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve **Zoning Case Z24-20**.

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>
Commissioner Moore	<u>Aye</u>

Motion Approved (Unanimously).

F.3 Discussion and action regarding updates to the City of Tomball’s adopted building codes.

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

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve updates to the City of Tomball’s adopted building codes.

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>
Commissioner Moore	<u>Aye</u>

Motion Approved (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:35 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2025.

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Kim Chandler  
Community Development Coordinator/  
Commission Secretary

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Richard Anderson  
Commission Chairman