

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

MONDAY, DECEMBER 11, 2023



6:00 P.M.

- A. The meeting was Called to Order by Chairwoman Tague at 6:04 p.m. Other Members present were:
Commissioner Scott Moore
Commissioner Susan Harris
Commissioner Richard Anderson

Commissioner Tana Ross – Excused Absence

Others present:

Jessica Rogers – Assistant City Manager
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Tommy Ramsey – City Attorney

draft

- B. No Public Comments were received.

- C. Reports and Announcements:

Jessica Rogers, Assistant City Manager Announced the following:

- Jared Smith is the City of Tomball Employee of the Year.

Jared Smith, City Planner announced the following:

- City Council Approved on 1st reading, 2nd reading was postponed until Annexation process takes place for **Zoning Case Z23-16**: Request by HH 11701 Properties LLC., represented by Austin Haynes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 12.11 acres of land legally described as being a portion of the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pilot Survey, Abstract 632 from Agricultural (AG) to Light Industrial (LI). The property is located at 11701 Holderrieth Road, within Harris County, Texas.

- No action was taken by City Council for **Zoning Case Z23-17**: Request by Daniel Rodano, represented by Sendero Ventures LLC., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.06 acres of land legally described as being a portion of the John Smith Survey, Abstract No. 730 from Single Family Estate Residential – 20 (SF-20-E) to Commercial (C). The property is generally located within the 1100 block (north side) of E. Hufsmith Road, within the City of Tomball, Harris County, Texas.
- City Council Denied **Zoning Case Z23-18**: Request by Brian Mai to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.172 acres of land legally described as Lot 9, Block 1 of Main Street – Tomball from Single Family Residential – 6 (SF-6) to Commercial (C). The property is located within the 100 block (east side) of Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 13, 2023.

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 **Graham Road Estates Replat No. 1, Amending Plat No. 1**: A subdivision of 3.7491 Acres, (163,311 Sq. Ft.), being a replat Graham Road Estates Replat No. 1, Film code No. 703881, H.C.M.R. situated in the John M. Hooper Survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

- E.2 Minor Plat of Minor Plat of **Fincas Falkane**: A subdivision of 2.672 acres of land being a replat of outlots 88 and 89 Tomball Outlots, five acres Tomball Townsite according to the Plat or Map as recorded in Volume 2, Page 65 of the map records of Harris County, Texas, Ralph Hubbard Survey, Abstract No. 383, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

F. New Business:

- F.1 Conduct a Public Hearing and Consideration to Approve **Ordinance Amendment OAM23-03**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-75.1 – Neighborhood Retail District (NR) 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 Neighborhood Retail District.

Modifying Section 50-113 (*Landscape Requirements*) specifying parking lot screening requirements. Modifying Section 50-115 (*Screening, Buffering and Fencing Requirements*) replacing subsection (b)(1) (*Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks*) with new land use buffering standards.

Jared Smith, City Planner, presented the case with staff recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:56 p.m.

Matthew Lawrence (16023 Rudgewick Lane, Spring, Texas 77379), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 7:01 p.m.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to Table **Ordinance Amendment OAM23-03** until further discussion at the Regular Planning and Zoning Commission scheduled for January 8, 2024.

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

Vote was as follows:

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

Motion Carried (Unanimously).

- F.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-19**: Request by William G. Hightower to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.24 acres of land legally described as being Lot 1, Block 1 of Elim from Single Family Residential – 6 (SF-6) to Old Town & Mixed Use (OT & MU). The property is located within the 300 block (north side) of Mechanic Street, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case with staff recommendation of approval.

Bill Hightower, Owner, (1018 Oak Branch Lane, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:07 p.m.

Hearing no comments, the Public Hearing was closed at 7:08 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z23-19**.

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

Vote was as follows:

Chair Tague	<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 Harris, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 7:12 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair