

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

**MONDAY, JANUARY 8, 2024**



**6:00 P.M.**

- A. The meeting was Called to Order by Co-Chairwoman Harris at 6:16 p.m. Other Members present were:

Commissioner Scott Moore  
Commissioner Richard Anderson  
Commissioner Tana Ross  
Commissioner Barbara Tague

Others present:

Craig Meyers – Community Development Director  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator  
Loren Smith – City Attorney

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director, announced the following:

- City Council Approved **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.

- 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 December 11, 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 **The Dirt Yard**: Being a commercial subdivision of 2.64 acres and being the same called 2.639 acres tract of land as record in Harris County Clerk's File No. 2023-45241, CN Pillot Survey, Abstract no. 632, Harris County, Texas., 2710 State Highway 249, Tomball, Texas.
- E.2 Minor Plat of **Flex at Commercial Park**: A subdivision of 3.3524 acres, being a replat of TR6 Tomball Industrial Park, recorded under Map Records of County Clerk Film Code 437033, Harris County, Texas.
- E.3 Minor Plat of **Interchange 249 Business Park, Partial Replat No. 4**: A subdivision of 5.4232 acres, (236,233 Sq. Ft.), being a replat of Lot 101, 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.
- E.4 Minor Plat of **Real-Life Ministries**: A subdivision of 17.5404 acres, (764,061.78 Sq. Ft.), of land being out of Lots 172, 175 and 175 of Tomball Townsite as recorded under Volume 2, Page 65, of the Harris County Map Records and Devasco International as recorded under Film Code Number 615009 of the Harris County Map Records in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas.
- E.5 Minor Plat of **Costco – FCCU Addition**: Being a replat of Lot 1, Block 1 in Kenneth Lee Subdivision and Reserve "A" of Maple Group. Being 26.996 acres, (1,175,944 Sq. Ft.), out of the C.M. Pillot Survey, Abstract No. 632 in the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented with Staff Approval.

F. New Business:

- F.1 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.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Ordinance Amendment OAM23-03**.

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>
Commissioner Ross	<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 6:52 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