

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

MONDAY, MAY 12, 2025



6:00 P.M.

draft

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

Others present:

- Craig Meyers – Community Development Director
- Chris Riggs – City Planner
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Jeffrey Salgado – Graduate Engineer
- Erica Soto – Assistant City Planner
- Sergeant Jason Smith - Officer

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Reminder of the Special Planning & Zoning Commission Training Meeting scheduled for Thursday, May 15, 2025.
- City Council Approved, **Zoning Case Z25-03**: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

- City Council Approved, **Zoning Case Z25-06**: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 14, 2025.

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 **Holderrieth Commerce Center**: A subdivision of 20.3280 acres, (888,489.75 Sq. Ft.), of land out of the C.N. Pillot Survey, A-632, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Flores Acres**: Being a 0.1607 acre, (7,000.00 Sq. Ft.), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 24 and 25, in Block 85, of the Revised Map of Tomball, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Consideration to approve Final Plat of **Shoppes at The Cottage Green**: A subdivision of 13.5467 acres, (590,095 Sq. Ft.), of land being a replat of a portion of Lot 1, the Shoppes at Spring Commons, Section One, situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Shoppes at The Cottage Green** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Harris, 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 **Conditional Use Permit Case CUP25-04**: Request by Real Life Ministries Texas, represented by Brandon Guindon and Kathleen Hauck, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas.

Chris Riggs, City Planner, presented **Conditional Use Permit Case CUP25-04**.

Leila Couture, Representing Lionheart Children’s Academy, (1300 Harwood Blvd Bedford, TX 76021), spoke on behalf of the request.

MyKeisha Williams, Representing Lionheart Children’s Academy, (1626 S. Cherry St. Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:14 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Ross, second by Commissioner Pye, to approve **Conditional Use Permit Case CUP25-04**.

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

Vote was as follows:

Chairman Anderson	<u>Aye</u>
Vice Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.3 Conduct a Public Hearing and Consideration to approve the City of Tomball Comprehensive Plan Update.

The draft Comprehensive Plan Update is available for public review on the City of Tomball website:

<https://tomballtx.gov/DocumentCenter/View/8103/20250417-DRAFT-Tomball-Comprehensive-Plan-Reduced-File-Size?bidId=>

Shubhangi Rathor, AICP with Freese and Nichols, Inc., presented the City of Tomball Comprehensive Plan Update.

The Public Hearing was opened by Chairman Anderson at 6:30 p.m.

Jon Arledge (1623 S. Cherry Street, Tomball, TX 77375), spoke with concern about the request.

Hearing no additional comments, the Public Hearing was closed at 6:32 p.m.

Motion was made by Commissioner Moore, second by Commissioner Ross, to approve the City of Tomball Comprehensive Plan Update.

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

Vote was as follows:

Chairman Anderson	<u>Aye</u>
Vice Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:36 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman