

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

MONDAY, APRIL 14, 2025



6:00 P.M.

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

Others present:

- Craig Meyers – Community Development Director
- Chris Riggs – City Planner
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Phil Boedeker – City Attorney
- Jeffrey Salgado – Graduate Engineer
- Erica Soto – Administrative Assistant
- Juan Rodriguez – Police Officer

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- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- During the Joint Workshop, held on 4/7/2025, the City Council and the Planning & Zoning Commission agreed to move forward with the Comprehensive Plan Update to be presented at the Planning & Zoning Commission Meeting scheduled for Monday, 5/12/2025.
- Planning & Zoning Commission Training is scheduled for Thursday, 5/15/2025 @ 4:00 p.m.

- City Council Denied **Zoning Case Z25-04:** Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z25-05 with a rezoning to the Multifamily Residential (MF) Zoning District in lieu of the requested General Retail (GR) Zoning District:** Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163, 167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 10, 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 **Koenig Place:** A replat of Lots 41 & 42 in Block 73 of Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas. Said Block 73 lying in the William Hurd Survey (A-371).
- E.2 Minor Plat of **RDL Acres:** Being a 10.1683-acre, (442,932.25 Sq. Ft.), tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of Lots 187 and 188 and a portion of Lots 191 and 192 of Tomball Townsite, Harris County, Texas.
- E.3 Minor Plat of **Baker Manor:** A subdivision of 3.2198 acres, (140,255 Square Feet), of land situated in the Joseph House Survey, A-34, in the City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Conduct a public hearing and consideration to approve **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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-03**.

Jordan Corbitt, P.E. with Kimley-Horn & Associates, Inc., representing Louetta Leasing LP, (9303 Stratford Place, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Vice Chair Ross at 6:09 p.m.

Hearing no comments, the Public Hearing was closed at 6:09 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Re-Zoning Case Z25-03**.

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

Vote was as follows:

Vice Chair Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-06**.

Andy Jorgensen with Material & Design Solutions (6431 Cunningham Road, Houston, TX 77041), spoke on behalf of the request.

The Public Hearing was opened by Vice Chair Ross at 6:19 p.m.

Hearing no comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Commissioner Harris, second by Commissioner Pye, to approve **Re-Zoning Case Z25-06**.

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

Vote was as follows:

Vice Chair 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 Harris, 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