

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

MONDAY, OCTOBER 14, 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 Scott Moore
 - Commissioner Colleen Pye
 - Commissioner Susan Harris

Commissioner Tana Ross – Excused Absence

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- David Olson – City Attorney
- 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 Denied **Zoning Case Z24-11**: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z24-12**: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

- City Council Approved on First Reading **Zoning Case Z24-13**: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas. Second Reading is scheduled for Monday, October 21, 2024.

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 2024.

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

Motion Carried unanimously.

E. New Business:

- E.1 Consideration to Ratify the approval of the Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2**: A subdivision of 23.2995 Acres (1,014,925 Square Feet), being a replat of Lot 24, Block 4, Replat of Lot 24, Block 4, replat revision 1-9-29-78, Tomball Hills Addition, Film Code No. 353041, H.C.M.R., situated in the Joseph House Survey, Abstract No. 34, City of Tomball city limits, Harris County, Texas, which is eligible for an automatic approval certification following the City's failure to act within the 30-day window outlined in Section 212.009 of the Texas Local Government Code.

Craig Meyers, Community Development Director, presented the Plat and staff recommendation of approval with conditions.

Motion was made by Commissioner Harris, second by Commissioner Pye, to approve with conditions.

Andrew Allemand with Axiom Surveying, (1304 Langham Creek Drive, Suite 410, Houston, TX 77084), spoke on behalf of the request.

The following Public Comments were presented:

Randy Boychuk, (31414 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Brianna Julien, (31307 Antonia Lane, Tomball, TX 77375), spoke in opposition of the request.

Jeff King, (31427 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Josh Eckert, (31406 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Sandy Eckert, (31406 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Mark Pauls, (31511 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Brenda Allen, (31322 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Vic Friday, (31503 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Edgar McNutt, (31427 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Thomas Sapio, (31506 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Michael Viehofer, (28231 Camille Drive, Tomball, TX 77375), spoke in opposition of the request.

Joy Criner, (31419 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Trista Finch, (31527 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Kati Hammond, (31210 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Cate McNutt, (31427 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

The following Public Comments were received for record only:

JD & Heather Stanaland, (31414 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

Michael Steinbach, (28110 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Kenneth Kinard, (31431 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Ashley Schillinger, (31507 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Susan Wood, (28227 Camille Drive, Tomball, TX 77375), wrote in opposition of the request.

Jeffie Cappadonna, (12727 Zion Road, Tomball, TX 77375), wrote in opposition of the request.

Craig Finch, (31527 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Mary Piehl, (28111 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Vernon Piehl, (28111 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Thomas Julien, (31307 Antonia Lane, Tomball, TX 77375), wrote in opposition of the request.

Tara Mora, (31415 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Melissa Florian, (11303 Lakewood Field Court, Tomball, TX 77375), wrote in opposition of the request.

Chris Poppe, (12715 Telge Road, Tomball, TX 77375), wrote in opposition of the request.

Jeremy Hardey, (31514 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Casey Schillinger, (31507 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Mary Steinbach, (28110 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Christopher Hammond, (31210 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

Joyce Godwin, (31330 Alice Lane, Tomball, TX 77375), wrote in opposition of the request.

Daphne Granger, (28211 Camille Drive, Tomball, TX 77375), wrote in opposition of the request.

Judith Healey, (26629 Decker-Prairie Rosehill Road, Magnolia, TX 77355), wrote in opposition of the request.

Randy Boychuk, (31414 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Moore	<u>Nay</u>
Commissioner Harris	<u>Nay</u>
Commissioner Pye	<u>Nay</u>

Motion Failed (1 Vote Aye, 3 Votes Nay).

- E.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-14**: Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 4.339 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the General Retail (GR) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.

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

Ernesto Quintanilla, representing International Commercial Development Enterprise, LLC, (810 S. Mason Road, Suite 225, Katy, TX 77494), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:11 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 7:11 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z24-14**.

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

Vote was as follows:

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

Motion Approved (Unanimously).

- E.3 Conduct a public hearing and consideration to approve **Zoning Case Z24-15**: Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 11.40 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the Duplex Residential (D) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.

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

Ernesto Quintanilla, representing International Commercial Development Enterprise, LLC, (810 S. Mason Road, Suite 225, Katy, TX 77494), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:17 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 7:17 p.m.

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve **Zoning Case Z24-15**.

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

Vote was as follows:

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

Motion Approved (Unanimously).

- E.4 Conduct a public hearing and consideration to approve **Zoning Case Z24-16**: Request by Mike Matheson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Office (O) to the General Retail (GR) zoning district. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

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

Jason Hassenstab with Elevated Development, LLC, (1431 Graham Drive, Suite 250, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:27 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 7:28 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z24-16**.

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

Vote was as follows:

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

Motion Carried (Unanimously).

F. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:29 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman