

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

MONDAY, JUNE 13, 2022



6:00 P.M.

A. The meeting was Called to Order by Chair Tague at 6:08 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Tana Ross

Commissioner Susan Harris – Excused Absence

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Justin Pruitt – City Attorney
Kim Chandler – Community Development Coordinator
Drew Huffman – Public Works Director

draft

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - City of Tomball Long Range Strategic Planning Updates are available on-line for viewing.
 - Tomball Event Season kicks off with the following events scheduled:
 - 4th of July Celebration
 - Saturday at the Depot
 - 50th Tomball Night
 - Shared details of the “State of our Protections within the City of Tomball” presentation by the City of Tomball IT Department.
 - TEDC Updates for their Annual Report and Strategic Work Plan Updates are available on-line for viewing.

- D. Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 9, 2022.

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 **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 1:** A Subdivision of 87.688 acres (3,819,689 Square Feet), being a replat of Lots 3 and 4, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

- E.2 Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 2:** A Subdivision of 27.1967 acres (1,184,690 Square Feet), being a replat of Lot 5, Block 2, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

- E.3 Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 3:** A Subdivision of 22.07 acres (961,380 Square Feet), being a replat of Lot 2, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

- E.4 Minor Plat of **TOMBALL MEDICAL COMPLEX:** Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of Tomball Medical Park, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

- E.5 Minor Plat of **WILLOW CREEK:** A Subdivision of 12.9051 acre tract, (562,147.34 Square Feet), in the Wilhelm Usener Survey A-820 and being out of Share No. 4 Mary Jane and Custave Kuehn as recorded in Volume 13, Page 27 Map Record, Harris County, Texas.

Jared Smith, City Planner, presented the plat with contingencies.

F. New Business

- F.1 Consideration to Approve Replat of **SHOPS ON TOMBALL PARKWAY:** Being a 1.8556 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being a replat of a portion of Unrestricted Reserve "A" of BRTR-ONE, Subdivision, as recorded in Film Code Number 696409, of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with contingencies.

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

Motion carried unanimously.

- F.2 Consideration to Approve Final Plat of **TOMBALL CLEAN CARWASH:** A Subdivision of 5.360 acres of land, located in the Sam Lewis Survey, A-1704, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of a Final Plat approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with contingencies.

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

Motion carried unanimously.

- F.3 Consideration to Approve Final Plat of **WOOD LEAF RESERVE, SECTION 2:** A Subdivision of 58.66 acres of land being a part of the Claude N. Pillot Survey, A-632, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve with contingencies.

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

Motion carried unanimously.

- F.4 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-111**: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

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

Atif Shahzad, Applicant (110 Deer Crossing Court, Conroe, TX 77384) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:38 p.m.

Jacquelyn Marshall (16007 Stablepoint Lane, Cypress, TX 77429) mailed in a Public Comment Response in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:39.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-111**.

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

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion CARRIED unanimously (3-0)

- F.5 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-115**: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

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

Ryan Wasaff, Welcome Group Land Development, LLC, (5858 Westheimer, Suite #800, Houston, TX 77057) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:50 p.m.

Jacquelyn Marshall (16007 Stablepoint Lane, Cypress, TX 77429) mailed in a Public Comment Response in favor of the request.

Claire Sebesta (16007 Stablepoint Lane, Cypress, TX 77429) mailed in a Public Comment Response in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:52.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P22-115**.

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

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion CARRIED unanimously (3-0)

- F.6 Conduct a Public Hearing and Consideration to Approve **Case P22-184**: Request to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

Jared Smith, City Planner, presented the case and request for Commission's recommendation.

Kyle Bertrand, Gunda Corporation, representing Harrisburg Homes, (11750 Katy Fwy., Suite 300, Houston, TX 77079), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:17 p.m.

Hearing no comments, the Public Hearing was closed at 7:18.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P22-184**.

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

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>

Motion FAILED (1 Aye – 2 Nay)

- F.7 Resolution 2022-23: A Resolution of the City Council of the City of Tomball, Texas, adopting changes made to the current “City of Tomball Approved Tree, Shrub, Groundcover Plant and Vine List.”

Barbara Tague requested to Table Resolution 2022-23 until the Regular Planning & Zoning Meeting on July 11, 2022 when the full commission is present.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to Table Resolution 2022-23 until the Regular Planning & Zoning Meeting on July 11, 2022.

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

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion CARRIED unanimously (3-0)

- G. 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 7:36 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair