

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

MONDAY, March 10, 2025



6:00 P.M.

- A. The meeting was Called to Order by Chairman Anderson at 6:02 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Susan Harris
 - Commissioner Scott Moore
 - Commissioner Tana Ross – Excused Absence

Others present:

Craig Meyers - Community Development Director
Chris Riggs – City Planner
Benjamin Lashley - Assistant City Planner
Troy Toland – Assistant Public Works Director & City Engineer
Kim Chandler - Community Development Coordinator
Tommy Ramsey - City Attorney
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:

- Introduced Chris Riggs as our New City Planner.
- City Council Approved **Zoning Case Z25-01**: Request by Kitchens Real Estate Family Partnership LTD., represented by J. Edwards Concrete & Construction LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.2618 acres of land legally described as being all of the 1.2035 and 0.0740 acre tracts (2L and 2Y) out of a called 160 acre tract, located in the C.N. Pillot Survey, Abstract No.632 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 27223 SH 249, within the City of Tomball, Harris County, Texas.

- City Council took no action on **Conditional Use Permit Case CUP25-01**: Request by Mike Matheson, 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 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No. 1. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

- D.1 Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 13, 2025.

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

Motion Carried unanimously.

E. New Business Non-Action Item(s):

- E.1 Minor Plat of **TEN57 Business Park**: A subdivision of 6.0313 acres or (626,722 Square Feet) of land being a replat out of Lots 6, 12, 18, 24, 30 and 36, Tomball Outlots, as shown on Plat thereof recorded in Volume 2, Page 56, Harris County Map Records, situated in the Ralph Hubbard Survey, Abstract Number 383, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Consideration to approve Final Plat of **Tomball Mercantile**: A subdivision of 3.9421 acres (171,718.72 S. F.) of land, being a partial replat of Lot 1, Block 1, TRMC-Retail, Harris County Map Records located in the John M. Hooper survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Tomball Mercantile** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Pye, 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 **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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-04**.

Mike Arledge, Applicant, (11902 Gatesden Drive, Tomball, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:15 p.m.

Alvin Johnson, (308 Blackshear Street, Tomball, TX 77375), spoke in opposition of the request.

Sam Shannon, (823 Lizzie Lane, Tomball, TX 77375), spoke in opposition of the request.

John Arledge, (11823 Park Creek Drive, Houston, TX 77070), Spoke in favor of the request.

Lattrell Shannon, (823 Lizzie Lane, Tomball, TX 77375), spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 6:24 p.m.

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve **Zoning Case Z25-04**.

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

Vote was as follows:

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

Motion Failed (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-05**: 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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-05**.

Andrea Ameen, Applicant, (9407 Briscoe Bend Lane, Cypress, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:46 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 6:47 p.m.

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve **Zoning Case Z25-05**.

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

Vote was as follows:

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

Motion Approved (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 6:51 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman