

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

**MONDAY, MAY 9, 2022**



**6:00 P.M.**

- A. The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson  
Commissioner Dane Dunagin  
Commissioner Susan Harris  
Commissioner Tana Ross

Others present:

Nathan Dietrich – Community Development Director  
Jared Smith – City Planner  
Justin Pruitt – City Attorney

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - City Council approved the resolution for a release of ETJ property from the City of Houston for 8 acres West of Telge Road, South of 2920.
  - **Zoning Case P22-048:** Request by Glenn R. Stumpner to amend the official zoning map for the City of Tomball by rezoning approximately 1.77 acres of land from Multi-Family Residential (MF) District to a Commercial (C) District was not approved at City Council. Glenn Stumpner will resubmit a rezoning request with a CUP for General Retail.
  - **Zoning Case P22-069:** Request by Baker Hughes Oilfield Operation LLC, represented by META Planning + Design to amend the official zoning map for the City of Tomball by rezoning approximately 70.4 acres of land from Light Industrial (LI) district to a Planned Development (PD) district was not approved at City Council due to the sizing of the lots.
  - Roof Replacement approved at the Public Administration building.
  - Quarterly Finance Updates are available in the City Council Minutes.

- **Zoning Case P22-072:** Request by Mehendi Maknoji, represented by Midstream and Terminal Services LLC, to amend the official zoning map for the City of Tomball by rezoning approximately 3.07 acres of land from Agricultural (AG) district to a Commercial (C) district was approved by City Council with the change of rezoning the property to General Retail District.

- D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 11, 2022.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

- E. New Business Non Action Items

- E.1 Minor Plat of **ENTERPRISE TOMBALL:** A subdivision of 3.000 acres of land in the John M. Hooper Survey, A-375, City of Tomball, Harris County, Texas

Jared Smith, City Planner, presented the plat with no contingencies.

- E.2 Minor Plat of **TOMBALL CENTER II:** Reserve C3-R and Reserve C4-R Tomball Center II being a replat of Reserve C3 and Reserve C4, Tomball Center II Film Code No. 562200, Map Records of Harris County Clerk, Texas being 2.2463 Acres of Land out of the Joseph House Survey, Abstract No. 34, Harris County, Texas.

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

- F. New Business

- F.1 Consideration to Approve Final Plat of **WINFREY ESTATES:** A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves "A", Reserves "B" and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

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

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

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

- F.2 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-106**: Request from the collective owners of properties to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.64 acres of land legally described as being all of Lots 21 through 24 of Block 32, in Revised Map of Tomball, as well as Lots 25 and 27 in Grandinetti Tract from Single-Family Residential 6 (SF-6) District to the Old Town and Mixed-Use (OT and MU) District. The properties are generally located in the 500 block of James Street (north side), between S. Pine Street and S. Magnolia Street, within the City of Tomball, Harris County, Texas.

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

JB Mire (414 N. Chestnut Street, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:31 p.m.

Kevin Labbie (515 Clayton Street, Tomball, TX 77375) spoke in opposition of the request.

Colleen Pye (207 Florence Street, Tomball, TX 77375) spoke in favor of the request.

Kathy Paulson (606 S. Pine Street, Tomball, TX 77375) spoke in opposition of the request.

Stephanie Stukenborg (520 Clayton Street, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:42.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-106**.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Harris	<u>Nay</u>

Motion FAILED unanimously (5-0)

- F.3 Conduct a Public Hearing and Consideration to Approve **Case P22-016:** Request to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive extending 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, (11750 Katy Fwy., Suite 300, Houston, TX 77079), gave an explanation and details to the history of the City of Tomball's Major Thoroughfare Plan and how this proposed project would affect the City of Tomball's Comprehensive Plan.

The Public Hearing was opened by Chair Tague at 7:28 p.m.

Lori Klein Quinn (13415 Lost Creek Road, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 7:32.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P22-016.**

Roll call vote was called by Community Development Director, Nathan Dietrich.

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Harris	<u>Nay</u>

Motion FAILED unanimously (5-0)

F. Discussion Item

F.1 Tree Planting List

There was no Discussion or Update at for the proposed Amendments to the existing City of Tomball Tree Planting List and proposed Tree and Shrub Ordinance.

- To be placed on the Agenda for the P&Z Meeting in June or July, 2022.

G. Motion was made by Commissioner Anderson, second by Commissioner Ross, to adjourn.

Roll call vote was called by Community Development Director, Nathan Dietrich.

Motion carried unanimously.

The meeting adjourned at 7:44 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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Kim Chandler  
Community Development Coordinator /  
Commission Secretary

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Barbara Tague  
Commission Chair