

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

**MONDAY, JUNE 10, 2024**



**6:00 P.M.**

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

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- 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 Approved, **Zoning Case Z24-07**: Request by Theis Lane and South Cherry Street LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.905 acres of land legally described as Reserve “A”, Block 3 of Pine Meadows from Single Family Residential – 6 (SF-6) to Neighborhood Retail (NR). The property is located at 12703 Theis Lane, at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

- D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 6, 2024.

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

Motion Carried unanimously.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2024.

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

Motion Carried unanimously.

Motion was made by Commissioner Moore, second by Commissioner Anderson, to approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 20, 2024.

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 **Holderrieth Office:** Being a 1.6986 acre tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of Northwest Houston Heart Center, a subdivision as recorded in Film Code Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12 in Block 6 of Main Street Addition to the City of Tomball, a subdivision as recorded in Volume 15, page 43 of said Map Records and two called 0.046 acre tracts as described in deeds recorded in Clerk's File Numbers RP-2024-91358 and RP-2024-91359 of the Real Property Records of Harris County, Texas.
- E.2 Minor Plat of **Charlies Business Park:** A subdivision of 11.9861 acres of land out of the J.S. Smith Survey, Abstract No. 730, Harris County, Texas.
- E.3 Minor Plat of **TCG Capital Two:** Being a 5.9854 acre (260,724.59 Sq. Ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG Capital as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision as recorded in Film Code Number 678215, of said Map Records.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval.

F. New Business:

- F.1 Consideration to approve Final Plat of **Wood Leaf Reserve Sec 3:** A subdivision of 40.65 Acres of land out of the Claude N. Pillot Survey, A-632 City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with conditions.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve Final Plat of **Wood Leaf Reserve Sec 3** with conditions.

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

Motion Carried unanimously.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

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

Roland Ramirez, representing CHTA Development, Inc., (1169 Brittmoore Road, Houston, TX 77043), spoke on behalf of the request.

The Public Hearing was opened by Chairman Tague at 6:20 p.m.

Century Hydraulics, LLC., (23706 Snook Lane, Tomball, TX 77375), mailed a public response in opposition to the request.

Barbara Seber, (23923 Hufsmith Kohrville Road, Tomball, TX 77375), emailed a public response in opposition to the request.

Hearing no additional comments, the Public Hearing was closed at 6:21 p.m.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case Z24-08**.

Motion was amended by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case Z24-08** with the following condition(s):

- All perimeter lots shall have a minimum rear setback of 14 feet.

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

Vote was as follows:

Chairman Tague	<u>Nay</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>

Motion Carried (3 Votes Aye, 2 Votes Nay).

- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

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

Jeffrey Klein, representing Tomball Regional Health Foundation, (29201 Quinn Road, Suite A, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Tague at 7:10 p.m.

Texas Professional Building, LP., (13406 Medical Complex Drive, Tomball, TX 77375), mailed a public response in favor to the request.

Hearing no additional comments, the Public Hearing was closed at 7:10 p.m.

Motion was made by Commissioner Moore, second by Commissioner Ross, to approve **Zoning Case Z24-09**.

Motion was amended by Commissioner Moore, second by Commissioner Ross, to approve **Zoning Case Z24-09** with a rezoning to the Office District.

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

- F.4 Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-01:** Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

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

The Public Hearing was opened by Chairman Tague at 7:22 p.m.

Hearing no comments, the Public Hearing was closed at 7:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Ordinance Amendment OAM24-01.**

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

- F.5 Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-02:** Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

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

The Public Hearing was opened by Chairman Tague at 7:36 p.m.

Hearing no comments, the Public Hearing was closed at 7:37 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Ordinance Amendment OAM24-02.**

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

Vote was as follows:

Chairman Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Harris, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 7:38 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2024.

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Kim Chandler  
Community Development Coordinator/  
Commission Chair Commission Secretary

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Barbara Tague  
Commission Chairman