

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

MONDAY, APRIL 11, 2022



6:00 P.M.

- A. The meeting was Called to Order by Chair Tague at 6:01 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
Loren Smith – City Attorney
Kim Chandler – Community Development Coordinator

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Reminded everyone of the upcoming Elections.
 - Active PIDs (Wood Leaf Reserve, Winfrey Estates and Raburn Reserve) are still moving forward.
 - Mentioned some of the awesome festivals that are coming up within the City of Tomball.

- D. Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 14, 2022.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. Old Business:

E.1 Update to **ZONING CASE P22-016**: Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps.

- Nathan Dietrich, Community Development Director, gave an update to Zoning Case P22-016.

F. New Business:

F.1 Consideration to Approve Preliminary Plat of **WOOD LEAF RESERVE, SECTION #2**: Being 58.66 acres of land containing 176 Lots (40'x50' x 120' TYP.) and Nine Reserves in Five Blocks. Out 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 Harris, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

F.2 Conduct a Public Hearing and Consideration to Approve **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 out of Tract 53 from Abstract 34 J House, from Multi-Family Residential (MF) District to a Commercial (C) District. Being generally located within the 300-400 blocks of W. Hufsmith Rd (south side), between Baker Drive and N. Cherry Street, at 457 Hufsmith Road, within the City of Tomball, Harris County, Texas.

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

Glenn R. Stumpner, Applicant (457 W. Hufsmith Road, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:28 p.m.

Hearing no comments, the Public Hearing was closed at 6:29 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-048**.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion FAILED; 4 Votes Nay, 1 Vote Aye.

- F.3 Conduct a Public Hearing and Consideration to Approve **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 legally described as being part of Lot 2, Block 1 of Baker Hughes Education Center, from Light Industrial (LI) district to a Planned Development (PD) district to promote a mixture of commercial and single-family residential development. The property is generally located near the northeast corner of the intersection of FM 2920 Road and Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case and City Staff recommendation of approval with conditions outlined in the Planned Development Ordinance, to include the following:

- Landscaped boulevard must be provided along the entry street from Hufsmith-Kohrville Road.
- Elevated fencing planned to include masonry columns must be provided along all rear and side residential property boundaries visible from entry street, FM 2920, and Hufsmith Kohrville Road.

Dan Valdez, META Planning & Design (424275 Katy Freeway, Suite #200, Katy, TX 77494) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:09 p.m.

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

Motion was made by Commissioner Harris, second by Commissioner Ross, to approve **Zoning Case P22-069** with the following conditions:

- Daniel Valdez Agreeable boulevard entry into Winfrey and additional upgraded fencing. Will provide us with new exhibit.

- Ensure that the overall wording for landscaping and signage is correct and what that would look like.
- Elevated locations for fencing with masonry columns is shown on the Graphic Concept Plan. These locations are as follows - lots backing onto 2978 and 2920, lots backing on Dement, lots backing onto Winfrey and lots siding along the Park locations.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.4 Conduct a Public Hearing and Consideration to Approve **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 out of Jesse Pruitt Survey, Abstract Number 629, from Agricultural (AG) district to a Commercial (C) district. The property is generally located within the 21700-21800 blocks (east side) of Hufsmith-Kohrville Road, at 21830 Hufsmith-Kohrville Road, within Harris County, Texas.

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

Mehendi Maknoji, Owner (20830 Windrose Bend Drive, Spring, TX 77379) spoke on behalf of the request.

Lori Klein Quinn (13415 Lost Creek Road, Tomball, TX 77375) spoke with a question asking if this case had any effect on the Thoroughfare Plan.

The Public Hearing was opened by Chair Tague at 7:40 p.m.

Hearing no additional comments, the Public Hearing was closed at 7:46.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-072.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

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.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:48 p.m.

PASSED AND APPROVED this 9th day of May 2022.



Kim Chandler
Community Development Coordinator /
Commission Secretary



Barbara Tague
Commission Chair