

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

MONDAY, MAY 13, 2024



6:00 P.M.

- A. The meeting was Called to Order by Chairwoman Tague at 6:20 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
- Kim Chandler — Community Development Coordinator
- Tommy Ramsey — City Attorney
- Benjamin Lashley — Assistant City Planner

- B. Public Comments received:

Arlene Knobloch, (12727 Pine Woods Street, Tomball, TX 77375), spoke in favor of Zoning Case Z24-07.

- Motion was made by Commissioner Harris, second by Commissioner Moore, to add the Public Comments from Arlene Knobloch to the Public Hearing on Zoning Case Z24-07.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- « City Council Approved Zoning Case Z24-03: Request by Ken & Betty Vairin, represented by META Planning & Design, Inc., to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 31.12 acres of land legally described as being portions of the J H Edwards Survey, Abstract 20 and the C Goodrich Survey, Abstract 311 from the Agricultural (AG) to Single Family Residential — 6 (SF-6) zoning. The property is generally located within 22100 block (west side) of Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

- City Council Approved Zoning Cnsg Z24-04: Request by Houston Deco Balloons LLC, to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.87 acres of land legally described as being a portion of Tomball Outlot 286 from Single Family Residential —20 (SF-20) to Commercial (C) zoning. The property is generally located in the 900 block (North Side) of Agg Road, within the City of Tomball, Harris County, Texas.
- » There will be a Joint City Council & Planning and Zoning Meeting on 5/20/2024 at 4:00 p.m. to discuss the Tree Protection Ordinance and amendments to Chapter 18-Environment, Article IV. Noise.

D. Approval of Minutes:

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 8, 2024.

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

Motion Carried unanimously.

E. New Business:

E1 Consideration to approve Final Plat of Mendoza Estates: A subdivision of a 2.000 acre tract known as part of Tracts 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990 of the J. Pruitt Survey, Abstract 629, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented the plat and staff recommendation for approval with contingencies.

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

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

Motion Carried unanimously.

E2 Consideration to approve Final Plat of Tomball Shopping Center: Being a commercial subdivision of 5.0008 acres of land in the Chauncey Goodrich Survey, A-311, in the City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented the plat and staff recommendation for 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.

E.3 Conduct a Public Hearing and Consideration to Approve 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.

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

Matt Lawrence, Representing Lone Star Development, (16023 Rudgewick Lane, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:47 p.m.

Arlene Knobloch, (12727 Pine Woods Street, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve Re-Zoning Case Z24-07.

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

Motion Carried (Unanimously).

F. Adjournment


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

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

Motion Carried unanimously.

The meeting adjourned at 6:55 p.m.

PASSED AND APPROVED this June 10th day of 2024.

A handwritten signature in blue ink, reading "Kim Chandler", written over a horizontal line.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair