

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

**MONDAY, OCTOBER 10, 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 Tana Ross  
Commissioner Scott Moore

Commissioner Susan Harris – Excused Absence

Others present:

Nathan Dietrich – Community Development Director  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator  
Justin Pruitt - Attorney

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - Announced and Congratulated Scott Moore as a new Planning & Zoning Commissioner.
  - Announced and Congratulated Richard Anderson on his re-appointment as Planning & Zoning Commissioner.
  - Training is being set up for all Planning & Zoning Commissioners.
  - Presented a Proclamation for Community Planning Month.
  - Upcoming Events in the City of Tomball:
    - The Big Show – October 15, 2022
    - Blue Grass Festival – October 22, 2022
    - Light It Up – Christmas Tree Lighting – November 18, 2022
    - Holiday Parade – December 3, 2022

- Shared some highlights from the Tomball High School Homecoming Rally.
- City Council Approved **Case P22-270**: Request by the City of Tomball to amend Section 40-74 (Lots, general provisions) and 40-75 (Minimum Lot Sizes) of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.
- City Council Approved **Case P22-267**: Request by the City of Tomball to amend Section(s) 40-65 (Streets; specific standards) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadway classifications.
- Current PIDs Under Review are moving forward and are close to being adopted:
  - Pine Trails
  - Raburn Reserve
  - Wood Leaf Reserve
- Long term Officer Proclamations took place on October 3, 2022 Honoring 3 City of Tomball officers with 25+ years of service.
- 2022-2023 Budget was approved with fee changes to the Master Fee Schedule.
- Approved a small adjustment to the City of Tomball Tax Rate.
- Close to approving a New Pumper Truck for the City of Tomball Fire Department.

- D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2022.

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

Motion carried unanimously.

E. New Business

- E.1 Conduct a Public Hearing and consideration to approve **Zoning Case P22-309**: Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

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

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:14 p.m.

Paul Beavers, representing Tortuga Operating Company, (4527 Verone Street, Bellaire, TX 77401) was present on behalf of the request.

Donna Winfrey (3717 Emmett Hutto Blvd., Baytown, TX 77521) spoke in favor of the request.

Paul Mladenka (1631 S. Persimmon Street, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-309**.

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

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Moore	<u>Aye</u>

Motion FAILED (2 Votes Aye, 2 Votes Nay).

- E.2 Conduct a Public Hearing and consideration to approve **Case P22-310**: Request by 28121 Calvert, LLC, represented by Louis Smith 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 which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

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

Louis Smith, representing 28121 Calvert, LLC, 22316 Kobs Road, Tomball, TX 33733) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Florean Langston (15602 Treichel Road, Tomball, TX 77377) was present in favor of the request.

Debra Wied, representing Florean Langston, (31207 Stella Lane, Tomball, TX 77375) spoke in favor of the request.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to place on record, all Public Comments received by mail.

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

Motion CARRIED unanimously to place on record the following Public Comments received by mail:

Dennis Pierce (15141 Trieichel Road, Tomball, TX 77377) submitted a public comment form in favor of the request.

Caitlin Craig (15632 Trieichel Road, Tomball, TX 77377) submitted a public comment form in favor of the request.

Erick Martinez (Tomball, TX 77377) submitted a public comment form in favor of the request.

Paul & Tina Case (15633 Treichel Road, Tomball, TX 77377) submitted a public comment form in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:54 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Moore, to approve **Zoning Case P22-310**.

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

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Moore	<u>Nay</u>

Motion FAILED unanimously.

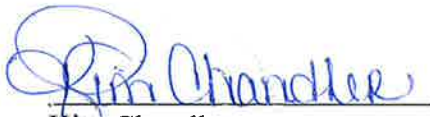
- G. Motion was made by Commissioner Anderson, second by Commissioner Moore, to adjourn.

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

Motion CARRIED unanimously.

The meeting adjourned at 7:03 p.m.

PASSED AND APPROVED this 14<sup>th</sup> day of November, \_\_\_\_\_ 2022.



Kim Chandler  
Community Development Coordinator /  
Commission Secretary



Barbara Tague  
Commission Chair