

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

**MONDAY, JULY 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 Susan Harris  
Commissioner Tana Ross – Excused Absence

Others present:

Nathan Dietrich – Community Development Director  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - Dane Dunagin was elected to City Council.
  - City Council approved First Reading of **Case P22-184:** Request to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend 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.
  - City Council approved First Reading as rezoning to Office District (O) of **Zoning Case P22-111:** Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

- Presented the new GIS Interactive Map to the Commissioners and commended Jared Smith, City Planner, for developing the program.
- Announced the City is in Stage 2 of our drought contingency plan. Additional information is available on the City of Tomball Website.

D. Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 13, 2022.

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

Motion carried unanimously.

E. New Business

E.1 Consideration to Approve Final Plat of **SEVEN OAKS HOLDERRIETH**: A Subdivision of 19.34 acres (842,341 Square Feet) of land located in the C. Pillot Survey, A-632, City of Tomball, Harris County, Texas.

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 Coordinator, Kim Chandler.

Motion carried unanimously.

E.2 Conduct a public hearing and consideration to approve **Zoning Case P22-205**: Request by Michael Seitz for a Conditional Use Permit to allow an accessory residence within General Retail (GR) zoning. The property is legally described as approximately 0.78 acres, being a portion of the Jesse Pruitt Survey, Abstract Number 629. The property is located at 817 E. Main Street, within the City of Tomball, Harris County, Texas.

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

Michael Seitz, Applicant (817 E. Main Street, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:23 p.m.

David Thompson, and Rev. George McGavern with Episcopal Church of the Good Shepherd, (715 Carrell Street, Tomball, TX 77375), submitted a public comment in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:25.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Zoning Case P22-205** with the following conditions:

- All outdoor storage of equipment and material must be screened from residential zoning districts and street right-of-ways by an opaque fence and/or wall with a minimum height of six feet. Said screening may be made of wood, metal, vegetation, or a combination thereof.
- Accessory residence must remain subordinate to the principal land use and shall be no greater than 25% of the square footage for the existing principal building.
- Accessory residence shall be limited to no more than one (1) story in height.

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

Vote was as follows:

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

Motion CARRIED (2 Votes Aye, 1 Vote Nay)

F. Discussion Item

F.1 **Text Amendment Discussion Items:** Discuss potential upcoming text amendments:

- Increase notification area for public hearings.
- Add/revise right-of-way dimensions to match street design standards.
- Remove/revise “submittal date and time” for plat reviews.
- Add driveway separation and access management standards.
- Revise minimum lot width requirements for key or flag-shaped lots.
- Revise OT & MU land-use regulations.

G. 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 6:45 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