

**MINUTES OF SPECIAL JOINT COUNCIL & TEDC MEETING
CITY OF TOMBALL, TEXAS**



**Tuesday, November 1, 2022
5:00 PM**

The City Council of the City of Tomball, Texas, and the Tomball Economic Development Corporation conducted the meeting scheduled for November 1, 2022, 5:00 PM, at 401 Market Street, Tomball, Texas 77375, via personal attendance and video/telephone conference.

- A. Mayor Klein Quinn called the meeting of the Tomball City Council and the Tomball Economic Development Corporation to order at 5:00 p.m. A quorum of TEDC was not present.

PRESENT

Council 1 John Ford
Council 2 Mark Stoll
Council 3 Dane Dunagin
Council 5 Randy Parr

ABSENT

Council 4 Derek Townsend, Sr. - Excused

TEDC-PRESENT

Director – Bill Sumner, Jr.
Director – Chad Degges
Executive Director-TEDC – Kelly Violette

OTHERS PRESENT

City Manager – David Esquivel
Assistant City Manager – Jessica Rogers
City Secretary – Doris Speer
Director of Community Development – Nathan Dietrich
Assistant City Secretary – Tracy Garcia
Sr. Administrative Assistant-CSO – Sasha Luna
Public Works Director – Drew Huffman

- B. Public Comments and Receipt of Petitions

Councilman Ford read public comments from Tom Conklin into the record, thanking the City for work performed by City crews to clean up property on Belmont to remediate the drainage.

C. New Business

1. The Tomball City Council and City Staff entered into a Workshop to receive presentation, hold discussion and provide staff direction for the following purposes:

- Amend the code of ordinances regarding development standards
- Resources for Brush Disposal
- 2920 Public Hearing Update and review

The following individuals spoke:

- | | | |
|---|---|---|
| Matthew Martinez
29514 Liberty Lane, 77375 | - | Expressed his opposition to Costco, future development in Tomball. City should own/sell all land. |
| Paul Mladenka
1631 S. Persimmon, 77375 | - | Expressed his opposition to tree removal; require 8-ft. cinderblock fence at developer's expense. |

Public meeting will be held on Tuesday, December 6, 2022 to receive public input regarding 2920 development.

Direction was given to staff; no action taken.

2. 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.

- * Conduct Public Hearing on **Zoning Case P22-309**

The Public Hearing was held on October 17, 2022.

On 10/17/2022: Motion made by Council 4 Townsend, Sr., Seconded by Council 5 Parr, to read Ordinance No. 2022-38 by caption only on first reading.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 4 Townsend, Sr., Council 5 Parr

Motion carried unanimously.

The following individuals spoke:

- Chad Degges - Expressed his support for the zoning change, on behalf of TEDC
29602 Imperial Creek, 77375
- Paul Mladenka - Expressed his desire for additional buffers; 8-ft. cinderblock fence; Council decide zoning case before changing zoning ordinance.
1631 S. Persimmon, 77375
- Brenda Mladenka - Expressed her opposition to the zoning change.
1631 S. Persimmon, 77375
- Bill Sumner - Expressed his support for the zoning change, on behalf of TEDC, and opposition to cinderblock fence.
12321 Zion, 77375

- * Motion made by Council 2 Stoll, Seconded by Council 5 Parr, to adopt, on First Reading, Ordinance No. 2022-38, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the Zoning District Classification of approximately 17.08 acres of land legally described as being all of lots 1,2,3, and 4 of Tomball Business and Technology Park from Single Family Residential -20 (SF-20) to Light Industrial (LI). The property is located within the 1900 block of S. Persimmon Street (east and west sides), providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr

Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

- D. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr

Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Meeting adjourned at 7:44 p.m.

PASSED AND APPROVED this the 7th day of November 2022.

Doris Speer

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn

Lori Klein Quinn
Mayor