

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

**MONDAY, SEPTEMBER 12, 2022**



**6:00 P.M.**

A. The meeting was Called to Order by Chair Tague at 6:05 p.m. Other members present were:

Commissioner Richard Anderson  
Commissioner Susan Harris  
Commissioner Tana Ross

Others present:

Nathan Dietrich – Community Development Director  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator  
Tom Ramsey - Attorney

B. Public Comment:

- Dane Dunagin (535 E. Hufsmith Road, Tomball, TX 77375) spoke about the fundraiser to be held at 823 Lizzie Lane on September 17, 2022. This is to raise funds to help pay for the clean-up and the placing of a fence around the perimeter of the historical cemetery.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - Upcoming Events in the City of Tomball:
    - 9-11 Remembrance was held September 10<sup>th</sup> & 11<sup>th</sup>
    - 2<sup>nd</sup> Saturday at the Depot (Ratatouille) – September 10, 2022
    - National Night Out – October 4, 2022
    - The Big Show – October 15, 2022
    - Spooktacular – October 8, 2022
    - Blue Grass Festival – October 22, 2022
  - Free 12<sup>th</sup> Annual Economic Outlook for the region in this area at the Beckendorf on October 4, 2022, presented by the Tomball Economic Development Corporation.

- City Council approved **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.
  - Scheduled for a BOA Variance on October 13, 2022.
- City Council approved **Case P22-265**: Request from Habitat for Humanity – Northwest Harris County INC. represented by Erik Armstrong to abandon a segment of the 30-foot-wide public right-of-way presently dedicated to Welty Street. Being that segment which extends approximately 295 linear feet northwest from the northernmost right-of-way boundary for Foster Street to the southernmost right-of-way boundary for Carrel Street, wedged between Block 90 in Tomball and the western property line of Restricted Reserve “A” in the Final Plat of The Episcopal Church of The Good Shepherd, within the City of Tomball, Harris County, Texas.
- TEDC Budget was up for discussion, but has not yet been approved.
- City of Tomball Budget has preliminarily been approved.
- City Council denied **Zoning Case P22-222**: Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.
- City Council Denied **Zoning Case P22-115**: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case P22-226**: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State

Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

- City Council Approved **Zoning Case P22-226:** Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.
- City Council Approved **Case P22-266:** Request by the City of Tomball to amend Section(s) 50-33 (Board of adjustments) and 50-34 (Amendments to zoning chapter and districts, administrative procedures, and enforcement) of the Tomball Code of Ordinances by increasing the required notification area for public hearings from 200 Ft. to 300 Ft.
- City Council Approved **Case P22-269:** Request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.
- City Council Approved **Case P22-268:** Request by the City of Tomball to amend Section(s) 40-28 (Application for Preliminary Plat Approval) and 40-30 (Application for Final Plat Approval) of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

D. Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 8, 2022.

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

Motion carried unanimously.

E. New Business Non Action Items

E.1 Minor Plat of **HABITAT PLACE ADDITION:** A subdivision of 0.3613 acres, (15,740 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, Harris County Texas. Being a replat of Lots 19, 20, 21 & 22, Block 90, and a portion of Welty Street, revised map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

E.2 Minor Plat of **HUFSMITH-KOHRVILLE FOOD COURT**: A subdivision of 3.070 acres, (133,724.84 Square Feet), of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas Being a partial replat of Lots 497 & 498 of Tomball Townsite, Volume 2, Page 65, M.R.H.C.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

E.1 Minor Plat of **TRMC - RETAIL**: Being 8.043 acres, (350,369 Square Feet), of land situated in the J.H. Hooper Survey, A-375 and the William Hurd Survey, A-178, Harris County, Texas and being out of restricted reserve "A", Block 5, Tomball Regional Hospital Subdivision Final Plat according to the map or plat thereof recorded under Film Code No. 424128 of the map records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

F. Old Business

F.1 Remove from Table and consideration to approve **Zoning Case P22-213**: Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval.

Jeff Yuna, representing, Yuna Holdings, LLC DBA Tomball Pawn, (37123 Chris Court, Magnolia, TX 77355) spoke on behalf of the request.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve.

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

Vote was as follows:

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

Motion Carries (3 Votes Aye, 1 Vote Nay)

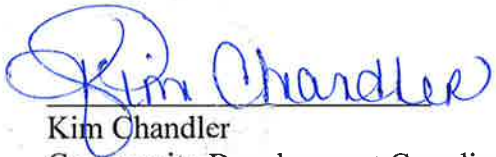
- G. Motion was made by Commissioner Anderson, second by Commissioner Harris, to adjourn.

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

Motion carried unanimously.

The meeting adjourned at 6:34 p.m.

PASSED AND APPROVED this 10<sup>th</sup> day of October 2022.



Kim Chandler  
Community Development Coordinator /  
Commission Secretary



Barbara Tague  
Commission Chair