

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

MONDAY, JUNE 8, 2026



6:00 P.M.

- A. The meeting was Called to Order by Chairman Tana Ross at 6:03 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Scott Moore
 - Commissioner Earl Detwiler

Others present:

- Craig Meyers – Community Development Director
- Caleb Mittanck – City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Lisa Covington – City Council Member
- Jeremy Griffin – Building Official
- Juan Rodriguez – Police Detective

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- B. No Public Comments were received.
- C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- City Council Denied **Zoning Case Z26-04**: Request by Mike Arledge and Baldomero Araiza Alonso, to consider a zone change from Single-Family Residential - 6 (SF-6) to Office (O) on Tracts 8E and 8F, two tracts containing approximately 3.13 acres of land, situated in the Jesse Pruitt Survey, Abstract 629, located north of the northwest intersection of Lizzie Lane and South Persimmon Street. The applicant is requesting to allow for the properties to be developed for professional office buildings.
 - Planning & Zoning Commission recommended Denial on 5/11/2026.
- Susan Harris will no longer be serving on the Planning and Zoning Commission due to relocating outside of the City Limits.

Craig Meyers, Community Development Director announced the following:

- Re-Appointment of Planning and Zoning Commissioners will take place during the Regular City Council Meeting scheduled for June 15, 2026.
- Craig Meyers, Community Development Director, will be leaving the City of Tomball and this will be his final Planning and Zoning Meeting.

D. Approval of Minutes:

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 2026.

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 CUP26-02**: Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

Caleb Mittanck, City Planner, presented **Zoning Case CUP26-02**.

Mario Ipina, representing A-K Texas Venture Capital, L.P., (5450 NW Central Drive, Suite #305, Houston, TX 77092), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:14 p.m.

Hearing no comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case CUP26-02**.

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

Vote was as follows:

Chairman Tana Ross	<u>Nay</u>
Commissioner Scott Moore	<u>Aye</u>
Commissioner Detwiler	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

Motion Carried (3 Votes Aye, 1 Vote Nay).

- E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-06**: Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-06**.

Applicant was not present.

The Public Hearing was opened by Chairman Ross at 6:22 p.m.

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

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z26-06**.

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

Vote was as follows:

Chairman Tana Ross	<u>Aye</u>
Commissioner Scott Moore	<u>Aye</u>
Commissioner Detwiler	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

Motion Carried (unanimously).

F. Adjournment

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

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

Motion Carried (unanimously).

The meeting adjourned at 6:30 p.m.

PASSED AND APPROVED this _____ day of 2026.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman