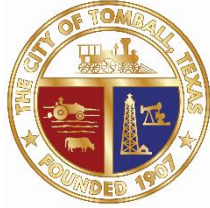


MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, July 21, 2025
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for July 21, 2025, 6:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 6:05 P.M.

PRESENT:

Mayor Lori Klein Quinn
Council 1 John Ford
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT:

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney – Loren Smith
City Secretary – Thomas Harris III
Assistant City Secretary – Shannon Bennett
Community Development Director – Craig Meyers
Fire Chief – Joe Sykora
Police Chief – Jeff Bert
Assistant Fire Chief – Jeff Cook
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Budget Analyst- Hannah Brown
Public Works Director - Drew Huffman
Project Manager - Meagan Mageo
Director of Marketing & Tourism - Chrislord Templonuevo
Interim I.T. Director - Ben Lato
Summer Intern - Ki Provencher
Police Officer – Erin McNeill

B. Invocation - Led by Craig Gilbert, Rose Hill Methodist Church

C. Pledges to U.S. and Texas Flags were led by Fire Chief Joe Sykora.

- D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

No comments were received.

E. Reports and Announcements

1. Announcements

I. Upcoming Events:

- August 1, 2025 – Kids Club from 8 – 10 a.m. at Jerry Matheson Pool
 - August 1, 2025 – 53rd Annual Tomball Night from 5 – 10 p.m. at 100-300 block of Market St.
 - August 14, 2025 – Kaffeeklatsch (Lone Star College- Tomball Library) from 8:30 – 10 a.m. at Tomball Community Center
2. Reports by City staff and members of council about items of community interest on which no action will be taken:
- Mayor Klein Quinn and Council 2 Garcia attended the TML Newly Elected City Officials Orientation
 - Council 5 Parr attended the VFW Army and AUSA Birthday Celebration

F. Old Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Amend and approve Resolution No. 2025-25, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention of the City of Tomball, Texas, to institute proceedings to annex certain territory; describing such territory; setting August 4, 2025 at 6 o'clock P.M. as the date and time for a public hearing at which all interested parties shall have an opportunity to be heard; providing for a notice of publication of such public hearings; and directing preparation of a municipal service plan for the territory proposed to be annexed (21714, 21830, and 22110 Huffsmith Kohrville Road, Tomball, Tx 773750.8041 of one acre or 35,206 square

feet of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; 31.994 acres of land situated in the Jess Pruitt Survey, Abstract Number 629, Harris County, Texas; and 17.307 acres of land situated in the Jess Pruitt Survey, Abstract Number 629, Harris County, Texas); and providing for severability.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to approve Old Business Consent Agenda Item, Resolution No. 2025-25:

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

G. New Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Approve Minutes of July 7, 2025, Special and Regular City Council meetings.
2. Approve a professional services agreement with Oller Engineering, Inc for engineering services related to the Disaster Recovery Reallocation Program (DRRP) Grant Program for a not-to-exceed amount of \$142,874.75, therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are to be paid from grant funds received from the Disaster Recovery Reallocation Program (DRRP).
3. Approve the purchase of hardware, workstations and other equipment and supplies from Dell Technologies through the Texas Department of Information Resources (DIR-CPO-5792) for a not-to-exceed amount of \$75,000, authorize the expenditure of funds thereof, and authorize the City Manager to execute any and all related documents. This expenditure is included in the FY 2024-2025 budget.
4. Authorize annual spending exceeding \$50,000 from Siddons-Martin in accordance with the Purchasing and Bidding Policy for Fiscal Year 2024-2025. These purchases are within the Fiscal Year 2024-2025 budget.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to approve New Business Consent Agenda Items:

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

H. New Business

1. Approve a Memorandum of Understanding with FLS Development, LLC pertaining to the Graylou Grove development, and authorize the City Manager to execute any and all related documents.

Motion made by Council 4 Covington, Seconded by Council 1 Ford to approve the Memorandum of Understanding.

Council voted on Council 4 Covington to amend the original motion.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

Council voted on Council 4 Covington's amended motion that Section 2-f of the Memorandum of Understanding will have an additional sentence to read, "additionally the developer will review the design and verify there is additional capacity for the future buildout for Medical Complex Drive"

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 4 Covington, Council 5 Parr

Voting Nay: Council 3 Dunagin

Motion carried 4 to 1.

2. Conduct a public hearing and consideration to approve Zoning Case Z25-07: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing at 6:43 P.M.

Matthew Nixon, Developer, spoke in favor of the request and provide pictures of a previous built project.

Mayor closed the Public Hearing at 6:46 P.M.

Adopt, on First Reading, Ordinance No. 2025-19, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas; 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.

Motion was made by Council 3 Dunagin, Seconded by Council 2 Garcia to approve Ordinance No. 2025-19.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

3. Conduct a public hearing and consideration to approve Zoning Case Z25-08: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from the Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing at 6:51 P.M.

Shawn Ballard, 17551 Roberts Rd, Hockley Texas, spoke in favor of the request.

Mayor closed the Public Hearing at 6:53 P.M.

Adopt, on First Reading, Ordinance No. 2025-20, 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 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from the Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas; 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.

Motion was made by Council 4 Covington, Seconded by Council 3 Dunagin to approve Ordinance No. 2025-20.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

4. Conduct a public hearing and consideration to approve Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from the Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 21000 – 22000 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing at 7:02 P.M.

Mayor closed the Public Hearing at 7:03 P.M.

Adopt, on First Reading, Ordinance No. 2025-23, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from the Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 21000 – 22000 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas; 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.

Motion was made by Council 4 Covington, Seconded by Council 3 Dunagin to approve Ordinance No. 2025-23.

Council voted to allow Council 4 to amend the original vote

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Jeremy Landor answered Council's question regarding trails.

Council voted on Council 4 Covington's amended motion to Ordinance 2025-23 with additional prohibited uses: adding fueling station with a convenience store, tattoo shops/parlors, vape stores, asphalt for trails.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 4 Covington, Council 5 Parr

Voting Nay: Council 3 Dunagin

Motion carried 4 to 1.

5. Conduct a public hearing and consideration to approve Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing at 7:17 P.M.

Bill Lawrence, 16023 Rudgewick Ln, Spring, Tx., spoke in favor of the request

Mayor closed the Public Hearing at 7:20 P.M.

Adopt, on First Reading, Ordinance No. 2025-24, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by granting a Conditional Use Permit (CUP) to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas; providing for 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.

Motion was made by Council 5 Parr, Seconded by Council 1 Ford to approve Ordinance No. 2025-24.

Bruce Hillegeist answered Council’s questions regarding the smell.

Latrell Shannon answered Council’s questions regarding the smell.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

6. Conduct Public Hearing of the City Council of the City of Tomball to consider proposed Levy of Assessments for authorized improvements within the Wood Leaf Reserve Public Improvement District in the City of Tomball, Public Improvement District Number 11 (PID 11), established by City Council Resolution No. 2021-04. The proposed Service and Assessment Plan complies with the requirements of the approved Development Agreement as approved by City Council on January 18, 2021.

Mayor opened the Public Hearing at 7:32 P.M.

Mayor closed the Public Hearing at 7:33 P.M.

7. Adopt, on First Reading, Ordinance Number 2025-25, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #3 (IA3) Projects for the Wood Leaf Reserve Public Improvement District (the “District”); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.

Motion was made by Council 5 Parr, Seconded by Council 1 Ford to approve Ordinance No. 2025-25.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

8. Adopt, on First Reading, Ordinance No. 2025-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).

Motion was made by Council 1 Ford, Seconded by Council 4 Covington to approve Ordinance No. 2025-26.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

9. Consideration of First Reading of Ordinance No. 2025-28, an Ordinance of the City Council of the City of Tomball, Texas, regarding release of the property (approximately 8.697 acres) located at 0 SH 249, Tomball, Texas 77375, in Harris County, and legally described as TR 5A-3, ABST 6325 C N Pillot, from the extraterritorial jurisdiction of the City of Tomball; providing for severability; and containing other provisions relating to the subject.

Motion was made by Council 4 Covington, Seconded by Council 1 Ford to approve Ordinance No. 2025-28.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 5 Parr

Voting Nay: Council 3 Dunagin, Council 4 Covington

Motion carried 3 to 2.

10. Approve Resolution No. 2025-28, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention of the City of Tomball, Texas, to institute proceedings to annex certain territory ; describing such territory; setting August 18, 2025 at 6 o'clock P.M. as the date and time for a public hearing at which all interested parties shall have an opportunity to be heard; providing for a notice of publication of such public hearings; and directing preparation of a municipal service plan for the territory proposed to be annexed (0 Zion Rd., Tract 18 & 13130 Zion Rd., Tract 25, Joseph Miller Survey, Abstract No. 50); and providing for severability.

Motion was made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Ordinance No. 2025-28.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

11. Approve, on First Reading, Resolution No. 2025-29-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Old Town Façade Improvement Grant by and between the Corporation and Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.

Motion was made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Resolution No. 2025-29.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

12. Approve, on First Reading, Resolution No. 2025-30-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Old Town Façade Improvement Grant by and between the Corporation and Raymond Street Professional Suites, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$40,000.00.

Motion was made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Resolution No. 2025-30.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

13. Approve, on First Reading, Resolution No. 2025-31-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Innersculpt Studio, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 27104 TX-249, Bldg. A, Ste 400, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

Motion was made by Council 4 Covington, Seconded by Council 1 Ford to approve Resolution No. 2025-31.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

14. Approve, on First Reading, Resolution No. 2025-32-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball

Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Klauer Manufacturing Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

Motion was made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Resolution No. 2025-32.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

15. Approve, on First Reading, Resolution No. 2025-33-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Project of the Tomball Economic Development Corporation, the designation of Tomball Legacy Square, a redevelopment of the former First Baptist Church into an arts and cultural destination including a multipurpose venue in Old Town Tomball.

Motion was made by Council 2 Garcia, Seconded by Council 4 Covington to approve Resolution No. 2025-33.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

Mayor recessed the meeting at 8:24 P.M. and reconvened the meeting at 8:32 P.M.

16. Discussion and possible action regarding the Tomball Economic Development Corporation (TEDC) Articles of Incorporation, Bylaws of the TEDC, and standard operating procedures.

No action was taken.

17. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney's duty requires to be discussed in closed session

Sec. 551.072 – Deliberations regarding Real Property

- Executive Session Started: 9:00 P.M.
- Executive Session Ended: 9:28 P.M.

I. Mayor Lori Klein Quinn adjourned the meeting at 9:28 P.M.

PASSED AND APPROVED this 4th day August 2025.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor