

September 22, 2025

Zoning Board of Adjustments

City of Tomball

Attn: Craig T. Meyers, P.E., CFM; Community Development Director

City Hall, 501 James Street

Tomball, TX 77375

RE: Request for a Use Variance for a Kennel as part of Tomball Animal Hospital, P.C. relocation and new build.

Property of interest: 29515 Quinn Rd, Tomball, TX.

Dear Members of the Board:

This letter is a formal request for a use variance to permit the operation of a kennel in a mixed-use district, on the property located at 29515 Quinn Rd. This property will serve as the new home for Tomball Animal Hospital, a family-owned veterinary practice that has served the community for 54 years at our long-standing location of 802 W Main St.

This request is necessary because our proposed relocation site is subject to a city ordinance requiring a 500-foot separation between a kennel and the nearest dwelling. As detailed below, enforcing this specific ordinance in our unique circumstances would cause an unnecessary and particular hardship, while granting the variance would serve the public interest and align with the spirit of Tomball with supporting one of the few long-standing family-owned businesses and the only privately owned veterinary hospital in the city of Tomball.

Demonstration of Unique Hardship: The hardship experienced by Tomball Animal Hospital is unique to our circumstances and is not the result of our own actions.

- **Forced Displacement of a Legacy Business & Inability to Find a Compliant Alternative:** For over five decades, our family has provided veterinary services to the Tomball community. We are now being forced to move our established practice. During a meeting in July of this year, with Mayor Lori Klein Quinn and members of the Foltin Family, she promised that the city of Tomball would help us secure a similar property, where we could continue our existing operations, all part of a friendly sell. This promise, however, is having difficulty coming to fruition, not finding any properties on or near W Main St that allow us to have kennels without a variance by the city.
- **Essential Financial Viability:** The boarding aspect of our practice is not a mere convenience; it is a critical component of our financial model and supports the broader viability of the veterinary services we offer. Losing this income stream by prohibiting a kennel would jeopardize the entire practice, which serves as a vital service for Tomball residents and surrounding areas. This is not only for our clients, but also rescue pets from The Zoey Group and dogs undergoing professional training with The Dog Wizard, Robert

Norris. In addition to boarding, we also routinely hospitalize patients for illness, injury or surgery. This is necessary to uphold the standard of care in practicing veterinary medicine.

Public Benefit and Harmony with City Intent: Granting this variance will provide a clear benefit to the public and aligns with the city's intent for mixed-use districts.

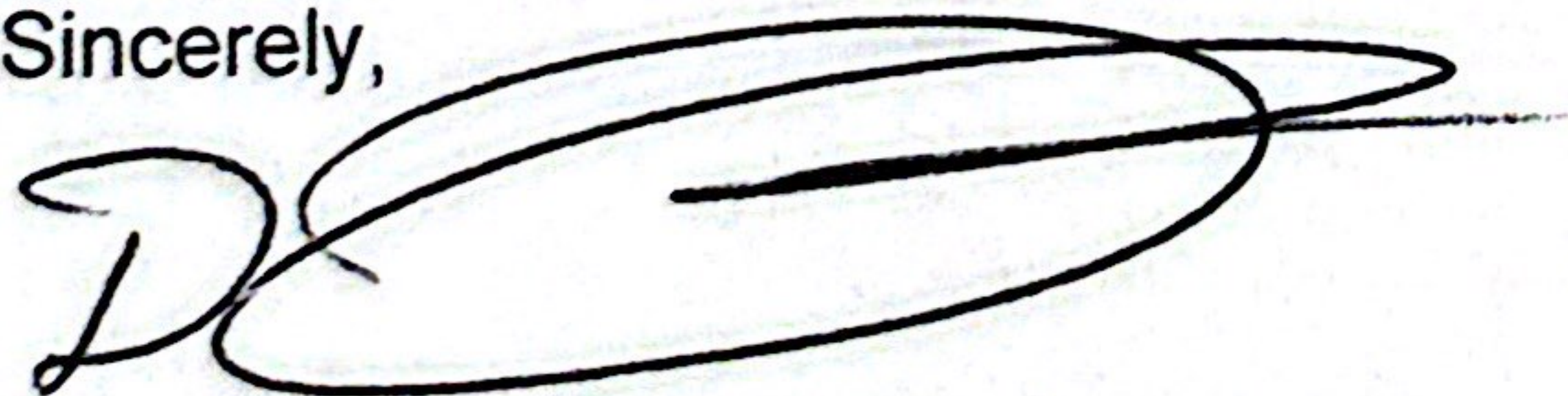
- Continued Support for The Zoey Group: Our facility is a key partner for The Zoey Group, a vital animal rescue organization. We currently provide housing and care for 40–50 dogs and cats from this group. Allowing our kennel to continue this function ensures that this essential rescue work can carry on without interruption.
- Supporting Community Boarding and Training: We offer a unique and valuable service by providing overnight care for dogs undergoing intensive behavioral training with The Dog Wizard, subleased from us by Robert Norris. Our ability to offer these services benefits not only our clients but also other members of the community by helping to create more well-behaved pets.
- Minimizing Impact to Neighbors: We are committed to strategically designing the new facility to place the kennel area as far as possible from neighboring residential properties and use sound barriers to help reduce noise. In general, the kennel has the most activity in noise during the morning and evening feeding times or when a new boarding is being brought in. Throughout most of the day and all of the night in between, there is little to no barking in the kennel. We will work with city staff to develop a site plan that includes appropriate sound mitigation and other measures to ensure the kennel will not negatively impact the character, value, or quiet enjoyment of adjacent properties.
- Maintaining and Enhancing Services: The city's comprehensive plan encourages a mix of uses within the mixed-use district. A veterinary hospital with associated boarding and care facilities is a compatible and long-standing use that benefits the community. Allowing the variance will ensure these comprehensive services can be maintained and continue to contribute to the city.

Conclusion:

The strict application of the 500-foot kennel separation ordinance, given our unique circumstances, would prevent the reasonable use of our property and force a well-established and valued community institution out of business. We have been compelled by circumstances beyond our control to seek a new location, and this variance is the minimum relief necessary to preserve our substantial property right and maintain our essential services to the community, while staying close to our original (current) legacy site.

We respectfully request your approval of this use variance to allow Tomball Animal Hospital to continue its mission of caring for Tomball's pets and supporting local animal welfare organizations. We are available to discuss our plans further and answer any questions you may have.

Sincerely,



Jana M Foltin Bruhn, DVM

Tomball Animal Hospital, P.C.

802 W Main St

Tomball, TX 77375-5542