

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

MONDAY, JULY 14, 2025



6:00 P.M.

- A. The meeting was Called to Order by Vice Chairman Ross at 6:03 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Bill Darnall

Others present:

Craig Meyers – Community Development Director
Benjamin Lashley – Assistant City Planner
Kim Chandler – Community Development Coordinator
Tommy Ramsey – City Attorney
Jeffrey Salgado – Graduate Engineer
Matthew Maglitto – Detective
Lisa Covington – Council Member
John Ford – Council Member

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A.1 Election of Chairman and Vice Chairman:

Election of Chairman:

Commissioner Scott Moore nominated Vice Chairman Tana Ross for Chairman.

Motion was made by Commissioner Harris, second by Commissioner Darnall, to appoint Vice Chairman Tana Ross as Chairman.

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

Motion carried unanimously to appoint Vice Chairman Tana Ross as Chairman.

Election of Vice Chairman:

Commissioner Scott Moore nominated Commissioner Susan Harris for Vice Chairman.

Motion was made by Commissioner Darnall, second by Commissioner Moore, to appoint Commissioner Susan Harris for Vice Chairman.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously to appoint Commissioner Susan Harris as Vice Chairman.

B. No Public Comments were received.

C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **Conditional Use Permit Case CUP25-04:** Request by Real Life Ministries Texas, represented by Brandon Guindon and Kathleen Hauck, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas.
- City Council Approved, **City of Tomball Comprehensive Plan Update.**

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 12, 2025.

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 **Tomball Rental:** Being a 1.2800-acre, (55,785.61 Sq. Ft.), tract of land situated in the C.N. Pilot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Maberry Tract:** A replat of Lots 29 & 30 in Block 77 of the Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas., Harris County, Texas. Said Block 77, lying in the William Hurd Survey (A-371).

- E.3 Minor Plat of **Ameen Acres**: A subdivision of 7.1292 Acres, (310,548.26 Square Feet), of land situated in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 163, 167, & 171, five acre tracts Tomball Townsite, according to the map or plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Consideration to approve Final Plat of **Joan Hunter Ministries**: Being a replat of Lots 214 and 218 of Tomball Outlots, being 13.3648 acres, (582,171 Sq. Ft.), out of the Jesse Pruitt Survey, Abstract No. 629 in the City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Joan Hunter Ministries** with conditions.

Motion was made by Vice Chairman Harris, second by Commissioner Moore, to approve Final Plat of **Joan Hunter Ministries** with conditions.

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

Motion Carried unanimously.

- F.2 Consideration to approve Preliminary Plat of **Pinevale**: Being 31.122 + acres of land out of the Chancey Goodrich Survey, A-311 & John Edwards Survey, A-20, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Preliminary Plat of **Pinevale** with conditions.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve Preliminary Plat of **Pinevale** with conditions.

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

Motion Carried unanimously.

- F.3 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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-07.**

Charles Nickson, Representing Paul and Brenda Mladenka, (2807 Eastgrove Lane, Houston, TX 77027), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:23 p.m.

Hearing no comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Moore, second by Commissioner Darnall, to approve **Zoning Case Z25-07.**

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.4 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 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.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-08.**

Shawn Ballard, Representing James and Patricia Case, (17551 Roberts Road, Hockley, TX 77447), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:33 p.m.

Hearing no comments, the Public Hearing was closed at 6:34 p.m.

Motion was made by Vice Chairman Harris, second by Commissioner Pye, to approve **Zoning Case Z25-08.**

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.5 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 Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-09**.

Shawn Speer, Representing FLS Development, LLC, (8765 Spring Cypress Road, Suite L213, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:45 p.m.

Hearing no comments, the Public Hearing was closed at 6:46 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z25-09**.

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.6 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.

Craig Meyers, Community Development Director, presented **Conditional Use Permit Case CUP25-05**.

William Lawrence, Owner of Hufsmith Kohrville Business Park, LLC, (16023 Rudgewick Lane, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:59 p.m.

Hearing no comments, the Public Hearing was closed at 7:00 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Conditional Use Permit Case CUP25-05**.

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

Vote was as follows:

Commissioner Darnall	<u>Aye</u>
Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Vice Chairman Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:04 p.m.

PASSED AND APPROVED this_____day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman