

**MINUTES OF CITY COUNCIL WORKSHOP/
REGULAR AGENDA
CITY OF TOMBALL, TEXAS**



**Monday, June 15, 2026
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for June 15, 2026, 5:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 5:03 P.M.

PRESENT:

Mayor Lori Klein Quinn
Council 1 Shelley Michna
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- Sakora Moten
City Attorney – Loren A. Smith
City Secretary = Thomas Harris
Assistant City Secretary - Shannon Bennett
Community Development Director – Craig Meyers
Assistant Fire Chief – Jeff Cook
Police Chief – Jeffery Bert
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
System Administrator – Sam Walton
Special Project Director - Luisa Taylor
Budget Analyst - Hannah Brown
Matthew O'Malley - Police Officer

- B. 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.]* – There were no comments.

Representatives from Commissioner Lesley Briones' office introduced themselves: Eli Boldt with Partner Engagement and Economic Development Intern Bella Garza.

C. General Discussion

1. Quarterly Financial Report for period ending March 31, 2026.

Finance Director Bragg Farmer provided the Quarterly Financial Report.

2. Quarterly Investment Report for the period ending March 31, 2026.

Finance Director Bragg Farmer provided the Quarterly Investment Report.

3. The Tomball City Council and City Staff will enter into a Pre-Budget Workshop to consider the Proposed Fiscal Year 2026-2027 Budget.

City Manager David Esquivel provided the presentation for the Pre-Budget Workshop for Fiscal Year 2026-2027.

D. Recess/Reconvene at 6:00 p.m.

Mayor Klein Quinn recessed the meeting at 5:50 p.m. and reconvened it at 6:06 p.m.

E. Invocation led by Boy Scout Troop 113.

F. Pledges to U.S. and Texas Flags led by Councilmember Dane Dunagin

- G. 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.]*

- Tammy, Tomball, Texas, reported that the ducks have been found.

H. Presentations

1. Presentation of Proclamations

- Men’s Mental Health Month

Mayor Klein Quinn presented a Proclamation to Anish Senthil proclaiming June 2026 as Men’s mental Health Month.

- Alzheimer’s Disease and Brain Health Awareness Month

Mayor Klein Quinn presented a Proclamation to Disha Somasetty proclaiming June 2026 as Alzheimer’s Disease and Brain Health Awareness Month.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- July 4, 2026 – July 4th Celebration & Street Fest from 6:00 – 9:00 p.m. at Business 249 North of Kroger
- July 10, 2026 – Tomball Kids Club from 8:30 – 10:00 a.m. at Juergens Park
- Saturday, June 20 – Cars, Cops & Coffee from 8 a.m. – noon at Tomball Marketplace (14211 FM 2920)
- Mayor Klein Quinn announced that July 9, 2026- Kaffeeklatsch from 8:30 – 10:00 a.m. at Tomball Community Center
- July 8, 2026 - Daughters of American Revolution will be reading the Declaration of Independence 5:00-6:00 p.m. at the Depot

2. Reports by City staff and members of council about items of community interest on which no action will be taken:

City Manager David Esquivel continued his presentation on the proposed Fiscal year 2026-2027 Budget.

J. 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 June 1, 2026, Workshop/Regular City Council meeting.

2. Consideration of and action on Resolution No. 2026-28 to approve the request from Greater Tomball Area Chamber of Commerce for City Support for Street Closures and In-Kind Services for the 61st annual Tomball Holiday Parade on Market St and around downtown Tomball, on Saturday, November 21, 2026.
3. Approve request from Tomball High School Senior Picnic for City Support and In-Kind Services at Juergens Park and Matheson Park, on Wednesday, October 7, 2026, from 8:45 a.m. to 2:00 p.m.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to approve New Business Consent Agenda.

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

Motion carried unanimously.

K. New Business

1. Conduct the second Public Hearing to consider annexation proceedings to enlarge and extend the boundary limits of said city limits on a 120-foot-wide portion of FM 2920 Road, being a Texas Department of Transportation (TxDOT) right-of-way, along the length of the property footage beginning at the current city limits near Telge Road and a 20' wide access easement extending west to Krahn Lane for an approximate length of 2,960 feet (0.56 miles), and consideration to approve Ordinance No. 2026-10 approving the Municipal Annexation.

Mayor Klein Quinn opened the Public Hearing at 6:45 p.m.

Mayor Klein Quinn closed the Public Hearing at 6:51 p.m.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to adopt Ordinance No. 2026-10.

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

Motion carried unanimously.

2. Conduct a Public Hearing and First Reading, Ordinance No. 2026-12, an Ordinance of the City of Tomball, Texas, granting the request for annexation of a certain tract of land being 14.0945 acres (613,657 square feet) of land, situated in the William Hurd Survey, Abstract Number 377 and in John H. Edwards Survey, Abstract Number 20, Harris County, Texas; being all of a called 8.053 acre tract of record in the name of Shoppes at Willowcreek LLC by deed as recorded under Harris

County Clerk's File Number (H.C.C.F. No. RP-2024-432934) and out of and a part of a called 114.9706 acre tract of record in the name of Festival Properties, Inc. , & Silvestri Investments of Florida, Inc., in H.C.C.F. No. RP-2020-302036; Providing for a Service Plan; and Providing for Severability.

Mayor Klein Quinn opened the Public Hearing at 6:54 p.m.

Mayor Klein Quinn closed the Public Hearing at 6:55 p.m.

Motion made by Council 1 Michna, Seconded by Council 2 Garcia to adopt Ordinance No. 2026-12.

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

Motion carried unanimously.

3. Consideration of and action on Resolution No. 2026-27, a Resolution of the City Council of the city of Tomball, Texas declaring the intention to institute proceedings to annex certain territory; describing such territory; setting July 20, 2026 at 6 o'clock PM as the date and time for public hearing at which all interested parties shall have an opportunity to be heard; providing for publication of such notice of said public hearing; directing preparation of a municipal service plan for the territory proposed, 15226 FM 2920, Tomball, TX, to be annexed (being 0.6614 acres consisting of 0.6614 of one acre or 28,810 square feet of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, being a portion of that certain called 3.0051 acre tract of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk's File Number 20140030325); and providing for severability.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Resolution No. 2026-27.

Jason Nicholson, Applicant answered Councils questions.

Voting Yea: Council 1 Michna, 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 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.

Mayor Klein Quinn opened the Public Hearing at 7:12 p.m.

Mayor Klein Quinn closed the Public Hearing at 7:18 p.m.

Adopt, on First Reading, Ordinance No. 2026-14, 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 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 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 made by Council 3 Dunagin, Seconded by Council 5 Parr to adopt Ordinance No. 2026-14.

Voting Yea: Council 3 Dunagin

Voting Nay: Council 1 Michna, Council 2 Garcia, Council 4 Covington, Council 5 Parr

Motion failed 1 to 4

5. 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.

Mayor Klein Quinn opened the Public Hearing at 7:30 p.m.

Mayor Klein Quinn closed the Public Hearing at 7:31 p.m.

Adopt, on First Reading, Ordinance No. 2026-15, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 14.09 acres of land, situated in the W Hurd Survey,

Abstract 377 from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”. The applicant is requesting to allow for the properties to be developed for general retail uses. The property is located west of the southwest intersection of FM 2920 and Telge Road from Agricultural (AG) to General Retail (GR), 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 made by Council 4 Covington, Seconded by Council 2 Garcia to adopt Ordinance No. 2026-15.

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

Voting Nay: Council 1 Michna

Motion carried 4 to 1

6. Approve request from Greater Tomball Area Chamber of Commerce for City Support and In-Kind Services for the 54th annual Tomball Night on Market St and around downtown Tomball, on Friday, August 7, 2026.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to approve the request from Greater Tomball Area Chamber of Commerce for the City support and In-Kind services.

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

Motion carried unanimously

7. Consideration and action on two alternate and three regular member appointments to the Board of Adjustments.

Motion made by Council 5 Parr, Seconded by Council 3 Dunagin to appoint two Alternates to the Board of Adjustments (Christine Roquemore, Alternate 1 and Lisa Daniels, Alternate 3)

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

Motion carried unanimously

Motion made by Council 4 Covington, Seconded by Council 5 Parr to appoint three regular members to the Board of Adjustments. (Sandra Kay Glasscock, Regular 2 Ellen Warren, Regular 4 and Cindy Phillips, Regular 5)

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

Motion carried unanimously

8. Consideration and action on two appointments to the Planning and Zoning Commission.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to appoint a member to the Planning and Zoning Commission (Tana Ross). Council suggested that the City Secretary advertises for another Planning and Zoning member.

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

Motion carried unanimously

9. First Reading: Consideration of and Action on Ordinance No. 2026-16. An Ordinance of the City Council of the City of Tomball, Texas, amending Chapter 32 (Peddlers and Solicitors) of the Tomball Code of Ordinances to comply with State preemption of local mobile food vendor regulations; providing a savings clause; providing a severability clause; and providing for an effective date.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Ordinance No. 2026-16.

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

Motion carried unanimously

10. 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; A governmental body may conduct a closed meeting to deliberate the purchase, exchange,

lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Executive Session Started: 8:45 P.M.
- Executive Session Ended: 9:30 P.M.

L. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 9:30 P.M.

PASSED AND APPROVED on this 6th day July 2026.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor