

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

MONDAY, NOVEMBER 10, 2025



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairman Tana Ross at 6:01 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
- Caleb Mittanck – City Planner
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Jeffrey Salgado – Graduate Engineer
- Detective Juan Rodriguez – Police Officer
- Lisa Covington – City Council Member
- Jeremy Griffin – Building Official
- Erica Soto – Administrative Assistant

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **Zoning Case Z25-10**: Request by Donald and Cheryl Murchison, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from Single-Family Residential (SF-9) to the General Retail (GR) zoning district. The property is located at 1710 S. Cherry Street, within the City of Tomball, Harris County, Texas.
- Introduced Caleb Mittanck as our New City Planner.

- Chairman Tana Ross and Commissioner Colleen Pye attended the 2025 APATX Conference on October 22nd-24th in College Station, Texas.
 - Chairman Tana Ross shared notes and training details with the Planning & Zoning Commission.

D. Approval of Minutes:

Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 8, 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 **Jorgensen Solutions:** A subdivision of 7.5651 acres, (329,534 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 366 & 367, corrected Map of Tomball Outlots, according to the Map or Plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.
- E.2 Minor Plat of **Kohrville Marketplace:** A subdivision of 1.9756 acres, (86,058 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being out and part of lot 477, of Tomball townsite, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.
- E.3 Minor Plat of **COT East Water Plant:** A subdivision of 3.6052 acres, (157,041.34 Square Feet), and replat of Lot 145 of corrected Map of Tomball Outlots, and Lot 11, Block 1 of Lizzie-Persimmon subdivision, situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball Harris County, Texas.
- E.4 Minor Plat of **Gutierrez Estate:** A subdivision of 1.3384 acres or, (58,301.84 Square Feet), of land, situated in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, and being situated in outlot 391 Tomball Townsite Elizabeth Smith Survey, Abstract 70, City of Tomball, Harris County, Texas.
- E.5 Minor Plat of **Burns Commercial:** Being 0.1148 acre, (4,999.98 Square Feet), tract of land, situated in the William Hurd Survey, A-371, Harris County, Texas, being a replat of Lots 1 & 2, in Block 18, of the Revised Map of Tomball as recorded in Volume 4, Page 25, 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 **New Telge Road Development**: A subdivision of 18.7393 acres, (816,286.30 Square Feet), Located in the John H. Edwards survey, abstract 20, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **New Telge Road Development** with conditions.

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve Final Plat of **New Telge Road Development** 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 Z25-11**: Request by 2S & Z Investments LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 2.109 acres of land legally described as being two tracts of land (1.047 and 1.062 acres), each being a portion of Lot 477 of Tomball Townsite from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located at 22700 Hufsmith–Kohrville Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-11**.

Shan Ali, representing 2S & Z Investments, LLC, (15110 Mintz Lane, Houston, TX 77014), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:16 p.m.

Hearing no comments, the Public Hearing was closed at 6:17 p.m.

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve **Zoning Case Z25-11**.

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

Vote was as follows:

Commissioner Bill Darnall	<u>Aye</u>
Chairman Tana Ross	<u>Aye</u>
Commissioner Scott Moore	<u>Aye</u>
Vice Chairman Susan Harris	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

Motion Approved (Unanimously).

- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z25-12**: Request by Harkins Medical Properties Ltd., represented by Dennis Conde, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.140 acres of land legally described as being a portion of Lot 6 of Tomball Medical Park Replat of Reserve “B” and a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 from the Agricultural (AG) zoning district to the Duplex (D) zoning district. The property is located within the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-12**.

Dennis Conde, representing Harkins Medical Properties Ltd., (14360 W. Sylvanfield Drive, Houston, TX 77014), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:25 p.m.

Hearing no comments, the Public Hearing was closed at 6:25 p.m.

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z25-12**.

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

Vote was as follows:

Commissioner Bill Darnall	<u>Aye</u>
Chairman Tana Ross	<u>Aye</u>
Commissioner Scott Moore	<u>Aye</u>
Vice Chairman Susan Harris	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

Motion Approved (Unanimously).

- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z25-13**: Request by Pitcher Realty Group LLC, represented by Mundy Property Holdings, PLLC., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.9966 acres of land legally described as being two tracts of land (0.660 and 0.3366 acres) situated within the Joseph House Survey, Abstract No. 34 from the Single-Family Residential (SF-9) zoning district to the Office (O) zoning district. The property is located at 13519 Zion Road, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-13**.

Allison Mundy, owner, (19114 Camden Woods Court, Tomball, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:46 p.m.

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

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z25-13.**

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

Vote was as follows:

Commissioner Bill Darnall	<u>Nay</u>
Chairman Tana Ross	<u>Nay</u>
Commissioner Scott Moore	<u>Aye</u>
Vice Chairman Susan Harris	<u>Nay</u>
Commissioner Colleen Pye	<u>Abstained</u>

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

- F.3 Conduct a public hearing and consideration to approve **The City of Tomball Unified Development Code (UDC)**: Request by the City of Tomball to unify the City's land development regulations into a single document (UDC) and to reduce repetition and conflict among various ordinances. The UDC will contain regulations pertaining to General Provisions, Zoning Regulations, Subdivisions, Signs, and Definitions. Additionally, the UDC is intended to implement the City of Tomball Comprehensive Plan and all other adopted plans and policies.

Erica Craycraft, representing Freese & Nichols, Inc., presented **The City of Tomball Unified Development Code (UDC)**.

The Public Hearing was opened by Chairman Ross at 7:17 p.m.

Hearing no comments, the Public Hearing was closed at 7:18 p.m.

Motion was made by Commissioner Pye, second by Commissioner Darnall, to approve **The City of Tomball Unified Development Code (UDC)**.

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

Vote was as follows:

Commissioner Bill Darnall	<u>Aye</u>
Chairman Tana Ross	<u>Aye</u>
Commissioner Scott Moore	<u>Aye</u>
Vice Chairman Susan Harris	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

Motion Approved (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 7:27 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman