

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 10, 2025

Topic:

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.

Background:

The subject property has been within the City of Tomball's Agricultural (AG) zoning district since the adoption of zoning in February 2008. The property is currently undeveloped with no on-site structures. Recent zoning changes in the area include the property directly to the north, which rezoned from the Agricultural (AG) district to the Office (O) district in 2022. The property directly to the south rezoned from the Agricultural (AG) district to the Commercial (C) district in 2018. Additionally, a property about 400-feet to the west rezoned from the Agricultural (AG) district to the Commercial (C) district in 2017.

Origination: Harkins Medical Properties LTD, represented by Dennis Conde

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date