

## NOTICE OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, November 17, 2025  
5:00 P.M.**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, November 17, 2025 at 5:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): **+1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 810 7528 2633 Passcode: 050746.** The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- 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.]*
- C. General Discussion
  - 1. Discussion and direction on Resolution No. 2025-56, a Resolution of the Governing Body of the City of Tomball, Texas casting its vote to appoint Directors to the Harris Central Appraisal District's Board of Directors.
  - 2. Presentation and discussion regarding the City of Tomball Unified Development Code (UDC).
  - 3. Quarterly Financial Report for period ending September 30, 2025
  - 4. Quarterly Investment Report for the period ending September 30, 2025.

D. Proposed Future Agenda Items *[The following items are provided for informational purposes for City Council and public review. Any item may be pulled for separate discussion at Council's request.]*

1. Workshop Discussion Only - Approve the City Manager and Fire Chief to execute the necessary documents for a Memorandum of Understanding with the Texas Department of Emergency Management for the City of Tomball to provide resources for Emergency Management Assistance Programs.
2. Workshop Discussion Only – Approve a services agreement renewal with PVS DX, Inc. (formally DXI Industries, Inc.) for the purchase of chlorine and sulfur dioxide gas for water and wastewater treatment for fiscal year 2026, for a not-to-exceed amount of \$275,000 (Bid No. 2024-04), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2025-2026 budget.

E. Future Workshop Items

F. Recess/Reconvenue at 6:00 p.m.

G. Invocation

H. Pledges to U.S. and Texas Flags

I. 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.]*

K. Presentations

1. Presentation by Resale with a Purpose to the Tomball Fire Department and Explorer Post # 5451 in the amount of \$20,000 for the 2025 Holiday Heroes Event.

L. Reports and Announcements

1. Capital Improvement Projects Quarterly update for the period ending October 31, 2025.

1. Announcements

I. Upcoming events:

- November 22, 2025 – 60<sup>th</sup> Annual Tomball Holiday Parade from 10:00 – noon on Main St.
  - November 22, 2025 – 2026 Miss Tomball Pageant from 7:00 – 10:00 p.m. at Real Life Ministries (1626 S. Cherry St.)
  - December 6, 2025 – Holiday Heroes from 8:00 a.m. – noon at St. Anne’s Catholic Church (1111 S. Cherry St.)
  - December 6, 2025 – Deck the Depot Tree Lighting from 4:00 – 8:00 p.m. at Tomball Depot Plaza
  - December 12-13, 2025 – Annual Candlelight Tours from 6:00 – 9:00 p.m. at Tomball Museum Center (510 Pine St.)
  - December 12-14, 2025 – Tomball German Christmas Market on Friday from 6:00 –10:00 p.m., Saturday from 10:00 a.m. – 10:00 p.m., and Sunday from 10:00 a.m. – 6:00 p.m. in downtown Tomball
2. Reports by City staff and members of council about items of community interest on which no action will be taken:

M. Old Business

1. **Second Reading** - Consideration of and action on Ordinance No. 2025-49, an Ordinance granting the request for annexation of a certain tract of land being a 1.9756 acre (86,058 square feet) tract of land, situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas; being out of and a part of lot Four Hundred and Seventy-Seven (477), of Tomball Townsite, a subdivision in Harris County, Texas, according to the map or plat thereof, as recorded in Volume 2, Page 65, of the map records of Harris County, Texas (H.C.M.R.); said 1.9756 acre tract being out of and a part of a 1.0472 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2025-238354 and out of and a part of a 1.062 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under H.C.C.F. No. RP-2025-244581; providing for a service plan; providing for severability.

- N. 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 November 3, 2025, Regular City Council meeting.
2. Approve a services agreement with Hydro Clear Services, LLC for a vac-truck services and regular maintenance of sewer components for a total annual amount not-to-exceed \$160,000 (CSB No. 2025-19), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2025-2026 budget.

O. New Business

1. Approve an Agreement Designating Retail Water and Sewer Service Territory between the City of Tomball and Aqua Texas, Inc., serving as a transfer agreement, and authorize the City Manager to execute any and all documents related to the agreement.
2. 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.

Adopt, on First Reading, Ordinance No. 2025-46, an Ordinance of the City of Tomball, Texas, amending 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; 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.

3. Conduct a public hearing and consideration to approve Zoning Case Z25-47: 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.

Adopt, on First Reading, Ordinance No. 2025-47, an Ordinance of the City of Tomball, Texas, amending 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; 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.

4. 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.

Adopt, on First Reading, Ordinance No. 2025-48, an Ordinance of the City of Tomball, Texas, amending 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; 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.

5. Conduct a public hearing and consideration to approve the City of Tomball Unified Development Code (UDC).

Adopt, on First Reading, Ordinance No. 2025-35, an Ordinance of the City of Tomball, Texas amending its Code of Ordinances by adding Chapter 45 - Unified Development Code and repealing Chapter 26 - Manufactured Homes, Mobile Dwelling Structures, and Recreational Vehicles, Chapter 34 - Signs, Chapter 40 - Subdivisions, and Chapter 50 – Zoning in their entirety; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof; providing for severability, making findings of fact; and providing for other related matters.

6. Approve changes to Administrative Policy No. 23, Park Facility Reservation Application.

7. Approve changes to Administrative Policy No. 26, Rules and Regulations for City of Tomball Parks.
8. Approve Resolution No. 2026-02, a Resolution of the City of Tomball, Texas approving updates to the Fiscal Year 2025-2026 Master Fee Schedule.
9. Authorize annual purchases exceeding 100,000 in accordance with the Purchasing and Bidding Policy for Fiscal Year 2024-2025.
10. Approve the rollover of outstanding Fiscal Year 2024-2025 purchase orders to Fiscal Year 2025-2026.
11. 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

P. Adjournment

### **C E R T I F I C A T I O N**

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of November 2025 by 6:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

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Thomas Harris III, TRMC  
City Secretary

<p>This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at (281) 290-1019 for further information.</p>
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