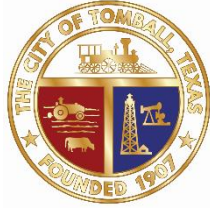


NOTICE OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, July 21, 2025
6:00 P.M.**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, July 21, 2025 at 6:00 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: 865 3499 7145 Passcode 309647. 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. Invocation - Led by Craig Gilbert, Rose Hill Methodist Church
- C. Pledges to U.S. and Texas Flags
- D. 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.]*
- E. Reports and Announcements
 - 1. Announcements

I. Upcoming Events:

- August 1, 2025 – Kids Club from 8 – 10 a.m. at Jerry Matheson Pool

- August 1, 2025 – 53rd Annual Tomball Night from 5 – 10 p.m. at 100-300 block of Market St.
- August 14, 2025 – Kaffeeklatsch (Lone Star College- Tomball Library) from 8:30 – 10 a.m. at Tomball Community Center

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

F. Old 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. Amend and approve Resolution No. 2025-25, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention of the City of Tomball, Texas, to institute proceedings to annex certain territory; describing such territory; setting August 4, 2025 at 6 o'clock P.M. as the date and time for a public hearing at which all interested parties shall have an opportunity to be heard; providing for a notice of publication of such public hearings; and directing preparation of a municipal service plan for the territory proposed to be annexed (21714, 21830, and 22110 Huffsmith Kohrville Road, Tomball, Tx 773750.8041 of one acre or 35,206 square feet of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas; 31.994 acres of land situated in the Jess Pruitt Survey, Abstract Number 629, Harris County, Texas; and 17.307 acres of land situated in the Jess Pruitt Survey, Abstract Number 629, Harris County, Texas); and providing for severability.

G. 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 July 7, 2025, Special and Regular City Council meetings.
2. Approve a professional services agreement with Oller Engineering, Inc for engineering services related to the Disaster Recovery Reallocation Program (DRRP) Grant Program for a not-to-exceed amount of \$142,874.75, therefor, and authorize the City Manager to execute any and all documents related to the services.

These expenditures are to be paid from grant funds received from the Disaster Recovery Reallocation Program (DRRP).

3. Approve the purchase of hardware, workstations and other equipment and supplies from Dell Technologies through the Texas Department of Information Resources (DIR-CPO-5792) for a not-to-exceed amount of \$75,000, authorize the expenditure of funds thereof, and authorize the City Manager to execute any and all related documents. This expenditure is included in the FY 2024-2025 budget.
4. Authorize annual spending exceeding \$50,000 from Siddons-Martin in accordance with the Purchasing and Bidding Policy for Fiscal Year 2024-2025. These purchases are within the Fiscal Year 2024-2025 budget.

H. New Business

1. Approve a Memorandum of Understanding with FLS Development, LLC pertaining to the Graylou Grove development, and authorize the City Manager to execute any and all related documents.
2. 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.

Adopt, on First Reading, Ordinance No. 2025-19, an Ordinance of the City of Tomball, Texas, amending 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; 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 Z25-08: 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 the 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.

Adopt, on First Reading, Ordinance No. 2025-20, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of 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 the 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; 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 Z25-09: 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 the Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 21000 – 22000 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Adopt, on First Reading, Ordinance No. 2025-23, an Ordinance of the City of Tomball, Texas, amending 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 the Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 21000 – 22000 blocks (east side) of 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.

5. 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.

Adopt, on First Reading, Ordinance No. 2025-24, 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 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 Huffsmith-2978 Replat No 1. The property is located at 22525 Huffsmith-Kohrville Road, 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.

6. Conduct Public Hearing of the City Council of the City of Tomball to consider proposed Levy of Assessments for authorized improvements within the Wood Leaf Reserve Public Improvement District in the City of Tomball, Public Improvement District Number 11 (PID 11), established by City Council Resolution No. 2021-04. The proposed Service and Assessment Plan complies with the requirements of the approved Development Agreement as approved by City Council on January 18, 2021.
7. Adopt, on First Reading, Ordinance Number 2025-25, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #3 (IA3) Projects for the Wood Leaf Reserve Public Improvement District (the "District"); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.
8. Adopt, on First Reading, Ordinance No. 2025-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).
9. Consideration of First Reading of Ordinance No. 2025-28, an Ordinance of the City Council of the City of Tomball, Texas, regarding release of the property (approximately 8.697 acres) located at 0 SH 249, Tomball, Texas 77375, in Harris County, and legally described as TR 5A-3, ABST 6325 C N Pillot, from the extraterritorial jurisdiction of the City of Tomball; providing for severability; and containing other provisions relating to the subject.
10. Approve Resolution No. 2025-28, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention of the City of Tomball, Texas, to institute proceedings to annex certain territory ; describing such territory; setting August 18, 2025 at 6 o'clock P.M. as the date and time for a public hearing at which all interested parties shall have an opportunity to be heard; providing for a notice of publication of such public hearings; and directing preparation of a municipal service plan for the territory proposed to be annexed (0 Zion Rd., Tract 18 & 13130

Zion Rd., Tract 25, Joseph Miller Survey, Abstract No. 50); and providing for severability.

11. Approve, on First Reading, Resolution No. 2025-29-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Old Town Façade Improvement Grant by and between the Corporation and Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.
12. Approve, on First Reading, Resolution No. 2025-30-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Old Town Façade Improvement Grant by and between the Corporation and Raymond Street Professional Suites, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$40,000.00.
13. Approve, on First Reading, Resolution No. 2025-31-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Innersculpt Studio, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 27104 TX-249, Bldg. A, Ste 400, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
14. Approve, on First Reading, Resolution No. 2025-32-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Klauer Manufacturing Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
15. Approve, on First Reading, Resolution No. 2025-33-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Project of the Tomball Economic Development Corporation, the designation of Tomball Legacy Square, a redevelopment of the former First Baptist Church into an arts and cultural destination including a multipurpose venue in Old Town Tomball.

16. Discussion and possible action regarding the Tomball Economic Development Corporation (TEDC) Articles of Incorporation, Bylaws of the TEDC, and standard operating procedures
17. 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

I. 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 18th day of July 2025 by 5:00 P.M., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Thomas Harris III, TRMC
City Secretary

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.