

**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR  
MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, August 11, 2025  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, August 11, 2025, at 6:00 PM, 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 Planning & Zoning Commission reserves the right to meet in a closed session for consultation with an 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.

- 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. Reports and Announcements
- D. Approval of Minutes
  - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 14, 2025.
- E. New Business - Non-Action Items
  - E.1 Minor Plat of **The Oaks at Carrell Street**: Being a commercial subdivision of 2.777 acres, (120,974 Square Feet), of land in the Ralph Hubbard Survey, A-383, in the City of Tomball, Harris County, Texas, being a partial replat of Lots 83, 85 and 96 of Tomball Outlots, a subdivision recorded in Volume 2, Page 65 and corrected in Map, Recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

- E.2 Minor Plat of **Hicks Retail Center Number Two:** Being a replat of Lots 1 and 2 of Hicks Retail Center Subdivision and being a 3.4421 acre, (149,938.19 Square Feet), tract of land situated in the Joseph House survey, Abstract Number 34, in the City of Tomball, Harris County, Texas.
- E.3 Minor Plat of **Johnson Road Business Park:** A subdivision of 2.7286 acres, (32,177 Square Feet), right of way dedication to the City of Tomball, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being out of a portion of Outlots 214-218 according to the Plat of Five Acre Tracts Tomball Townsite recorded in Volume 2, Page 65, Map Records of Harris County, Texas; said 13.86-acre tract conveyed to the owner in the Deed Recorded in Clerk File Number 20130151271, Official Public Records, Harris County, Texas.
- E.4 Minor Plat of **Hirschfield Commercial Park:** A subdivision of a 3.4335 acre, (149,565.32 Square Feet), tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).
- E.5 Minor Plat of **Triana Commercial:** Being a subdivision of 1.1649 acres of land, located in the Wilhelm Usener Survey, Abstract No. 820, Harris County, Texas. (Tomball ETJ).
- E.6 Minor Plat of **Zion Acres:** Being a subdivision of 15.18 acres, (661,120 Square Feet), of land situated in the Joseph Miller Survey, Abstract 50, Harris County, Texas. (Tomball ETJ).
- E.7 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.
- F. New Business
  - F.1 Consideration to approve Preliminary Plat of **New Telge Road Development:** A subdivision of 18.7393 acres located in the John H. Edwards Survey, Abstract 20, City of Tomball, Harris County, Texas.
  - F.2 Consideration to approve the Final Plat of **Mendoza Estates:** A subdivision of a 1.9961 acre, (86,951.42 Square Feet), tract known as part of the Tract 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990, Justin Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

- F.3 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-06**: Request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of “Amusement devices/arcade” within the City of Tomball’s General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

G. Adjournment

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

I hereby certify that the above notice of the 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 5<sup>th</sup> day of August 2025 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

**Kimberly Chandler**  
*Community Development Coordinator*

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.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).