

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



**Monday, July 14, 2025  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, July 14, 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
  - A.1 Election of Chairman and Vice Chairman
- 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 May 12, 2025.
- E. New Business
  - E.1 Minor Plat of **Tomball Rental:** Being a 1.2800-acre, (55,785.61 Sq. Ft.), tract of land situated in the C.N. Pilot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas.
  - E.2 Minor Plat of **Maberry Tract:** A replat of Lots 29 & 30 in Block 77 of the Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas., Harris County, Texas. Said Block 77, lying in the William Hurd Survey (A-371).

- E.3 Minor Plat of **Ameen Acres**: A subdivision of 7.1292 Acres, (310,548.26 Square Feet), of land situated in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 163, 167, & 171, five acre tracts Tomball Townsite, according to the map or plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

F. New Business

- F.1 Consideration to approve Final Plat of **Joan Hunter Ministries**: Being a replat of Lots 214 and 218 of Tomball Outlots, being 13.3648 acres, (582,171 Sq. Ft.), out of the Jesse Pruitt Survey, Abstract No. 629 in the City of Tomball, Harris County, Texas.
- F.2 Consideration to approve Preliminary Plat of **Pinevale**: Being 31.122 + acres of land out of the Chancey Goodrich Survey, A-311 & John Edwards Survey, A-20, City of Tomball, Harris County, Texas.
- F.3 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.
- F.4 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 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.
- F.5 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 Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

- F.6 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.

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 11th day of July 2025 by 5:00 PM, and remained posted for at least 72 continuous hours 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).