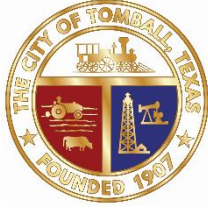


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, November 10, 2025
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, November 10, 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 September 8, 2025.
- E. New Business - Non-Action Item(s)
 - E.1 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.
 - E.2 Minor Plat of **Kohrville Marketplace**: A subdivision of 1.9756 acres, (86,058 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris

County, Texas, being out and part of lot 477, of Tomball townsite, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

- E.3 Minor Plat of **COT East Water Plant:** A subdivision of 3.6052 acres, (157,041.34 Square Feet), and replat of Lot 145 of corrected Map of Tomball Outlots, and Lot 11, Block 1 of Lizzie-Persimmon subdivision, situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball Harris County, Texas.
 - E.4 Minor Plat of **Gutierrez Estate:** A subdivision of 1.3384 acres or, (58,301.84 Square Feet), of land, situated in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, and being situated in outlot 391 Tomball Townsite Elizabeth Smith Survey, Abstract 70, City of Tomball, Harris County, Texas.
 - E.5 Minor Plat of **Burns Commercial:** Being 0.1148 acre, (4,999.98 Square Feet), tract of land, situated in the William Hurd Survey, A-371, Harris County, Texas, being a replat of Lots 1 & 2, in Block 18, of the Revised Map of Tomball as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
- F. New Business
- F.1 Consideration to approve Final Plat of **New Telge Road Development:** A subdivision of 18.7393 acres, (816,286.30 Square Feet), Located in the John H. Edwards survey, abstract 20, City of Tomball, Harris County, Texas.
 - F.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.
 - F.3 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.

- F.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.
- F.5 Conduct a public hearing and consideration to approve **The City of Tomball Unified Development Code (UDC):** Request by the City of Tomball to unify the City's land development regulations into a single document (UDC) and to reduce repetition and conflict among various ordinances. The UDC will contain regulations pertaining to General Provisions, Zoning Regulations, Subdivisions, Signs, and Definitions. Additionally, the UDC is intended to implement the City of Tomball Comprehensive Plan and all other adopted plans and policies.
- G. 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 4th day of November 2025 by 5:00 PM, and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

<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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<p style="text-align: center;">AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.</p>
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