

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, AUGUST 11, 2025



6:00 P.M.

- A. The meeting was Called to Order by Chairman Tana Ross at 6:00 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Bill Darnall

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Sal Alsultan – Asst. Public Works Director/City Engineer
- Jeffrey Salgado – Graduate Engineer
- Bryce Smith – Police Officer
- Lisa Covington – City Council Member
- Jeremy Griffin – Building Official

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **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.
- City Council Approved, **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.

- City Council Approved, **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.
- City Council Approved on 1st Reading (on hold until Annexation is presented to City Council), **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.
- There will be a UDC Update Presentation at the Regular Planning & Zoning Meeting scheduled for September 8, 2025.
- Introduced Salwan (Sal) Alsultan, our new Assistant Public Work Director/City Engineer.
- Discussed time change for Regular Planning & Zoning Commission Meetings. All Members agreed to continue meetings at 6:00 p.m.

B. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Darnall, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 14, 2025.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

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.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

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.

Benjamin Lashley, Assistant City Planner, presented Preliminary Plat of **New Telge Road Development** with conditions.

Motion was made by Vice Chairman Harris, second by Commissioner Darnall, to approve Preliminary Plat of **New Telge Road Development** with conditions.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- 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.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Mendoza Estates** with conditions.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve Final Plat of **Mendoza Estates** with conditions.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- 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.

Craig Meyers, Community Development Director, presented **Conditional Use Permit Case CUP25-06**.

Dr. Hang A. Le, owner, (103 E. Black Knight Drive, Spring, TX 77382), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:37 p.m.

Lisa Trebus, (201 Raymond Street, Tomball, TX 77375), spoke in opposition of the request.

Hearing no comments, the Public Hearing was closed at 6:40 p.m.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve **Conditional Use Permit Case CUP25-06**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Commissioner Bill Darnall	<u>Nay</u>
Chairman Tana Ross	<u>Nay</u>
Commissioner Scott Moore	<u>Nay</u>
Vice Chairman Susan Harris	<u>Nay</u>
Commissioner Colleen Pye	<u>Nay</u>

Motion Failed (Unanimously).

G. Adjournment

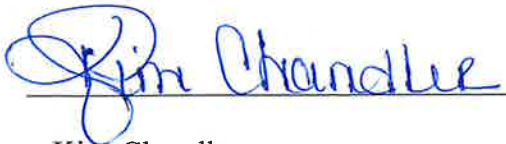
Motion was made by Commissioner Moore second by Commissioner Darnall, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting adjourned at 6:58 p.m.

PASSED AND APPROVED this September 8th day of 2025.



Kim Chandler
Community Development Coordinator/
Commission Secretary



Tana Ross
Commission Chairman