

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

MONDAY, DECEMBER 8, 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:

- Sakura Moten – Assistant City Manager
- Craig Meyers – Community Development Director
- ✓ Caleb Mittanck – City Planner
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Jeffrey Salgado – Graduate Engineer
- Detective Erin McNeill – Police Officer
- Lisa Covington – City Council Member
- Erica Soto – Administrative Assistant

- B. No Public Comments were received.

- C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- City Council Approved, **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.

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

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 10, 2025.

Roll call vote was called by Administrative Assistant – Erica Soto.

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Lessing Property Holdings, LLC:** A subdivision of 0.7155 acre, (31.169 Square Feet), of land located in the John M. Hooper Survey A-375, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Nickson Business Park:** Being a subdivision of 9.5646 acres of land, (416,635.91 Square Feet), and replat of the remainder of Lots 378 and 381 of corrected map of Tomball Outlots, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.
- E.3 Minor Plat of **JKM Commercial:** Being a subdivision of 2.5236 acres of land, (109,929.20 Square Feet), and replat of Lot 2, Block 1 of Chestnut Business Park, and replat of Lot 3, Block One of replat of Lot 3 of Chestnut Business Park, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

- E.4 Minor Plat of **Murchison Commercial**: Being a subdivision of 0.3344 acre, (14,568.15 Square Feet), and partial replat of Lots 180 and 184 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65, of the Harris County Map Records, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Consideration to approve Final Plat of **Interchange 249 Business Park Partial Replat No. 5**: A subdivision of 4.8892 acres, (212,974.58 Square Feet), being a replat of Interchange 249 Business Park, Partial Replat No. 1, Film Code No. 700624 H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Interchange 249 Business Park Partial Replat No. 5** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve Final Plat of **Interchange 249 Business Park Partial Replat No. 5** with conditions.

Roll call vote was called by Administrative Assistant – Erica Soto.

Motion Carried unanimously.

G. Adjournment

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

Roll call vote was called by Administrative Assistant – Erica Soto.

Motion Carried unanimously.

The meeting adjourned at 6:11 p.m.

PASSED AND APPROVED this December 9th day of 2025.



Kim Chandler
Community Development Coordinator/
Commission Secretary



Tana Ross
Commission Chairman