

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

MONDAY, SEPTEMBER 8, 2025



6:00 P.M.

- A. The meeting was Called to Order by Chairman Tana Ross at 6:05 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
- Paul Garcia – City Council Member
- Jeremy Griffin – Building Official

Craig Meyers, Community Development Director announced the following:

- City Council Denied, **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.
- We will not be conducting a Planning and Zoning Commissions Meeting on Monday, October 13, 2025.
- **The City of Tomball Unified Development Code (UDC)** will be presented at the Planning and Zoning Commissions Meeting scheduled for Monday, November 10, 2025.

B. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 11, 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 **Cokebusters Dive**: A subdivision of 5.0001 acres, (217,807.73 Square Feet), being part of Tract of the Charlotte L. Bailey, situated in the John M. Hopper Survey, A-375, per H.C.C.F. No. RP-2018-17593, Real Property Records of Harris County, Texas.
- E.2 Minor Plat of **Real Life Ministries**: Being a subdivision of 6.0923 acres of land, (265,380.59 Square Feet), situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, TX.

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

F. New Business:

- F.1 Consideration to approve Final Plat of **Pinevale**: A subdivision of 31.1224 acres, (1,355,691.44 Square Feet), in the John H. Edward Survey, A-20 and Chancy Goodrich Survey, Abstract No. 311, Block 3, Harris County Texas.

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

Motion was made by Commissioner Pye, second by Commissioner Darnall, to approve Preliminary Plat of **Pinevale** with conditions.

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

Motion Carried unanimously.

- F.2 Consideration to approve Final Plat of **Baker Hughes Education Center, Replat No. 1**: A subdivision of 96.69 acres, (4,212,024 Square Feet), being a replat of Lot 1 and Lot 2, Block 1, Baker Hughes Education Center, F.C. No. 651066, H.C.M.R, situated in the Jesse Pruitt Survey Abstract No. 629, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Baker Hughes Education Center, Replat No. 1** with conditions.

Motion was made by Commissioner Darnall, second by Commissioner Pye, to approve Final Plat of **Baker Hughes Education Center, Replat No. 1** 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 **Zoning Case Z25-10**: Request by Donald and Cheryl Murchison, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from Single-Family Residential (SF-9) to the General Retail (GR) zoning district. The property is located at 1710 S. Cherry Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-10**.

Don Murchison, owner, (12602 Mutiny Lane, Tomball, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:23 p.m.

Hearing no comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Moore, second by Commissioner Darnall, to approve **Zoning Case Z25-10**.

Motion was amended by Commissioner Moore, second by Commissioner Darnall, to approve **Zoning Case Z25-10** by rezoning from Single-Family Residential (SF-9) to the Neighborhood Retail (NR) zoning district.

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

Vote was as follows:

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

Motion Approved (Unanimously).

G. Adjournment

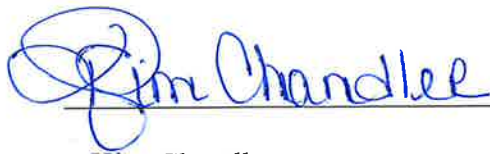
Motion was made by Commissioner Moore, second by Commissioner Darnall, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 6:42 p.m.

PASSED AND APPROVED this November 10th day of 2025.



Kim Chandler
Community Development Coordinator/
Commission Secretary



Tana Ross
Commission Chairman