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

Monday, October 12, 2026
6:00 PM

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, October 12, 2026, 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 14, 2026.

E. New Business

E.1 Conduct a public hearing and consideration to approve **Zoning Case Z26-08**: Request by Wendy Kaiser to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located south the southwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-010**: Request by Luke and Michelle Tamez to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lots 23 and 24 of Block 29 situated within the Revised Map of Tomball; two lots containing approximately 0.16 acres of land located at the northeast intersection of South Cherry Street and McPhail Street (208 McPhail Street). The applicant is requesting to utilize the property as a real estate office.

F. 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 6th day of October 2026 by 5:00 p.m., and remained posted for at least three consecutive business days 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.

Planning & Zoning Commission Meeting
Agenda Item
Data Sheet

Meeting Date: October 12, 2026

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 14, 2026.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: #

If no, funds will be transferred from account: # To Account: #

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

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

MONDAY, SEPTEMBER 14, 2026

6:00 P.M.

A. The meeting was Called to Order by Chairman Tana Ross at 6:01 p.m. Other Members present were:
Commissioner Scott Moore
Commissioner Earl Detwiler
Commissioner Owen Howard

Commissioner Colleen Pye – Excused Absence

Others present:
Jeremy Griffin – Community Development Director
Lori Klein Quinn – Mayor
Lisa Covington – City Council Member
Caleb Mittanck – City Planner
Katelyn Seckman – Assistant City Planner
Kim Chandler – Community Development Coordinator
Erica Soto – Administrative Assistant
Tommy Ramsey – City Attorney
Juan Rodriguez – Police Detective

draft

B. No Public Comments were received.

C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- Introduced Katelyn Seckman as the new Assistant City Planner

City Council Tabled **Zoning Case Z26-05**: Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to allow for the properties to be developed for multi-family uses.

- Planning & Zoning Commission recommended Denial (Unanimously) on 7/13/2026.

- City Council Approved **Zoning Case Z26-07**: Request by Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat, located north of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road). The applicant is requesting to match the zoning of the rest of their property.

    - Planning & Zoning Commission recommended Approval (Unanimously) on 7/13/2026.

D. Approval of Minutes:

Motion was made by Commissioner Moore, second by Commissioner Detwiler, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 13, 2026.

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

Motion Carried (unanimously).

E. New Business:

E.1 Conduct a public hearing and consideration to approve **Zoning Case Z26-05:** Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-05.**

Joe Evans, owner, (323 Gershwin Drive, Houston, TX 77079), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:11 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Ross at 6:13 p.m.

Motion was made by Commissioner Moore, second by Commissioner Detwiler, to approve **Zoning Case Z26-05**.

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

Vote was as follows:

Chairman Tana Ross	Aye
Commissioner Scott Moore	Aye
Commissioner Howard	Aye
Commissioner Detwiler	Nay

Motion Carried (3 Votes Aye, 1 Vote Nay).

E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-09**: Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-09.**

Shane Boatman, representing Jacqueline Marshall, (20918 Passelande Drive, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:28 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Ross at 6:29 p.m.

Motion was made by Commissioner Detwiler, second by Commissioner Moore, to approve **Zoning Case Z26-09**.

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

Vote was as follows:

Chairman Tana Ross	Aye
Commissioner Scott Moore	Aye
Commissioner Howard	Aye
Commissioner Detwiler	Aye

Motion Carried (unanimously).

E.3 Conduct a public hearing and consideration to approve **Zoning Case Z26-08:** Request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-08.**

Sonny Kaiser, representing Wendy Kaiser, (22820 Tuwa Road, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:44 p.m.

Hearing no comments, the Public Hearing was recessed by Chairman Ross at 6:44 p.m.

F. Adjournment

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

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

Motion Carried (unanimously).

The meeting adjourned at 6:46 p.m.

PASSED AND APPROVED this_____day of 2026.

_____ _____

Erica Soto
Administrative Assistant
Community Development Department

Tana Ross
Commission Chairman

Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 12, 2026

Topic:
Conduct a public hearing and consideration to approve **Zoning Case Z26-08**: Request by Wendy Kaiser to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located south the southwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

Background:
The subject property has been within the City of Tomball's Single Family Residential (SF-6) zoning district since the adoption of zoning in February 2008. The applicant's request aims to allow for residential and/or professional office.

Origination: Wendy Kaiser

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Caleb Mittanck (City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: #_____

If no, funds will be transferred from account: #_____ To Account: #

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 12, 2026
&
CITY COUNCIL
OCTOBER 19, 2026

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 12, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, October 19, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z26-08: Request by Wendy Kaiser to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located south the southwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

Zoning Case Z26-010: Request by Luke and Michelle Tamez to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lots 23 and 24 of Block 29 situated within the Revised Map of Tomball; two lots containing approximately 0.16 acres of land located at the northeast intersection of South Cherry Street and McPhail Street (208 McPhail Street). The applicant is requesting to utilize the property as a real estate office.

C E R T I F I C A T I O N

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Caleb Mittanck
Caleb Mittanck
City Planner

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 feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-08 **9/21/2026**

The Planning & Zoning Commission will hold a public hearing on **October 12, 2026 at 6:00 PM,** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Wendy Kaiser to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located south of the southwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning.** The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **October 19, 2026, at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-08
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name:
Parcel I.D.:
Address:

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: planning@tomballtx.gov

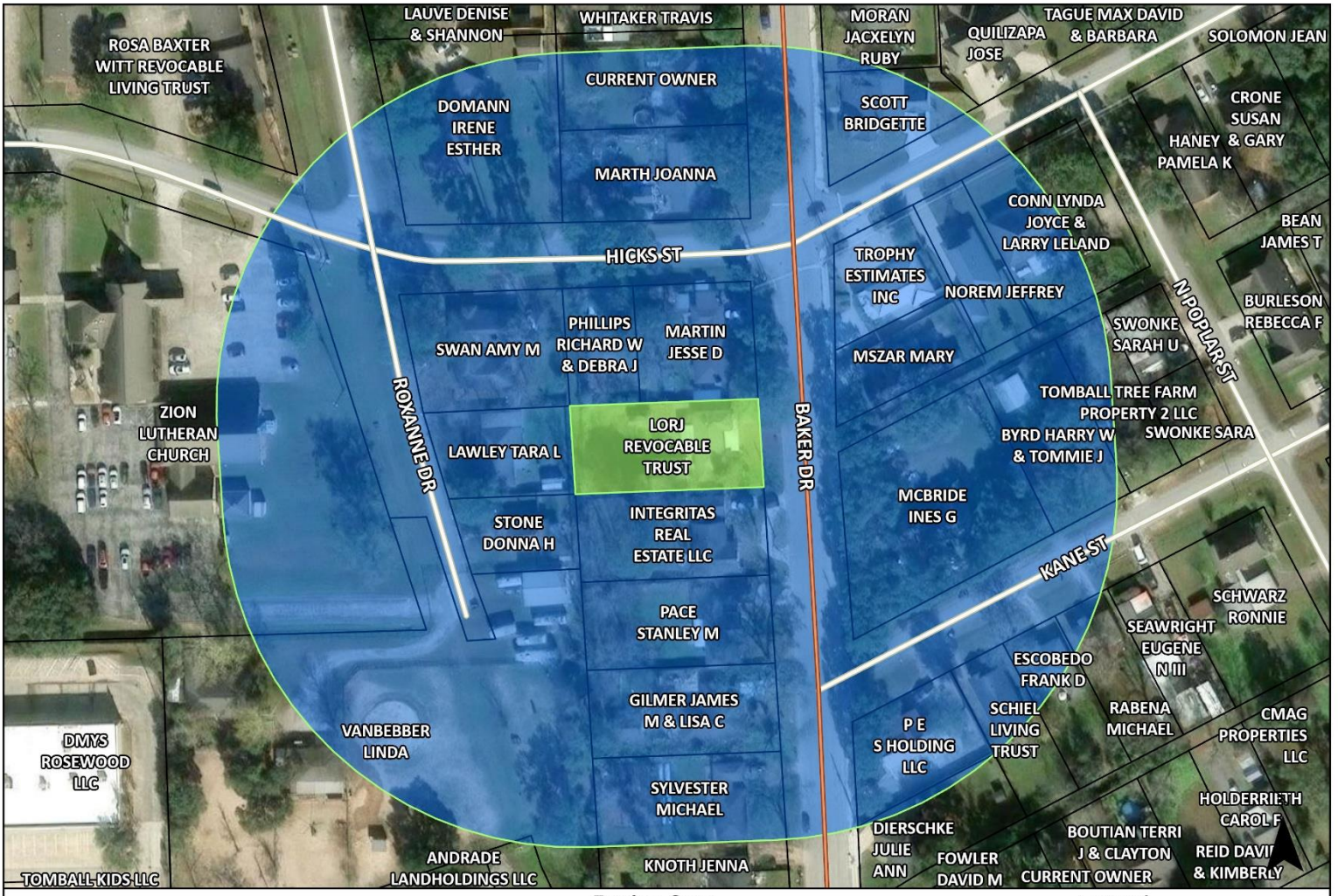
I am in favor ☐ I am opposed ☐

Additional Comments:

Signature: _____

City of Tomball
Community Development Department

Z26-08



From: Planning
Sent: Thursday, September 24, 2026 2:50 PM
To: F E; Planning; Building
Subject: RE: Zoning Change Case Z26-08

Good afternoon,

We can keep your previous response and add it to the new case. If your response is different now knowing that the request is for a different property than what was previously notified for, just let us know and we can remove or change it at that time.

Thanks,

Caleb Mittanck
City Planner
City of Tomball | 501 James Street, Tomball, Texas 77375
(281) 290-1491
cmittanck@tomballtx.gov

Beware of scams asking you for payment. The City of Tomball will never ask you for payment over email. Before paying or clicking any links, please contact the City to verify first.

From: F E <floellis123@gmail.com>
Sent: Thursday, September 24, 2026 1:12 PM
To: Planning <Planning@tomballtx.gov>; Building <building@tomballtx.gov>
Subject: Re: Zoning Change Case Z26-08

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

I understand this case will be on the docket again due to an issue.

Will my prior email still be valid response?

Please advise and thank you,

Florine Ellis 512-917-0791

On Sun, Sep 6, 2026, 2:13 PM F E <floellis123@gmail.com> wrote:

Florine Ellis
415 Baker Drive
Tomball, TX 77375
floellis123@gmail.com
512-917-0791

September 6, 2026

City of Tomball
Community Development Department
Planning & Zoning Commission
401 Market Street
Tomball, TX 77375
RE: Public Comment / **Formal Objection to Zone Change Case Number Z26-08**

Dear Members of the Planning & Zoning Commission,
I am writing to formally log my objection to the proposed zoning change requested under Case Number Z26-08. As a resident deeply invested in the safety, character, and future of our neighborhood, I urge the Commission to deny this request based on the following critical concerns:
Preservation of Residential Character: The 400 block of Baker Drive is a well-established, quiet residential area. Introducing commercial zoning into this specific block directly conflicts with the existing nature of our neighborhood.
Child Safety and Family Welfare: Our block is home to at least 10 children who are school-aged or younger. Transforming this area to allow commercial use introduces unnecessary safety risks to the young families who live and play here.
Sufficient Existing Commercial Alternatives: There is currently ample commercial and office space available for sale or lease nearby, including locations on Village Square Drive and Rudel Road, as well as other established commercial corridors in Tomball. There is no logistical necessity to encroach upon a residential block.
Infrastructure and Traffic Impact: A zoning change will inevitably increase vehicular traffic, congestion, and noise in a neighborhood whose streets are not designed or intended to handle commercial flow.
Community vs. Private Benefit: The Tomball Economic Development Corporation (EDC) is already developing Legacy Square just a few blocks away. That project—which includes a potential 700-seat venue—is designed for the benefit of the entire Tomball community. In contrast, the requested zone change for Case Z26-08 serves only private business interests at the direct expense of local homeowners.
For these reasons, I respectfully ask the Planning & Zoning Commission to protect our neighborhood and **vote to deny Case Number Z26-08**.
Thank you for your time, consideration, and continued service to the City of Tomball.
Sincerely,

Florine Ellis

Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: October 12, 2026
City Council Public Hearing Date: October 19, 2026

Rezoning Case: Z26-08

Property Owner(s): Wendy Kaiser

Applicant(s): Wendy Kaiser

Legal Description: Request by Wendy Kaiser to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located south of the southwest intersection of Hicks Street and Baker Drive (304 Baker Drive).

Location: 304 Baker Drive (Exhibit "A")

Area: 0.29 acres

Comp Plan Designation: Low Density Residential (Exhibit "B")

Present Zoning: Single Family Residential (SF-6) (Exhibit "C")

Request: Rezone from the Single Family Residential (SF-6) District to the Old Town District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single Family Residential (SF-6)	Residential
South	Single Family Residential (SF-6)	Residential
East	Single Family Residential (SF-6) and General Retail (GR)	Residential
West	Single Family Residential (SF-6)	Residential

BACKGROUND

The subject property has been within the City of Tomball's Single Family Residential (SF-6) zoning district since the adoption of zoning in February 2008. The applicant's request aims to allow for residential and/or professional office.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as "Low Density Residential" by the Comprehensive Plan's Future Land Use Map. The Low-Density Residential designation is intended for suburban-style single-family detached homes in a traditional neighborhood pattern. Appropriate land uses include single-family detached homes, parks and green spaces, schools, public facilities, and accessory dwelling units.

Staff Review Comments: The Old Town (OT) zoning district supports a mix of residential and commercial uses and is intended to integrate into existing residential areas by supporting residential land uses as well as low-intensity commercial. The request to rezone the subject property to Old Town is generally not conforming with the Future Land Use Plan. Baker Drive is identified by the Major Thoroughfare Plan as an "Existing Collector" street which is intended to support more service and traffic than a "Local" street. The applicant is requesting the zone change to utilize the property for office and/or residential uses.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on September 22, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

A. Aerial Location Map
B. Future Land Use Plan
C. Zoning Map
D. Site Photos
E. Rezoning Application

Exhibit "A"
Aerial Location Map



Exhibit "B"
Future Land Use Plan

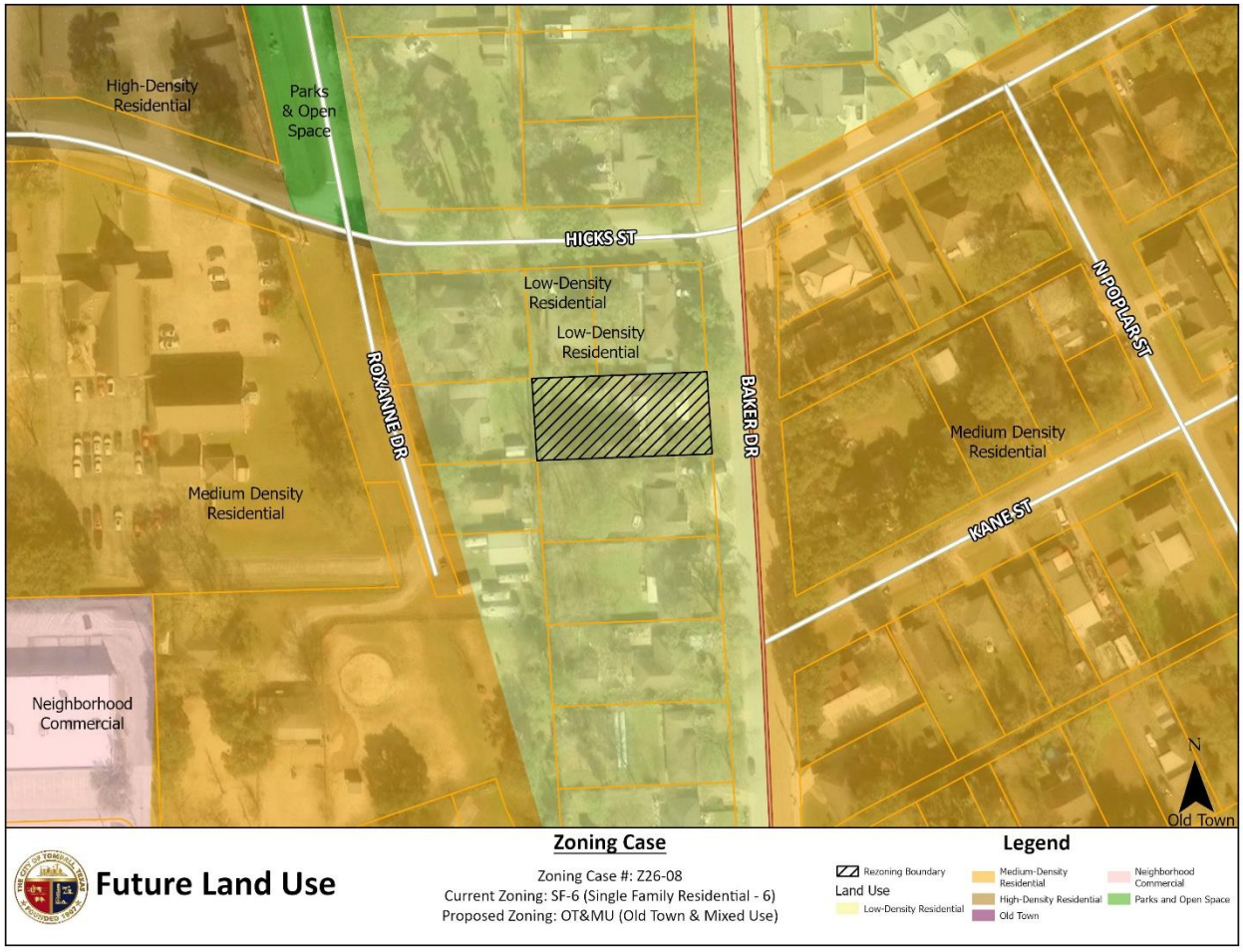


Exhibit "C"
Zoning Map

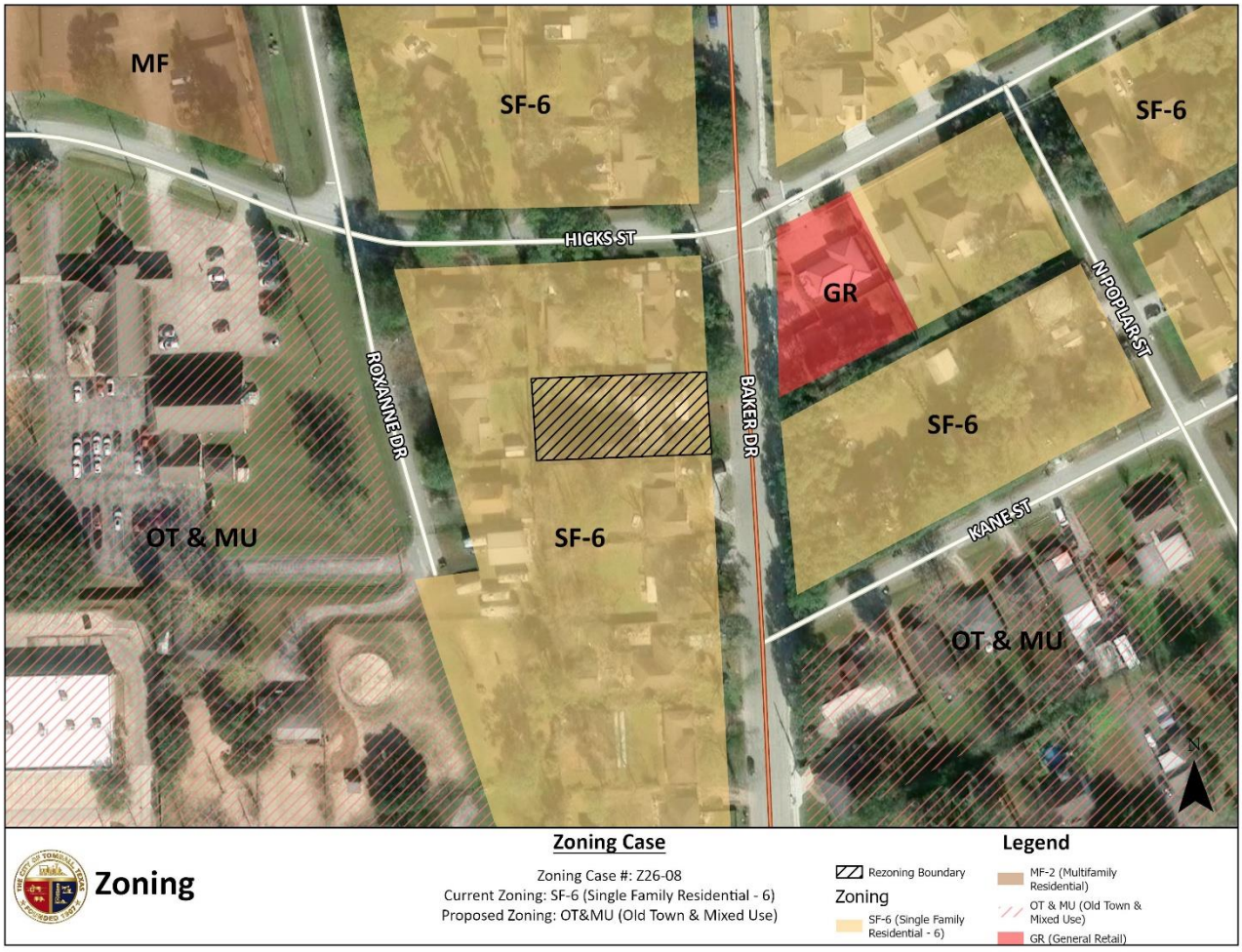


Exhibit "D"
Site Photo(s)

Subject Property (West)



Neighbor (South)



Neighbor (East)



Neighbor (North)



Exhibit "E"
Rezoning Application

Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be ***conditionally*** accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- $1,000.00 fee for requests to rezone to standard zoning districts
- $1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:
PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV
WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant
Name: Wendy Kaiser Title: Owner
Mailing Address: 304 Baker Dr City: Tomball State: TX
Zip: 77375 Contact: Wendy Kaiser
Phone: (281) 7058631 Email: prettyinpink68@yahoo.com

Owner
Name: Wendy Kaiser Title: owner
Mailing Address: 22820 Tuwa Road City: Tomball State: TX
Zip: 77375 Contact: Wendy Kaiser
Phone: (281) 7058631 Email: prettyinpink68@yahoo.com

Engineer/Surveyor (if applicable)
Name: Title:
Mailing Address: City: State:
Zip: Contact:
Phone: (___) Fax: (___) Email:

Description of Proposed Project:

Physical Location of Property: Rezoning request from SF-20 to OT-Mixed Use
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lot 22S, Baker U/R Abst 34 J House
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (OT & MU) : Old Town & Mixed Use

Revised: 08/25/2023

Current Use of Property: Residential Use

Proposed Zoning District: (OT & MU) : Old Town & Mixed Use

Proposed Use of Property: Availability for Residential or professional office

HCAD Identification Number: 0402700010085 Acreage: 12000 SF

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Wendy Kaiser 7/18/26

Signature of Applicant **Date**

X Wendy Kaiser 7/18/26

Signature of Owner **Date**

Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 12, 2026

Topic:
Conduct a public hearing and consideration to approve **Zoning Case Z26-010**: Request by Luke and Michelle Tamez to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lots 23 and 24 of Block 29 situated within the Revised Map of Tomball; two lots containing approximately 0.16 acres of land located at the northeast intersection of South Cherry Street and McPhail Street (208 McPhail Street). The applicant is requesting to utilize the property as a real estate office.

Background:
The subject property has been within the City of Tomball's Single Family Residential (SF-6) zoning district since the adoption of zoning in February 2008. The applicant's request aims to allow for a commercial real estate brokerage office.

Origination: Luke and Michelle Tamez

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Caleb Mittanck (City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: #_____

If no, funds will be transferred from account: #_____ To Account: #

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 12, 2026
&
CITY COUNCIL
OCTOBER 19, 2026

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 12, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, October 19, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

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C E R T I F I C A T I O N

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Caleb Mittanck
Caleb Mittanck
City Planner

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City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-10 **9/21/2026**

The Planning & Zoning Commission will hold a public hearing on **October 12, 2026 at 6:00 PM,** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Luke and Michelle Tamez to consider a zone change from Single Family Residential (SF-6) to Old Town (OT) for Lots 23 and 24, Block 29, Revised Map of Tomball, containing approximately 0.16 acres of land, located at 208 McPhail Street, Tomball, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning.** The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **October 19, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-10
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name:
Parcel I.D.:
Address:

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: planning@tomballtx.gov

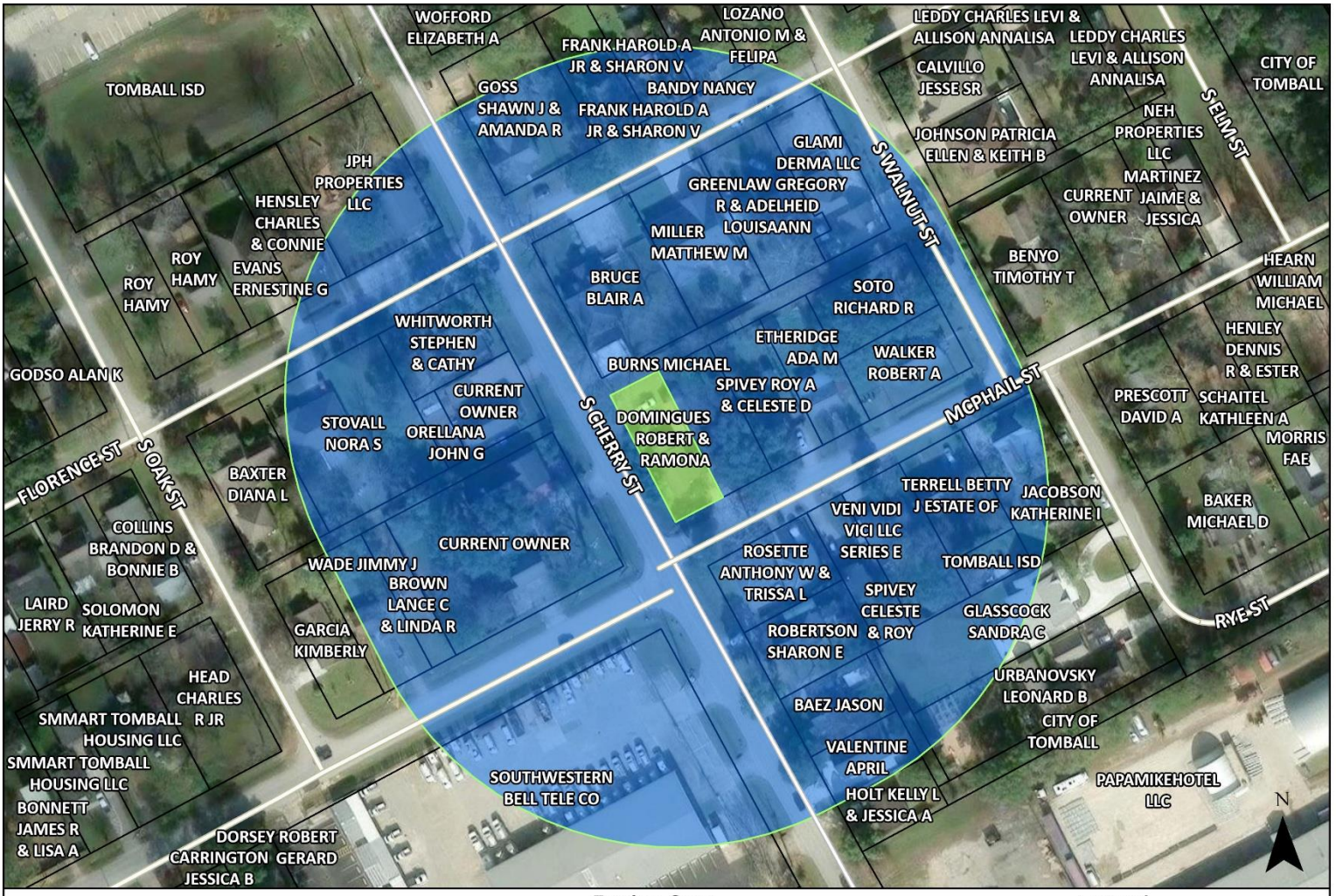
I am in favor ☐ I am opposed ☐

Additional Comments:

Signature: _____

City of Tomball
Community Development Department

Z26-10



Notification Boundary

Zoning Case

Zoning Case #: Z26-10
Current Zoning: SF-6 (Single Family Residential - 6)
Proposed Zoning: OT&MU (Old Town & Mixed Use)

Legend

- Rezoning Boundary
- 300' Notification Boundary

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-10

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: DOMINGUES ROBERT & RAMONA
Parcel I.D.: 0352630290040
Address: 208 MCPHAIL ST

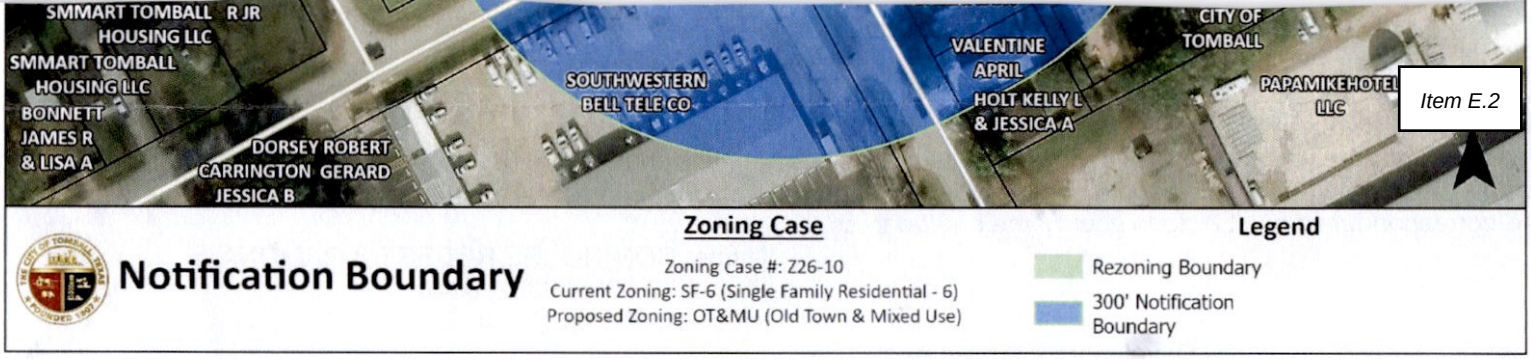
Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: planning@tomballtx.gov

I am in favor ☒ I am opposed ☐

Additional Comments:

Signature: R Dom



Notification Boundary

Zoning Case

Zoning Case #: Z26-10
Current Zoning: SF-6 (Single Family Residential - 6)
Proposed Zoning: OT&MU (Old Town & Mixed Use)

Legend

- Rezoning Boundary
- 300' Notification Boundary

City of Tomball
Community Development Department

STOVALL NORA S
307 FLORENCE ST
TOMBALL,TX 77375-4619

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-10 **9/21/2026**

The Planning & Zoning Commission will hold a public hearing on **October 12, 2026 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Luke and Michelle Tamez to consider a zone change from Single Family Residential (SF-6) to Old Town (OT) for Lots 23 and 24, Block 29, Revised Map of Tomball, containing approximately 0.16 acres of land, located at 208 McPhail Street, Tomball, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning.** The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **October 19, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-10
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: STOVALL NORA S
Parcel I.D.: 0352630300028
Address: 307 FLORENCE ST

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: planning@tomballtx.gov

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Nora S. Stovall

Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: October 12, 2026
City Council Public Hearing Date: October 19, 2026

Rezoning Case: Z26-10

Property Owner(s): Robert and Ramona Domingues

Applicant(s): Luke and Michelle Tamez

Legal Description: Request by Luke and Michelle Tamez to consider a zone change from the Single-Family Residential (SF-6) zoning district to the Old Town (OT) zoning district on Lots 23 and 24 of Block 29 situated within the Revised Map of Tomball; two lots containing approximately 0.16 acres of land located at the northeast intersection of South Cherry Street and McPhail Street (208 McPhail Street).

Location: 208 McPhail Street (Exhibit "A")

Area: 0.16 acres

Comp Plan Designation: Medium- Density Residential (Exhibit "B")

Present Zoning: Single-Family Residential (SF-6) (Exhibit "C")

Request: Rezone from Single-Family Residential (SF-6) to Old Town (OT)

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single-Family Residential (SF-6)	Residential
South	Single-Family Residential (SF-6)	Residential
East	Single-Family Residential (SF-6)	Residential
West	Single-Family Residential (SF-6)	Residential

BACKGROUND

The subject property has been within the City of Tomball's Single Family Residential (SF-6) zoning district since the adoption of zoning in February 2008. The applicant's request aims to allow for a commercial real estate brokerage office.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as "Medium-Density Residential" by the Comprehensive Plan's Future Land Use Map. The Medium-Density Residential designation is intended promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. Appropriate land uses include duplexes, quadplexes, single-family detached homes, single-family attached homes, patio homes, parks, and schools.

Staff Review Comments: The Old Town (OT) zoning district supports a mix of residential and commercial uses and is intended to integrate into existing residential areas by supporting residential land uses as well as low-intensity commercial. The request to rezone the subject property to Old Town is generally not conforming with the Future Land Use Plan. South Cherry Street is designated by the Major Thoroughfare Plan as an "Existing Minor Arterial" street which is intended for residential and commercial traffic being directed to "Major Arterial" streets. The applicant is proposing to utilize the existing building for a real estate brokerage office.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on September 22, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

A. Aerial Location Map
B. Future Land Use Plan
C. Zoning Map
D. Site Photos
E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

Zoning Case

Zoning Case #: Z26-10
Current Zoning: SF-6 (Single Family Residential - 6)
Proposed Zoning: OT&MU (Old Town & Mixed Use)

Legend

Rezoning Boundary

Exhibit "B"
Future Land Use Plan

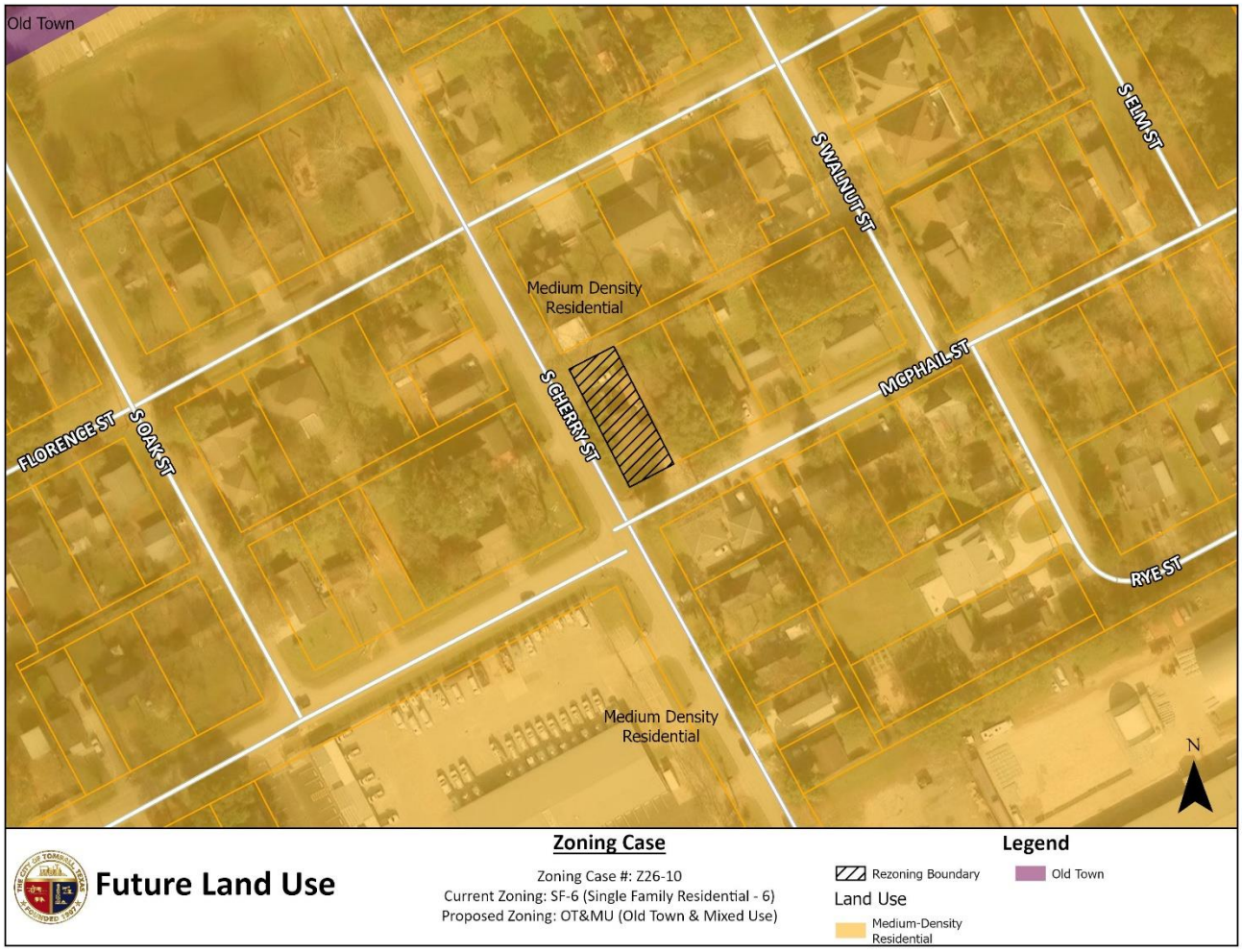


Exhibit "C"
Zoning Map



Exhibit "D"
Site Photo(s)

Subject Property (North)



Neighbor (South)



Neighbor (West)



Neighbor (East)



Exhibit "E"
Rezoning Application

Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be ***conditionally*** accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- $1,000.00 fee for requests to rezone to standard zoning districts
- $1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Luke Tamez & Michelle Tamez Title: Applicant
Mailing Address: 12002 Lucky Meadow Dr City: Tomball State: TX
Zip: 77375 Contact: Luke Tamez
Phone: (346) 273- 7800 Email: tamezluke@gmail.com

Owner

Name: ROBERT DOMINGUES & RAMONA DOMINGUES Title: Owners
Mailing Address: 208 Mcphail St City: Tomball State: TX
Zip: 77375 Contact: RAMONA DOMINGUES
Phone: (832) 640-4150 Email: Monadomingues@gmail.com

Engineer/Surveyor (if applicable)

Name: Precision Surveyors Title: Professional Land Surveyor
Mailing Address: 950 Threadneedle St #150 City: Houston State: TX
Zip: 77079 Contact: James P Walkoviak
Phone: (281) 496-1867 Fax: (____) _____ Email: _____

Description of Proposed Project: Rezoning for a Commercial Real Estate Brokerage office.

Physical Location of Property: Corner on Mcphail & Cherry St.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LTS 23 & 24 BLK 29 TOMBALL
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (SF-6) : Single Family Residential 6

Revised: 08/25/2023

Current Use of Property: Single Family Residence

Proposed Zoning District: (SF-6) : Single Family Residential 6

Proposed Use of Property: Commercial Use- Old Town Zoning

HCAD Identification Number: 0352630290040 Acreage: 0.1606979

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X DocuSigned by: Signed by: 8/31/2026

Signature of Applicant **Date**

X Authentisign Robert C Domingues Authentisign Ramona Domingues 08/31/26

Signature of Owner **Date**