

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



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

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, March 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 January 13, 2025.
- E. New Business Non-Action Items
  - E.1 Minor Plat of **TEN57 Business Park**: A subdivision of 6.0313 acres or (626,722 Square Feet) of land being a replat out of Lots 6, 12, 18, 24, 30 and 36, Tomball Outlots, as shown on Plat thereof recorded in Volume 2, Page 56, Harris County Map Records, situated in the Ralph Hubbard Survey, Abstract Number 383, City of Tomball, Harris County, Texas.
- F. New Business
  - F.1 Consideration to approve Final Plat of **Tomball Mercantile**: A subdivision of 3.9421 acres (171,718.72 S. F.) of land, being a partial replat of Lot 1, Block 1, TRMC-Retail, Harris County Map Records located in the John M. Hooper survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-04**: Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.
- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z25-05**: Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

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 7th day of March 2025 by 5:00 PM, and remained posted for at least 72 continuous hours 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](http://www.ci.tomball.tx.us).

# Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: March 10, 2025

**Topic:**

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 13, 2025.

**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, JANUARY 13, 2025**



**6:00 P.M.**

**draft**

- A. The meeting was Called to Order by Chairman Anderson at 6:26 p.m. Other Members present were:  
 Commissioner Tana Ross  
 Commissioner Colleen Pye  
 Commissioner Susan Harris  
 Commissioner Scott Moore

Others present:

- Craig Meyers - Community Development Director
- Benjamin Lashley - Assistant City Planner
- Kim Chandler - Community Development Coordinator
- Erica Soto – Administrative Assistant
- Scott Bounds - City Attorney
- Bryce Smtih - Officer

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **Zoning Case Z24-20**: Request by Indus Equities LLC, represented by Windrose Land Services, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.800 acres of land legally described as being a 1.800-acre tract of land situated in the John M. Hooper Survey, Abstract No. 375 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 14615 FM 2920, within the City of Tomball, Harris County, Texas.
- City Council Approved the adoption of 2021 ICC Building Codes.

- D. Approval of Minutes:

- D.1 Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 9, 2024.

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 Cottage Green**: A subdivision of 25.4270 acres, (1,107,599 Square Feet), of land, being a replat of Lot 1 Brown-Hufsmith Commercial Film Code No. 622259 M.R.H.C., being a replat of Lots 2 & 3 and a portion of Lot 1 The Shoppes at Spring Commons, Section One, Film Code No. 622085 M.R.H.C. situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Chavez Tract**: Being a subdivision of 0.4769 acres of land and being a partial replat of Lot 35, Block 4 of Tomball Hills Addition, a subdivision per plat recorded under Volume 279, Page 111 of the Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-01**: Request by Mike Matheson, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No. 1. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval with the following conditions:

- The curb for the proposed sidewalk along Rudel Drive shall be painted red for no parking.
- “No stopping or standing” signs shall be placed along the Rudel Drive frontage.
- Three parking spaces within the development shall be designated as drop-off and pick-up only.

Mike Matheson, Owner of Red Grip, LLC, (14315 Arlington Place, Cypress, TX 77429), spoke on behalf of the request.

Jason Hassenstab, representing Red Grip, LLC, (1431 Graham Drive, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:39 p.m.

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Suite B, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 6:40 p.m.

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z24-20**.

Motion was amended by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z24-20** with the following conditions:

- Install a fence along the entire southern property line.
- Install a fence around the entire onsite detention pond.
- Include all Staff Conditions as follows:
  - The curb for the proposed sidewalk along Rudel Drive shall be painted red for no parking.
  - “No stopping or standing” signs shall be placed along the Rudel Drive frontage.
  - Three parking spaces within the development shall be designated as drop-off and pick-up only.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>
Commissioner Moore	<u>Aye</u>

Motion Approved (Unanimously).

F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-01**: Request by Kitchens Real Estate Family Partnership LTD., represented by J. Edwards Concrete & Construction LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.2618 acres of land legally described as being all of the 1.2035 and 0.0740 acre tracts (2L and 2Y) out of a called 160 acre tract, located in the C.N. Pillot Survey, Abstract No.632 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 27223 SH 249, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Keith Kitchens, President of Kitchens Real Estate Family Partnership, LTD, (10915 Crawford Circle, Montgomery, TX 77316), spoke on behalf of the request.

John Edwards, representing Kitchens Real Estate Family Partnership, LTD, (27219 State Highway 249, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:05 p.m.

Kelly Violette, Executive Director, Tomball Economic Development Corporation, (29201 Quinn Road, Suite B, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 7:07 p.m.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve **Zoning Case Z24-20**.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>
Commissioner Moore	<u>Aye</u>

Motion Approved (Unanimously).

#### G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:10 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2025.

\_\_\_\_\_  
Kim Chandler  
Community Development Coordinator/  
Commission Secretary

\_\_\_\_\_  
Richard Anderson  
Commission Chairman



# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: February 10, 2025

**Topic:**

Minor Plat of **TEN57 Business Park:** A subdivision of 6.0313 acres or (626,722 Square Feet) of land being a replat out of Lots 6, 12, 18, 24, 30 and 36, Tomball Outlots, as shown on Plat thereof recorded in Volume 2, Page 56, Harris County Map Records, situated in the Ralph Hubbard Survey, Abstract Number 383, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff Approved (For informational purposes only).

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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

# CITY OF TOMBALL

Plat Name: TEN57 Business Park

Plat Type: Minor

Construction Drawings for Public Facilities required? Yes  No  N/A

Plat within City Limits

Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: February 10, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.





# CITY OF TOMBALL

Plat Name: Tomball Mercantile

Plat Type: Final

Construction Drawings for Public Facilities required? Yes  No  N/A

Plat within City Limits  Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: March 10, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

The Community Development Department and Engineering Division approves this Plat with the following conditions.

- All revision comments sent to the applicant on February 20, 2025, will be addressed.
- Engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. extending a sanitary sewer main to serve all lots within the subdivision).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

STATE OF TEXAS  
COUNTY OF HARRIS

WE, PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, SHANE WILSON, PRESIDENT, AND KYLE FOX, MANAGING MEMBER, BEING OFFICERS OF PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 3.9421 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TOMBALL MERCANTILE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER AN UNOBTSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10') PERMETER FOUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER FOUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER FOUND EASEMENTS, FROM A PLANE SIXTEEN (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21'6") IN WIDTH.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENT, FROM A PLANE SIXTEEN (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A. E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCES HAVE A DRAINAGE OPENING OF MORE THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, THE PEGASUS PROPERTIES 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHANE WILSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY KYLE FOX, MANAGING MEMBER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

PEGASUS PROPERTIES 2, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: SHANE WILSON, PRESIDENT ATTEST: KYLE FOX, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHANE WILSON AND KYLE FOX, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE DESCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

I, CHRIS RHODES, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



CHRIS RHODES, R.P.L.S.  
TEXAS REGISTRATION NO. 6532

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMBALL MERCANTILE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

BY: RICHARD ANDERSON, CHAIRMAN

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_ 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH  
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: DEPUTY

METES AND BOUNDS DESCRIPTION OF 3.9421 ACRES

Being a tract of land containing 3.9421 acres, located in the William Hurd Survey, Abstract 378 and the John M. Hooper Survey, Abstract 375, in Harris County, Texas; Said 3.9421 acre tract being out of Lot 1, Block 1, of TRMC-Retail, a subdivision recorded in Film Code Number (F.C. No.) 702912 of the Harris County Map Records (H.C.M.R.), same being recorded in the name of Pegasus Properties 2, LLC in Harris County Clerk's File (H.C.C.F.) No. RP-2023-125253; Said 3.9421 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the southeast corner of said Lot 1, same being on the west line of Restricted Reserve 'A', Block 5, of Tomball Regional Hospital Subdivision Final Replat, a subdivision of record in F.C. No. 424128 of the H.C.M.R., same being recorded in the name of Millennium Tomball, LLC in H.C.C.F. No. RP-2022-259284, on the north Right-of-Way (R.O.W.) line of Medical Complex Drive (width varies);

THENCE, with the south lines of said Lot 1 and with the north R.O.W. line of said Medical Complex Drive, the following two (2) courses:

- 1. 27.66 feet along the arc of a curve to the right, having a radius of 809.99 feet, a central angle of 01° 57' 24", and a chord that bears South 87° 02' 28" West, a distance of 27.66 feet to a 5/8-inch capped iron rod set at a point of tangency;
- 2. South 88° 25' 32" West, a distance of 245.12 feet to a 5/8-inch capped iron rod set at the southerly southwest corner of said Lot 1, same being the southeast end of a transition line from the north R.O.W. line of said Medical Complex Drive to the east R.O.W. line of said Tomball Parkway (width varies);

THENCE, North 52° 28' 57" West, with said transition line, a distance of 19.21 feet to a 5/8-inch capped iron rod set at the westerly southwest corner of said Lot 1, same being the northwest end of said transition line;

THENCE, North 13° 43' 04" West, with the west line of said Lot 1 and with the east R.O.W. line of said Tomball Parkway, a distance of 647.37 feet to a 5/8-inch capped iron rod found at the northwest corner of the herein described tract;

THENCE, through and across said Lot 1, the following three (3) courses:

- 1. North 87° 43' 03" East, a distance of 126.10 feet to a 5/8-inch capped iron rod found at an angle point;
- 2. South 13° 43' 00" East, a distance of 81.62 feet to a 5/8-inch capped iron rod found at an angle point;
- 3. North 87° 43' 03" East, a distance of 158.40 feet to a 5/8-inch capped iron rod found on a southerly east line of said Lot 1 and on the west line of said Restricted Reserve 'A', for the northeast corner of the herein described tract;

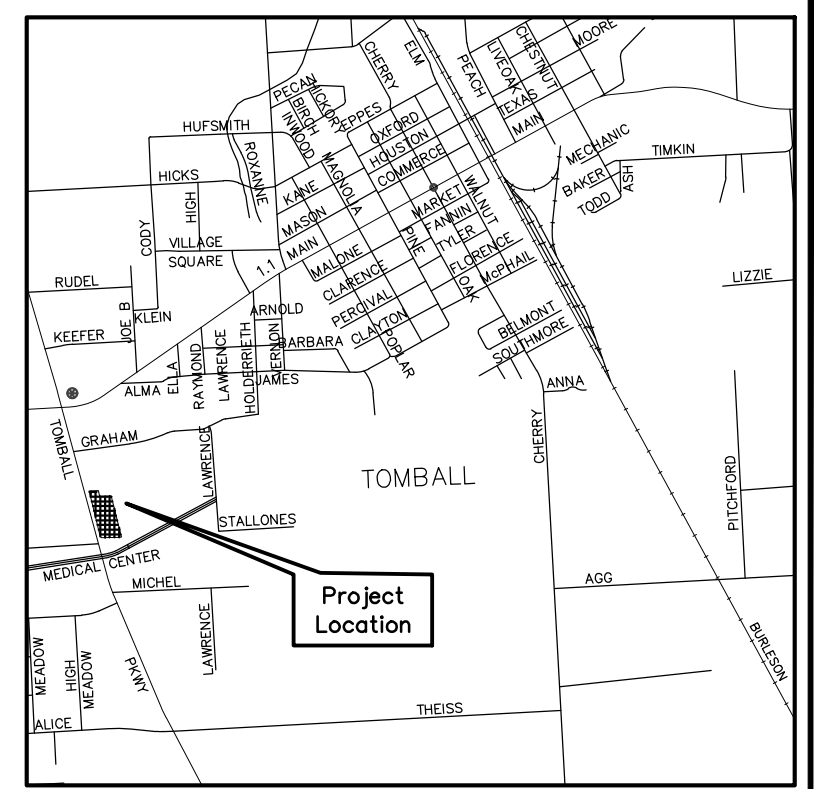
THENCE, South 13° 43' 00" East, with a line common to said Lot 1 with said Restricted Reserve 'A', a distance of 581.05 feet to the POINT OF BEGINNING and containing 3.9421 acres of land.

NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999944446.
- 2. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME PROCURING THE PERMISSION OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- 3. ACCORDING TO FEMA FIRM PANEL NO. 48201C0210L (EFFECTIVE DATE OF JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X" (UNSHADED) AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 5. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 6. NO BUILDING STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES SHALL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES; THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- 7. THIS PLAT DOES NOT ATTEMPT TO REMOVE OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 8. THE CITY OF TOMBALL HAS RIGHTS TO PLACE GAS INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENTS RECORDED UNDER H.C.C.F. NO. K183379.
- 9. CENTERPOINT ENERGY HAS RIGHTS TO PLACE ELECTRIC INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENTS RECORDED UNDER H.C.C.F. NO. K183379.
- 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO HUMBLE OIL AND REFINING COMPANY EASEMENTS OF RECORD IN VOL. 959, PG. 297 AND VOL. 1047, PG. 621, OF THE H.C.D.R. EASEMENTS ARE NOT PLOTTABLE PER THE DESCRIPTIONS PROVIDED THEREIN AND AS SUCH ARE NOT SHOWN HEREON.

LEGEND

- A.E. AERIAL EASEMENT
- ESMT. EASEMENT
- F.C. FILM CODE
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- No. NUMBER
- PG. PAGE
- R.O.W. RIGHT OF WAY
- SAN. SWR. SANITARY SEWER
- STM. SWR. STORM SEWER
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- FND. FOUND
- I.R. IRON ROD
- C.I.R. CAPPED IRON ROD
- H. L. & P. HOUSTON LIGHTNING & POWER



VICINITY MAP  
SCALE: 1" = 1/2 MI.

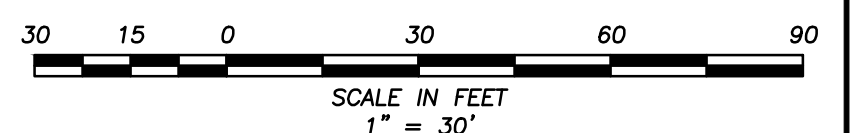
TOMBALL PARKWAY  
(S.H. 249)  
(WIDTH VARIES)

TOMBALL PARKWAY  
(S.H. 249)  
(WIDTH VARIES)

BLOCK 1  
LOT 101  
2.0630 ACRES  
89,863.81 S.F.

BLOCK 1  
LOT 102  
1.8791 ACRES  
81,854.91 S.F.

MEDICAL COMPLEX DRIVE  
(WIDTH VARIES)  
(F.C. No. 424128, H.C.M.R.)  
(F.C. No. 702912, H.C.M.R.)



SCALE IN FEET  
1" = 30'

WILLIAM HURD SURVEY  
ABSTRACT NO. 378

3.6721 ACRES  
REMAINDER OF  
RESTRICTED RESERVE "A"  
BLOCK 5  
TOMBALL REGIONAL  
HOSPITAL SUBDIVISION  
FINAL REPLAT  
F.C. No. 424128, H.C.M.

P.O.B.  
SET 5/8" C.I.R.  
X:3034152.73  
Y:13957194.23  
L=27.66'  
R=809.99'  
D=1°57'24"  
CHB=S87°02'28"W  
CHD=27.66'

TOMBALL MERCANTILE

A SUBDIVISION OF 3.9421 ACRES (171,718.72 S.F.) OF LAND, BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1, TRMC-RETAIL, HARRIS COUNTY MAP RECORDS LOCATED IN THE JOHN M. HOOPER SURVEY, A-375 AND THE WILLIAM HURD SURVEY, A-378 CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
1 BLOCK 2 LOTS

DATE: MARCH, 2025 JOB NO. 22244

OWNERS: PEGASUS PROPERTIES 2, LLC.,  
A TEXAS LIMITED LIABILITY COMPANY



10590 WESTFOUR DR., SUITE 100  
HOUSTON, TEXAS 77042

FIRM NO. 10143800 OFFICE: (713) 839-9181  
Email: michae@civil-surr.net

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: March 10, 2025

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case Z25-04**: Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

**Background:**

The subject property has been within the City of Tomball’s SF-6 zoning district since the adoption of zoning in February 2008. A rezoning request for the northern portion of the property was heard and denied by the City Council on September 16, 2024. Additionally, the properties on the east side of South Persimmon Street have been within the Commercial (C) district since the adoption of zoning. In April and September of 2008 two rezoning cases were approved to the south of the subject property, both of which were rezoned from SF-6 to the Commercial (C) district and were developed into office/warehouse buildings. The applicants’ request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

**Origination:** Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge

**Recommendation:**

The requested zoning change will promote a new development that is inconsistent with the type of development patterns and character endorsed by the Future Land Use Plan.

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley (Assistant 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)  
MARCH 10, 2025  
&  
CITY COUNCIL  
MARCH 17, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, March 10, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, March 17, 2025, 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 Z25-04:** Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

**Zoning Case Z25-05:** Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163, 167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).



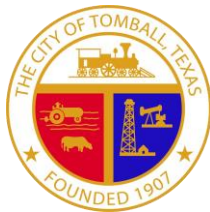
**C E R T I F I C A T I O N**

I hereby certify that the above notice of the 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 7<sup>h</sup> day of March 2025 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley  
Assistant 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](http://www.tomballtx.gov).



**City of Tomball**  
**Community Development Department**

**NOTICE OF PUBLIC HEARING**

**RE: Zone Change Case Number Z25-04**

**2/20/2025**

The Planning & Zoning Commission will hold a public hearing on **March 10, 2025 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 Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, 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 **March 17, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

For the PLANNING & ZONING COMMISSION  
Please call (281) 290-1477 if you have any questions about this notice.

**CASE #: Z25-04**

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

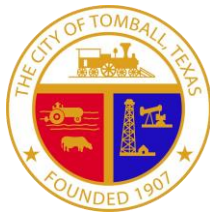
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

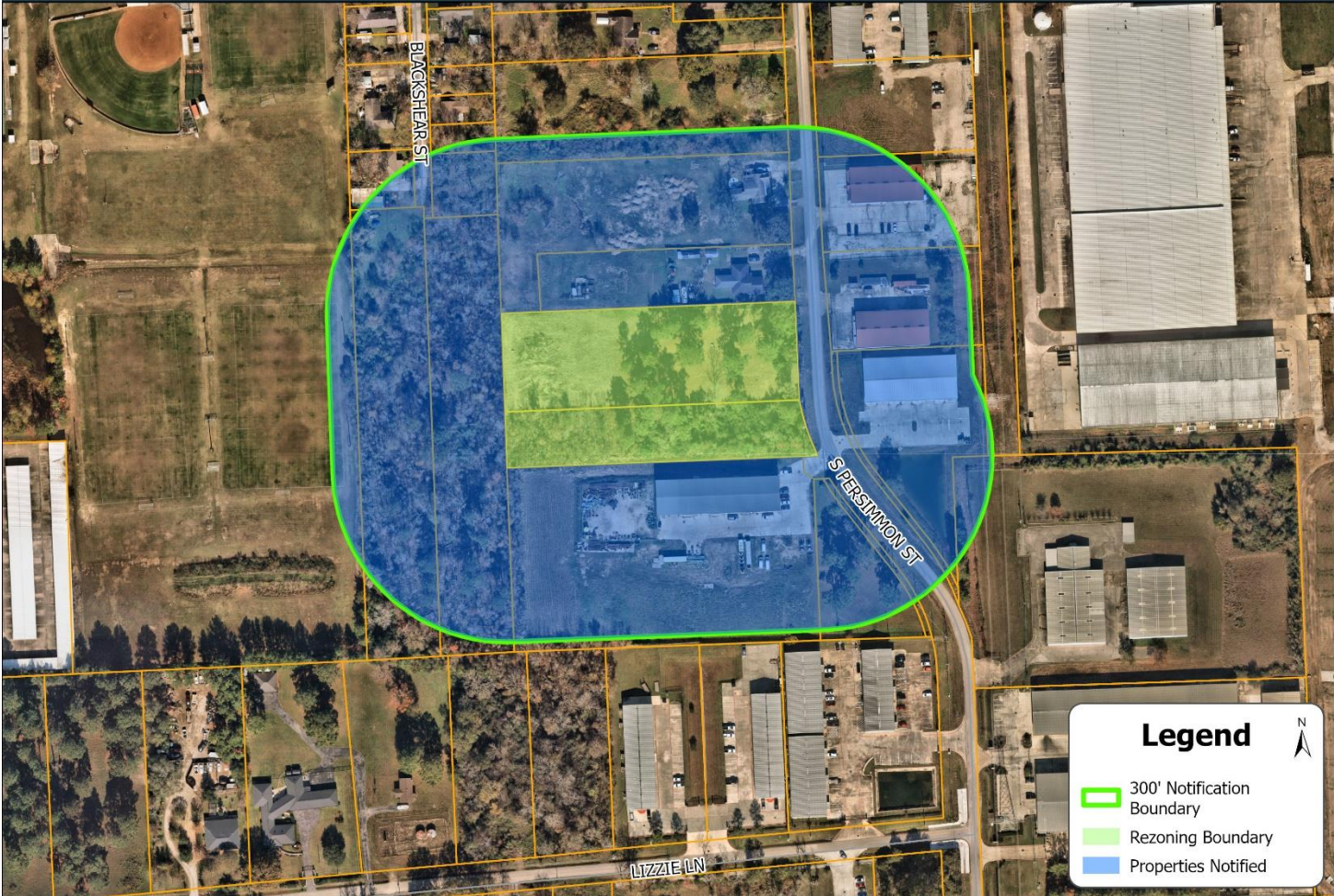
Signature: \_\_\_\_\_



**City of Tomball**  
**Community Development Department**

**Z25-04**

# Notification Boundary



DS

Darrell Smith <darrell@tomballbodyshop.com>

To: Benjamin Lashley

☺ Reply Reply all Forward ☰ ...

Tue 2/11/2025 4:59 PM

🚩 Flagged

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

I am in favor of the rezoning case z25-04

--

Regards,

Darrell Smith  
Tomball Precision Paint & Body  
P: (346) 336-6391 C: (713) 928-0012  
email: [darrell@tomballbodyshop.com](mailto:darrell@tomballbodyshop.com)  
web: <https://www.tomballbodyshop.com>



**From:** [Benjamin Lashley](#)  
**To:** [Kimberly Chandler](#)  
**Subject:** Fw: z25-04  
**Date:** Thursday, March 6, 2025 10:29:28 AM  
**Attachments:** [Outlook-5srrierik.png](#)  
[Outlook-vxr4tidb.png](#)

---

Notification response for (HCAD: 0440550000067)

Benjamin Lashley  
Assistant City Planner

City of Tomball  
(281) 290-1477  
[blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)



---

**From:** Jon Interests <[jon@arledgeinterests.com](mailto:jon@arledgeinterests.com)>  
**Sent:** Thursday, March 6, 2025 10:24 AM  
**To:** Benjamin Lashley <[blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)>  
**Subject:** Re: z25-04

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

Yes I would like to vote in favor. Thanks for reaching out. I guess I didn't say when way I wanted to vote. Have a great day!

Regards,

Jon Arledge 832 922 8839

Sent via the Samsung Galaxy Z Fold5, an AT&T 5G smartphone  
Get [Outlook for Android](#)

---

**From:** Benjamin Lashley <[blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)>  
**Sent:** Thursday, March 6, 2025 9:48:18 AM  
**To:** "jon@arledgeinterests.com" <[jon@arledgeinterests.com](mailto:jon@arledgeinterests.com)>  
**Subject:** Re: z25-04



**City of Tomball  
Community Development Department**

SINGLETON DAVID L SR  
424 S PERSIMMON ST  
TOMBALL, TX 77375-6804

**NOTICE OF PUBLIC HEARING**

**RE: Zone Change Case Number Z25-04**

**2/20/2025**

The Planning & Zoning Commission will hold a public hearing on **March 10, 2025 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 Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the **Commercial (C) zoning district**. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, 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 **March 17, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

For the PLANNING & ZONING COMMISSION  
Please call (281) 290-1477 if you have any questions about this notice.

**CASE #: Z25-04**

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: SINGLETON DAVID L SR  
Parcel I.D.: 0440550000273  
Address: 424 S PERSIMMON ST

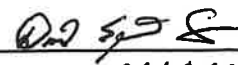
Mailing To: Community Development Department  
501 James St., Tomball TX 77375

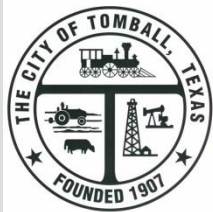
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature:   
DAVID SINGLETON SR



# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: March 10, 2025  
City Council Public Hearing Date: March 17, 2025

**Rezoning Case:** Z25-04

**Property Owner(s):** Mike Arledge and Baldomero al Alonso

**Applicant(s):** Jon Arledge

**Legal Description:** Approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629

**Location:** 420 block (west side) of South Persimmon Street (Exhibit “A”)

**Area:** 3.1318 acres

**Comp Plan Designation:** Neighborhood Residential (Exhibit “B”)

**Present Zoning:** Single-Family Residential – 6 (SF-6) District (Exhibit “C”)

**Request:** Rezone from the Single-Family Residential – 6 (SF-6) to the Commercial (C) District

**Adjacent Zoning & Land Uses:**

	Zoning	Land Use
North	Single-Family Residential – 6 (SF-6)	Single-family residences (2)
South	Commercial (C)	Warehouse and storage yard (FourQuest Energy Services)
East	Commercial (C)	Office warehouse/commercial buildings
West	Single-Family Residential – 6 (SF-6)	Vacant land

**BACKGROUND**

The subject property has been within the City of Tomball’s SF-6 zoning district since the adoption of zoning in February 2008. A rezoning request for the northern portion of the property was heard and denied by the City Council on September 16, 2024. Additionally, the properties on the east side of South Persimmon Street have been within the Commercial (C) district since the adoption of zoning. In April and September of 2008 two rezoning cases were approved to the south of the subject property, both of which were rezoned from SF-6 to the Commercial (C) district and were

developed into office/warehouse buildings. The applicants' request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

## **ANALYSIS**

**Comprehensive Plan Analysis:** The property is designated as "Neighborhood Residential" by the Comprehensive Plan's Future Land Use Map. The Neighborhood Residential designation is intended for areas predominantly comprised of single-family detached housing.

According to the Comprehensive Plan, land uses should focus on promoting safe and desirable neighborhoods, with single-family detached residential being the primary use. Appropriate secondary uses include parks, schools, and other public facilities.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Residential designation: Single-Family Estate Residential - 20 (SF-20-E), Single-Family Residential – 9 (SF-9), and Single-Family Residential - 6 (SF-6).

**Staff Analysis:** The requested zoning change will promote a new development that is inconsistent with the type of development patterns and character endorsed by the Future Land Use Plan.

## **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 February 20, 2025. 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

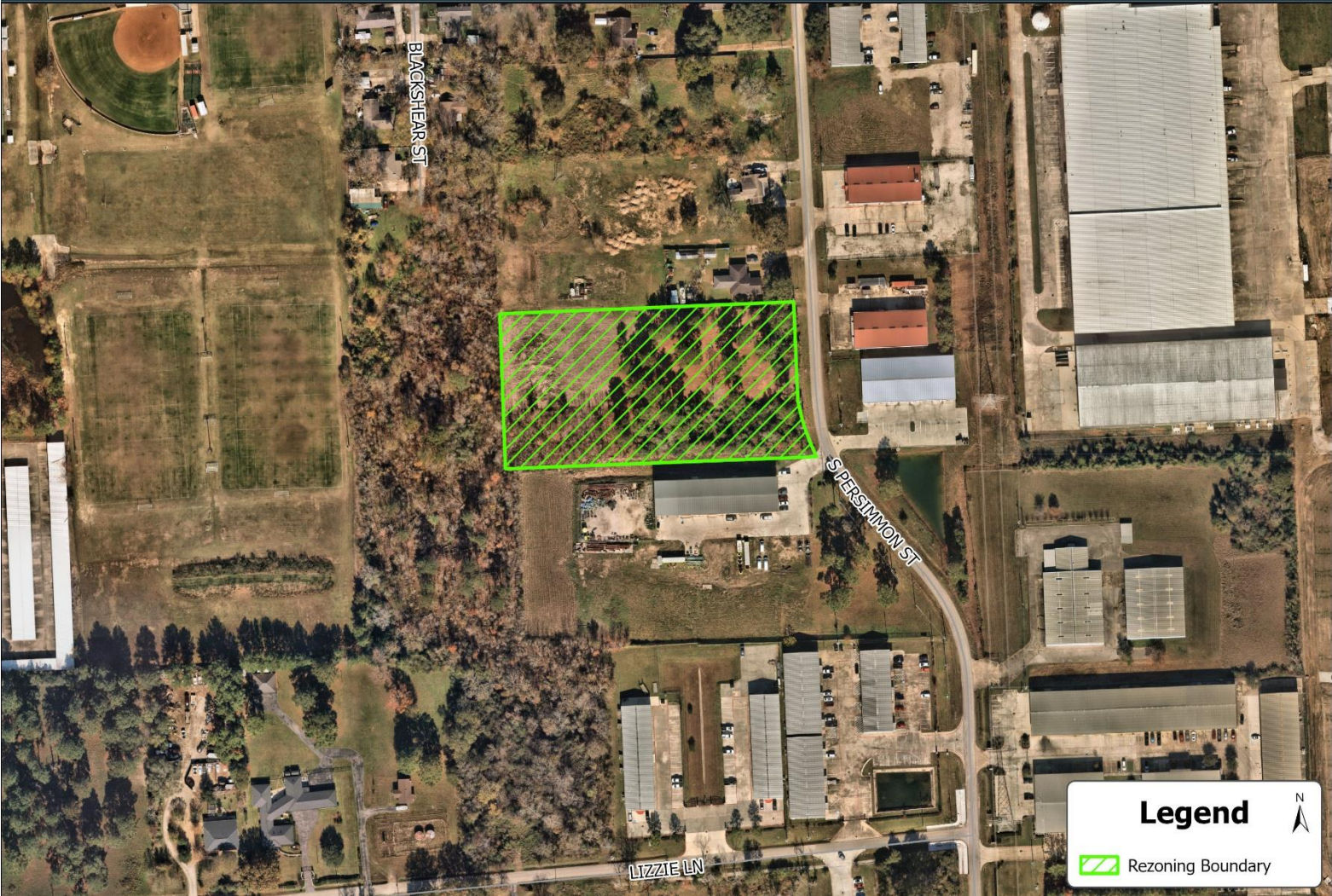
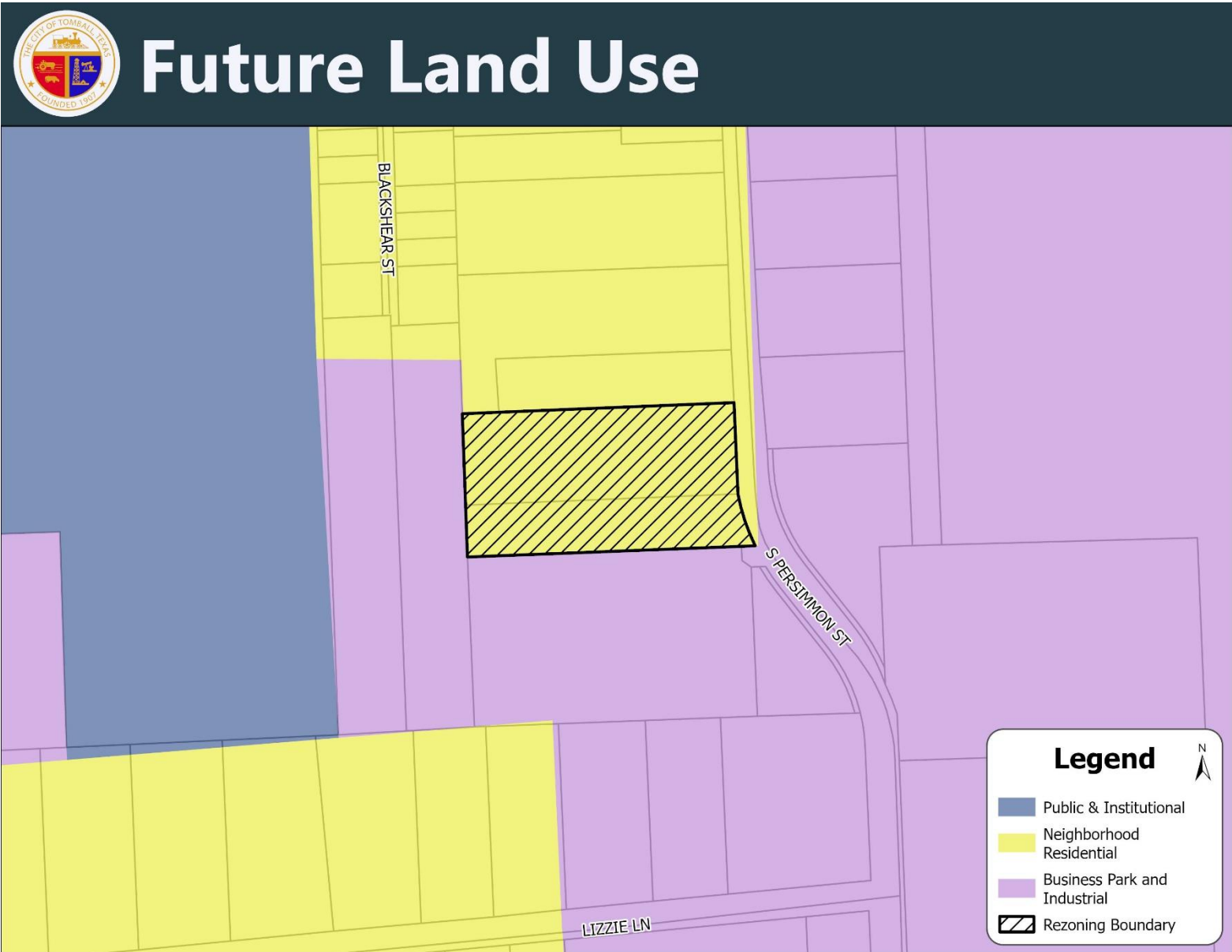
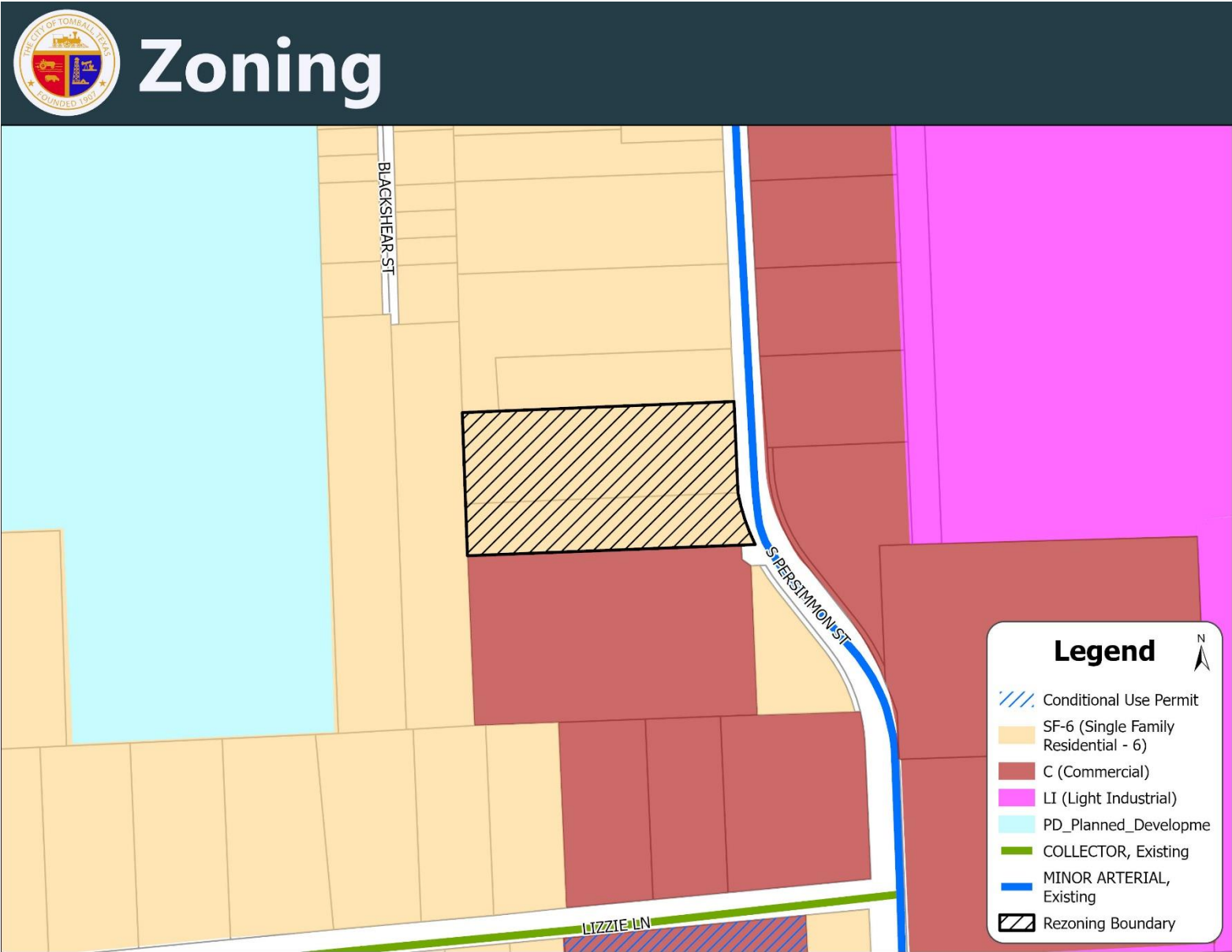


Exhibit "B"  
Future Land Use Plan



### Exhibit "C" Zoning Map



**Exhibit "D"**  
**Site Photo(s)**

**Subject Site**



**Neighbor (North)**



### Neighbor (North)



### Neighbor (South)



### Neighbor (East)



### Neighbor (West)



# 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](http://ci-tomball-tx.smartgovcommunity.com)

**Applicant**

Name: Jon Arledge Title: owner  
 Mailing Address: 11902 gatesden dr City: tomball State: tx  
 Zip: 77377 Contact: \_\_\_\_\_  
 Phone: (832) 922 8839 Email: jon@arledgeinterests.com

**Owner**

Name: mike arledge Title: owner  
 Mailing Address: 11902 gatesden dr City: tomball State: tx  
 Zip: 77377 Contact: \_\_\_\_\_  
 Phone: (281) 960 2856 Email: mike@arledgeinterests.com

**Engineer/Surveyor (if applicable)**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Proposed Project:** Horizon Concrete Warehouse and office

Physical Location of Property: 426 s persimmon st tomball tx  
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 8E ABST 629 J PRUITT  
[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: none

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

Proposed Use of Property: Horizon concrete warehouse and office

HCAD Identification Number: 0440550000067 Acreage: 2

**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 Jon Arledge 1/27/25  
 Signature of Applicant Date

X Mike Arledge 1/27/25  
 Signature of Owner Date



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](http://ci-tomball-tx.smartgovcommunity.com)

**Applicant**

Name: Jon Arledge Title: buyer  
 Mailing Address: 11902 gatesden dr City: tomball State: tx  
 Zip: 77377 Contact: \_\_\_\_\_  
 Phone: (832) 922 8839 Email: jon@arledgeinterests.com

**Owner**

Name: BALDOMERO al ALONSO Title: owner  
 Mailing Address: 8714 RUTHERFORD LN City: HOUSTON State: tx  
 Zip: 77088-3630 Contact: \_\_\_\_\_  
 Phone: (713) 3032989 Email: alonso121267@hotmail.com

**Engineer/Surveyor (if applicable)**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Proposed Project:** Horizon Concrete Warehouse and office

Physical Location of Property: 0 s persimmon st tomball tx  
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 8F ABST 629 J PRUITT  
[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: none

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

Proposed Use of Property: Horizon concrete warehouse and office

HCAD Identification Number: 0440550000068 Acreage: 1.140702479338843

**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 Jon Arledge 1/27/25  
 Signature of Applicant Date

X BAHNSO 1/27/25  
 Signature of Owner Date

Revised: 08/25/2023

## Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

**Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.**

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- **\*Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc., have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

**The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.**

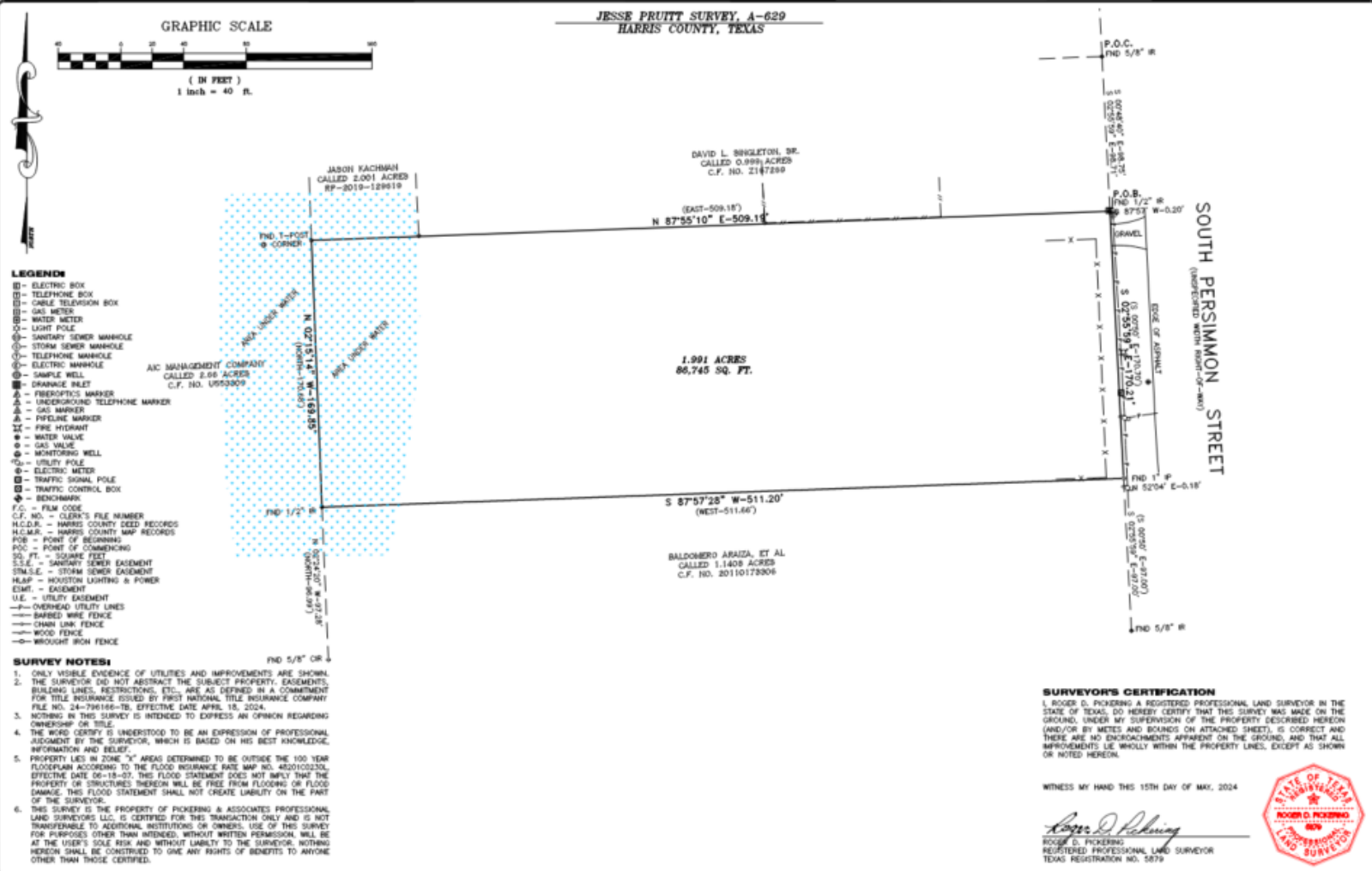
**\*Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

## Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
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6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

**FAILURE TO APPEAR:** It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

I want to rezone to move my Construction Company and Real Estate Development office to this location. I did not pass a previous zoning attempt. There was concern about the drainage from the home owners on Blackshear about standing water. I moved forward with purchasing the property and cleared it and shot elevations on the site. The elevations revealed that I could cut a ditch from the standing water to the ditch at the street and resolve the drainage problem the homeowners are experiencing and hopefully eliminate their objection to my development and the city apprehension. To rezoning. I am working with the city now to get a moa/mou written up to officially resolve the drainage problem.



SHEET 1 OF 1	SCALE: 1"=40'	DATE: 05-08-24
	REVISION:	
	BOOK: N/A	
	DRAWN BY: R.D.P.	
	APPROVED BY: R.D.P.	
	PROJECT NO.: 70043-24	

<b>SCOTT R. WILSON</b>
000 SOUTH PERSIMMON STREET TOMBALL, TEXAS 77375

<b>BOUNDARY AND IMPROVEMENT SURVEY</b>
BEING A 1.991 ACRE (86,745 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS. (SEE FIELD NOTE DESCRIPTION)

**PICKERING & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS, LLC

T.B.P.E.L.S. Firm Registration No. 10165200  
7702 Pin Oak Street  
Montgomery, Texas 77316  
Phone: (936) 447-4703  
Mobile: (281) 804-0785  
palandsurveyors@gmail.com

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# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: March 10, 2025

**Topic:**

Conduct a public hearing and consideration to approve Zoning Case Z25-05: Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

**Background:**

The subject property has been within the City of Tomball’s AG zoning district since the adoption of zoning in February 2008. The property is currently vacant with no structures present. In February of 2023 the property to the east, across Medical Complex Drive, successfully rezoned into the General Retail zoning district. In July of 2023 the property directly to the south of the subject tract successfully rezoned into the Office zoning district. The applicants’ request aims to allow for the development of a multibuilding assisted living facility with supporting amenities.

**Origination:** Jacquelyn D. Marshall, represented by Andrea Ameen

**Recommendation:**

The subject property is directly adjacent to Tomball’s “Medical District” as defined in the Comprehensive Plan. The Medical District area is intended to provide for development with an emphasis on healthcare and supporting uses. This request would create a supportive commercial area that complements the established Medical District and the nearby residential areas. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley (Assistant 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)  
MARCH 10, 2025  
&  
CITY COUNCIL  
MARCH 17, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, March 10, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, March 17, 2025, 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 Z25-04:** Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

**Zoning Case Z25-05:** Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163, 167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

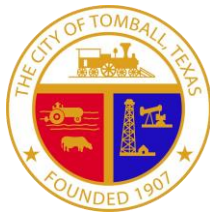
**C E R T I F I C A T I O N**

I hereby certify that the above notice of the 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 7<sup>h</sup> day of March 2025 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley  
Assistant 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](http://www.tomballtx.gov).



**City of Tomball  
Community Development Department**

**NOTICE OF PUBLIC HEARING**

**RE: Zone Change Case Number Z25-05**

**3/20/2025**

The Planning & Zoning Commission will hold a public hearing on **March 10, 2025 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 Agg Road Associates LP, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, 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 **March 17, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

For the PLANNING & ZONING COMMISSION  
Please call (281) 290-1477 if you have any questions about this notice.

**CASE #: Z25-05**

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

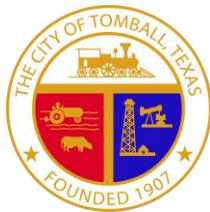
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

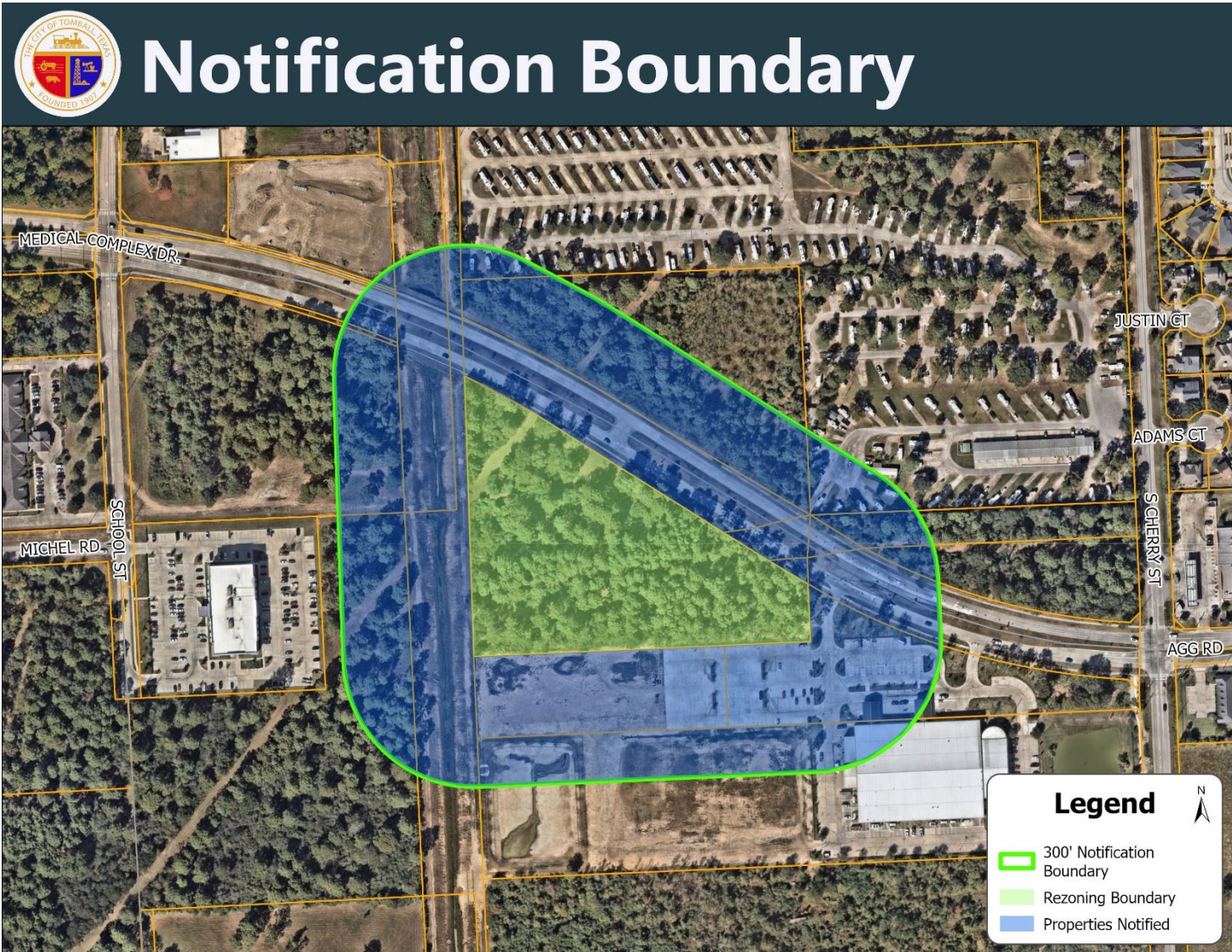
Additional Comments:

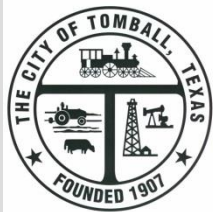
Signature: \_\_\_\_\_



City of Tomball  
Community Development Department

**Z25-05**





# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: March 10, 2025  
City Council Public Hearing Date: March 17, 2025

**Rezoning Case:** Z25-05

**Property Owner(s):** Jacquelyn D. Marshall

**Applicant(s):** Andrea Ameen

**Legal Description:** Approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite

**Location:** 13000 block (south side) of Medical Complex Drive (Exhibit “A”)

**Area:** 7.06 acres

**Comp Plan Designation:** Neighborhood Commercial (Exhibit “B”)

**Present Zoning:** Agricultural (AG) District (Exhibit “C”)

**Request:** Rezone from the Agricultural (AG) to the General Retail (GR) District

**Adjacent Zoning & Land Uses:**

	Zoning	Land Use
North	Agricultural (AG)	Vacant land
South	Office (O)	Church (Real Life Ministries)
East	Office (O) and General Retail (GR)	Church (Real Life Ministries) and vacant land
West	Agricultural (AG)	M-121 Drainage ditch

**BACKGROUND**

The subject property has been within the City of Tomball’s AG zoning district since the adoption of zoning in February 2008. The property is currently vacant with no structures present. In February of 2023 the property to the east, across Medical Complex Drive, successfully rezoned into the General Retail zoning district. In July of 2023 the property directly to the south of the subject tract successfully rezoned into the Office zoning district. The applicants’ request aims to allow for the development of a multibuilding assisted living facility with supporting amenities.

## **ANALYSIS**

**Comprehensive Plan Analysis:** The property is designated as “Neighborhood Commercial” by the Comprehensive Plan’s Future Land Use Map. The Neighborhood Commercial designation is intended for areas predominantly comprised of commercial uses that are developed with the appropriate context, scale, and design to compliment residential development.

According to the Comprehensive Plan, land uses should include restaurants, retail, professional services, clinics, and offices. Appropriate secondary uses include places of assembly or event venues, local utility services, and government facilities.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Commercial designation: Office (O) and General Retail (GR)

**Staff Review Analysis:** The subject property is directly adjacent to Tomball’s “Medical District” as defined in the Comprehensive Plan. The Medical District area is intended to provide for development with an emphasis on healthcare and supporting uses. This request would create a supportive commercial area that complements the established Medical District and the nearby residential areas. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

## **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 February 20, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

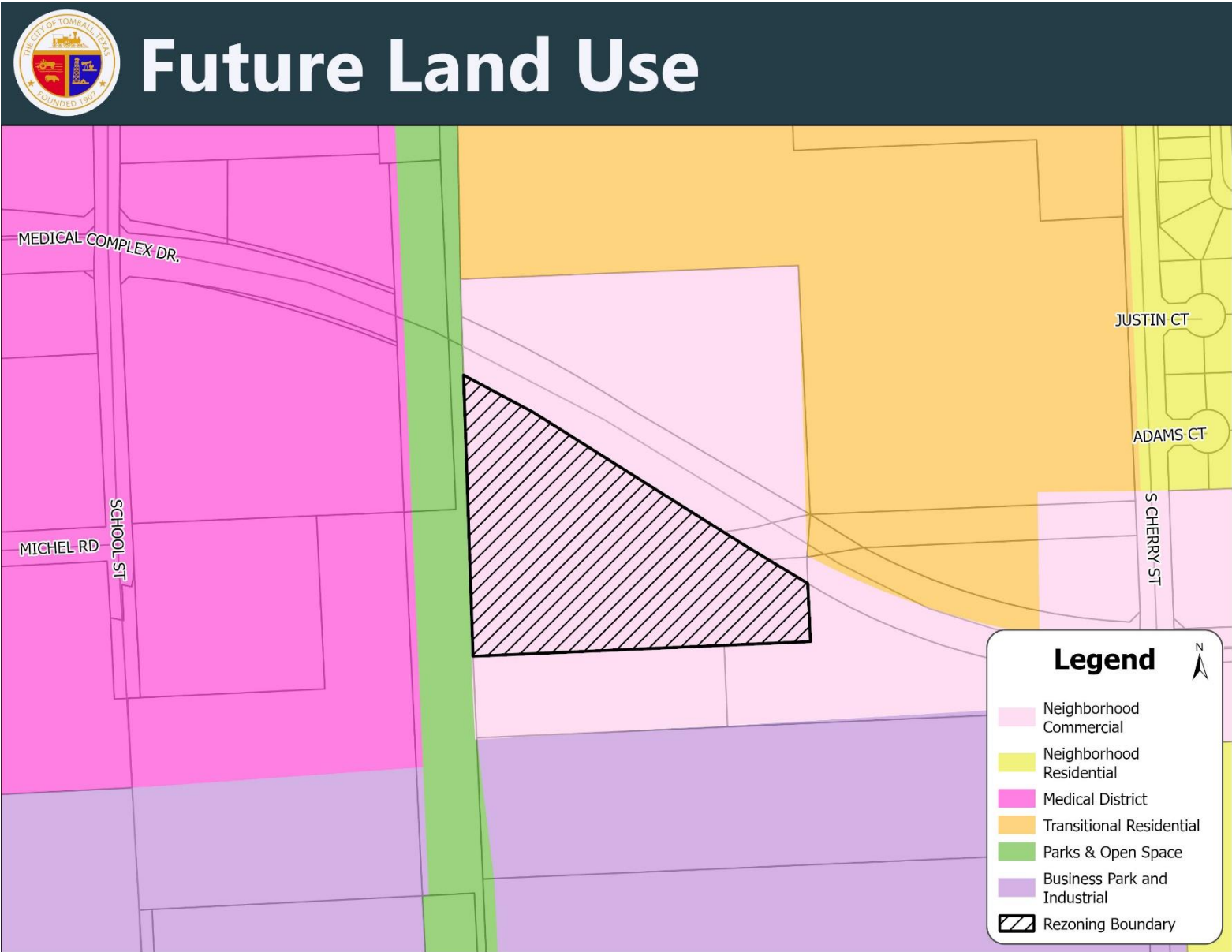
## **EXHIBITS**

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

Exhibit "A"  
Aerial Location Map

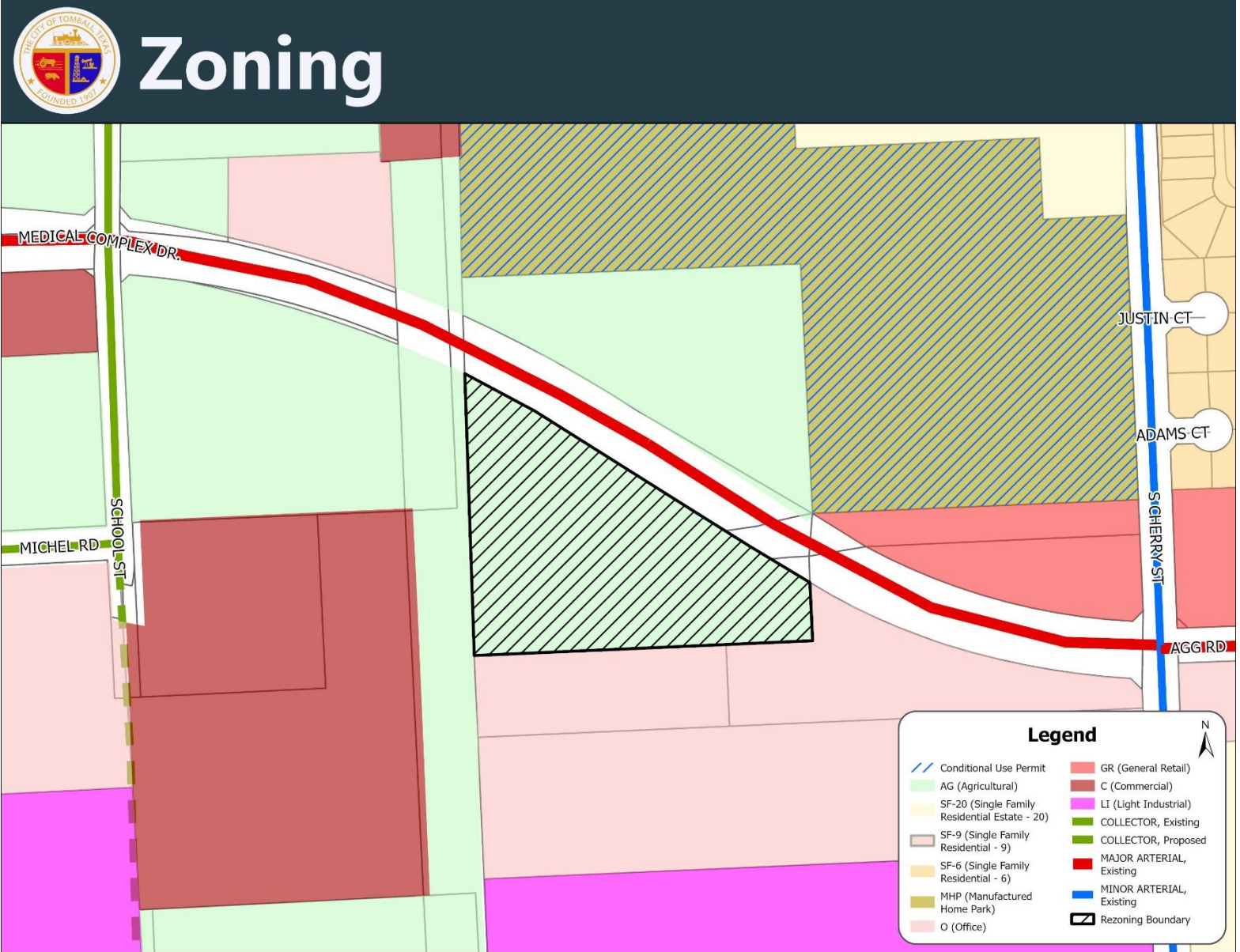


Exhibit "B"  
Future Land Use Plan





### Exhibit "C" Zoning Map



**Exhibit "D"**  
**Site Photo(s)**

**Subject Site**



**Neighbor (North)**



### Neighbor (South)



### Neighbor (East)



# Neighbor (West)



# Exhibit "E" Rezoning Application

DocuSign Envelope ID: 6BA72082-147E-45B6-9FA7-05086C234B1C

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](http://ci-tomball-tx.smartgovcommunity.com)

### Applicant

Name: Andrea Ameen Title: \_\_\_\_\_  
 Mailing Address: 9407 Briscoe Bend Ln City: Cypress State: TX  
 Zip: 77377 Contact: \_\_\_\_\_  
 Phone: (847) 310-2290 Email: andreakenzerameen@gmail.com

### Owner

Name: Jacquelyn D Marshall Title: \_\_\_\_\_  
 Mailing Address: 16007 Stablepoint Ln City: Cypress State: TX  
 Zip: 77429 Contact: Jacquelyn D. Marshall  
 Phone: (281) 610-6824 Email: critrdoc@gmail.com

### Engineer/Surveyor (if applicable)

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Proposed Project:** To build new small residential assisted living homes

**Physical Location of Property:** 0 Medical Complex Dr, between School and S Cherry St.  
 [General Location – approximate distance to nearest existing street corner]

**Legal Description of Property:** 7.1439 acres aka Tract 1 out of 15.541 acre tract Jesse Pruitt Survey A-69  
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (AG) Agricultural

DocuSign Envelope ID: 6BA72082-147E-45B6-9FA7-05086C234B1C

Revised: 08/25/2023

Current Use of Property: vacant land


Proposed Zoning District: (GR) : General Retail

Proposed Use of Property: small type B assisted living homes

HCAD Identification Number: 0352860000163 Acreage: 7.14

**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  1/13/25  
Signature of Applicant Date

X  1/27/25  
Signature of Owner Date

## Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

**Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.**

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- **\*Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

**The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.**

**\*Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

## Application Process

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2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
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To whom it concerns,

We are formally requesting a rezoning of the parcel at 0 Medical Complex Dr, Tomball, TX 77377 (parcel number 0352860002416) from Agriculture (AG) to General Retail (GR), to enable construction and operation of small assisted living homes for seniors in need of memory care. We believe this rezoning request aligns with the city's comprehensive plan and will significantly benefit the community.

*Community Benefit:* The project will serve the community's senior population and their families, providing the highest quality care and customer service for those who need assisted living or memory care. We want to elevate the industry of residential assisted living, providing many amenities of larger facilities in a small, comfortable home environment. Our family business would add to the appeal and desirability of the nearby medical district.

*Neighborhood Cohesiveness:* Our design will resemble an upscale home subdivision as much as possible. We want to retain as many trees on the property as possible. We do not want to overcrowd the land with structures and pavement. We believe that our site design will also appeal to residential neighbors, because we plan to incorporate walking trails throughout the property, and if possible incorporate a small outdoor pavilion, public park, and/or gardens.

*Sustainable Plans:* We plan to use sustainable building methods as much as possible, and retain as much green space on the property as possible. We do not want to pave a lot and we do not want large parking lots on the property. Our site plans take drainage into account with a large detention pond, if we are unable to use the drainage ditch nearby.

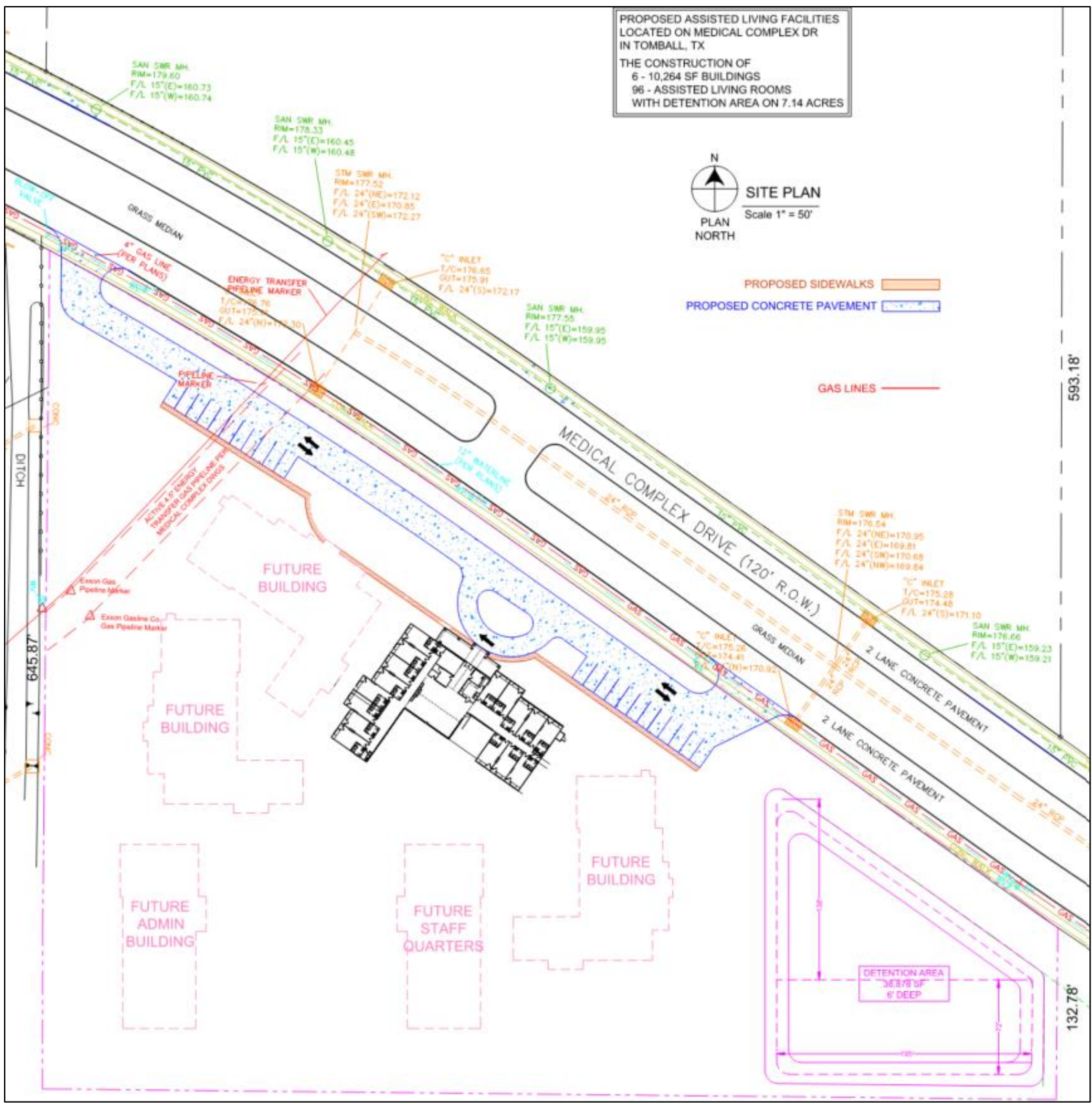
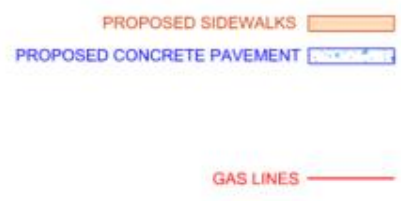
*Economic Impact:* This business will serve to increase employment opportunities and have a positive economic impact on the community at large. Our aim is to buy and hire local. We will partner with community businesses as much as possible. We plan to provide very desirable employment benefits to our care teams. We plan to provide excellent training and continued education for team members to allow them to grow in the assisted living industry.

We are happy to answer any questions about the project and our proposed plans. It is our intention to work in cooperation with the surrounding community to develop a project that truly serves it.

Sincerely,  
Andrea Ameen & Aaron Ameen

PROPOSED ASSISTED LIVING FACILITIES  
 LOCATED ON MEDICAL COMPLEX DR  
 IN TOMBALL, TX

THE CONSTRUCTION OF  
 6 - 10,264 SF BUILDINGS  
 96 - ASSISTED LIVING ROOMS  
 WITH DETENTION AREA ON 7.14 ACRES



593.18'

132.78'