

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



**Monday, June 8, 2026  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, June 8, 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 May 11, 2026.
- E. New Business
  - [E.1](#) Conduct a public hearing and consideration to approve **Zoning Case CUP26-02:** Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-06:** Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.

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 2nd day of June 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](http://www.ci.tomball.tx.us).

# Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: June 8, 2026

**Topic:**

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 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, MAY 11, 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 Colleen Pye
  - Commissioner Scott Moore
  - Commissioner Earl Detwiler
  - Commissioner Susan Harris – Excused Absence

Others present:

- Craig Meyers – Community Development Director
- Caleb Mittanck – City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Lisa Covington – City Council Member
- Jeremy Griffin – Building Official
- Albert Chambers – Police Lieutenant
- James O’Malley – Police Detective

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- Introduced and Welcomed Earl Detwiler as our new Planning & Zoning Commissioner.
- Announced a Planning & Zoning Meeting is scheduled for June 2026.

Craig Meyers, Community Development Director announced the following:

- City Council Denied **Zoning Case Z26-01**: Request by Kyle Burts to consider a zone change from Multifamily Residential (MF) to Commercial (C) on a 0.986 acre tract and a 0.512 acre tract of the Joseph House Survey ABST No. 34; two tracts containing approximately 1.498 acres of land located at the southwest intersection of West Hufsmith Road and North Cherry Street (307 West Hufsmith Road). The applicant is requesting to allow for the property to be developed for any use permitted within the Commercial Zoning District.

- City Council Approved **Zoning Case Z26-02**: Request by Tompark Developers LLC to consider a zone change from Single-Family Residential (SF-20) to Industrial (I) on Lots 374 and 375 of Corrected Map of Tomball Outlots; two lots containing approximately 10.05 acres of land located south of the southeast intersection of Medical Complex Drive and South Persimmon Street (1631 South Persimmon Street). The applicant is requesting to allow for the property to be developed for any use permitted within the Industrial Zoning District.

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 9, 2026.

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

Motion Carried unanimously.

E. New Business:

- E.1 Conduct a public hearing and consideration to approve **Zoning Case Z26-04**: Request by Mike Arledge and Baldomero Araiza Alonso, to consider a zone change from Single-Family Residential - 6 (SF-6) to Office (O) on Tracts 8E and 8F, two tracts containing approximately 3.13 acres of land, situated in the Jesse Pruitt Survey, Abstract 629, located north of the northwest intersection of Lizzie Lane and South Persimmon Street. The applicant is requesting to allow for the properties to be developed for professional office buildings.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-04**.

Michael Areledge, Landowner, (11902 Gatesden Drive), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:15 p.m.

Shannon Latrell, (823 Lizzie Lane, Tomball, TX 77375), spoke in opposition to the request.

Alvin Johnson, (308 Blackshear Street, Tomball, TX 77375), spoke in opposition to the request.

Samuel Shannon, (823 Lizzie Lane, Tomball, TX 77375), spoke in opposition to the request.

Iris Simmons, (825 Timkin Road, Tomball, TX 77375), spoke in opposition to the request.

Hearing no additional comments, the Public Hearing was closed at 6:22 p.m.

Motion was made by Commissioner Pye, second by Commissioner Detwiler, to approve **Zoning Case Z26-04.**

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

Vote was as follows:

Chairman Tana Ross	<u>Nay</u>
Commissioner Scott Moore	<u>Nay</u>
Commissioner Detwiler	<u>Nay</u>
Commissioner Colleen Pye	<u>Nay</u>

Motion Failed (Unanimously).

F. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:51 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2026.

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Kim Chandler  
Community Development Coordinator/  
Commission Secretary

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Tana Ross  
Commission Chairman

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: June 8, 2026

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case CUP26-02**: Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

**Background:**

The subject property has been within the City of Tomball’s SF-6 zoning district since the adoption of zoning in February 2008 and is currently undeveloped. The applicant desires to build and operate an A+ Transmission Shop. This application for a CUP is the product of the properties current zoning district (General Retail) which only allows the land use of “Automotive Repair and Service, Major” with the approval of a CUP by City Council.

**Origination:** A K Texas Venture Capital, L.P.

**Recommendation:**

See Analysis in the Staff Report.

**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)  
JUNE 8, 2026  
&  
CITY COUNCIL  
JUNE 15, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 8, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 15, 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 CUP26-02:** Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

**Zoning Case Z26-06:** Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.

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.

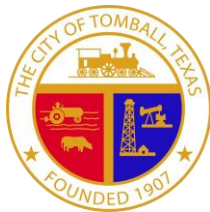
Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Planning Division, at (281) 290-1477 or at [planning@tomballtx.gov](mailto:planning@tomballtx.gov).

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

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Benjamin Lashley  
Benjamin Lashley  
Assistant City Planner

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

**NOTICE OF PUBLIC HEARING**

**RE: Conditional Use Permit Case CUP26-02**

**5/19/2026**

The Planning & Zoning Commission will hold a public hearing on **June 8, 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 A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of "Automotive Repair and Service, Major" on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

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 a **Conditional Use Permit**. 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 **June 15, 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 (281-290-1477) or by email address [planning@tomballtx.gov](mailto:planning@tomballtx.gov).

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

**CASE #: CUP26-02**

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.

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

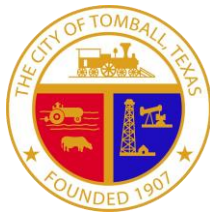
Name:  
Parcel I.D.:  
Address:  
  
Email: [planning@tomballtx.gov](mailto:planning@tomballtx.gov)

I am in favor

I am opposed

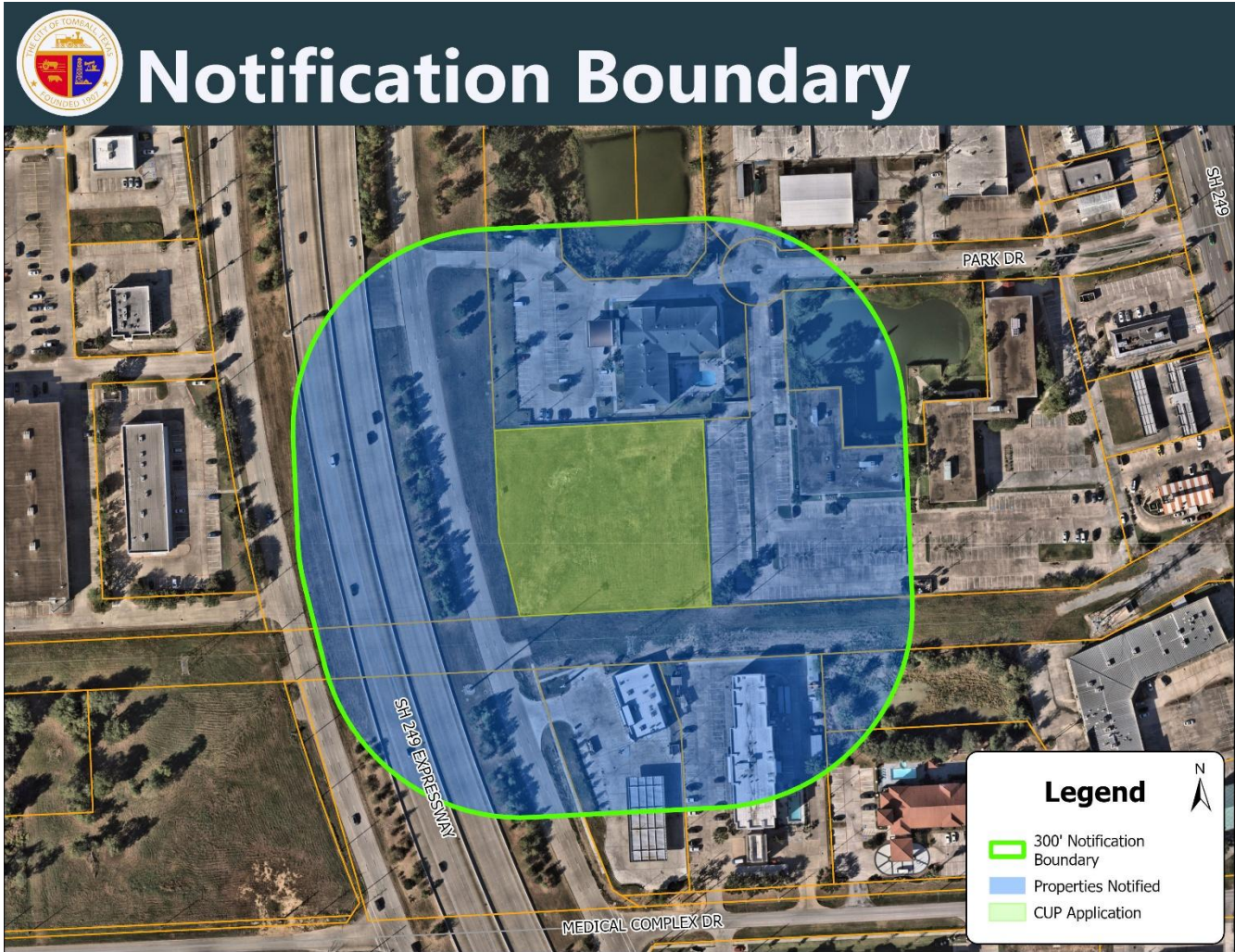
Additional Comments:

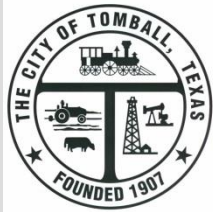
Signature: \_\_\_\_\_



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

**CUP26-02**





# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 8, 2026  
City Council Public Hearing Date: June 15, 2026

**Rezoning Case:** CUP26-02

**Property Owner(s):** A K Texas Venture Capital, L.P.

**Applicant(s):** Mario Ipina

**Legal Description:** Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land

**Location:** North or the northeast intersection of Texas 249 Access Road and Medical Complex Drive (Exhibit “A”)

**Area:** 1.96 acres

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

**Present Zoning:** General Retail (GR) District (Exhibit “C”)

**Request:** To consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major”

### Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	General Retail (GR)	Holiday Inn Express & Suites
South	General Retail (GR)	Fuel Maxx
East	General Retail (GR)	Professional Office Complex
West	Commercial	Retail Center

## **BACKGROUND**

The subject property has been within the City of Tomball's SF-6 zoning district since the adoption of zoning in February 2008 and is currently undeveloped. The applicant desires to build and operate an A+ Transmission Shop. This application for a CUP is the product of the properties current zoning district (General Retail) which only allows the land use of "Automotive Repair and Service, Major" with the approval of a CUP by City Council.

## **ANALYSIS**

**Comprehensive Plan Analysis:** The property is designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The Corridor Commercial designation is intended for nonresidential uses along high-traffic thoroughfares. Appropriate land uses include but are not limited to retail, hotels, restaurants, personal services, and offices. Development within the Corridor Commercial designation should have primary access to an arterial street and provide mobility enhancements for pedestrians.

**Staff Review Comments:** This CUP request is in conformance with the Future Land Use Plan and blends with the nearby land uses of professional offices, retail, hotels, and restaurants. The General Retail district was established to provide areas for local neighborhood shopping and service facilities. The subject development would meet all general and supplemental standards specifically applicable to the desired land use and property conditions. City Staff does not anticipate adverse impacts to the adjacent properties nor the surrounding 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 May 19, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

**Note that the Planning & Zoning Commission may recommend, and the City Council may impose any additional conditions as are reasonably necessary.**

## **EXHIBITS**

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

Exhibit "A"  
Aerial Location Map

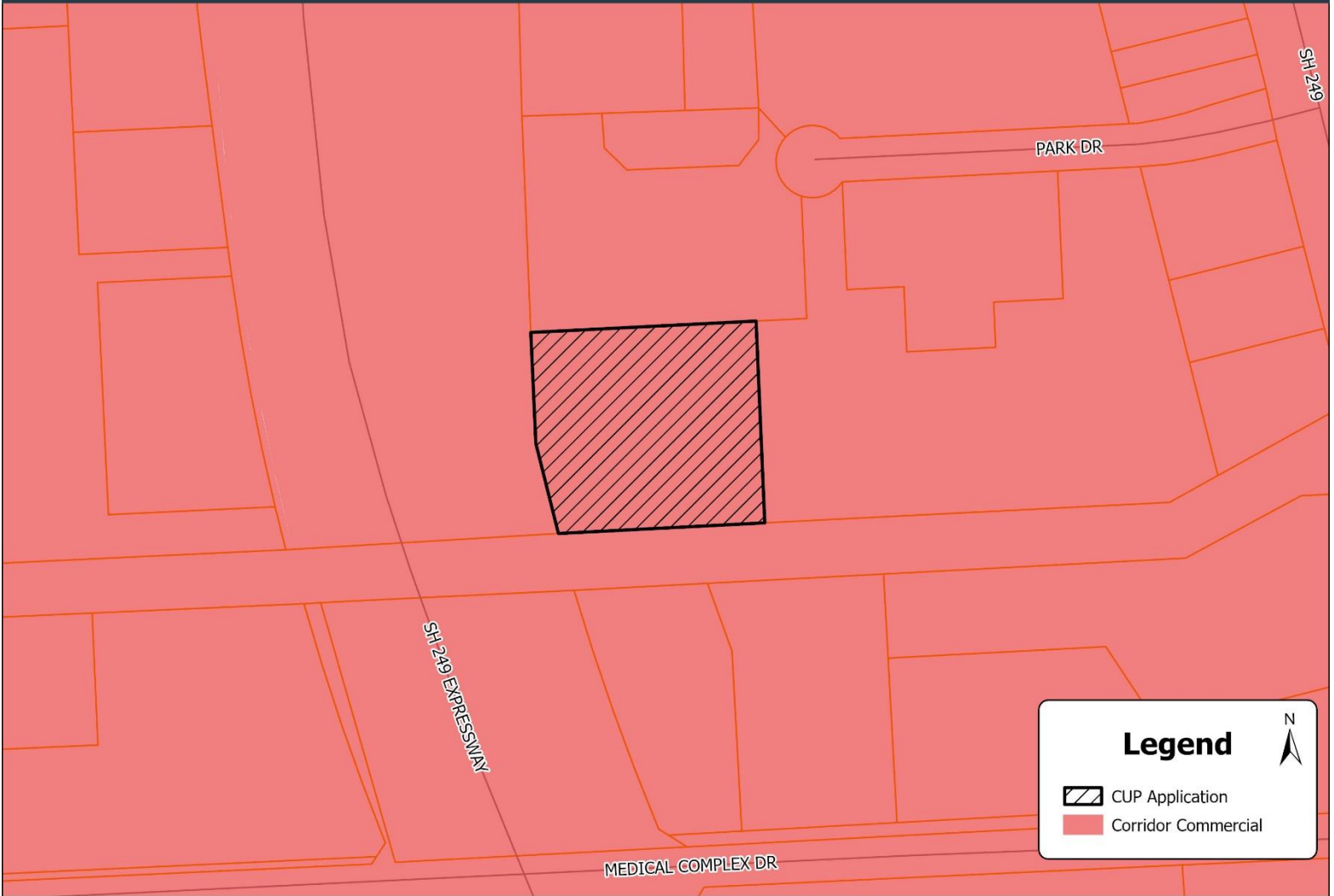


# Location

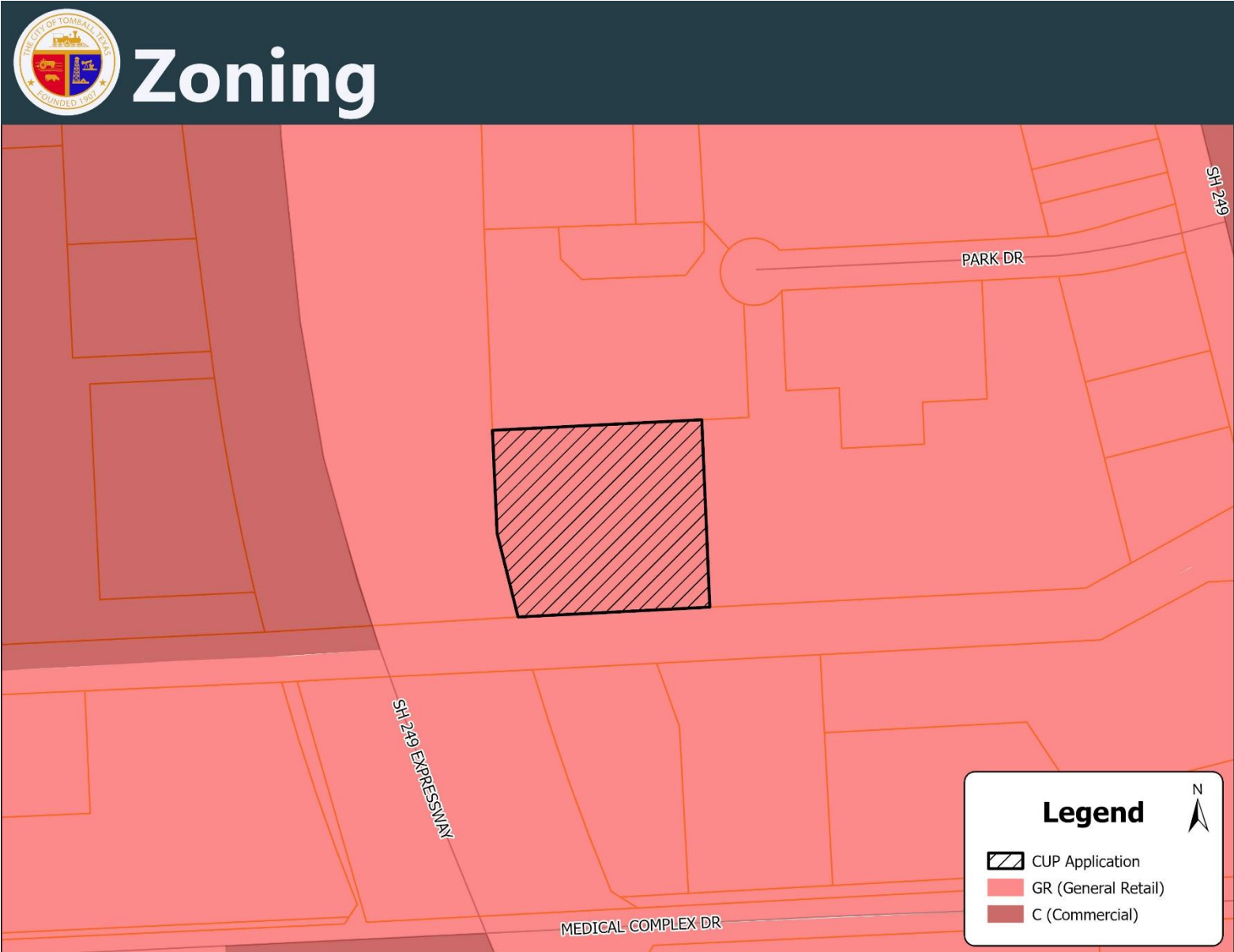
Exhibit "B"  
Future Land Use Plan



# Future Land Use



### Exhibit "C" Zoning Map



**Exhibit "D"**  
**Site Photos**

**Subject Site (East)**



# Neighbor (North)



# Neighbor (South)



# Neighbor (West)



**Exhibit “E”  
Rezoning Application**



**E N G I N E E R I N G   A N D   D E S I G N   F I R M**

Bovay Engineers, Inc.  
5450 NW Central Drive,  
Suite 302  
Houston, Texas 77092  
Phone: 713.777.8400  
Email: [permits@bovayengineers.com](mailto:permits@bovayengineers.com)  
Fax: 281.673.6696

**Bovay Engineers  
5450 NW Central Drive, Suite 302.  
Houston, TX 77092  
04/24/2026**

**Planning Division  
501 James Street, Tomball, TX 77375**

**Subject: Conditional Use Permit – 0 SH 249, Tomball, Tx., 77377 – HCAD # 1411880010001**

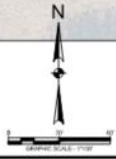
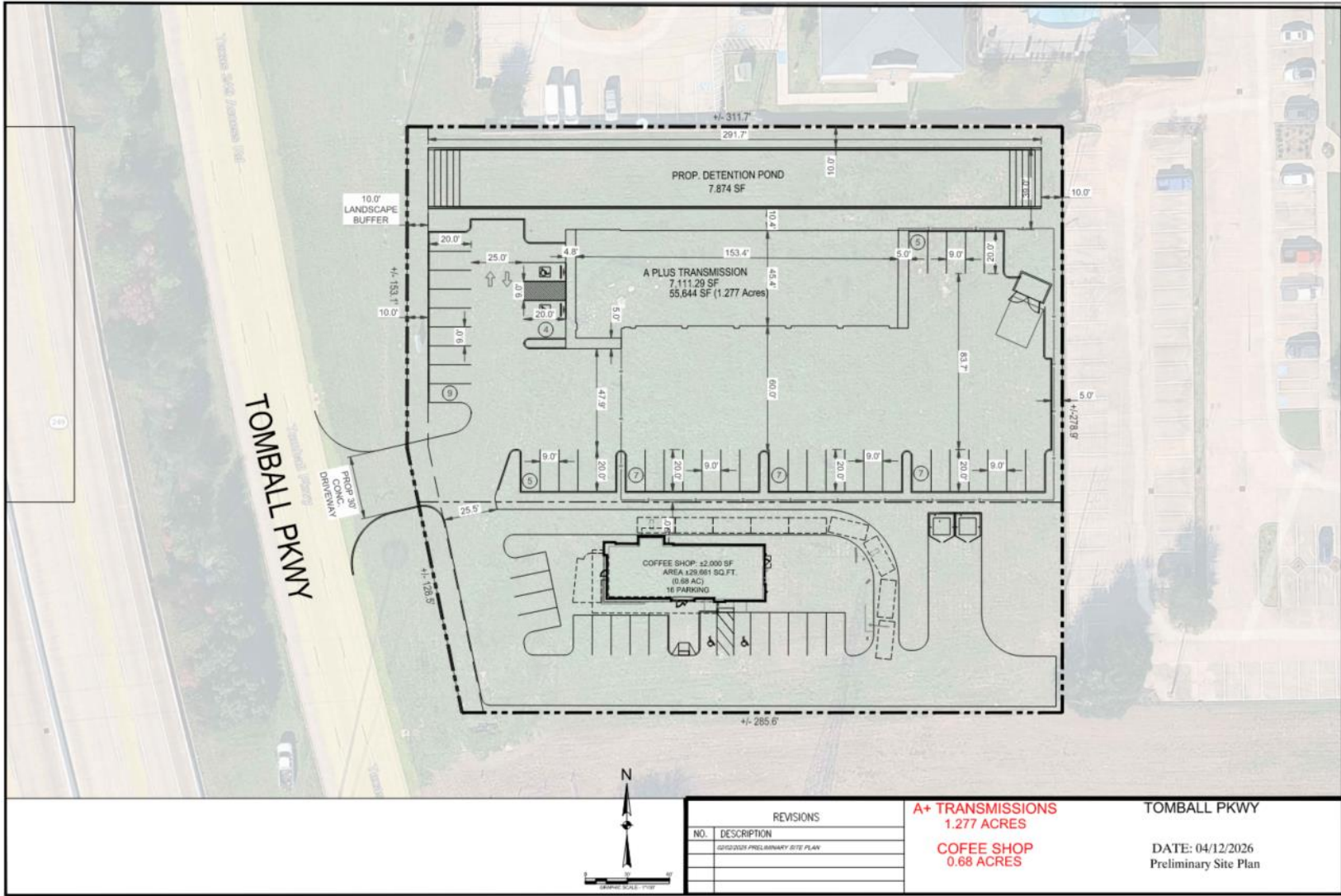
**CPU – Planning Division,**

We are applying for a Conditional Use Permit for the proposed specialized transmission repair shop - A Plus Transmission. Currently, the property where we are proposing the A+ Transmission shop is zoned as GR – General Retail, the proposed business would be considered zoning C – Commercial. We are requesting this conditional use permit to allow us to make this change.

**Thank you.**

Sincerely,

Mario Ipina, Jr., P.E.  
**Bovay Engineers, Inc.**  
Tel: 713.777.8400  
[permits@bovayengineers.com](mailto:permits@bovayengineers.com)



REVISIONS	
NO.	DESCRIPTION

**A+ TRANSMISSIONS**  
1.277 ACRES

**COFFEE SHOP**  
0.68 ACRES

**TOMBALL PKWY**

DATE: 04/12/2026  
Preliminary Site Plan

Revised: 10/1/2022



**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**  
Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

**APPLICATION SUBMITTAL:** 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 Conditional Use Permit (CUP) request

**DIGITAL APPLICATION SUBMITTALS:**

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

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

**Applicant**

Name: Mario Ipina Title: President-CEO  
Mailing Address: 5450 NW Central Drive, Suite 305 City: Houston State: Tx  
Zip: 77092 Contact: Mario Ipina  
Phone: (713) 777-8400 Email: permits@bovayengineers.com

**Owner** A-K Texas Venture Capital, L.P. Title: Manager  
Mailing Address: 8827 W. Sam Houston Pkwy, N Ste. 200 City: Houston State: Tx  
Zip: 77040 Contact: Michael Harney  
Phone: 281 477-4300 Email: mharney@newquest.com

**Engineer/Surveyor (if applicable)**

Name: Mario Ipina Title: President-CEO  
Mailing Address: 5450 NW Central Drive, Suite 305 City: Houston State: Tx  
Zip: 77092 Contact: Mario Ipina  
Phone: (713) 777-8400 Fax: ( ) Email: permits@bovayengineers.com

Revised: 10/1/2022

Description of Proposed Project: Proposed specialized transmission repair shop

Physical Location of Property: 0 SH 249, Tomball, Tx., 77377  
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LT 1 Tomball Parkway PAR R/P  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 1411880010001 Acreage: 1.96

Current Use of Property: Vacant

Proposed Use of Property: Specialized transmission repair shop

**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 Mario Spina 4/16/26  
Signature of Applicant Date

A-K Texas Venture Capital, L.P., a Texas limited partnership  
A-K Texas GP, L.C., a Texas limited liability company, its general partner

X [Signature] 4/23/2024  
Signature of Owner Date

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: June 8, 2026

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case Z26-06**: Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.

**Background:**

The subject property is presently undeveloped and within the City of Tomball’s Extra Territorial Jurisdiction (ETJ). The applicant is requesting annexation into the City of Tomball and the simultaneous rezoning of the property to allow for the development of a retail center.

**Origination:** Shoppes at Willow Creek, LLC

**Recommendation:**

See Analysis in the Staff Report.

**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: # \_\_\_\_\_

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**Signed:** \_\_\_\_\_ **Approved by:** \_\_\_\_\_  
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING  
CITY OF TOMBALL  
PLANNING & ZONING COMMISSION (P&Z)  
JUNE 8, 2026  
&  
CITY COUNCIL  
JUNE 15, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 8, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 15, 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 CUP26-02:** Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.

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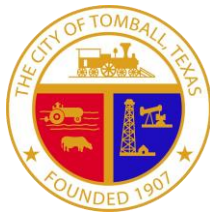
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### CERTIFICATION

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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 Z26-06**

**5/19/2026**

The Planning & Zoning Commission will hold a public hearing on **June 8, 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 Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts "3G & 4B" and "3D-1 & 4A-1", two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.

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 **June 15, 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 (281-290-1477) or by email address [planning@tomballtx.gov](mailto:planning@tomballtx.gov).

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

**CASE #: Z26-06**

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.

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

Name:  
Parcel I.D.:  
Address:

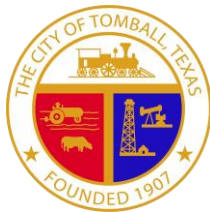
Email: [planning@tomballtx.gov](mailto:planning@tomballtx.gov)

I am in favor

I am opposed

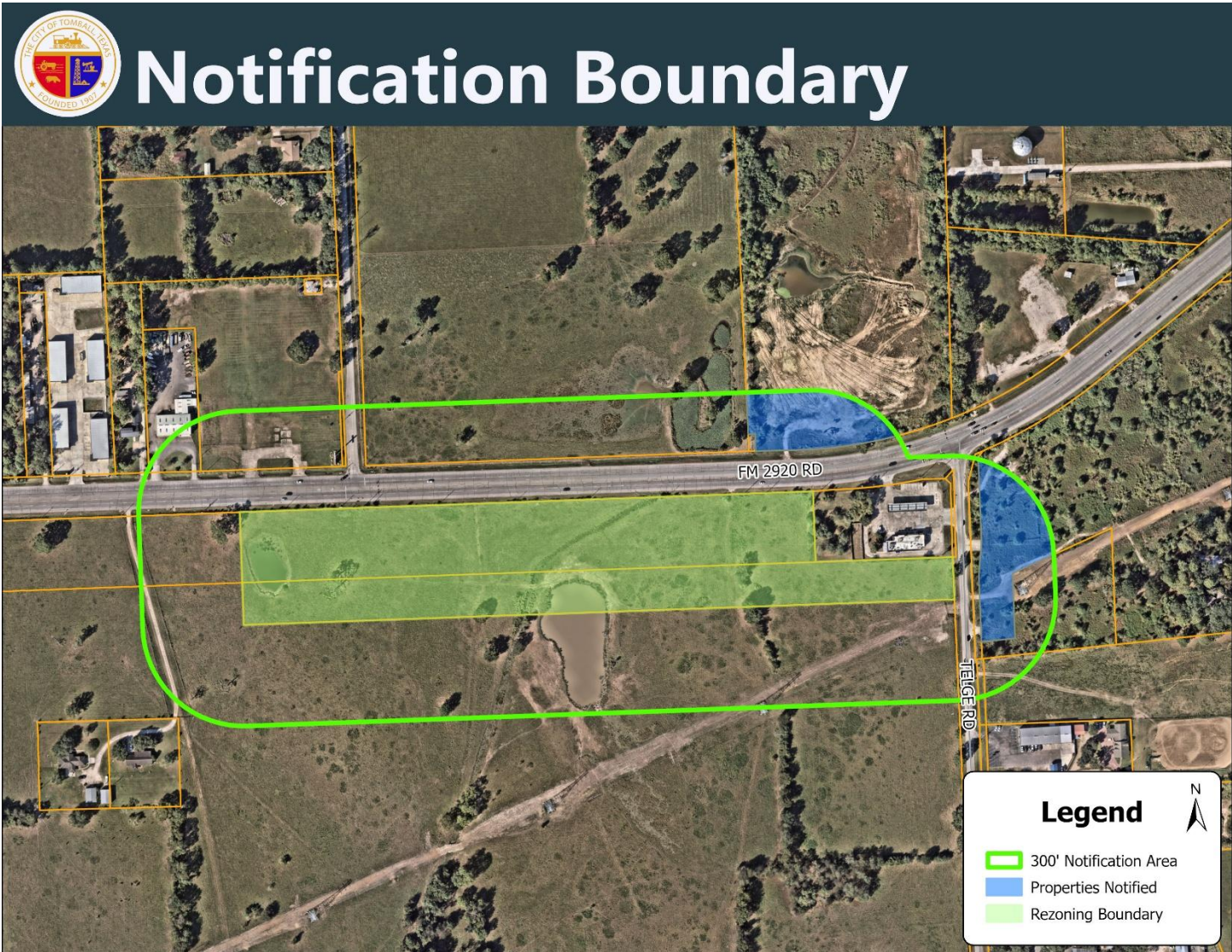
Additional Comments:

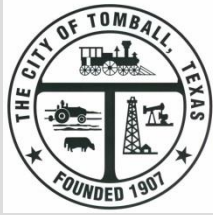
Signature: \_\_\_\_\_



*City of Tomball*  
*Community Development Department*

**Z26-06**





# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 8, 2026  
City Council Public Hearing Date: June 15, 2026

- Rezoning Case:** Z26-06
- Property Owner(s):** Shoppes at Willow Creek, LLC
- Applicant(s):** Jonathan Sellers
- Legal Description:** Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377
- Location:** West of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road) (Exhibit “A”)
- Area:** 14.09 acres
- Comp Plan Designation:** Corridor Commercial (Exhibit “B”)
- Present Zoning:** Newly annexed into the Agricultural (AG) District (Exhibit “C”)
- Request:** Rezone from the Agricultural (AG) District to the General Retail (GR) District

**Adjacent Zoning & Land Uses:**

	Zoning	Land Use
North	Agricultural (AG) and unincorporated land	Undeveloped land
South	Unincorporated land	Large agricultural estate and undeveloped land
East	Unincorporated land and Commercial (C)	Convenience store and undeveloped land
West	Unincorporated land	Large agricultural estate and undeveloped land

**BACKGROUND**

The subject property is presently undeveloped and within the City of Tomball’s Extra Territorial Jurisdiction (ETJ). The applicant is requesting annexation into the City of Tomball and the simultaneous rezoning of the property to allow for the development of a retail center.

## **ANALYSIS**

**Comprehensive Plan Analysis:** The property would be designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The Corridor Commercial designation is intended for nonresidential uses along high-traffic thoroughfares. Appropriate land uses include but are not limited to retail, hotels, restaurants, personal services, and offices. Development within the Corridor Commercial designation should have primary access to an arterial street and provide mobility enhancements for pedestrians.

**Staff Review Comments:** The General Retail (GR) zoning district is designed to accommodate nonresidential uses along high-traffic areas, intersections of major collector streets, and along regionally serving thoroughfares. Land uses found within the GR district should facilitate opportunities for local neighborhood shopping, create facilities for the retail sales of goods and services, and help create a network of supportive services for the surrounding community. The request to rezone the subject property to General Retail would be in conformance with the Future Land Use Plan. Additionally, the subject property has proposed access onto FM 2920 which is an existing major arterial roadway and is designed to accommodate traffic associated with developments within the General Retail district.

## **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 May 19, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

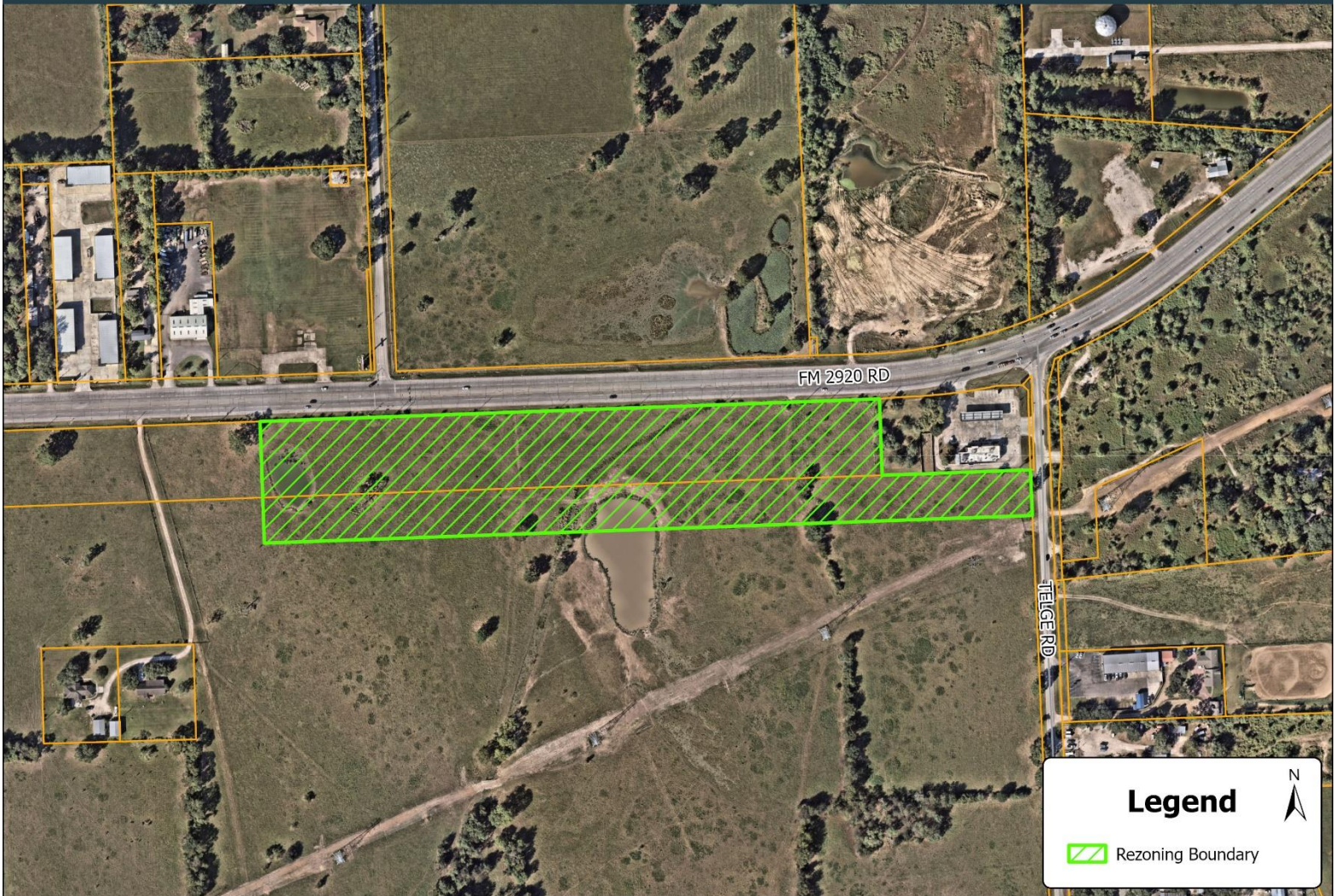
## **EXHIBITS**

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

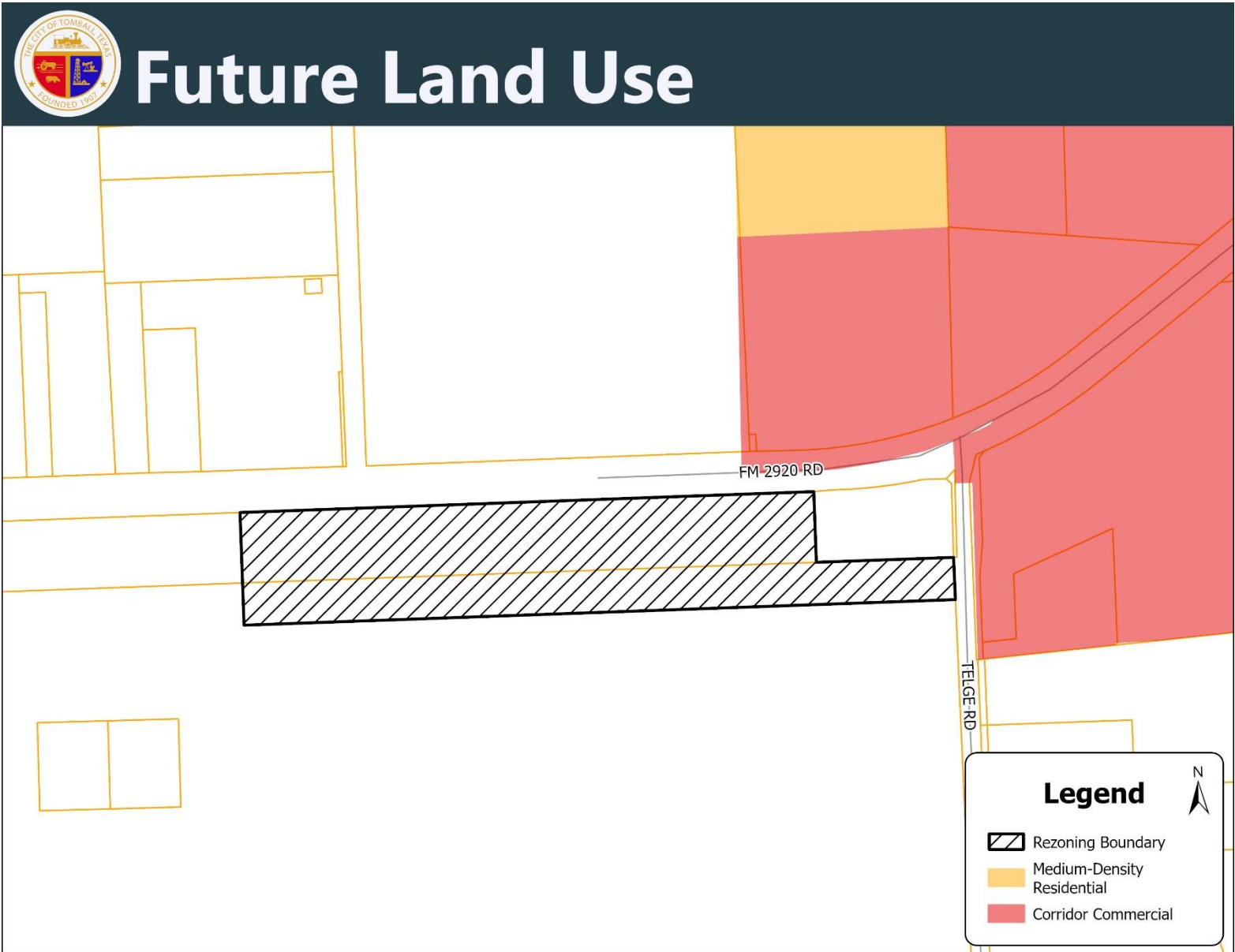
Exhibit "A"  
Aerial Location Map



# Location



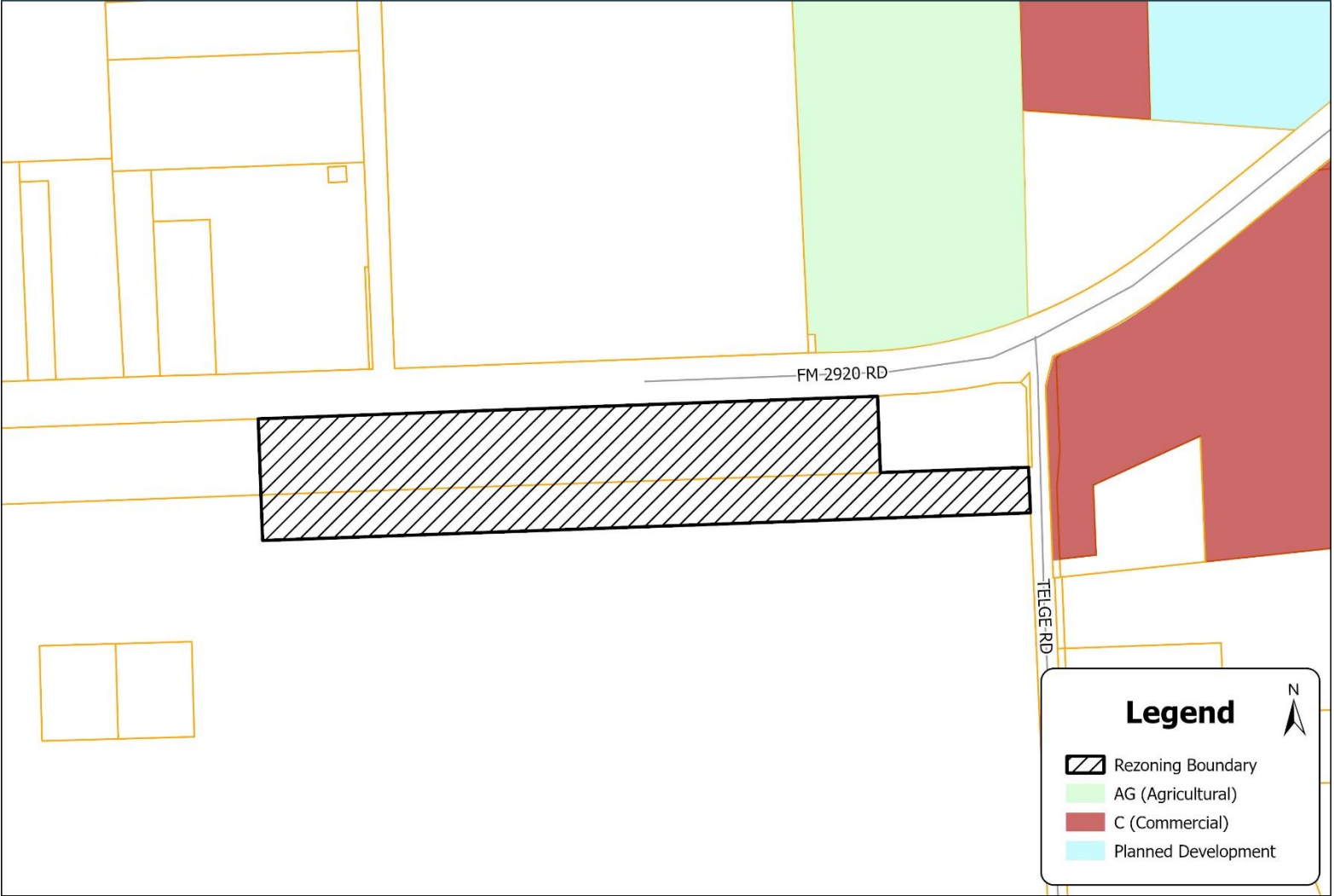
### Exhibit "B" Future Land Use Plan



### Exhibit "C" Zoning Map



# Zoning



**Exhibit “D”  
Site Photo(s)**

**Subject Property (South)**



# Neighbor (West)



# Neighbor (East)



# Neighbor (North)



**Exhibit “E”  
Rezoning Application**

04/09/2026

City of Tomball  
Planning & Zoning Commission  
401 Market Street  
Tomball, Texas 77375

Re: Rezoning Request to General Retail for ±14.0945-Acre Tract along FM 2920

Dear Members of the Planning & Zoning Commission,

On behalf of the property owner, we respectfully submit this request to rezone a ±14.0945-acre tract of land (613,657 square feet) located in the William Hodge Survey, Abstract Number 377, Harris County, Texas, to a General Retail (GR) zoning designation.

The subject property is located along FM 2920 with proximity to Telge Road and is more particularly described in the attached metes and bounds description. Given its frontage along a major arterial roadway and its location within a rapidly developing commercial corridor, the proposed General Retail zoning is appropriate and consistent with the surrounding land uses.

This rezoning request is intended to allow for the development of retail and commercial uses that will serve the growing Tomball community. The proposed zoning will provide opportunities for quality development, increase access to goods and services, and contribute to the City’s economic growth through an expanded tax base. Additionally, the request supports the City’s long-term planning efforts by encouraging compatible commercial development along major transportation corridors.

We look forward to working with City staff and the Commission throughout the review process and are happy to provide any additional information needed to support this request.

Thank you for your time and consideration.

Sincerely,

Jonathan Sellers  
Managing Member / Shoppes At Willow Creek, LLC  
[jonathan.sellers@revkocre.com](mailto:jonathan.sellers@revkocre.com) | 281.547.8334





# 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: Jonathan Sellers Title: Managing Member  
 Mailing Address: 18803 Hamish Road, Suite F City: Tomball State: TX  
 Zip: 77377 Contact: \_\_\_\_\_  
 Phone: (832) 360-5086 Email: Jonathan.sellers@revkocre.com | trevor.hudson@revkocre.com

### Owner

Name: Shoppes at Willow Creek, LLC Title: Owner  
 Mailing Address: 18803 Hamish Road, Suite F City: Tomball State: TX  
 Zip: 77377 Contact: Jonathan Sellers | Trevor Hudson  
 Phone: (281) 547-8334 Email: Jonathan.sellers@revkocre.com | trevor.hudson@revkocre.com

### Engineer/Surveyor (if applicable)

Name: Chris Garcia Title: Project Manager  
 Mailing Address: 8118 Fry Road, Suite 402 City: Cypress State: TX  
 Zip: 77433 Contact: \_\_\_\_\_  
 Phone: (281) 213-2517 Fax: ( ) Email: chris@dvjgrp.com

**Description of Proposed Project:** Rezoning 14 acres of frontage on FM 2920 to General Retail and be annexed into the City of Tomball

Physical Location of Property: FM 2920 & Telge Road  
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Being a tract or parcel containing 14 (fourteen) acres (213,807 square feet) of land situated in the Willow Hedge Survey, Block 5, Phase 377, Harris County, Texas, being:  
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (GR) : General Retail

Current Use of Property: Agricultural/Vacant Land

Proposed Zoning District: (GR) : General Retail

Proposed Use of Property: General Retail

HCAD Identification Number: 0430430000134 | 04304300 Acreage: +/- 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  4/9/26  
Signature of Applicant Date

X  4/9/26  
Signature of Owner Date