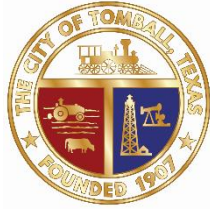


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, July 13, 2026
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, July 13, 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
 - A.1 Election of Chairman and Vice Chairman
- 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 June 8, 2026.
- E. New Business
 - E.1 Conduct a public hearing and consideration to approve **Zoning Case Z26-07:** Request by Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat, located north of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road). The applicant is requesting to match the zoning of the rest of their property.

- E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-05:** Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to allow for the properties to be developed for multi-family uses.

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 7th day of July 2026 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: July 13, 2026

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 8, 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, JUNE 8, 2026



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairman Tana Ross at 6:03 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Scott Moore
 - Commissioner Earl Detwiler

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
- Juan Rodriguez – Police Detective

- B. No Public Comments were received.

- C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- City Council Denied **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.
 - Planning & Zoning Commission recommended Denial on 5/11/2026.
- Susan Harris will no longer be serving on the Planning and Zoning Commission due to relocating outside of the City Limits.

Craig Meyers, Community Development Director announced the following:

- Re-Appointment of Planning and Zoning Commissioners will take place during the Regular City Council Meeting scheduled for June 15, 2026.
- Craig Meyers, Community Development Director, will be leaving the City of Tomball and this will be his final Planning and Zoning Meeting.

D. Approval of Minutes:

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 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 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.

Caleb Mittanck, City Planner, presented **Zoning Case CUP26-02**.

Mario Ipina, representing A-K Texas Venture Capital, L.P., (5450 NW Central Drive, Suite #305, Houston, TX 77092), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:14 p.m.

Hearing no comments, the Public Hearing was closed at 6:15 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case CUP26-02**.

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>Aye</u>
Commissioner Detwiler	<u>Aye</u>
Commissioner Colleen Pye	<u>Aye</u>

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

- 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.

Caleb Mittanck, City Planner, presented **Zoning Case Z26-06**.

Applicant was not present.

The Public Hearing was opened by Chairman Ross at 6:22 p.m.

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

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve **Zoning Case Z26-06**.

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

Vote was as follows:

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

Motion Carried (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 6:30 p.m.

PASSED AND APPROVED this _____ day of 2026.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 13, 2026
&
CITY COUNCIL
JULY 20, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 13, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 20, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

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

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

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.

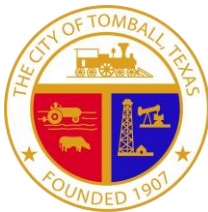
CERTIFICATION

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 7th day of July 2026 by 5:00 p.m., and remained posted for at least three consecutive business days 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.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-07

6/22/2026

The Planning & Zoning Commission will hold a public hearing on **July 13, 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 Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat, located north of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road). The applicant is requesting to match the zoning of the rest of their property.

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 **July 20, 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.

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

CASE #: Z26-07

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:

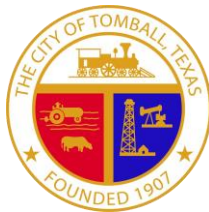
Email: planning@tomballtx.gov

I am in favor ☐

I am opposed ☐

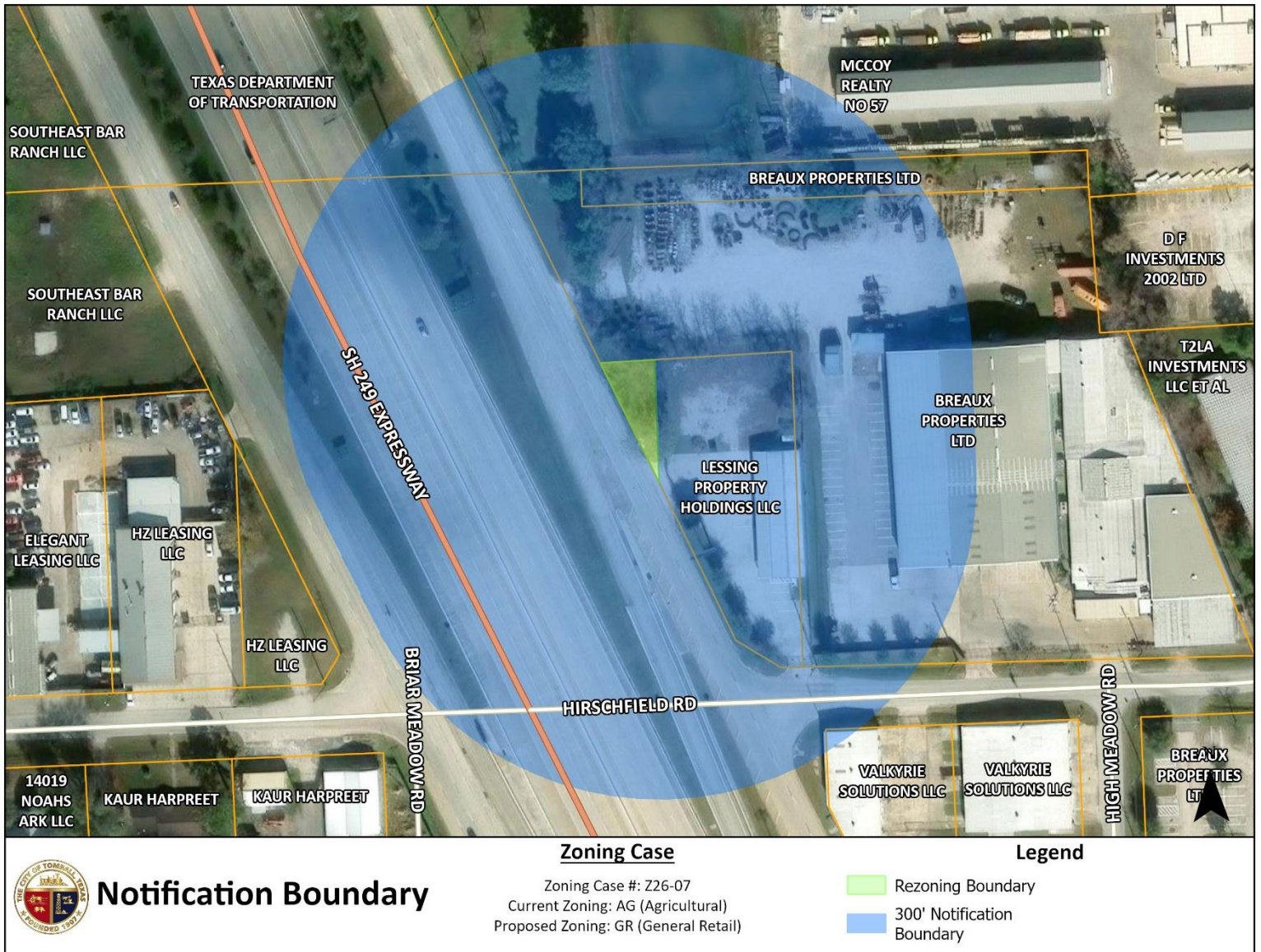
Additional Comments:

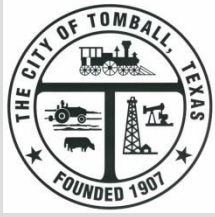
Signature: _____



City of Tomball
Community Development Department

Z26-07





Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 13, 2026
City Council Public Hearing Date: July 20, 2026

Rezoning Case: Z26-07

Property Owner(s): Lessing Property Holdings LLC

Applicant(s): AD Solutions

Legal Description: Request by Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat

Location: North of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road) (Exhibit "A")

Area: 0.07 acres

Comp Plan Designation: Corridor Commercial (Exhibit "B")

Present Zoning: 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	PD-5	RMS Breaux Machine Works
South	General Retail (GR)	Spas Unlimited
East	General Retail (GR)	Spas Unlimited
West	Tomball ETJ	State Highway 249

BACKGROUND

The subject property has been within the City of Tomball's AG zoning district since the adoption of zoning in February 2008. The applicant's request aims to unify the owner's entire property within one zoning district and allow for the development of additional parking and building space.

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: 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 the SH 249 frontage road which is designed to accommodate traffic associated with developments within the General Retail district. The applicant is requesting the zone change to bring the entire property under the same zoning designation.

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 June 22, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A" Aerial Location Map



Location

Zoning Case

Zoning Case #: Z26-07
Current Zoning: AG (Agricultural)
Proposed Zoning: GR (General Retail)

Legend

 Rezoning Boundary

Exhibit "B" Future Land Use Plan

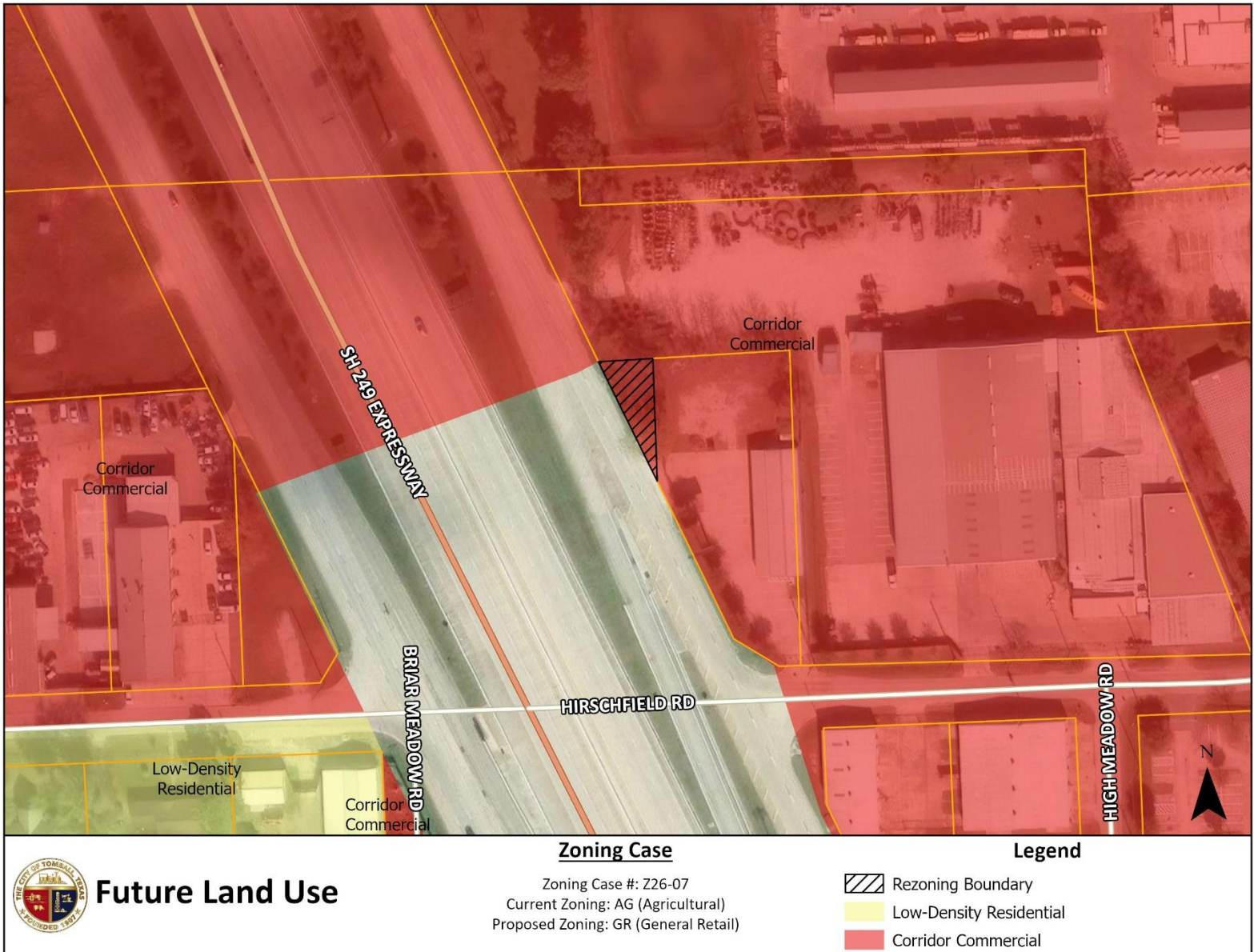
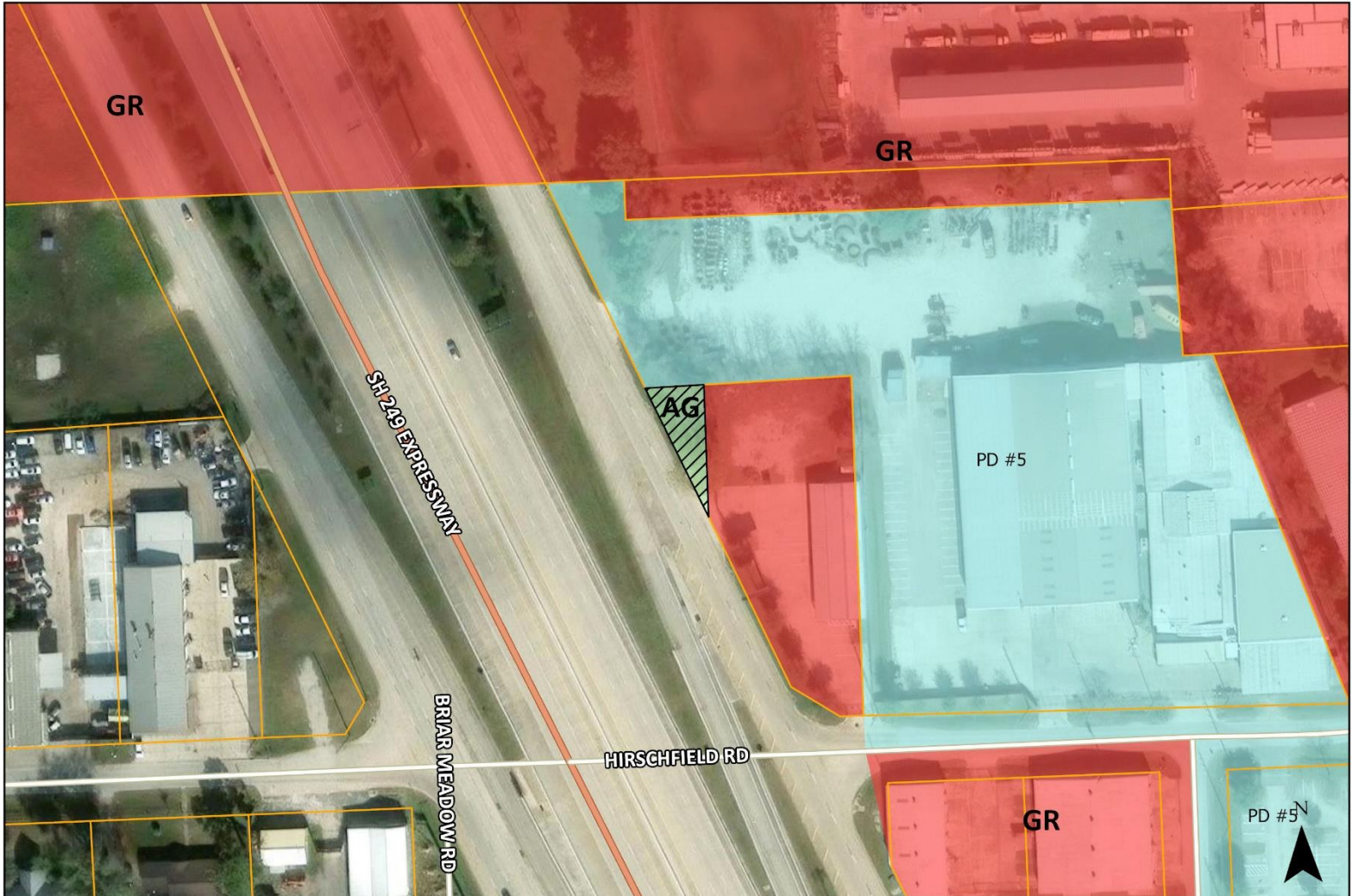


Exhibit "C" Zoning Map



Zoning

Zoning Case

Zoning Case #: Z26-07
Current Zoning: AG (Agricultural)
Proposed Zoning: GR (General Retail)

Legend

- Rezoning Boundary
- AG (Agricultural)
- GR (General Retail)
- Planned Developments

**Exhibit “D”
Site Photo(s)**

Subject Property (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"
Rezoning Application

RSP DESIGNS, LLC

12222 SCOTTSDALE, MEADOWS PLACE, TEXAS 77477
832 - 419 - 7363

April 28, 2026

**Re: Spas Unlimited
13918 Hirschfield Road
Tomball, Texas 77377**

To Whom It May Concern,

On behalf of my client, Spas Unlimited, we would like to formally request a rezoning of property recently purchased by Lessing Property Holdings, LLC. The reason for this requested rezoning is that currently, the lot is Zoned as AG, agricultural use and the owner would like to use it for commercial use under the GR general retail zoning district.

The lot in question is known as Lot Five (5), Block Three (3), of Hirschfield Farms, Section One (1), an unrecorded subdivision which is a portion of a 112 acre tract of land in the John M. Hooper Survey, Abstract 375, in Harris County, Texas, and being a part of that certain 112 acres, more or less, as described in Deed to Warren Pennington, et al, recorded in Volume 7080, page 229, of the Deed Records of Harris County, Texas, said Lot Five (5), Block Three (3), being fully described in the metes and bounds therein.

Currently, the land is in the replatting process with Harris County and we expect it to be completed shortly. With that in mind, and after meeting with the City of Tomball in a Pre-Development Meeting, we would like to pursue this rezoning process as soon as possible.

Please contact my office or the Project Manager, AD Solutions, if you have any further questions.

Respectfully,
Steve Peña
President
RSP Designs, LLC



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

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

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: AD Solutions Title: Project Management Company
Mailing Address: 7802 Riptide Dr City: Houston State: Texas
Zip: 77072 Contact: Amber Machacek
Phone: (979) 583-8334 Email: info@a-d-solutions.com

Owner

Name: Lessing Property Holdings LLC Title: Owner
Mailing Address: 2151 F.M 1960 City: Houston State: Texas
Zip: 77073 Contact: David Lessing
Phone: (281) 784-1900 Email: david@spasunlimited.com

Engineer/Surveyor (if applicable)

Name: Civil Surv Land Surveying LLC Title: _____
Mailing Address: 10590 Westoffice Dr #100 City: Houston State: Texas
Zip: 77042 Contact: _____
Phone: (713) 839-9181 Fax: () Email: civilsurvlansurveying@gmail.com

Description of Proposed Project: combining small piece of property to exiting property. Adding a new showroom building

Physical Location of Property: 13918 Hirschfield RD.-corner of Hirschfield Rd and 249.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 4, BLK 3 Hirschfield Farms Sec 1 U/R
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (AG) : Agricultural

Revised: 08/25/2023

Current Use of Property: vacant-grass

Proposed Zoning District: (GR): General Retail

Proposed Use of Property: particle parking lot and small part of new building

HCAD Identification Number: 1047730000004 Acreage: _____

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		04/29/2026
Signature of Applicant		Date
X		4/29/2026
Signature of Owner		Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 13, 2026
&
CITY COUNCIL
JULY 20, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 13, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 20, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

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

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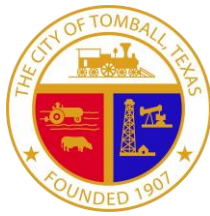
CERTIFICATION

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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: Zone Change Case Number Z26-05

6/22/2026

The Planning & Zoning Commission will hold a public hearing on **July 13, 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 Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to allow for the properties to be developed for multi-family uses.

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 **July 20, 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.

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

CASE #: Z26-05

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.

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

Name:
Parcel I.D.:
Address:

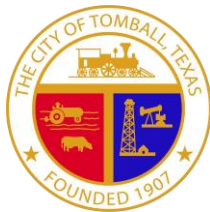
Email: planning@tomballtx.gov

I am in favor ☐

I am opposed ☐

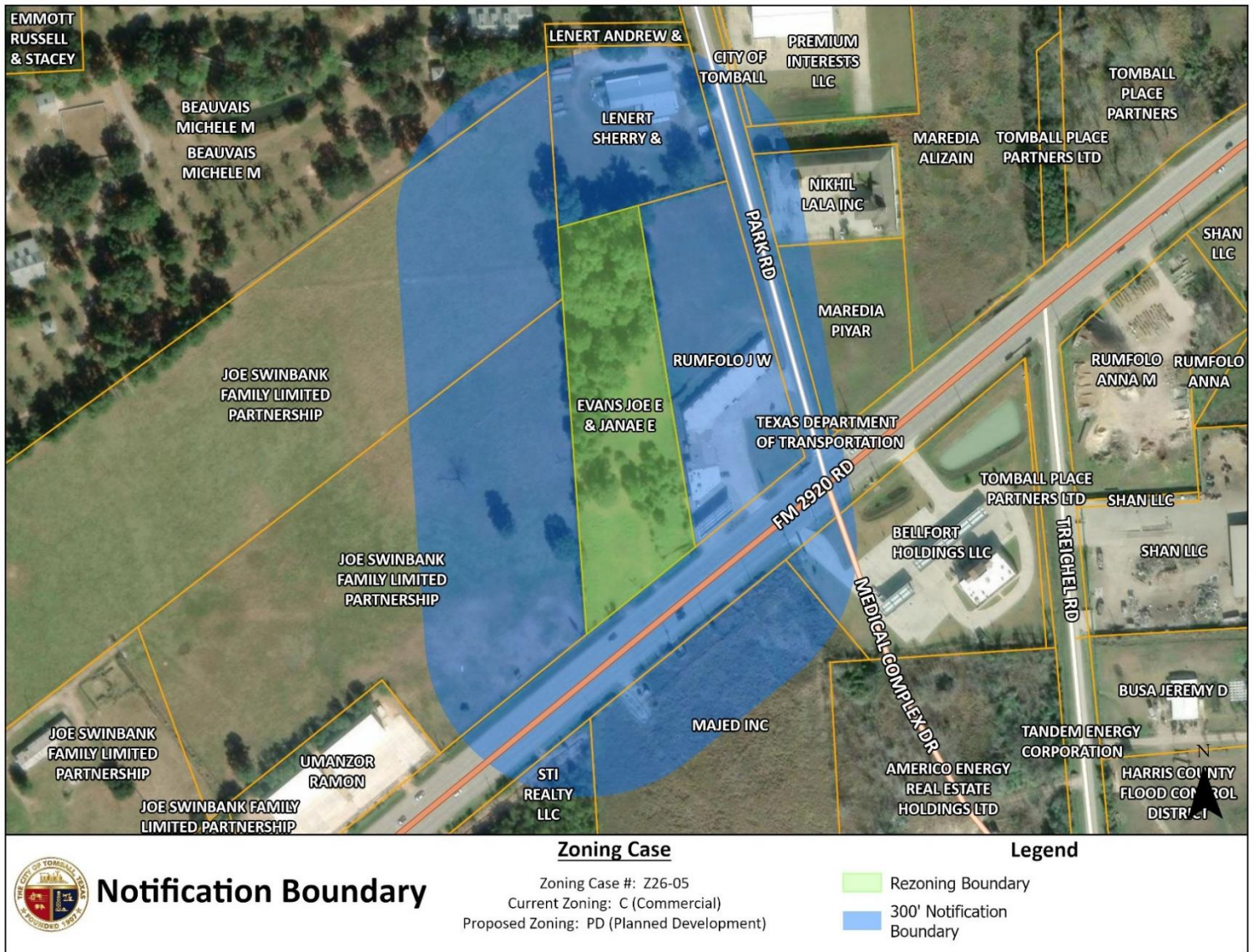
Additional Comments:

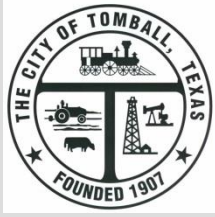
Signature: _____



City of Tomball
Community Development Department

Z26-05





Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 13, 2026
City Council Public Hearing Date: July 20, 2026

Rezoning Case:	Z26-05
Property Owner(s):	Joe E. Evans, Abigail L. Bailey, and Janae E. Evans
Applicant(s):	Hyperion Partners of Texas, Inc.
Legal Description:	Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311
Location:	West of the northwest intersection of FM 2920 and Park Road (15226 FM 2920) (Exhibit "A")
Area:	2.96 acres
Comp Plan Designation:	Corridor Commercial (Exhibit "B")
Present Zoning:	Agricultural (AG) and Commercial (C) District (Exhibit "C")
Request:	Rezone into the Planned Development (PD) District
Adjacent Zoning & Land Uses:	

	Zoning	Land Use
North	ETJ Property	Industrial business
South	Commercial (C)	Undeveloped land
East	Commercial (C)	Gas station and retail center
West	Commercial (C)	Undeveloped land

BACKGROUND

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

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.

Comprehensive Plan Objectives: LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations

LU 2.6.4: Ensure the incorporation of a variety of housing for new and infill development to provide affordable housing options for residents including young families and seniors.

Staff Review Comments: This Planned Development promotes many of the goals and objectives found in the Comprehensive Plan which were adopted by the City Council in 2025. The Planned Development (PD) district allows for a tailored product that complements and meets the needs of the surrounding area. This project proposes enhanced architectural character, landscaping, buffering, and amenities. 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 of this nature.

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 June 22, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application
- F. Development Standards and Concept Plan

Exhibit "A" Aerial Location Map



Location

Zoning Case

Zoning Case #: Z26-05
Current Zoning: C (Commercial)
Proposed Zoning: PD (Planned Development)

Legend

 Rezoning Boundary

Exhibit “B” Future Land Use Plan

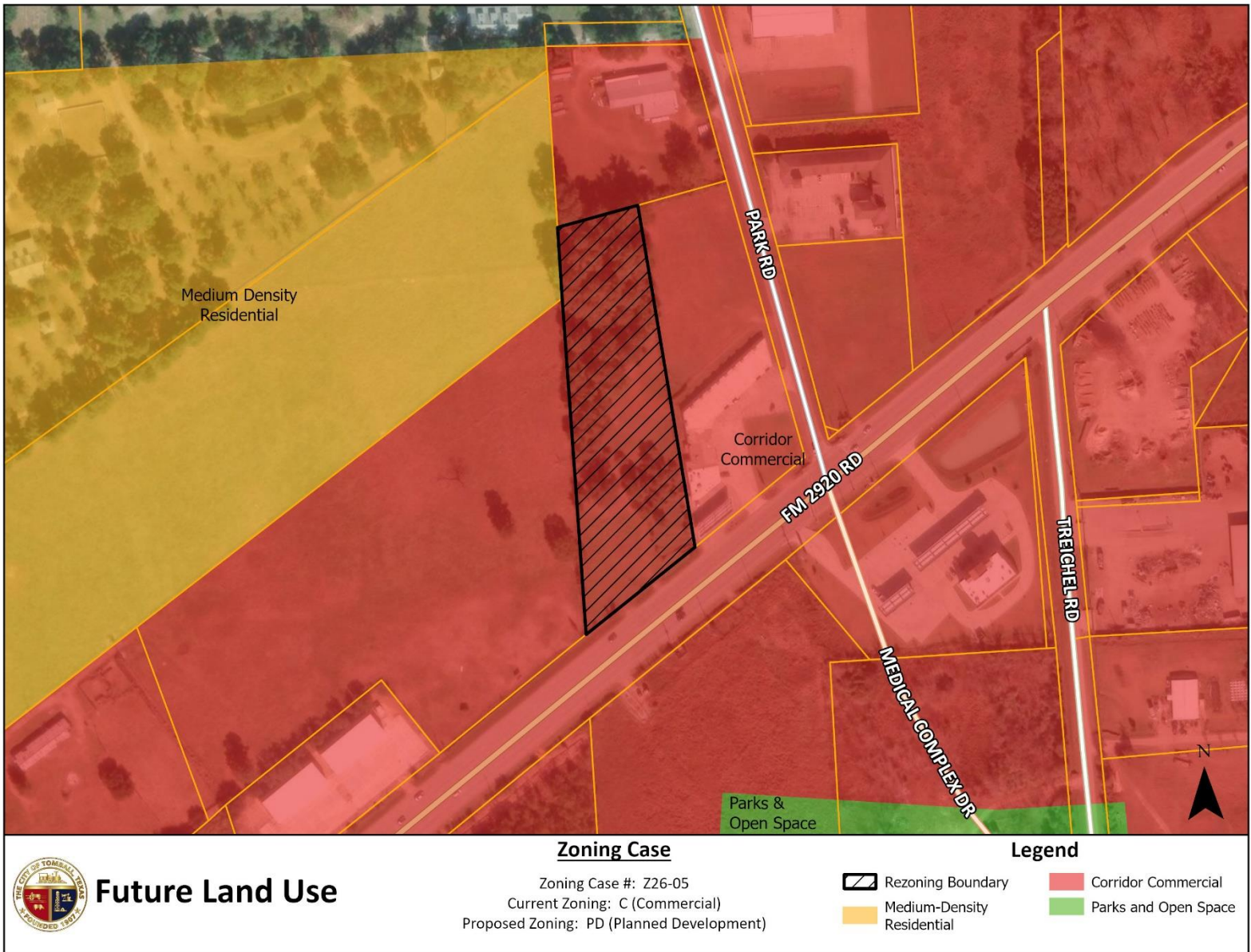


Exhibit "C" Zoning Map



Zoning

Zoning Case

Zoning Case #: Z26-05
Current Zoning: C (Commercial)
Proposed Zoning: PD (Planned Development)

Legend

-  Rezoning Boundary
-  C (Commercial)

**Exhibit “D”
Site Photo(s)**

Subject Property (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



**Exhibit “E”
Rezoning Application**

Produced By: Hyperion Partners of Texas, Inc.

PLANNED DEVELOPMENT REZONING REQUEST SUMMARY / JUSTIFICATION STATEMENT

15226 FM 2920 • Tomball, Texas

INTRODUCTION

The applicant respectfully requests approval of a Planned Development (“PD”) rezoning for approximately 3.015 acres located at 15226 FM 2920, Tomball, Texas (the “Property”). The purpose of the request is to allow development of a boutique-style, garden-style, three-story walk-up multifamily residential community containing a maximum of forty-eight (48) dwelling units, together with associated parking, internal drives, open space, drainage, utility infrastructure, and resident amenities.

This request is being submitted in conjunction with annexation of the Property into the City of Tomball and is intended to establish a site-specific zoning framework tailored to the tract’s size, location, utility conditions, and frontage along the FM 2920 corridor.

The applicant has prepared a Planned Development Standards Narrative addressing land use, density, setbacks, parking, architecture, landscaping, buffering, lighting, pedestrian circulation, amenities, and related development standards for the tract.

1. PURPOSE OF THE PLANNED DEVELOPMENT REQUEST

The requested Planned Development zoning is appropriate because the Property presents site-specific conditions that make a conventional one-size-fits-all zoning classification less suitable than a tailored Planned Development approach.

The proposed Planned Development allows the City to review and approve a clearly defined residential development concept with objective standards governing the character, intensity, appearance, and design of the proposed project.

The proposed PD will:

- establish a defined maximum unit count and development envelope for the Property;
- define setbacks, parking standards, architecture, landscaping, and site design expectations;
- provide enhanced architectural and landscape commitments along FM 2920;
- establish a predictable framework for site planning, engineering, and utility coordination;
- and
- allow the City to evaluate the project as a cohesive and controlled development concept rather than through generalized zoning standards alone.

2. PROPOSED DEVELOPMENT PROGRAM

The proposed development consists of a boutique-style multifamily residential community with the following principal characteristics:

- Tract Size: Approximately 3.015 acres
- Maximum Units: 50 dwelling units
- Building Form: Three-story walk-up garden-style multifamily
- Parking: Minimum two (2) parking spaces per dwelling unit
- Amenities: Dog park, grilling areas, landscaped gathering spaces, pedestrian walkways, and resident open space
- Architectural Character: Enhanced corridor-oriented architecture with upgraded façade articulation, varied materials, enhanced landscaping, and pedestrian-oriented design features

The applicant believes this development program provides an efficient and appropriate residential use of the Property while also incorporating commitments that improve the visual quality of the FM 2920 corridor and support compatibility with surrounding development.

3. JUSTIFICATION FOR THE REQUESTED DEVELOPMENT STANDARDS

The proposed Planned Development reflects the applicant's intention to develop the site as a lower-intensity, professionally designed residential community emphasizing architectural quality, corridor compatibility, landscaping, buffering, and long-term development character rather than maximizing density.

The proposed development intentionally reduces overall density from prior conceptual iterations in order to:

- improve parking functionality;
- enhance open space opportunities;
- improve internal circulation;
- strengthen architectural presentation along FM 2920;
- provide enhanced landscaping and buffering; and
- create a more compatible and upscale residential development environment.

The applicant believes the proposed Planned Development standards create a more thoughtful and controlled development framework than a conventional zoning request because they commit the Property to a clearly defined residential character and development pattern.

4. COMPATIBILITY WITH THE FM 2920 CORRIDOR

The Property fronts FM 2920, a major corridor that continues to evolve with a mix of commercial, service, and residential development patterns.

The applicant believes a high-quality multifamily residential project can be an appropriate use along the corridor when supported by enhanced architecture, landscaping, buffering, and controlled site planning standards.

The proposed Planned Development is intended to promote compatibility by:

- establishing a coordinated architectural character;
- incorporating enhanced landscaping and frontage improvements;
- emphasizing pedestrian-oriented site planning and building articulation;
- organizing parking and circulation in a cohesive manner;
- screening service functions from public view; and
- limiting the Property to multifamily residential and related accessory uses only.

Rather than creating an undefined development entitlement, the requested PD provides the City with a clear framework to evaluate how the project will function and appear along the corridor.

5. UTILITIES, ENGINEERING, AND SITE CONSTRAINTS

The applicant recognizes that final development of the Property will require continued coordination regarding annexation, utility service, drainage design, site access, and engineering matters.

The Planned Development format is appropriate because it allows the City to evaluate the intended development concept while preserving flexibility necessary for final engineering, utility design, drainage design, fire access review, and permitting requirements.

The PD standards establish the overall development parameters while allowing reasonable refinement of utility alignments, drainage facilities, internal circulation, detention design, parking configuration, and amenity placement during final engineering and permitting review.

6. PUBLIC BENEFIT AND DEVELOPMENT QUALITY

The proposed rezoning is expected to provide multiple corridor-level and community benefits, including:

- introduction of a professionally planned residential use on an undeveloped tract;
- enhancement of the FM 2920 corridor through architecture, landscaping, buffering, and frontage improvements;
- provision of additional housing opportunities in proximity to major transportation routes and services;
- extension of municipal oversight and development standards through annexation and zoning; and
- establishment of an enforceable development framework through the Planned

Development standards.

The applicant believes the proposed Planned Development represents a more thoughtful and controlled approach than a generic zoning request because it commits the project to a defined architectural character, controlled density, enhanced landscaping, and corridor-compatible development pattern.

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

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

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Hyperion Partners of Texas, Inc. (Jason Nicholson) Title: President
Mailing Address: 12815 S Palomino Lake Cir City: Cypress State: TX
Zip: 77429 Contact: Jason Nicholson
Phone: (315) 240-6413 Email: jason@hyperionoftexas.com

Owner

Name: Joe E. Evans Abigail L. Bailey Janae E. Evans Title: Owner
Mailing Address: 11777 Katy Fwy STE 320 South City: Katy State: TX
Zip: 77079 Contact: Joe Evans
Phone: (713) 822-2633 Email: joe@evtex.com

Engineer/Surveyor (if applicable)

Name: Jason R. Atkinson Title: President
Mailing Address: 800 Town and Country Blvd City: Houston State: TX
Zip: 77024 Contact: Jason R. Atkinson
Phone: (281) 543-1138 Fax: () Email: jatkinson@greywolfengineers.com

Description of Proposed Project: Rezoning current property for MF-2 use.

Physical Location of Property: 15226 FM 2920, Tomball, TX 77377

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: R114783 Tract 5D, Abstract 311, C. Goodrich Survey

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (C): Commercial



Revised: 08/25/2023

Current Use of Property: Commercial

Proposed Zoning District: (PD): Planned Development

Proposed Use of Property: 50 unit MF complex

HCAD Identification Number: R114783 Acreage: 3

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.

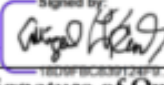
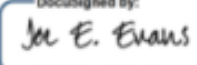
Jason Nicholson X	Digitally signed by Jason Nicholson Date: 2026.02.14 16:03:03 -06'00'	2/14/26
Signature of Applicant		Date
Signed by: X  18D9F8C830128F8...	DocuSigned by:  7C882DAA0DF0480... DocuSigned by:  A53121DA9513438...	3/10/2026 3/10/2026 3/10/2026
Signature of Owner		Date

Exhibit “F”
Development Standards and Concept Plan

15226 FM 2920
Planned Development Standards Narrative

Hyperion Partners of Texas, Inc.
City of Tomball, Texas

PROJECT SUMMARY

Property: Approximately 3.015 acres located at 15226 FM 2920, Tomball, Texas

Development Program: Boutique-style, garden-style three-story walk-up multifamily residential community with a maximum of fifty (50) dwelling units.

Project Intent:

The proposed Planned Development (“PD”) is intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor while balancing density, architectural quality, enhanced landscaping, buffering, parking, and long-term corridor aesthetics.

SECTION 1. PURPOSE AND APPLICABILITY

1.01 These Planned Development Standards establish a site-specific zoning framework permitting development of a boutique-style multifamily community while addressing frontage, utility, drainage, circulation, and corridor conditions.

1.02 These standards are intended to:

- Authorize multifamily residential development at a controlled density and scale;
- Establish standards for architecture, landscaping, screening, buffering, lighting, amenities, parking, and site design;
- Ensure compatibility with the evolving FM 2920 corridor; and
- Provide flexibility to accommodate final engineering, utility, drainage, fire access, and permitting requirements while preserving the approved development concept.

SECTION 2. GENERAL PROVISIONS

2.01 These PD Standards shall govern development of the Property and shall serve as the applicable zoning and site development standards for the Property.

2.02 Except as otherwise modified herein, development of the Property shall comply with all applicable City of Tomball ordinances, engineering criteria, fire code requirements, utility regulations, drainage requirements, and applicable local, state, and federal laws.

SECTION 3. LAND USE AUTHORIZATION

3.01 The primary use authorized on the Property shall be multifamily residential.

3.02 Accessory uses customarily incidental to multifamily residential development shall be permitted, including leasing offices, amenity areas, package/mail facilities, maintenance facilities, dog parks, grilling areas, pedestrian walkways, open space areas, surface parking, covered parking, garages, carports, and related residential support facilities.

SECTION 4. DEVELOPMENT PROGRAM

4.01 The Property may be developed with a maximum of Fifty (50) dwelling units.

4.02 The approved residential product type shall be a garden-style, three-story walk-up multifamily development designed to provide an upscale residential environment compatible with the evolving FM 2920 corridor.

4.03 The development is intended to emphasize larger unit configurations and reduced overall density relative to conventional suburban apartment developments.

4.04 Development density shall remain subject to final engineering, drainage, utility, parking, and fire access requirements.

SECTION 5. BULK, AREA, AND SETBACK REGULATIONS

5.01 Minimum building setbacks shall generally be:

- Front setback: 35 feet
- Rear setback: 35 feet
- Side setbacks: 15 feet

5.02 Enhanced landscape buffering, decorative screening, pedestrian connectivity improvements, and architectural frontage enhancements may be incorporated along FM 2920.

5.03 Final building placement, parking layout, detention configuration, and internal circulation may be refined during final engineering and permitting review.

SECTION 6. HEIGHT AND BUILDING CONFIGURATION

6.01 Buildings on the Property may be developed to a maximum of three (3) stories.

6.02 Buildings shall incorporate articulated facades, enhanced roofline variation, pedestrian-oriented entry features, varied massing, and high-quality architectural detailing intended to avoid monotonous building elevations.

6.03 Building facades visible from FM 2920 shall incorporate enhanced architectural

treatment and landscaping intended to improve corridor aesthetics and reinforce a high-quality residential development character.

SECTION 7. PARKING AND VEHICULAR CIRCULATION

7.01 Off-street parking shall be provided at a minimum ratio of two (2) parking spaces per dwelling unit together with all required ADA-accessible spaces.

7.02 Internal drives and parking areas shall comply with applicable City and Fire Marshal requirements.

SECTION 8. UTILITIES, DRAINAGE, AND SERVICE AREAS

8.01 Water, wastewater, gas, electric, storm drainage, and utility infrastructure shall be installed in accordance with City standards and approved engineering plans.

8.02 Detention and drainage facilities may be located on-site in accordance with final engineering design.

8.03 Trash enclosures, transformers, meters, and utility facilities shall be screened from public view by masonry walls, landscaping, fencing, or other approved treatments.

SECTION 9. LANDSCAPING

9.01 A landscape plan shall be submitted for review and approval in connection with final site development plans.

9.02 Landscaping shall enhance the visual appearance of the Property along FM 2920, reinforce project entry features, soften views of parking and service elements, provide pedestrian comfort, and create an attractive residential environment.

9.03 Landscape improvements shall generally include enhanced frontage landscaping, foundation landscaping, parking lot landscaping, screening landscaping, and pedestrian gathering areas.

SECTION 10. BUFFERING, SCREENING, AND FENCING

10.01 Appropriate buffering and screening shall be provided around the perimeter of the Property and around service functions.

10.02 Buffering and screening may include masonry walls, ornamental fencing, evergreen landscaping, berming, decorative screening walls, and other approved screening treatments.

10.03 Particular attention shall be given to screening parking areas, refuse enclosures,

mechanical equipment, utility equipment, and drainage features from public view along FM 2920.

SECTION 11. PEDESTRIAN FACILITIES

11.01 Internal sidewalks and pedestrian walkways shall connect building entrances, parking areas, amenities, open space areas, and resident gathering areas.

11.02 Sidewalk improvements along FM 2920 shall be provided if required by the City or TxDOT.

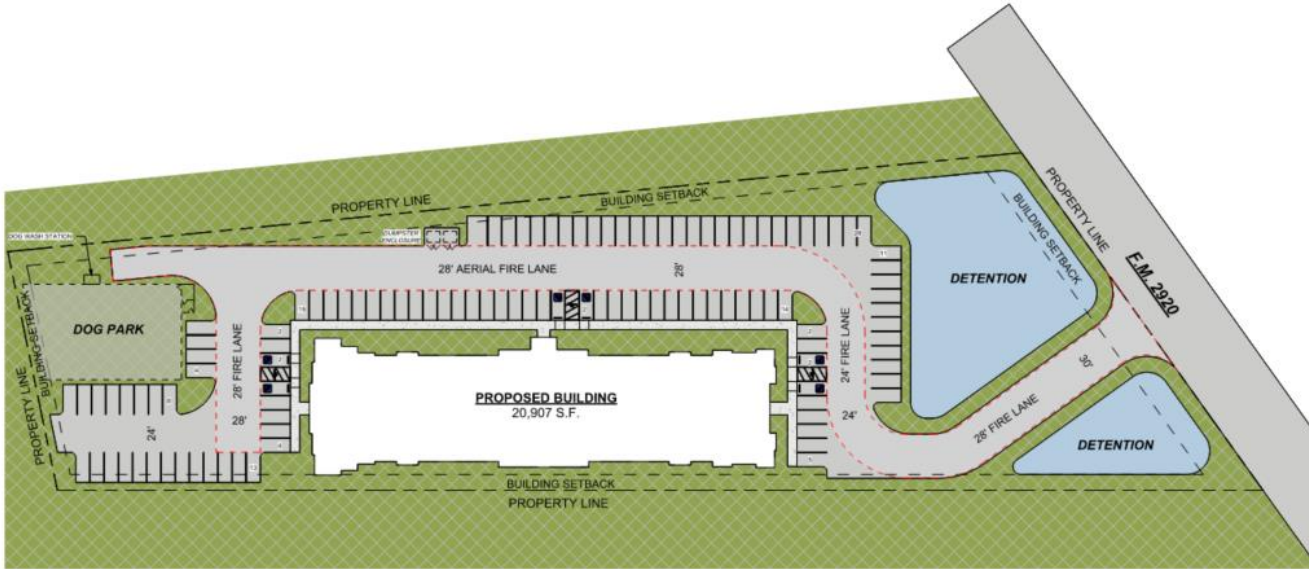
SECTION 12. ARCHITECTURAL CHARACTER

12.01 The development shall incorporate a coordinated architectural character intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor.

12.02 Exterior building materials shall consist primarily of masonry, stone veneer, stucco systems, fiber cement siding, architectural accents, and other durable materials approved by the City.

12.03 Building elevations shall incorporate varying materials, articulated massing, covered entries, balconies, façade projections, roofline variation, and similar architectural features intended to create visual depth and avoid monotonous building appearances.

12.04 The development is intended to function as a boutique-style multifamily residential community emphasizing architectural quality, enhanced landscaping, and corridor compatibility rather than a high-density conventional apartment project.



DISCLAIMER
THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN. THE MASTER PLAN IS A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PERMITS, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. APPROPRIATE APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL, SHOULD BE PROVIDED.

CODE COMPLIANCE
THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF TOMBALL APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2010 TEXAS ACCESSIBILITY STANDARDS (TAS)

PROJECT INFORMATION
USE INFORMATION
TOTAL SITE: 2.51 ACRES
DETENTION: 2.40 ACRES
BUILDING FOOTPRINT: 12,276 S.F.

BUILDING CALCULATIONS
PROPOSED BUILDING FOOTPRINT: 20,907 S.F.

FIRST FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 1,285 S.F.
TOTAL: 19,007 S.F.

SECOND FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 1,152 S.F.
TOTAL: 18,874 S.F.

THIRD FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 1,152 S.F.
TOTAL: 18,874 S.F.

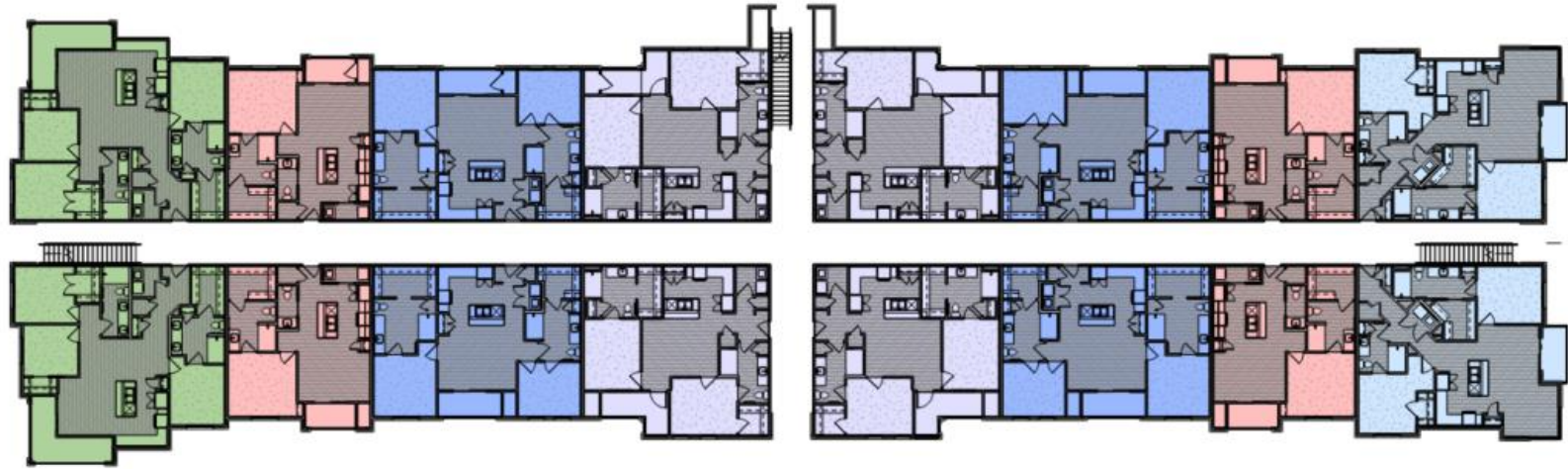
TOTAL BUILDING S.F.: 56,755 S.F.

UNIT TYPES
1 BEDROOM
A1: 826 S.F. - 12 TOTAL
2 BEDROOM
B1: 1,000 S.F. - 12 TOTAL
B2: 1,000 S.F. - 12 TOTAL
C1: 1,210 S.F. - 8 TOTAL
3 BEDROOM
C3: 1,366 S.F. - 8 TOTAL

UNIT BREAKDOWN
FIRST FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS
SECOND FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS
THIRD FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS
TOTAL BUILDING: 48 UNITS (32,000 S.F.)

PARKING CALCULATIONS
REQUIRED PARKING: 117
PROVIDED STANDARD PARKING: 111
PROVIDED ADA PARKING: 6
TOTAL PROVIDED PARKING: 117





UNIT TYPES

- 1 BEDROOM
A1: 835 SF - 12 TOTAL
- 2 BEDROOM
B1: 1,132 SF - 12 TOTAL
B2: 1,170 SF - 12 TOTAL
B3: 1,219 SF - 6 TOTAL
- 3 BEDROOM
C1: 1,368 SF - 6 TOTAL

UNIT BREAKDOWN

- FIRST FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

- SECOND FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

- THIRD FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

**TOTAL BUILDING - 48 UNITS
(53,166 SF)**



3/32" = 1'-0"

ELEVATION MATERIAL LEGEND	
	WOOD SIDING
	METAL PANEL
	BRICK



EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

