

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



**Monday, February 9, 2026
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, February 9, 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 December 8, 2025.
- E. New Business
 - E.1 Conduct a public hearing and consideration to approve **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.

E.2 Conduct a public hearing and consideration to approve **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.

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 3rd day of February 2025 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: February 9, 2026

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 8, 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
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**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, DECEMBER 8, 2025



6:00 P.M.

draft

A. The meeting was Called to Order by Chairman Tana Ross at 6:00 p.m. Other Members present were:
 Commissioner Colleen Pye
 Commissioner Scott Moore
 Commissioner Susan Harris
 Commissioner Bill Darnall

Others present:

Sakura Moten – Assistant City Manager
 Craig Meyers – Community Development Director
 Caleb Mittanck – City Planner
 Benjamin Lashley – Assistant City Planner
 Kim Chandler – Community Development Coordinator
 Jeffrey Salgado – Graduate Engineer
 Detective Erin McNeill – Police Officer
 Lisa Covington – City Council Member
 Erica Soto – Administrative Assistant

B. No Public Comments were received.

C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- City Council Approved, **Zoning Case Z25-11**: Request by 2S & Z Investments LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 2.109 acres of land legally described as being two tracts of land (1.047 and 1.062 acres), each being a portion of Lot 477 of Tomball Townsite from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located at 22700 Hufsmith–Kohrville Road, within the City of Tomball, Harris County, Texas.

- City Council Approved, **Zoning Case Z25-12**: Request by Harkins Medical Properties LTD, represented by Dennis Conde, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.140 acres of land legally described as being a portion of Lot 6 of Tomball Medical Park Replat of Reserve "B" and a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 from the Agricultural (AG) zoning district to the Duplex (D) zoning district. The property is located within the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council Approved, **Zoning Case Z25-13**: Request by Pitcher Realty Group LLC, represented by Mundy Property Holdings PLLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.9966 acres of land legally described as being two tracts of land (0.660 and 0.3366 acres) situated within the Joseph House Survey, Abstract No. 34 from the Single-Family Residential (SF-9) zoning district to the Office (O) zoning district. The property is located at 13519 Zion Road, within the City of Tomball, Harris County, Texas.
- City Council Approved, **The City of Tomball Unified Development Code (UDC)**: Request by the City of Tomball to unify the City's land development regulations into a single document (UDC) and to reduce repetition and conflict among various ordinances. The UDC will contain regulations pertaining to General Provisions, Zoning Regulations, Subdivisions, Signs, and Definitions. Additionally, the UDC is intended to implement the City of Tomball Comprehensive Plan and all other adopted plans and policies.

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 10, 2025.

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

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Lessing Property Holdings, LLC**: A subdivision of 0.7155 acre, (31,169 Square Feet), of land located in the John M. Hooper Survey A-375, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Nickson Business Park**: Being a subdivision of 9.5646 acres of land, (416,635.91 Square Feet), and replat of the remainder of Lots 378 and 381 of corrected map of Tomball Outlots, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.
- E.3 Minor Plat of **JKM Commercial**: Being a subdivision of 2.5236 acres of land, (109,929.20 Square Feet), and replat of Lot 2, Block 1 of Chestnut Business Park, and replat of Lot 3, Block One of replat of Lot 3 of Chestnut Business Park, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

E.4 Minor Plat of **Murchison Commercial**: Being a subdivision of 0.3344 acre, (14,568.15 Square Feet), and partial replat of Lots 180 and 184 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65, of the Harris County Map Records, situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

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

F. New Business:

F.1 Consideration to approve Final Plat of **Interchange 249 Business Park Partial Replat No. 5**: A subdivision of 4.8892 acres, (212,974.58 Square Feet), being a replat of Interchange 249 Business Park, Partial Replat No. 1, Film Code No. 700624 H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Interchange 249 Business Park Partial Replat No. 5** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve Final Plat of **Interchange 249 Business Park Partial Replat No. 5** with conditions.

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

Motion Carried unanimously.

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:11 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman

Planning and Zoning Commission Agenda Item Data Sheet

Item E.1

Meeting Date: February 9, 2026

Topic:

Conduct a public hearing and consideration to approve **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.

Background:

The subject property has been within the City of Tomball's MF zoning district since the adoption of zoning in February 2008. There is currently a single-family detached residence with three accessory structures on the property. Nearby zoning cases include a successful rezoning into the Office (O) district on the southwest corner of West Hufsmith/Brown Road and Baker Drive in 2020; and the issuance of a Conditional Use Permit (CUP) to the private baseball complex on the north side of East Hufsmith Road in 2023.

Origination: Kyle Burts

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?

If yes, specify Account Number: #

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

Signed: _____ **Approved by:** _____

Staff Member	Date	City Manager	Date
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NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 9, 2026
&
CITY COUNCIL
FEBRUARY 16, 2026



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 9, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, February 16, 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 Z26-01: 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.

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.

Zoning Case Z26-03: Request by Anthony James Corp to consider a zone change from Planned Development District - 3 (PD-3) to Planned Development District - 21 (PD-21), which shall be known as PD-21, with a final concept plan and development narrative on Lots 1, 2, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2 of Chestnut Business Park; and Lot 3, Block 1 of Replat of Lot 3 Chestnut Business Park; and Lot 1, Block 1 of Gomez Subdivision; 14 total lots containing approximately 16.35 acres of land located along Chestnut Business Park Drive, South Chestnut Street; south of Timkin Road (711 South Chestnut Street). The applicant is requesting to allow for the expansion of an existing business within the business park.

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.

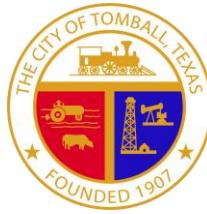
C E R T I F I C A T I O N

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 3rd day of February 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 Z26-01

1/21/2026

The Planning & Zoning Commission will hold a public hearing on **February 9, 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 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.

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 **February 16, 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 #: Z26-01

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:

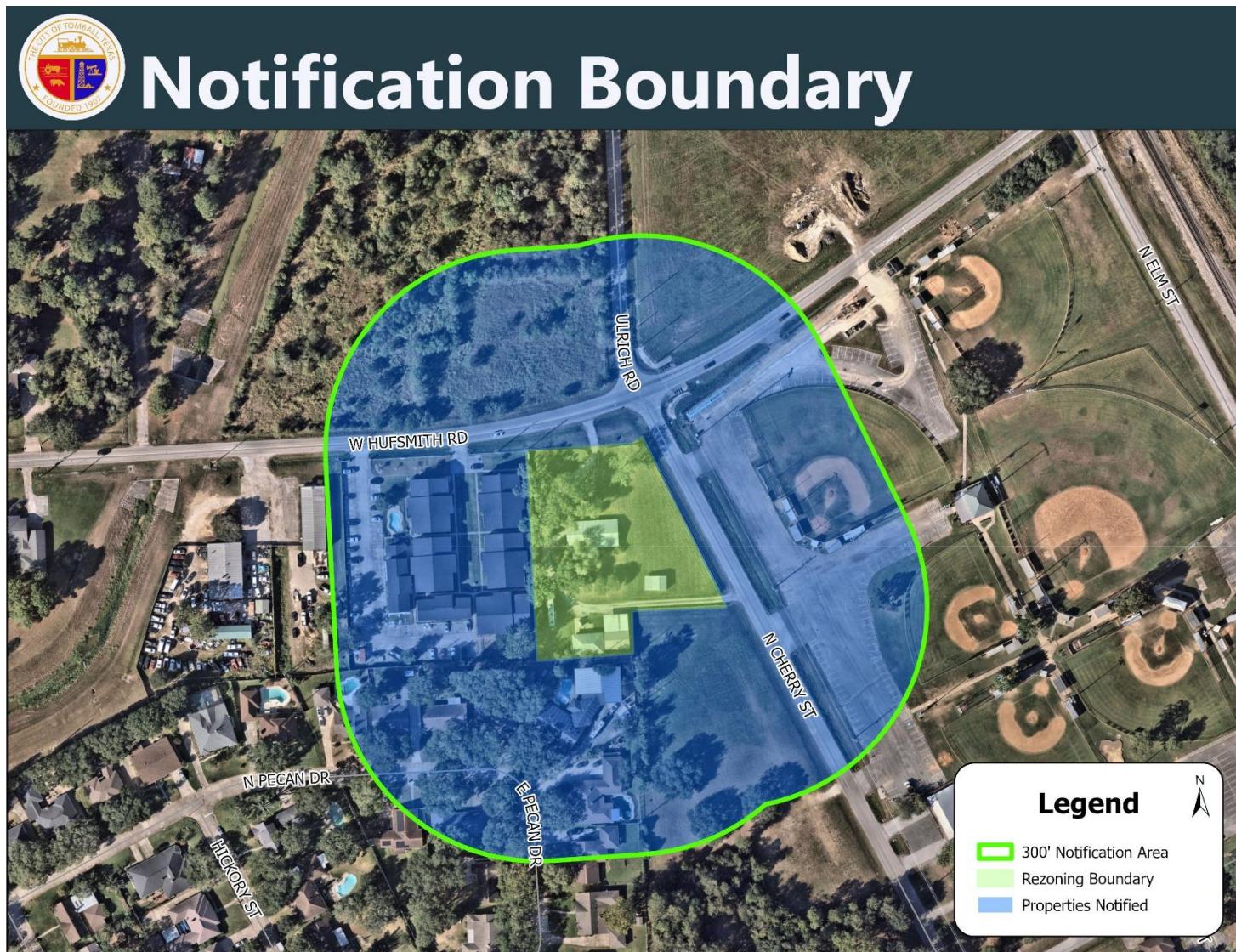
Signature: _____



Item E.1

City of Tomball
Community Development Department

Z26-01



Kimberly Chandler

To: shafferkylea@gmail.com
Subject: RE: OPPOSED - Case #: Z26-01

From: Shafferkylea <shafferkylea@gmail.com>

Sent: Friday, December 26, 2025 2:36 PM

To: Planning <planning@tomballtx.gov>

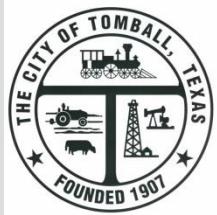
Subject: OPPOSED - Case #: Z26-01

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

I am opposed to Case #: Z26-01. Not only would it increase traffic at an already congested 4 way stop, it would also increase light noise/nuisance because commercial business have flood lights on all night, and it would decrease the safety of the residential homeowners in the surrounding neighborhoods.

Thank you,

Kyle and Kristin Shaffer
SHAFFER KYLE AARON & KRISTIN NOACK
Parcel I.D.: 0966420000006
Address: 407 N PECAN DR
TOMBALL, TX 77375



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: February 9, 2026
City Council Public Hearing Date: February 16, 2026

Rezoning Case:	Z26-01
Property Owner(s):	Kyle Burts
Applicant(s):	Kyle Burts
Legal Description:	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
Location:	Southwest intersection of West Hufsmith Road and North Cherry Street (307 West Hufsmith Road) (Exhibit "A")
Area:	1.498 acres
Comp Plan Designation:	Medium-Density Residential (Exhibit "B")
Present Zoning:	Multifamily Residential (MF) District (Exhibit "C")
Request:	Rezone from the Multifamily Residential (MF) to the Commercial (C) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single-Family Residential – 20 (SF-20)	Large single-family estate and undeveloped land
South	Single-Family Residential – 6 (SF-6)	Single-family residences and undeveloped land
East	Single-Family Residential – 6 (SF-6)	Tomball Little League baseball fields
West	Multifamily Residential (MF)	Tomball Ranch Apartments

BACKGROUND

The subject property has been within the City of Tomball's MF zoning district since the adoption of zoning in February 2008. There is currently a single-family detached residence with three accessory structures on the property. Nearby zoning cases include a successful rezoning into the Office (O) district on the southwest corner of West Hufsmith/Brown Road and Baker Drive in 2020; and the issuance of a Conditional Use Permit (CUP) to the private baseball complex on the north side of East Hufsmith Road in 2023.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Medium-Density Residential” by the Comprehensive Plan’s Future Land Use Map. The Medium-Density Residential designation is intended to promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. Non-residential uses that support residential development, such as parks, recreation facilities, and schools, may be appropriate in the area. This category can serve as a transition between lower-density and higher-density residential uses as well as low intensity nonresidential uses.

Staff Review Comments: The request to rezone the subject property to Commercial (C) is not in conformance with the Future Land Use Plan, however, this property may be unique due to its location at the corner of two designated arterial roadways. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within higher traffic commercial districts. Multi-Family or Single-Family Residential may not be desired uses for an intersection that is heavily trafficked such as this, and light commercial or office uses may be more appropriate as a transition between the intersection and the adjacent residential properties.

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 January 21, 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

Item E.1



Location

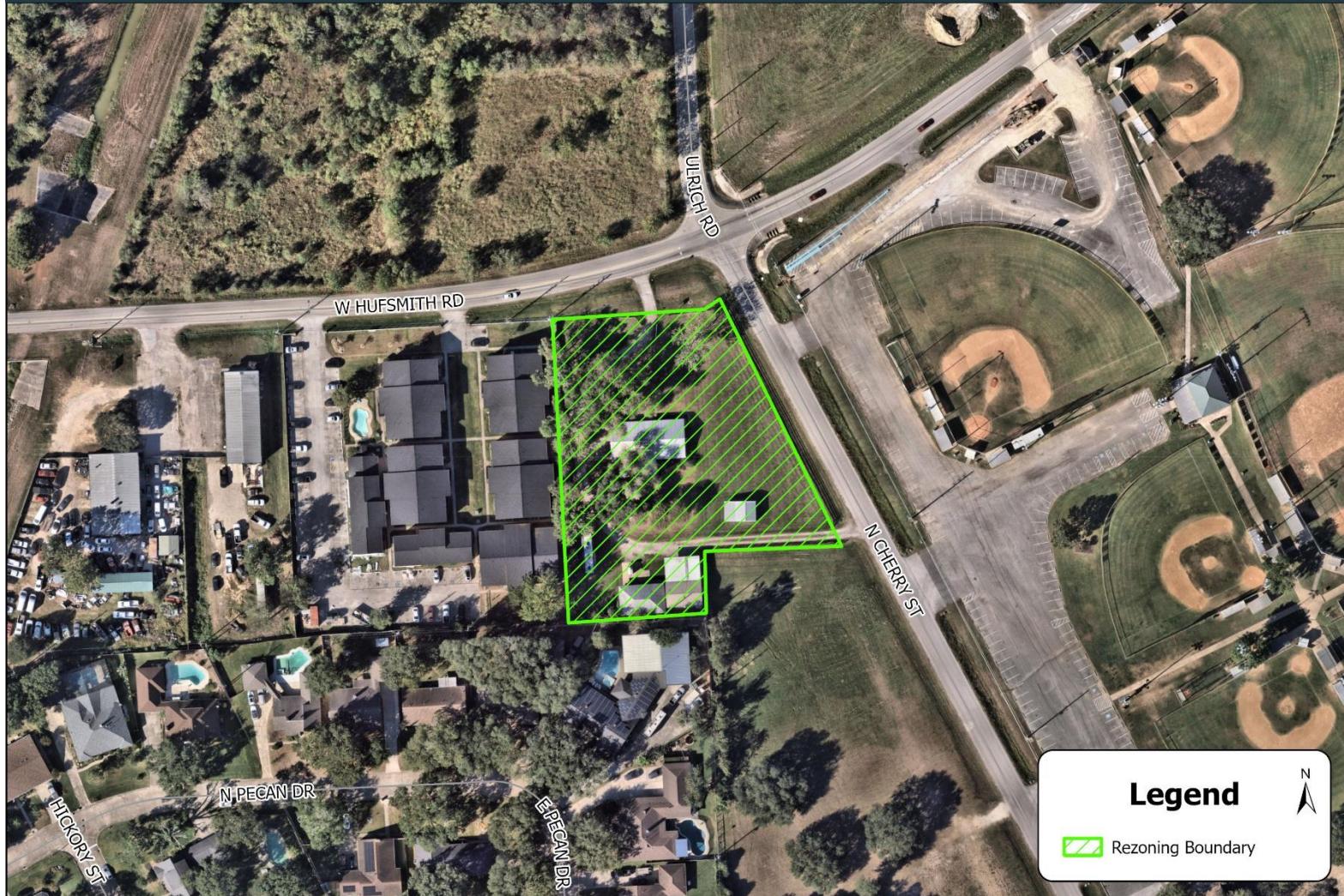
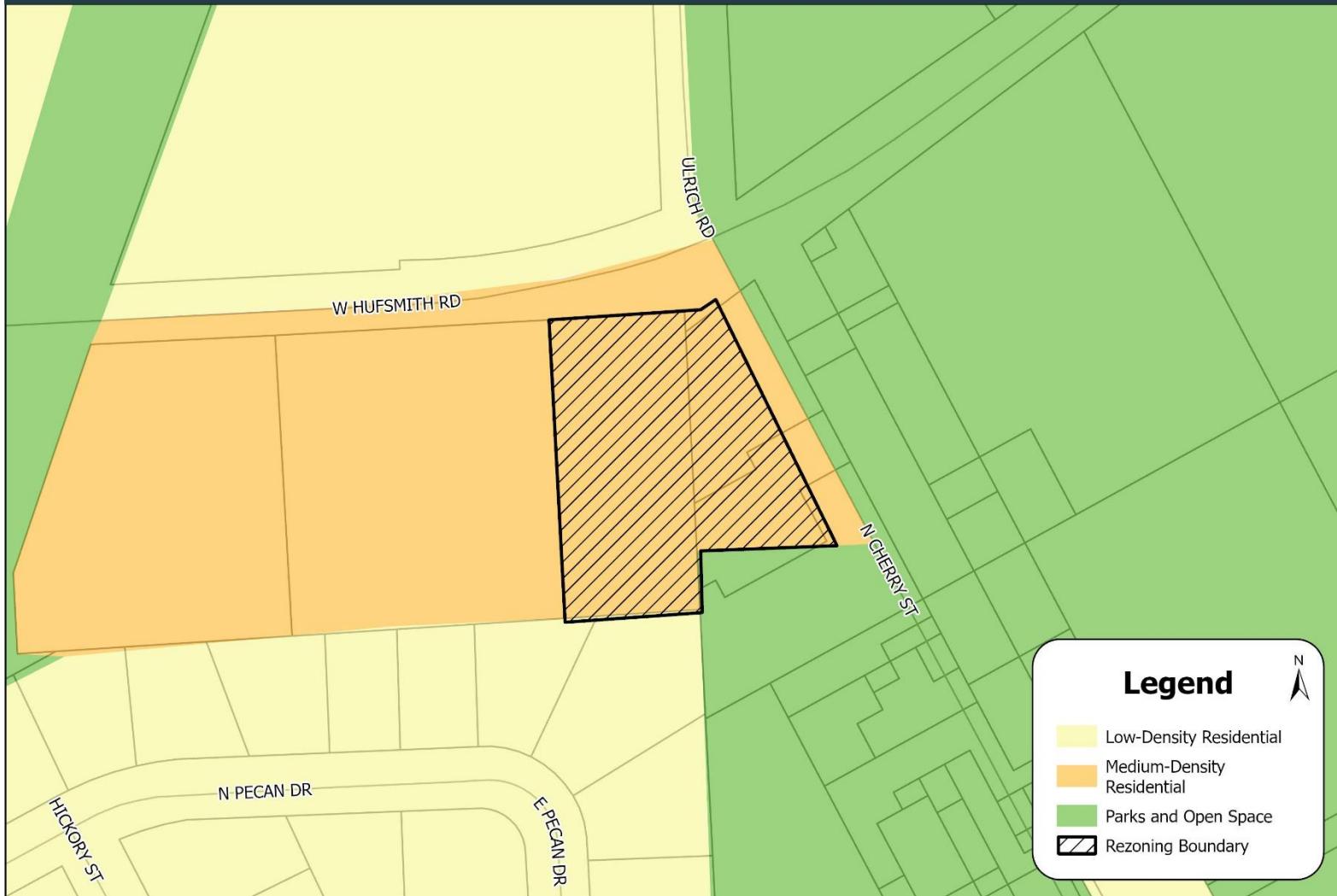


Exhibit "B"
Future Land Use Plan

Item E.1



Future Land Use



Legend

- Low-Density Residential
- Medium-Density Residential
- Parks and Open Space
- Rezoning Boundary

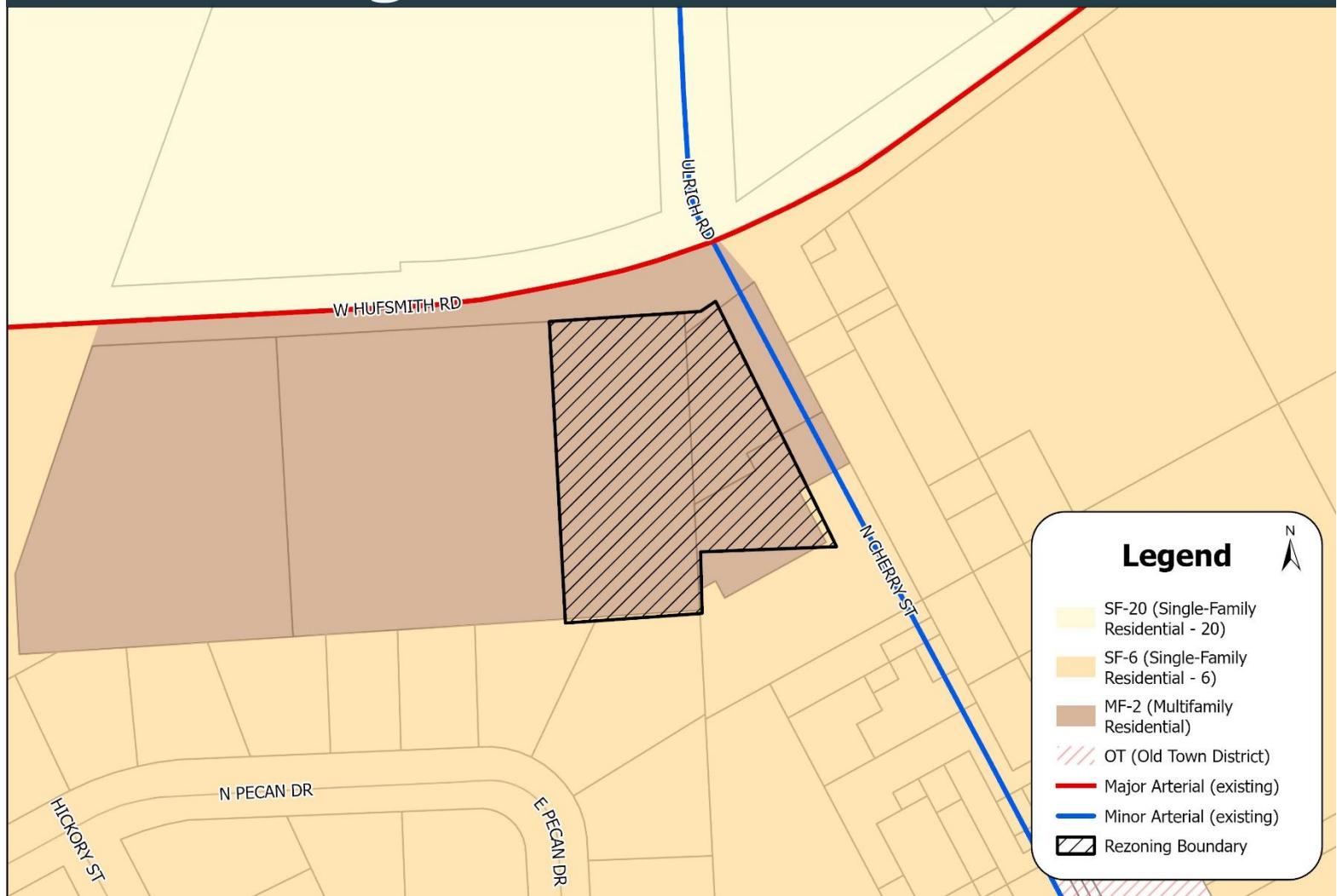


Exhibit "C"
Zoning Map

Item E.1



Zoning



Legend

- SF-20 (Single-Family Residential - 20)
- SF-6 (Single-Family Residential - 6)
- MF-2 (Multifamily Residential)
- OT (Old Town District)
- Major Arterial (existing)
- Minor Arterial (existing)
- Rezoning Boundary



Exhibit "D"
Site Photo(s)

Item E.1

Subject Property (South)



Neighbor (North)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application

	Revised: 08/25/2023
<u>APPLICATION FOR RE-ZONING</u>	
Community Development Department Planning Division	
APPLICATION REQUIREMENTS: Applications will be <i>conditionally</i> 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. <ul style="list-style-type: none"> • \$1,000.00 fee for requests to rezone to standard zoning districts • \$1,500.00 fee for request to rezone to Planned Development districts. 	
<i>DIGITAL APPLICATION SUBMITTALS:</i> PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV WEBSITE: ci-tomball-tx.smartgovecommunity.com	
Applicant	
Name: <u>Kyle Burts</u> Title: _____	
Mailing Address: <u>307 W Hufsmith Rd</u> City: <u>Tomball</u> State: <u>Texas</u>	
Zip: <u>77375</u> Contact: <u>Kyle Burts</u>	
Phone: <u>(281) 703-0034</u> Email: <u>kburts@burtsranch.com</u>	
Owner	
Name: <u>Kyle Burts</u> Title: _____	
Mailing Address: <u>307 W Hufsmith Rd</u> City: <u>Tomball</u> State: <u>Texas</u>	
Zip: <u>77375</u> Contact: <u>Kyle Burts</u>	
Phone: <u>(281) 703-0034</u> Email: <u>kburts@burtsranch.com</u>	
Engineer/Surveyor (if applicable)	
Name: _____ Title: _____	
Mailing Address: _____ City: _____ State: _____	
Zip: _____ Contact: _____	
Phone: <u>(____)</u> _____ Fax: <u>(____)</u> _____ Email: _____	
Description of Proposed Project: <u>Retail Commercial</u>	
Physical Location of Property: <u>307 W Hufsmith Rd Tomball, TX 77375</u>	
[General Location – approximate distance to nearest existing street corner]	
Legal Description of Property: <u>TR 69 ABST 34 J House</u>	
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]	
Current Zoning District: <u>(MF)</u> : Multi-Family Residential	

Revised: 08/25/2023

Current Use of Property: ResidentialProposed Zoning District: Commercial (C)Proposed Use of Property: Retail CommercialHCAD Identification Number: 0402700010070 Acreage: 1.5

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.

XKyl Bunts11-12-25

Date

XKyl Bunts11-12-25

Date

Signature of Applicant

Signature of Owner

Kyle Burts

307 W Hufsmith Rd
Tomball, TX 77375
Phone: 281-703-0034
Email: kburts@burtsranch.com

Date: November 12, 2025

To:

City of Tomball Planning Department
Attn: Planning & Zoning Division
501 James Street
Tomball, TX 77375

Subject: Formal Request for Rezoning — 307 W Hufsmith Rd, Tomball, TX 77375

Dear Planning & Zoning Commission Members,

I am submitting this letter to formally request a zoning map amendment for my property located at **307 W Hufsmith Rd, Tomball, TX 77375**. The property is currently zoned **Multi-Family Residential (MF)**, and I am requesting that it be rezoned to **Retail Commercial (C)** to better align with the surrounding land uses and current development patterns along West Hufsmith Road.

The proposed rezoning would create consistency with nearby commercial properties and support the City's long-term vision for compatible, economically beneficial development. Allowing for commercial use of this property would enhance local business opportunities, provide convenient services to area residents, and contribute positively to the growth of the Tomball community.

This request is in harmony with the City of Tomball's Comprehensive Plan and promotes the orderly development of the area. I respectfully request your favorable consideration of this application.

Please contact me at your convenience if any additional information, documentation, or site plans are needed in support of this request. I would be glad to meet with staff or attend any hearings required to discuss this matter further.

Thank you for your attention and consideration.

Sincerely,

Kyle Burts

Property Owner
307 W Hufsmith Rd
Tomball, TX 77375
Phone: 281-703-0034
Email: kburts@burtsranch.com

Planning and Zoning Commission Agenda Item Data Sheet

Item E.2

Meeting Date: February 9, 2026

Topic:

Conduct a public hearing and consideration to approve **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.

Background:

The subject property has been within the City of Tomball's SF-20-E zoning district since the adoption of zoning in February 2008. The property contains a single-family residence with an accessory structure. Recent zoning cases in the area include the successful rezoning into the Industrial (I) district by the properties directly to the north, east, and south in 2023, 2024, and 2025 respectively.

Origination: Tompark Developers 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?

If yes, specify Account Number: #

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

Signed: _____ **Approved by:** _____

Staff Member	Date	City Manager	Date
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NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 9, 2026
&
CITY COUNCIL
FEBRUARY 16, 2026



Notice is hereby given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 9, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, February 16, 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 Z26-01: 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.

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.

Zoning Case Z26-03: Request by Anthony James Corp to consider a zone change from Planned Development District - 3 (PD-3) to Planned Development District - 21 (PD-21), which shall be known as PD-21, with a final concept plan and development narrative on Lots 1, 2, 4, 5, 6, and 7, Block 1 and Lots 1, 2, 3, 4, 5, and 6, Block 2 of Chestnut Business Park; and Lot 3, Block 1 of Replat of Lot 3 Chestnut Business Park; and Lot 1, Block 1 of Gomez Subdivision; 14 total lots containing approximately 16.35 acres of land located along Chestnut Business Park Drive, South Chestnut Street; south of Timkin Road (711 South Chestnut Street). The applicant is requesting to allow for the expansion of an existing business within the business park.

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.

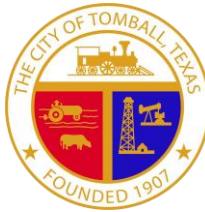
C E R T I F I C A T I O N

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 3rd day of February 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 Z26-02

1/21/2026

The Planning & Zoning Commission will hold a public hearing on **February 9, 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 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.

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 **February 16, 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 #: Z26-02

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.

Name:
 Parcel I.D.:
 Address:

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

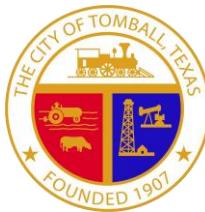
Email: planning@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

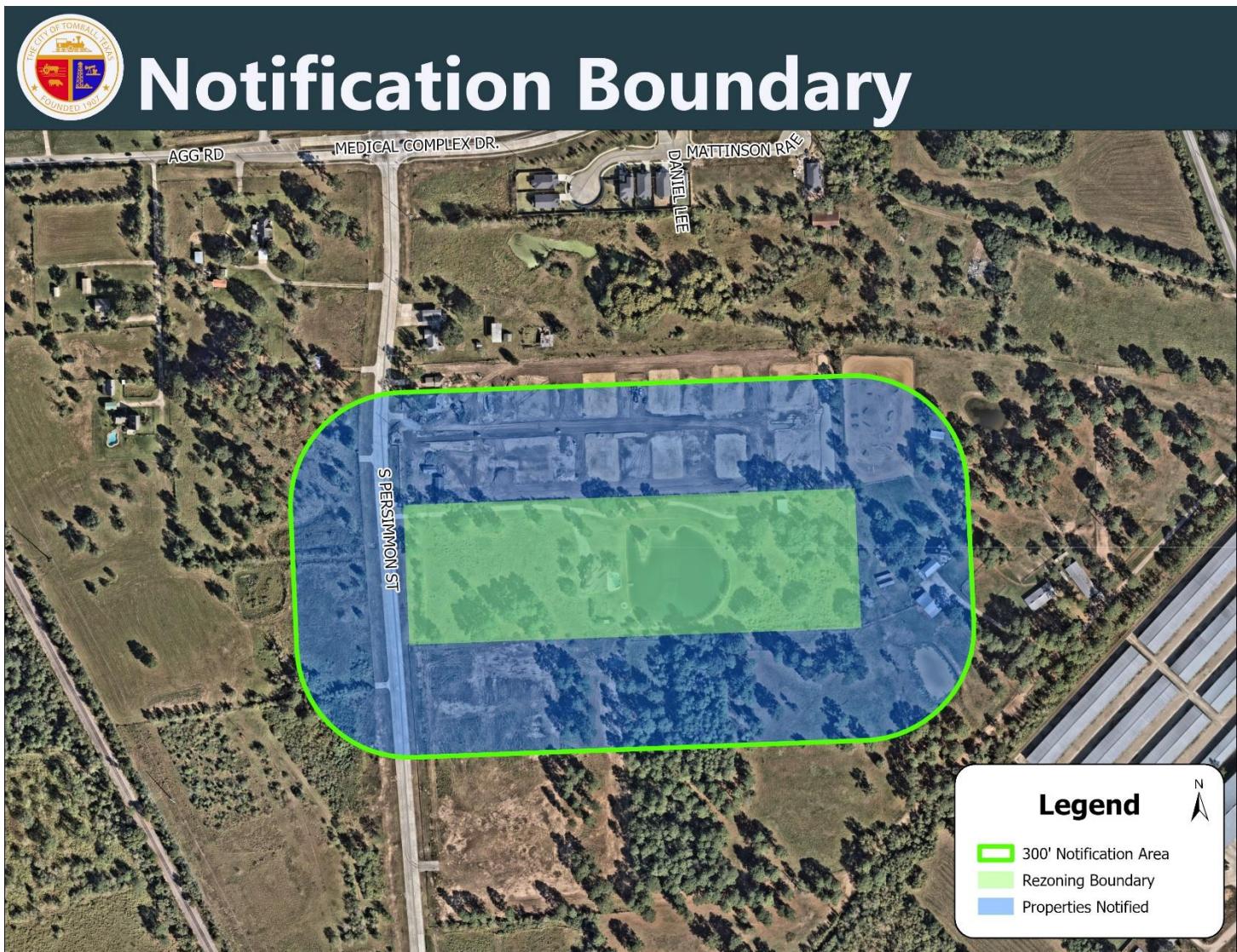
Signature: _____



Item E.2

City of Tomball
Community Development Department

Z26-02



CASE #: Z26-02

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.

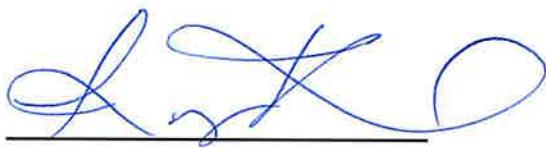
Mailing To: Community Development Department
501 James St., Tomball TX 77375

Name: MICHEL MELVIN E & TRACY A
Parcel I.D.: 0352920000374
Address: 21725 HUFSMITH KOHRVILLE RD

Email: planning@tomballtx.gov

I am in favor

I am opposed

Signature: 

Additional Comments:

501 James Street • TOMBALL, TEXAS 77375



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: February 9, 2026
City Council Public Hearing Date: February 16, 2026

Rezoning Case:	Z26-02
Property Owner(s):	Tompark Developers LLC
Applicant(s):	Tompark Developers LLC
Legal Description:	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
Location:	South of the southeast intersection of Medical Complex Drive and South Persimmon Street (1631 South Persimmon Street) (Exhibit "A")
Area:	10.05 acres
Comp Plan Designation:	Business Park and Industrial (Exhibit "B")
Present Zoning:	Single-Family Residential – 20 (SF-20) District (Exhibit "C")
Request:	Rezone from the Single-Family Residential – 20 (SF-20) to the Industrial (I) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Industrial (I)	Office/warehouse business park (under construction)
South	Industrial (I)	Office/warehouse business park (under construction)
East	Industrial (I)	Large single-family estate and undeveloped land
West	Single-Family Residential – 20 (SF-20)	Undeveloped Land

BACKGROUND

The subject property has been within the City of Tomball's SF-20-E zoning district since the adoption of zoning in February 2008. The property contains a single-family residence with an accessory structure. Recent zoning cases in the area include the successful rezoning into the Industrial (I) district by the properties directly to the north, east, and south in 2023, 2024, and 2025 respectively.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial designation is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

Staff Review Comments: The request to rezone the subject property to Industrial (I) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street which is designated as an arterial roadway on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the Industrial district. The request is consistent with the uses and zoning of 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 January 21, 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

Item E.2



Location

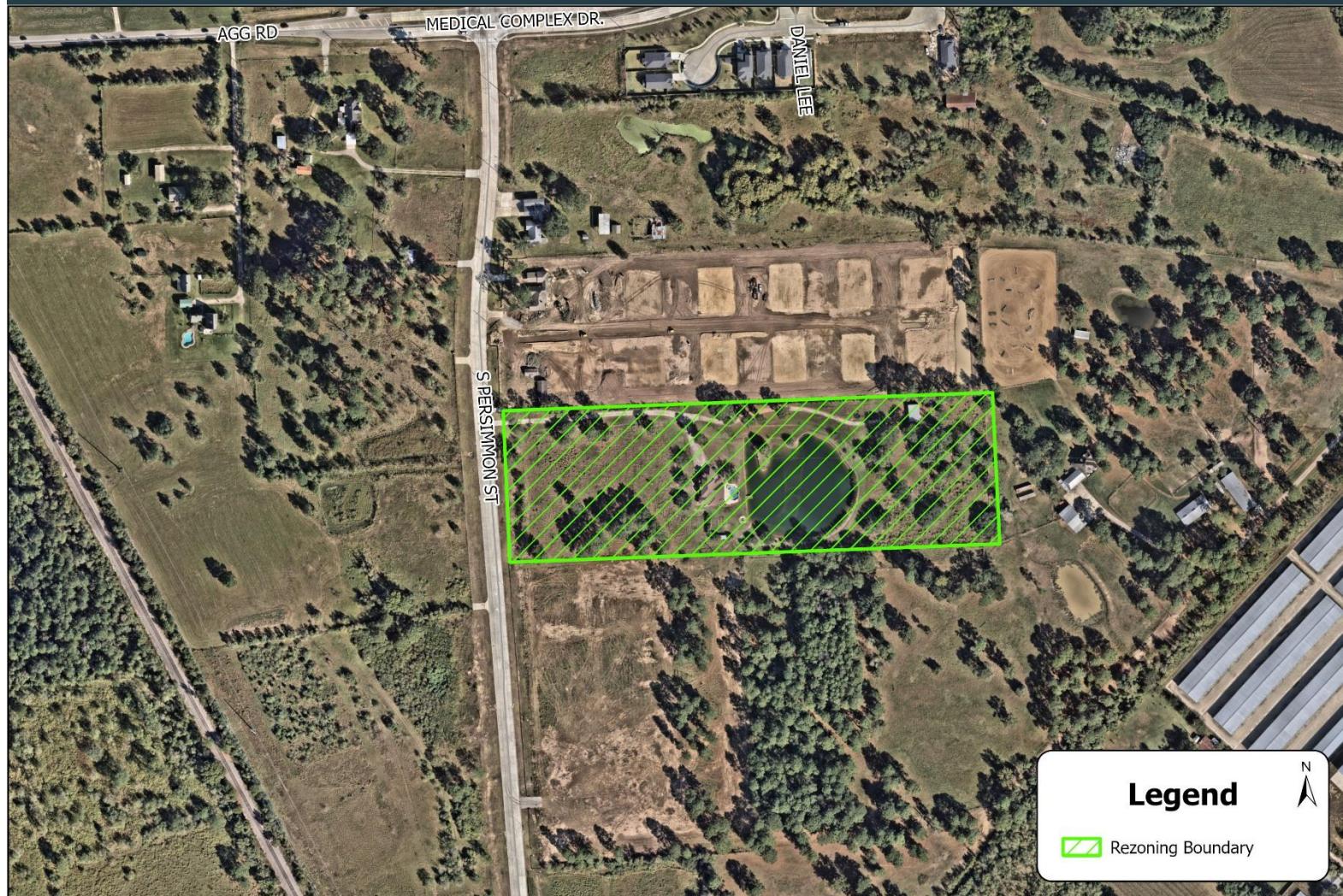


Exhibit "B"
Future Land Use Plan

Item E.2



Future Land Use

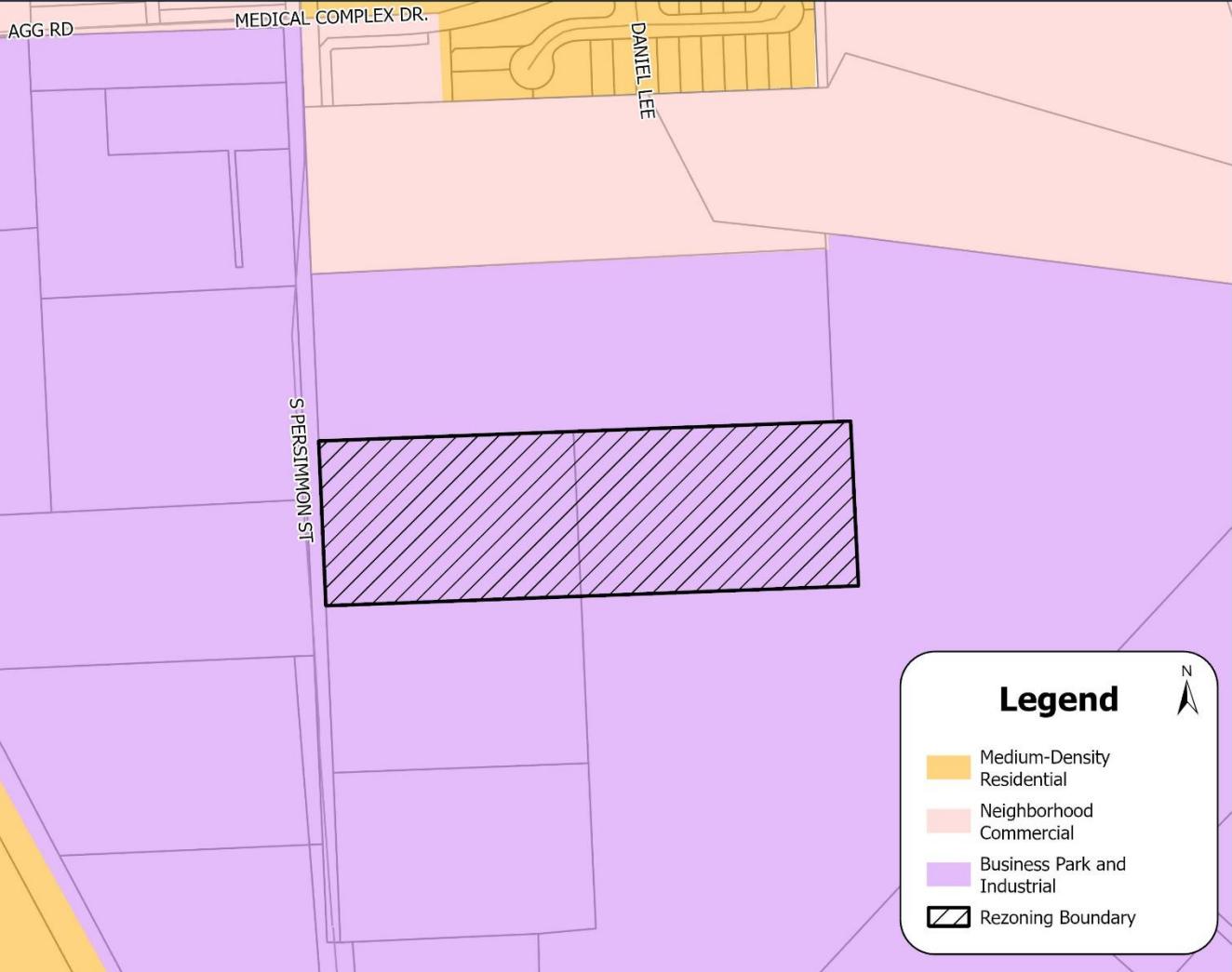
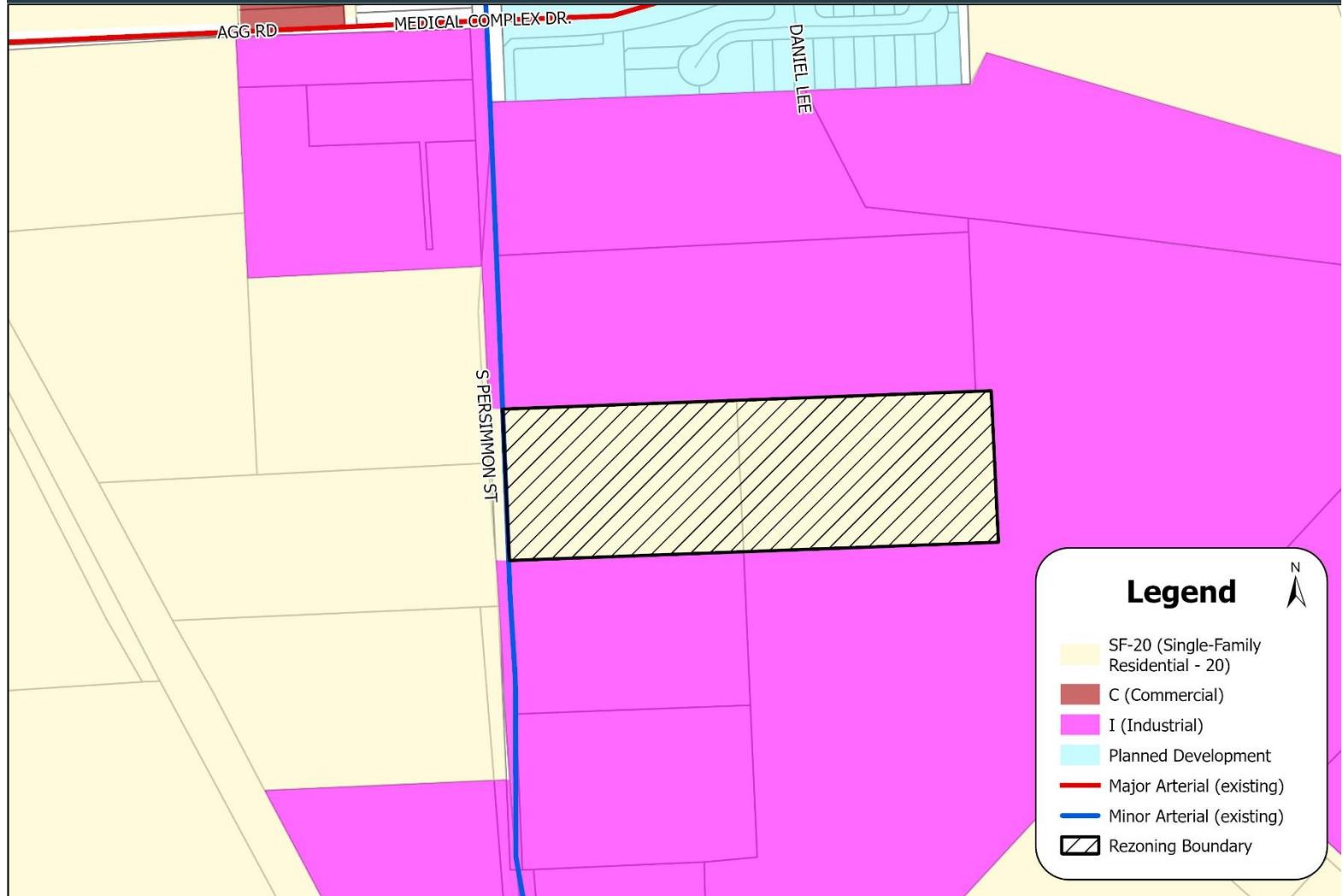


Exhibit "C"
Zoning Map



Zoning



Legend

- SF-20 (Single-Family Residential - 20)
- C (Commercial)
- I (Industrial)
- Planned Development
- Major Arterial (existing)
- Minor Arterial (existing)
- Rezoning Boundary



Subject Property (East)



Neighbor (North)



Neighbor (South)



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

Applicant

Name: Interplan Associates, Inc Title: Designer
 Mailing Address: 10930 W. Sam Houston Pkwy. N, STE 550 City: Houston State: Texas
 Zip: 77064 Contact: Carlos Chavez
 Phone: (713) 337-0711 Email: info@interplanassociates.com

Owner

Name: Tompark Developers LLC Title:
 Mailing Address: 23727 Norton House Lane City: Katy State: Texas
 Zip: 77493 Contact: Marcos Patronelli
 Phone: () Email: marcospatronelli@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Office Warehouse Business Park

Physical Location of Property: 1631 S. Persimmon St, Tomball, Tx 77375

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

Legal Description of Property: Jesse Pruitt Survey, A-629, Part of Lot 374 and All of Lot 375

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

Current Zoning District: SF-20-E SINGLE FAMILY RESIDENTIAL

Revised: 08/25/2023

Current Use of Property: **Residence**
Proposed Zoning District: (LI) : Light Industrial
Proposed Use of Property: **Office Warehouse Park**
HCAD Identification Number: **0352920000537, 0352920000538** Acreage: **10.05**

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 
Signature of Applicant

11/18/25
Date

X 
Signature of Owner

11/18/25
Date



INTERPLAN ASSOCIATES, INC.
PLANNING * DESIGN MANAGEMENT * PERMITS

City of Tomball
Planning Division
501 James St,
Tomball, TX 77375

November 13, 2025

Re: Tompark Developers, LLC
1631 South Persimmon Street
Tomball TX 77375

To Whom It May Concern:

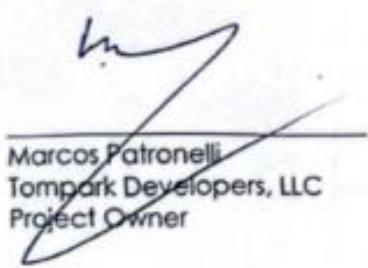
We are applying for a rezoning permit for the above referenced property. At this moment, the project is in a residential zone, and we need to change to light industrial zoning.

Our client is proposing to do a Commercial Office Warehouse Building Park development for business use.

Sincerely,

Armando Bazan Jr.
Senior Partner

Carlos T. Chavez
Senior Partner
NCARB Member


Marcos Patronelli
Tompark Developers, LLC
Project Owner

10930 W. SAM HOUSTON PKWY. N * HOUSTON, TEXAS 77064
OFFICE 713-337-0711 * E-MAIL INFO@INTERPLANASSOCIATES.COM