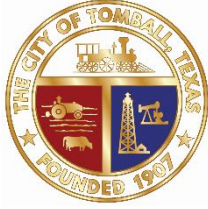


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, April 14, 2025
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, April 14, 2025, at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with an attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 10, 2025.
- E. New Business Non-Action Items
 - E.1 Minor Plat of **Koenig Place**: A replat of Lots 41 & 42 in Block 73 of Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas. Said Block 73 lying in the William Hurd Survey (A-371).
 - E.2 Minor Plat of **RDL Acres**: Being a 10.1683-acre, (442,932.25 Sq. Ft.), tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of Lots 187 and 188 and a portion of Lots 191 and 192 of Tomball Townsite, Harris County, Texas.

- E.3 Minor Plat of **Baker Manor**: A subdivision of 3.2198 acres, (140,255 Square Feet), of land situated in the Joseph House Survey, A-34, in the City of Tomball, Harris County, Texas.

F. New Business

- F.1 Conduct a public hearing and consideration to approve **Zoning Case Z25-03**: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-06**: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

G. Adjournment

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

I hereby certify that the above notice of 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 11th day of April 2025 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 10, 2025.

Background:

Origination: Community Development

Recommendation:

Approval

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date

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

MONDAY, March 10, 2025



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairman Anderson at 6:02 p.m. Other Members present were:
- Commissioner Colleen Pye
 - Commissioner Susan Harris
 - Commissioner Scott Moore
 - Commissioner Tana Ross – Excused Absence

Others present:

- Craig Meyers - Community Development Director
- Chris Riggs – City Planner
- Benjamin Lashley - Assistant City Planner
- Troy Toland – Assistant Public Works Director & City Engineer
- Kim Chandler - Community Development Coordinator
- Tommy Ramsey - City Attorney
- Juan Rodriguez – Police Officer

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

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

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

D. Approval of Minutes:

- D.1 Motion was made by Commissioner Harris, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 13, 2025.

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

Motion Carried unanimously.

E. New Business Non-Action Item(s):

- E.1 Minor Plat of **TEN57 Business Park**: A subdivision of 6.0313 acres or (626,722 Square Feet) of land being a replat out of Lots 6, 12, 18, 24, 30 and 36, Tomball Outlots, as shown on Plat thereof recorded in Volume 2, Page 56, Harris County Map Records, situated in the Ralph Hubbard Survey, Abstract Number 383, City of Tomball, Harris County, Texas.

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

F. New Business:

- F.1 Consideration to approve Final Plat of **Tomball Mercantile**: A subdivision of 3.9421 acres (171,718.72 S. F.) of land, being a partial replat of Lot 1, Block 1, TRMC-Retail, Harris County Map Records located in the John M. Hooper survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Tomball Mercantile** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve with conditions.

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

Motion Approved (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-04**: Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-04**.

Mike Arledge, Applicant, (11902 Gatesden Drive, Tomball, TX 77377), spoke on behalf of the request.

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

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

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

John Arledge, (11823 Park Creek Drive, Houston, TX 77070), Spoke in favor of the request.

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

Hearing no additional comments, the Public Hearing was closed by Chairman Anderson at 6:24 p.m.

Motion was made by Commissioner Pye, second by Commissioner Harris, to approve **Zoning Case Z25-04**.

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

Vote was as follows:

Chair Anderson	<u>Nay</u>
Commissioner Harris	<u>Nay</u>
Commissioner Pye	<u>Nay</u>
Commissioner Moore	<u>Nay</u>

Motion Failed (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z25-05**: Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Zoning Case Z25-05**.

Andrea Ameen, Applicant, (9407 Briscoe Bend Lane, Cypress, TX 77377), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:46 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 6:47 p.m.

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve **Zoning Case Z25-05**.

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

Vote was as follows:

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

Motion Approved (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:51 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Minor Plat of **Koenig Place**: A replat of Lots 41 & 42 in Block 73 of Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas. Said Block 73 lying in the William Hurd Survey (A-371).

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: #

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

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

CITY OF TOMBALL

Plat Name: Koenig Place

Plat Type: Minor

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 14, 2025

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

STATE OF TEXAS
COUNTY OF HARRIS

We, Richard Koenig and Sara Gordon Koenig, hereinafter referred to as owners of the 0.1607 acre tract described in the above and foregoing plat of "KOENIG PLACE", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS our hand, this _____ day of _____, 2025.

Richard Koenig

Sara Gordon Koenig

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Richard and Sara Koenig, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owners.

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

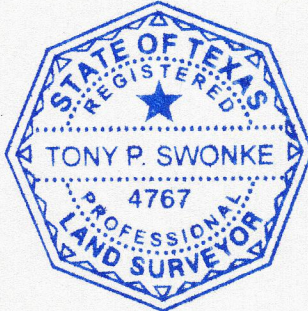
Notary Public in and for the State of Texas

My Commission expires on the _____ day of _____, 20____.

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, and other points of reference have been marked with iron rods or pipes having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that

Tony P. Swonke

Tony P. Swonke
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning & Zoning Commission of the City of Tomball has approved this subdivision and plat of "KOENIG PLACE", in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this _____ day of _____, 2025.

Craig Meyers
Director of Community Development

I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, at _____ o'clock ____ M., and was duly recorded on the _____ day of _____, 20____, at _____ o'clock, ____ M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

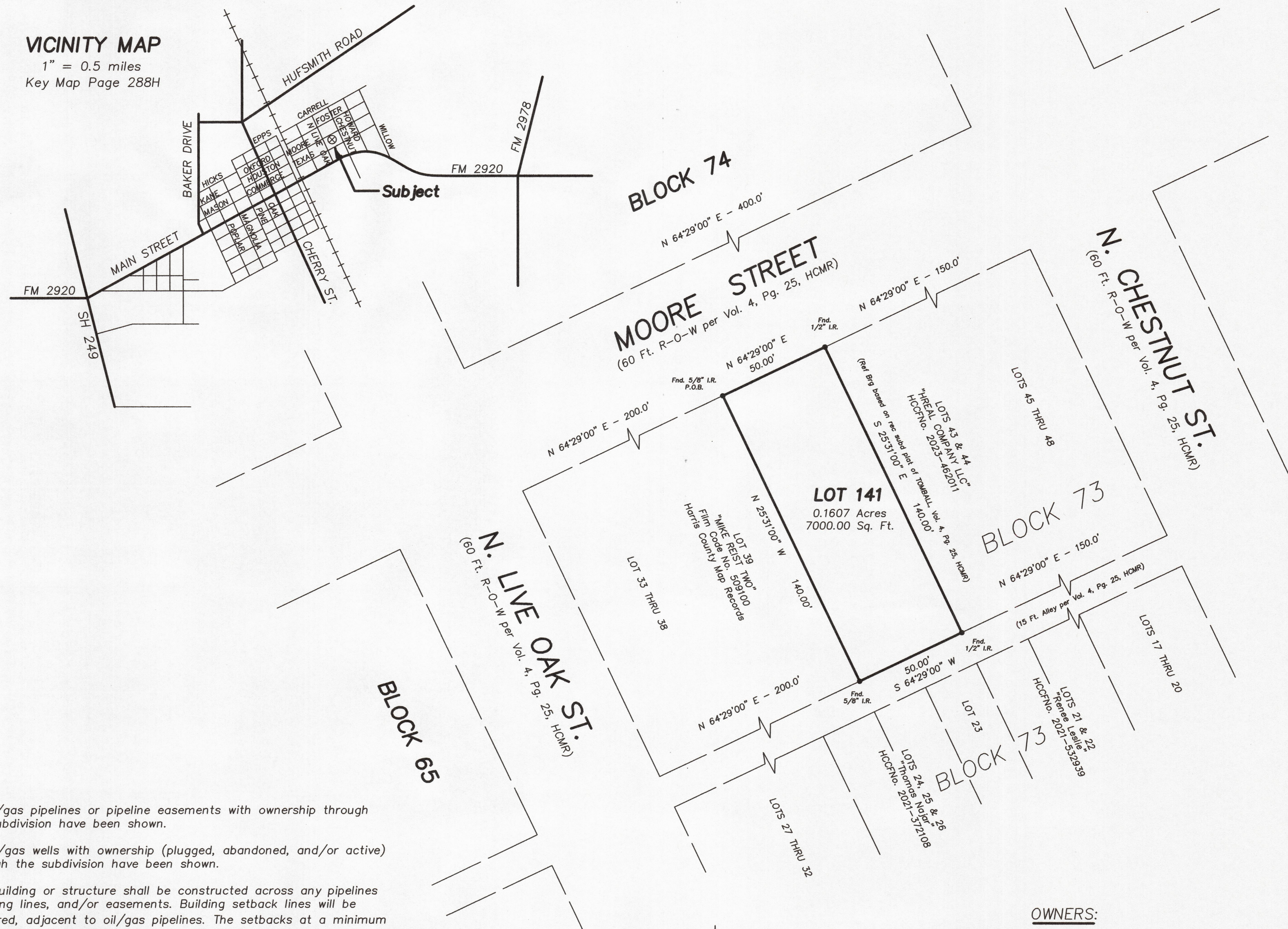
WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.
Teneshia Hudspeth
Clerk of the County Court
Harris County, Texas

Deputy

FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



- Note #1** All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2** All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3** No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4:** This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5:** The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building line required by the City of Tomball Code of Ordinances at the time of the development of the property.
- NOTE #6:** A ten-foot-wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
- NOTE #7:** Zoning has been adopted by the City of Tomball. The property owner is advised to reference said ordinance for land uses and property development standards.

OWNERS:

Richard Koenig and Sara Gordon Koenig
18729 Cypress Church Road
Tomball, TX 77433
Ph: 832.282.3112

PREPARED BY:

Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: March 31, 2025

KOENIG PLACE

A replat of Lots 41 & 42 in Block 73 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, and containing 0.1607 acres
(7000.00 Sq. Ft.) in the City of Tomball, Harris County, Texas.
Said Block 73 lying in the William Hurd Survey (A-371).

The purpose of this replat is to combine the two lots into one.

Containing: 1 Lot / 1 Block

PUBLIC EASEMENT:

Public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

SCALE: 1" = 30 Ft.
0 10 20 30

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Minor Plat of **RDL Acres:** Being a 10.1683-acre, (442,932.25 Sq. Ft.), tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of Lots 187 and 188 and a portion of Lots 191 and 192 of Tomball Townsite, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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

FUNDING (IF APPLICABLE)

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

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

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

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

CITY OF TOMBALL

Plat Name: RDL Acres

Plat Type: Minor

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 14, 2025

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

THE STATE OF TEXAS

COUNTY OF HARRIS

We, TYKHE, LLC, a Texas limited liability company, acting by and through Robert M. Lee and Deborah M. Lee, Sole Members of TYKHE, LLC, a Texas limited liability company, owners hereinafter referred to as owners of the 10.1683 acre tract described in the above and foregoing plat of RDL ACRES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, TYKHE, LLC, a Texas limited liability company, has caused these presents to be signed by Robert M. Lee and Deborah M. Lee, its sole members, thereunto authorized, on this ____ day of _____, 202__.

TYKHE, LLC, a Texas limited liability company

By: Robert M. Lee, Member By: Deborah M. Lee, Member

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert M. Lee, Member of TYKHE, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Deborah M. Lee, Member of TYKHE, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Steven L. Crews
Texas Registration Number 4141

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of RDL ACRES in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 202__.

By: _____
Craig Meyers
Community Development Director

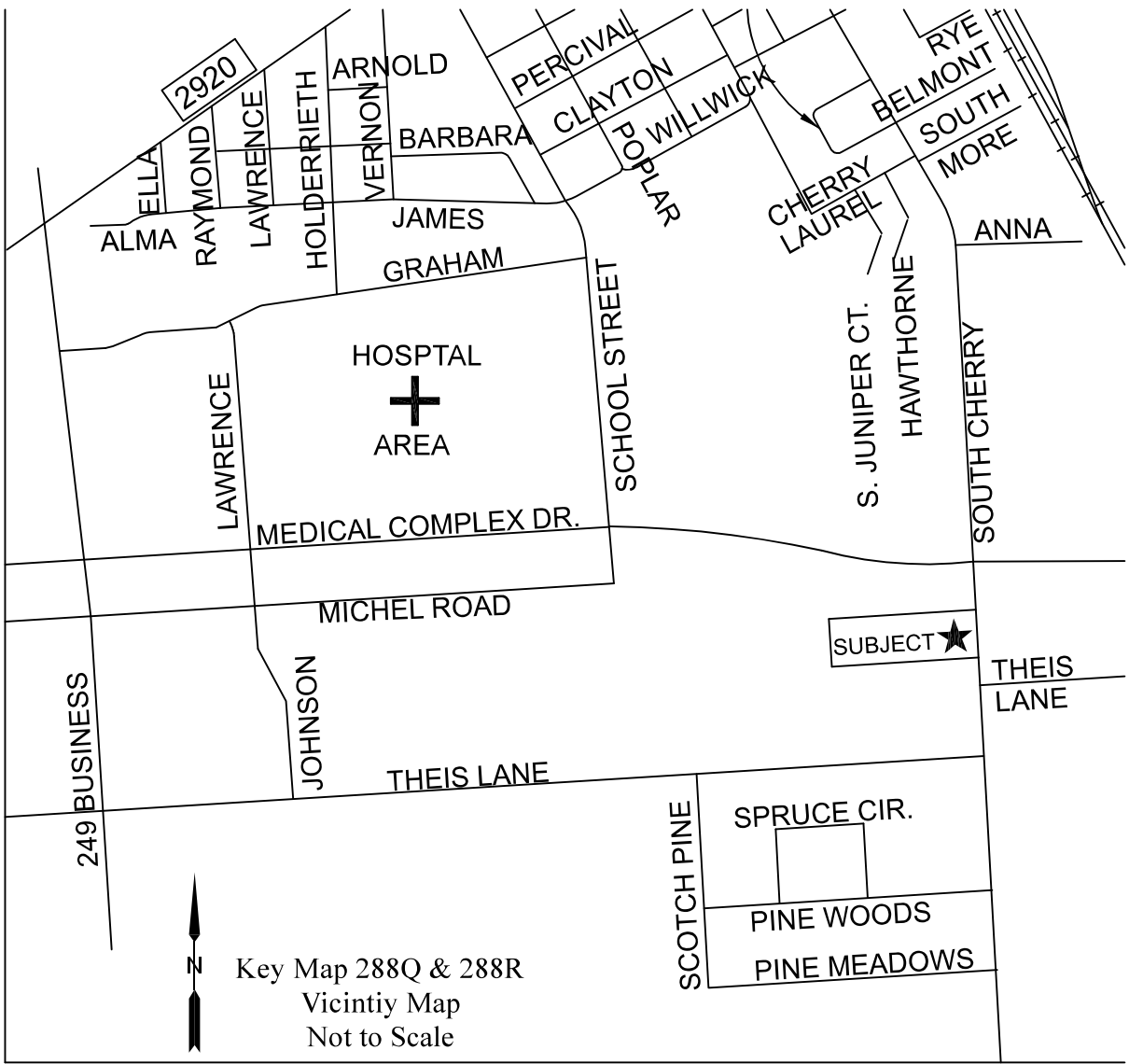
Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock __M., and duly recorded on _____, 202__, at ____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7.The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.999943543108.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

RDL ACRES

Being 10.1683 acre (442,932.25 sq. ft.) tract of land situated in the Jesse Pruitt Survey,A-629, Harris County, Texas, being a replat of Lots 187 and 188 and a portion of Lots 191 and 192, of TOMBALL TOWNSITE, Harris County, Texas.

2 Lots, 1 Block

February 2025
Sheet 1 of 2
25-0013

Owner:

TYKHE, LLC

281-932-8462
24797 Red Oak Street
Magnolia, Texas 77355

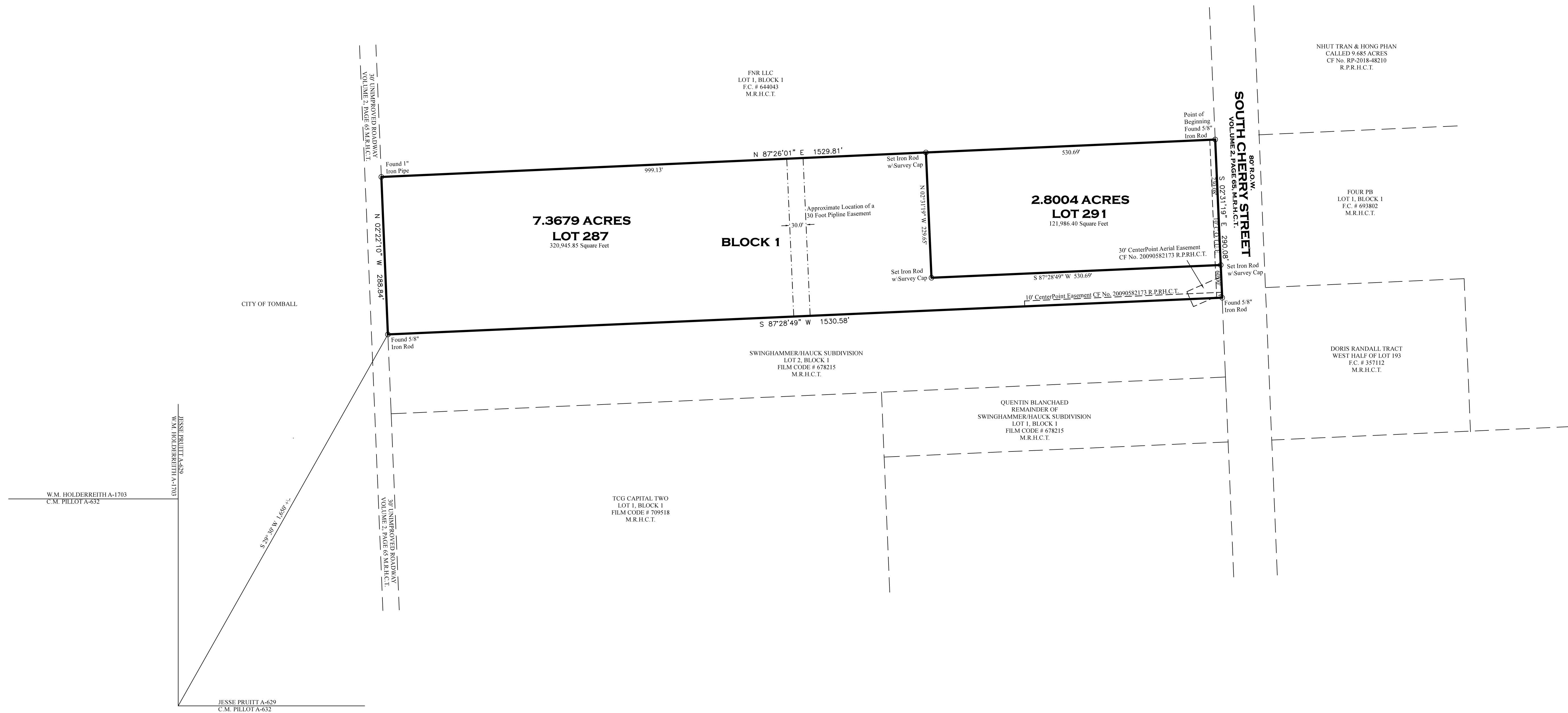
Surveyor:

C & C Surveying Inc.

Firm Number 10009400
33300 Egypt Lane, Suite F-200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com



Scale: 1" = 100'



RDL ACRES

Being 10.1683 acre (442,932.25 sq. ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of Lots 187 and 188 and a portion of Lots 191 and 192, of TOMBALL TOWNSITE, Harris County, Texas.

2 Lots, 1 Block

Owner:
TYKHE, LLC
 281-932-8462
 24797 Red Oak Street
 Magnolia, Texas 77355

Surveyor:
C & C Surveying Inc.
 Firm Number 1009400
 33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
 Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

February 2025
Sheet 2 of 2
25-0013

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Minor Plat of **Baker Manor**: A subdivision of 3.2198 acres, (140,255 Square Feet), of land situated in the Joseph House Survey, A-34, in the City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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

FUNDING (IF APPLICABLE)

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

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

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

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

CITY OF TOMBALL

Plat Name: Baker Manor

Plat Type: Minor

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 14, 2025

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, PAUL AND BARBARA MCCURDY, OWNERS BEING IN THIS SECTION AFTER REFERRED TO AS OWNERS OF THE 3.2198 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF **BAKER MANOR**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF _____, 2025.

BY: _____
PAUL MCCURDY
OWNER

BY: _____
BARBARA MCCURDY
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL AND BARBARA MCCURDY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MICHAEL WALLS

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

DANIEL S. SULLIVAN, RPLS
TEXAS REGISTRATION NO. 5828

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF BAKER MANOR IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS

_____ DAY OF _____, 2025.

BY: _____
CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

JOSEPH HOUSE SURVEY ABSTRACT NO. 34

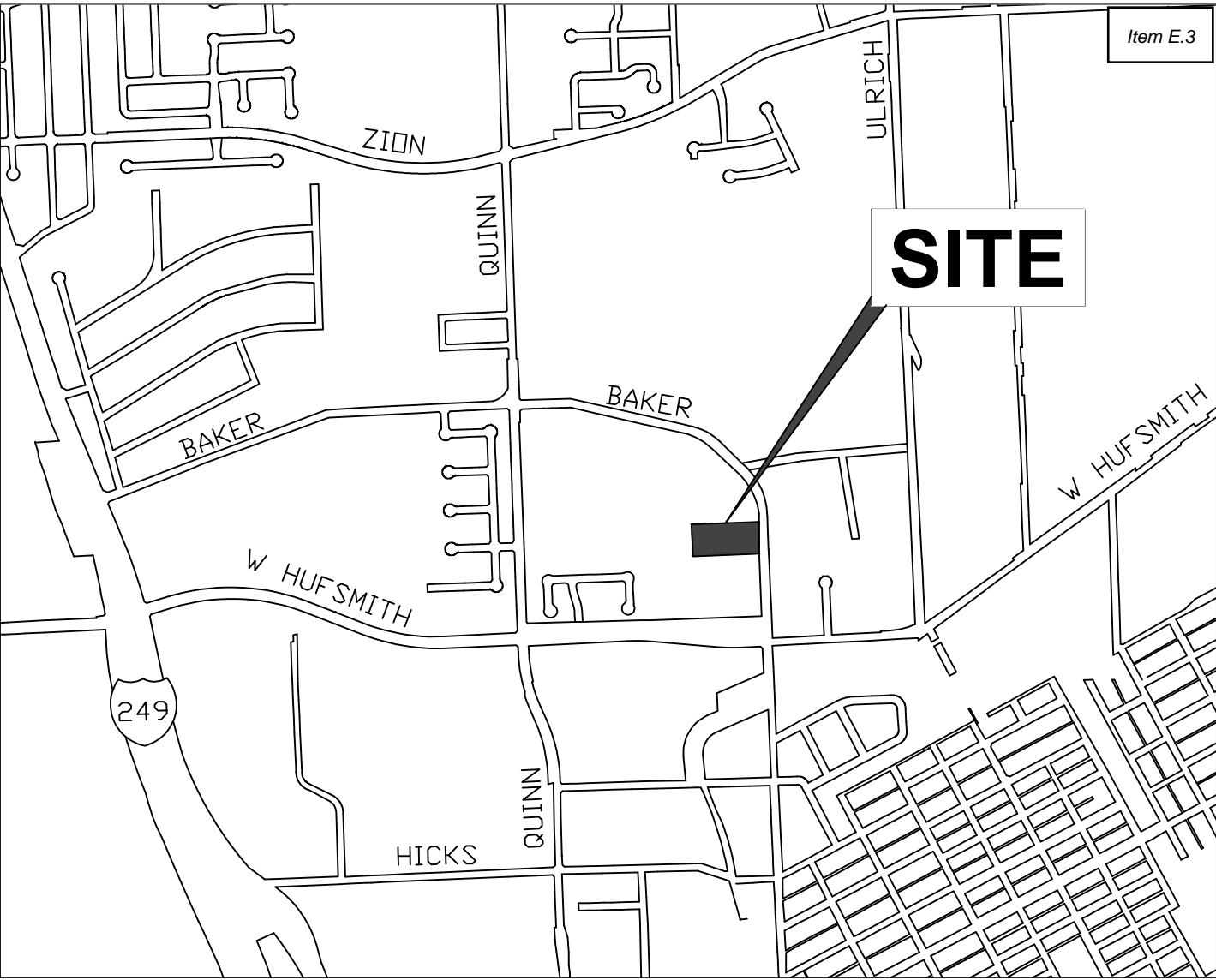
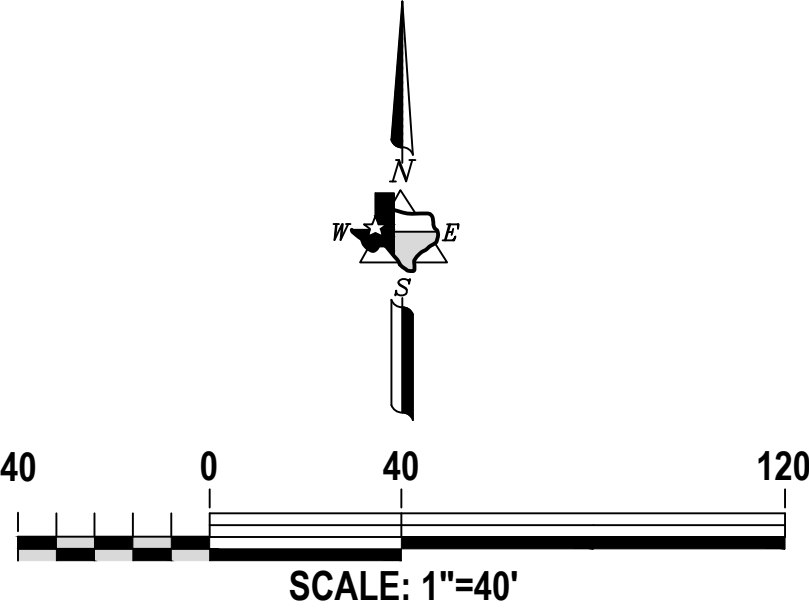
CALLLED 3.3072-ACRES
LEON J. KEEBLE
HCCF NO. RP-2020-476250

RESTRICTED RESERVE "A"
TO EDUCATIONAL USES ONLY
TOMBALL I.S.D. TRANSPORTATION
CENTER SECTION 1
FILM CODE NO. 347073
H.C.M.R.

LOT 1
BLOCK ①

140,255 SQ. FT.
3.2198 ACRES

UNRESTRICTED RESERVE "A" -
BLK. 1
REDEEMER CHURCH TOMBALL
FILM CODE NO. 689587
H.C.M.R.



GENERAL NOTES

- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- According to FEMA Firm Panel No. 0230L, effective date 6-18-2007, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

LEGEND

B.L. - BUILDING LINE
(C) - CALLED
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
VOL. - VOLUME
PG. - PAGE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
F.C. No. - FILM CODE NUMBER
FND. - FOUND
I.R. - IRON ROD
N.S.B. - NORTH SIDE BUFFALO BAYOU
P.O.B. - POINT OF BEGINNING

BAKER MANOR

A SUBDIVISION OF 3.2198 ACRES (140,255 SQUARE FEET) OF LAND
SITUATED IN THE JOSEPH HOUSE SURVEY, A-34,
IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS
1 LOT, 1 BLOCK

SCALE: 1"= 40' DATE: MARCH 2025

OWNERS

PAUL & BARBARA MCCURDY
820 BAKER DR
TOMBALL TX 77375



10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
JOB # WD105-25

www.tritechtx.com

TBPLS #10115900

Planning and Zoning Commission

Agenda Item

Data Sheet

Item F.1

Meeting Date: April 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-03**: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

Background:

The majority of the subject property has been within the City of Tomball's Commercial zoning district since the adoption of zoning in February 2008; however, a small portion (1.05 acres) was assigned to the Agricultural District (Exhibit C). The property is currently vacant with no structures present. In January of this year an adjacent property to the south was successfully rezoned from the Agricultural to the Commercial zoning district. The applicants' intent is to have their entire property within the same zoning district.

Origination: Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc.

Recommendation:

The approval of the requested zoning will promote a new development that is not consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area. However, 95.4 of the property is already within the Commercial and General Retail Zoning District and is designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The subject property is accessed by FM 2920 which is classified as a Major Arterial by the City of Tomball's Major Thoroughfare Plan. Roads such as this are designed to accommodate large volumes of commercial traffic. The unique location of the small piece of property proposed to be rezoned (between the current Commercial District and the M-124 drainage ditch) makes the Future Land Use designation of Neighborhood Residential difficult to achieve. Furthermore, the M-124 drainage ditch provides an adequate buffer to the existing residential area to the north.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: # _____

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

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 14, 2025
&
CITY COUNCIL
APRIL 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, April 21, 2025, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z25-03: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-06: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

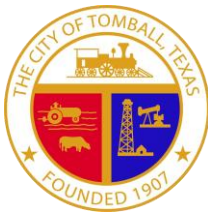
CERTIFICATION

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 11th day of April 2025 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z25-03

3/31/2025

The Planning & Zoning Commission will hold a public hearing on **April 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

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

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **April 21, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

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

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-03

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:

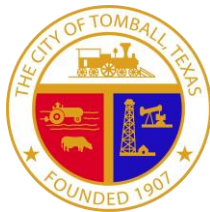
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____

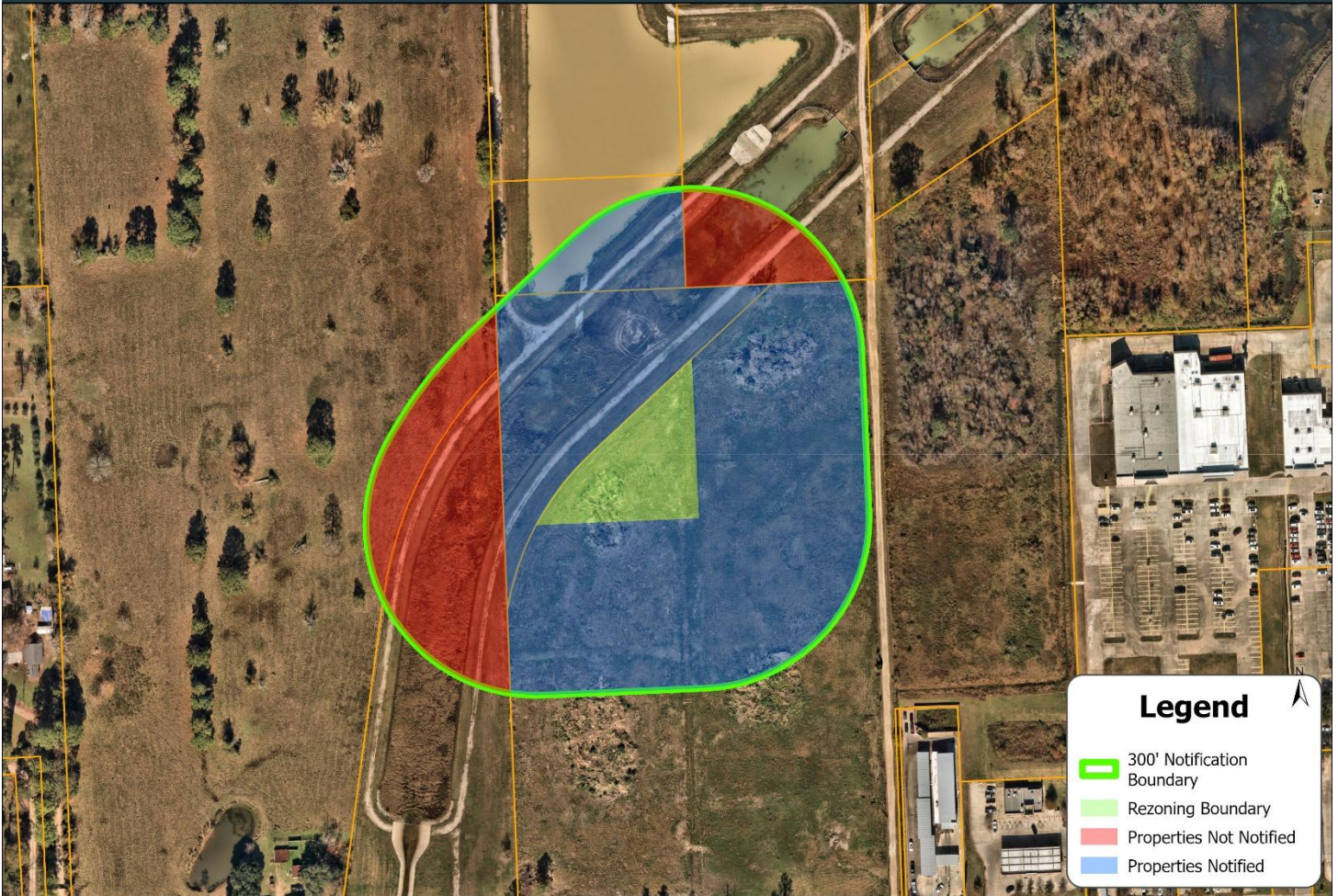


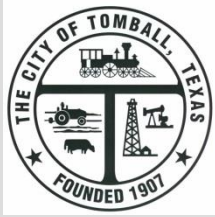
City of Tomball
Community Development Department

Z25-03



Notification Boundary





Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: April 14, 2025

City Council Public Hearing Date: April 21, 2025

Rezoning Case: Z25-03

Property Owner(s): Louetta Leasing LP

Applicant(s): Kimley-Horn & Associates

Legal Description: Approximately 1.05 acres of land legally described as being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1

Location: 14600 block (north side) of FM 2920 (Exhibit "A")

Area: 1.05 acres

Comp Plan Designation: Neighborhood Residential (Exhibit "B")

Present Zoning: Agricultural (AG) District (Exhibit "C")

Request: Rezone from the Agricultural (AG) to the Commercial (C) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Agricultural (AG)	M-124 Drainage ditch
South	Commercial (C)	Vacant building, Moore Supply Co., retail center, and undeveloped land
East	Commercial (C)	Undeveloped land and retail center
West	Agricultural (AG)	M-124 Drainage ditch

BACKGROUND

The majority of the subject property has been within the City of Tomball's Commercial zoning district since the adoption of zoning in February 2008; however, a small portion (1.05 acres) was assigned to the Agricultural District (Exhibit C). The property is currently vacant with no structures present. In January of this year an adjacent property to the south was successfully rezoned from the Agricultural to the Commercial zoning district. The applicants' intent is to have their entire property within the same zoning district.

ANALYSIS

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

According to the Comprehensive Plan, land uses should include single-family detached residential with appropriate secondary uses of parks, schools, public facilities, and limited commercial services.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Residential designation: Single-Family Estate Residential – 20 (SF-20-E), Single-Family Residential – 9 (SF-9), Single-Family Residential – 7.5 (SF-7.5), and Single-Family Residential – 6 (SF-6).

Staff Review Analysis: The approval of the requested zoning will promote a new development that is not consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area. However, 95.4 of the property is already within the Commercial and General Retail Zoning District and is designated as Corridor Commercial by the Comprehensive Plan’s Future Land Use Map. The subject property is accessed by FM 2920 which is classified as a Major Arterial by the City of Tomball’s Major Thoroughfare Plan. Roads such as this are designed to accommodate large volumes of commercial traffic. The unique location of the small piece of property proposed to be rezoned (between the current Commercial District and the M-124 drainage ditch) makes the Future Land Use designation of Neighborhood Residential difficult to achieve. Furthermore, the M-124 drainage ditch provides an adequate buffer to the existing residential area to the north.

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 March 31, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



Location

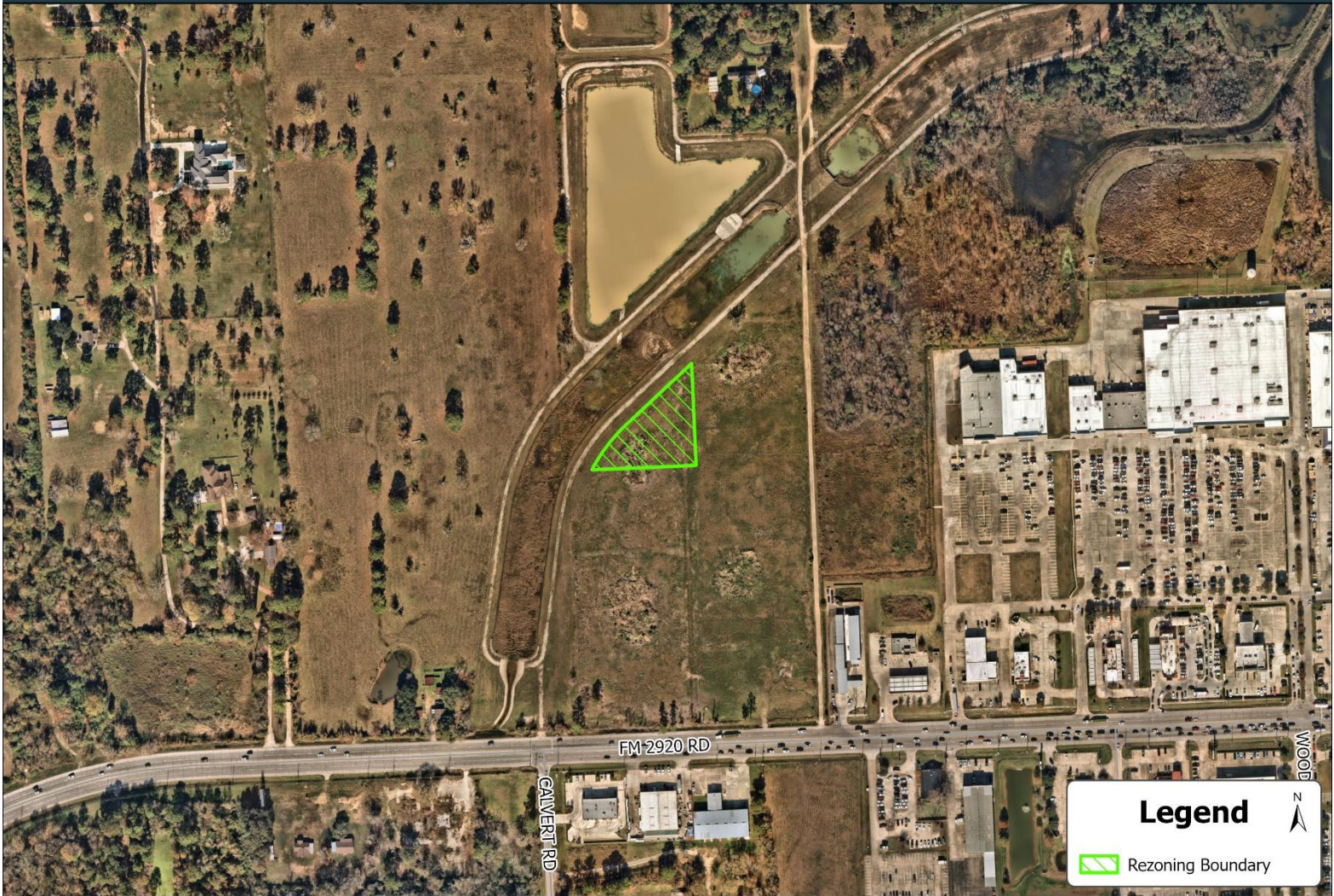


Exhibit "B"
Future Land Use Plan

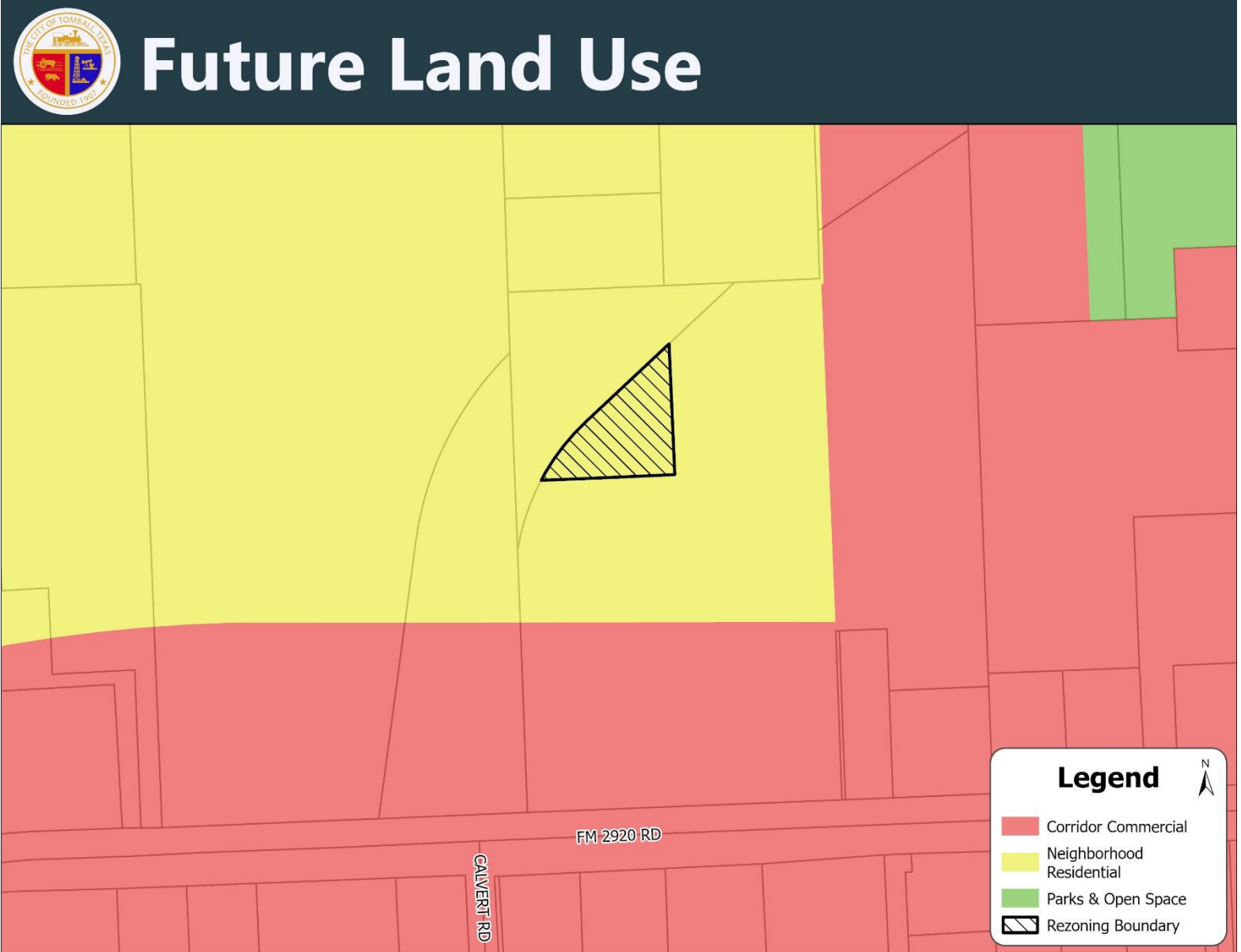
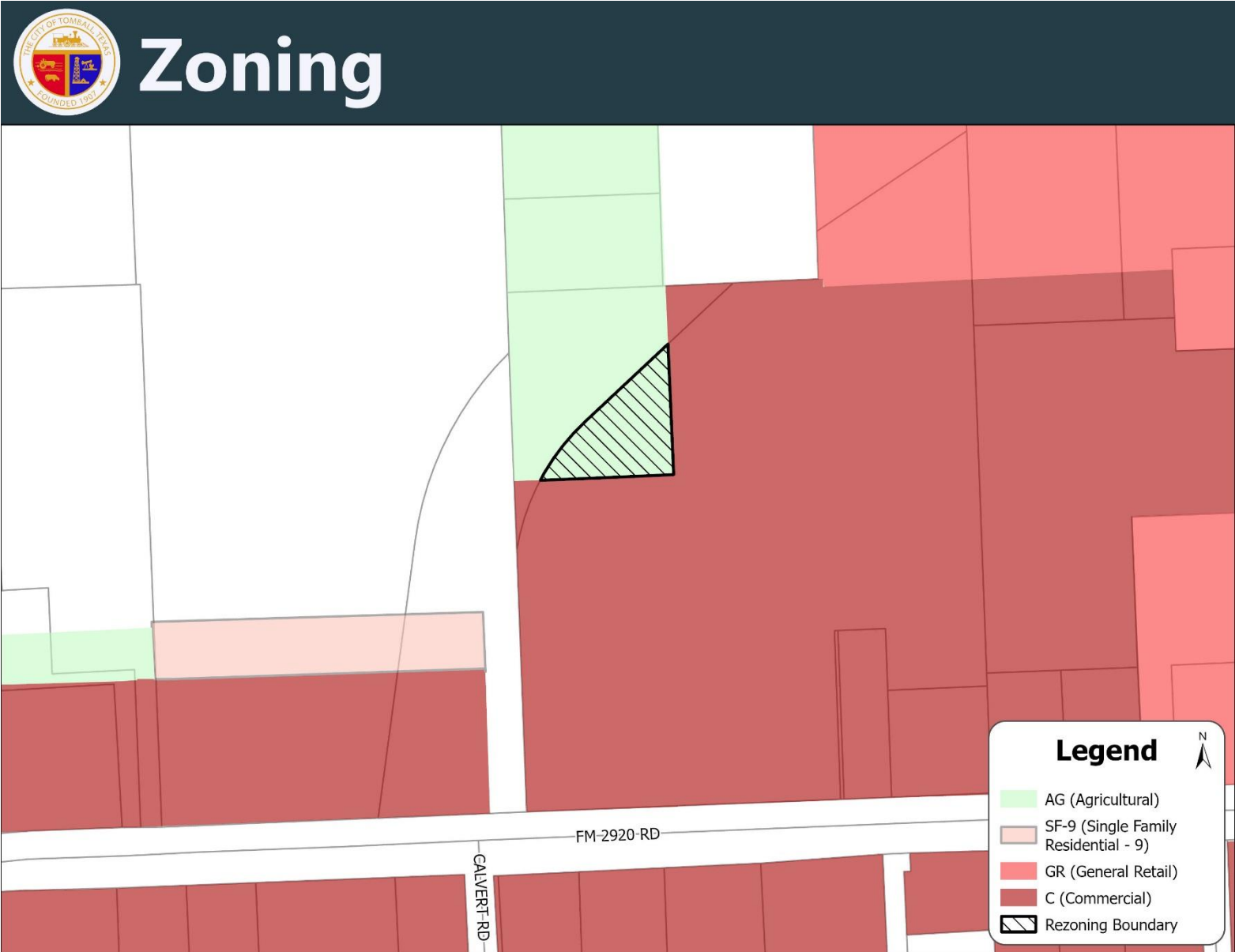


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**

Item F.1

Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 10/1/2022

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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/securesend
USERNAME: [tombalcedd](#)
PASSWORD: [Tomball1](#)

Applicant

Name: Kimley-Horn & Associates Title: Owner's Representative
Mailing Address: 11720 Amber Park Drive, Suite 600 City: Alpharetta State: GA
Zip: 30009 Contact: Jordan Corbitt, P.E.
Phone: (770) 545-6103 Email: jordan.corbitt@kimley-horn.com

Owner

Name: Louetta Leasing, L.P. Title: _____
Mailing Address: 11011 Northpointe Blvd., Suite D City: Tomball State: TX
Zip: 77375 Contact: Shane Wilson
Phone: (832) 641-7604 Email: lmc3802@aol.com

Engineer/Surveyor (if applicable)

Name: Bowman Consulting Group Title: Registered Land Surveyor
Mailing Address: 1445 N. Loop W. Suite 450 City: Houston State: TX
Zip: 77008 Contact: Mark Piriano, R.P.L.S.
Phone: (713) 993-0333 Fax: (_____) Email: mpiriano@bowman.com

Description of Proposed Project: N/A

Physical Location of Property: North of FM 2920, approximately 90' east of Calvert Road

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

Legal Description of Property: ALTA/NSPS and Topographic Survey of Two Tracts
Tomball 2920 Replat No. 1: Joseph House Survey, A-34

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

Current Zoning District: AG (Agricultural) and C (Commercial)

DocuSign Envelope ID: 600010A5-7151-4EB8-AD13-0EAF02181635

Revised: 10/1/2022

Current Use of Property: Undisturbed LandProposed Zoning District: C (Commercial)Proposed Use of Property: N/AHCAD Identification Number: 1332640010002 Acreage: 14,306 AC

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.

<p>Jordan Corbitt</p> <p><input checked="" type="checkbox"/> Digitally signed by Jordan Corbitt DN: C=US, E=jordan.corbitt@kimley-horn.com, O=Kimley-Horn, CN=Jordan Corbitt Date: 2024.07.10 17:13:15-04'00'</p>	<p><u>07/10/2024</u></p>
<p>Signature of Applicant</p>	<p>Date</p>
<p><input checked="" type="checkbox"/> DocuSigned by:  P33E109243C748A...</p>	<p><u>7/12/2024</u></p>
<p>Signature of Owner</p>	<p>Date</p>

Submittal Requirements

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

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

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

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

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

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

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

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



January 6, 2025

City of Tomball
501 James Street
Tomball, TX 77375

RE: Rezoning Request: Agricultural to Commercial

The purpose of this request is to rezone a portion of the 3.509-acre Tract 2 at Tomball 2920 Replat No. 1 Joeseph House Survey, A-34 Harris County, Texas. The majority of the property is zoned Commercial; however, a portion of Tract 2 is zoned Agricultural according to the City of Tomball's GIS data. We are requesting the Agricultural section of the property be rezoned to Commercial so that the entire property be zoned under a single use. There is currently no final plat for the site.

Below is the City of Tomball zoning map depicting the property boundary and the area within the property that is zoned Agricultural:



Thank you for your consideration in this request. Please contact me at (707) 718-4760 or jordan.corbitt@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jordan Corbitt".

Jordan Corbitt, PE

Owner's Representative

Planning and Zoning Commission

Agenda Item

Data Sheet

Item F.2

Meeting Date: April 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-06**: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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 currently has a single-family detached residence on site with two detached garages and four agricultural buildings. Recent rezonings in the area include the following:

- In September 2023, the property directly to the south successfully rezoned into the Light Industrial District.
- In October 2024, the property directly to the east successfully rezoned into the Light Industrial District.
- In December 2024, the second property directly to the east successfully rezoned into the Light Industrial District.

Origination: James Grappe, represented by Adkisson GC Partners LLC

Recommendation:

The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street which is designated as a Minor Arterial 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 Light Industrial district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____

If yes, specify Account Number: # _____

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

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 14, 2025
&
CITY COUNCIL
APRIL 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, April 21, 2025, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z25-03: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-06: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

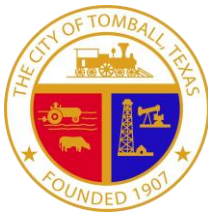
CERTIFICATION

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 11th day of April 2025 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z25-06

3/31/2025

The Planning & Zoning Commission will hold a public hearing on **April 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **April 21, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

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

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-06

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

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

Name:
Parcel I.D.:
Address:

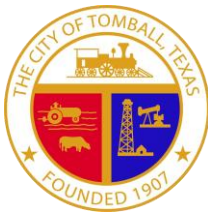
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____

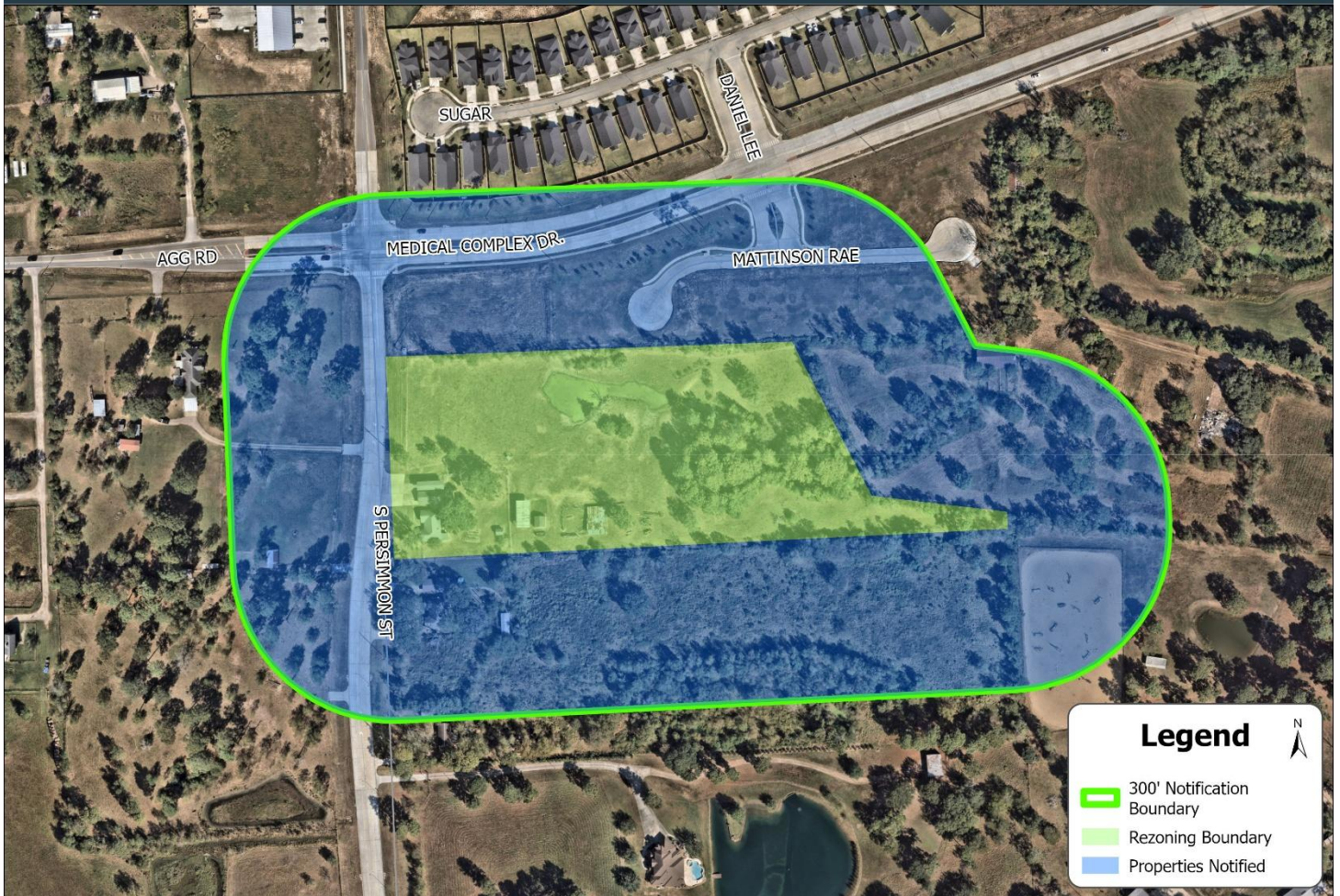


City of Tomball
Community Development Department

Z25-06



Notification Boundary



CASE #: Z25-06

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

Name: CASE JAMES & PATRICIA

Parcel I.D.: 0352880000289

Address: 1514 S PERSIMMON ST

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

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

James Case

Additional Comments:

Signature: *Patricia Case*

501 James Street • TOMBALL, TEXAS 77375

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

Item F.2

CASE #: Z25-06

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

Name: CASE JAMES & PATRICIA

Parcel I.D.: 0352880000411

Address: 1514 S PERSIMMON ST

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

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

James Case

Additional Comments:

Signature: *Patricia Case*

501 James Street • TOMBALL, TEXAS 77375



City of Tomball
Community Development Department

GRAPPE JAMES R & CAROLYN
1515 S PERSIMMON ST
TOMBALL, TX 77375-6840

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z25-06

3/31/2025

The Planning & Zoning Commission will hold a public hearing on **April 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **April 21, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

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

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-06

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

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

Name: GRAPPE JAMES R & CAROLYN
Parcel I.D.: 0352920000366
Address: 1515 S PERSIMMON ST

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: Carolyn Grappe

CASE #: Z25-06

Item F.2

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: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375



City of Tomball
Community Development Department

GRAPPE JAMES R & CAROLYN
1515 S PERSIMMON ST
TOMBALL, TX 77375-6840

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z25-06

3/31/2025

The Planning & Zoning Commission will hold a public hearing on **April 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **April 21, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

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

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

CASE #: Z25-06

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

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

Name: GRAPPE JAMES R & CAROLYN
Parcel I.D.: 0352920000529
Address: 1515 S PERSIMMON ST

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

CASE #: Z25-06

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

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

Name: RANDALL JOHN W JR & TRACY A
Parcel I.D.: 0352920000531
Address: 21725 HUFSMITH KOHRVILLE RD

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

CASE #: Z25-06

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

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

Name: CASE JAMES & PATRICIA
Parcel I.D.: 1212190000001
Address: 1514 S PERSIMMON ST

Email: blashley@tomballtx.gov

I am in favor ☒

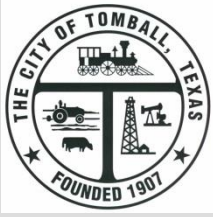
I am opposed ☐

James Case

Additional Comments:

Signature: *Patricia Case*

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: April 14, 2025

City Council Public Hearing Date: April 21, 2025

Rezoning Case: Z25-06

Property Owner(s): James Grappe

Applicant(s): Adkisson GC Partners LLC

Legal Description: Approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots

Location: 515 South Persimmon Street (Exhibit “A”)

Area: 7.6266 acres

Comp Plan Designation: Business Park and Industrial (Exhibit “B”)

Present Zoning: Single-Family – 20 Estate Residential (SF-20-E) District (Exhibit “C”)

Request: Rezone from the Single-Family – 20 Estate Residential (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Planned Development No. 12 (PD-12)	Single-family residences and convenience store
South	Light Industrial (LI)	Single-family residences (proposed office warehouse development in permitting process)
East	Light Industrial (LI)	Vacant land
West	Single-Family – 20 Estate Residential (SF-20-E)	Single-family residences

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 currently has a single-family detached residence on site with two detached garages and four agricultural buildings. Recent rezonings in the area include the following:

- In September 2023, the property directly to the south successfully rezoned into the Light Industrial District.
- In October 2024, the property directly to the east successfully rezoned into the Light Industrial District.
- In December 2024, the second property directly to the east successfully rezoned into the Light Industrial District.

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.

According to the Comprehensive Plan, land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial designation: Light Industrial (LI), Commercial (C), and Office (O). The Comprehensive Plan also identifies the need to carefully design sites that are adjacent to residential zoning districts to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street which is designated as a Minor Arterial 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 Light Industrial district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on March 31, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map

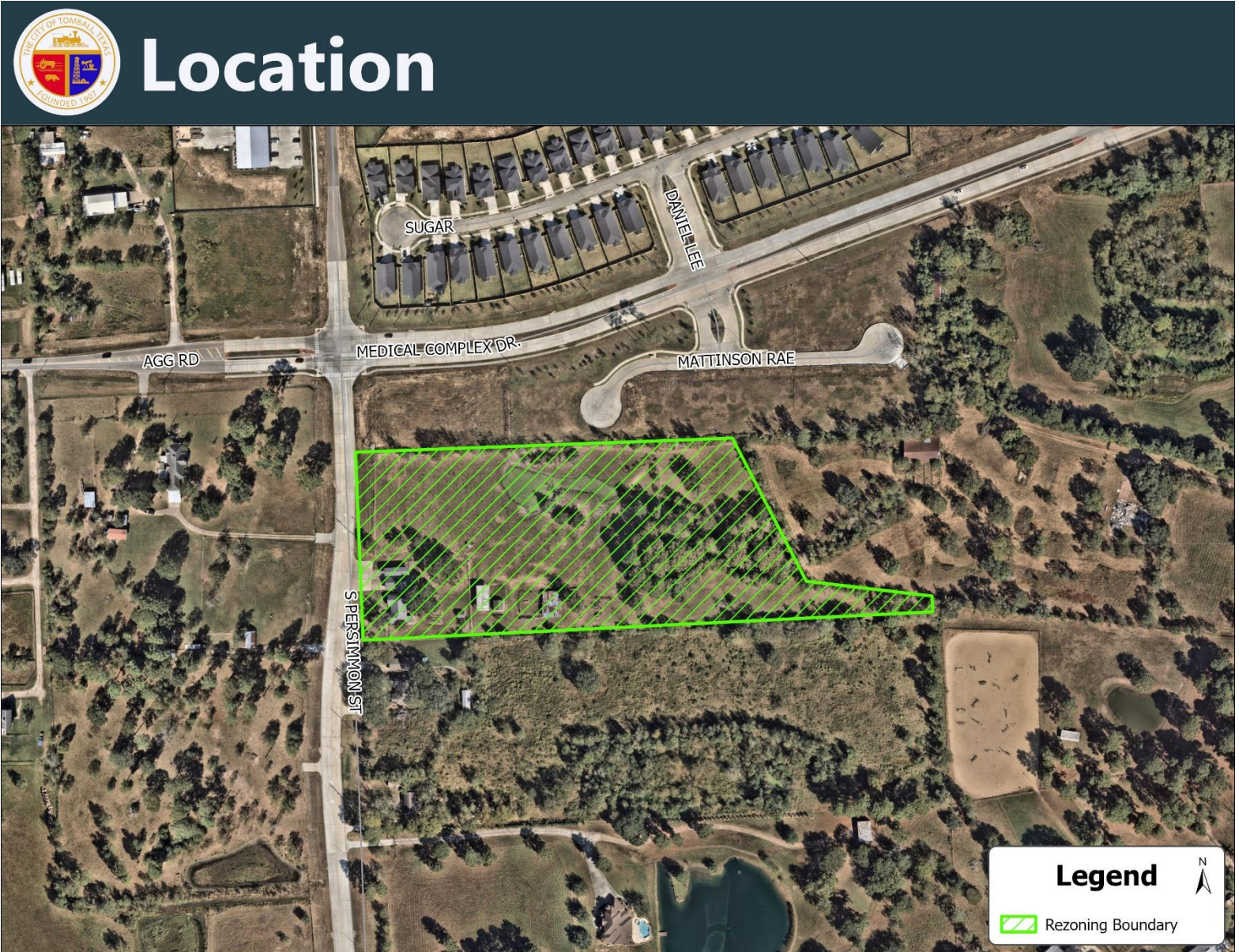


Exhibit "B"
Future Land Use Plan



Future Land Use

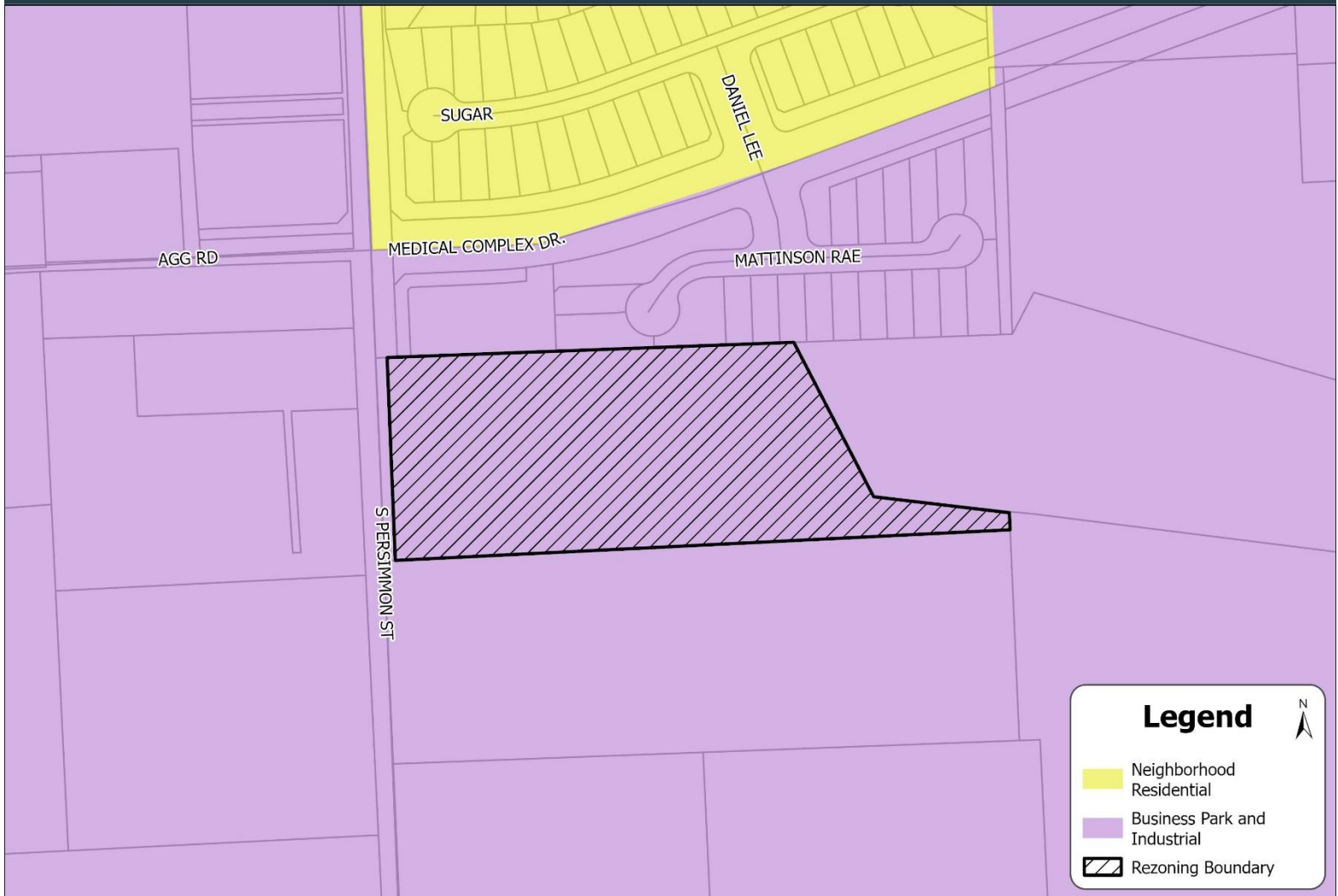
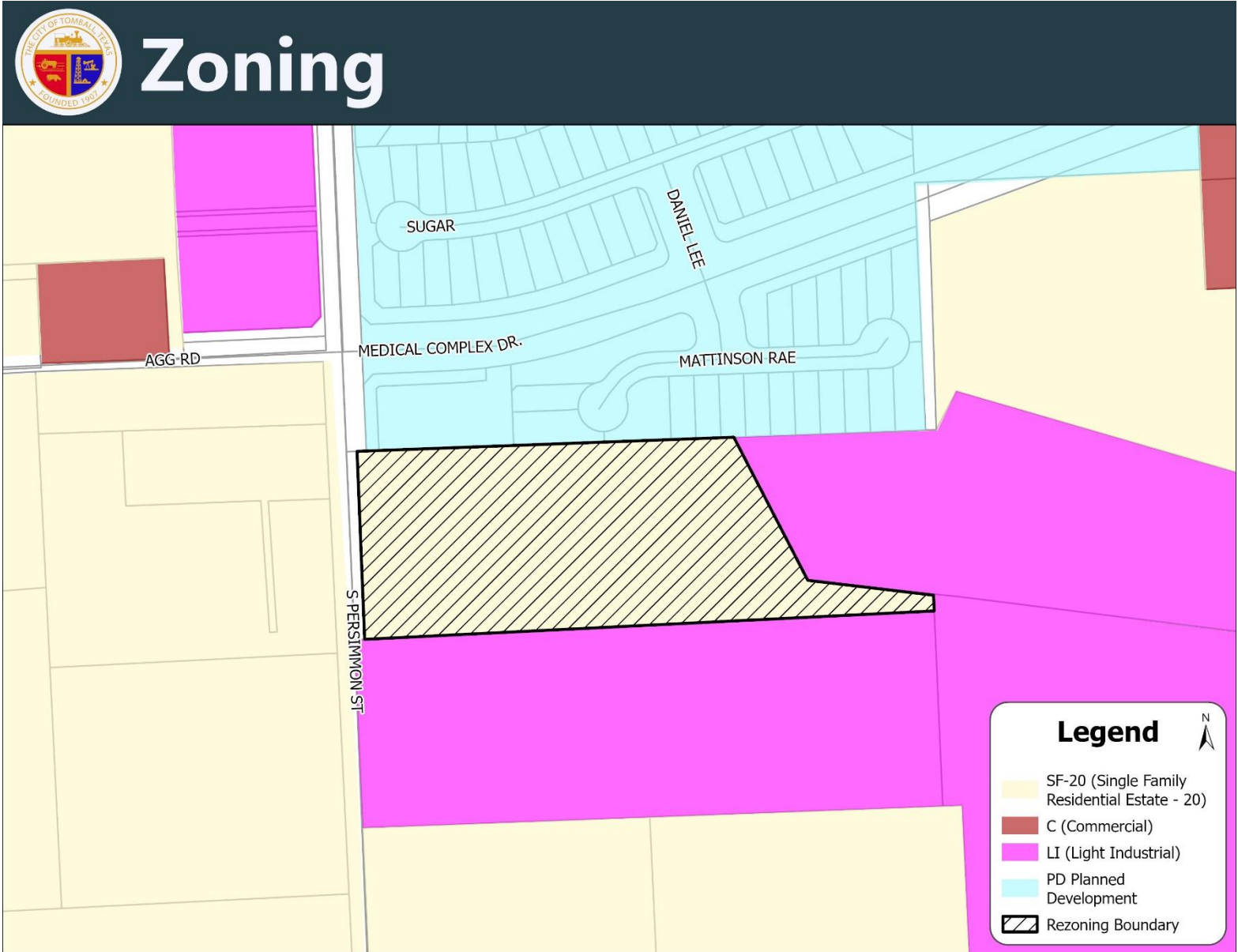


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 10/1/2022

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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/securesend
USERNAME: [tomballdcd](#)
PASSWORD: [Tomball](#)

Applicant

Name: ADKISSON GC PARTNERS, LLC Title: GENERAL CONTRACTOR
Mailing Address: 4809 WESTWAY PARK BLVD. City: HOUSTON State: TX
Zip: 77041 Contact: ANTHONY SARAO
Phone: (713) 204-2026 Email: ANTHONY@ADKISSONDEVELOPMENT.COM

Owner

Name: JAMES GRAPPE Title: OWNER
Mailing Address: 1515 S. PERSIMMON ST. City: TOMBALL State: TX
Zip: 77375 Contact: JAMES GRAPPE
Phone: (713) 816-8548 Email: CWGRAPPE@ATT.NET

Engineer/Surveyor (if applicable)

Name: THE PINNELL GROUP Title: SURVEYOR
Mailing Address: 25207 OAKHURST DRIVE City: SPRING State: TX
Zip: 77386 Contact: DAN PINNELL
Phone: (281) 363-8700 Fax: () Email: DAN@THEPINNELLGROUP.COM

Description of Proposed Project: INDUSTRIAL TILTWALL OFFICE/WAREHOUSE

Physical Location of Property: 1515 S. PERSIMMON ST. TOMBALL, TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: PT LT 366 & TR 367B (AG-USE) TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: RESIDENTIAL

Revised: 10/1/2022

Current Use of Property: RESIDENTIALProposed Zoning District: LIGHT INDUSTRIALProposed Use of Property: HIGH-PERFORMANCE SEAL MANUFACTURERHCAD Identification Number: 0352920000529 Acreage: 7.62

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.



Signature of Applicant

02/12/20025

Date



Signature of Owner

2/28/25

Date

Submittal Requirements

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

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

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

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

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

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

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

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



February 28, 2025

Dear City of Tomball, TX Zoning board,

On behalf of Material & Design Solutions, LLC, (MDS) we respectfully submit this request for rezoning of the ~8 acre site known as 1515 S. Persimmon St. for the construction and completion of a proposed 30,000 Ft² Manufacturing & Center of Excellence facility.

Our management, ownership, Construction and consultant team consists of the following individuals:

- Andy Jorgensen – President and Owner MDS. Over 10 years operational management experience running multiple sites in both Houston and Tomball.
- Mark Gough – V.P. of Operations MDS, Over 20 years exp in manufacturing & engineering.
- Steve Adkisson (Pres) & Anthony Sarao (Manager) – Adkisson Construction, the GC
- Tom Drye- Pres. Olmsted Polymer Solutions & Project consultant for MDS. 40+ yr ind. exp.

MDS is a growing business currently located at two leased sites:

1. HQ at 6431 Cunningham Rd, Houston, TX
2. Mfg at 701 S. Persimmon St, Suite 50, Tomball, TX

The purpose of the planned facility at 1515 S. Persimmon St, Tomball is to build a new combined facility that will house both locations and afford future expansion and employment opportunities.

Our business model supports the Oil & Gas industry via injection molding of highly engineered polymer into near-net shape parts that are then precisely machined under controlled environment via highly skilled CNC operators and equipment. Our tooling is also made in-house by our highly skilled tooling craftsman. We sustain our valued employees through generous benefits package, competitive compensation, and a safe-fair working environment.

Our high quality and delivery standards have grown our business over the 10+ years and maintained a dedicated customer base. Taking our business to the next level will be aided by a stream-lined one-roof operation, future business additions, and the new facility that showcases our expertise. Further, our Houston site employees are excited about the Tomball location as it's more convenient and shorter commute for most.

The 1515 S. Persimmon site will combine both current facilities into one. The 25 current Tomball employees & facility will only be a few blocks from the new site and will improve communication and collaboration with the 24 employees co-locating from the Houston site. Hence, at least 24 new employees to Tomball on day one.



MATERIAL &
DESIGN SOLUTIONS

The construction phase is expected to start, shortly after achieving the necessary zoning and permits, on or about April/May 2025. The first phase is to demo the exiting residence on the site. The actual construction and upfit is estimated to last 8 months, with the Certificate of Occupancy January 2026.

We are seeking the necessary light industrial zoning required for construction of our project, including infrastructure, landscaping, tree preservation per ordinance, utility development and services. We believe our business will contribute positively to the overall Tomball economic development plans and employment opportunities of the residents of Tomball. If needed, more details can be found online with previously submitted Tomball EDC Data Sheet.

We welcome any questions you may have regarding Material & Design Solutions, LLC. Feel free to contact me directly or at www.MaterialandDesign.com. We're grateful for this opportunity and look forward to receiving your assistance. Thank you for your consideration.

Sincerely,

Tom Drye, Project Manager on behalf of MDS
(865)805-7325

TDrye@MaterialandDesign.com

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