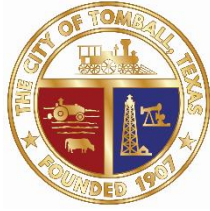


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, September 14, 2026
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, September 14, 2026, at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with an attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 13, 2026.
- E. New Business
 - [E.1](#) Conduct a public hearing and consideration to approve **Zoning Case Z26-05:** Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

- E.2 Conduct a public hearing and consideration to approve **Zoning Case Z26-09:** Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.
- E.3 Conduct a public hearing and consideration to approve **Zoning Case Z26-08:** Request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

F. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of September 2026 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: September 14, 2026

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 13, 2026.

Background:

Origination: Community Development

Recommendation:

Approval

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

FUNDING (IF APPLICABLE)

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

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

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

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

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

MONDAY, JULY 13, 2026



6:00 P.M.

- A. The meeting was Called to Order by Chairman Tana Ross at 6:00 p.m. Other Members present were:
Commissioner Colleen Pye
Commissioner Scott Moore
Commissioner Earl Detwiler

Others present:

Caleb Mittanck – City Planner
Kim Chandler – Community Development Coordinator
Tommy Ramsey – City Attorney
Paul Garcia – City Council Member
Jeremy Griffin – Building Official
Luisa Taylor – Director of Special Projects
Juan Rodriguez – Police Detective

draft

- A.1 Election of Chairman and Vice Chairman:

Election of Chairman:

Commissioner Scott Moore and Commissioner Colleen Pye nominated Chairman Tana Ross for Chairman.

Motion was made by Commissioner Moore, second by Commissioner Pye, to re-appoint Chairman Tana Ross as Chairman.

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

Motion carried unanimously to re-appoint Chairman Tana Ross as Chairman.

Election of Vice Chairman:

Commissioner Scott Moore nominated Commissioner Colleen Pye for Vice Chairman.

Commissioner Colleen Pye nominated Commissioner Scott Morre for Vice Chairman.

Motion was made by Commissioner Moore, second by Commissioner Ross, to appoint Commissioner Colleen Pye for Vice Chairman.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously to appoint Commissioner Colleen Pye as Vice Chairman.

B. No Public Comments were received.

C. Reports and Announcements:

Caleb Mittanck, City Planner announced the following:

- Craig Meyers, Community Development Director, is no longer with the City of Tomball.
- Benjamin Lashley, Assistant City Planner, is no longer with the City of Tomball.
- City Council Denied **Zoning Case CUP26-02**: Request by A K Texas Venture Capital, L.P. to consider a Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of “Automotive Repair and Service, Major” on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 1.96 acres of land, located north of the northeast intersection of Texas 249 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transmission repair shop.
 - Planning & Zoning Commission recommended Approval (3 Votes Aye, 1 Vote Nay) on 6/8/2026.
- City Council Approved **Zoning Case Z26-06**: Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, abstract 377, located west of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road). The applicant is requesting to allow for the properties to be developed for general retail uses.
 - Planning & Zoning Commission recommended Approval (Unanimously) on 6/8/2026.

D. Approval of Minutes:

Motion was made by Vice Chairman Pye, second by Commissioner Detwiler, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 8, 2026.

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

Motion Carried (unanimously).

E. New Business:

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

Caleb Mittanck, City Planner, presented **Zoning Case Z26-07**.

Michael Lessing, owner, (5462 Harvest Oak Landing Drive, Spring, TX 77386), spoke on behalf of the request.

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

Hearing no comments, the Public Hearing was closed by Chairman Ross at 6:16 p.m.

Motion was made by Commissioner Moore, second by Vice Chairman Pye, to approve **Zoning Case Z26-07**.

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

Vote was as follows:

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

Motion Carried (unanimously).

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

Caleb Mittanck, City Planner, presented **Zoning Case CUP26-05**.

Jason Nicholson, representing Joe E. Evans, Abigail L. Bailey, and Janae E. Evans, (12815 Palomino Lake Circle, Cypress, TX 77429), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:23 p.m.

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

Motion was made by Vice Chairman Pye, second by Commissioner Detwiler, to approve **Zoning Case CUP26-05**.

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

Vote was as follows:

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

Motion Failed (unanimously).

F. Adjournment

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

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

Motion Carried (unanimously).

The meeting adjourned at 7:02 p.m.

PASSED AND APPROVED this _____ day of 2026.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Tana Ross
Commission Chairman

Meeting Date: September 14, 2026

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z26-05**: Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

Background:

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

Origination: Joe E. Evans, Abigail L. Bailey, and Janae E. Evans

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Caleb Mittanck (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)
SEPTEMBER 14, 2026
&
CITY COUNCIL
SEPTEMBER 21, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 14, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 21, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z26-05: Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

Zoning Case Z26-08: Request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

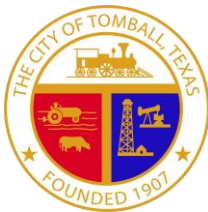
Zoning Case Z26-09: Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.

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 8th day of September 2026 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Caleb Mittanck
Caleb Mittanck
City Planner

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



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-05

8/24/2026

The Planning & Zoning Commission will hold a public hearing on **September 14, 2026 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

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

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **September 21, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-05

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

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

Name:
Parcel I.D.:
Address:

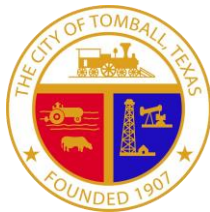
Email: planning@tomballtx.gov

I am in favor ☐

I am opposed ☐

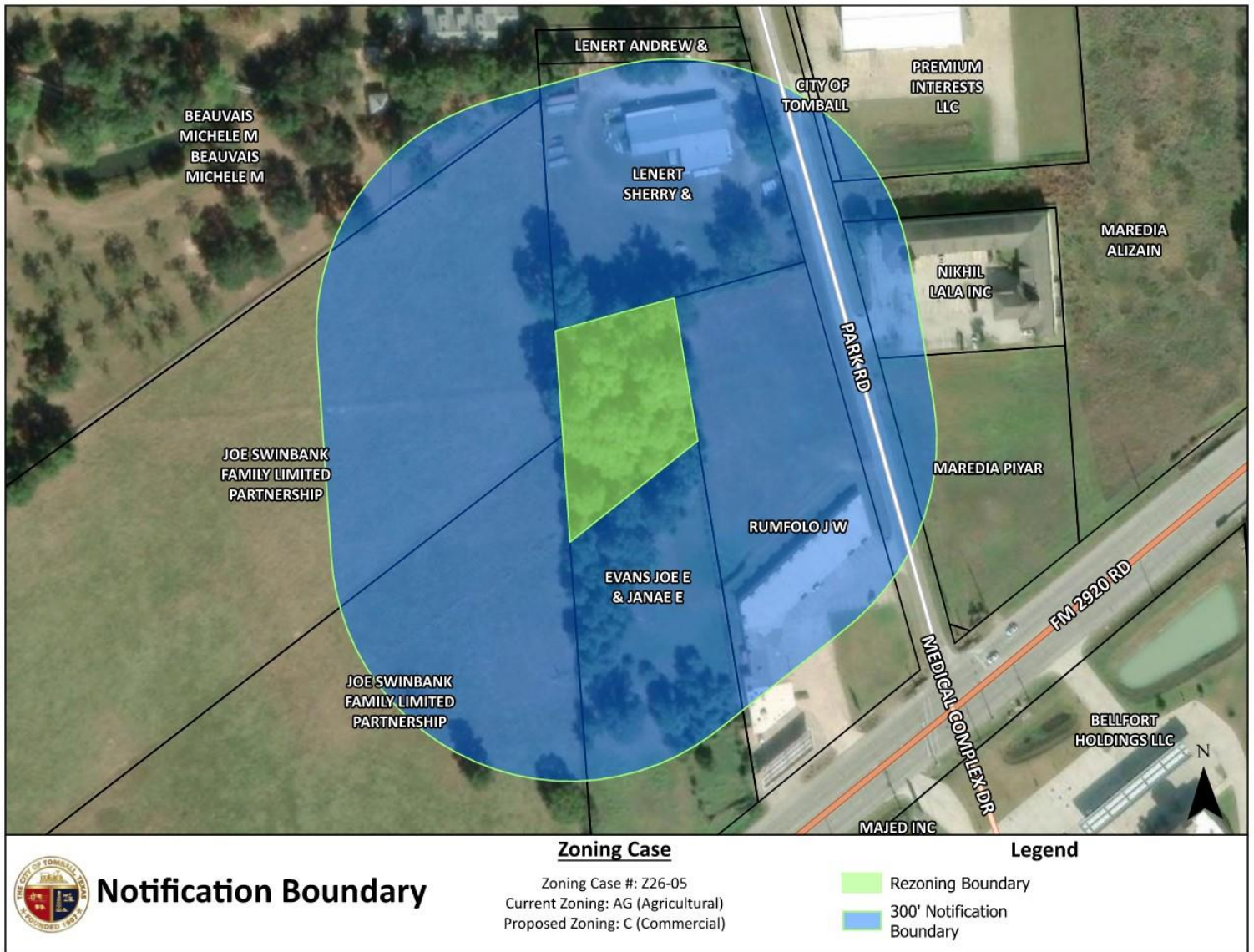
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

Z26-05



CASE #: Z26-05

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

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

Name: EVANS JOE E & JANA E
Parcel I.D.: 0421810000027
Address: 323 GERSHWIN DR

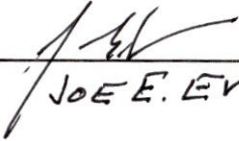
Email: planning@tomballtx.gov

I am in favor ☒

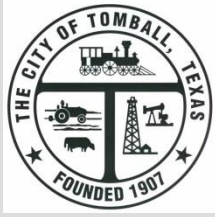
I am opposed ☐

Additional Comments:

Signature: _____


JOE E. EVANS

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: September 14, 2026

City Council Public Hearing Date: September 21, 2026

Rezoning Case:	Z26-05
Property Owner(s):	Joe E. Evans, Abigail L. Bailey, and Janae E. Evans
Applicant(s):	Hyperion Partners of Texas, Inc.
Legal Description:	Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311
Location:	West of the northwest intersection of FM 2920 and Park Road (15226 FM 2920) (Exhibit "A")
Area:	0.86 acres
Comp Plan Designation:	Corridor Commercial (Exhibit "B")
Present Zoning:	Agricultural (AG) (Exhibit "C")
Request:	Rezone into the Commercial (C) District
Adjacent Zoning & Land Uses:	

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

BACKGROUND

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

ANALYSIS

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

Staff Review Comments: This request for the Commercial zoning designation is intended to bring the entire property under the same zoning. This request is in line with the Corridor Commercial Future Land Use Plan. Additionally, the subject property will have access onto FM 2920 which is an existing major arterial roadway and is designed to accommodate traffic associated with developments of this nature.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on August 24, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



Location

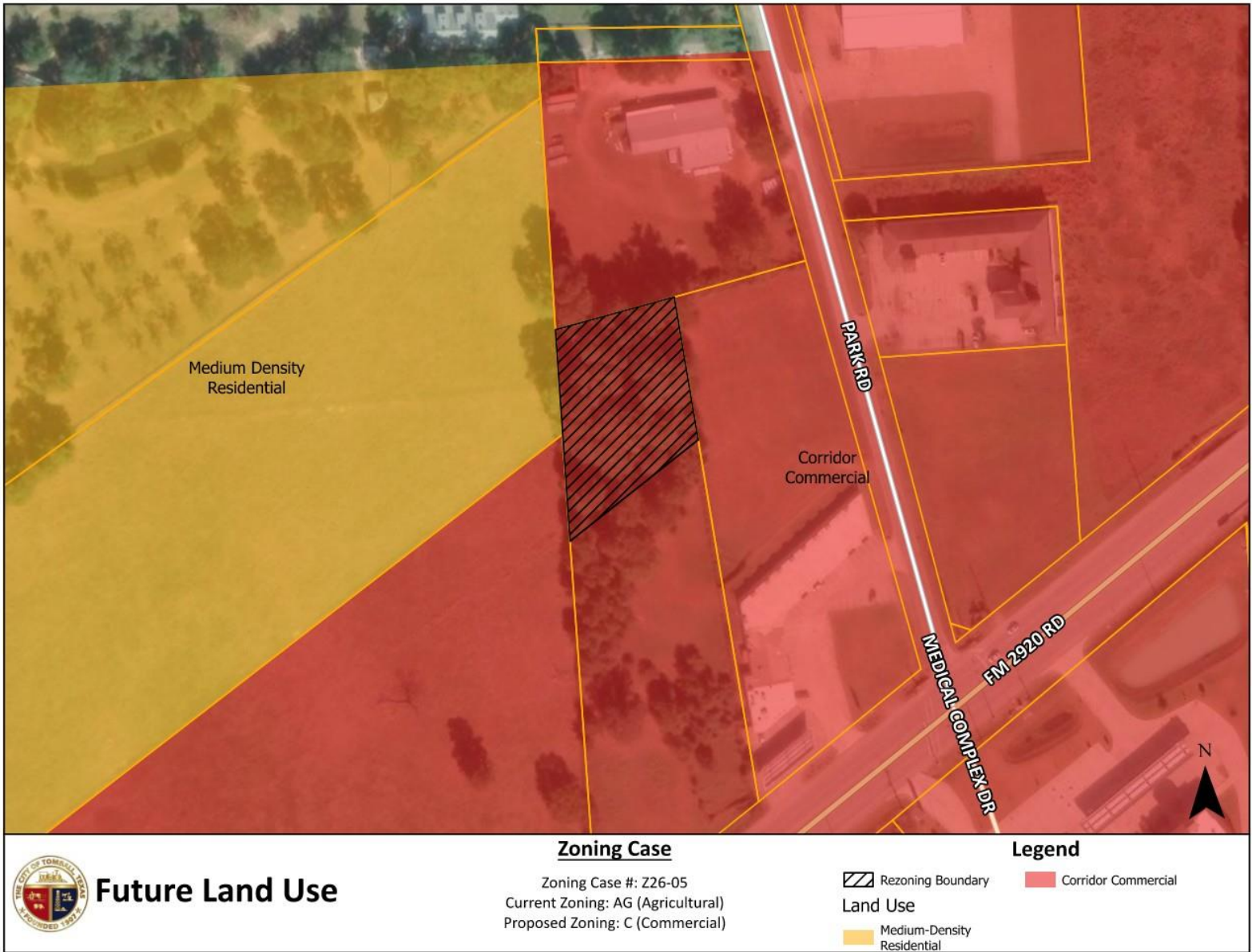
Zoning Case

Zoning Case #: Z26-05
Current Zoning: AG (Agricultural)
Proposed Zoning: C (Commercial)

Legend

 Rezoning Boundary

**Exhibit “B”
Future Land Use Plan**



**Exhibit “C”
Zoning Map**



**Exhibit “D”
Site Photo(s)**

Subject Property (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



**Exhibit “E”
Rezoning Application**

Produced By: Hyperion Partners of Texas, Inc.

PLANNED DEVELOPMENT REZONING REQUEST SUMMARY / JUSTIFICATION STATEMENT

15226 FM 2920 • Tomball, Texas

INTRODUCTION

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

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

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

1. PURPOSE OF THE PLANNED DEVELOPMENT REQUEST

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

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

The proposed PD will:

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

2. PROPOSED DEVELOPMENT PROGRAM

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

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

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

3. JUSTIFICATION FOR THE REQUESTED DEVELOPMENT STANDARDS

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

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

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

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

4. COMPATIBILITY WITH THE FM 2920 CORRIDOR

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

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

The proposed Planned Development is intended to promote compatibility by:

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

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

5. UTILITIES, ENGINEERING, AND SITE CONSTRAINTS

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

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

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

6. PUBLIC BENEFIT AND DEVELOPMENT QUALITY

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

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

Development standards.

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

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

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

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

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

Owner

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

Engineer/Surveyor (if applicable)

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

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

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

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

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

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

Current Zoning District: (C): Commercial



Revised: 08/25/2023

Current Use of Property: Commercial

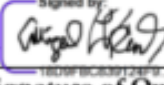
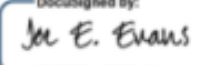
Proposed Zoning District: (PD): Planned Development

Proposed Use of Property: 50 unit MF complex

HCAD Identification Number: R114783 Acreage: 3

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
SEPTEMBER 14, 2026
&
CITY COUNCIL
SEPTEMBER 21, 2026**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 14, 2026, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 21, 2026, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z26-05: Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

Zoning Case Z26-08: Request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

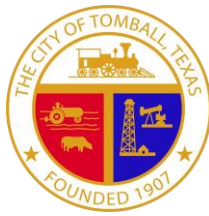
Zoning Case Z26-09: Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.

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 8th day of September 2026 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Caleb Mittanck
Caleb Mittanck
City Planner

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



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-09

8/24/2026

The Planning & Zoning Commission will hold a public hearing on **September 14, 2026 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.

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 **September 21, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-09

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

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

Name:
Parcel I.D.:
Address:

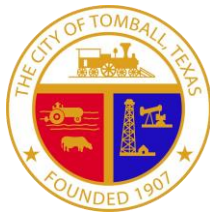
Email: planning@tomballtx.gov

I am in favor ☐

I am opposed ☐

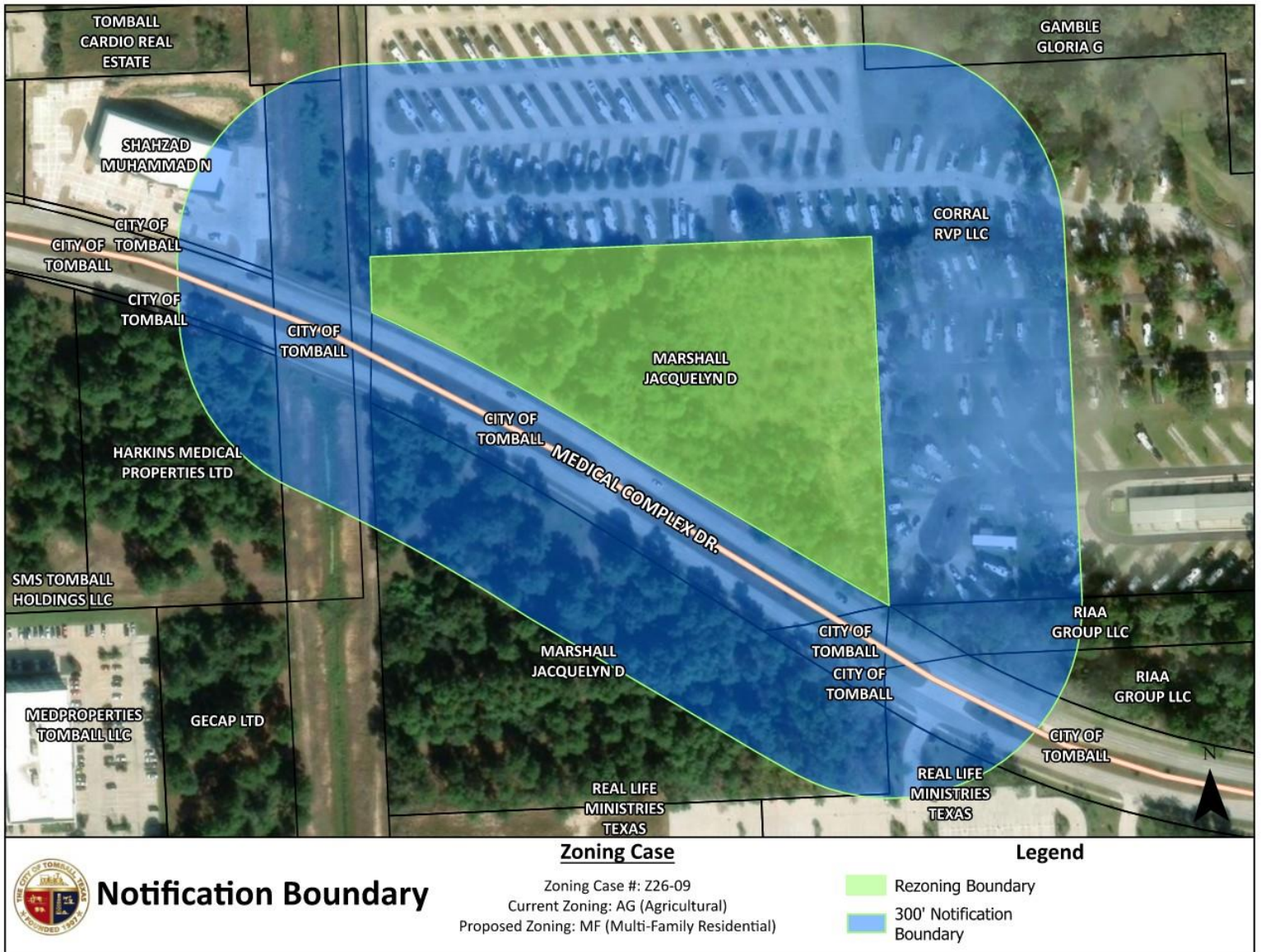
Additional Comments:

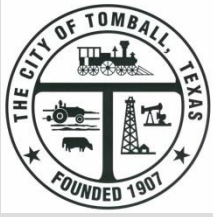
Signature: _____



City of Tomball
Community Development Department

Z26-09





Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: September 14, 2026

City Council Public Hearing Date: September 21, 2026

Rezoning Case: Z26-09

Property Owner(s): Jacqueline Marshall

Applicant(s): Andrea Ameen

Legal Description: Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land

Location: West of the northwest intersection of South Cherry Street and Medical Complex Drive (Exhibit “A”)

Area: 5.21 acres

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

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

Request: Rezone from the Agricultural (AG) District to the Multifamily Residential (MF-2) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Manufactured Home Park (MHP)	Manufactured Home Park
South	Multifamily Residential (MF-2)	Assisted Living
East	Manufactured Home Park (MHP)	Manufactured Home Park
West	Agricultural (AG)	Drainage Channel

BACKGROUND

The subject property has been within the City of Tomball’s AG zoning district since the adoption of zoning in February 2008. The applicant is proposing to develop this property in a similar manner and land use classification as their property across Medical Complex Dr.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Neighborhood Commercial” by the Comprehensive Plan’s Future Land Use Map. The Neighborhood Commercial future land use category is intended for commercial uses that are developed with the appropriate context, scale and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians. This land use category should serve as a transition between lower intensity residential development and higher intensity commercial and industrial development.

Staff Review Comments: The Multifamily Residential (MF-2) District is intended for use along streets that can accommodate large amounts of traffic. Medical Complex Dr. is a designated Major Arterial street in the Tomball Major Thoroughfare Plan. The applicant is intending to develop this property with an assisted living facility. The applicant has received approval from PZ and Council for their property across the street on Medical Complex to be an assisted living facility.

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 August 24, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



Exhibit "B" Future Land Use Plan

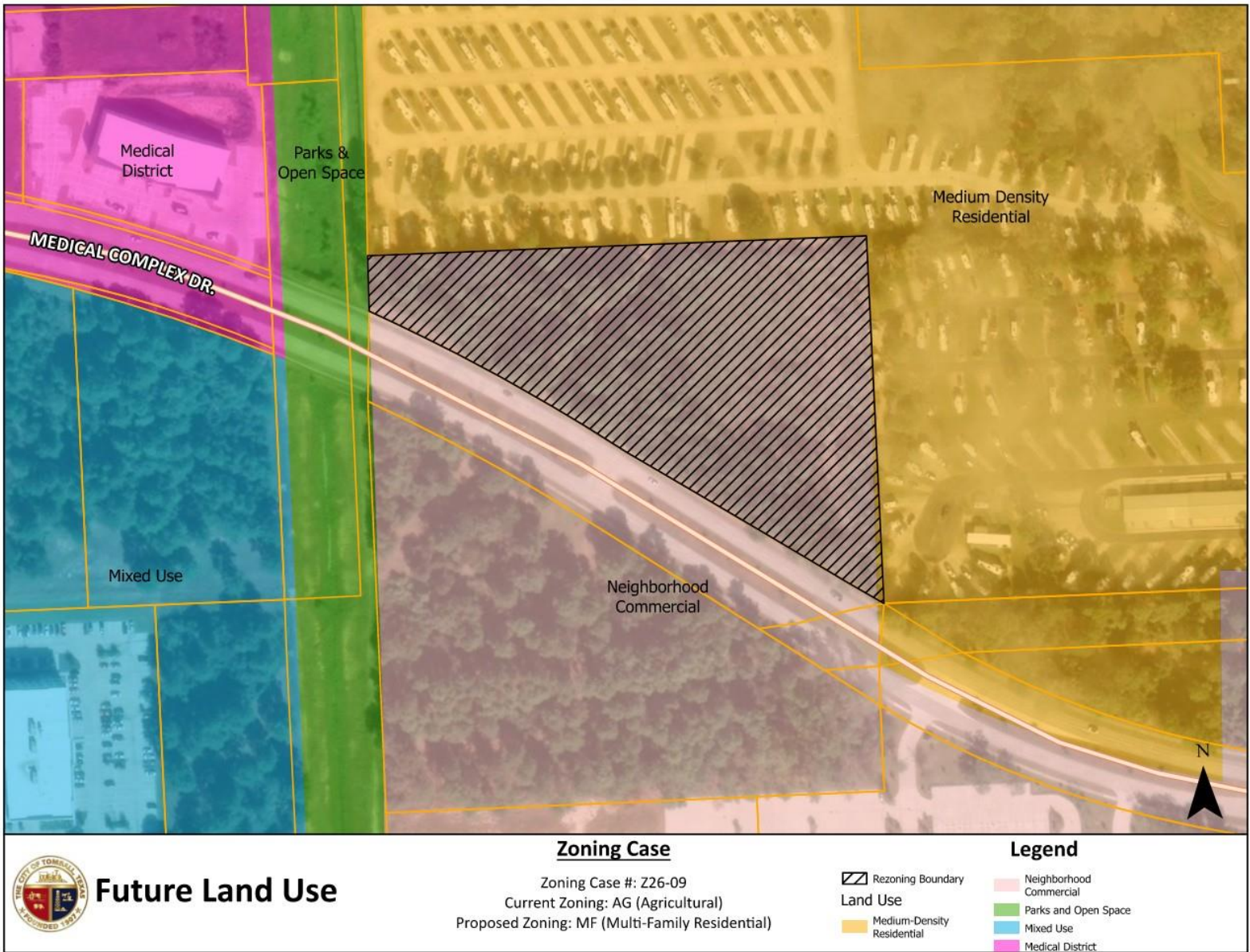
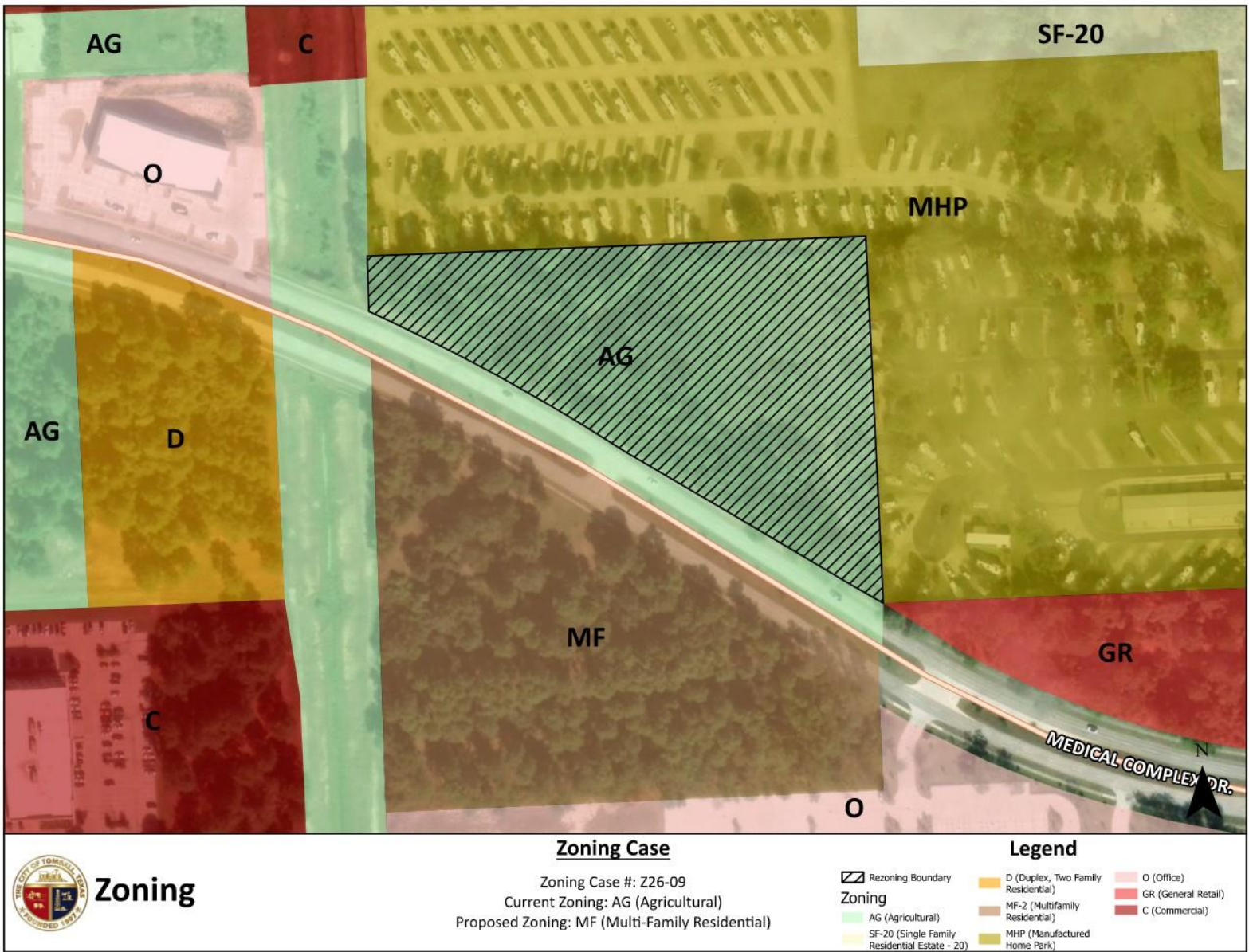


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Property (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit “E” Rezoning Application

To whom it concerns,

We are formally requesting a rezoning of the parcel at 0 Medical Complex Dr, Tomball, TX 77375 (parcel number 0352860000163) from Agriculture (AG) to Multifamily, to enable construction and operation of an Assisted Living Community for seniors. We believe this rezoning request aligns with the city’s comprehensive plan and will significantly benefit the community. The MF zoning type allows us to operate and keep the surrounding area aligned with the neighbors’ vision for the area.

Community Benefit: The project will serve the community’s senior population and their families, providing the highest quality care and customer service for those who need Assisted Living or Memory Care. Our mission is to develop a community that supports seniors and keeps them connected to the broader Tomball community. This second phase of our existing project (32 Memory Care residences across the street) will expand our operation and allow us to accommodate seniors who do not have dementia and want larger/more varied floorplans. We want to create spaces where people can maintain their independence as long as possible with the right support. Our family-operated business would add to the appeal and desirability of the nearby medical district.

Neighborhood Cohesiveness: Our design will fit in with the surrounding area, and we want to create a retention pond with walking paths and green spaces for social interaction throughout the development. We plan to build one larger structure that would resemble an upscale apartment building. This will be surrounded with landscaping and we will use the most sustainable construction methods possible. Over time we may want to add a separate community center building or staff training building.

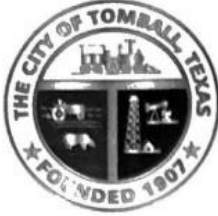
Sustainable Plans: We plan to use sustainable building methods as much as possible, and retain as much green space on the property as possible. Our site plans take drainage into account with a large retention pond.

Economic Impact: This business will serve to increase employment opportunities and have a positive economic impact on the community at large. Through the programming we plan to offer, we may also help seniors live in their own homes longer and remain part of the community longer. Our aim is to buy and hire local. We will partner with community businesses as much as possible. We plan to provide very desirable employment benefits to our care teams. We plan to provide excellent training and continued education for team members to allow them to grow in the Assisted Living industry.

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

Sincerely,
Andrea Ameen & Aaron Ameen

Revised: 6/22/2026



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 \$1,500.00 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: **SmartGov Portal**

Applicant

Name: Andrea Ameen Title: _____
Mailing Address: 9407 Briscoe Bend Ln City: Cypress State: TX
Zip: 77433 Contact: _____
Phone: (847) 310-2290 Email: andreakeazerameen@gmail.com

Owner

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

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Assisted Living, Senior Living Community, phased development

Physical Location of Property: approx. .2 miles northwest of Cherry/Medical Complex Dr.

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

Legal Description of Property: 5.2126 acres of land in Jesse Pruitt Survey, abstract No. 629
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Agriculture

Revised: 6/22/2026

Current Use of Property: vacant raw land

Proposed Zoning District: Multifamily

Proposed Use of Property: Assisted Living, Senior Living Community

HCAD Identification Number: 0352860000163 Acreage: 5.2

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  8/1/2026
Signature of Applicant Date

DocuSigned by:
X  7/24/2026
Signature of Owner Date

47

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
SEPTEMBER 14, 2026
&
CITY COUNCIL
SEPTEMBER 21, 2026**



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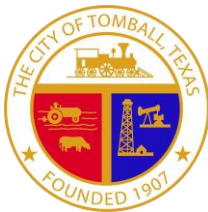
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C E R T I F I C A T I O N

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 8th day of September 2026 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Caleb Mittanck
Caleb Mittanck
City Planner

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



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-08

8/24/2026

The Planning & Zoning Commission will hold a public hearing on **September 14, 2026 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

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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 **September 21, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-08

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

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

Name:
Parcel I.D.:
Address:

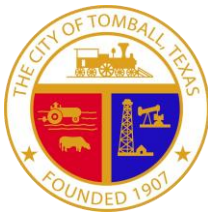
Email: planning@tomballtx.gov

I am in favor ☐

I am opposed ☐

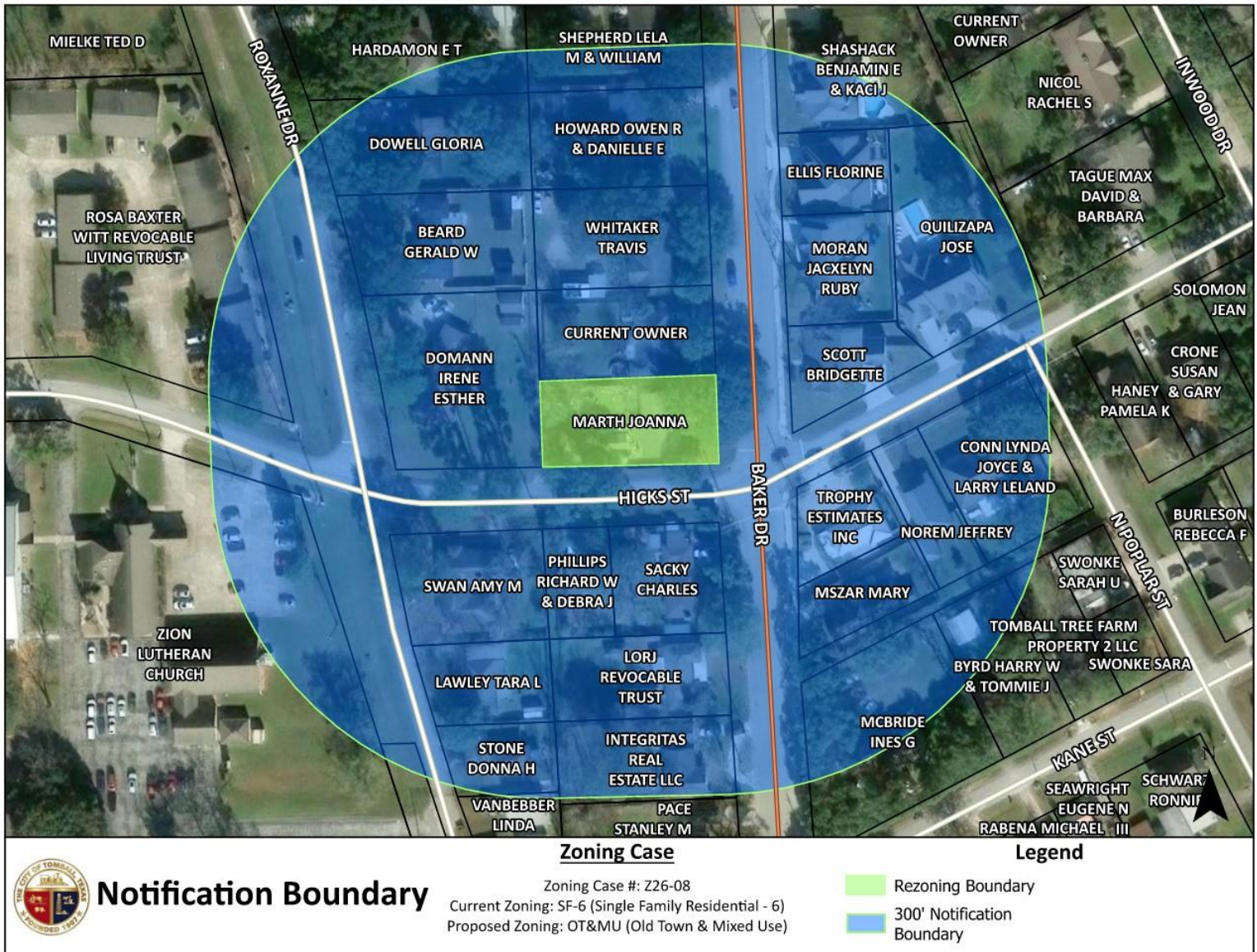
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

Z26-08



CASE #: Z26-08

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: ROSA BAXTER WITT REVOCABLE LIVING TRUST
Parcel I.D.: 0402700010073
Address: 4 N PINTAIL STREET

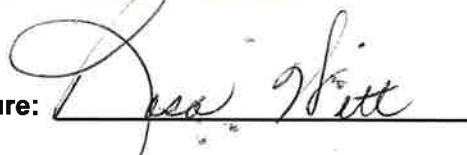
Email: planning@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature:



501 James Street • TOMBALL, TEXAS 77375

CASE #: Z26-08

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: ELLIS FLORINE
Parcel I.D.: 1405290020003
Address: 415 BAKER DR

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

Email: planning@tomballtx.gov

I am in favor ☐

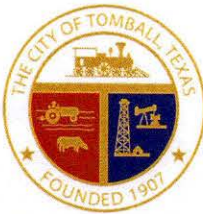
I am opposed ☒

Additional Comments:

Signature: _____

*Keep Residential for families. This is not an office
park and should NOT be!!!!*

501 James Street • TOMBALL, TEXAS 77375



City of Tomball
Community Development Department

TROPHY ESTIMATES INC
707 HICKS ST
TOMBALL, TX 77375-4421

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z26-08

8/24/2026

The Planning & Zoning Commission will hold a public hearing on **September 14, 2026 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive). The applicant is requesting to utilize the property for residential or office use.

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 **September 21, 2026 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact the Planning Division, by telephone (281-290-1491) or by email address planning@tomballtx.gov.

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1491 if you have any questions about this notice.

CASE #: Z26-08

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

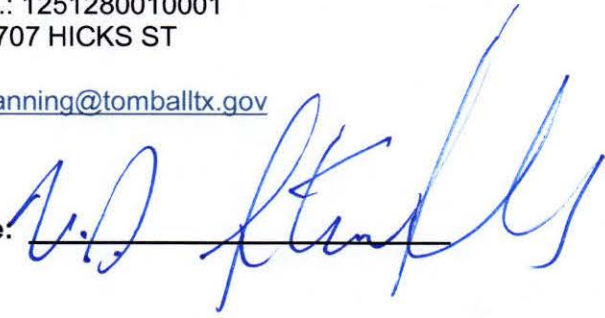
Name: TROPHY ESTIMATES INC
Parcel I.D.: 1251280010001
Address: 707 HICKS ST

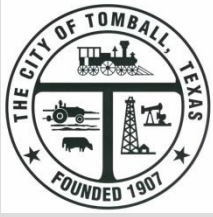
Email: planning@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: September 14, 2026

City Council Public Hearing Date: September 21, 2026

Rezoning Case: Z26-08

Property Owner(s): Wendy Kaiser

Applicant(s): Wendy Kaiser

Legal Description: Request by Wendy Kaiser to consider a zone change from Single-Family Residential (SF-20) to Old Town (OT) on Lot 22S of the Baker Unrecorded Plat, one lot containing approximately 0.29 acres of land, situated in the J House Survey, Abstract 34, located at the northwest intersection of Hicks Street and Baker Drive (304 Baker Drive).

Location: 304 Baker Drive (Exhibit “A”)

Area: 0.29 acres

Comp Plan Designation: Low Density Residential (Exhibit “B”)

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

Request: Rezone from the Single Family Residential (SF-6) District to the Old Town District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single Family Residential (SF-6)	Residential
South	Single Family Residential (SF-6)	Residential
East	Single Family Residential (SF-6)	Residential
West	Single Family Residential (SF-6)	Residential

BACKGROUND

The subject property has been within the City of Tomball’s Single Family Residential (SF-6) zoning district since the adoption of zoning in February 2008. The applicant’s request aims to allow for residential and/or professional office.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Low Density Residential” by the Comprehensive Plan’s Future Land Use Map. The Low-Density Residential designation is intended for suburban-style single-family detached homes in a traditional neighborhood pattern. Appropriate land uses include single-family detached homes, parks and green spaces, schools, public facilities, and accessory dwelling units.

Staff Review Comments: The Old Town (OT) zoning district supports a mix of residential and commercial uses and is intended to integrate into existing residential areas by supporting residential land uses as well as low-intensity commercial. The request to rezone the subject property to Old Town is generally not conforming with the Future Land Use Plan. The applicant is requesting the zone change to utilize the property for office and/or residential uses.

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 August 24, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A" Aerial Location Map



Exhibit "B"

Future Land Use Plan

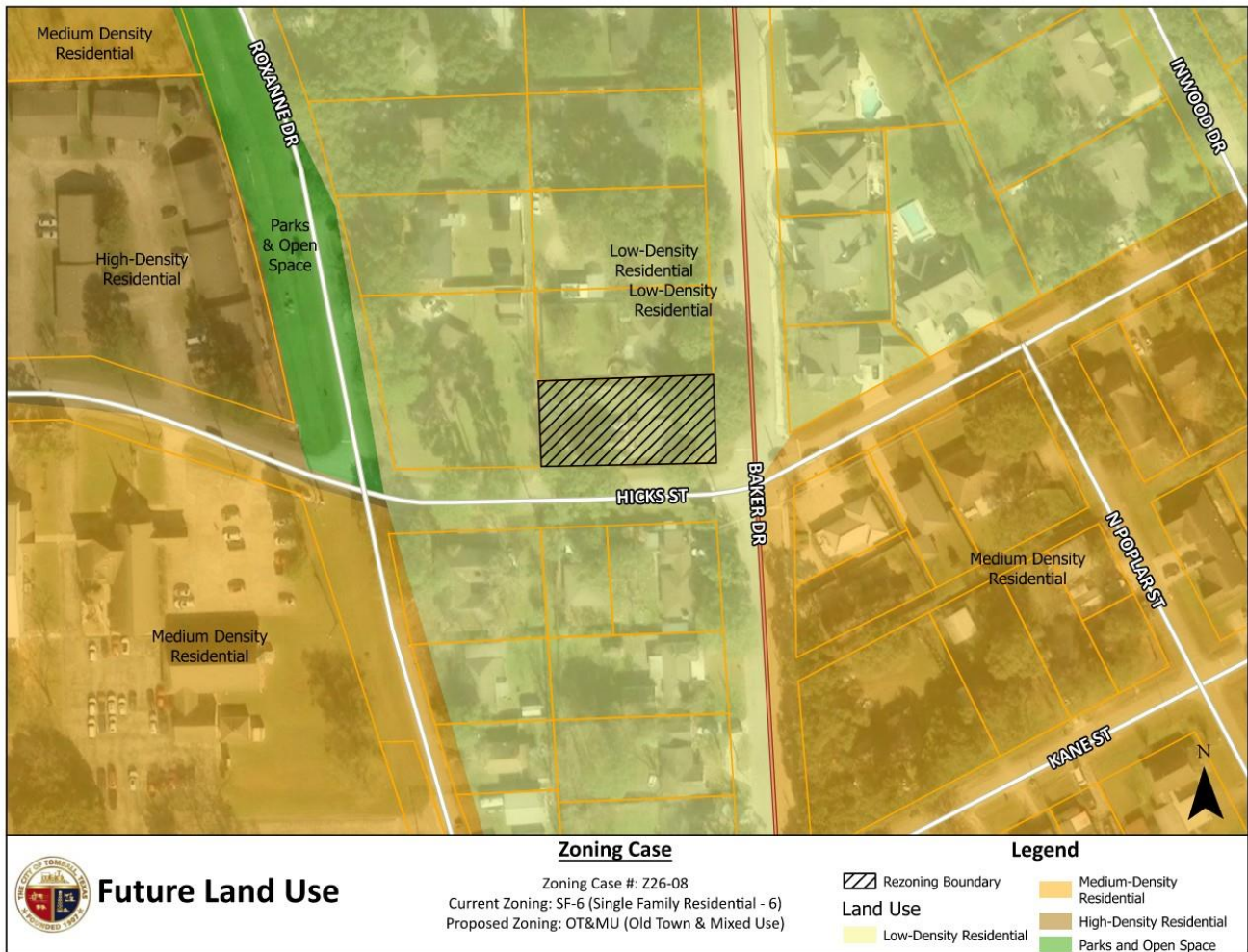


Exhibit "C" Zoning Map

Item E.3



**Exhibit “D”
Site Photo(s)**

Subject Property (Northwest)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

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

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Wendy Kaiser Title: Owner
 Mailing Address: 304 Baker Dr City: Tomball State: TX
 Zip: 77375 Contact: Wendy Kaiser
 Phone: (281) 7058631 Email: prettyinpink68@yahoo.com

Owner

Name: Wendy Kaiser Title: owner
 Mailing Address: 22820 Tuwa Road City: Tomball State: TX
 Zip: 77375 Contact: Wendy Kaiser
 Phone: (281) 7058631 Email: prettyinpink68@yahoo.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project:

Physical Location of Property: Rezoning request from SF-20 to OT-Mixed Use

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

Legal Description of Property: Lot 22S, Baker U/R Abst 34 J House

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

Current Zoning District: (OT & MU) : Old Town & Mixed Use ▼

Revised: 08/25/2023

Current Use of Property: **Residential Use**

Proposed Zoning District: **(OT & MU) : Old Town & Mixed Use**

Proposed Use of Property: **Availability for Residential or professional office**

HCAD Identification Number: **0402700010085** Acreage: **12000 SF**

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.

 Wendy Kaiser	Digitally signed by Wendy Kaiser DN: cn=Wendy Kaiser, o=, c=us, email=wendy.kaiser@usda.gov Reason: I am the author of this document Date: 2025.07.18 16:59:43 -0500 Reason: PDF Output Version: 2025.2.0	7/18/26
Signature of Applicant	Date	
 Wendy Kaiser	Digitally signed by Wendy Kaiser DN: cn=Wendy Kaiser, o=, c=us, email=wendy.kaiser@usda.gov Reason: I am the author of this document Date: 2025.07.18 16:40:01 -0500 Reason: PDF Output Version: 2025.2.0	7/18/26
Signature of Owner	Date	