

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: March 10, 2025

**Topic:**

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.

**Background:**

The subject property has been within the City of Tomball’s AG zoning district since the adoption of zoning in February 2008. The property is currently vacant with no structures present. In February of 2023 the property to the east, across Medical Complex Drive, successfully rezoned into the General Retail zoning district. In July of 2023 the property directly to the south of the subject tract successfully rezoned into the Office zoning district. The applicants’ request aims to allow for the development of a multibuilding assisted living facility with supporting amenities.

**Origination:** Jacquelyn D. Marshall, represented by Andrea Ameen

**Recommendation:**

The subject property is directly adjacent to Tomball’s “Medical District” as defined in the Comprehensive Plan. The Medical District area is intended to provide for development with an emphasis on healthcare and supporting uses. This request would create a supportive commercial area that complements the established Medical District and the nearby residential areas. 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