

04/09/2026

City of Tomball
Planning & Zoning Commission
401 Market Street
Tomball, Texas 77375

Re: Rezoning Request to General Retail for ±14.0945-Acre Tract along FM 2920

Dear Members of the Planning & Zoning Commission,

On behalf of the property owner, we respectfully submit this request to rezone a ±14.0945-acre tract of land (613,657 square feet) located in the William Hodge Survey, Abstract Number 377, Harris County, Texas, to a General Retail (GR) zoning designation.

The subject property is located along FM 2920 with proximity to Telge Road and is more particularly described in the attached metes and bounds description. Given its frontage along a major arterial roadway and its location within a rapidly developing commercial corridor, the proposed General Retail zoning is appropriate and consistent with the surrounding land uses.

This rezoning request is intended to allow for the development of retail and commercial uses that will serve the growing Tomball community. The proposed zoning will provide opportunities for quality development, increase access to goods and services, and contribute to the City's economic growth through an expanded tax base. Additionally, the request supports the City's long-term planning efforts by encouraging compatible commercial development along major transportation corridors.

We look forward to working with City staff and the Commission throughout the review process and are happy to provide any additional information needed to support this request.

Thank you for your time and consideration.

Sincerely,

Jonathan Sellers
Managing Member / Shoppes At Willow Creek, LLC
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