

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: August 12, 2024

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case Z24-10**: Request by TYKHE LLC, represented by JLS Real Estate, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 6.500 acres of land legally described as portions of Lot 187 & Tracts 188, 191A, and 192A of Tomball Outlots within the Jesse Pruitt Survey, Abstract 629 from Commercial (C) to Light Industrial (LI). The property is located at 1730 South Cherry Street, within the City of Tomball, Harris County, Texas.

**Background:**

The subject property currently houses the BLTI, an Inframark Company, headquarters and includes 6.500 acres of undeveloped land to the west. The entire property was rezoned from the Agricultural (Ag) to Commercial (C) district in 2009. The applicant is requesting to rezone the undeveloped portion to Light Industrial (LI) in anticipation of acquiring this subdivision of land. This request aims to allow for the development of a multibuilding trade park that has the most expansive range of potential tenants. The adjacent undeveloped lot to the north was rezoned from the Agricultural (AG) to Light Industrial (LI) district in 2011.

**Origination:** TYKHE LLC, represented by JLS Real Estate

**Recommendation:**

Staff recommends approval of **Zoning Case Z24-10**.

**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