

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 10, 2025
City Council Public Hearing Date: November 17, 2025

Rezoning Case: Z25-13

Property Owner(s): Pitcher Realty Group, LLC

Applicant(s): Mundy Property Holdings, PLLC

Legal Description: Approximately 0.9966 acres of land legally described as being two tracts of land (0.660 and 0.3366 acres) situated within the Joseph House Survey, Abstract No. 34

Location: 13519 Zion Road (Exhibit “A”)

Area: 0.9966 acres

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

Present Zoning: Single-Family Residential (SF-9) District (Exhibit “C”)

Request: Rezone from the Single-Family Residential (SF-9) to the Office (O) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single-Family Residential (SF-9)	Single-family residences
South	Single-Family Residential (SF-9)	Tomball High School Campus
East	Single-Family Residential (SF-9)	Single-family residences
West	Single-Family Residential (SF-9)	Tomball High School Campus

BACKGROUND

The subject property has been within the City of Tomball’s SF-9 zoning district since the adoption of zoning in February 2008. The main structure on the property was originally used as a single-family residence with a detached garage. Between 2020 and 2022 the main structure was converted into a professional office without the renovations being permitted through the city. Because of this, a professional office operated illegally on the property for many years. This request intends to bring the current land use into conformance with the City of Tomball’s zoning code and allow an office use to exist on the property.

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.

According to the Comprehensive Plan, land uses should consist of single-family attached homes, parks and green spaces, schools, public facilities, and accessory dwelling units.

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

Staff Review Comments: The request to rezone the subject property to Office (O) is not in conformance with the Future Land Use Plan. However, the subject property borders the Tomball High School parking lot on two sides and has frontage on Zion Road which is designated as a Minor Arterial on Tomball’s Major Thoroughfare Plan. Direct frontage onto an arterial roadway is more supportive of non-residential uses and the adjacent high school parking lot reduces the residential viability for the property. Further, the Office (O) zoning district is the most restrictive non-residential district, which limits the permitted land uses to those most compatible with residential areas. If approved, this request would bring a nonconforming property into compliance with current zoning code while maintaining the overall character of the surrounding 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 October 20, 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

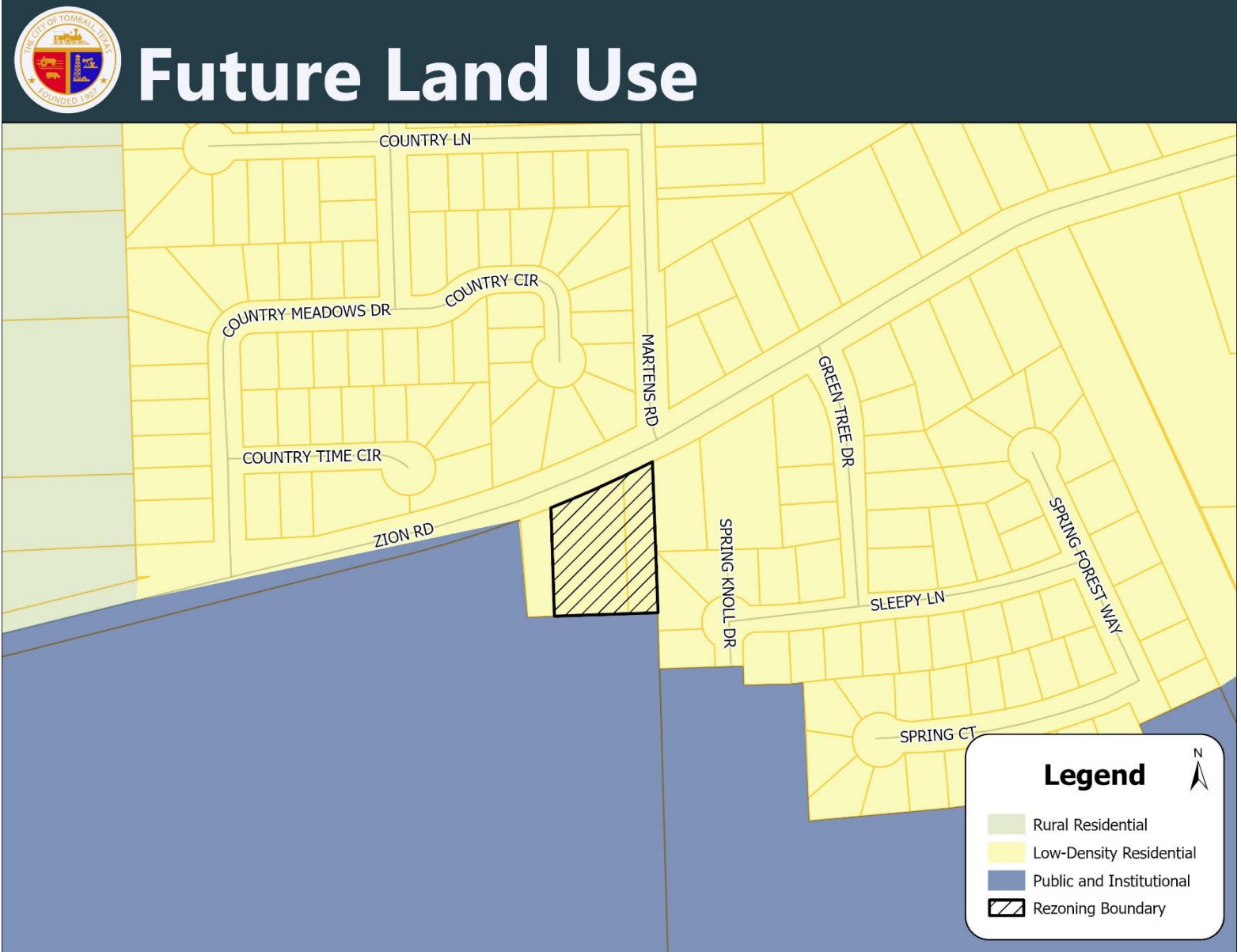


Exhibit "C"
Zoning Map

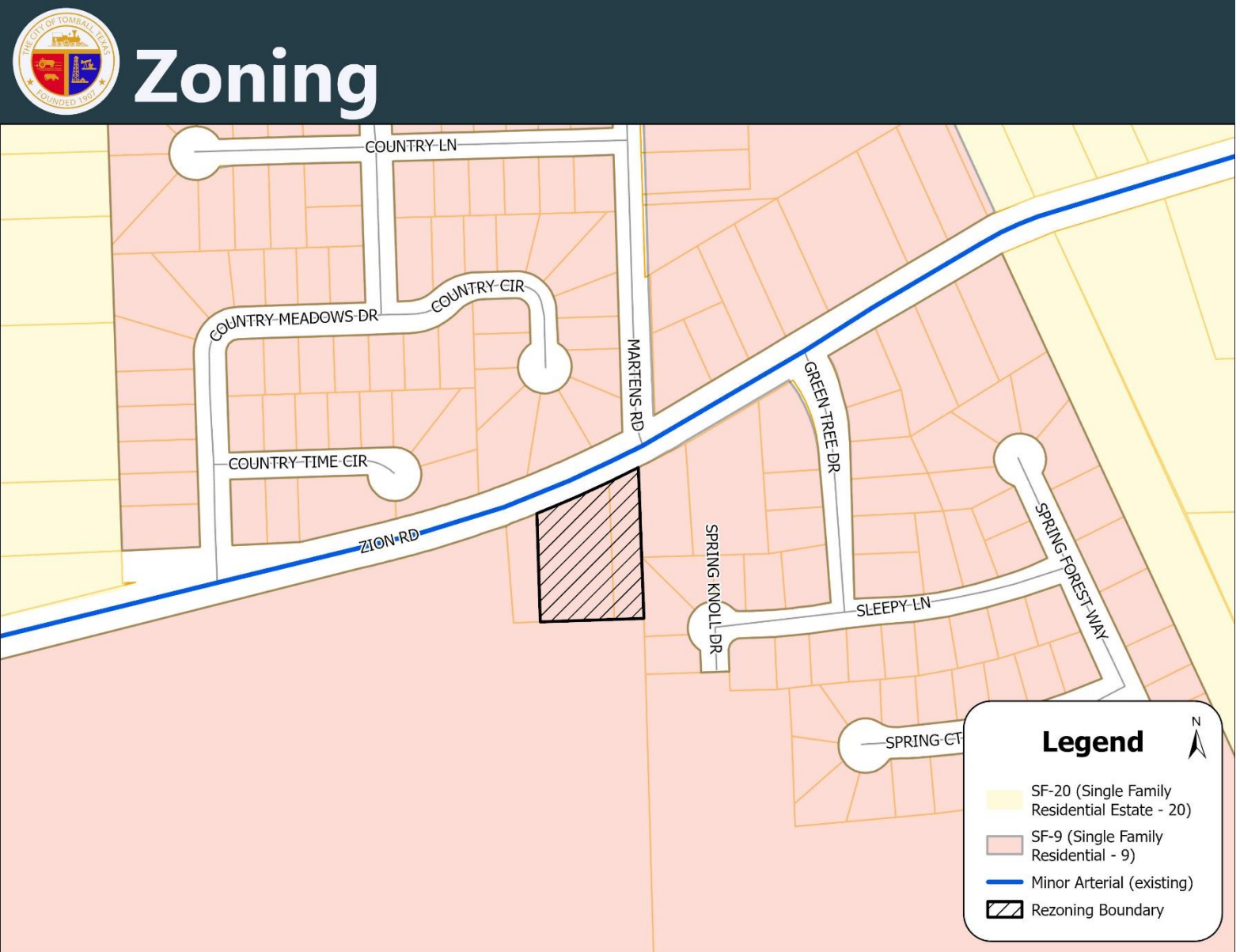


Exhibit "D"
Site Photo(s)

Subject Property



Neighbor (North)



Neighbor (East)



Neighbor (West)



Adjacent Parking Lot



Adjacent Parking Lot



Adjacent Parking Lot



Adjacent Parking Lot



Exhibit "E"

Rezoning Application

DocuSign Envelope ID: 812A5406-579E-4437-97B0-A8E49137845C

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: Mundy Property Holdings, PLLC Title: _____
Mailing Address: 19114 Camden Woods Ct City: Tomball State: TX
Zip: 77377 Contact: Allison Mundy
Phone: (832) 372-9033 Email: allison@mundylegalsvcs.com

Owner

Name: Pitcher Realty Group LLC Title: _____
Mailing Address: 13519 Zion Rd City: Tomball State: TX
Zip: 77375 Contact: Sam Shariff
Phone: (713) 806-6939 Email: SAMSHARIFrealtor@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Convert property from residential to office commercial as the property has been used

Physical Location of Property: 13519 and 13517 Zion Rd Tomball TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Tract 14F Abstract 34J House
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: ~~(E) Office~~ Single-Family Residential (SF-9)

City of Tomball, Texas 501 James Streeer, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: N/A
 Proposed Zoning District: (O) : Office
 Proposed Use of Property: Rental to Mundy Legal Services, LLC - Law Office
 HCAD Identification Number: _____ Acreage: ~1.0 acre

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.

X Allison Mundy 9/30/2025
 Signature of Applicant Date

X Garrick Pitcher 10/02/25
 Signature of Owner Date

Bill Pitcher 10/2/2025
Karen Pitcher 10/2/2025

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.



ATTORNEYS AT LAW
500 W. Main Street
Tomball, Texas 77375
Tel (281) 466-4469
Fax (281)-547-7514

October 2, 2025

Zoning Authority
City of Tomball
501 James Street
Tomball, TX 77375

Dear Members of the Zoning Authority,

Subject: Request for Zoning Change from Residential (SF-6) to Commercial Office (B) for
13519 Zion Road, Tomball, Texas 77375

I am writing to respectfully request a zoning change for this property from its current residential designation to a commercial office (B) zoning classification. This request is made in consideration of the property's current use, location and the significant benefits such a change would bring to the community.

It is my understanding based on conversation with the current owners that for the past five years, the property located at 13519 Zion Road, Tomball, Texas 77375, has been utilized as a commercial entity, specifically office space for a CPA firm. After their purchase of the property in 2020, significant changes were made to the property to convert the residence into office space, including removal of bedroom closets, washer and dryer connections and general layout modifications.

This use has been conducted without any adverse impact on the surrounding neighborhood, and indeed, it has contributed positively to the local economy by providing tax revenue and employment opportunities. The property's location is ideally suited for commercial activities, given its proximity to Tomball High School, as well as other nearby businesses including a Nationwide Insurance Agency (13818 Zion Rd), Ella's Garden Event Venue (1415 Ulrich Rd) and Texas Star Gymnastics (1230 Ulrich Rd). In fact, this property directly adjoins the THS parking lot on two sides, making it difficult to imagine a residential homeowner wanting to purchase the home.

The current residential zoning designation does not reflect the property's actual use or its potential to further contribute to the economic vitality of the area. A formal change to commercial zoning would not only legitimize the existing use but also allow for potential enhancements and improvements that could further benefit the community. Specifically, Mundy Property Holdings, LLC has a pending offer to purchase the Zion property, for the sole intention of the relocation of Mundy Legal Services from Main Street to this location. I, Allison Mundy, own both Mundy Property Holdings and Mundy Legal Services, PLLC. I am an active member of the Tomball community, my children attend Tomball schools, and my business has called Tomball home since its beginning almost 10 years ago. My current location on Main Street is a

lease, and I have a strong desire to purchase a property in the City of Tomball for long-term investment in the community I call home.

I understand that zoning changes require careful consideration of various factors, including community impact, compliance with local zoning regulations, and alignment with the city's development plans. In this regard, we believe that the proposed change aligns with the city's strategic goals for economic development and urban planning. The property is situated in an area that is gradually transitioning towards mixed-use, and a commercial zoning designation would be consistent with this trend.

I am committed to working closely with the Zoning Authority to address any concerns and to ensure that the transition is smooth and beneficial for all stakeholders involved. We are prepared to provide any additional information or documentation that may be required to facilitate this process.

Thank you for considering this request. We look forward to your favorable response and to the opportunity to further discuss how this zoning change can serve the best interests of the community.

Sincerely,

A handwritten signature in cursive script that reads "Allison Mundy".

Allison Mundy
For Mundy Property Holdings, LLC and the benefit of
Mundy Legal Services, PLLC
500 W. Main Street
Tomball, TX 77375
281-466-4469
allison@mundylegalsvcs.com
service@mundylegalsvcs.com