Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 13, 2026
City Council Public Hearing Date: July 20, 2026

Rezoning Case: Z26-07

Property Owner(s): Lessing Property Holdings LLC

Applicant(s): AD Solutions

Legal Description: 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

Location: North of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road) (Exhibit "A")

Area: 0.07 acres

Comp Plan Designation: Corridor Commercial (Exhibit "B")

Present Zoning: Agricultural (AG) District (Exhibit "C")

Request: Rezone from the Agricultural (AG) District to the General Retail (GR) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	PD-5	RMS Breaux Machine Works
South	General Retail (GR)	Spas Unlimited
East	General Retail (GR)	Spas Unlimited
West	Tomball ETJ	State Highway 249

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's request aims to unify the owner's entire property within one zoning district and allow for the development of additional parking and building space.

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: The General Retail (GR) zoning district is designed to accommodate nonresidential uses along high-traffic areas, intersections of major collector streets, and along regionally serving thoroughfares. Land uses found within the GR district should facilitate opportunities for local neighborhood shopping, create facilities for the retail sales of goods and services, and help create a network of supportive services for the surrounding community. The request to rezone the subject property to General Retail would be in conformance with the Future Land Use Plan. Additionally, the subject property has proposed access onto the SH 249 frontage road which is designed to accommodate traffic associated with developments within the General Retail district. The applicant is requesting the zone change to bring the entire property under the same zoning designation.

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 June 22, 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

Location

Zoning Case

Zoning Case #: Z26-07
Current Zoning: AG (Agricultural)
Proposed Zoning: GR (General Retail)

Legend

Rezoning Boundary

Exhibit "B"
Future Land Use Plan

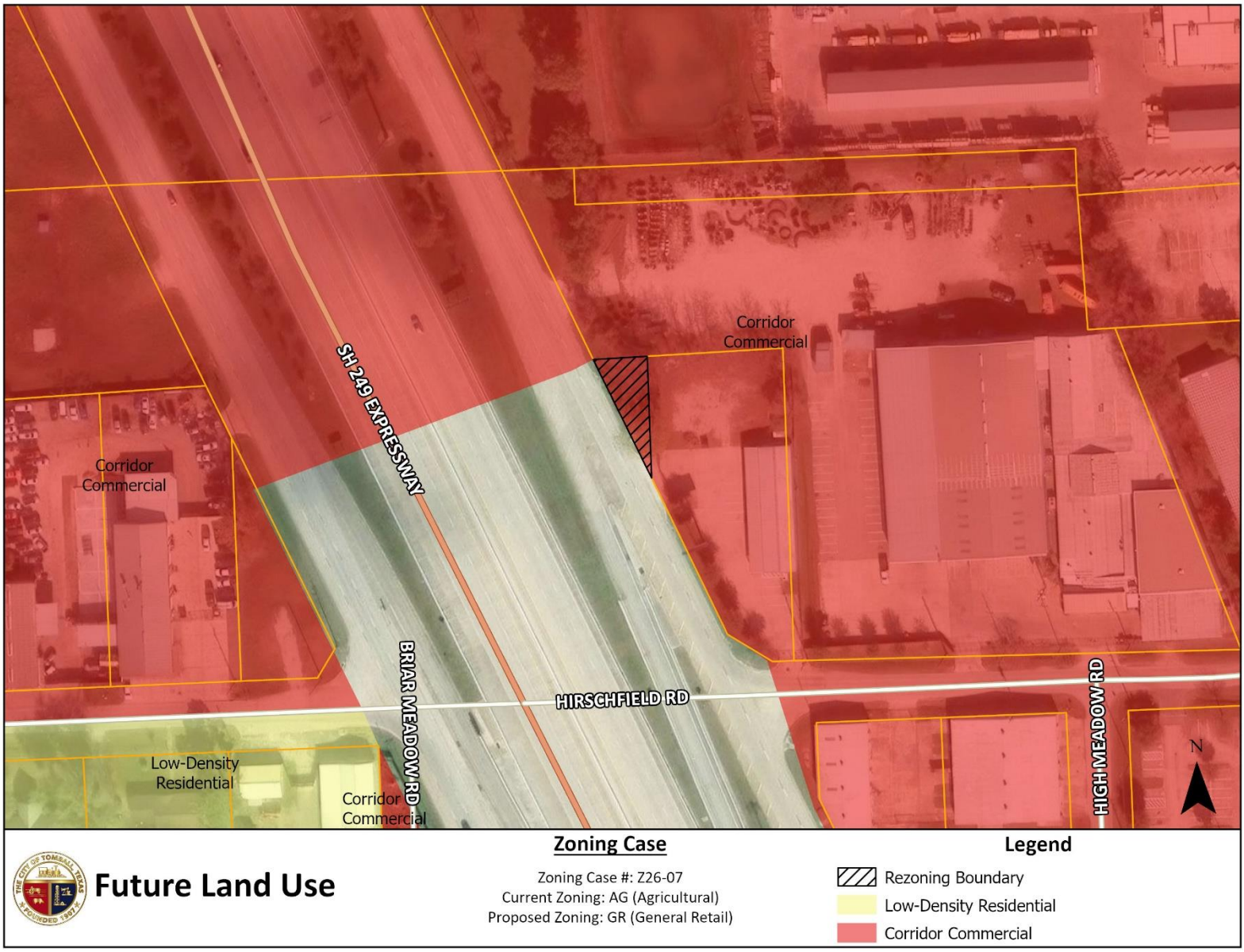

Exhibit "C"
Zoning Map

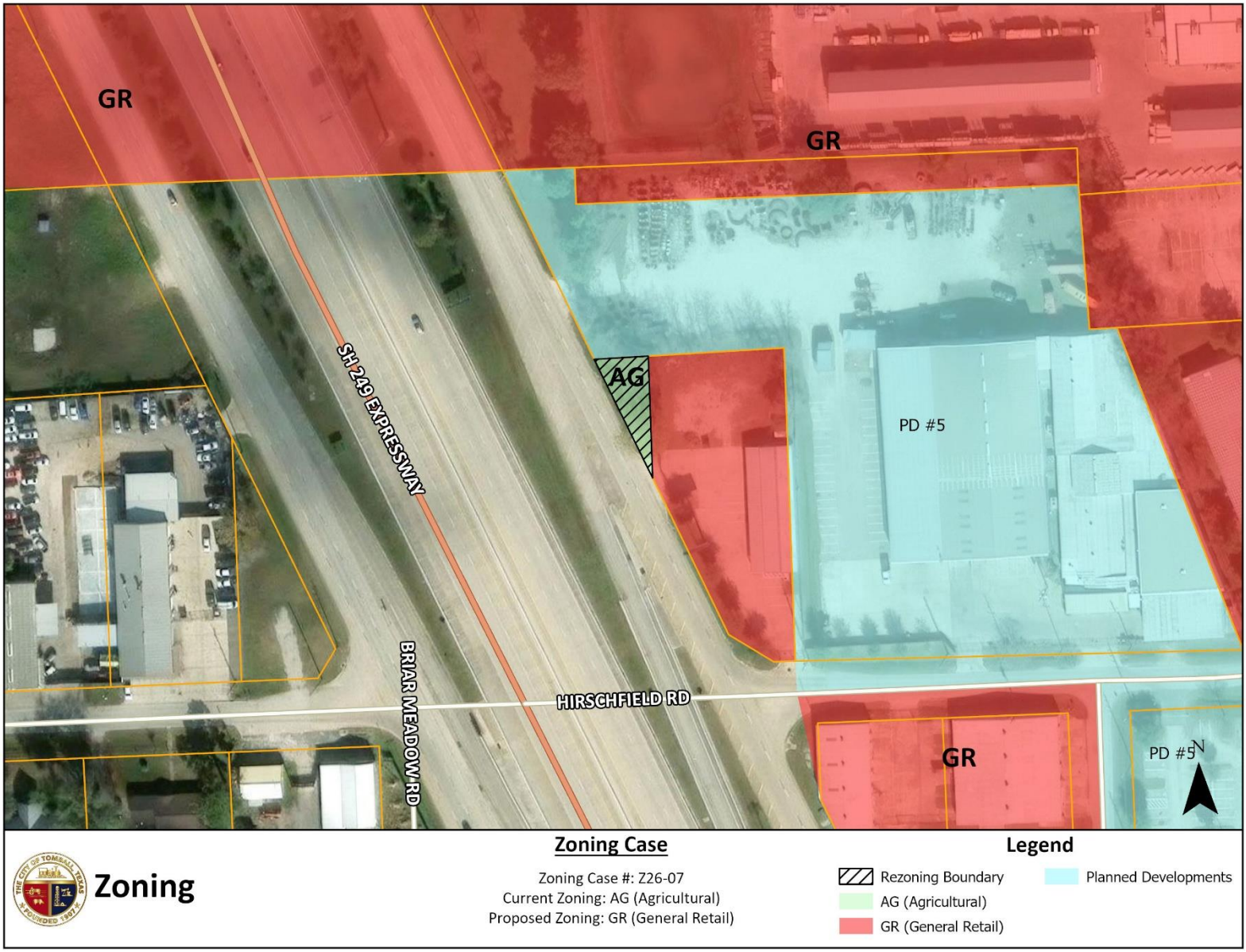

Exhibit "D"
Site Photo(s)

Subject Property (North)

Neighbor (South)

Neighbor (East)

Neighbor (West)

Exhibit "E"
Rezoning Application

RSP DESIGNS, LLC
12222 SCOTTSDALE, MEADOWS PLACE, TEXAS 77477
832 – 419 – 7363

April 28, 2026

Re: Spas Unlimited
13918 Hirschfield Road
Tomball, Texas 77377

To Whom It May Concern,

On behalf of my client, Spas Unlimited, we would like to formally request a rezoning of property recently purchased by Lessing Property Holdings, LLC. The reason for this requested rezoning is that currently, the lot is Zoned as AG, agricultural use and the owner would like to use it for commercial use under the GR general retail zoning district.

The lot in question is known as Lot Five (5), Block Three (3), of Hirschfield Farms, Section One (1), an unrecorded subdivision which is a portion of a 112 acre tract of land in the John M. Hooper Survey, Abstract 375, in Harris County, Texas, and being a part of that certain 112 acres, more or less, as described in Deed to Warren Pennington, et al, recorded in Volume 7080, page 229, of the Deed Records of Harris County, Texas, said Lot Five (5), Block Three (3), being fully described in the metes and bounds therein.

Currently, the land is in the replatting process with Harris County and we expect it to be completed shortly. With that in mind, and after meeting with the City of Tomball in a Pre-Development Meeting, we would like to pursue this rezoning process as soon as possible.

Please contact my office or the Project Manager, AD Solutions, if you have any further questions.

Respectfully,
Steve Peña
President
RSP Designs, LLC

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: AD Solutions Title: Project Management Company

Mailing Address: 7802 Riptide Dr City: Houston State: Texas

Zip: 77072 Contact: Amber Machacek

Phone: (979) 583-8334 Email: info@a-d-solutions.com

Owner

Name: Lessing Property Holdings LLC Title: Owner

Mailing Address: 2151 F.M 1960 City: Houston State: Texas

Zip: 77073 Contact: David Lessing

Phone: (281) 784-1900 Email: david@spasunlimited.com

Engineer/Surveyor (if applicable)

Name: Civil Surv Land Surveying LLC Title:

Mailing Address: 10590 Westoffice Dr #100 City: Houston State: Texas

Zip: 77042 Contact:

Phone: (713) 839-9181 Fax: ( ) Email: civilsurvlandsurveying@gmail.com

Description of Proposed Project: combining small piece of property to exiting property. Adding a new showroom building

Physical Location of Property: 13918 Hirschfield RD.-corner of Hirschfield Rd and 249.

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

Legal Description of Property: TR 4, BLK 3 Hirschfield Farms Sec 1 U/R

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

Current Zoning District: (AG) : Agricultural

Revised: 08/25/2023

Current Use of Property: vacant-grass

Proposed Zoning District: (GR): General Retail

Proposed Use of Property: particle parking lot and small part of new building

HCAD Identification Number: 1047730000004 Acreage: _____

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 Amber Machacek 04/29/2026

Signature of Applicant **Date**

X 4/29/2026

Signature of Owner **Date**