# *Rezoning Staff Report*

Planning & Zoning Commission Public Hearing Date: July 14, 2025
City Council Public Hearing Date: July 21, 2025

| | |
|---|---|
| **Rezoning Case:** | CUP25-05 |
| **Property Owner(s):** | Hufsmith-Kohrville Business Park LLC |
| **Applicant(s):** | William Lawrence and Spetza Roasting Co, LLC |
| **Legal Description:** | Lot 2, Block 1 of Huffsmith-2978 Replat No. 1 |
| **Location:** | 22525 Hufsmith-Kohrville Road, Suite 2C (Exhibit "A") |
| **Area:** | 3.7869 acres |
| **Comp Plan Designation:** | Corridor Commercial (Exhibit "B") |
| **Present Zoning:** | Commercial (C) District (Exhibit "C") |
| **Request:** | The granting of a Conditional Use Permit (CUP) to allow the land use of "Coffee roasting" within the City of Tomball's Commercial (C) zoning district. |

**Adjacent Zoning & Land Uses:**

| | Zoning | Land Use |
|---|---|---|
| North | Commercial (C) | Smitty's Meat Market & Smokehouse |
| South | Commercial (C) | Johnson Services Company |
| East | Extraterritorial Jurisdiction (ETJ) | Cattaleya Nursery |
| West | Planned Development District (PD-12) | Raburn Reserve single-family detached lots (partially developed) |

## BACKGROUND

The subject property is currently home to a multitenant retail center and business park. Spetza Roasting Company is currently operating the warehouse and distribution side of their business within Suite 2C of the business park and has the desire to begin coffee roasting within their lease space. This application for a CUP is the product of the properties current zoning district (Commercial) which only allows the land use of "Coffee roasting" with the approval of a CUP by City Council.

## ANALYSIS

According to Section 50-81 (f) of Chapter 50 (Zoning), when considering applications for a CUP, the City shall, based on the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

1. **The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;**
   The property is designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The Corridor Commercial designation is intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares (Hufsmith-Kohrville Road). Appropriate land uses identified by the Comprehensive Plan include retail, hotels, restaurants, personal services, and offices. The request to operate a coffee roasting facility is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on Hufsmith-Kohrville Road which is designated as a major arterial on Tomball's Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the mixture of retail and warehousing currently found on the property.

2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;**
   According to the Zoning Ordinance, "a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through the imposition of certain standards and conditions."

   The property was first zoned within the Commercial district when zoning was adopted in 2008. The subject property is surrounded by the Commercial district to the north and south and has public rights-of-way bordering both the east and west boundaries. The nature of the area is a mixture of undeveloped land, businesses, professional offices, retail spaces, and single-family housing. The Commercial district was established to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. Convenient access to thoroughfares and collector streets is also a primary consideration.

3. **The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;**
   Yes, all supplemental standards specifically applicable to the desired land use are satisfied by the existing conditions of the property.

4. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts.**
   The proposed use is consistent with surrounding land uses.

5. **The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**
   City Staff does not anticipate adverse impacts to the adjacent properties nor the surrounding area. In addition to the City of Tomball, the proposed facility will need to meet any other regulatory requirements as it pertains to its operation.

## 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 30, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

**Note that the Planning & Zoning Commission may recommend, and the City Council may impose any additional conditions as are reasonably necessary.**

## 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**

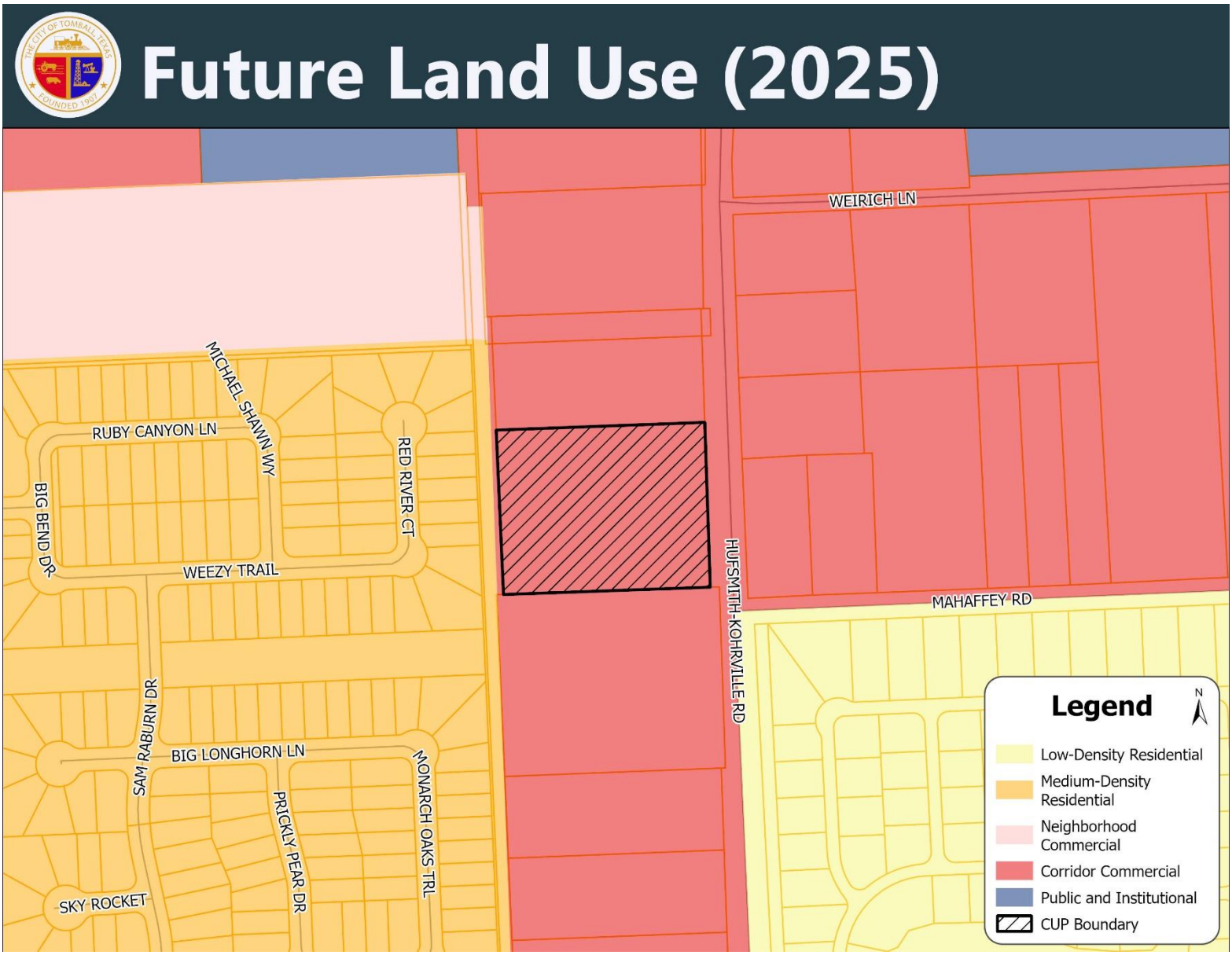


**Exhibit "C"**
**Zoning Map**

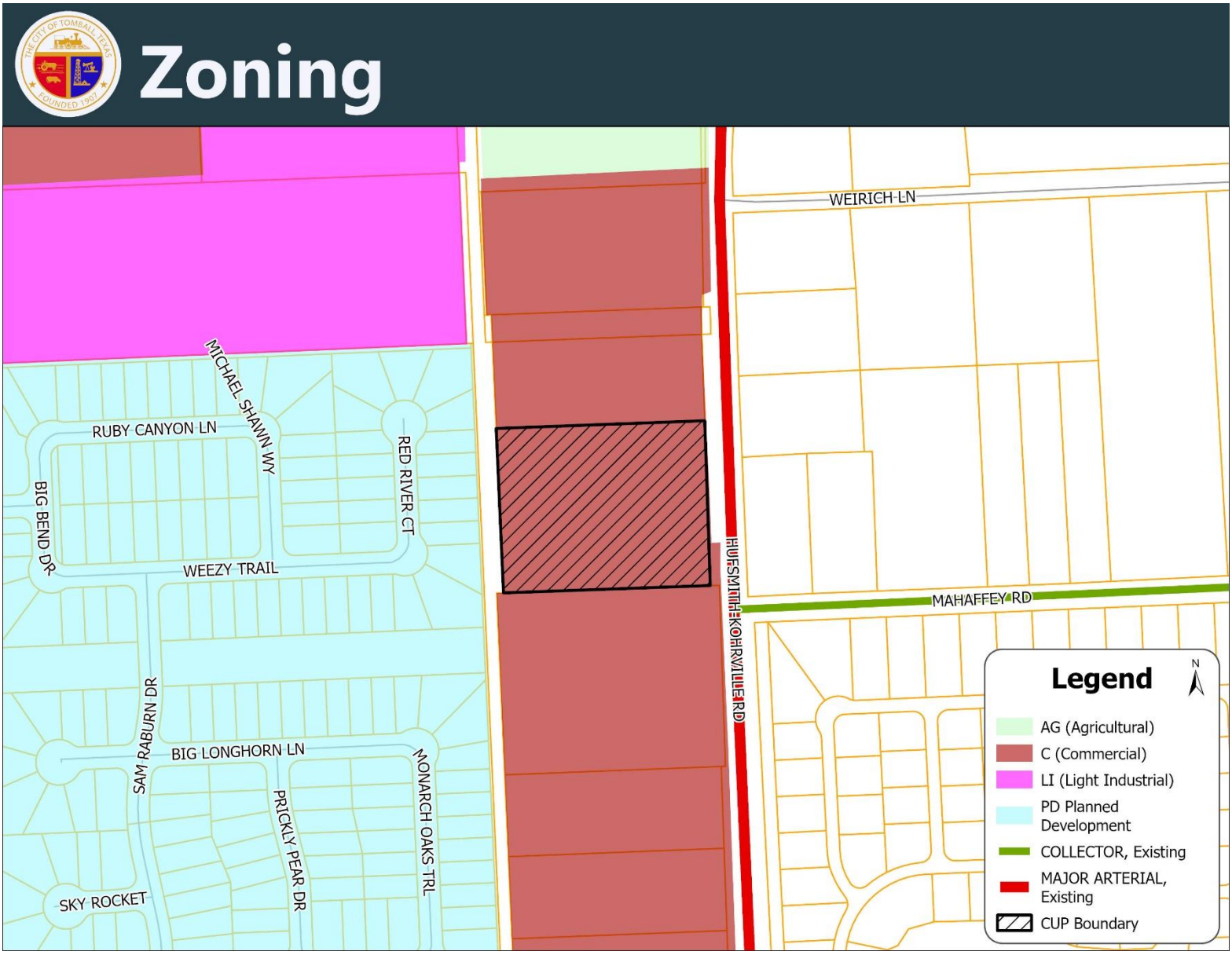


**Exhibit "D"**
**Site Photos**

# Subject Site

# Subject Site

# Subject Site

# Subject Site

# Neighbor (North)

# Neighbor (South)

# Neighbor (East)

# Neighbor (West)

**Exhibit "E"**
**Rezoning Application**

Revised: 10/1/2022

# APPLICATION FOR CONDITIONAL USE PERMIT

**Planning Division**

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

**APPLICATION SUBMITTAL:** 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 Conditional Use Permit (CUP) request

***DIGITAL APPLICATION SUBMITTALS:***

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

**SMARTGOV WEBSITE:** ci-tomball-tx.smartgovcommunity.com

**Applicant**

Name: Spetza Roasting Co. LLC Title:

Mailing Address: 22525 Hufsmith-Kohrville rd suite City: Tomball State: TX

Zip: 77375 Contact: Tolga Celik

Phone: (929) 7421749 Email: tcelik@texascaffeineclub.com

**Owner**

Name: Hufsmith Kohrville Business Park LLC Title: Owner

Mailing Address: 16023 Rudgewick Lane City: Spring State: TX

Zip: 77379 Contact: Matt Lawrence

Phone: (346) 225-9590 Email: matt@lonestardevelopment.com

**Engineer/Surveyor (if applicable)**

Name: Title:

Mailing Address: City: State:

Zip: Contact:

Phone: (____) _____ Fax: (____) _____ Email:

Revised: 10/1/2022

Description of Proposed Project: Coffee Roasting Facility

Physical Location of Property: 22525 Hufsmith Kohrville Road - Suite 2C - Tomball, TX

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

Legal Description of Property: Huffsmith 2978 Repplat No 1 - Lot 2 Block 1

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

HCAD Identification Number: 1306140020002 Acreage: 3.7876

Current Use of Property: Commercial

Proposed Use of Property: Coffee Roasting

**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 05/15/2025

**X Signature of Applicant** **Date**

X Matthew Lawrence 05/15/2025

**X Signature of Owner** **Date**

# 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 delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.**

- ☐ **Application Fee: $1,000 (Non-Refundable)**
- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Concept/Site Plan**
- ☐ **Letter stating reason for request and issues relating to request.**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Sec. 12.1 C of the Zoning Ordinance 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 Planning Department unless evidence of a legal lot is provided. To be an un-platted 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 purpose of the public hearing is to allow the Planning and Zoning Commission to conduct a fact finding process. 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 manor as the Planning and Zoning Commission. In the event there has been filed with the City Secretary a petition of 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.

**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, shall 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.

SPETZA
roasting co.

To:

**City of Tomball**

Subject :

**Conditional Use Permit Application – Spetza Roasting Co. LLC**

Date:
**15 May 2025**

**Dear Members of the Tomball City Council,**

I am writing to formally request a Conditional Use Permit (CUP) for our business, **Spetza Roasting Co. LLC**, located at 22525 Hufsmith Kohrville Road, Suite 2-C, Tomball, TX 77375. We are seeking approval to operate a small-scale **coffee roasting facility** within the Commercial (C) zoning district.

Our business model centers around roasting specialty-grade coffee beans, packaging them for wholesale distribution to local cafés, offices, and hospitality businesses, as well as retail sales through e-commerce channels. The roasting operation will be conducted using a **professionally installed, vented coffee roaster, operated within all applicable fire, building, and environmental safety codes**. We are committed to complying fully with local, state, and federal regulations.

This use is consistent with light industrial and artisan food production activities and will not create any noise, odor, or traffic disturbances beyond typical commercial use. The facility will not serve walk-in customers and is not intended for public retail or food service use.
The CUP is crucial for us to proceed with business licensing and operational permits required to open our roastery. We respectfully ask the Planning Department and City Council to review and consider our request favorably.

Please feel free to contact me should any additional information or documentation be required.

Sincerely,

Tolga Celik
Spetza Roasting Co. LLC
Owner

hello@spetzacoffee.com www.spetzacoffee.com 22525 Huffsmith-Kohrville Rd 2C Tomball, TX 77375

LONE STAR DEVELOPMENT

*22525 Hufsmith-Kohrville Business Park LLC.*

5/15/2025

Tomball City Council
401 Market Street
Tomball, Tx 77375

RE: Spetza Roasting Co – CUP Application

Dear Members of the Tomball City Council,

We are writing on behalf of Hufsmith Kohrville Business Park LLC, the owner and landlord of Hufsmith Kohrville Business Park, to formally endorse and support Spetza Roasting Co in their request for a Conditional Use Permit (CUP) to operate a coffee roasting business at our facility.

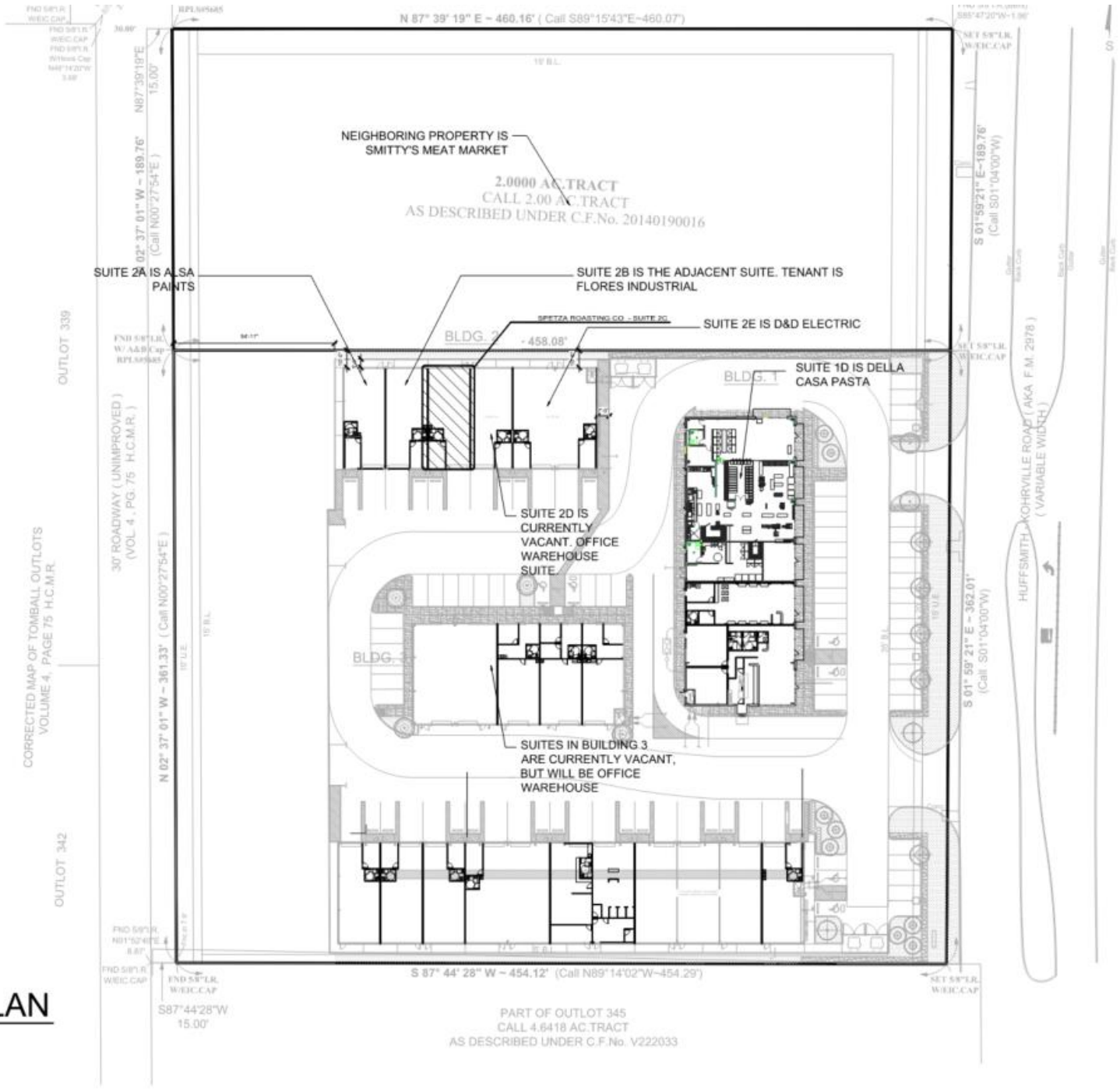
Our development was thoughtfully designed and constructed to accommodate a diverse mix of businesses. We've made significant investments not only in the construction and quality of the buildings, but also in creating an attractive, professional environment that appeals to a wide range of tenants. The park currently includes a variety of uses such as wellness businesses, boutique retailers, professional services, and food production.

Spetza Roasting Co fits in perfectly with the business culture and infrastructure we have developed. The space they are leasing is ideally suited for their operations. The roasting volume they anticipate is modest and should not cause any disruption to neighboring tenants. Their equipment will include an exhaust fan that vents to the exterior of the building.

In fact, once the aroma of roasted coffee reaches the exterior, it will blend into the existing sensory landscape of the park—where neighbors like Smitty's offer the delicious smell of BBQ and smoked meats, and Della Casa Pasta fills the air with the fragrance of freshly made Italian dishes. These are smells that enhance the character of our park, and none have prompted any complaints.

Our leases include provisions that prohibit tenants from interfering with their neighbors' quiet enjoyment of their space—whether through smells, noise, or any other disturbances. We take these standards seriously and ensure they are enforced.

16023 Rudgewick Lane • Spring • Texas • 77379 • 281-401-9777 voice | fax | text • partners@wjl.me




# SITE PLAN

SCALE: 1/32" = 1'-0"