

# Rezoning Case Z24-18

- Request by John and Tracy Randall, to rezone 36.408 acres from Single-Family-20 Estate Residential (SF-20-E) to Light Industrial (LI).
  - The intent is to sell property.





# Location

21725 Hufsmith-Kohrville Road  
(between Medical Complex Drive and Spell Road)





# Site Photos



Subject property  
Undeveloped land



Neighboring property (north)  
Undeveloped land



Neighboring property (south)  
Cube Smart



# Site Photos



Neighboring property (east)  
Single-family residences



Neighboring property (west)  
Single-family residences

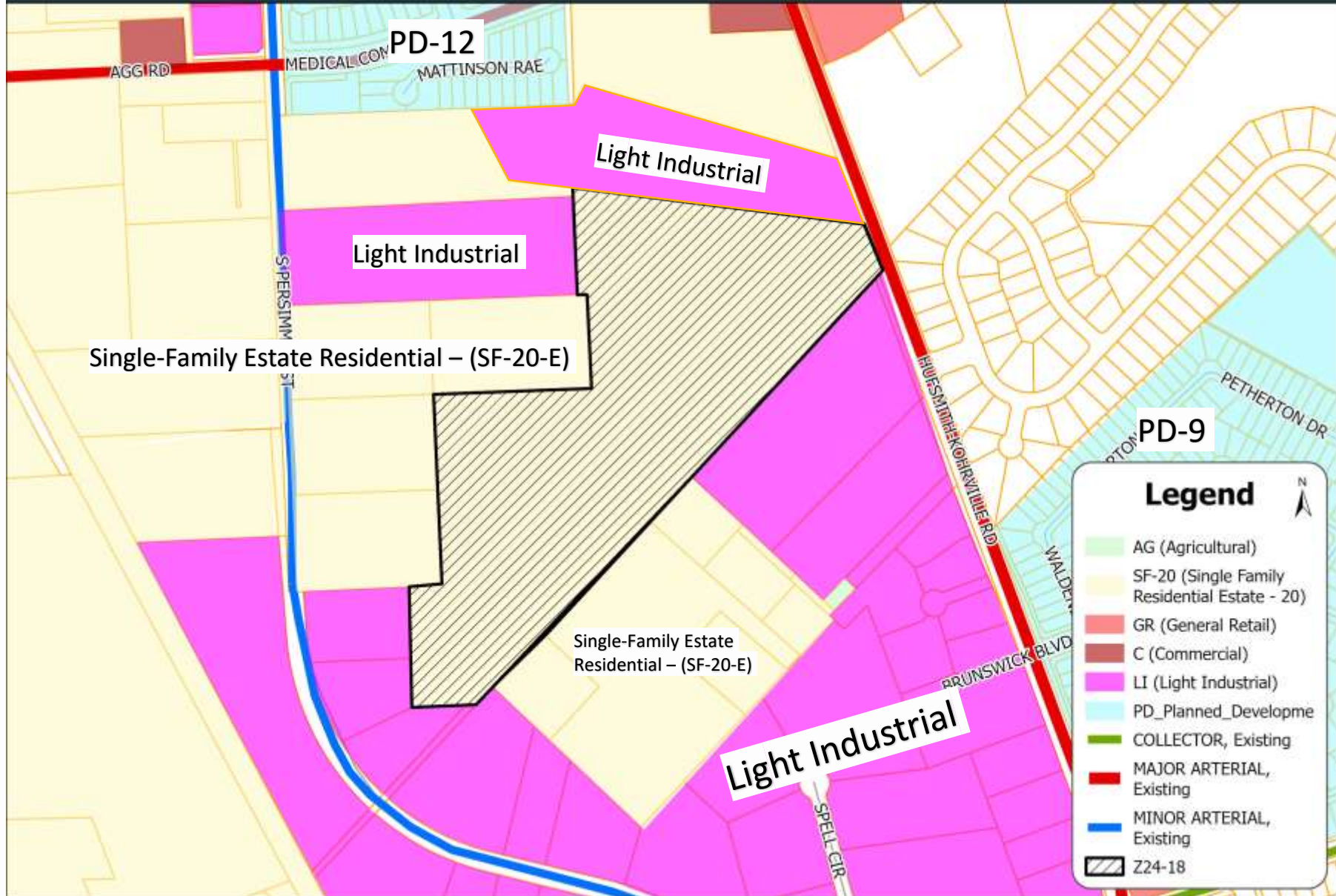


Neighboring property (west)  
Undeveloped land



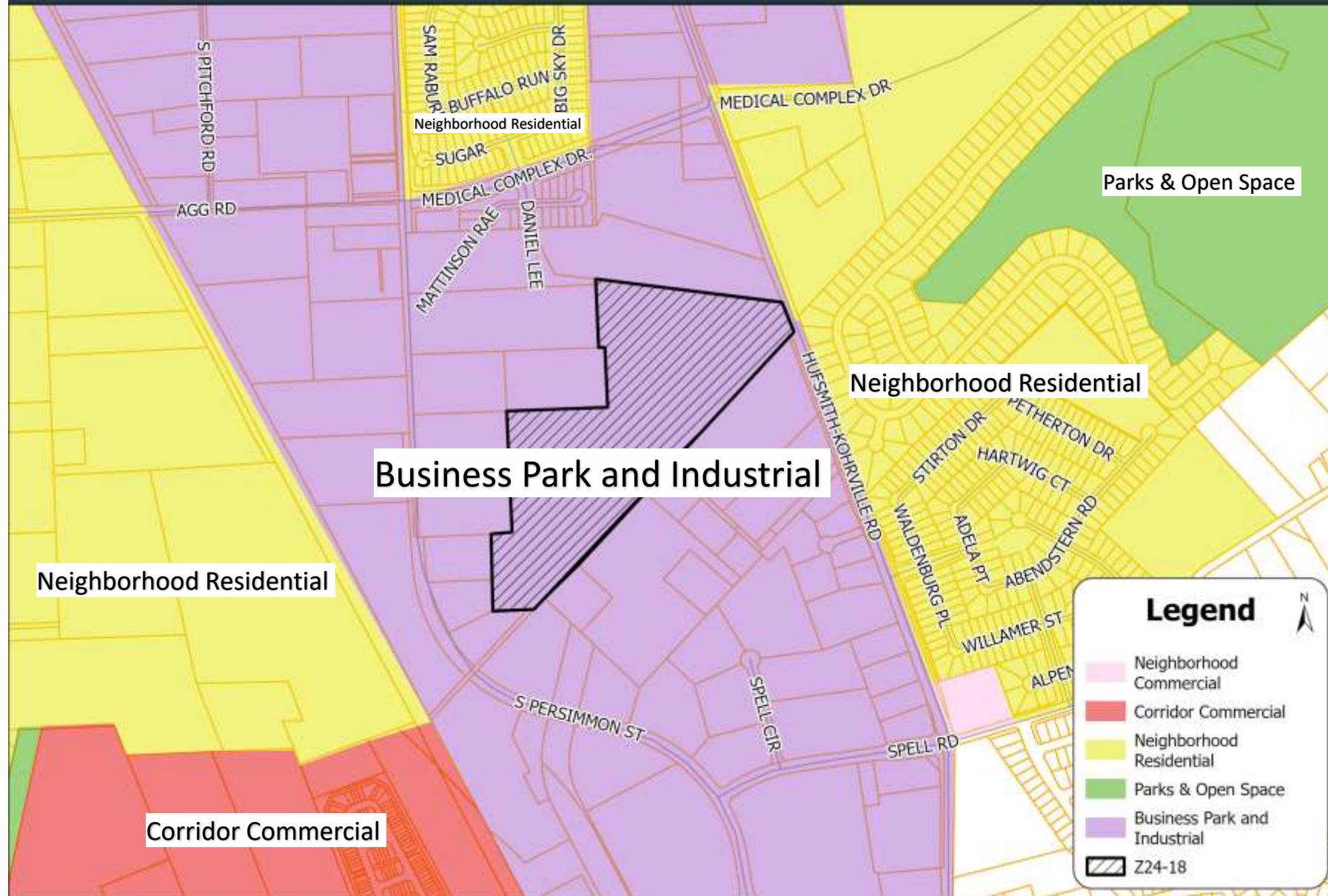


# Zoning





# Future Land Use



Neighborhood Residential

Corridor Commercial

Business Park and Industrial

Neighborhood Residential

Parks & Open Space

**Legend**

- Neighborhood Commercial
- Corridor Commercial
- Neighborhood Residential
- Parks & Open Space
- Business Park and Industrial
- Z24-18



# Analysis (rezoning: SF-20-E to LI)

- The Business Park and Industrial designation is intended to create areas for employment.
- Should be located along adequate thoroughfares for industrial traffic.
- Compatible zoning districts include Office, Commercial, and Light Industrial.
- Compatible land uses include offices, warehousing, light manufacturing, equipment sales, and contractor services.





# Notification Boundary

300 feet



12 - In Favor ●  
0 - Opposed- ●



# Recommendation

- Planning & Zoning Commission recommends approval (4-0 vote).
- City Staff recommends approval.
  - Aligns with the Comprehensive Plan and Future Land Use designation.
  - The property has access to a major arterial (Hufsmith-Kohrville Road).
  - The proposed development is compatible with the Tomball Business & Technology Park, which is just to the south.
  - Consistent with recently approved rezonings to the Light Industrial District and development patterns in the area.



# Applicant





Case Number	Z24-18
Current Zoning	SF-20-E (Single Family Residential 20 - Estate)
Requested Zoning	LI (Light Industrial)

Address: 21725 Hufsmith Kohrville  
Property is in the future zoning map for Light Industrial

