

**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: September 9, 2024
City Council Public Hearing Date: September 16, 2024

Rezoning Case: Z24-013
Property Owner(s): Tim Littlefield, LLC
Applicant(s): Tim Littlefield, LLC
Legal Description: Outlot 281 of the corrected map of Tomball Outlots
Location: 1000 block (west side) of South Persimmon Street (Exhibit “A”)
Area: 5.006 acres
Comp Plan Designation: Business Park and Industrial (Exhibit “B”)
Present Zoning: Light Industrial (LI) District (Exhibit “C”)
Request: Rezone from the Light Industrial (LI) to the Commercial (C) District

Adjacent Zoning & Land Uses:

North: Manufactured Home Park (MHP) / Dwelling – HUD code-manufactured home (23)
South: Single-Family Estate Residential – 20 (SF-20-E) and Light Industrial (LI) / Dwelling – Single-Family detached and a construction company’s office, warehouse, and equipment yard
East: Planned Development – 12 (PD-12) / Dwellings – Single-family detached
West: Commercial (C) / Business headquarters

BACKGROUND

The subject property is currently undeveloped and was successfully rezoned from SF-20-E to the LI district (Z23-09) in June of 2023. This request aims to allow for the development of a multibuilding business park that can be developed to the Commercial (C) zoning district standards. Specifically, the applicant is seeking relief from the required side and rear yards that are greater within the LI district than those required within the Commercial (C) district.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial category is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

According to the Comprehensive Plan land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial category: Light Industrial (LI), Commercial (C), Office (O), and Planned Development (PD).

The Comprehensive Plan identifies the need to carefully design commercial and industrial developments to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: The request to rezone the subject property to Commercial (C) district is in conformance with the Future Land Use Plan. Furthermore, the subject property will have frontage onto South Persimmon Street which is designated as a Minor 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 a Commercial District. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this 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 August 19, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-013.

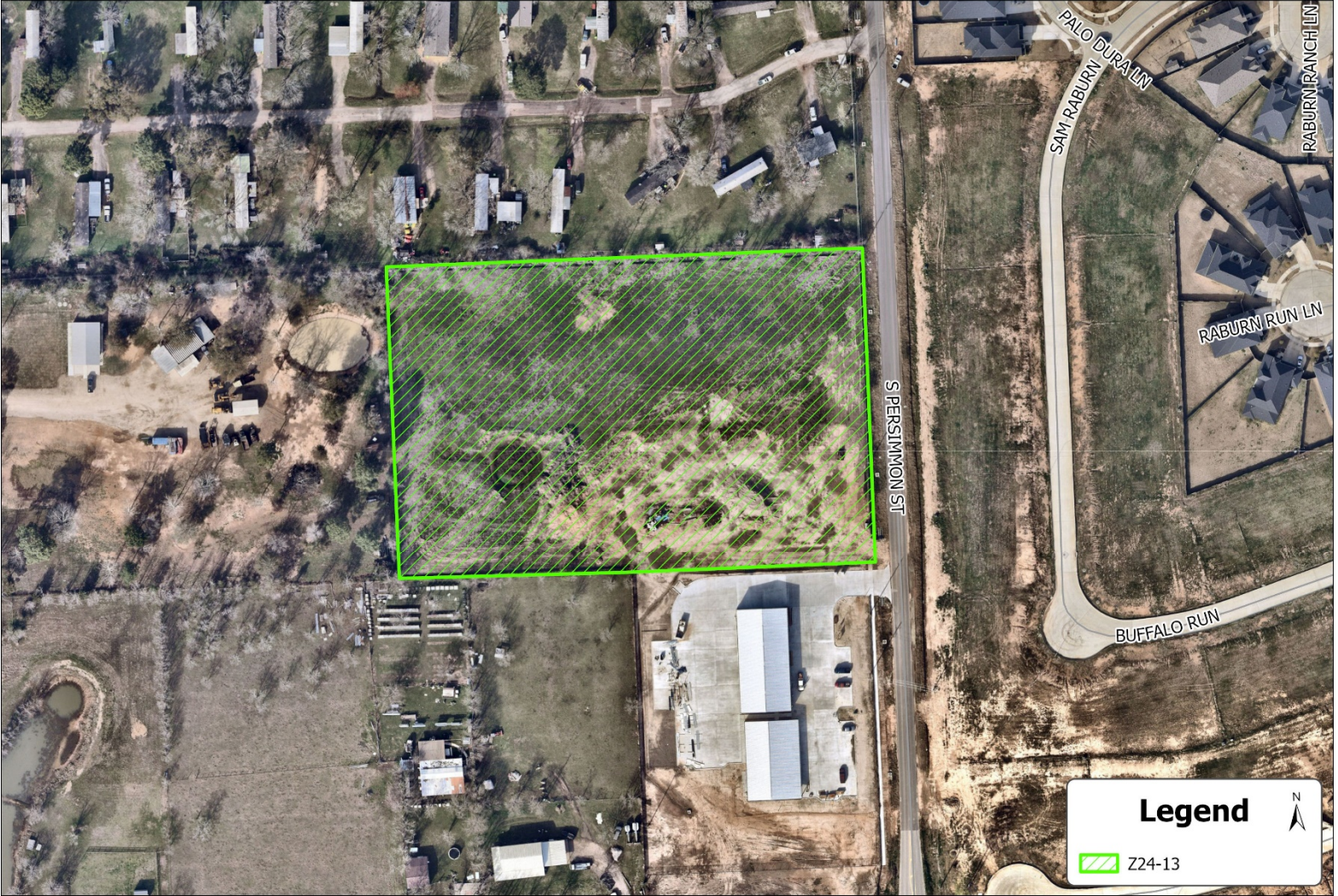
EXHIBITS


- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location



Legend 


 Z24-13

Exhibit "B"
Future Land Use Plan



Future Land Use

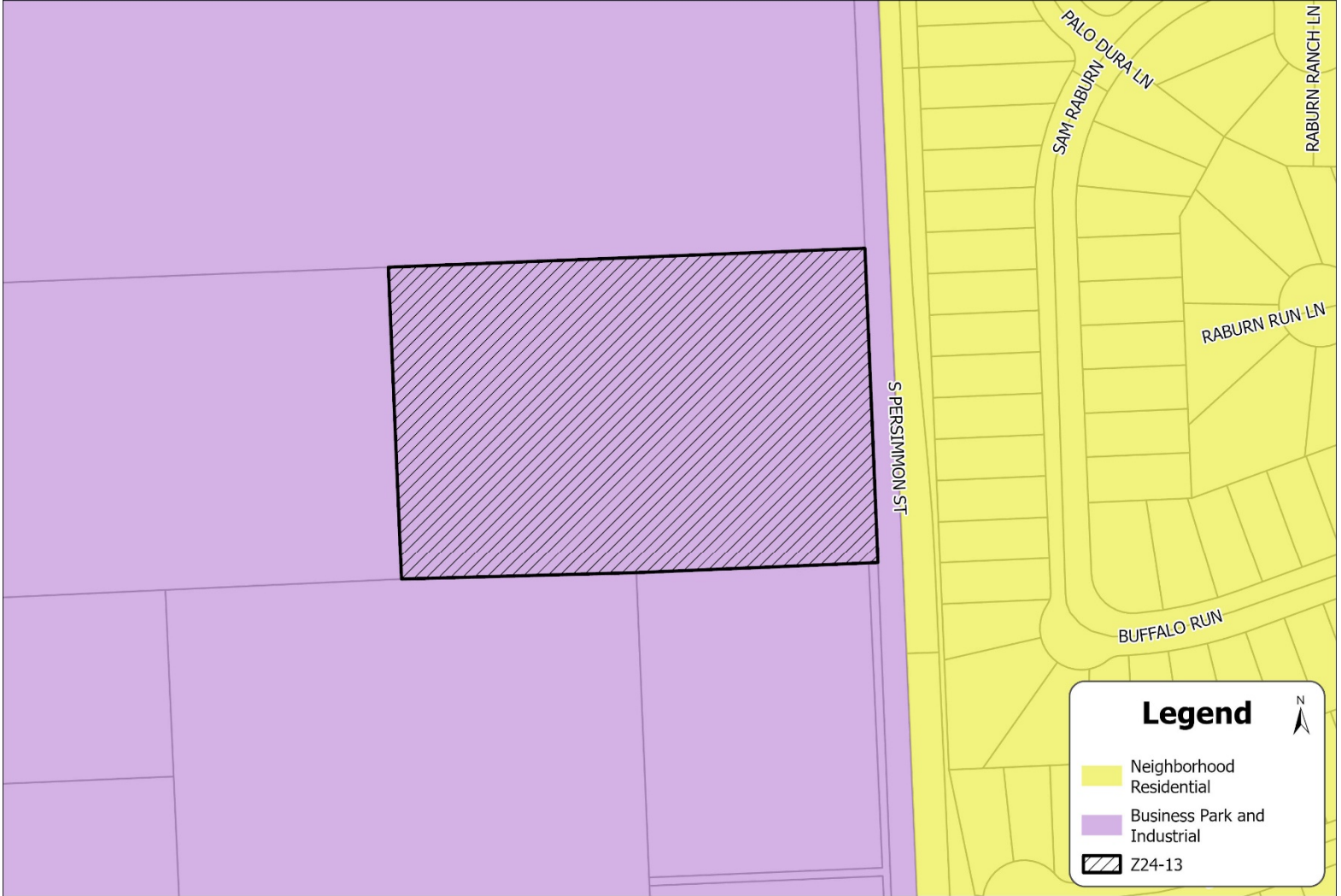


Exhibit "C"
Zoning Map



Zoning

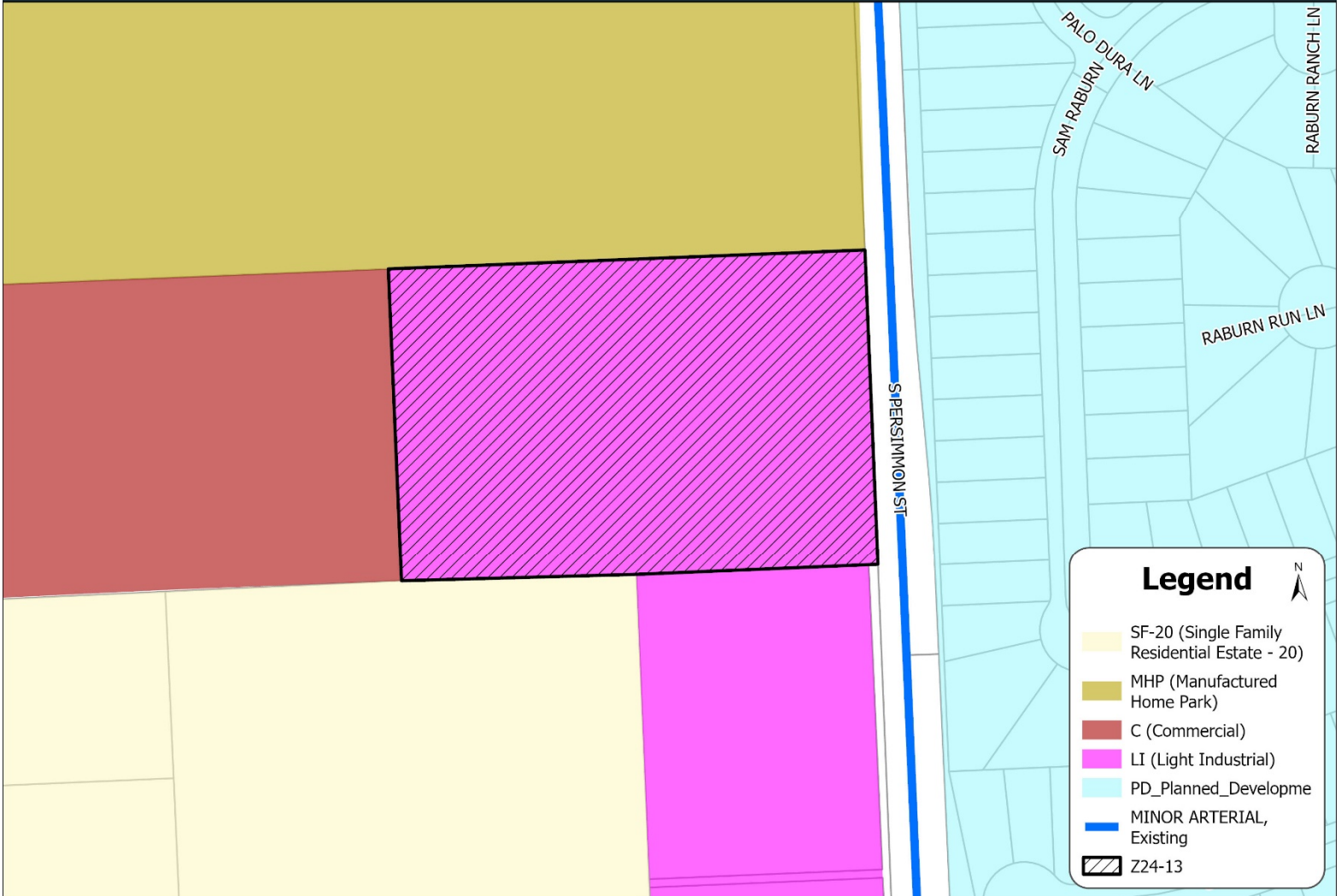


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"
Rezoning Application

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: Tim Littlefield, LLC Title: Owner
Mailing Address: 1310 Persimmon St. City: Tomball State: TX
Zip: 77375 Contact: Tim Littlefield
Phone: (281) 399-1488 Email: tim@littlefieldbrothers.com

Owner

Name: Tim Littlefield, LLC Title: Owner
Mailing Address: P.O. Box 1808 City: Tomball State: TX
Zip: 77377 Contact: Tim Littlefield
Phone: (281) 399-1488 Email: tim@littlefieldbrothers.com

Engineer/Surveyor (if applicable)

Name: Marty Comeaux Title: Architect
Mailing Address: 1631 Nocturne Ln. City: Houston State: Texas
Zip: 77043 Contact: Marty Comeaux
Phone: (832) 530-4769 Fax: () Email: marty@mcomeauxarchitects.com

Description of Proposed Project: The development of multiple single story pre-engineered shell buildings for future Commercial Office/Warehouse occupancy.

Physical Location of Property: West side of S Persimmon St., between Agg Rd. and Sutton Ln.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Tomball sublot 281, called 5.001 acres, C.C.F.N. RP-2023-76533 O.P.R.H.C.T. in the Jessie Pruitt Survey, A-625
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (LI) Light Industrial

Current Use of Property: Vacant

Proposed Zoning District: (C) : Commercial

Proposed Use of Property: The development of multiple single story pre-engineered shell buildings for future Commercial Office/Warehouse occupancy.

HCAD Identification Number: 0352880000420 Acreage: 5.001

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.

 8/1/24
Signature of Applicant Date

 Tim Littlefield LLC 8/1/24
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 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.

WARRANTY DEED

GF# 2796129-HO40

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: MARCH 3, 2023

Grantor: MENDOZA HOME BUILDERS LLC, a Texas limited liability company

Grantor's Mailing Address: 12815 Huffmeister Rd. Suite 2 Cypress, TX 77429
Harris County)

Grantee: TIM LITTLEFIELD LLC, a Texas limited liability company

Grantee's Mailing Address: 4618 Kirkstone Terrace Dr, Spring, TX 77379
Harris County)

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

Property (including any improvements):

BEDNG 5.006 ACRES OF LAND, OUT OF THE JERRY COYT CARLISLE, ET ALX 15.6201 ACRE TRACT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R338838, FURTHER KNOWN AS OUTLOT 281 OF THE CORRECTED MAP OF TOMBALL OUTLOTS RECORDED IN VOL 4, PG. 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 5.006 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only in the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

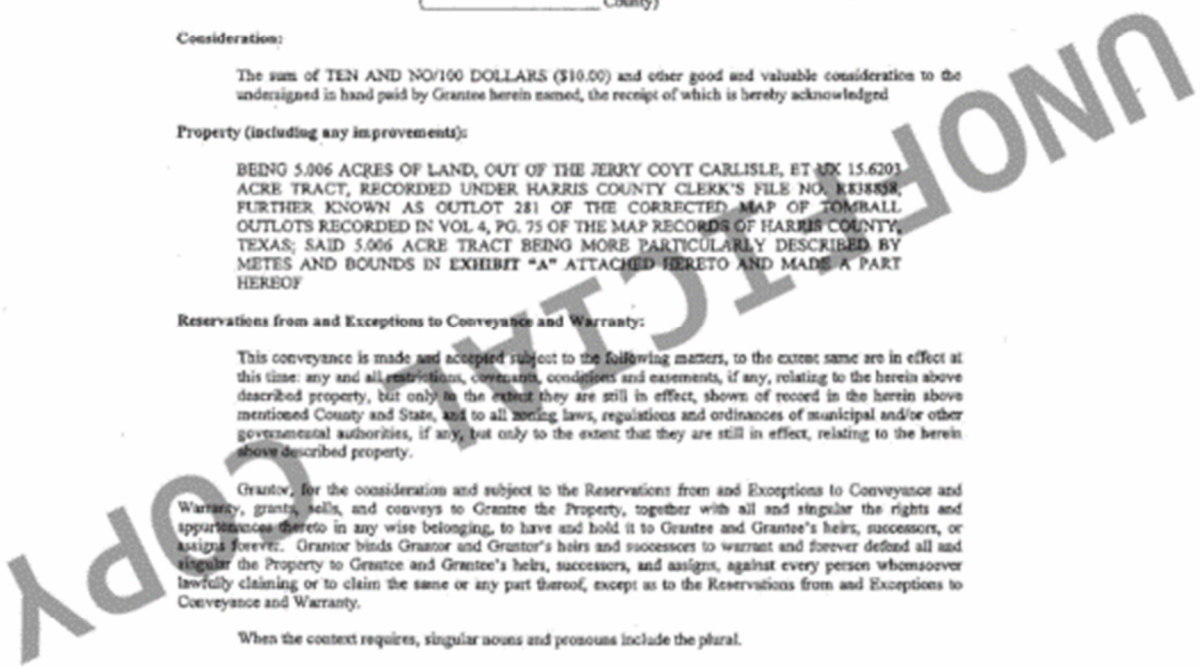
Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Warranty Deed
Page 1 of 2

RECORDED AT THE REQUEST
OF FIRST AMERICAN TITLE
OFF# 2796129-4A

RP-2023-78533



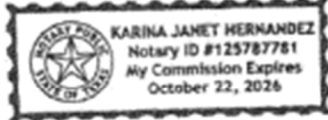
EXECUTED on the date first above written.

MENDOZA HOME BUILDERS LLC

By: Raul M.
(name) Raul Mendoza Jr.
(title) Authorized Signor

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on the 3 day of March, 2023,
by Raul Mendoza Jr. Authorized Signor of MENDOZA HOME
BUILDERS LLC, a Texas limited liability company, on behalf of said company.



Karina Janet Hernandez
Notary Public in and for the
State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Beard & Lane, P.C.
10511 Grant Road
Houston, Texas 77070
Telephone: (281) 897-8848
Email: brent@beardlane.com

AFTER RECORDING RETURN TO:

634688 WD

RP-2023-78533

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JEFFREY MOON & ASSOCIATES, INC.

LAND SURVEYORS

www.moonsurveying.com

T.B.P.E.L.S. 10112200

P.O. Box 2501 Conroe Texas 77305

Phone (936)756-5266, Fax (936)756-5281

FEBRUARY 21, 2023

BEING 5.001 ACRES OF LAND, SITUATED IN THE JESSIE PRUITT SURVEY, ABSTRACT NUMBER 629 IN HARRIS COUNTY, TEXAS AND BEING ALL OF OUTLOT 281 OF THE CORRECTED MAP OF TOMBALL OUTLOTS, A SUBDIVISION ACCORDING TO THE MAP AND OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING THE SAME TRACT CALLED 5.006 ACRE TRACT AS CONVEYED IN DEED TO MENDOZA HOME BUILDERS, LLC., RECORDED UNDER COUNTY CLERK'S FILE NUMBER RP-2020-189624 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; SAID 5.001 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), ALL DISTANCES SHOWN ARE GROUND.

BEGINNING at a 5/8 inch iron rod, found for the Southeast corner of the herein described, being the Southeast corner of said Outlot 281, being the Northeast corner of Outlot 284, being the Northeast corner of a called 4.393 acre tract conveyed in deed to Tim Littlefield LLC., recorded under County Clerk's File Number RP-2021-132294 of the Official Public Records of Harris County, Texas and being in the West line of Persimmon Road, as recorded in Volume 2, Page 65, Volume 4, Page 75, in Film Code 692320 of the Map Records of Harris County, Texas and recorded in Volume 1037, Page 710 of the Deed Records of Harris County, Texas and recorded under County Clerk's File Number 2020-222647 of the Official Public Records of Harris County, Texas;

THENCE South 87°36'04" West (Deed call: North 89°51'00" West), along the South line of said Outlot 281, The North line of said Outlot 284 and the North line of said 4.393 acre tract, passing at a distance of 11.23 feet a 5/8 inch iron rod found in the West line of a called 0.2547 acre tract conveyed to the City of Tomball recorded under County Clerk's File Number RP-2020222647 of the Official Public Records of Harris County, Texas, continuing along said line, passing at a distance of 292.20 feet a 1/2 inch iron rod, found for the Northwest corner of said 4.393 acre tract and being the Northeast corner of a called 6.21 acre tract conveyed in deed to Francisco Lopez and Veronica Beltran recorded under County Clerk's File Number 2015-0114381 of the Official Public Records of Harris County, Texas and continuing, in all, a total distance of 577.24 feet (Deed call: 577.51 feet) to a 1/2 inch iron rod, found for the Southwest corner of the herein described tract, being the Northeast corner of Outlot 283 and being the Southeast corner of Outlot 280 called 5.002 acre tract conveyed in deed to Michael R. Brown recorded under County Clerk's File Number RP-2022-403731 of the Official Public Records of Harris County, Texas

THENCE North 02°17'18" West, (Deed call: North 00°13'27" West), along the West line of said Outlot 281 and the East line of said Outlot 280, a distance of 377.46 feet (Deed call: 377.60 feet) to 1/2 inch iron rod, found for the Northwest corner of the herein described tract, being the Northeast corner of said Outlot 280, being the Southeast corner of Outlot 276, being the Southwest corner of Outlot 277 and

RP-2023-78533


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being in the South line of a called 10.0148 acre tract as conveyed in deed to BK Resources, LLC., recorded under County Clerk's File Number 20140340605 of the Official Public Records of Harris County, Texas

THENCE North 87°35'25" East (Deed call: South 89°51'00" East), along the above mentioned line and the South line of said Outlot 277, a distance of 576.89 feet (Deed call 577.51 feet) to a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, being the Southeast corner of said Outlot 277, being the Southeast corner of said 10.0148 acre tract and being in the West line of said Persimmon Road;

THENCE South 02°20'30" East (Deed call: South 00°13'27" West), along the above mentioned line a distance of 377.56 feet (Deed call: 377.60 feet), back to the Point of Beginning and containing 5.001 acres of land, based on the survey and plat prepared by Jeffrey Moon and Associates, Inc., dated February 21, 2023.

Job. No: 23-T-28 (5.001 Acres)


Taren Hanks
Registered Professional
Land Surveyor No. 6787



RP-2023-78533

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RP-2023-78533

Pages 5

03/07/2023 11:59 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



01 August, 2024

City of Tomball
Planning & Zoning Commission
Tomball, TX

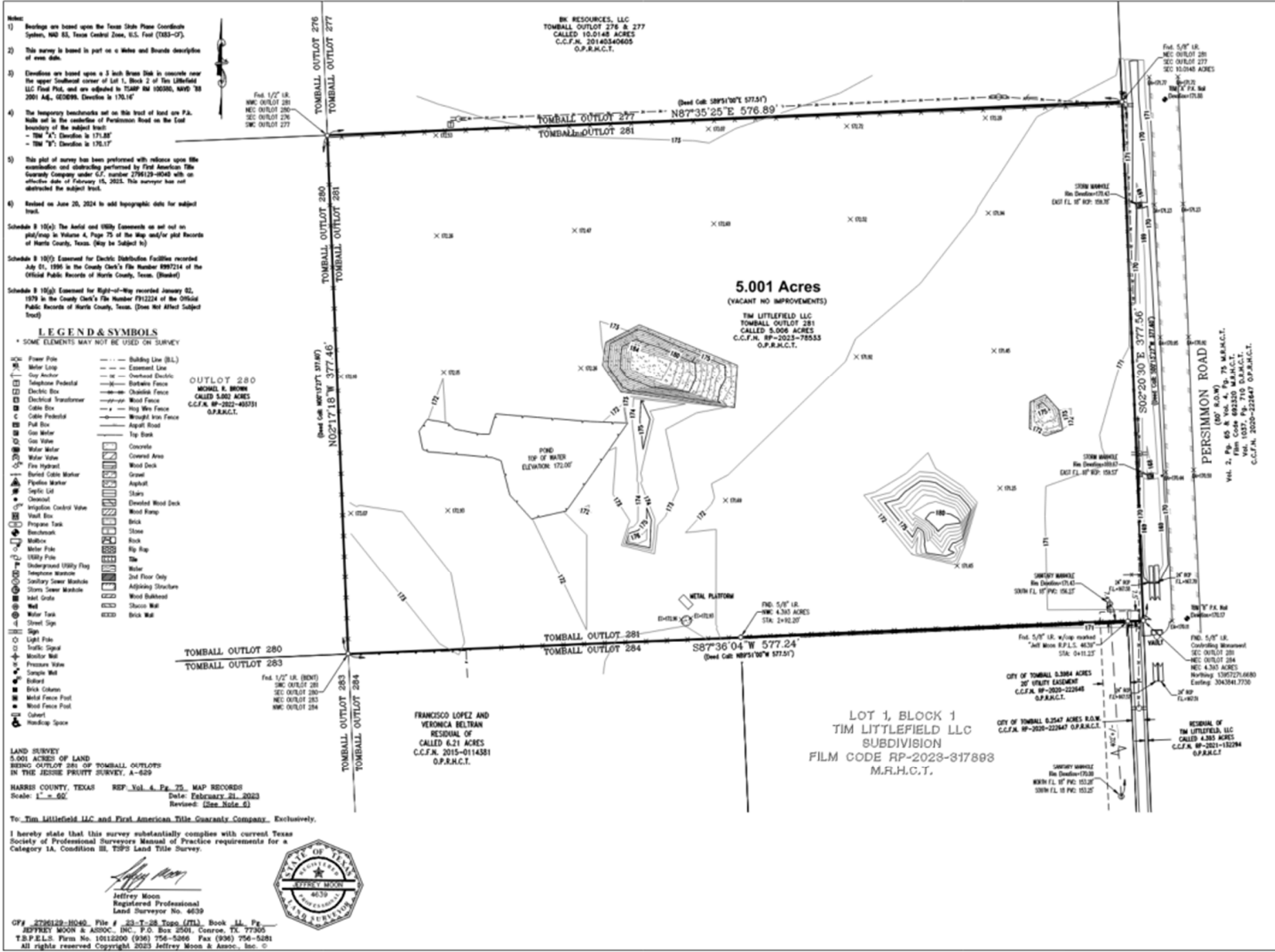
Re: **Request to rezone property**
S. Persimmon Road
Tomball, Texas 77095

To whom it may concern:

We are proposing to develop our 5 acre tract for commercial purposes, and construct several single-story pre-engineered metal buildings for multi-tenant leasing. Our current Zoning District (LI) Light Industrial prescribes side and rear yard setbacks of 35' or more. A zoning of (C) Commercial, allows for only 10' side and rear yard building setbacks. Since our range of expected occupancy types are allowed under both (C) Commercial, as well as (LI) Light Industrial, in order to maximize our building square footage, we want to be zoned for (C) Commercial. This change will make a substantial difference in the building square footage we can place on the property. For this reason, we are requesting a change to Zoning District (C) Commercial.

Sincerely,

Tim Littlefield LLC

- Notes:**
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Zone Central Zone, U.S. Foot (1083-03).
 - 2) This survey is based in part on a Make and Break Description of same date.
 - 3) Elevations are based upon a 3 inch brass disk in concrete over the upper southeast corner of Lot 1, Block 2 of Tim Littlefield LLC First Plat, and are adjusted to TSDM 84 (10000, 8409 78 2001 AG, 820086 Elevations in 170.14'.
 - 4) The temporary benchmarks set on this tract of land are P.A. Nails set in the centerline of Persimmon Road on the East boundary of the subject tract.
 - TM 'A' Elevation is 171.85'
 - TM 'Y' Elevation is 172.17'
 - 5) This plat of survey has been prepared with reliance upon title examination and abstracting performed by First American Title Guaranty Company under C.C.F.A. number 279412-0040 with an effective date of February 01, 2023. This surveyor has not abstracted the subject tract.
 - 6) Rebased on June 20, 2024 to add hypsographic data for subject tract.
- Schedule B 1503) The Aerial and Utility Easements are set out on plat/strip in Volume 4, Page 75 of the Map and/or plat Records of Harris County, Texas. (May be Subject to)**
- Schedule B 1507) Easement for Electric Distribution Facilities recorded July 01, 1998 in the County Clerk's File Number 8907234 of the Official Public Records of Harris County, Texas. (Shaded)**
- Schedule B 1508) Easement for Right-of-Way recorded January 02, 1979 in the County Clerk's File Number 7912224 of the Official Public Records of Harris County, Texas. (Does Not Affect Subject Tract)**

LEGEND & SYMBOLS

SOME ELEMENTS MAY NOT BE USED ON SURVEY

Power Pole	Building Line (B.L.)
Water Line	Concealed Line
Gas Line	Overhead Electric
Telephone Pedestal	Barbed Fence
Electric Box	Chain Link Fence
Electrical Transformer	Wood Fence
Cable Box	High Wire Fence
Cable Pedestal	Wrought Iron Fence
Full Box	Asphalt Road
Gas Meter	Top Bank
Gas Valve	Concrete
Water Meter	Covered Area
Water Valve	Wood Deck
Fire Hydrant	Gravel
Barbed Gate Water	Asphalt
Pipeline Marker	Sheds
Septic Lot	Devised Wood Deck
Overhead Irrigation Control Valve	Wood Ramp
Vault Box	Stone
Program Tank	Rock
Barbed Wire	Rip Rap
Mulch	Re
Water Pipe	Water
10000 Pipe	2nd Floor Only
Underground Utility Flag	Adjusting Structure
Telephone Manhole	Wood Railroad
Sidewalk Sewer Manhole	Shoos Wall
Storm Sewer Manhole	Brick Wall
Manhole	Brick Wall
Water Tank	
Handing Space	
Sign	
Light Pole	
Traffic Signal	
Monitor Well	
Pressure Valve	
Simple Well	
Brick Column	
Wood Fence Post	
Wood Fence Post	
Corner	
Handing Space	

LAND SURVEY
 5.001 ACRES OF LAND
 BEING OUTLOT 281 OF TOMBALL OUTLOTS
 IN THE SECURE PRIVITY SURVEY, A-629
 HARRIS COUNTY, TEXAS REP. Vol. 4, Pg. 75, MAP RECORDED
 Date: February 01, 2023
 Scale: 1" = 60'

To: **Tim Littlefield LLC and First American Title Guaranty Company, Exclusively.**

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category IA, Condition III, Total Land Title Survey.

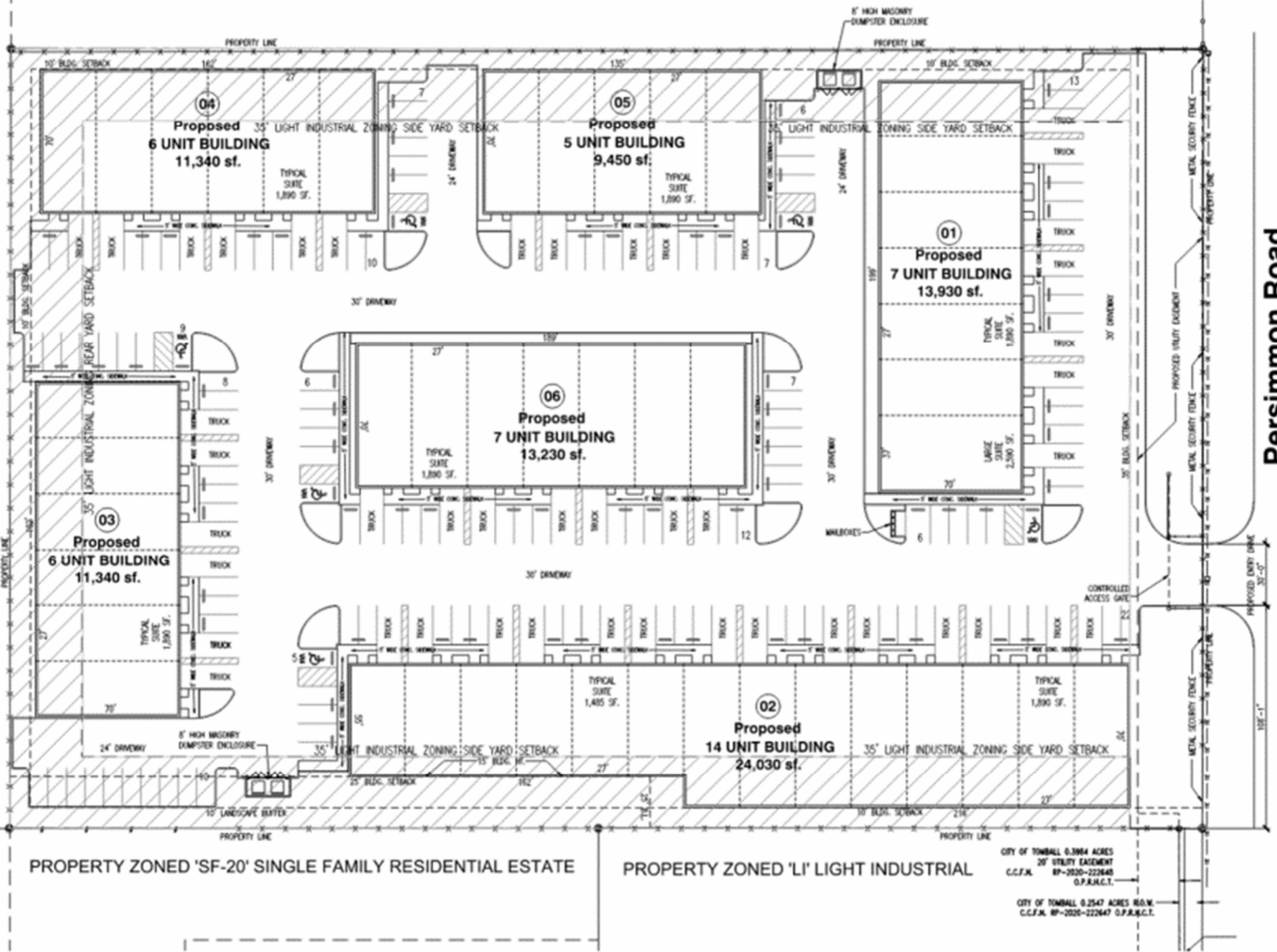
Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639



OP# 2796142-1040, File # 23-T-28 Togo (TLL) Book 14, Pg. 1
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX 77305
 T.S.P.E.L.S. Firm No. 10112200 (936) 756-5966 Fax (936) 756-5281
 All rights reserved. Copyright 2023 Jeffrey Moon & Assoc., Inc. ©

PROPERTY ZONED 'CUP2' MANUFACTURED HOMES

PROPERTY ZONED 'C' COMMERCIAL



Persimmon Road
(80' R.O.W.)

PROPERTY ZONED 'SF-20' SINGLE FAMILY RESIDENTIAL ESTATE

PROPERTY ZONED 'LI' LIGHT INDUSTRIAL

CITY OF TOMBALL 0.3864 ACRES
20' UTILITY EASEMENT
C.C.F.A. WP-2020-22264B
S.P.A.R.C.L.T.

CITY OF TOMBALL 0.2547 ACRES 60' W.
C.C.F.A. WP-2020-22264D
S.P.A.R.C.L.T.



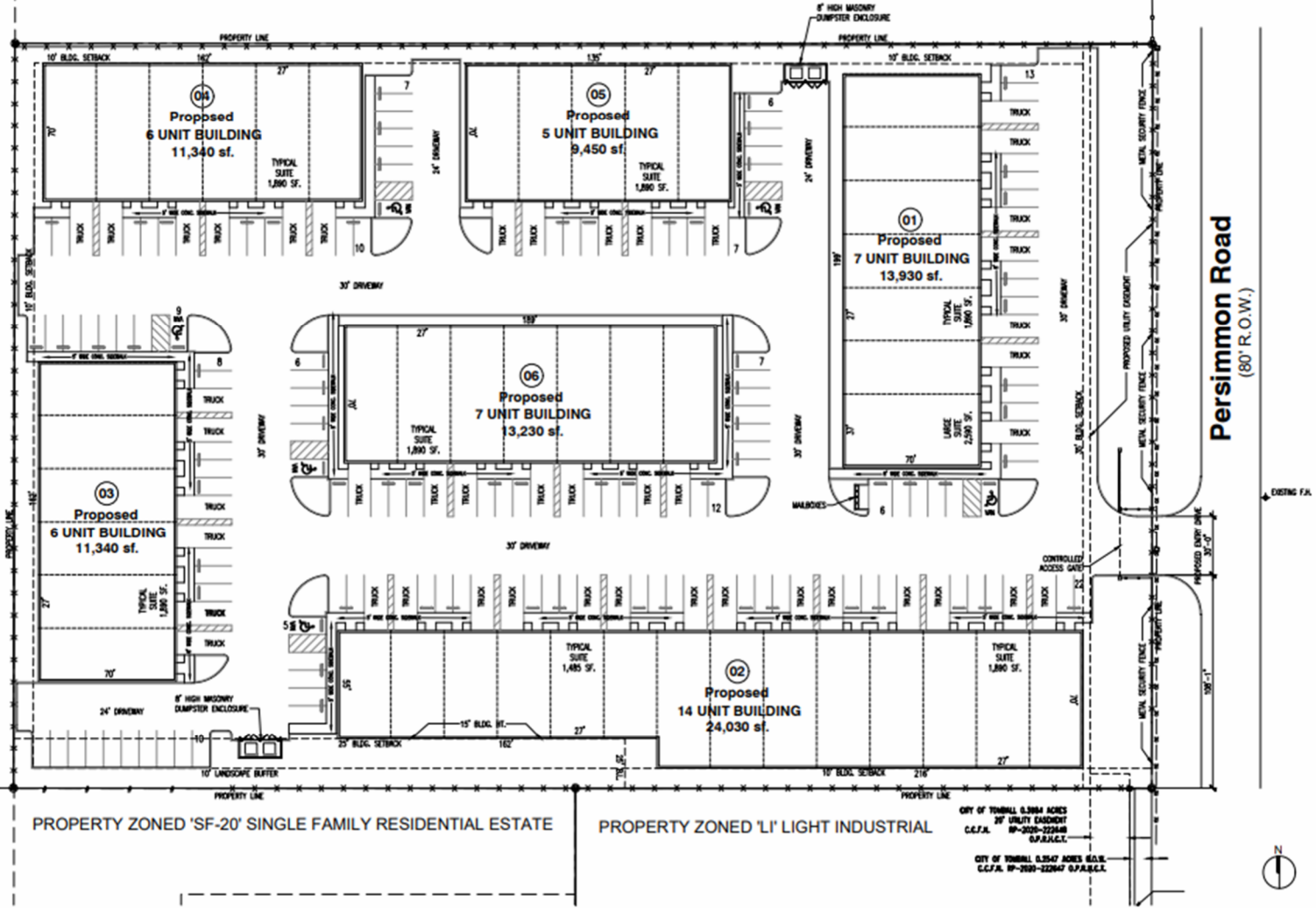
0 SITE PLAN

1'=30'-0"

1

PROPERTY ZONED 'CUP2' MANUFACTURED HOMES

PROPERTY ZONED 'C' COMMERCIAL



Persimmon Road
(80' R.O.W.)

EXISTING FA



ED SITE PLAN

1"=30'-0"



**Typical Building
Littlefield Flex Park
Office / Warehouse**

RE-ZONING REVIEW 03 AUGUST, 2024

M Comeaux Architects, LLC
1631 NOCTURNE LN.
HOUSTON, TX 77043
832-530-4769

Northern Oaks