

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 8, 2026
City Council Public Hearing Date: June 15, 2026

Rezoning Case: Z26-06

Property Owner(s): Shoppes at Willow Creek, LLC

Applicant(s): Jonathan Sellers

Legal Description: Request by Shoppes at Willow Creek, LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tracts “3G & 4B” and “3D-1 & 4A-1”, two tracts containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377

Location: West of the southwest intersection of FM 2920 and Telge Road (20715 Telge Road) (Exhibit “A”)

Area: 14.09 acres

Comp Plan Designation: No designation (Exhibit “B”)

Present Zoning: Newly annexed into the 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	Agricultural (AG) and unincorporated land	Undeveloped land
South	Unincorporated land	Large agricultural estate and undeveloped land
East	Unincorporated land and Commercial (C)	Convenience store and undeveloped land
West	Unincorporated land	Large agricultural estate and undeveloped land

BACKGROUND

The subject property is presently undeveloped and within the City of Tomball’s Extra Territorial Jurisdiction (ETJ). The applicant is requesting annexation into the City of Tomball and the simultaneous rezoning of the property to allow for the development of a retail center.

ANALYSIS

Comprehensive Plan Analysis: There is currently no Future Land Use designation for this property. Based on the nearby designations, the property will likely be suggested to adopt the Corridor Commercial designation at the next Comprehensive Plan update. 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 FM 2920 which is an existing major arterial roadway and is designed to accommodate traffic associated with developments within the General Retail district.

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 May 19, 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

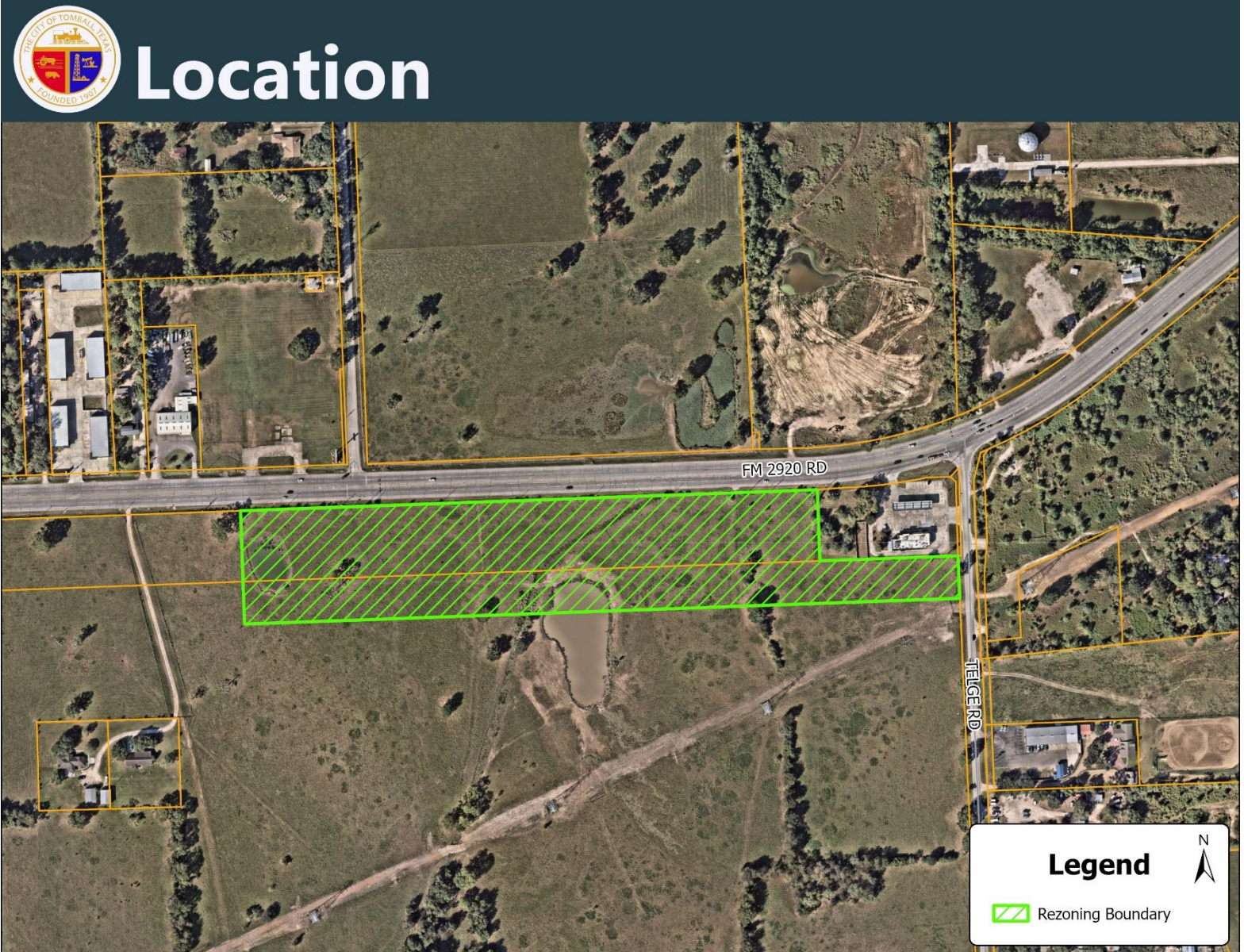


Exhibit "B"
Future Land Use Plan

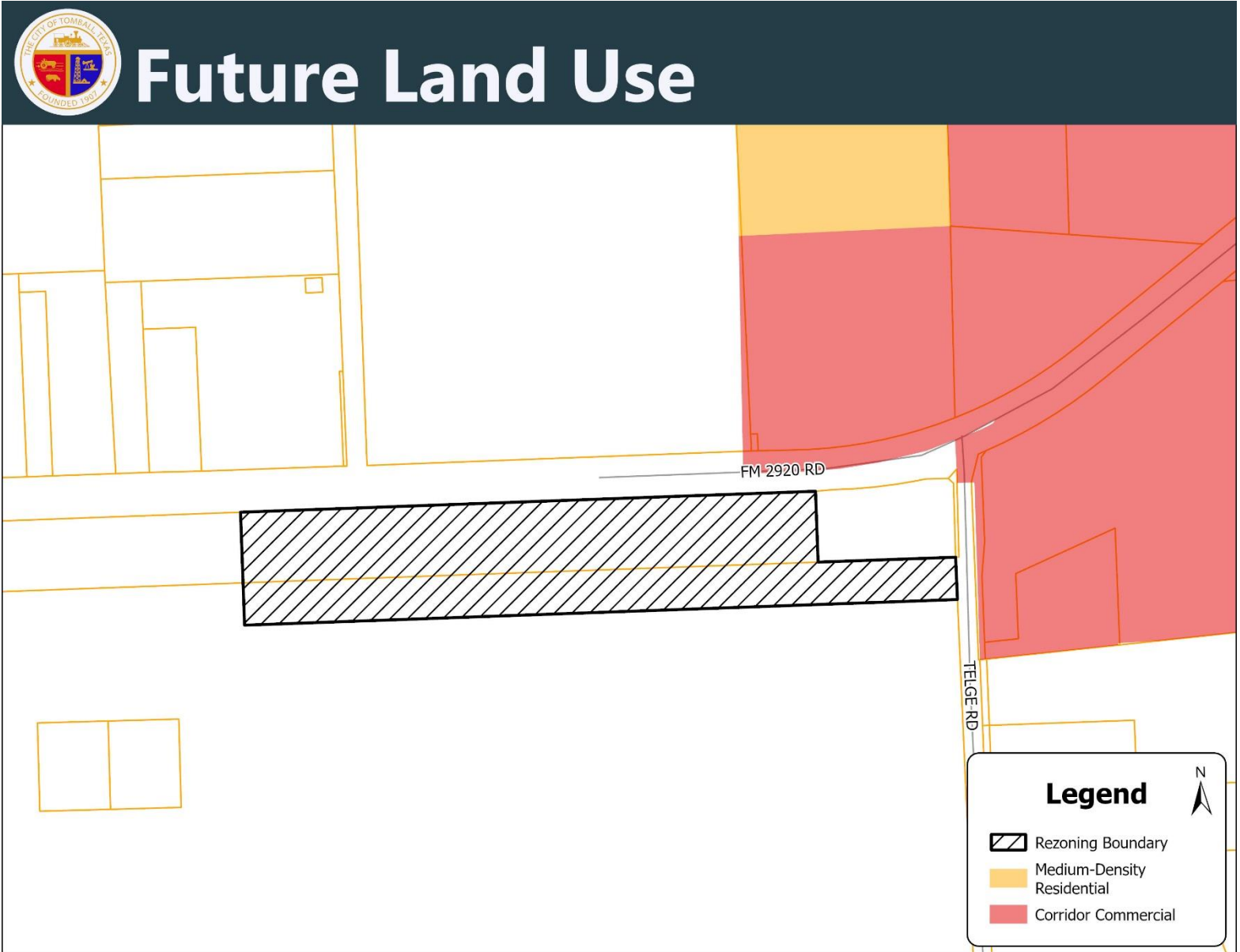
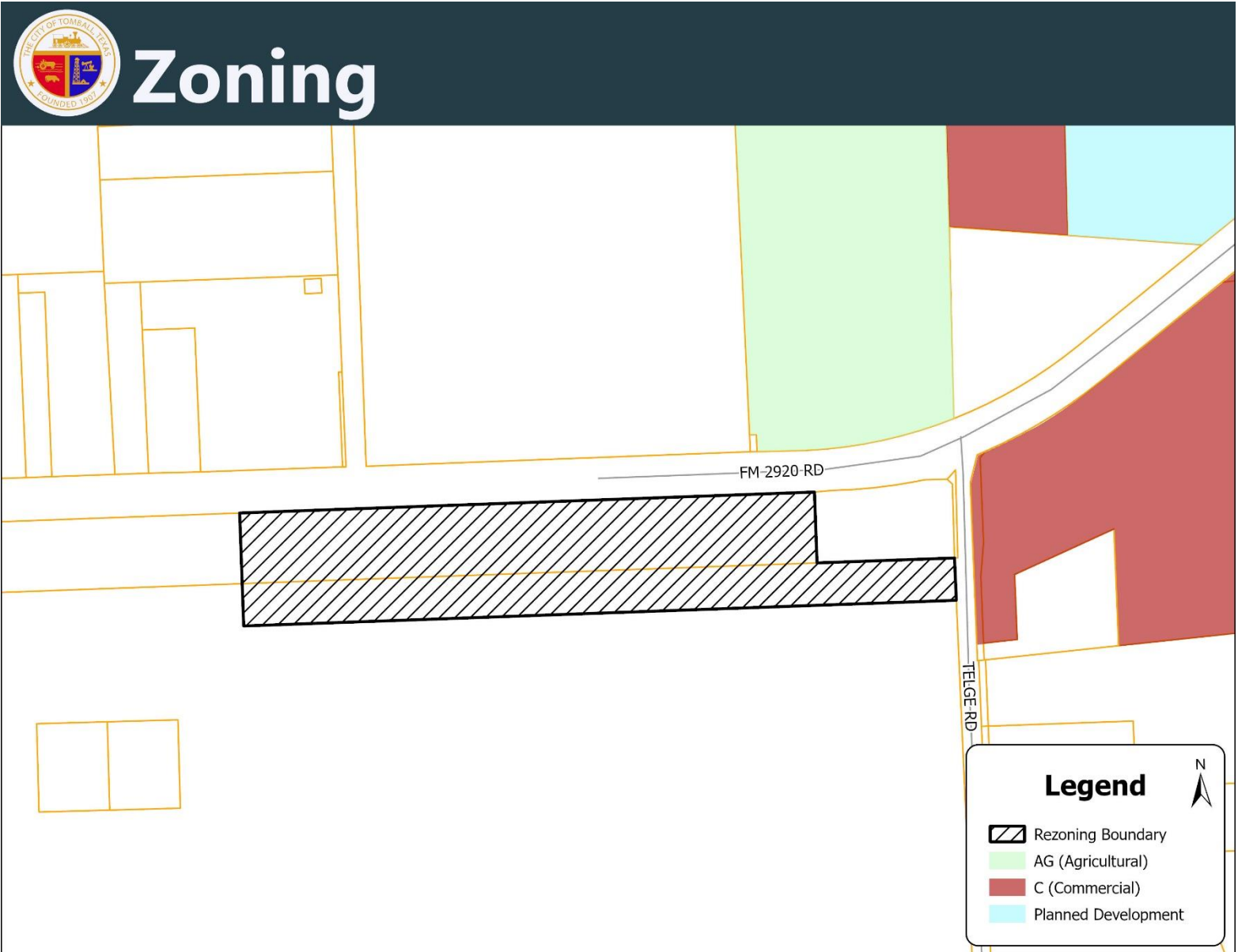


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Property (South)



Neighbor (West)



Neighbor (East)



Neighbor (North)



Exhibit "E"
Rezoning Application

04/09/2026

City of Tomball
Planning & Zoning Commission
401 Market Street
Tomball, Texas 77375

Re: Rezoning Request to General Retail for ±14.0945-Acre Tract along FM 2920

Dear Members of the Planning & Zoning Commission,

On behalf of the property owner, we respectfully submit this request to rezone a ±14.0945-acre tract of land (613,657 square feet) located in the William Hodge Survey, Abstract Number 377, Harris County, Texas, to a General Retail (GR) zoning designation.

The subject property is located along FM 2920 with proximity to Telge Road and is more particularly described in the attached metes and bounds description. Given its frontage along a major arterial roadway and its location within a rapidly developing commercial corridor, the proposed General Retail zoning is appropriate and consistent with the surrounding land uses.

This rezoning request is intended to allow for the development of retail and commercial uses that will serve the growing Tomball community. The proposed zoning will provide opportunities for quality development, increase access to goods and services, and contribute to the City's economic growth through an expanded tax base. Additionally, the request supports the City's long-term planning efforts by encouraging compatible commercial development along major transportation corridors.

We look forward to working with City staff and the Commission throughout the review process and are happy to provide any additional information needed to support this request.

Thank you for your time and consideration.

Sincerely,

Jonathan Sellers
Managing Member / Shoppes At Willow Creek, LLC
jonathan.sellers@revkocre.com | 281.547.8334





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: Jonathan Sellers Title: Managing Member
Mailing Address: 18803 Hamish Road, Suite F City: Tomball State: TX
Zip: 77377 Contact: _____
Phone: (832) 360-5086 Email: Jonathan.sellers@revkocre.com | trevor.hudson@revkocre.com

Owner

Name: Shoppes at Willow Creek, LLC Title: Owner
Mailing Address: 18803 Hamish Road, Suite F City: Tomball State: TX
Zip: 77377 Contact: Jonathan Sellers | Trevor Hudson
Phone: (281) 547-8334 Email: Jonathan.sellers@revkocre.com | trevor.hudson@revkocre.com

Engineer/Surveyor (if applicable)

Name: Chris Garcia Title: Project Manager
Mailing Address: 8118 Fry Road, Suite 402 City: Cypress State: TX
Zip: 77433 Contact: _____
Phone: (281) 213-2517 Fax: (_____) Email: chris@dvjgrp.com

Description of Proposed Project: Rezoning 14 acres of frontage on FM 2920 to General Retail and be annexed into the City of Tomball

Physical Location of Property: FM 2920 & Telge Road
[General Location – approximate distance to nearest existing street corner]

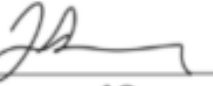
Legal Description of Property: Being a tract or parcel containing 14 (fourteen) acres (213,607 square feet) of land situated in the Willow Hedge Survey, Block 5, Lot 377, Harris County, Texas, being a
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (GR) : General Retail

Current Use of Property: Agricultural/Vacant Land
Proposed Zoning District: (GR) : General Retail
Proposed Use of Property: General Retail
HCAD Identification Number: 0430430000134 | 04304300 Acreage: +/- 14

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		4/9/26
	Signature of Applicant	Date
X		4/9/26
	Signature of Owner	Date