

Rezoning Staff Report

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

Rezoning Case: Z26-05

Property Owner(s): Joe E. Evans, Abigail L. Bailey, and Janae E. Evans

Applicant(s): Hyperion Partners of Texas, Inc.

Legal Description: Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311

Location: West of the northwest intersection of FM 2920 and Park Road (15226 FM 2920) (Exhibit “A”)

Area: 2.96 acres

Comp Plan Designation: Corridor Commercial (Exhibit “B”)

Present Zoning: Agricultural (AG) and Commercial (C) District (Exhibit “C”)

Request: Rezone into the Planned Development (PD) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	ETJ Property	Industrial business
South	Commercial (C)	Undeveloped land
East	Commercial (C)	Gas station and retail center
West	Commercial (C)	Undeveloped land

BACKGROUND

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

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.

Comprehensive Plan Objectives: LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations

LU 2.6.4: Ensure the incorporation of a variety of housing for new and infill development to provide affordable housing options for residents including young families and seniors.

Staff Review Comments: This Planned Development promotes many of the goals and objectives found in the Comprehensive Plan which were adopted by the City Council in 2025. The Planned Development (PD) district allows for a tailored product that complements and meets the needs of the surrounding area. This project proposes enhanced architectural character, landscaping, buffering, and amenities. 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 of this nature.

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
- F. Development Standards and Concept Plan

Exhibit "A"
Aerial Location Map



Location

Zoning Case

Zoning Case #: Z26-05
Current Zoning: C (Commercial)
Proposed Zoning: PD (Planned Development)

Legend

 Rezoning Boundary

Exhibit "B"

Future Land Use Plan

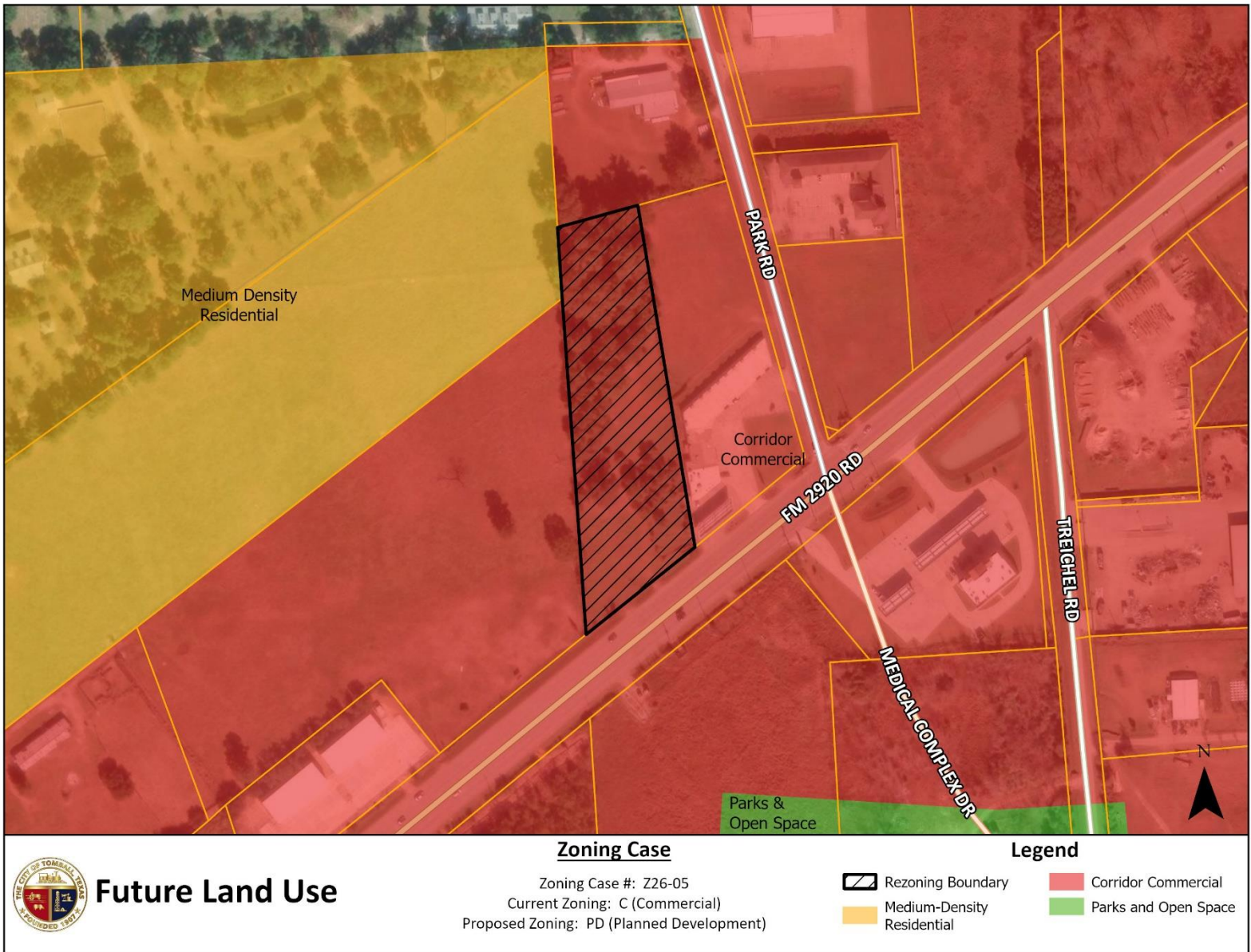


Exhibit "C" Zoning Map



Zoning

Zoning Case

Zoning Case #: Z26-05
Current Zoning: C (Commercial)
Proposed Zoning: PD (Planned Development)

Legend

-  Rezoning Boundary
-  C (Commercial)

**Exhibit “D”
Site Photo(s)**

Subject Property (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



**Exhibit “E”
Rezoning Application**

Produced By: Hyperion Partners of Texas, Inc.

PLANNED DEVELOPMENT REZONING REQUEST SUMMARY / JUSTIFICATION STATEMENT

15226 FM 2920 • Tomball, Texas

INTRODUCTION

The applicant respectfully requests approval of a Planned Development (“PD”) rezoning for approximately 3.015 acres located at 15226 FM 2920, Tomball, Texas (the “Property”). The purpose of the request is to allow development of a boutique-style, garden-style, three-story walk-up multifamily residential community containing a maximum of forty-eight (48) dwelling units, together with associated parking, internal drives, open space, drainage, utility infrastructure, and resident amenities.

This request is being submitted in conjunction with annexation of the Property into the City of Tomball and is intended to establish a site-specific zoning framework tailored to the tract’s size, location, utility conditions, and frontage along the FM 2920 corridor.

The applicant has prepared a Planned Development Standards Narrative addressing land use, density, setbacks, parking, architecture, landscaping, buffering, lighting, pedestrian circulation, amenities, and related development standards for the tract.

1. PURPOSE OF THE PLANNED DEVELOPMENT REQUEST

The requested Planned Development zoning is appropriate because the Property presents site-specific conditions that make a conventional one-size-fits-all zoning classification less suitable than a tailored Planned Development approach.

The proposed Planned Development allows the City to review and approve a clearly defined residential development concept with objective standards governing the character, intensity, appearance, and design of the proposed project.

The proposed PD will:

- establish a defined maximum unit count and development envelope for the Property;
- define setbacks, parking standards, architecture, landscaping, and site design expectations;
- provide enhanced architectural and landscape commitments along FM 2920;
- establish a predictable framework for site planning, engineering, and utility coordination;
- and
- allow the City to evaluate the project as a cohesive and controlled development concept rather than through generalized zoning standards alone.

2. PROPOSED DEVELOPMENT PROGRAM

The proposed development consists of a boutique-style multifamily residential community with the following principal characteristics:

- Tract Size: Approximately 3.015 acres
- Maximum Units: 50 dwelling units
- Building Form: Three-story walk-up garden-style multifamily
- Parking: Minimum two (2) parking spaces per dwelling unit
- Amenities: Dog park, grilling areas, landscaped gathering spaces, pedestrian walkways, and resident open space
- Architectural Character: Enhanced corridor-oriented architecture with upgraded façade articulation, varied materials, enhanced landscaping, and pedestrian-oriented design features

The applicant believes this development program provides an efficient and appropriate residential use of the Property while also incorporating commitments that improve the visual quality of the FM 2920 corridor and support compatibility with surrounding development.

3. JUSTIFICATION FOR THE REQUESTED DEVELOPMENT STANDARDS

The proposed Planned Development reflects the applicant's intention to develop the site as a lower-intensity, professionally designed residential community emphasizing architectural quality, corridor compatibility, landscaping, buffering, and long-term development character rather than maximizing density.

The proposed development intentionally reduces overall density from prior conceptual iterations in order to:

- improve parking functionality;
- enhance open space opportunities;
- improve internal circulation;
- strengthen architectural presentation along FM 2920;
- provide enhanced landscaping and buffering; and
- create a more compatible and upscale residential development environment.

The applicant believes the proposed Planned Development standards create a more thoughtful and controlled development framework than a conventional zoning request because they commit the Property to a clearly defined residential character and development pattern.

4. COMPATIBILITY WITH THE FM 2920 CORRIDOR

The Property fronts FM 2920, a major corridor that continues to evolve with a mix of commercial, service, and residential development patterns.

The applicant believes a high-quality multifamily residential project can be an appropriate use along the corridor when supported by enhanced architecture, landscaping, buffering, and controlled site planning standards.

The proposed Planned Development is intended to promote compatibility by:

- establishing a coordinated architectural character;
- incorporating enhanced landscaping and frontage improvements;
- emphasizing pedestrian-oriented site planning and building articulation;
- organizing parking and circulation in a cohesive manner;
- screening service functions from public view; and
- limiting the Property to multifamily residential and related accessory uses only.

Rather than creating an undefined development entitlement, the requested PD provides the City with a clear framework to evaluate how the project will function and appear along the corridor.

5. UTILITIES, ENGINEERING, AND SITE CONSTRAINTS

The applicant recognizes that final development of the Property will require continued coordination regarding annexation, utility service, drainage design, site access, and engineering matters.

The Planned Development format is appropriate because it allows the City to evaluate the intended development concept while preserving flexibility necessary for final engineering, utility design, drainage design, fire access review, and permitting requirements.

The PD standards establish the overall development parameters while allowing reasonable refinement of utility alignments, drainage facilities, internal circulation, detention design, parking configuration, and amenity placement during final engineering and permitting review.

6. PUBLIC BENEFIT AND DEVELOPMENT QUALITY

The proposed rezoning is expected to provide multiple corridor-level and community benefits, including:

- introduction of a professionally planned residential use on an undeveloped tract;
- enhancement of the FM 2920 corridor through architecture, landscaping, buffering, and frontage improvements;
- provision of additional housing opportunities in proximity to major transportation routes and services;
- extension of municipal oversight and development standards through annexation and zoning; and
- establishment of an enforceable development framework through the Planned

Development standards.

The applicant believes the proposed Planned Development represents a more thoughtful and controlled approach than a generic zoning request because it commits the project to a defined architectural character, controlled density, enhanced landscaping, and corridor-compatible development pattern.



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: Hyperion Partners of Texas, Inc. (Jason Nicholson) Title: President
Mailing Address: 12815 S Palomino Lake Cir City: Cypress State: TX
Zip: 77429 Contact: Jason Nicholson
Phone: (315) 240-6413 Email: jason@hyperionoftexas.com

Owner

Name: Joe E. Evans Abigail L. Bailey Janae E. Evans Title: Owner
Mailing Address: 11777 Katy Fwy STE 320 South City: Katy State: TX
Zip: 77079 Contact: Joe Evans
Phone: (713) 822-2633 Email: joe@evtex.com

Engineer/Surveyor (if applicable)

Name: Jason R. Atkinson Title: President
Mailing Address: 800 Town and Country Blvd City: Houston State: TX
Zip: 77024 Contact: Jason R. Atkinson
Phone: (281) 543-1138 Fax: () Email: jatkinson@greywolfengineers.com

Description of Proposed Project: Rezone current property for MF-2 use.

Physical Location of Property: 15226 FM 2920, Tomball, TX 77377

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

Legal Description of Property: R114783 Tract 5D, Abstract 311, C. Goodrich Survey

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

Current Zoning District: (C): Commercial



Revised: 08/25/2023

Current Use of Property: Commercial
 Proposed Zoning District: (PD): Planned Development
 Proposed Use of Property: 50 unit MF complex
 HCAD Identification Number: R114783 Acreage: 3

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.

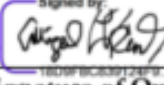
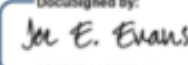
Jason Nicholson X	Digitally signed by Jason Nicholson Date: 2026.02.14 16:03:03 -06'00'	2/14/26
Signature of Applicant		Date
X	Signed by:  18D9FBC337128F8...	3/10/2026
Signature of Owner		Date
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Exhibit “F”
Development Standards and Concept Plan

15226 FM 2920
Planned Development Standards Narrative

Hyperion Partners of Texas, Inc.
City of Tomball, Texas

PROJECT SUMMARY

Property: Approximately 3.015 acres located at 15226 FM 2920, Tomball, Texas

Development Program: Boutique-style, garden-style three-story walk-up multifamily residential community with a maximum of fifty (50) dwelling units.

Project Intent:

The proposed Planned Development (“PD”) is intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor while balancing density, architectural quality, enhanced landscaping, buffering, parking, and long-term corridor aesthetics.

SECTION 1. PURPOSE AND APPLICABILITY

1.01 These Planned Development Standards establish a site-specific zoning framework permitting development of a boutique-style multifamily community while addressing frontage, utility, drainage, circulation, and corridor conditions.

1.02 These standards are intended to:

- Authorize multifamily residential development at a controlled density and scale;
- Establish standards for architecture, landscaping, screening, buffering, lighting, amenities, parking, and site design;
- Ensure compatibility with the evolving FM 2920 corridor; and
- Provide flexibility to accommodate final engineering, utility, drainage, fire access, and permitting requirements while preserving the approved development concept.

SECTION 2. GENERAL PROVISIONS

2.01 These PD Standards shall govern development of the Property and shall serve as the applicable zoning and site development standards for the Property.

2.02 Except as otherwise modified herein, development of the Property shall comply with all applicable City of Tomball ordinances, engineering criteria, fire code requirements, utility regulations, drainage requirements, and applicable local, state, and federal laws.

SECTION 3. LAND USE AUTHORIZATION

3.01 The primary use authorized on the Property shall be multifamily residential.

3.02 Accessory uses customarily incidental to multifamily residential development shall be permitted, including leasing offices, amenity areas, package/mail facilities, maintenance facilities, dog parks, grilling areas, pedestrian walkways, open space areas, surface parking, covered parking, garages, carports, and related residential support facilities.

SECTION 4. DEVELOPMENT PROGRAM

4.01 The Property may be developed with a maximum of Fifty (50) dwelling units.

4.02 The approved residential product type shall be a garden-style, three-story walk-up multifamily development designed to provide an upscale residential environment compatible with the evolving FM 2920 corridor.

4.03 The development is intended to emphasize larger unit configurations and reduced overall density relative to conventional suburban apartment developments.

4.04 Development density shall remain subject to final engineering, drainage, utility, parking, and fire access requirements.

SECTION 5. BULK, AREA, AND SETBACK REGULATIONS

5.01 Minimum building setbacks shall generally be:

- Front setback: 35 feet
- Rear setback: 35 feet
- Side setbacks: 15 feet

5.02 Enhanced landscape buffering, decorative screening, pedestrian connectivity improvements, and architectural frontage enhancements may be incorporated along FM 2920.

5.03 Final building placement, parking layout, detention configuration, and internal circulation may be refined during final engineering and permitting review.

SECTION 6. HEIGHT AND BUILDING CONFIGURATION

6.01 Buildings on the Property may be developed to a maximum of three (3) stories.

6.02 Buildings shall incorporate articulated facades, enhanced roofline variation, pedestrian-oriented entry features, varied massing, and high-quality architectural detailing intended to avoid monotonous building elevations.

6.03 Building facades visible from FM 2920 shall incorporate enhanced architectural

treatment and landscaping intended to improve corridor aesthetics and reinforce a high-quality residential development character.

SECTION 7. PARKING AND VEHICULAR CIRCULATION

7.01 Off-street parking shall be provided at a minimum ratio of two (2) parking spaces per dwelling unit together with all required ADA-accessible spaces.

7.02 Internal drives and parking areas shall comply with applicable City and Fire Marshal requirements.

SECTION 8. UTILITIES, DRAINAGE, AND SERVICE AREAS

8.01 Water, wastewater, gas, electric, storm drainage, and utility infrastructure shall be installed in accordance with City standards and approved engineering plans.

8.02 Detention and drainage facilities may be located on-site in accordance with final engineering design.

8.03 Trash enclosures, transformers, meters, and utility facilities shall be screened from public view by masonry walls, landscaping, fencing, or other approved treatments.

SECTION 9. LANDSCAPING

9.01 A landscape plan shall be submitted for review and approval in connection with final site development plans.

9.02 Landscaping shall enhance the visual appearance of the Property along FM 2920, reinforce project entry features, soften views of parking and service elements, provide pedestrian comfort, and create an attractive residential environment.

9.03 Landscape improvements shall generally include enhanced frontage landscaping, foundation landscaping, parking lot landscaping, screening landscaping, and pedestrian gathering areas.

SECTION 10. BUFFERING, SCREENING, AND FENCING

10.01 Appropriate buffering and screening shall be provided around the perimeter of the Property and around service functions.

10.02 Buffering and screening may include masonry walls, ornamental fencing, evergreen landscaping, berming, decorative screening walls, and other approved screening treatments.

10.03 Particular attention shall be given to screening parking areas, refuse enclosures,

mechanical equipment, utility equipment, and drainage features from public view along FM 2920.

SECTION 11. PEDESTRIAN FACILITIES

11.01 Internal sidewalks and pedestrian walkways shall connect building entrances, parking areas, amenities, open space areas, and resident gathering areas.

11.02 Sidewalk improvements along FM 2920 shall be provided if required by the City or TxDOT.

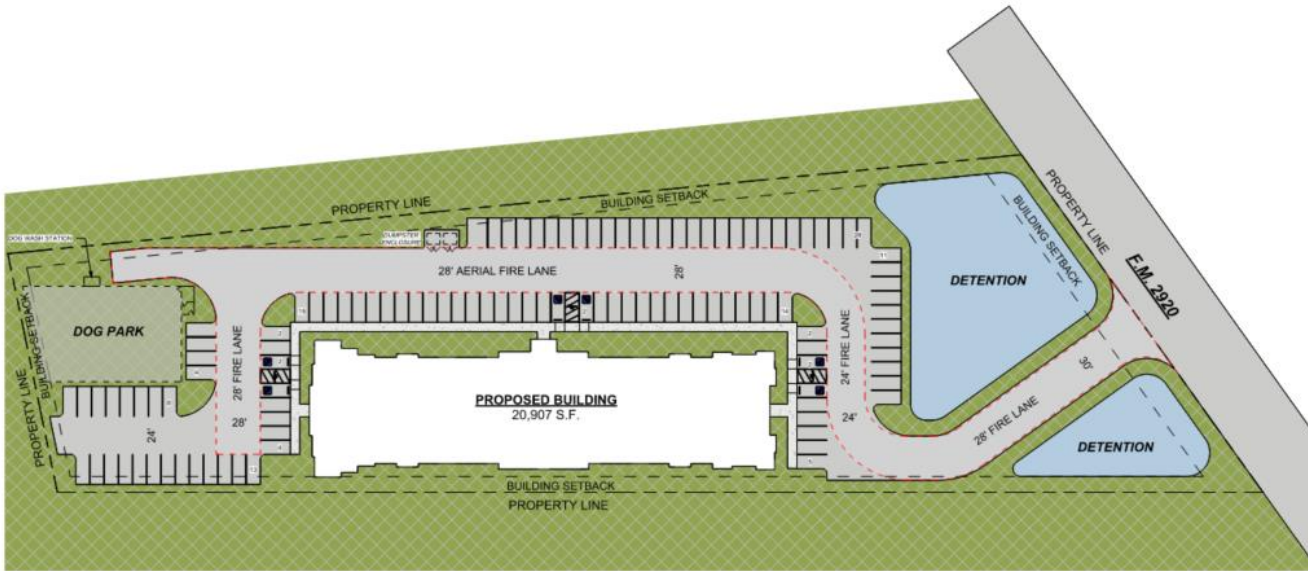
SECTION 12. ARCHITECTURAL CHARACTER

12.01 The development shall incorporate a coordinated architectural character intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor.

12.02 Exterior building materials shall consist primarily of masonry, stone veneer, stucco systems, fiber cement siding, architectural accents, and other durable materials approved by the City.

12.03 Building elevations shall incorporate varying materials, articulated massing, covered entries, balconies, façade projections, roofline variation, and similar architectural features intended to create visual depth and avoid monotonous building appearances.

12.04 The development is intended to function as a boutique-style multifamily residential community emphasizing architectural quality, enhanced landscaping, and corridor compatibility rather than a high-density conventional apartment project.



DISCLAIMER
THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN. THE MASTER PLAN IS A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PERMITS, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL, INCLUDING PERMITS.

CODE COMPLIANCE
THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF TOMBALL APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:
2014 INTERNATIONAL RESIDENTIAL CODE (IRC)
2014 INTERNATIONAL RESIDENTIAL CODE (IRC)
2014 INTERNATIONAL PLUMBING CODE (IPC)
2014 INTERNATIONAL MECHANICAL CODE (IMC)
2014 NATIONAL ELECTRIC CODE (NEC)
2014 INTERNATIONAL FIRE CODE (IFC)
2014 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2010 TENNESSEE ACCESSIBILITY STANDARDS (TAS)

PROJECT INFORMATION

SITE INFORMATION
TOTAL SITE: 2.51 ACRES
DETENTION: 2.42 ACRES
BUILDING FOOTPRINT: 12,274

BUILDING CALCULATIONS
PROPOSED BUILDING FOOTPRINT: 20,907 S.F.

FIRST FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 3,185 S.F.
TOTAL: 20,907 S.F.

SECOND FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 3,185 S.F.
TOTAL: 20,907 S.F.

THIRD FLOOR
UNIT AREA: 17,722 S.F.
CORRIDOR AREA: 3,185 S.F.
TOTAL: 20,907 S.F.

TOTAL BUILDING S.F.: 62,721 S.F.

UNIT TYPES

1 BEDROOM
A1: 1,000 SF - 12 TOTAL
B1: 1,000 SF - 12 TOTAL
C1: 1,000 SF - 12 TOTAL

2 BEDROOM
A2: 1,000 SF - 8 TOTAL
B2: 1,000 SF - 8 TOTAL
C2: 1,000 SF - 8 TOTAL

UNIT SUBTOTALS

FIRST FLOOR
A1: 4 UNITS
B1: 4 UNITS
C1: 4 UNITS
TOTAL: 12 UNITS

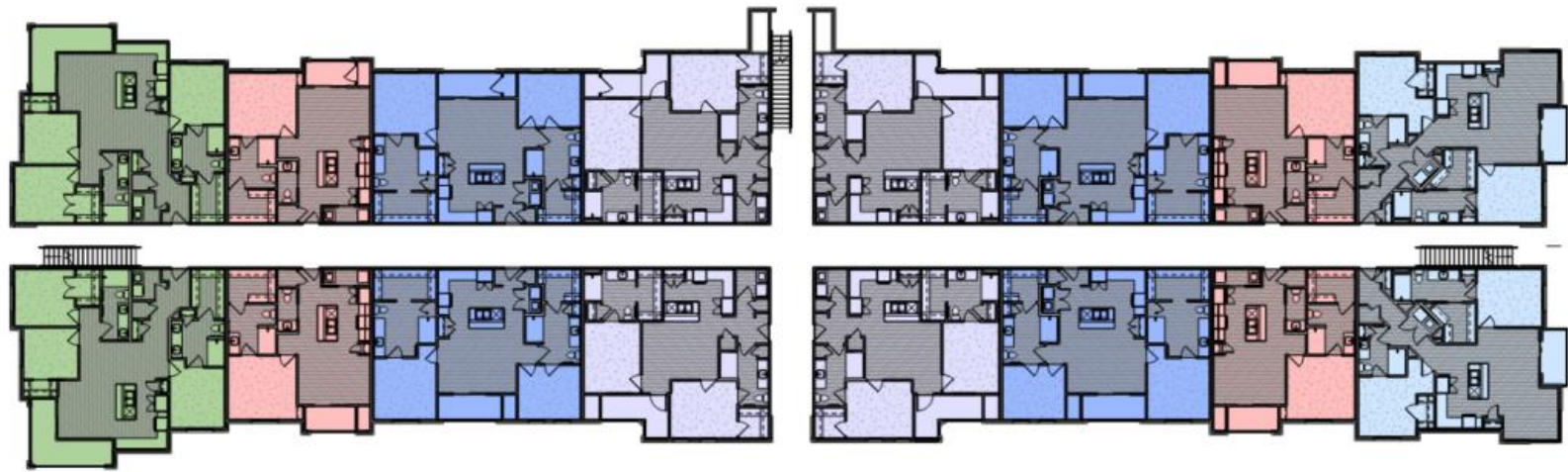
SECOND FLOOR
A2: 4 UNITS
B2: 4 UNITS
C2: 4 UNITS
TOTAL: 12 UNITS

THIRD FLOOR
A3: 4 UNITS
B3: 4 UNITS
C3: 4 UNITS
TOTAL: 12 UNITS

TOTAL BUILDING: 36 UNITS (36,000 S.F.)

PARKING CALCULATIONS
REQUIRED PARKING: 117
PROVIDED STANDARD PARKING: 111
PROVIDED ADA PARKING: 6
TOTAL PROVIDED PARKING: 117





UNIT TYPES

- 1 BEDROOM
A1: 835 SF - 12 TOTAL
- 2 BEDROOM
B1: 1,132 SF - 12 TOTAL
B2: 1,170 SF - 12 TOTAL
B3: 1,219 SF - 6 TOTAL
- 3 BEDROOM
C1: 1,368 SF - 6 TOTAL

UNIT BREAKDOWN

- FIRST FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

- SECOND FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

- THIRD FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

**TOTAL BUILDING - 48 UNITS
(53,166 SF)**



3/32" = 1'-0"

ELEVATION MATERIAL LEGEND	
	WOOD SIDING
	METAL PANEL
	BRICK



EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

