

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-09**: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

Portions of the subject property have been within the City Limits of Tomball since at least 1909. The remaining portions of the subject property are located outside the city limits but within Tomball's Extraterritorial Jurisdiction (ETJ). Those portions of the subject property which fall outside the city limits are undergoing a request for annexation. This request is running concurrently with this request for rezoning. The portions of the property which presently fall within the city limits are within the Commercial (C) zoning district, and upon annexation those portions which are subject to the annexation request will receive the default zoning district of Agricultural (AG). The subject property is currently undeveloped. The applicants are requesting to rezone the subject property to a Planned Development (PD) District. This new district will accommodate a single-family residential subdivision with a minimum lot area of 7,800 square feet and include tailored development regulations. Additionally, the requested Planned Development District will require community amenities to include but not limited to walking trails, ponds, fishing dock, playground, and workout equipment. In addition to this single-family residential subdivision, the Planned Development will include a non-residential component at the intersection of Medical Complex Drive and Hufsmith-Kohrville Road which will act as the entrance to the proposed subdivision. This non-residential portion of the development will be held to the General Retail (GR) zoning standards with prohibitions on a list of land uses which are ordinarily permitted within said zoning district. Additionally, provisions are included to address increased land use buffering standards between the proposed single-family residences and planned commercial developments.

Origination: FLS Development LLC, represented by William Shawn Speer and Kyle Friedman

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

