

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-05:** Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

The subject property is currently home to a multitenant retail center and business park. Spetza Roasting Company is currently operating the warehouse and distribution side of their business within Suite 2C of the business park and has the desire to begin coffee roasting within their lease space. This application for a CUP is the product of the properties current zoning district (Commercial) which only allows the land use of “Coffee roasting” with the approval of a CUP by City Council.

Origination: Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC

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: # _____

Signed: _____

Staff Member

Date

Approved by: _____

City Manager

Date