

## Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

**Rezoning Case:** P22-111

**Property Owner(s):** Shahnaz Shahzad

**Applicant(s):** Atif Shahzad

**Legal Description:** Portion of Lot 5 in Tomball Medical Park

**Location:** 13100 block of Medical Complex Drive (north side),  
approximately 250-feet east of the intersection of School Street  
and Medical Complex Drive (Exhibit "A")

**Area:** 2.10 acres

**Comp Plan Designation:** Medical District (Exhibit "B")

**Present Zoning and Use:** Agricultural (AG) District (Exhibit "C") / Vacant (Exhibit "D")

**Request:** Rezone from the Agricultural District to the General Retail District

**Adjacent Zoning & Land Uses:**

- North:** Agricultural / Office Building
- South:** Agricultural / Vacant
- West:** Agricultural / Vacant
- East:** Agricultural & Manufactured Home / Drainage Channel (M-121), RV &  
Manufactured Home Park

### **BACKGROUND**

The subject property has been located within the original Tomball Townsite since 1909. The property has remained vacant since this time. According to information provided by the applicant, the reason for this zone change request is to allow the subject property to be occupied by a medical office building.

### **ANALYSIS**

The subject property is approximately 2.10 acres, located within the 13100 block of the north side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural zoning classification was applied to the subject property. Immediately north of the subject property is an existing medical office within Agricultural zoning. West and south of the subject site are vacant tracts that are within Agricultural zoning. East of the subject property is an existing drainage

channel (M-121), and east of this channel is an existing manufactured home and RV park within Manufactured Home Park zoning.

**Comprehensive Plan Recommendation:**

The future land use map designates the subject property as “Medical District.” The Medical District land use category is intended to “further capitalize on a unique, regionally-serving area of Tomball.” This area should provide “an emphasis on healthcare and supporting services.

According to the Comprehensive Plan, appropriate land uses include “hospitals, clinic, offices, lodging, long-term care, retail, and restaurants.” Additionally, secondary uses include “private gathering spaces, local utility services, government facilities, and transportation uses.”

The Comprehensive Plan identifies “PD: Planned Development, GR: General Retail, O: Office, MU: Mixed Use” as being compatible zoning districts with the Medical District land use.

In making decisions regarding the Medical District land use category the following items should be considered: “New development should allow for a variety of uses to create a self-serving campus. Active transportation connections to Old Town and transitional residential areas should be encouraged. Open space with a pedestrian focus should be a prominent component of the district.”

**Staff Review Comments:**

The request to rezone the subject property to General Retail is in accordance with the Medical District land identified on the Future Land Use Map. According to the Comprehensive Plan, this land-use should provide an emphasis on healthcare and supporting services. General Retail zoning allows the subject site to be utilized for the planned medical office the applicants wish to construct, as well as additional supporting uses such as retail and restaurants. This requested zone change will achieve the Comprehensive Plan’s objective of promoting compatible development that encourages a medical district with complementary land uses. Furthermore, the subject property is located near the intersection of a collector road (School Street.) and a major arterial street (Medical Complex Drive.). Commercial land uses are often found at intersections such as this because they provide convenient access and exposure to higher volumes of traffic.

**PUBLIC COMMENT**

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

**STAFF RECOMMENDATION**

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-111.

**P&Z COMMISSION RECOMMENDATION**

APPROVAL (3 Vote Aye, 0 Vote Nay):

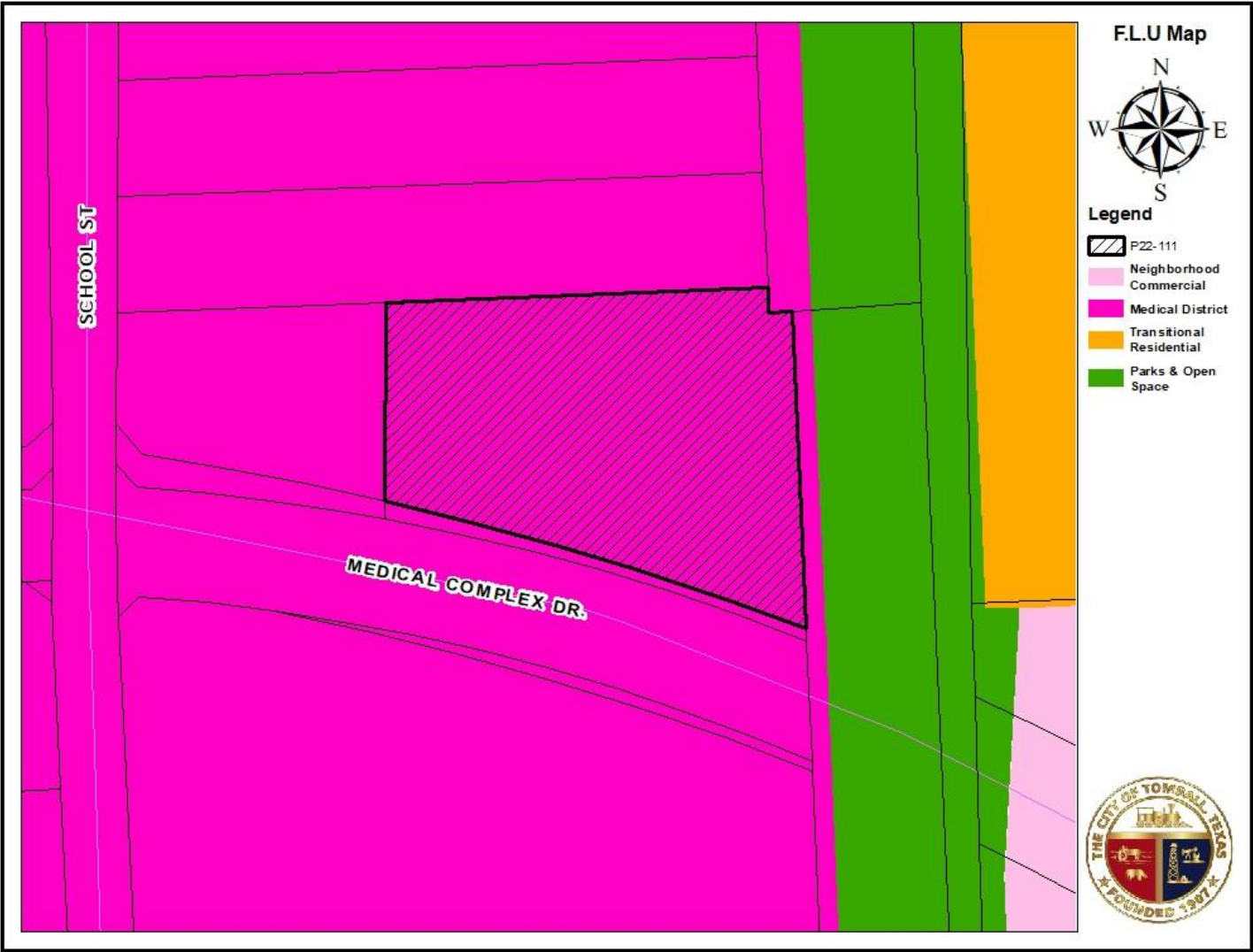
## **EXHIBITS**

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. General Retail Permitted Use Chart
- F. Rezoning Application

Exhibit "A"  
Aerial Photo



Exhibit "B"  
Future Land Use Map





# Exhibit "C" Zoning Map



**Exhibit “D”  
Site Photo(s)**





**Exhibit “E”**  
**General Retail Permitted Use Chart**

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Agriculture		
Farm (ranch, garden, crops, livestock, or orchard) ‡	Permitted	None
Feed and grain store/farm supply store ‡	CUP Required (Learn More)	1 space per 500 square feet
Residential		
Accessory building/structure (business or industry) ‡	Permitted	None
Caretaker's, guard's residence ‡	Permitted	1 space per caretaker/guard
Home occupation ‡	Permitted	None
Residential use ‡	CUP Required (Learn More)	2 spaces per dwelling
Private street subdivision	CUP Required (Learn More)	None
Office		
Clinic, emergency care	Permitted	1 space per 150 square feet
Clinic, medical and/or dental	Permitted	1 space per 300 square feet
Credit agency	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	Permitted	1 space per 300 square feet
Office, professional and general business ‡	Permitted	1 space per 300 square feet
Office, parole-probation	Permitted	1 space per 300 square feet
Office showroom/warehouse ‡	CUP Required (Learn More)	1 space per 300 square feet
Security monitoring company (no outside storage)	Permitted	1 space per 300 square feet
Telemarketing agency	CUP Required (Learn More)	1 space per 250 square feet
Telephone exchange/switching station ‡	Permitted	1 space per 500 square feet



TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Temporary real estate field office	Permitted	4 spaces
Model home (including sales office)	Permitted	2 spaces per model
<b>Personal and Business</b>		
Ambulance service	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Automobile driving school (including defensive driving)	Permitted	1 space per classroom seat
Barber/beauty shop (no related school/college)	Permitted	1 space per 200 square feet
Bed and breakfast inn ‡	Permitted	2 spaces plus one per guest room
Check cashing service	<a href="#">CUP Required (Learn More)</a>	1 space per 100 square feet
Dance hall/dancing facility ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	Permitted	1 space per 100 square feet
Funeral home ‡	<a href="#">CUP Required (Learn More)</a>	See Section 50-112
Health club (indoor)	Permitted	1 space per 300 square feet
Health club (outdoor)	Permitted	1 space per 300 square feet
Hotel‡	Permitted	See Section 50-112
Laundromat/washateria/self-service ‡	Permitted	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	Permitted	1 space per 200 square feet
Loan service (payday/auto title)	<a href="#">CUP Required (Learn More)</a>	1 space per 100 square feet
Mailing service (private)	Permitted	1 space per 200 square feet
Pharmacy (retail only)	Permitted	1 space per 200 square feet
Reception venue	Permitted	1 space: 4 seats
Rehabilitation care facility (halfway house) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Seamstress, dressmaker or tailor (retail only)	Permitted	1 space per 200 square feet
Wedding chapel	Permitted	1 space per four seats
<b>Retail</b>		
Antique shop (no outside sales or storage) ‡	Permitted	1 space per 500 square feet
Antique shop (with outside storage)	CUP Required ( <a href="#">Learn More</a> )	1 space per 500 square feet
Apparel shop	Permitted	1 space per 200 square feet
Art gallery/museum/dealer ‡	Permitted	1 space per 500 square feet
Artist or photography studio	Permitted	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	Permitted	1 space per 200 square feet
Bakery, retail (with drive-through)	Permitted	1 space per 200 square feet
Bird and pet shops (retail only)	Permitted	1 space per 200 square feet
Book/stationery shop (retail only) ‡	Permitted	1 space per 200 square feet
Brewpub	Permitted	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 1,000 square feet
Carpenter shop	CUP Required ( <a href="#">Learn More</a> )	1 space per 500 square feet
Catering service	Permitted	1 space per 500 square feet
Consignment shop	CUP Required ( <a href="#">Learn More</a> )	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	Permitted	See Section 50-112
Copy shop ‡	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Drinking establishment	Permitted	
Drug store (retail only)	Permitted	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	Permitted	
Eating establishment (with drive-through service) ‡	CUP Required (Learn More)	
Electronic goods (retail only)	Permitted	1 space per 200 square feet
Florist shop (retail only) ‡	Permitted	1 space per 200 square feet
Food or grocery store	Permitted	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	Permitted	1 space per 500 square feet
Furniture store (new and used) ‡	Permitted	1 space per 200 square feet
General retail stores (no outside storage)	Permitted	1 space per 200 square feet
Gift or card shop (retail only)	Permitted	1 space per 200 square feet
Hardware store	Permitted	1 space per 400 square feet
Hobby and crafts store (retail only)	Permitted	1 space per 200 square feet
Home improvement center	Permitted	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store	Permitted	1 space per 200 square feet
Meat and fish market (retail only)	Permitted	1 space per 200 square feet
Mobile Food Court ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films	CUP Required (Learn More)	1 space per 300 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Motion picture theater (indoors)	Permitted	See Section 50-112
Nursery ‡	Permitted	1 space per 1,000 square feet of sales area
Garden shop ‡	Permitted	1 space per 200 square feet
Painting and refinishing shop	CUP Required ( <a href="#">Learn More</a> )	1 space per 500 square feet
Piano and musical instruments (retail only)	Permitted	1 space per 200 square feet
Shoe repair shop (retail only)	Permitted	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)	Permitted	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only	CUP Required ( <a href="#">Learn More</a> )	1 space per 500 square feet
Trophy engraving	Permitted	1 space per 300 square feet
Upholstery shop (nonauto)	Permitted	1 space per 200 square feet
Used merchandise	Permitted	1 space per 200 square feet
Video rental/sales	Permitted	1 space per 200 square feet
<b>Transportation and Auto Services</b>		
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
Auto accessories (retail sales only)	Permitted	1 space per 200 square feet
Auto body repair/painting	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet



TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡	Permitted	See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡	CUP Required ( <a href="#">Learn More</a> )	See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display	CUP Required ( <a href="#">Learn More</a> )	See Section 50-112
Auto glass repair/tinting	Permitted	1 space per 200 square feet
Auto interior shop/upholstery	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Auto muffler shop	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Auto paint shop	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Auto rental	Permitted	1 space per 200 square feet
Auto repair (major) ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Auto repair (minor) ‡	Permitted	1 space per 200 square feet
Auto tire sales (indoor)	Permitted	1 space per 200 square feet
Automobile wash (full service/detail shop) ‡	Permitted	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	CUP Required ( <a href="#">Learn More</a> )	3 spaces per washing capacity of module

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Bike sales and/or repair	Permitted	1 space per 500 square feet
Bus or truck storage		1 space per 1,000 square feet
Gasoline station	Permitted	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	Permitted	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	Permitted	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Taxi/limousine service	CUP Required ( <a href="#">Learn More</a> )	1 space per 1.5 automobiles in service
<b>Amusement and Recreation</b>		
Amusement, commercial (indoor) ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	CUP Required ( <a href="#">Learn More</a> )	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement devices/arcade (4 or more devices, indoors only) ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Bingo facility	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	Permitted	4 spaces per lane

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Dinner theatre	Permitted	1 space per three seats or bench seating space
Golf driving range	<a href="#">CUP Required (Learn More)</a>	See Section 50-112
Golf course (private) ‡	<a href="#">CUP Required (Learn More)</a>	6 spaces per hole
Golf course (publicly owned) ‡	Permitted	6 spaces per hole
Playfield or stadium (private)	<a href="#">CUP Required (Learn More)</a>	1 space per three seats
Skating rink	Permitted	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	Permitted	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡	Permitted	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	Permitted	2 spaces per court
Tennis court (private/lighted)	<a href="#">CUP Required (Learn More)</a>	2 spaces per court
<b>Institutional/Governmental</b>		
Adult day care (business)	<a href="#">See Section 50-116</a>	
Antenna (commercial)	<a href="#">See Section 50-116</a>	
Antenna (noncommercial)	<a href="#">See Section 50-116</a>	
Armed services recruiting center	Permitted	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡	Permitted	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house	<a href="#">CUP Required (Learn More)</a>	1 space per 100 square feet
Broadcast station (with tower)	<a href="#">See Section 50-116</a>	
Broadcast towers (commercial)	<a href="#">See Section 50-116</a>	
Cellular communications tower/PCS	<a href="#">See Section 50-116</a>	
Cemetery and/or mausoleum ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 5,000 square feet of land

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Child day care center (business) ‡	Permitted	1 space per three children
Church/temple/place of worship ‡	Permitted	1 space per four seats in sanctuary
Civic center (municipal) ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	Permitted	See Section 50-112
Community center (public)	Permitted	See Section 50-112
Community or social buildings ‡	Permitted	1 space per 300 square feet
Country club (private) ‡	CUP Required ( <a href="#">Learn More</a> )	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)	<a href="#">See Section 50-116</a>	
Electrical substation ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 1,000 square feet
Exhibition hall ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 100 square feet
Family home (child care in place of residence) ‡	Permitted	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡	CUP Required ( <a href="#">Learn More</a> )	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	Permitted	1 space per 300 square feet
Heliport ‡	CUP Required ( <a href="#">Learn More</a> )	3 spaces
Helistop	CUP Required ( <a href="#">Learn More</a> )	3 spaces
Hospital ‡	Permitted	1 space per bed
Household care institution	Permitted	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	CUP Required ( <a href="#">Learn More</a> )	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	Permitted	1 space per 200 square feet
Municipal facility or use ‡	Permitted	1 space per 300 square feet



TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Museum	Permitted	See Section 50-112
Park and/or playground (private) ‡	Permitted	
Park and/or playground (public, municipal) ‡	Permitted	
Post office (governmental)	Permitted	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	Permitted	1 space per 4 seats
Radio, television and communications towers	<a href="#">See Section 50-116</a>	
Rectory/parsonage	Permitted	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See assisted living facility	
Riding academy	<a href="#">CUP Required (Learn More)</a>	1 space per five stalls
Sanitary landfill (private)		1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	Permitted	1 space per three students, based on design
School, college or university	Permitted	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	Permitted	1 space per student
School, public or denominational ‡	Permitted	See Section 50-112
School, other than public or denominational ‡	Permitted	
Sheltered care facility ‡	<a href="#">CUP Required (Learn More)</a>	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡	<a href="#">See Ch. 34 of this Code</a>	
Skilled nursing facility ‡	<a href="#">CUP Required (Learn More)</a>	See Section 50-112
Studio for radio and/or television (no towers) ‡	Permitted	1 space per 200 square feet
<b>Commercial and Wholesale Trade</b>		
Appliance repair	Permitted	1 space per 500 square feet
Carpet and rug cleaning plant	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Cleaning plant (commercial laundry) ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	Permitted	1 space per 1,000 square feet
Contractor's office/sales, no outside storage including vehicles	Permitted	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	Permitted	None
Electric repair, (domestic equipment and autos)	Permitted	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	Permitted	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Heating and air conditioning sales/services	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Lawnmower repair and/or sales	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Locksmith	Permitted	1 space per 500 square feet
Maintenance and repair service for buildings/janitorial	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Mini-warehouse/self storage ‡	<a href="#">CUP Required (Learn More)</a>	See Section 50-112
Mortuary	<a href="#">CUP Required (Learn More)</a>	See Section 50-112
Outdoor sales as a primary use ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 5,000 square feet of land area
Pet and animal grooming shop (no outside kennels) ‡	Permitted	1 space per 200 square feet
Plumbing shop	<a href="#">CUP Required (Learn More)</a>	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Printing equipment, supplies and repairs	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Propane sales filling (retail)	<a href="#">CUP Required (Learn More)</a>	1 space per 200 square feet
Publishing and printing company	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Quick lube/oil change/minor inspection	Permitted	1 space per 200 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 300 square feet
Security systems installation company	<a href="#">CUP Required (Learn More)</a>	1 space per 300 square feet
Taxidermist	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	Permitted	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 200 square feet
Vacuum cleaner sales and repair ‡	Permitted	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Permitted	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Welding shop	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Wholesale trade, nondurable goods	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Woodworking shops	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
<b>Light and Heavy Manufacturing/Industrial</b>		
Artificial flower manufacture	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Candy and other confectionary products manufacture	<a href="#">CUP Required (Learn More)</a>	1 space per 1,000 square feet
Ceramic products manufacture	<a href="#">CUP Required (Learn More)</a>	1 space per 500 square feet
Concrete or asphalt mixing/batching plant (temporary) ‡	<a href="#">CUP Required (Learn More)</a>	1 space per 5,000 square feet of land

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

**Exhibit "F"**  
**General Retail Permitted Use Chart**



RECEIVED (KC)  
04/25/2022

Revised: 4/13/2020

**P&Z 22-111**

**APPLICATION FOR RE-ZONING**

Community Development Department  
Planning Division

**APPLICATION SUBMITTAL:** 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.

**Applicant**

Name: ATIF SHAHZAD Title: MANAGER  
Mailing Address: 110 DEER CROSSING CT City: CONROE State: TX  
Zip: 77384 Contact: ATIF SHAHZAD  
Phone: (281) 782-6383 Email: AFRESHLTD@GMAIL.COM

**Owner**

Name: SHAHNAZ SHAHZAD Title: OWNER  
Mailing Address: 155 MEADOW VALLEY DR City: CONROE State: TX  
Zip: 77384 Contact: ATIF SHAHZAD  
Phone: (281) 782-6383 Email: AFRESHLTD@gmail.com

**Engineer/Surveyor (if applicable)**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Proposed Project:** commercial facility / medical office building

**Physical Location of Property:** 13110 MEDICAL COMPLEX DRIVE, TOMBALL TX 77375

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

**Legal Description of Property:** Medical complex Dr. TR5 Tomball Med. Park Reserve. B

HCAO # 122388000026

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

**Current Zoning District:** agricultural

**Current Use of Property:** raw land

**Proposed Zoning District:** commercial

**Proposed Use of Property:** commercial facility / medical office building

**HCAD Identification Number:** 122388000026 **Acreage:** 2.1 Acres

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

[www.tomballtx.gov](http://www.tomballtx.gov)



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

Signature of Applicant

Date

4/20/22

X

Signature of Owner

Date

4/20/22

**From:** [Juanita Cherety](#)  
**To:** [Kimberly Chandler](#)  
**Cc:** [Garbage Service](#)  
**Subject:** FW: Receipt #R01313339-13110 Medical Complex  
**Date:** Monday, April 25, 2022 1:23:50 PM

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Rezoning receipt.

Thank you,  
Juanita Cherety  
Customer Service Specialist  
City of Tomball  
501 James St.  
Tomball, TX, 77375  
Phone: 281-290-1450  
Fax: 281-351-4735

-----Original Message-----

From: noreply@tomballtx.gov <noreply@tomballtx.gov>  
Sent: Monday, April 25, 2022 1:22 PM  
To: Juanita Cherety <JCherety@tomballtx.gov>  
Subject: Receipt #R01313339

401 Market Street  
401 Market Street  
Tomball, TX 77375  
(281) 351-5484

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DATE : 4/25/2022 1:20 PM  
OPER : JC  
TKBY : Juanita Cherety  
TERM : 5  
REC# : R01313339  
130.0000 PLANNING AND ZONING  
13110 Medical Complex 420.00

Paid By:13110 Medical Complex  
2-CK 420.00 REF:W 308



## *MEETS & BOUNDS*

Being a lot, tract or parcel of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being a portion of Lot 5 of Tomball Medical Park Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision in the City of Tomball, Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 571288, Map Records, Harris County, Texas, same being a portion of a tract of land conveyed to Harkins Medical Properties LTD by deed recorded in Instrument No. RP-2019-82497, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of Medical Complex Drive (variable width right of way), said corner being along the East line of a tract of land conveyed to Gill Real Estate, LLC by deed recorded in Instrument No. 20100000958, Official Public Records, Harris County, Texas;

THENCE North 00 degrees 20 minutes 41 seconds East along the East line of said Gill Real Estate, LLC tract, a distance of 182.84 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B";

THENCE North 87 degrees 48 minutes 48 seconds East along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B", a distance of 350.07 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 4 of said Tomball Medical Park Replat of Reserve "B", said corner being along the West line of a tract of land conveyed to Corral RVP, LLC by deed recorded in Instrument No. RP-2018-138656, Official Public Records, Harris County, Texas;

THENCE South 02 degrees 34 minutes 37 seconds East along the West line of Corral RVP, LLC tract, a distance of 22.94 feet to 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Corral RVP, LLC tract;

THENCE North 87 degrees 13 minutes 16 seconds East along



Shahnaz Shahzad (Owner)  
155 Meadow Valley Drive, Conroe, Tx, 77384  
281-782-6383  
afreshltd@gmail.com

04/24/2022

ATTN: Tomball City Planning and Zoning Commission

To whom it may concern,

I am the property owner of 13110 Medical Complex Drive, Tomball TX 77375, legally known as Medical complex drive St 77375 TR5 Tomball Medical Park Reserve B (HCAD # 1223880000026)

I, with this letter, am requesting Tomball City Zoning Commission to change zoning of above tract from agricultural to commercial. It is intended to put a medical office building.

Attached is application including recent survey with meets and bounds. Replatting is in progress. If you have questions, please contact me at 281-782-6383. I look forward to hearing from you.

Sincerely,



Shahnaz Shahzad (Owner)

  
Atif Shahzad (Property Manager)

Prelim Plat

