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October 2, 2025

Zoning Authority
City of Tomball
501 James Street
Tomball, TX 77375

Dear Members of the Zoning Authority,

Subject: Request for Zoning Change from Residential (SF-6) to Commercial Office (B) for
13519 Zion Road, Tomball, Texas 77375

I am writing to respectfully request a zoning change for this property from its current residential designation to a commercial office (B) zoning classification. This request is made in consideration of the property's current use, location and the significant benefits such a change would bring to the community.

It is my understanding based on conversation with the current owners that for the past five years, the property located at 13519 Zion Road, Tomball, Texas 77375, has been utilized as a commercial entity, specifically office space for a CPA firm. After their purchase of the property in 2020, significant changes were made to the property to convert the residence into office space, including removal of bedroom closets, washer and dryer connections and general layout modifications.

This use has been conducted without any adverse impact on the surrounding neighborhood, and indeed, it has contributed positively to the local economy by providing tax revenue and employment opportunities. The property's location is ideally suited for commercial activities, given its proximity to Tomball High School, as well as other nearby businesses including a Nationwide Insurance Agency (13818 Zion Rd), Ella's Garden Event Venue (1415 Ulrich Rd) and Texas Star Gymnastics (1230 Ulrich Rd). In fact, this property directly adjoins the THS parking lot on two sides, making it difficult to imagine a residential homeowner wanting to purchase the home.

The current residential zoning designation does not reflect the property's actual use or its potential to further contribute to the economic vitality of the area. A formal change to commercial zoning would not only legitimize the existing use but also allow for potential enhancements and improvements that could further benefit the community. Specifically, Mundy Property Holdings, LLC has a pending offer to purchase the Zion property, for the sole intention of the relocation of Mundy Legal Services from Main Street to this location. I, Allison Mundy, own both Mundy Property Holdings and Mundy Legal Services, PLLC. I am an active member of the Tomball community, my children attend Tomball schools, and my business has called Tomball home since its beginning almost 10 years ago. My current location on Main Street is a

lease, and I have a strong desire to purchase a property in the City of Tomball for long-term investment in the community I call home.

I understand that zoning changes require careful consideration of various factors, including community impact, compliance with local zoning regulations, and alignment with the city's development plans. In this regard, we believe that the proposed change aligns with the city's strategic goals for economic development and urban planning. The property is situated in an area that is gradually transitioning towards mixed-use, and a commercial zoning designation would be consistent with this trend.

I am committed to working closely with the Zoning Authority to address any concerns and to ensure that the transition is smooth and beneficial for all stakeholders involved. We are prepared to provide any additional information or documentation that may be required to facilitate this process.

Thank you for considering this request. We look forward to your favorable response and to the opportunity to further discuss how this zoning change can serve the best interests of the community.

Sincerely,

A handwritten signature in cursive script that reads "Allison Mundy".

Allison Mundy
For Mundy Property Holdings, LLC and the benefit of
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