

Tomball Cemetery Road Rezone Request

April 15, 2024



LOT SUMMARY

60'x125' 77 LOTS 100%

TOTAL 77 LOTS

Pine County
(single-family
residential).

Proposed
multi-family
development.

a schematic development plan for
**TOMBALL CEMETERY
RD. TRACT**
± 31.1 ACRES OF LAND
proposed for
BEAZER HOMES

META
PLANNING & DESIGN

24203 Katy Freeway, Ste. 325
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0' 20' 40' 80'

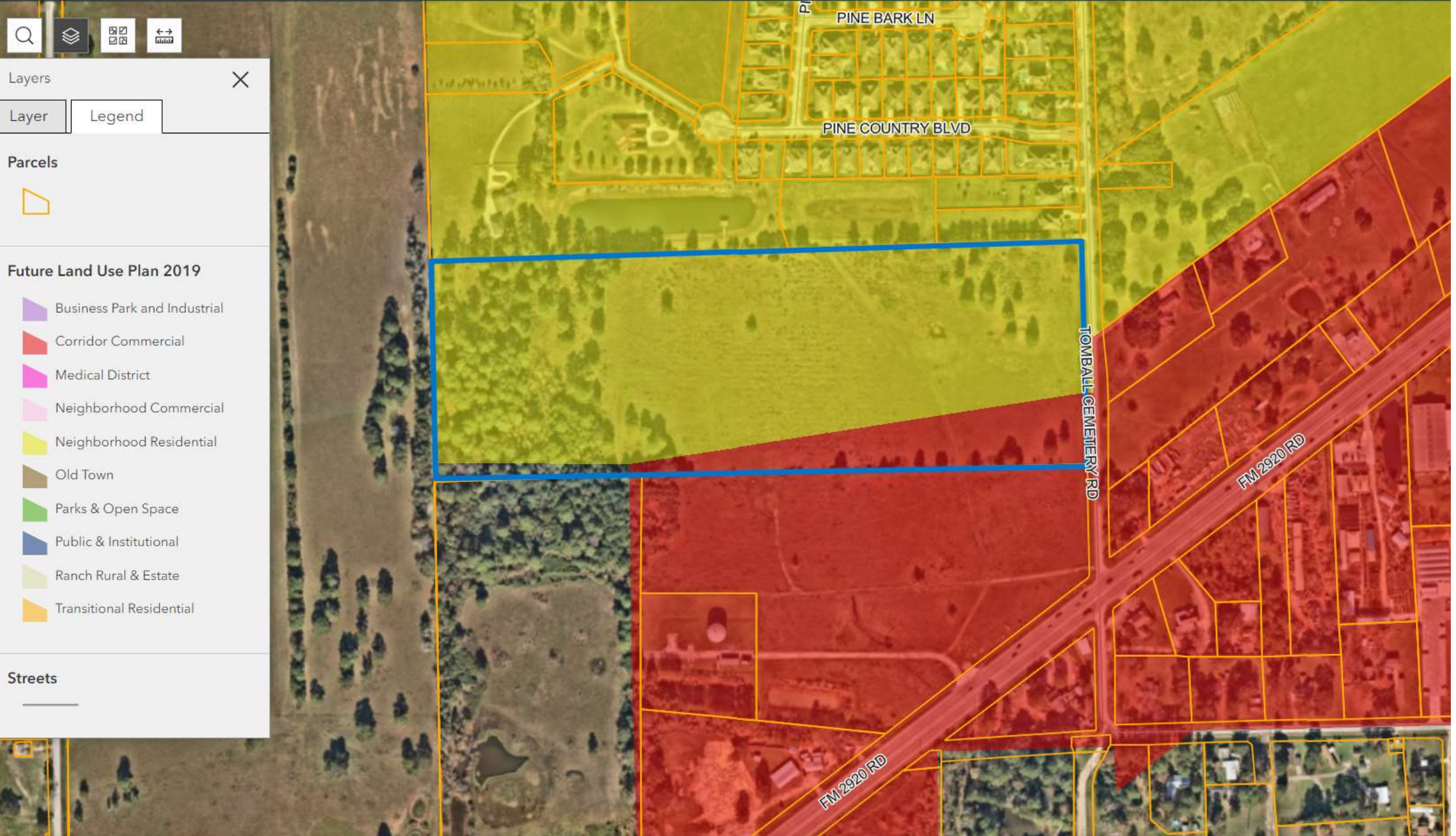
NOI-0403
FEBRUARY 13, 2024

E3
RESIDE

*REQUIRES ZONING
CHANGE

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR
CONSTRUCTION PURPOSES. THIS DRAWING IS A GRAPHIC REPRESENTATION ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
META PLANNING & DESIGN MAY BE AND NOT BE RESPONSIBLE FOR ANY INFORMATION PROVIDED BY OTHER CONSULTANTS,
INCLUDING BUT NOT LIMITED TO THE TOPICS OF SURVEYING AND RECORDS, ENGINEERING, ARCHITECTURAL, ENVIRONMENTAL,
GEOTECHNICAL, AND OTHER SPECIALTIES. THE USER OF THIS DRAWING, INCLUDING THE USER OF THE INFORMATION,
SHOULD CONSULT WITH THE CONSULTANT FOR THE PROJECT AND THE USER OF THE INFORMATION SHOULD BE RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2024 META PLANNING & DESIGN. ALL RIGHTS RESERVED.



Layers



Layer

Legend

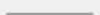
Parcels



Future Land Use Plan 2019

-  Business Park and Industrial
-  Corridor Commercial
-  Medical District
-  Neighborhood Commercial
-  Neighborhood Residential
-  Old Town
-  Parks & Open Space
-  Public & Institutional
-  Ranch Rural & Estate
-  Transitional Residential

Streets





- Beazer Heritage Product
- Average home square footage: 2,500 sqft.
- Average lot square footage: 7,500 sqft
- Base prices ranging from \$405,000-\$512,000
 - Average price: \$530,000
- The community will feature walking trails, green spaces, and a park.
- Third car garage option available on all lots.
- Home sales beginning January 2026.



Example Beazer
Communities and Key Facts