

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 10, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-13**: Request by Pitcher Realty Group LLC, represented by Mundy Property Holdings PLLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.9966 acres of land legally described as being two tracts of land (0.660 and 0.3366 acres) situated within the Joseph House Survey, Abstract No. 34 from the Single-Family Residential (SF-9) zoning district to the Office (O) zoning district. The property is located at 13519 Zion Road, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City of Tomball's SF-9 zoning district since the adoption of zoning in February 2008. The main structure on the property was originally used as a single-family residence with a detached garage. Between 2020 and 2022 the main structure was converted into a professional office without the renovations being permitted through the city. Because of this, a professional office operated illegally on the property for many years. This request intends to bring the current land use into conformance with the City of Tomball's zoning code and allow an office use to exist on the property.

Origination: Pitcher Realty Group LLC, represented by Mundy Property Holdings, PLLC

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: _____ **Approved by:** _____
Staff Member Date City Manager Date