Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: March 10, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-04**: Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City of Tomball's SF-6 zoning district since the adoption of zoning in February 2008. A rezoning request for the northern portion of the property was heard and denied by the City Council on September 16, 2024. Additionally, the properties on the east side of South Persimmon Street have been within the Commercial (C) district since the adoption of zoning. In April and September of 2008 two rezoning cases were approved to the south of the subject property, both of which were rezoned from SF-6 to the Commercial (C) district and were developed into office/warehouse buildings. The applicants' request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

Origination: Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge

Recommendation:

The requested zoning change will promote a new development that is inconsistent with the type of development patterns and character endorsed by the Future Land Use Plan.

Party(ies) responsible for placing this item on agend	la: Benjamin Lashley (Assistant Ci	ty Planner)
FUNDING (IF APPLICABLE)		
Are funds specifically designated in the current budget for the full amount required for this purpose?		
Yes: No: If yes,	If yes, specify Account Number: #	
If no, funds will be transferred from account: #	To Account: #	
Signed: Approved by:		
Staff Member Date	City Manager	Date