

# City Council Meeting

## Agenda Item

### Data Sheet

**Meeting Date:** April 21, 2025

**Topic:**

Conduct a public hearing and consideration to approve Zoning Case Z25-06: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from the Single-Family-20 Estate Residential (SF-20-E) zoning district to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Adopt, on First Reading, Ordinance No. 2025-14, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from the Single-Family-20 Estate Residential (SF-20-E) zoning district to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

**Background:**

On April 14<sup>th</sup>, the Planning & Zoning Commission conducted a public hearing and considered the rezoning case. The applicant presented their request and no one from the public spoke during the public hearing. Topics of discussion included the property's Future Land Use designation and anticipated traffic to be generated by the proposed development.

**Origination:** James Grappe, represented by Adkisson GC Partners LLC

**Recommendation:**

The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street which is designated as a Minor Arterial on Tomball's Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the Light Industrial district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

The Planning & Zoning Commission recommended approval with a 4-0 vote.

**Party(ies) responsible for placing this item on agenda:** Craig T. Meyers, P.E

**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: # \_\_\_\_\_

<b>Signed:</b> _____	<b>Approved by:</b> _____
Staff Member                      Date	City Manager                      Date