

***Rezoning
Staff Report***

Planning & Zoning Commission Public Hearing Date: February 9, 2026
City Council Public Hearing Date: February 16, 2026

Rezoning Case: Z26-02

Property Owner(s): Tompark Developers LLC

Applicant(s): Tompark Developers LLC

Legal Description: Request by Tompark Developers LLC to consider a zone change from Single-Family Residential (SF-20) to Industrial (I) on Lots 374 and 375 of Corrected Map of Tomball Outlots

Location: South of the southeast intersection of Medical Complex Drive and South Persimmon Street (1631 South Persimmon Street) (Exhibit "A")

Area: 10.05 acres

Comp Plan Designation: Business Park and Industrial (Exhibit "B")

Present Zoning: Single-Family Residential – 20 (SF-20) District (Exhibit "C")

Request: Rezone from the Single-Family Residential – 20 (SF-20) to the Industrial (I) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Industrial (I)	Office/warehouse business park (under construction)
South	Industrial (I)	Office/warehouse business park (under construction)
East	Industrial (I)	Large single-family estate and undeveloped land
West	Single-Family Residential – 20 (SF-20)	Undeveloped Land

BACKGROUND

The subject property has been within the City of Tomball's SF-20-E zoning district since the adoption of zoning in February 2008. The property contains a single-family residence with an accessory structure. Recent zoning cases in the area include the successful rezoning into the Industrial (I) district by the properties directly to the north, east, and south in 2023, 2024, and 2025 respectively.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial designation is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

Staff Review Comments: The request to rezone the subject property to Industrial (I) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street which is designated as an arterial roadway 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 Industrial district. The request is consistent with the uses and zoning of the surrounding area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on January 21, 2026. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

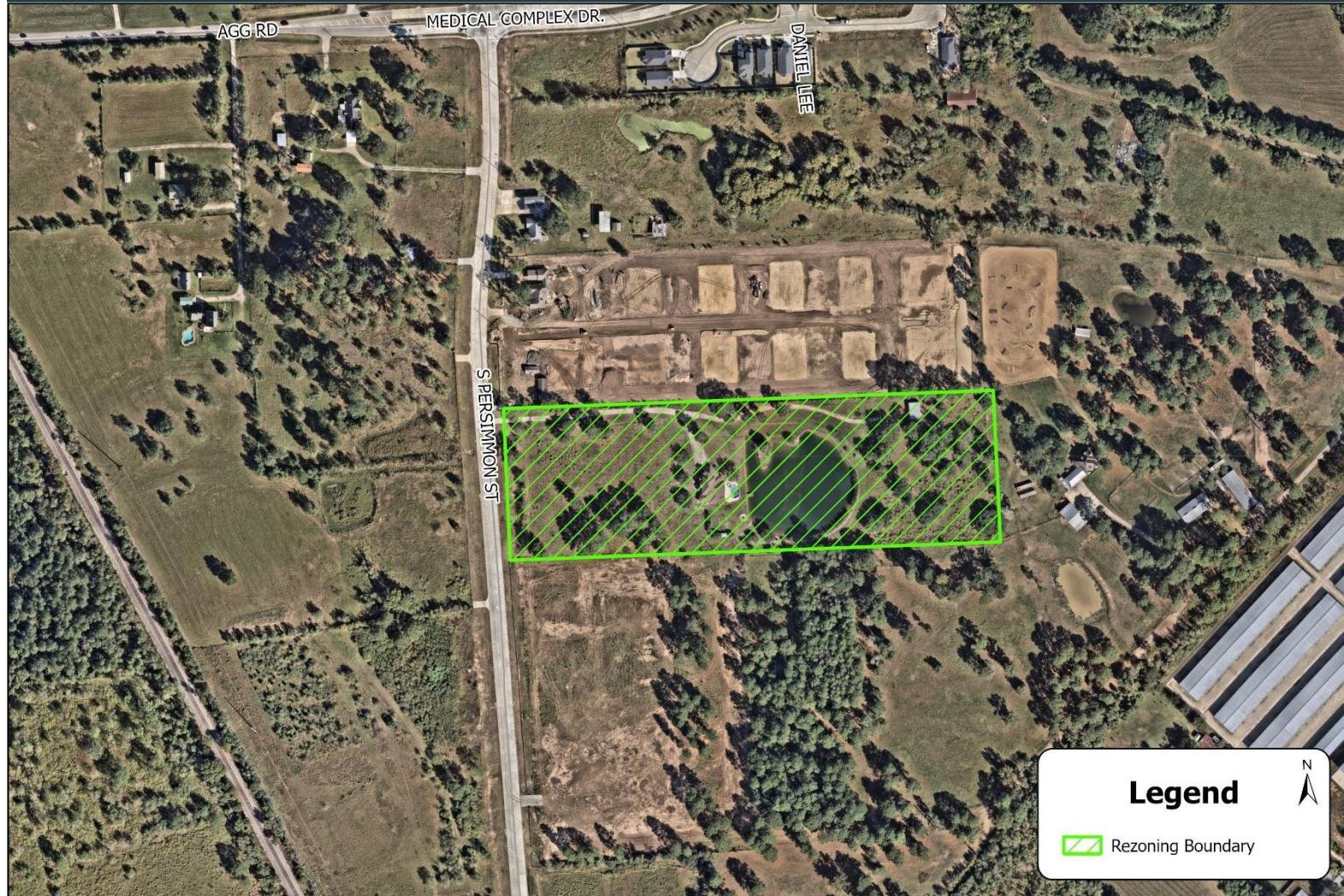


Exhibit "B"
Future Land Use Plan



Future Land Use

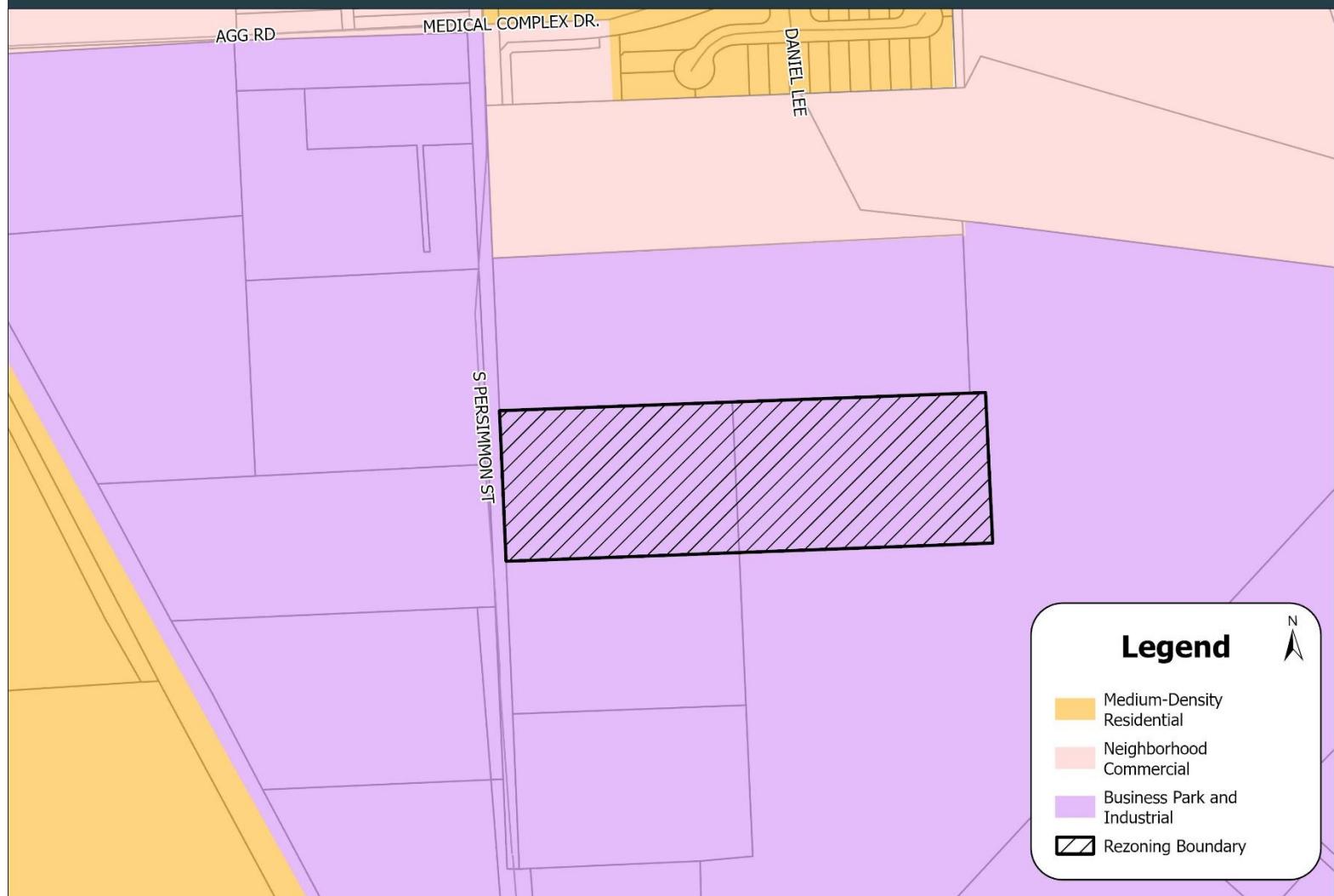


Exhibit "C"
Zoning Map



Zoning

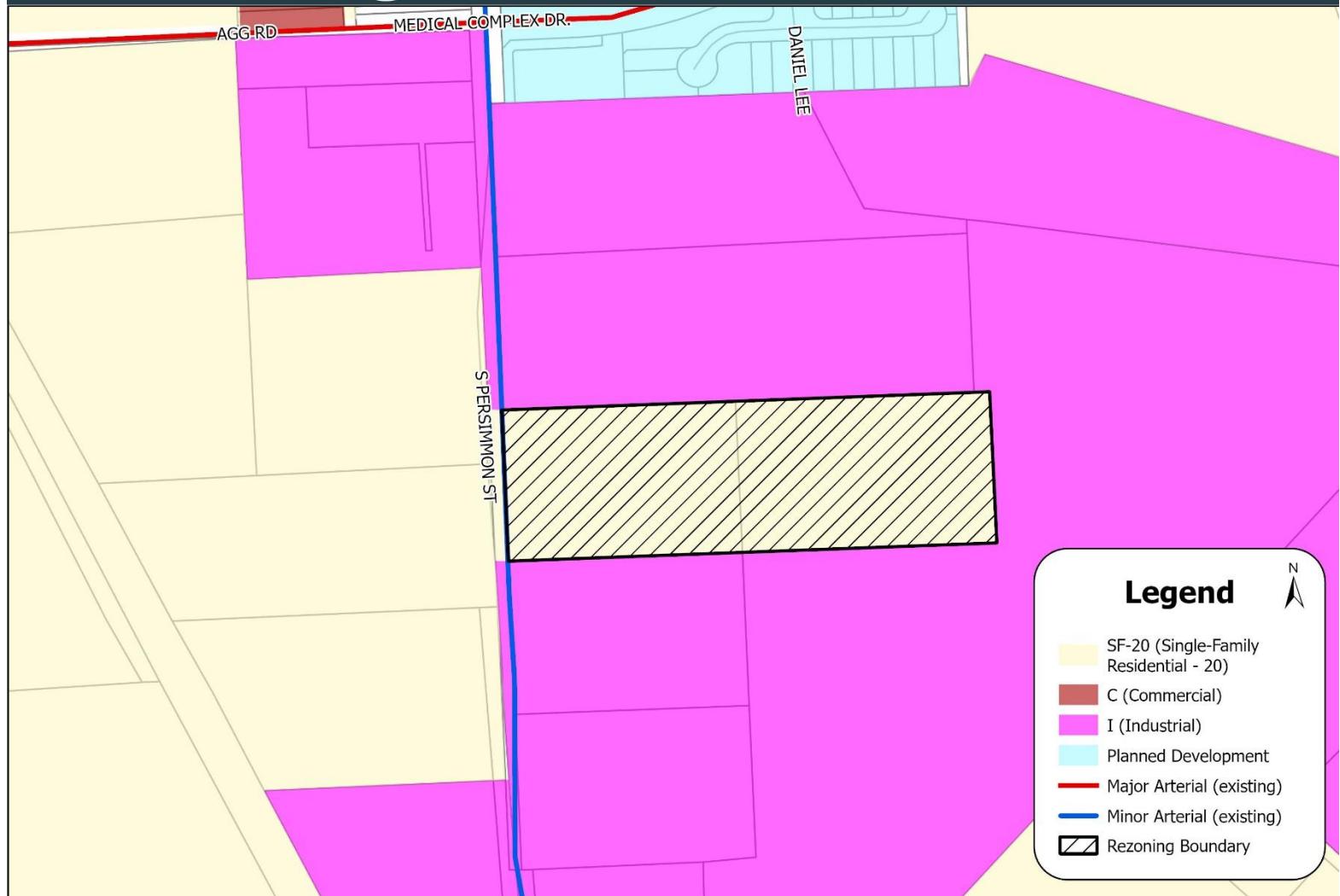


Exhibit “D”
Site Photo(s)

Subject Property (East)



Neighbor (North)



Neighbor (South)



Neighbor (West)



Exhibit "E"

Rezoning Application

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Interplan Associates, Inc Title: Designer
Mailing Address: 10930 W. Sam Houston Pkwy. N, STE 550 City: Houston State: Texas
Zip: 77064 Contact: Carlos Chavez
Phone: (713) 337-0711 Email: info@interplanassociates.com

Owner

Name: Tompark Developers LLC Title:
Mailing Address: 23727 Norton House Lane City: Katy State: Texas
Zip: 77493 Contact: Marcos Patronelli
Phone: () Email: marcospatronelli@gmail.com

Engineer/Surveyor (if applicable)

Name: Title:
Mailing Address: City: State:
Zip: Contact:
Phone: () Fax: () Email:

Description of Proposed Project: Office Warehouse Business Park

Physical Location of Property: 1631 S. Persimmon St, Tomball, Tx 77375

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Jesse Pruitt Survey, A-629, Part of Lot 374 and All of Lot 375

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-20-E SINGLE FAMILY RESIDENTIAL

Revised: 08/25/2023

Current Use of Property: Residence
Proposed Zoning District: (LI) : Light Industrial
Proposed Use of Property: Office Warehouse Park
HCAD Identification Number: 0352920000537, 0352920000538 Acreage: 10.05

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X
Signature of Applicant

11/18/25
Date

X
Signature of Owner

11/18/25
Date



INTERPLAN ASSOCIATES, INC.
PLANNING * DESIGN MANAGEMENT * PERMITS

City of Tomball
Planning Division
501 James St,
Tomball, TX 77375

November 13, 2025

Re: Tompark Developers, LLC
1631 South Persimmon Street
Tomball TX 77375

To Whom It May Concern:

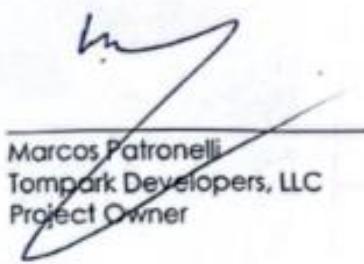
We are applying for a rezoning permit for the above referenced property. At this moment, the project is in a residential zone, and we need to change to light industrial zoning.

Our client is proposing to do a Commercial Office Warehouse Building Park development for business use.

Sincerely,

Armando Bazan Jr.
Senior Partner

Carlos T. Chavez
Senior Partner
NCARB Member



Marcos Patronelli
Tompark Developers, LLC
Project Owner