

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: May 11, 2026
City Council Public Hearing Date: May 18, 2026

Rezoning Case: Z26-04

Property Owner(s): Mike Arledge and Baldomero Alonso

Applicant(s): Jon Arledge

Legal Description: Request by Mike Arledge and Baldomero Alonso to consider a zone change from Single-Family Residential – 6 (SF-6) to Office (O) on Tracts 8E and 8F, two tracts containing approximately 3.13 acres of land, situated in the Jesse Pruitt Survey, Abstract 629

Location: North of the northwest intersection of Lizzie Lane and South Persimmon Street. (Exhibit “A”)

Area: 3.13 acres

Comp Plan Designation: Medium-Density Residential (Exhibit “B”)

Present Zoning: Single-Family Residential - 6 (SF-6) District (Exhibit “C”)

Request: Rezone from the Single-Family Residential – 6 (SF-6) District to the Office (O) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single-Family Residential – 6 (SF-6)	Single-family residences (2)
South	Commercial (C)	Warehouse and storage yard
East	Commercial (C)	Office warehouse/commercial buildings
West	Single-Family Residential - 6 (SF-6)	Vacant land

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 to Commercial (C), for the northern portion of the property, was denied by the City Council on September 16, 2024. 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 subject property was denied rezoning to the

Commercial (C) district in April of 2025. The applicant's request aims to allow for the development of professional office buildings.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as "Medium-Density Residential" by the Comprehensive Plan's Future Land Use Map. The Medium-Density Residential designation is intended to promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. Non-residential uses that support residential development, such as parks, recreation facilities, and schools, may be appropriate in the area. This category can serve as a transition between lower-density and higher-density residential uses as well as low intensity nonresidential uses.

Staff Review Comments: The request to rezone the subject property to Office (O) is not in conformance with the Future Land Use Plan, however, this property may appropriately serve as a transition land use between the residential and nonresidential neighbors. South Persimmon Street is a designated arterial street which is predominately fronted by nonresidential land uses. The Office (O) zoning district is the most restrictive nonresidential zoning district and has enhanced development standards that protect neighboring landowners and does not allow for intense, disruptive land uses. According to the applicant, the market demand for new residential housing in this area is low and the proposed office land use on this property would act as a buffer between the existing residential and commercial developments.

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 April 20, 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



Exhibit "B"
Future Land Use Plan

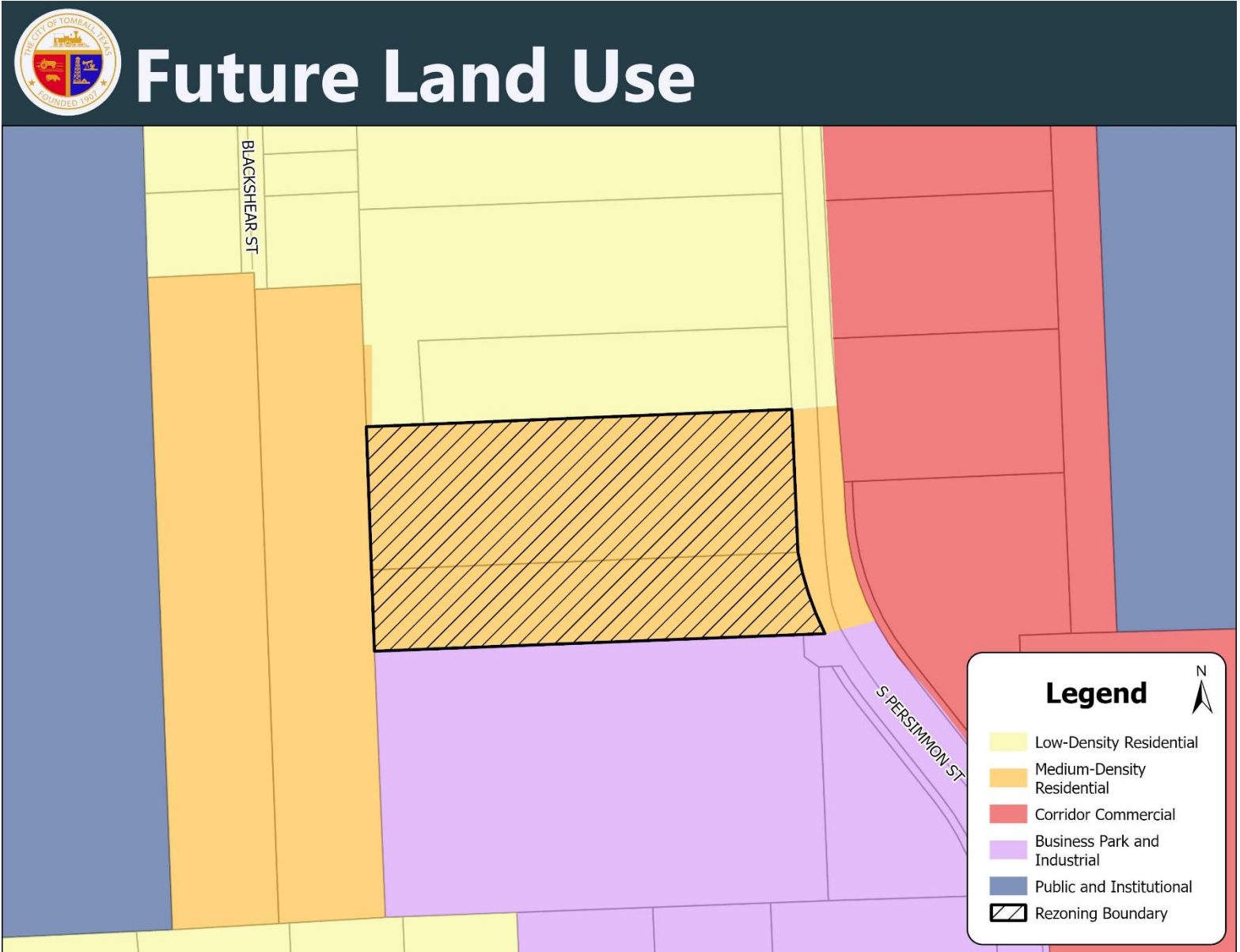


Exhibit "C"
Zoning Map

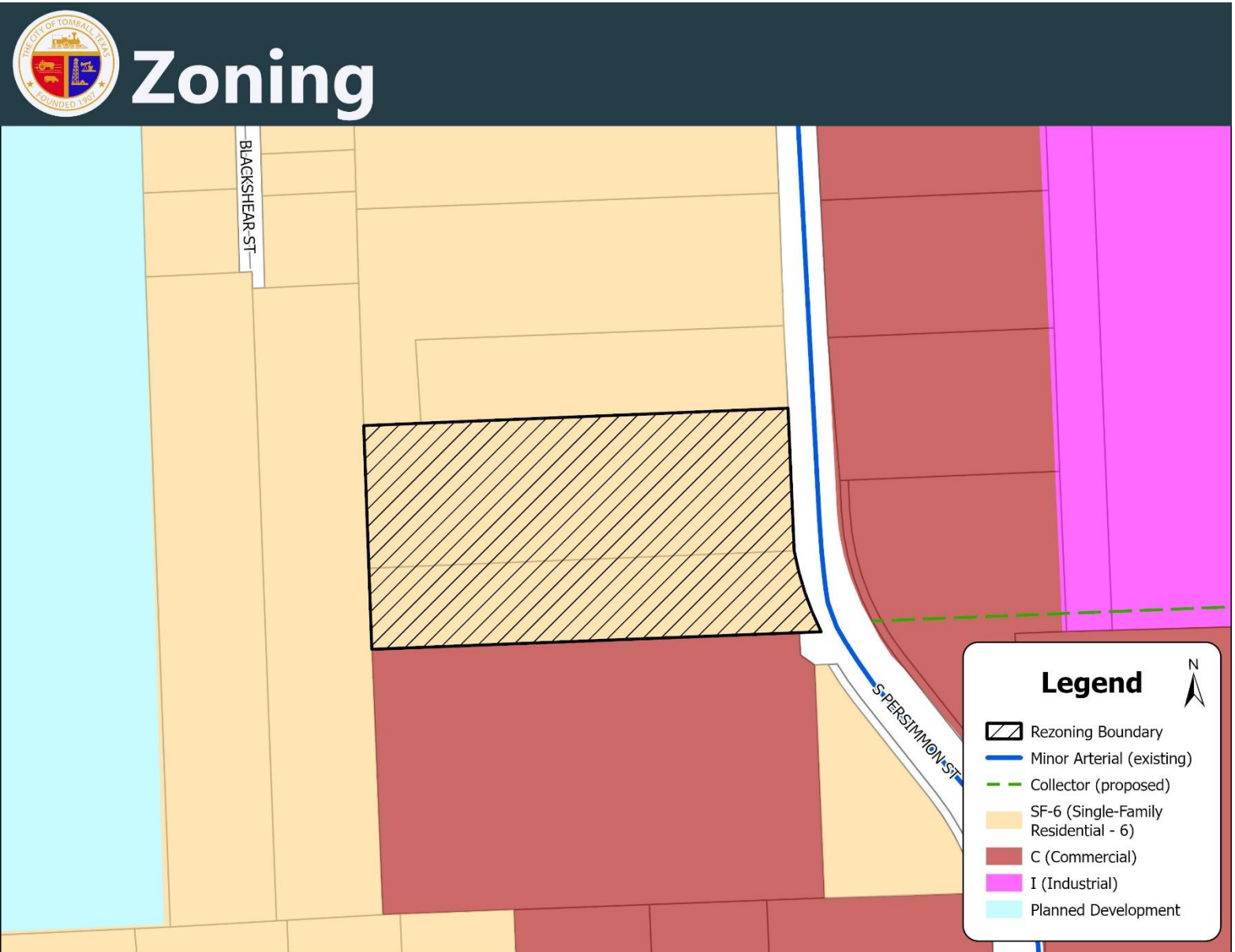


**Exhibit “D”
Site Photo(s)**

Subject Property (West)



Neighbor (North)



Neighbor (South)



Neighbor (East)



**Exhibit “E”
Rezoning Application**

Dear Commissioners,

I am respectfully requesting rezoning of approximately 3 acres currently zoned SF-6 (Single Family Residential) to O (office).

The property is located along Persimmon, an 80-foot right-of-way designated as a major thoroughfare. The corridor already contains established commercial development directly across the street to the south and north.

The intent of this request is to relocate and consolidate several related professional businesses under one roof at this location. These include:

- General Contracting
- Construction Management
- Construction Consulting
- Real Estate Development Services
- Land Surveying
- Architectural Services

The primary use of the property will be professional office and contractor administrative operations.

I have also dug a retention/detention pond and swale to persimmon to fix a long standing community drainage issue. The property has received over 33” of water since complete and area is still dry.

This request represents an opportunity to centralize established professional services within the community while making productive and economically viable use of the property.

Thank you for your consideration.

Sincerely,

Mike Arledge 281 960 2856

Mike@arledgeinterests.com



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: Jon Arledge Title: owner
Mailing Address: 11902 gatesden dr City: tomball State: tx
Zip: 77377 Contact: _____
Phone: (832) 922 8839 Email: jon@arledgeinterests.com

Owner

Name: mike arledge Title: owner
Mailing Address: 11902 gatesden dr City: tomball State: tx
Zip: 77377 Contact: _____
Phone: (281) 960 2856 Email: mike@arledgeinterests.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Horizon Concrete Warehouse and office

Physical Location of Property: 426 s persimmon st tomball tx

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

Legal Description of Property: TR 8E ABST 629 J PRUITT

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

Current Zoning District: (SF-6) : Single Family Residential 6



Revised: 08/25/2023

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Community Development Department
Planning Division

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DIGITAL APPLICATION SUBMITTALS:

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WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Jon Arledge Title: buyer
Mailing Address: 11902 gatesden dr City: tomball State: tx
Zip: 77377 Contact: _____
Phone: (832) 922 8839 Email: jon@arledgeinterests.com

Owner

Name: BALDOMERO al ALONSO Title: owner
Mailing Address: 8714 RUTHERFORD LN City: HOUSTON State: tx
Zip: 77088-3630 Contact: _____
Phone: (713) 3032989 Email: alonso121267@hotmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Horizon Concrete Warehouse and office

Physical Location of Property: 0 s persimmon st tomball tx

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

Legal Description of Property: TR 8F ABST 629 J PRUITT

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

Current Zoning District: (SF-6) : Single Family Residential 6

Current Use of Property: none
Proposed Zoning District: ~~(SF-6) Single Family Residential 6~~ Office (O)
Proposed Use of Property: Horizon concrete office
HCAD Identification Number: 0440550000067 Acreage: 2

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 Jon Arledge ~~XXXXXX~~ 2/12/2026
Signature of Applicant Date
X Mike Arledge ~~XXXXXX~~ 2/12/2026
Signature of Owner Date

Current Use of Property: none
Proposed Zoning District: ~~(SF-6) Single Family Residential 6~~ Office (O)
Proposed Use of Property: Horizon concrete office
HCAD Identification Number: 0440550000068 Acreage: 1.140702479338843

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 Jon Arledge ~~XXXXXX~~ 2/12/2026
Signature of Applicant Date
X BAAHNSO ~~XXXXXX~~ 2/12/2026
Signature of Owner Date