

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: May 11, 2026

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case Z26-04**: Request by Mike Arledge and Baldomero Araiza 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, located north of the northwest intersection of Lizzie Lane and South Persimmon Street. The applicant is requesting to allow for the properties to be developed for professional office buildings.

**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.

**Origination:** Mike Arledge and Baldomero Araiza Alonso

**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