

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: April 14, 2025
City Council Public Hearing Date: April 21, 2025

Rezoning Case: Z25-06

Property Owner(s): James Grappe

Applicant(s): Adkisson GC Partners LLC

Legal Description: 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

Location: 1515 South Persimmon Street (Exhibit “A”)

Area: 7.6266 acres

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

Present Zoning: Single-Family – 20 Estate Residential (SF-20-E) District (Exhibit “C”)

Request: Rezone from the Single-Family – 20 Estate Residential (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Planned Development No. 12 (PD-12)	Single-family residences and convenience store
South	Light Industrial (LI)	Single-family residences (proposed office warehouse development in permitting process)
East	Light Industrial (LI)	Vacant land
West	Single-Family – 20 Estate Residential (SF-20-E)	Single-family residences

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 currently has a single-family detached residence on site with two detached garages and four agricultural buildings. Recent rezonings in the area include the following:

- In September 2023, the property directly to the south successfully rezoned into the Light Industrial District.
- In October 2024, the property directly to the east successfully rezoned into the Light Industrial District.
- In December 2024, the second property directly to the east successfully rezoned into the Light Industrial District.

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.

According to the Comprehensive Plan, land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial designation: Light Industrial (LI), Commercial (C), and Office (O). The Comprehensive Plan also identifies the need to carefully design sites that are adjacent to residential zoning districts to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: 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.

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 March 31, 2025. 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

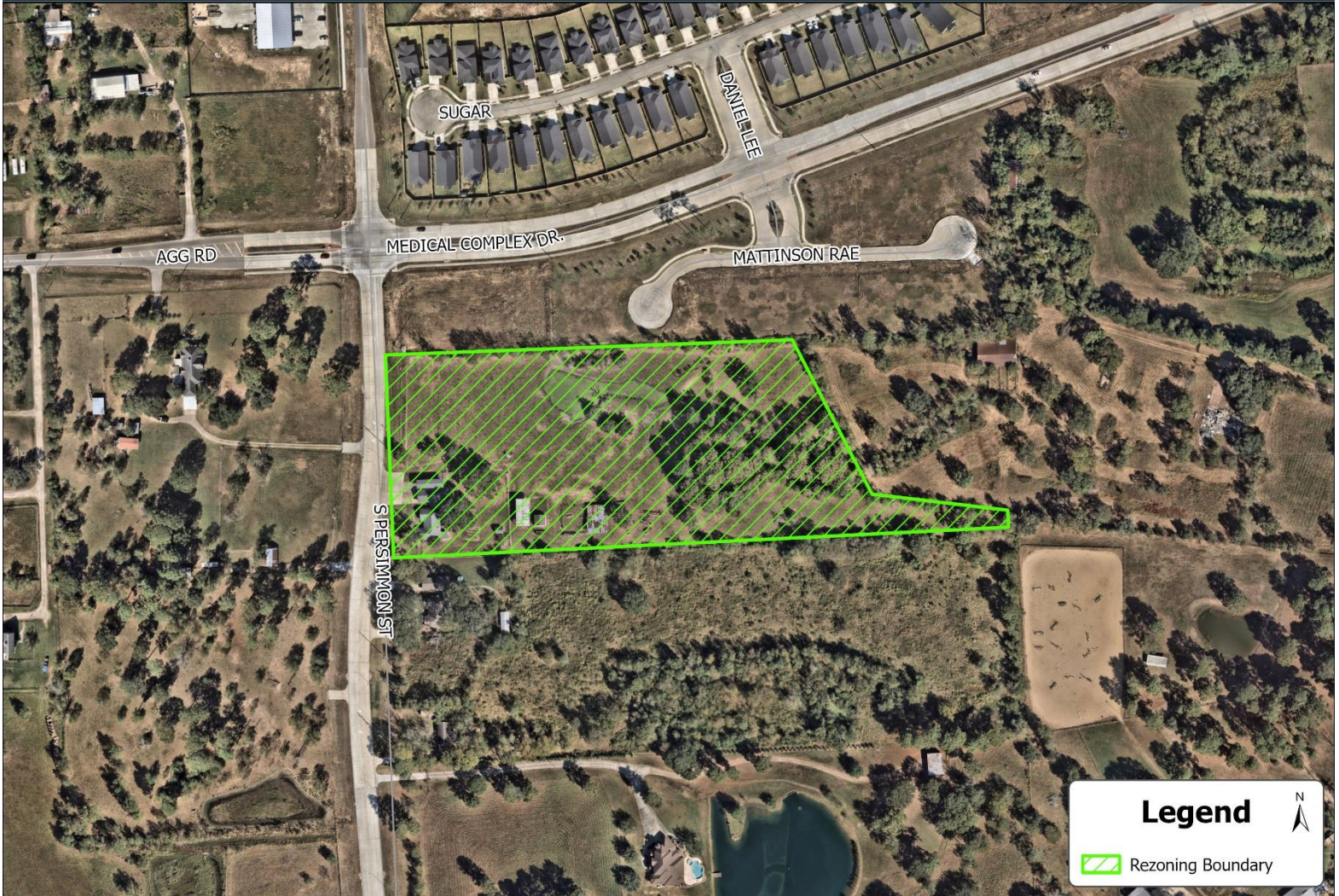


Exhibit "B"
Future Land Use Plan



Future Land Use

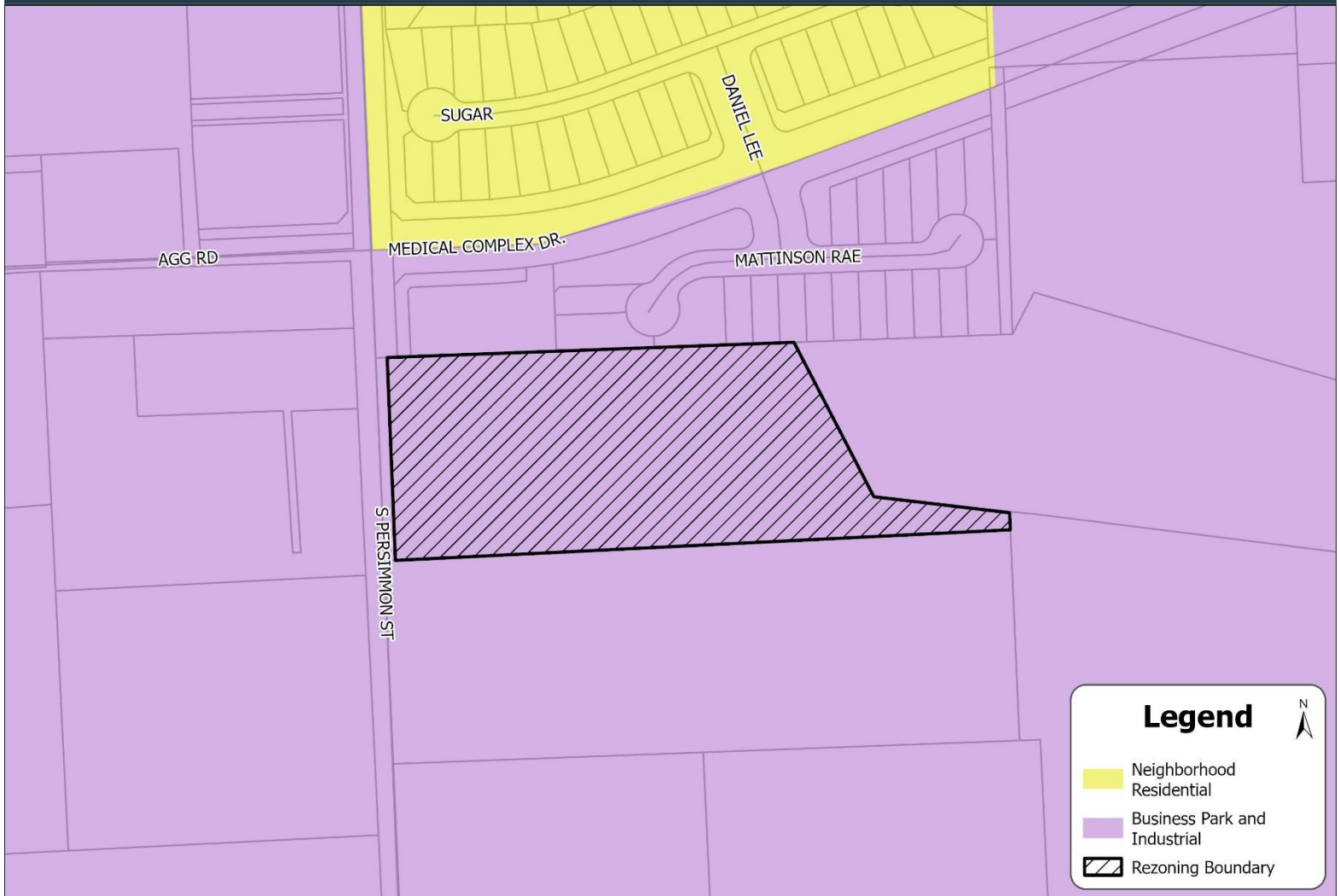
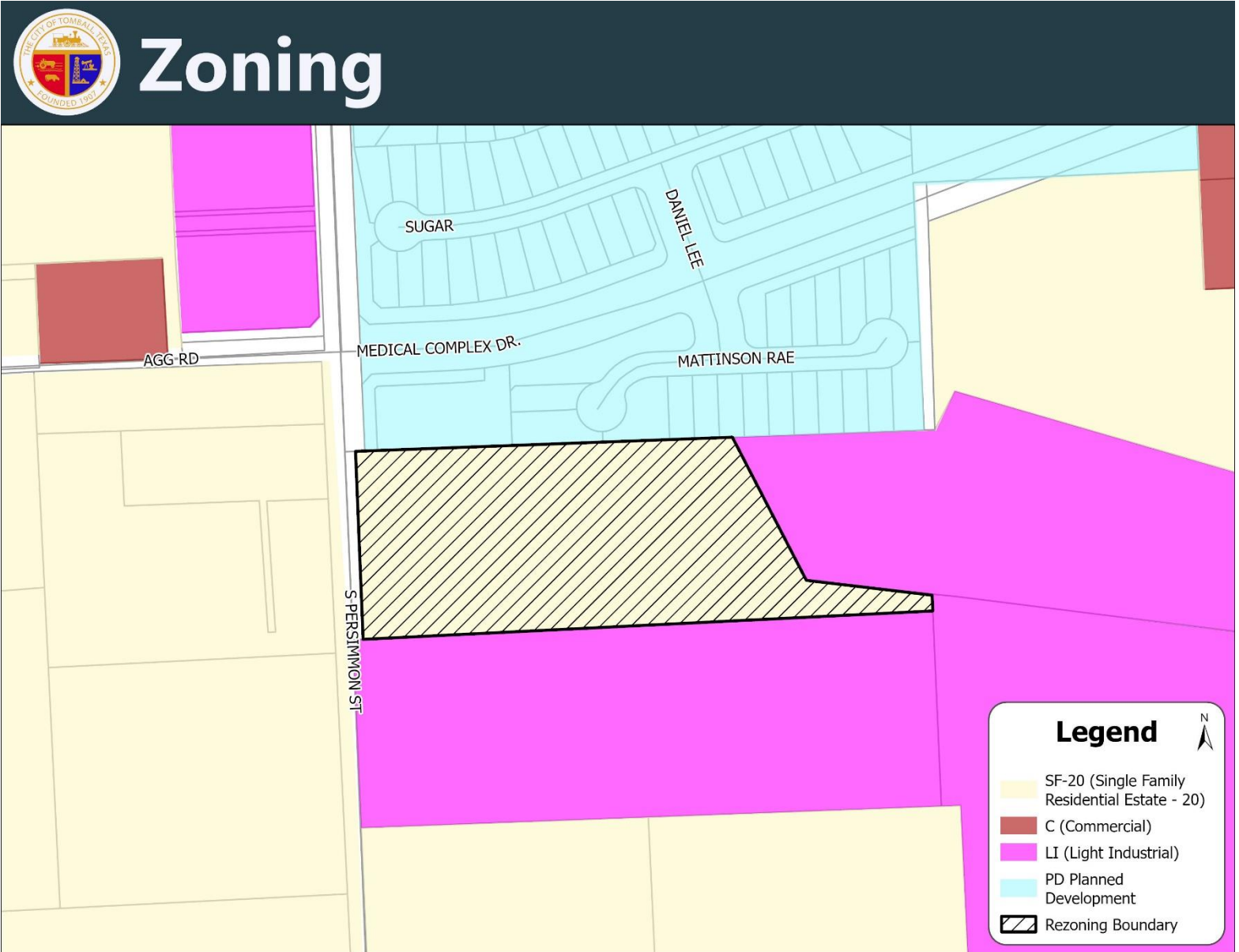


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"
Rezoning Application



Revised: 10/1/2022

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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING
THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/securesend
USERNAME: [tomballdcd](#)
PASSWORD: [Tomball](#)

Applicant

Name: ADKISSON GC PARTNERS, LLC Title: GENERAL CONTRACTOR
Mailing Address: 4809 WESTWAY PARK BLVD. City: HOUSTON State: TX
Zip: 77041 Contact: ANTHONY SARAO
Phone: (713) 204-2026 Email: ANTHONY@ADKISSONDEVELOPMENT.COM

Owner

Name: JAMES GRAPPE Title: OWNER
Mailing Address: 1515 S. PERSIMMON ST. City: TOMBALL State: TX
Zip: 77375 Contact: JAMES GRAPPE
Phone: (713) 816-8548 Email: CWGRAPPE@ATT.NET

Engineer/Surveyor (if applicable)

Name: THE PINNELL GROUP Title: SURVEYOR
Mailing Address: 25207 OAKHURST DRIVE City: SPRING State: TX
Zip: 77386 Contact: DAN PINNELL
Phone: (281) 363-8700 Fax: () Email: DAN@THEPINNELLGROUP.COM

Description of Proposed Project: INDUSTRIAL TILTWALL OFFICE/WAREHOUSE

Physical Location of Property: 1515 S. PERSIMMON ST. TOMBALL, TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: PT LT 366 & TR 367B (AG-USE) TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Proposed Zoning District: LIGHT INDUSTRIAL

Proposed Use of Property: HIGH-PERFORMANCE SEAL MANUFACTURER

HCAD Identification Number: 0352920000529 Acreage: 7.62

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

02/12/20025

Date

X 

Signature of Owner

2/28/25

Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.



MATERIAL &
DESIGN SOLUTIONS

February 28, 2025

Dear City of Tomball, TX Zoning board,

On behalf of Material & Design Solutions, LLC, (MDS) we respectfully submit this request for rezoning of the ~8 acre site known as 1515 S. Persimmon St. for the construction and completion of a proposed 30,000 Ft² Manufacturing & Center of Excellence facility.

Our management, ownership, Construction and consultant team consists of the following individuals:

- Andy Jorgensen – President and Owner MDS. Over 10 years operational management experience running multiple sites in both Houston and Tomball.
- Mark Gough – V.P. of Operations MDS, Over 20 years exp in manufacturing & engineering.
- Steve Adkisson (Pres) & Anthony Sarao (Manager) – Adkisson Construction, the GC
- Tom Drye- Pres. Olmsted Polymer Solutions & Project consultant for MDS. 40+ yr ind. exp.

MDS is a growing business currently located at two leased sites:

1. HQ at 6431 Cunningham Rd, Houston, TX
2. Mfg at 701 S. Persimmon St, Suite 50, Tomball, TX

The purpose of the planned facility at 1515 S. Persimmon St, Tomball is to build a new combined facility that will house both locations and afford future expansion and employment opportunities.

Our business model supports the Oil & Gas industry via injection molding of highly engineered polymer into near-net shape parts that are then precisely machined under controlled environment via highly skilled CNC operators and equipment. Our tooling is also made in-house by our highly skilled tooling craftsman. We sustain our valued employees through generous benefits package, competitive compensation, and a safe-fair working environment.

Our high quality and delivery standards have grown our business over the 10+ years and maintained a dedicated customer base. Taking our business to the next level will be aided by a stream-lined one-roof operation, future business additions, and the new facility that showcases our expertise. Further, our Houston site employees are excited about the Tomball location as it's more convenient and shorter commute for most.

The 1515 S. Persimmon site will combine both current facilities into one. The 25 current Tomball employees & facility will only be a few blocks from the new site and will improve communication and collaboration with the 24 employees co-locating from the Houston site. Hence, at least 24 new employees to Tomball on day one.



MATERIAL &
DESIGN SOLUTIONS

The construction phase is expected to start, shortly after achieving the necessary zoning and permits, on or about April/May 2025. The first phase is to demo the exiting residence on the site. The actual construction and upfit is estimated to last 8 months, with the Certificate of Occupancy January 2026.

We are seeking the necessary light industrial zoning required for construction of our project, including infrastructure, landscaping, tree preservation per ordinance, utility development and services. We believe our business will contribute positively to the overall Tomball economic development plans and employment opportunities of the residents of Tomball. If needed, more details can be found online with previously submitted Tomball EDC Data Sheet.

We welcome any questions you may have regarding Material & Design Solutions, LLC. Feel free to contact me directly or at www.MaterialandDesign.com. We're grateful for this opportunity and look forward to receiving your assistance. Thank you for your consideration.

Sincerely,

Tom Drye, Project Manager on behalf of MDS
(865)805-7325

TDrye@MaterialandDesign.com

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