

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: March 10, 2025
City Council Public Hearing Date: March 17, 2025

Rezoning Case: Z25-04
Property Owner(s): Mike Arledge and Baldomero al Alonso
Applicant(s): Jon Arledge
Legal Description: Approximately 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629
Location: 420 block (west side) of South Persimmon Street (Exhibit “A”)
Area: 3.1318 acres
Comp Plan Designation: Neighborhood Residential (Exhibit “B”)
Present Zoning: Single-Family Residential – 6 (SF-6) District (Exhibit “C”)
Request: Rezone from the Single-Family Residential – 6 (SF-6) to the Commercial (C) 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 (FourQuest Energy Services)
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 for the northern portion of the property was heard and denied by the City Council on September 16, 2024. Additionally, 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 applicants' request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as "Neighborhood Residential" by the Comprehensive Plan's Future Land Use Map. The Neighborhood Residential designation is intended for areas predominantly comprised of single-family detached housing.

According to the Comprehensive Plan, land uses should focus on promoting safe and desirable neighborhoods, with single-family detached residential being the primary use. Appropriate secondary uses include parks, schools, and other public facilities.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Residential designation: Single-Family Estate Residential - 20 (SF-20-E), Single-Family Residential – 9 (SF-9), and Single-Family Residential - 6 (SF-6).

Staff Analysis: The requested zoning change will promote a new development that is inconsistent with the type of development patterns and character endorsed by the Future Land Use Plan.

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 February 20, 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



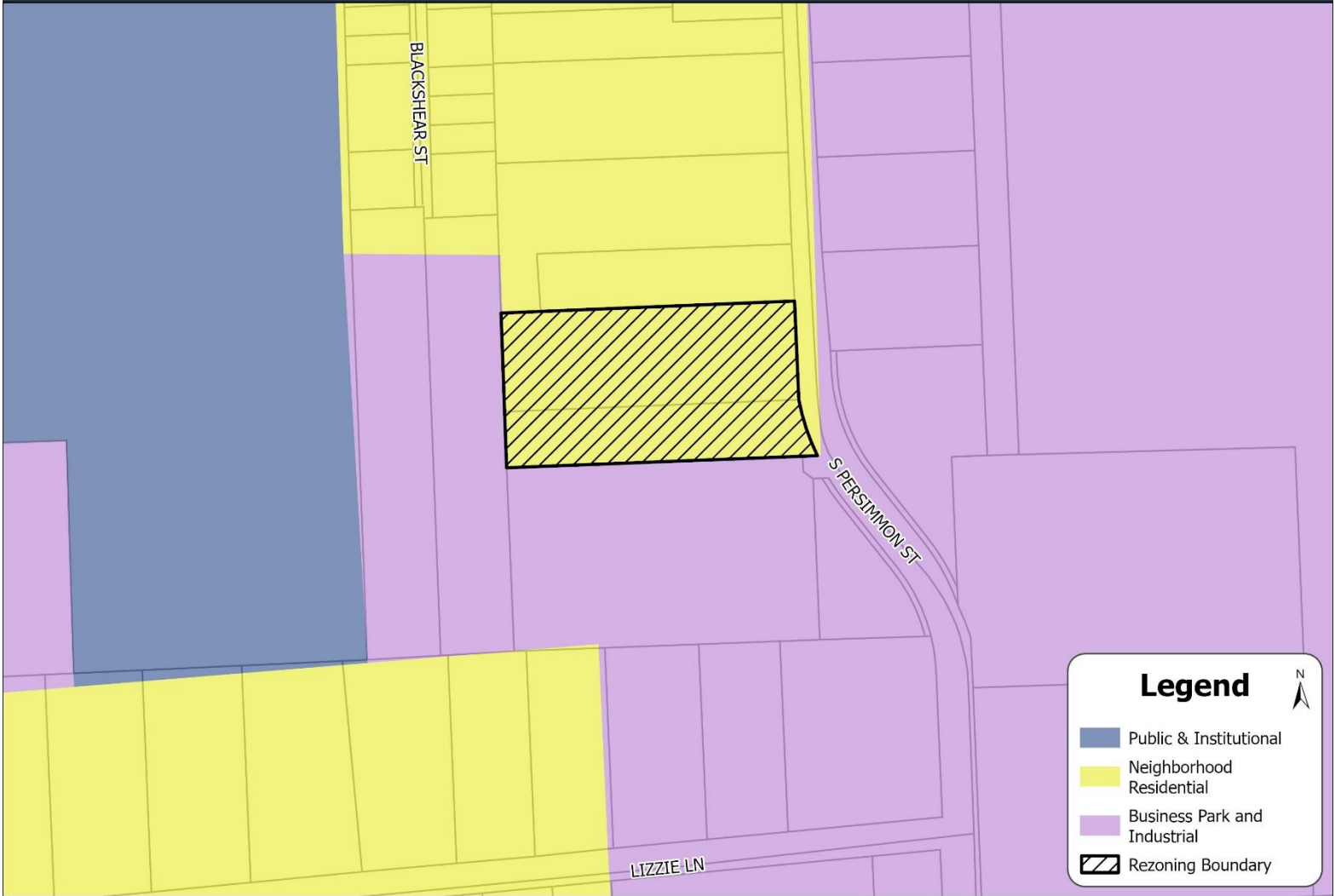
Legend 

 Rezoning Boundary

Exhibit "B"
Future Land Use Plan



Future Land Use



Legend 


-  Public & Institutional
-  Neighborhood Residential
-  Business Park and Industrial
-  Rezoning Boundary

Exhibit "C"
Zoning Map



Zoning

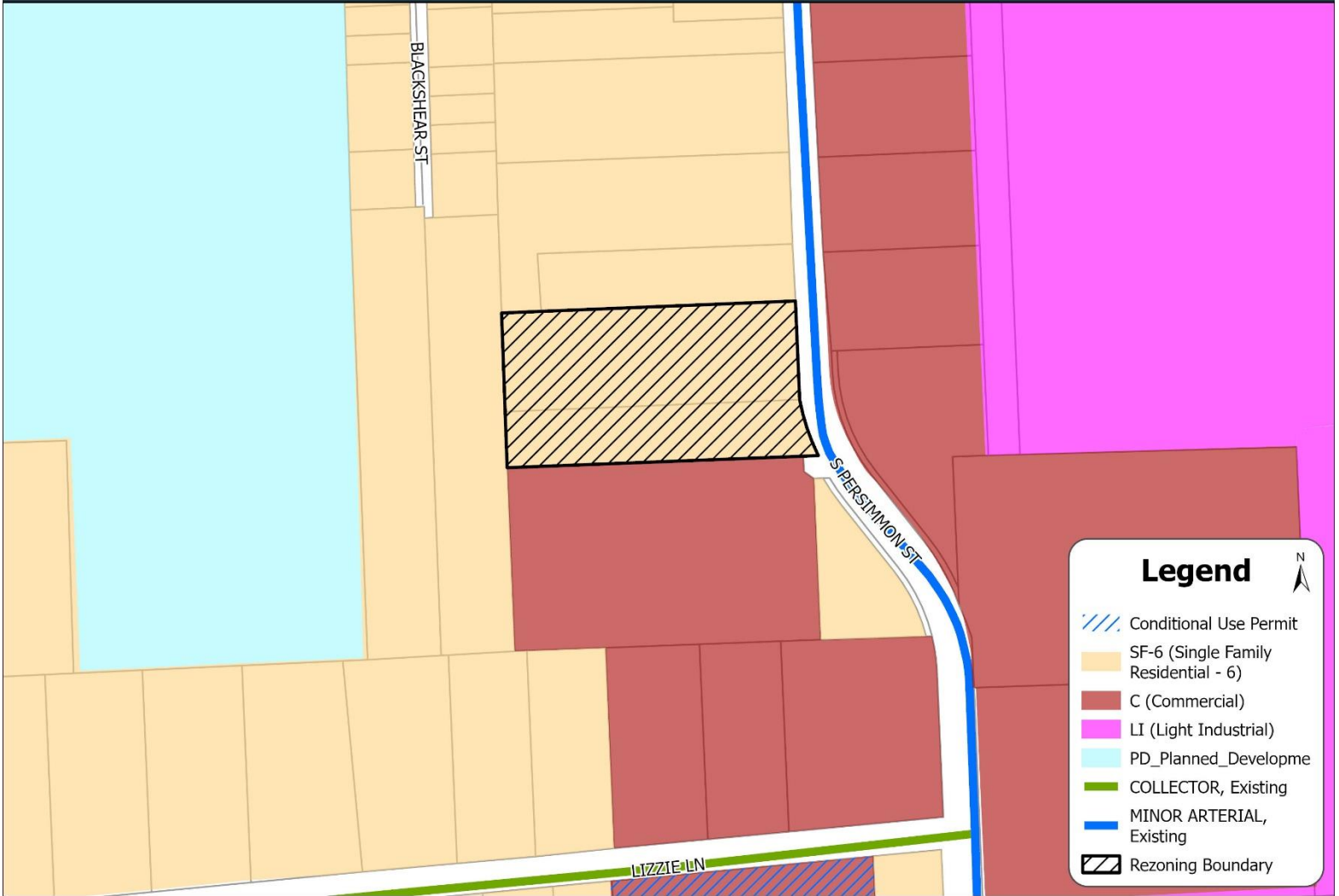


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



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: 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

Current Use of Property: none

Proposed Zoning District: ~~(SF-6) Single Family Residential 6~~ (C) Commercial

Proposed Use of Property: Horizon concrete warehouse and 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 1/27/25
 Signature of Applicant Date

X Mike Arledge 1/27/25
 Signature of Owner Date



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

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~~ (C) Commercial

Proposed Use of Property: Horizon concrete warehouse and 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 1/27/25
 Signature of Applicant Date

X BAHNSO 1/27/25
 Signature of Owner 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.

I want to rezone to move my Construction Company and Real Estate Development office to this location. I did not pass a previous zoning attempt. There was concern about the drainage from the home owners on Blackshear about standing water. I moved forward with purchasing the property and cleared it and shot elevations on the site. The elevations revealed that I could cut a ditch from the standing water to the ditch at the street and resolve the drainage problem the homeowners are experiencing and hopefully eliminate their objection to my development and the city apprehension. To rezoning. I am working with the city now to get a moa/mou written up to officially resolve the drainage problem.

JESSE PRUITT SURVEY, A-629
HARRIS COUNTY, TEXAS

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- Ⓚ - ELECTRIC BOX
- Ⓣ - TELEPHONE BOX
- Ⓛ - CABLE TELEVISION BOX
- Ⓜ - GAS METER
- Ⓦ - WATER METER
- Ⓛ - LIGHT POLE
- Ⓢ - SANITARY SEWER MANHOLE
- Ⓢ - STORM SEWER MANHOLE
- Ⓢ - TELEPHONE MANHOLE
- Ⓢ - ELECTRIC MANHOLE
- Ⓢ - SAMPLE WELL
- Ⓢ - DRAINAGE INLET
- Ⓢ - FIBEROPTIC MARKER
- Ⓢ - UNDERGROUND TELEPHONE MARKER
- Ⓢ - GAS MARKER
- Ⓢ - PIPELINE MARKER
- Ⓢ - FIRE HYDRANT
- Ⓢ - WATER VALVE
- Ⓢ - GAS VALVE
- Ⓢ - MONITORING WELL
- Ⓢ - UTILITY POLE
- Ⓢ - ELECTRIC METER
- Ⓢ - TRAFFIC SIGNAL POLE
- Ⓢ - TRAFFIC CONTROL BOX
- Ⓢ - BENCHMARK
- F.S. - FIRM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF CORNER
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- S.S.E. - STORM SEWER EASEMENT
- H.L.P. - HOUSTON LIGHTING & POWER EASEMENT
- E.M. - EASEMENT
- U.E. - UTILITY EASEMENT
- OVERHEAD UTILITY LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- WOODSHEED BORN FENCE

- SURVEY NOTES**
- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 24-796166-TB, EFFECTIVE DATE APRIL 18, 2024.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4820100230L, EFFECTIVE DATE 06-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC. IT IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SCALE: 1"=40'	DATE: 05-08-24
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70043-24	

SCOTT R. WILSON

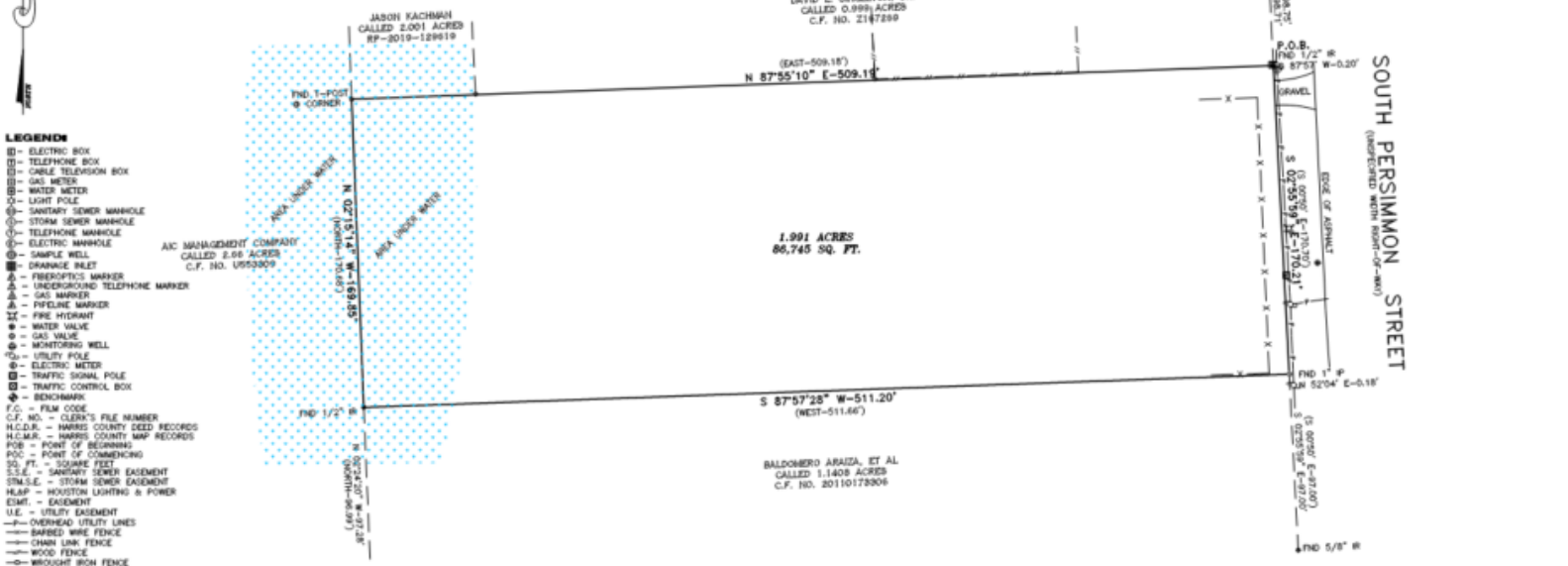
000 SOUTH PERSIMMON STREET
TOMBALL, TEXAS 77375

BOUNDARY AND IMPROVEMENT SURVEY

BEING A 1.991 ACRE (86,745 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS.
(SEE FIELD NOTE DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

T.B.P.E.L.S. Firm Registration No. 10165200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
palandsurveyors@gmail.com Copyright 2024



SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 15TH DAY OF MAY, 2024

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

