

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-06**: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning 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 from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

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.

Origination: James Grappe, represented by Adkisson GC Partners LLC

Recommendation:

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.

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: _____

Staff Member

Date

Approved by: _____

City Manager

Date