Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: October 9, 2023

Topic:

Conduct a Public Hearing and Consideration to Approve Ordinance Amendment OAM23-02: Request by Chris & Tiona Campbell to amend Section 50-82 (Use Regulations (charts)), Subsection (b) (Use Charts) of the Tomball Code of Ordinances to allow "Exterminator Service/Company (no outdoor sales or storage)" land use with a Conditional Use Permit (CUP) in the Single Family Residential - 20 Estate (SF-20-E) zoning district.

Background:

The applicants wish to establish a commercial pest control business at their property located at 1120 Rudolph Road. This use is defined as "Exterminator Service/Company (no outdoor sales or storage)" in the Tomball Code of Ordinance, said use is not permitted within the Single Family Residential – 20 zoning districts that the property presently falls within. In May of 2023, the applicants sought a rezoning of their property located at 1120 Rudolph Road to General Retail (GR) zoning to allow the establishment of the desired commercial business. This request to rezone to General Retail (GR) was denied by the City Council. In response to this denial, the applicants are requesting an amendment to the City of Tomball Code of Ordinance. Said amendment is to modify the "Exterminator Service/Company (no outdoor sales or storage)" land use to be allowed with the approval of a Conditional Use Permit (CUP) within the Single-Family Residential Estate (SF-20-E) zoning district. The applicants request that only properties which are 3-acres in size or larger be eligible for said CUP.

Origination: Chris & Tiona Campbell

Recommendation:

Staff recommends denial of Ordinance Amendment OAM23-02.

Party(ies) responsible for placing this item on agenda: Jared Smith (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 Ac	f yes, specify Account Number: #	
If no, funds will be transferred from account: <u>#</u>			To Account: #		
Signed:			Approved by:		
	Staff Member	Date		City Manager	Date

Staff Member

City Manager