

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: December 12, 2022

Topic:

Conduct a Public Hearing and consideration to approve **Zoning Case P22-350**: Request by Zion Woods LLC, represented by Blue Kite Building Group, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 22.84 acres of land out of the Joseph Miller Survey, Abstract Number 50, from Agricultural (AG) district to a Planned Development (PD) district to promote single-family residential development. The property is generally located within the 12700 block (north side) of Zion Road, within Harris County, Texas.

Background:

Over the past several months' city staff has held multiple pre-development meetings with the applicants to discuss the potential development of the subject property into a residential subdivision. The subject site presently falls entirely outside the city limits of Tomball. The applicants are currently under a pending contract for the purchase of the subject site contingent on the rezoning of the property. The applicants intend to close on the property and submit a request for annexation into the City of Tomball if they receive favorable votes during the initial public hearings on the rezoning request. The applicants are seeking a Planned Development (PD) zoning district to develop a gated subdivision of custom homes and include a range of community amenities. Furthermore, capitalizing on the mature growth and heavily wooded nature of the site the applicants are seeking to utilize the PD ordinance to require the preservation of mature growth as well as mature vegetative buffering along the periphery of the subdivision.

Origination: Zion Woods LLC, represented by Blue Kite Building Group

Recommendation:

City staff recommends approval of Zoning Case P22-350.

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 Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date