

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: December 12, 2022

Topic:

Conduct a Public Hearing and consideration to approve **Zoning Case P22-367**: Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.32 acres of land legally described as being all of Lots 41, 42, 43, and 44 in Block 72 of the Revised Map of Tomball from Single Family Residential – 6 (SF-6) to Old Town & Mixed Use (OT & MU). The property is located at 329 Texas Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been located within the City Limits of Tomball since the City's establishment in 1907. There is presently a single-family residence located on the subject property. According to Harris County Appraisal District records the existing home was built in 1995. In October of this year, it was brought to city staff's attention that a parking area was created in the rear of the subject property to facilitate spillover parking for the existing office and retail establishment immediately south of the subject site. According to Section 50-82 (Use Regulations Chart) parking lots for passenger cars and trucks of less than one-ton capacity are not permitted by right in Single Family Residential – 6 zoning. Subsequently, city staff sent a notice of violation to the owner of the property informing them that the use of the site for commercial parking is not permitted by right in the current zoning designation. The owner of the property wishes to rezone the site to Old Town & Mixed Use to allow the continued use of the property for commercial parking purposes. Additionally, according to information provided by the applicant, the rezoning to Old Town & Mixed Use will allow the owner to achieve their future plans of operating an office at this location.

Origination: Colleen Pye

Recommendation:

City staff recommends approval of Zoning Case P22-367.

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