

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: September 11, 2023

**Topic:**

Conduct a Public Hearing and Consideration to Approve Conditional Use Permit Case CUP23-05: Request by 2 S&Z Investments LLC., represented by Breann Williams, for a Conditional Use Permit to allow “Barber/Beauty Shop (no related school/college)” within Office (O) zoning. Affecting approximately 1.00 Acres of land legally described as being Reserve B, Block 1 of Brown-Hufsmith Church Subdivision. The property is located at the southwest corner of Brown-Hufsmith Road and Baker Drive, within the City of Tomball, Harris County, Texas.

**Background:**

The subject property is a part of the approved, recorded Brown-Hufsmith Church Subdivision. A building permit for the Bakers Landing Office Condominiums, a one-story multitenant commercial building, was approved by the City in October of 2021 and the construction was completed this year (2023). The applicant is planning to move their business that was previously located on Main Street to Suite B of the Bakers Landing Office Condominiums. As per the applicant, the days of operation of the proposed Barber/Beauty Shop will be Tuesday-Saturday. The applicant is expecting approximately 13 employees to be working at this location. The *Barber/Beauty Shop (no related school/college)* land use is permitted within the Office (O) zoning district with the approval of a Conditional Use Permit. Conditional Use Permits provide the opportunity to consider whether a location is appropriate for *Barber/Beauty Shop (no related school/college)*, and to apply conditions that promote the compatibility of the proposed use with the surrounding properties and land uses.

**Origination:** 2 S&Z Investments LLC., represented by Breann Williams

**Recommendation:**

Staff recommends approval of Conditional Use Permit Case CUP23-05.

**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