

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 CUP23-06:** Request by Equalizer USA, Inc., represented by Morales Engineering Associates, LLC., for a Conditional Use Permit to allow “Playfield or stadium (private)” within Agricultural (AG) zoning. Affecting approximately 7.51 Acres of land legally described as being Lot 69 of Tomball Townsite Outlots. The property is located at the northeast corner of Rudolph Road and E. Hufsmith Road, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been located within the city limits of Tomball since at least 1909 and is currently developed and being used as a baseball academy, with paved parking, baseball fields, batting cages, an administrative office building, and concession stand. This use is identified as being the “*Playfield or stadium (private)*” land use category in the Tomball Code of Ordinances. Per the applicant, the owner intends to make additional improvements to the site, including an enclosed technical training building, unenclosed covered bullpen areas, and unenclosed covered batting cages. The owner does not want to rezone the property currently and wants to continue to operate the existing facility strictly as a baseball academy. The *Playfield or stadium (private)* land use is permitted within the current Agricultural zoning district with the approval of a Conditional Use Permit (CUP). This CUP will bring the land use into legal conformity and thereby allow the planned expansion(s) to this land use on the subject property.

Conditional Use Permits provide opportunities to further consider whether a location is appropriate for the proposed use and to apply conditions that promote the compatibility of the proposed use with the surrounding properties and land uses.

Origination: Equalizer USA, Inc., represented by Morales Engineering Associates, LLC

Recommendation:

Staff recommends approval of **Conditional Use Permit Case CUP23-06.**

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