

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022

City Council Public Hearing Date: August 15, 2022

Rezoning Case: P22-222
Property Owner(s): DeLisa Kik
Applicant(s): DeLisa Kik
Legal Description: Lots 11, 12, and the north ½ of Lot 10 in Block 2 of Main Street Tomball
Location: 201 Holderrieth Boulevard (Exhibit “A”)
Area: 0.40 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit “B”)
Present Zoning: Single-Family 6 District (Exhibit “C”)
Request: Rezone from the Single-Family 6 District to the Old Town & Mixed-Use District

Adjacent Zoning & Land Uses:

North: Single-Family 6 District/Single-family residence(s)

South: Single-Family 6 District/Single-family residence

West: Old Town & Mixed Use/Single-family residence

East: Single-Family 6 District/Single-family residence

BACKGROUND

The subject property has been located within the city limits of Tomball since 1938. The Harris County Appraisal District suggests that the single-family residence located on the subject property was built in 1956. The property has been located within a Single Family Residential 6 zoning district since 2008 when the City of Tomball adopted zoning. According to information provided by the applicant, the reason for this zone change request is to promote a wider range of land uses to increase the marketability of the property as they intend to sell the property in the near future.

ANALYSIS

The subject property is approximately 0.40 acres, located in the 200 block on the east side of Holderrieth Boulevard. Properties north, east, and south of the subject site are within the Single Family Residential 6 zoning district and these properties are currently occupied by single-family residences. West of the subject property, west of Holderrieth Boulevard, are existing single-family residences located within the Old Town & Mixed Use zoning district.

Comprehensive Plan Recommendation: The Future Land Use Plan within the Comprehensive Plan designates the subject property as “Neighborhood Commercial”. According to the Comprehensive Plan, the Neighborhood Commercial land use category is intended for commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.

The Comprehensive Plan identifies restaurants, retail, professional services, clinics, and offices within the Neighborhood Commercial land use.

According to the Comprehensive Plan, Office, General Retail and Planned Developments are considered appropriate zoning districts within the Neighborhood Commercial land use.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater function classification. Neighborhood commercial could be appropriate as a stand-alone development or as part of mixed-use planned unit development.”

Staff Review Comments:

Although the request to rezone to Old Town & Mixed Use (OT & MU) is not in direct conformance with the Neighborhood Commercial Future Land Use category. Rezoning to Old Town & Mixed Use will achieve the intent of this land use category. According to Section 50-79 (*Old Town and Mixed-Use District*), the nature of the Old Town & Mixed Use District “is a mixture of retail, commercial and other non-residential uses, along with single-family homes and multiple-family uses. The City’s Comprehensive Plan endorses the continuation of the mixture of uses in these areas.” Additionally, this area “is intended to provide a zoning mechanism for a variety of uses in the original town site and those areas that have a diverse mixture of uses.” This zone change will promote the goal of encouraging development with a mixture of uses in a walkable environment. According to the Comprehensive Plan “locating community facilities, services, and limited commercial services within and near existing neighborhoods has the potential to create mutually-beneficial synergies and higher quality of life.” This request also serves to achieve the community livability goal of encouraging the expansion of Old Town so that it continues to grow as the City grows. Given the proximity to existing commercial land uses and Tomball Intermediate School, this requested zone change will further encourage the mixture of land uses within the immediate area and will not be contrary to the Comprehensive Plan or the Future Land Use Plan. Furthermore, the character of development promoted by Old Town & Mixed Use zoning is intended to be compatible with nearby single-family residential land uses.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on July 25, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P22-222.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan Map
- C. Zoning Map
- D. Site Photo
- E. Zone Change Permitted Use Comparison Chart
- F. Rezoning Application

Exhibit "A"
Aerial Location map

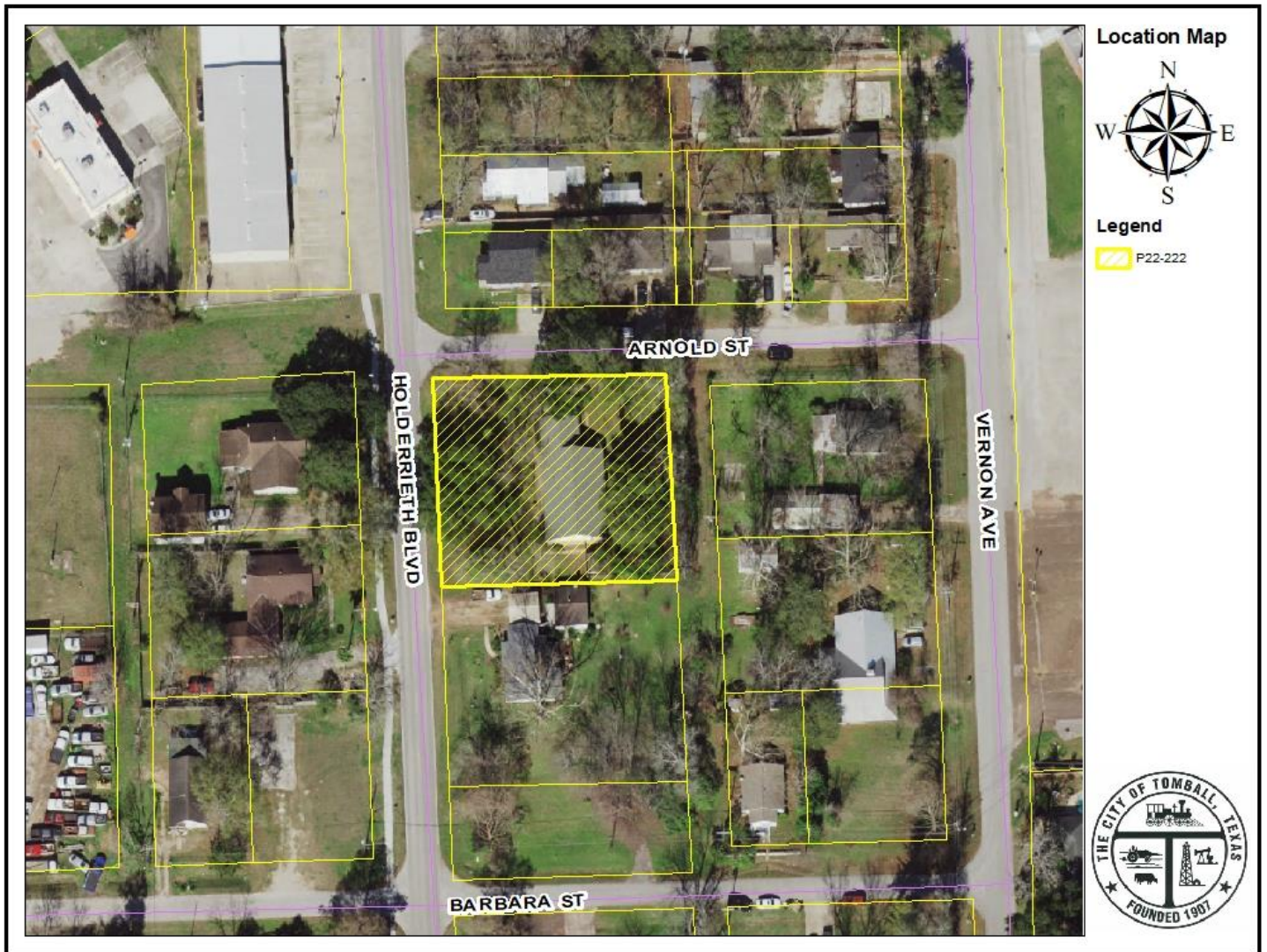


Exhibit "B"
Future Land Use Plan Map

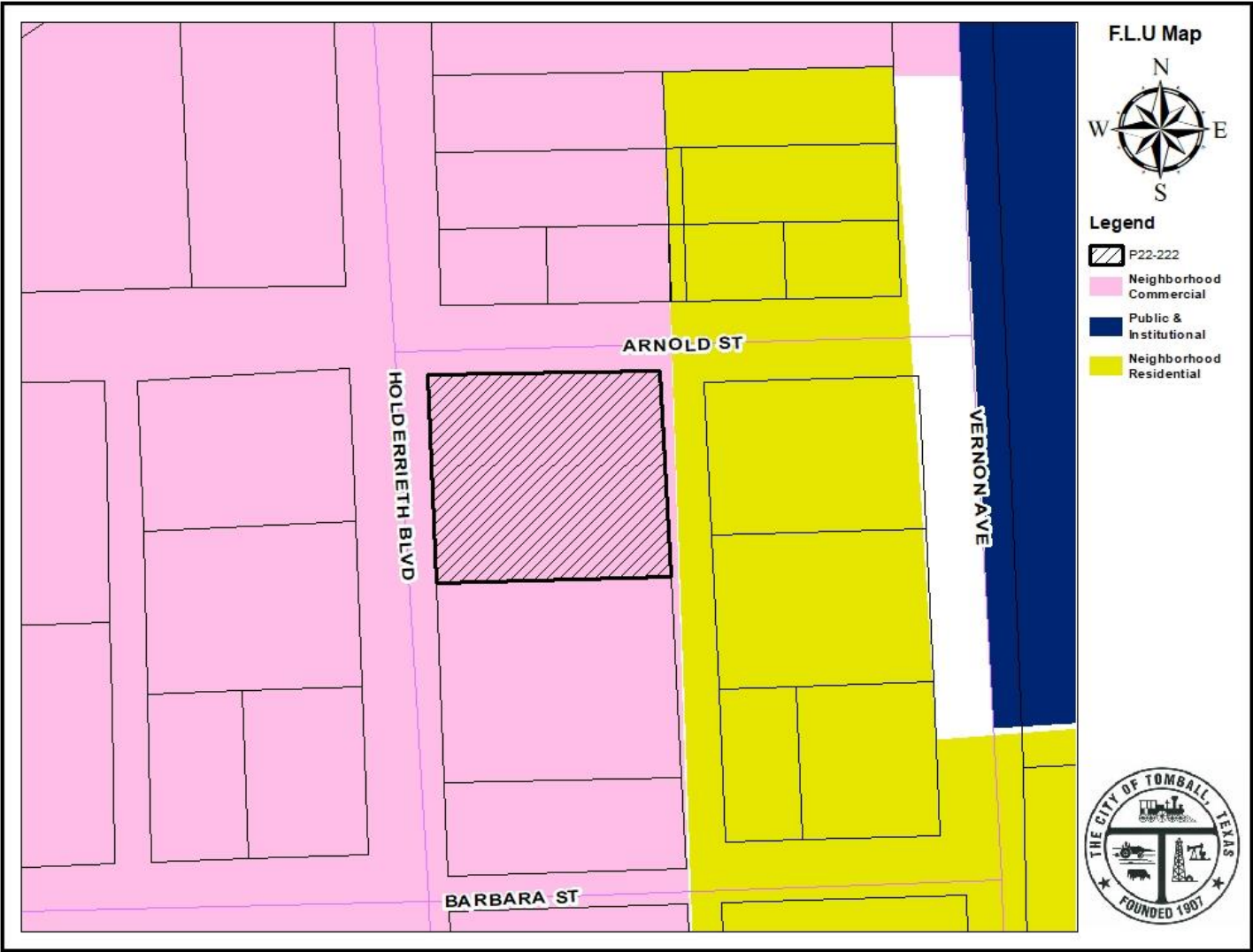


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo**



Exhibit “E” **Zone Change Permitted Use Comparison Chart**

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Agriculture			
Bulk Grain and/or feed storage			1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	P	P	None
Feed and grain store/farm supply store ‡		C	1 space per 500 square feet
Flour and other grain mills			1 space per 1,000 square feet
Livestock, wholesale/auction			None
Livestock sales/auction			None
Stable, commercial			1 space per 1,000 square feet
Stables (private, principal or accessory use) ‡	C		None
Residential			
Accessory building/structure (business or industry) ‡		P	None
Accessory building/structure (residential) ‡	P	P	None
Accessory dwelling	C	P	None
Garage/accessory dwelling ‡	C	P	None
Caretaker's, guard's residence ‡		P	1 space per caretaker/guard
Dwelling, four-family (quadraplex) (defined under Multiple-family dwelling) ‡		P	2 spaces per dwelling
Dwelling, HUD code- manufactured home ‡		C	2 spaces per dwelling
Dwelling, industrialized home ‡	P	C	2 spaces per dwelling
Dwelling, multiple-family ‡		P	2 spaces per dwelling
Dwelling, single-family attached ‡		P	2 spaces per dwelling
Dwelling—Single-family detached ‡	P	P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡		P	2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡		P	2 spaces per dwelling
Home occupation ‡	P	P	None
Residential use ‡	P	P	2 spaces per dwelling
Private street subdivision	P	P	None
Office			
Clinic, emergency care		C	1 space per 150 square feet
Clinic, medical and/or dental		P	1 space per 300 square feet
Credit agency		P	1 space per 300 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Bank, savings and loan, or credit union (no motor bank services)		P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)		P	1 space per 300 square feet
Office, professional and general business ‡		P	1 space per 300 square feet
Office, parole-probation		C	1 space per 300 square feet
Office showroom/warehouse ‡		P	1 space per 300 square feet
Security monitoring company (no outside storage)		P	1 space per 300 square feet
Telemarketing agency		C	1 space per 250 square feet
Telephone exchange/switching station ‡		C	1 space per 500 square feet
Temporary real estate field office	P	P	4 spaces
Model home (including sales office)	P	P	2 spaces per model
Personal and Business			
Ambulance service		C	1 space per 500 square feet
Automobile driving school (including defensive driving)		P	1 space per classroom seat
Barber/beauty shop (no related school/college)		P	1 space per 200 square feet
Bed and breakfast inn ‡	C	P	2 spaces plus one per guest room
Check cashing service			1 space per 100 square feet
Dance hall/dancing facility ‡		P	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	C	P	1 space per 100 square feet
Fortunetelling and similar activities ‡			1 space per 300 square feet
Funeral home ‡		C	See Section 50-112
Greenhouse (non-retail/hobby)	P	P	None
Health club (indoor)		P	1 space per 300 square feet
Health club (outdoor)		P	1 space per 300 square feet
Hotel‡		C	See Section 50-112
Motel‡		C	See Section 50-112
Laundromat/washateria/self-service ‡		P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡		P	1 space per 200 square feet
Loan service (payday/auto title)			1 space per 100 square feet
Mailing service (private)		P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Pharmacy (retail only)		P	1 space per 200 square feet
Reception venue		P	1 space: 4 seats
Recreational vehicle park			
Rehabilitation care facility (halfway house) ‡	C	C	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)		P	1 space per 200 square feet
Sexually oriented business			
Tattoo or body piercing studio ‡			1 space per 200 square feet
Wedding chapel		P	1 space per four seats
Retail			
Antique shop (no outside sales or storage) ‡		P	1 space per 500 square feet
Antique shop (with outside storage)		P	1 space per 500 square feet
Apparel shop		P	1 space per 200 square feet
Art gallery/museum/dealer ‡		P	1 space per 500 square feet
Artist or photography studio		P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡		P	1 space per 200 square feet
Bakery, retail (with drive-through)		P	1 space per 200 square feet
Bakery (wholesale) ‡		P	1 space per 500 square feet
Bird and pet shops (retail only)		P	1 space per 200 square feet
Book/stationery shop (retail only) ‡		P	1 space per 200 square feet
Brewpub		P	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡		P	1 space per 1,000 square feet
Carpenter shop		P	1 space per 500 square feet
Catering service		P	1 space per 500 square feet
Consignment shop		P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡		C	See Section 50-112

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Copy shop ‡		P	1 space per 200 square feet
Drinking establishment		P	
Drug store (retail only)		P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡		P	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive through service) ‡		P	
Eating establishment (with drive-through service) ‡		P	
Electronic goods (retail only)		P	1 space per 200 square feet
Florist shop (retail only) ‡		P	1 space per 200 square feet
Food or grocery store		P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡		P	1 space per 500 square feet
Furniture store (new and used) ‡		P	1 space per 200 square feet
General retail stores (no outside storage)		P	1 space per 200 square feet
Gift or card shop (retail only)		P	1 space per 200 square feet
Hardware store		P	1 space per 400 square feet
Hobby and crafts store (retail only)		P	1 space per 200 square feet
Home improvement center		P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store		P	1 space per 200 square feet
Market, open air, flea		P	1 space per 200 square feet
Meat and fish market (retail only)		P	1 space per 200 square feet
Mobile Food Court ‡		C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films		P	1 space per 300 square feet
Motion picture theater (indoors)		P	See Section 50-112
Nursery ‡		P	1 space per 1,000 square feet of sales area
Garden shop ‡		P	1 space per 200 square feet
Painting and refinishing shop		P	1 space per 500 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Piano and musical instruments (retail only)		P	1 space per 200 square feet
Shoe repair shop (retail only)		P	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)		P	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only		C	1 space per 500 square feet
Trophy engraving		P	1 space per 300 square feet
Upholstery shop (nonauto)		P	1 space per 200 square feet
Used merchandise		P	1 space per 200 square feet
Video rental/sales		P	1 space per 200 square feet
Transportation and Auto Services			
Airport or landing field ‡			1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)			1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)		C	1 space per 300 square feet
Auto accessories (retail sales only)		P	1 space per 200 square feet
Auto body repair/painting		P	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡			See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)		C	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡			See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display		C	See Section 50-112
Auto glass repair/tinting		P	1 space per 200 square feet
Auto interior shop/upholstery		P	1 space per 200 square feet
Auto muffler shop		P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Auto paint shop		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)			1 space per 200 square feet
Auto rental		C	1 space per 200 square feet
Auto repair (major) ‡		C	1 space per 200 square feet
Auto repair (minor) ‡		P	1 space per 200 square feet
Auto storage or auto auction ‡			1 space per 1,000 square feet
Auto tire sales (indoor)		P	1 space per 200 square feet
Auto wrecker service		C	1 space per 200 square feet
Automobile assembly		C	1 space per 1,000 square feet
Automobile parts manufacturing		C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡		P	3 spaces per washing capacity of module
Automobile wash (self-service) ‡		P	3 spaces per washing capacity of module
Bike sales and/or repair		P	1 space per 500 square feet
Bus or truck storage			1 space per 1,000 square feet
Gasoline station			See Section 50-112
Motor freight transportation, storage, and terminal		C	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡			See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display		C	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C	C	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display			See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display		C	See Section 50-112
Railroad team tracks, unloading docks, and spurs		C	None
Railroad yards, round house or shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Taxi/limousine service		C	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡		P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡			1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡			1 space per 500 square feet
Transit terminal ‡			See Section 50-112
Truck and bus leasing ‡		C	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡			1 space per 1,000 square feet
Truck stop ‡		C	1 space per 1,000 square feet
Truck terminal ‡		C	See Section 50-112
Amusement and Recreation			
Amusement, commercial (indoor) ‡		C	1 space per 100 square feet
Amusement, commercial (outdoor) ‡		C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡		C	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡		C	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)		C	1 space per 200 square feet
Bingo facility		P	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)		C	4 spaces per lane
Dinner theatre		P	1 space per three seats or bench seating space
Drive-in theater		C	1 space per speaker
Golf driving range		C	See Section 50-112
Golf course (private) ‡	C	C	6 spaces per hole
Golf course (publicly owned) ‡	P	P	6 spaces per hole
Playfield or stadium (private)		P	1 space per three seats
Recreational vehicle park/campground ‡		C	1.5 per RV pad
Skating rink		P	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	P	P	1 space for each 100 square feet of gross water surface and deck area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Swimming pool, commercial ‡		P	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	P	P	2 spaces per court
Tennis court (private/lighted)	C	C	2 spaces per court
Institutional/Governmental			
Adult day care (business)			
Antenna (commercial)			
Antenna (noncommercial)			
Armed services recruiting center		P	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡		P	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house		C	1 space per 100 square feet
Broadcast station (with tower)			
Broadcast towers (commercial)			
Cellular communications tower/PCS			
Cemetery and/or mausoleum ‡	C	C	1 space per 5,000 square feet of land
Child day care center (business) ‡		P	1 space per three children
Church/temple/place of worship ‡	P	P	1 space per four seats in sanctuary
Civic center (municipal) ‡	P	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club		P	See Section 50-112
Community center (public)	C	P	See Section 50-112
Community home ‡	P	P	1 space per 300 square feet
Community or social buildings ‡	C	P	1 space per 300 square feet
Country club (private) ‡	C	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)			
Electric power plant		C	1 space per 1,000 square feet
Electrical substation ‡	C	C	1 space per 1,000 square feet
Exhibition hall ‡		C	1 space per 100 square feet
Fair ground or rodeo ‡		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	1 space per 10 children plus 1 space per teacher

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Fraternal organization ‡		P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡		C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	C	P	1 space per 300 square feet
Heliport ‡		C	3 spaces
Helistop		C	3 spaces
Hospital ‡		P	1 space per bed
Household care facility ‡	P	P	1 space per 6 clients
Household care institution			1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡		C	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	C	P	1 space per 200 square feet
Municipal facility or use ‡	P	P	1 space per 300 square feet
Museum	C	P	See Section 50-112
Park and/or playground (private) ‡	P	P	
Park and/or playground (public, municipal) ‡	P	P	
Penal or correctional institutions		C	1 space per 500 square feet
Post office (governmental)	P	P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)		C	1 space per 4 seats
Radio, television and communications towers			
Rectory/parsonage	P	P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡			
Riding academy	C	C	1 space per five stalls
Sanitary landfill (private)			1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)		P	1 space per three students, based on design
School, college or university	C	P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡		P	1 space per student
School, public or denominational ‡	P	P	See Section 50-112
School, other than public or denominational ‡		P	
Sheltered care facility ‡		C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡			

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Skilled nursing facility ‡		C	See Section 50-112
Studio for radio and/or television (no towers) ‡		P	1 space per 200 square feet
Commercial and Wholesale Trade			
Animal kennel (outdoor pens)			1 space per 500 square feet
Appliance repair		P	1 space per 500 square feet
Book binding		P	1 space per 500 square feet
Carpet and rug cleaning plant		C	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)			1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡		C	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)		P	1 space per 1,000 square feet
Construction contractor with storage yard			1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles		P	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official)	P	P	None
Distribution center ‡		C	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)		P	1 space per 1,000 square feet
Electronic assembly		C	1 space per 1,000 square feet
Electro-plating/ electro-typing		C	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)		P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening		C	1 space per 500 square feet
Fur/hide tanning and finishing			1 space per 1,000 square feet
Heating and air conditioning sales/services		C	1 space per 1,000 square feet
Iron works (ornamental)			1 space per 1,000 square feet
Lawnmower repair and/or sales		C	1 space per 500 square feet
Loading or storage tracks		C	None
Locksmith		C	1 space per 500 square feet
Machine shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Maintenance and repair service for buildings/janitorial		C	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡		C	1 space per 1,000 square feet
Mattress, making and renovating		C	1 space per 1,000 square feet
Milk depot, wholesale			1 space per 1,000 square feet
Mini-warehouse/self storage ‡		C	See Section 50-112
Mortuary		C	See Section 50-112
Moving and storage company		C	1 space per 1,000 square feet
News printing		C	1 space per 1,000 square feet
Outdoor sales as a primary use ‡			1 space per 5,000 square feet of land area
Pawn shop ‡		C	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡		P	1 space per 200 square feet
Plumbing shop		C	1 space per 200 square feet
Printing equipment, supplies and repairs		C	1 space per 500 square feet
Propane sales filling (retail)		C	1 space per 200 square feet
Publishing and printing company		P	1 space per 500 square feet
Quick lube/oil change/minor inspection		P	1 space per 200 square feet
Salvage storage yard ‡			5 per acre
Scientific and industrial research laboratories (hazardous) ‡			1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡		P	1 space per 300 square feet
Scrap metal storage yard			5 space per acre
Security systems installation company		C	1 space per 300 square feet
Sheet metal shop			1 space per 1,000 square feet
Storage of cement, sands and gravel			1 space per 5,000 square feet of storage area
Storage of used lumber and building materials			1 space per 5,000 square feet of storage area
Taxicab storage and repair			1 space per 500 square feet
Taxidermist			1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡		P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡		C	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Vacuum cleaner sales and repair ‡		P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡		P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡			1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡		C	1 space per 1,000 square feet
Welding shop		C	1 space per 1,000 square feet
Wholesale trade, nondurable goods		C	1 space per 1,000 square feet
Woodworking shops		C	1 space per 1,000 square feet
Wrecking materials yard ‡			1 space per 1,000 square feet
and Heavy Manufacturing/Industrial			
Acid manufacture			1 space per 1,000 square feet
Adhesives and sealants manufacture			1 space per 1,000 square feet
Aircraft parts manufacture			1 space per 1,000 square feet
Airplane repair and manufacturing			1 space per 1,000 square feet
Animal processing and slaughter			1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law			1 space per 1,000 square feet
Artificial flower manufacture			1 space per 1,000 square feet
Asphalt paving and roofing material manufacture			1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood			1 space per 1,000 square feet
Bag manufacturing			1 space per 1,000 square feet
Battery manufacture			1 space per 1,000 square feet
Bleaching/chorine powder manufacture			2 spaces per 1,000 square feet
Boiler manufacture and repair			1 space per 1,000 square feet
Bottling works			1 space per 1,000 square feet
Broom manufacture			1 space per 1,000 square feet
Candy and other confectionary products manufacture			1 space per 1,000 square feet
Canning and preserving factory			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Canvas and related products manufacture			1 space per 1,000 square feet
Casein manufacture			1 space per 1,000 square feet
Celluloid and similar cellulose manufacture			1 space per 1,000 square feet
Cement manufacture			1 space per 1,000 square feet
Ceramic products manufacture			1 space per 500 square feet
Chalk manufacture			1 space per 1,000 square feet
Chemicals (agricultural) manufacture			1 space per 1,000 square feet
Chemicals (industrial) manufacture			1 space per 1,000 square feet
Clothing manufacture			1 space per 500 square feet
Coffee roasting			
Coffin manufacture			1 space per 1,000 square feet
Cold storage plants/locker			1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (permanent) ‡			1 space per 5,000 square feet of land
Concrete or asphalt mixing/batching plant (temporary) ‡			1 space per 5,000 square feet of land
Crematory			1 space per 1,000 square feet
Culvert manufacture			1 space per 1,000 square feet
Cutlery, handtools and general hardware manufacture			1 space per 1,000 square feet
Dairy products manufacture			1 space per 1,000 square feet
Distillation of liquors, spirits, etc. (brewery)			1 space per 1,000 square feet
Dye manufacture			1 space per 1,000 square feet
Dyeing plant			1 space per 1,000 square feet
Electric lamp manufacture			1 space per 1,000 square feet
Elevator manufacture			1 space per 1,000 square feet
Enameling and painting			1 space per 1,000 square feet
Engraving plant			1 space per 1,000 square feet
Envelope manufacture			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ML	
Farm/garden machinery and equipment manufacture			1 space per 1,000 square feet
Fats and oils (animal) manufacture			1 space per 1,000 square feet
Feed manufacture			1 space per 500 square feet
Felt manufacture			1 space per 1,000 square feet
Food processing ‡			1 space per 1,000 square feet
Footwear manufacture			1 space per 500 square feet
Foundry, all types			1 space per 1,000 square feet
Furnace manufacture			1 space per 1,000 square feet
Fixtures manufacture			1 space per 1,000 square feet
Furniture manufacture			1 space per 1,000 square feet
Gases (industrial) manufacture			1 space per 1,000 square feet
Glucose manufacture			1 space per 1,000 square feet
Hair products factory (other than human)			1 space per 1,000 square feet
Heavy machinery sales and storage ‡			1 space per 1,000 square feet
Ice cream/ice manufacture			1 space per 1,000 square feet
Kerosene manufacture or storage			1 space per 1,000 square feet
Laboratory equipment manufacturing ‡			1 space per 1,000 square feet
Leather products manufacture			1 space per 1,000 square feet
Lumber mill/yard			1 space per 1,000 square feet
Machinery manufacture			1 space per 1,000 square feet
Marble working and finishing			1 space per 1,000 square feet
Meat packing plant			1 space per 1,000 square feet
Metal cans and shipping containers manufacture			1 space per 1,000 square feet
Metal products, stamping and manufacture			1 space per 1,000 square feet
Mirror resilvering			1 space per 200 square feet
Office equipment manufacture			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Oil compounding and barreling			1 space per 1,000 square feet
Oilcloth manufacture			1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture			1 space per 1,000 square feet
Paint manufacture and/or mixing			1 space per 1,000 square feet
Paper and paper pulp manufacture			1 space per 1,000 square feet
Paper products and paper box manufacture			1 space per 1,000 square feet
Pecan processing			1 space per 1,000 square feet
Petroleum and petroleum products refining			1 space per 1,000 square feet
Petroleum distribution/storage ‡			1 space per 1,000 square feet
Plastic products, molding, casting and shaping			1 space per 1,000 square feet
Poultry hatchery			1 space per 1,000 square feet
Poultry slaughtering and processing			1 space per 1,000 square feet
Printing ink manufacture			1 space per 1,000 square feet
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant			1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions			1 space per acre
Rug and carpet manufacture			1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡			1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture			1 space per 1,000 square feet
Sign manufacturing (no outside storage)			1 space per 1,000 square feet
Sign manufacturing (with outside storage)			1 space per 1,000 square feet
Snuff manufacture			1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture			1 space per 1,000 square feet
Starch manufacture			1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills			1 space per 1,000 square feet
Stone cutting or crushing			1 space per 5,000 square feet of land area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Stone, clay, glass and concrete Products (other than handicrafts) manufacture			1 space per 1,000 square feet
Textile products manufacture			1 space per 1,000 square feet
Tire retreading and recapping			1 space per 1,000 square feet
Truck manufacture			1 space per 1,000 square feet
Waste paper products manufacture			1 space per 1,000 square feet
Water distillation			1 space per 1,000 square feet
White lead manufacture			1 space per 1,000 square feet
Wood container manufacture			1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar			1 space per 1,000 square feet
Wood preserving manufacture and treatment			1 space per 1,000 square feet
Wood products manufacture			1 space per 1,000 square feet

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "F"
Rezoning Application

RECEIVED (KC)
06/28/2022

Revised: 4/13/2020



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: DeLisa Kik Title: Ms.
Mailing Address: 312 Roy Ct W City: Keller State: Texas
Zip: 76248 Contact: _____
Phone: (801) 309-8298 Email: dlsak@aol.com

Owner

Name: DeLisa Kik Title: Ms.
Mailing Address: 312 Roy Ct W City: Keller State: Texas
Zip: 76248 Contact: _____
Phone: (801) 309-8298 Email: dlsak@aol.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: Zoning change

Physical Location of Property: 201 Holderrieth Blvd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LTS 11 12 & N 1/2 of LT 10 BLK 2 MAIN STREET TOMBALL
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF 6

Current Use of Property: Single Family Residence

Proposed Zoning District: OT & MU

Proposed Use of Property: Planning to sell property

HCAD Identification Number: 0670990020010 Acreage: 0.4

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Dutson Luke 06/27/2022
Signature of Applicant Date

X Dutson Luke 06/27/2022
Signature of Owner Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)**
- ☐ **Letter stating reason for request and issues relating to request**
- ☐ **Conceptual Site Plan (if applicable)**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc., have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

From: D <dlsak@aol.com>
Sent: Friday, July 15, 2022 3:22 PM
To: Jared Smith
Subject: Re: 201 Holderrieth Blvd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I did send it, but can't seem to find it. So here it is.

I would like to change the zoning of 201 Holderrieth Blvd. in order to make the house more marketable. I don't have to plans to do anything with the house at this time other than sell it. Since the area is surrounded by old town mixed use, it will be keeping up with the way the neighborhood is progressing.

Thank you,
DeLisa Kik

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