

City Council Agenda Item Data Sheet

Meeting Date: October 16, 2023

Topic:

Consideration to Approve **Re-Zoning Case Z23-14**: Request by TCG Capital to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.00 acres of land legally described as being a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision from Single Family Residential-20 Estate (SF-20-E) to Commercial (C). The property is generally located in the 12900 block (north side) of Theis Lane, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Re-Zoning Case Z23-14**

Adopt, on First Reading, Ordinance No. 2023-42, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.00 acres of land legally described as being a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision from Single Family Residential-20 Estate (SF-20-E) to Commercial (C). The property is generally located in the 12900 block (north side) of Theis Lane, within the City of Tomball, Harris County, Texas; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

The applicant's request is to rezone the subject property to Commercial (C) for commercial use in conjunction with the adjacent Element Sportsplex. In 2019 & 2020, the Board of Adjustments granted special exceptions to allow less than the minimum required parking for the sportsplex located south of the subject property. According to previous conversations held with the applicant this rezoning request is in efforts to provide space for additional parking to serve this existing sportsplex south of the subject site.

Origination:

Recommendation:

City staff recommends Approval of **Re-Zoning Case Z23-14**. Planning and Zoning Commission recommends Approval (Unanimously).

Party(ies) responsible for placing this item on agenda: Community Development

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