Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date:	05/08/2023
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Topic:

Conduct a Public Hearing and Consideration to Approve **Zoning Case Z23-03**: Request by Chris & Tiona Campbell, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 4.94 acres of land legally described as being a portion of Lot 48 in Tomball Townsite from Single Family Residential Estate – 20 (SF-20-E) to General Retail (GR) zoning. The property is generally located within the 11100-11200 blocks (east side) of Rudolph Road, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City Limits of Tomball since at least 1907. The property has remained vacant since this time. The applicants are requesting to rezone the subject property to General Retail to locate their Exterminator Service/Company on the subject property. Exterminator services is a land use that is not permitted within the current Single Family Estate Residential zoning district that the property falls within. In addition to this exterminator service, the applicants are also seeking a separate Conditional Use Permit to allow "Residential Use" within this desired General Retail district to construct their single-family residence on the subject property if the General Retail zoning is to be adopted.

Construct their single-family residence on the subject property if the General Retail zoning is to be adopted.

Origination: Chris & Tiona Campbell

Recommendation:

City staff recommends denial of Zoning Case Z23-03.

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: _____ Date