

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 21, 2025

Topic:

Conduct a public hearing and consideration to approve Zoning Case Z25-03: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

Adopt, on First Reading, Ordinance No. 2025-13, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas; 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:

On April 14th, the Planning & Zoning Commission conducted a public hearing and considered the rezoning case. The applicant presented their request and no one from the public spoke during the public hearing. Topics of discussion included the property's Future Land Use designation and access to FM 2920.

Origination: Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc.

Recommendation:

The approval of the requested zoning will promote a new development that is not consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area. However, over 95 percent of the property is already within the Commercial and General Retail Zoning District and is designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The subject property is accessed by FM 2920 which is classified as a Major Arterial by the City of Tomball's Major Thoroughfare Plan. Roads such as this are designed to accommodate large volumes of commercial traffic. The unique location of the small piece of property proposed to be rezoned (between the current Commercial District and the M-124 drainage ditch) makes the Future Land Use designation of Neighborhood Residential difficult to achieve. Furthermore, the M-124 drainage ditch provides an adequate buffer to the existing residential area to the north.

The Planning & Zoning Commission recommended approval with a 4-0 vote.

Party(ies) responsible for placing this item on agenda: Craig T. Meyers, P.E

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