

Rezoning Case Z24-09

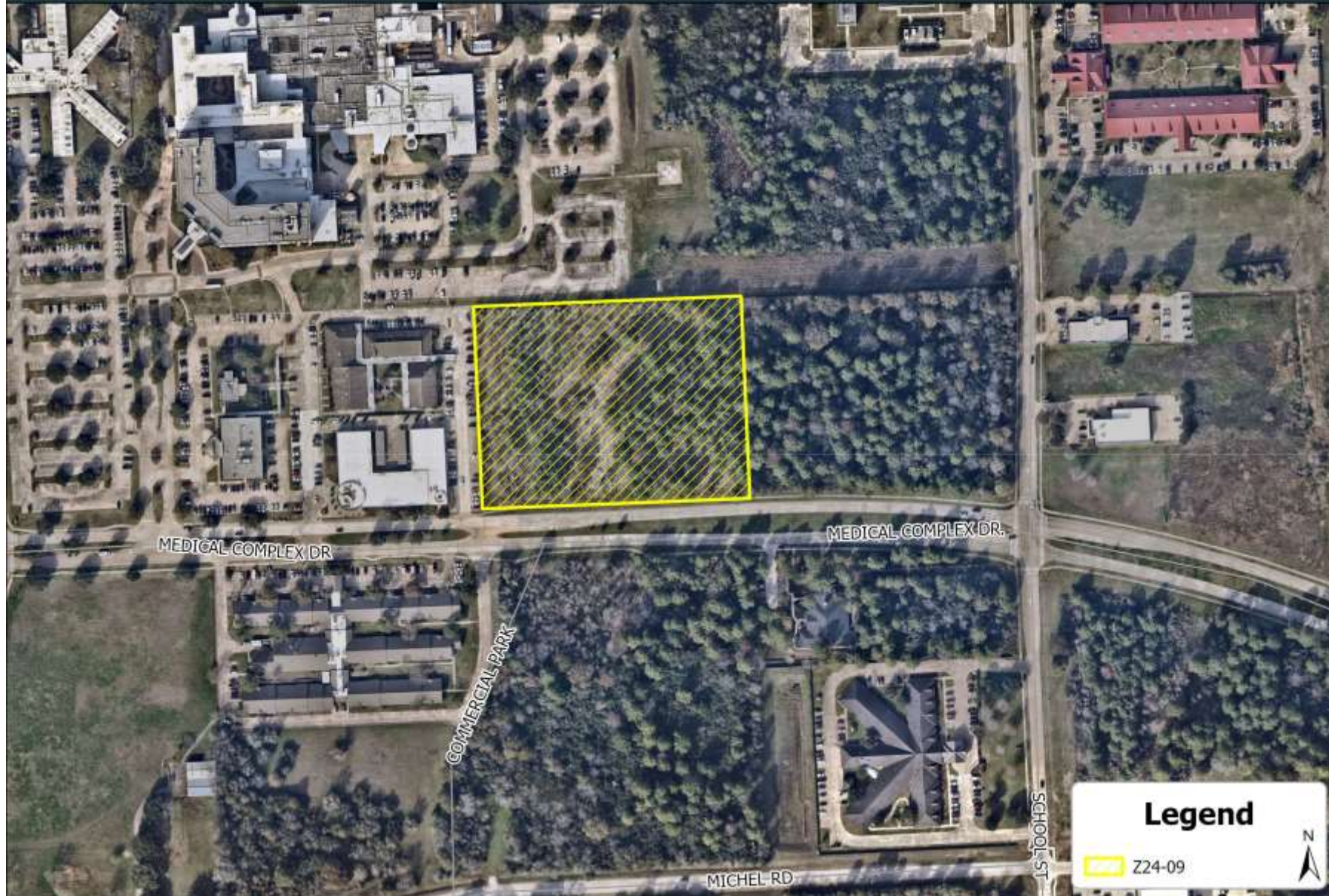
- Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to rezone approximately 5.5 acres from Agricultural (AG) to General Retail (GR).





Location

Along Medical Complex Drive,
west of School Street



Rezoning Request

- The applicant plans to construct a 9,400 square-foot building to serve as headquarters for the Tomball Regional Health Foundation.
- The development is also planned to have walking paths, fitness stations, sensory garden, and pavilion.



Site Photos



Subject property
Undeveloped land



Neighboring properties (north)
HCA Hospital parking lot
CenterPoint Energy highline



Neighboring properties (south)
Undeveloped land



Neighboring properties (east)
Undeveloped land

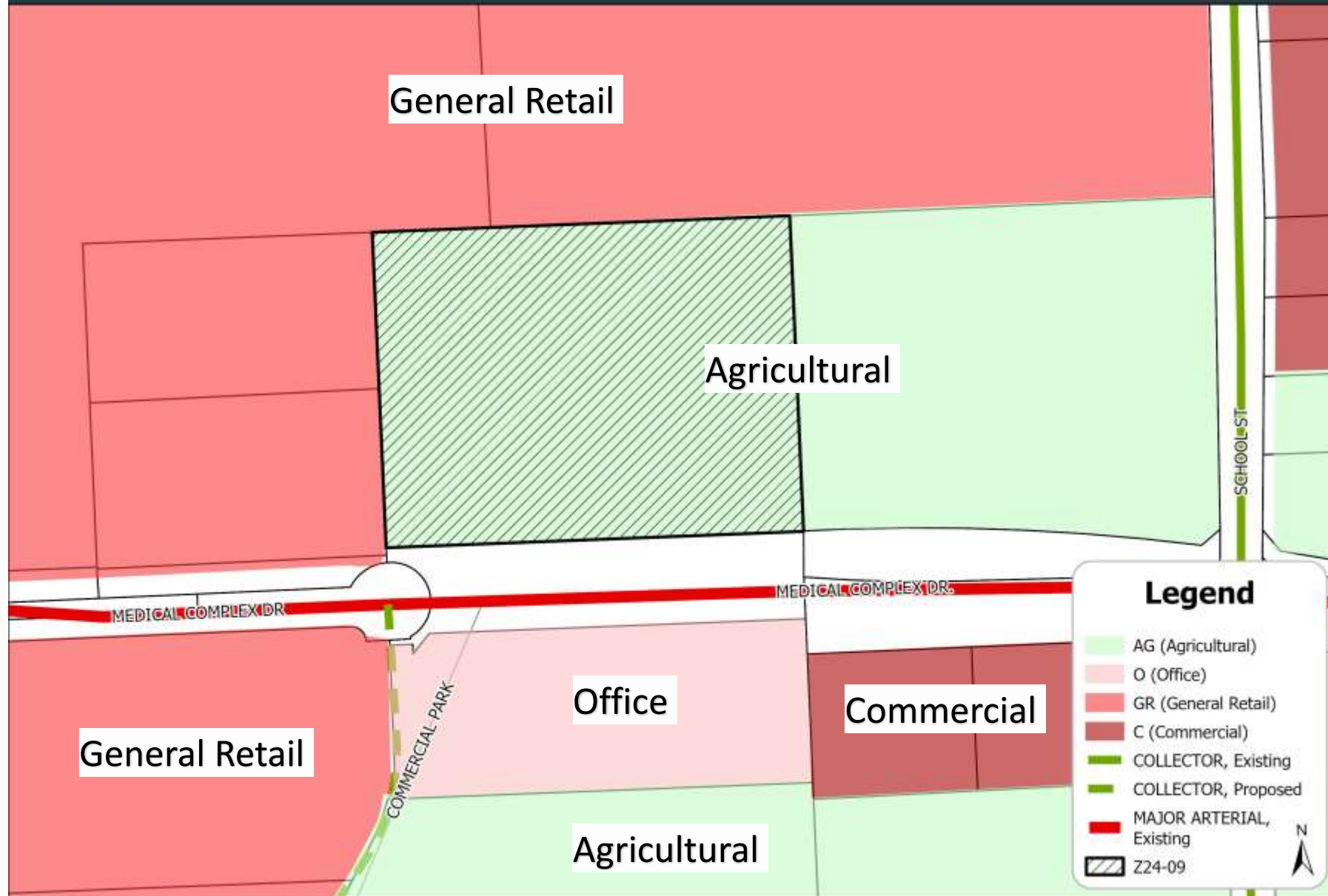


Neighboring properties (west)
Medical offices





Zoning



General Retail

Agricultural

General Retail

Office

Commercial

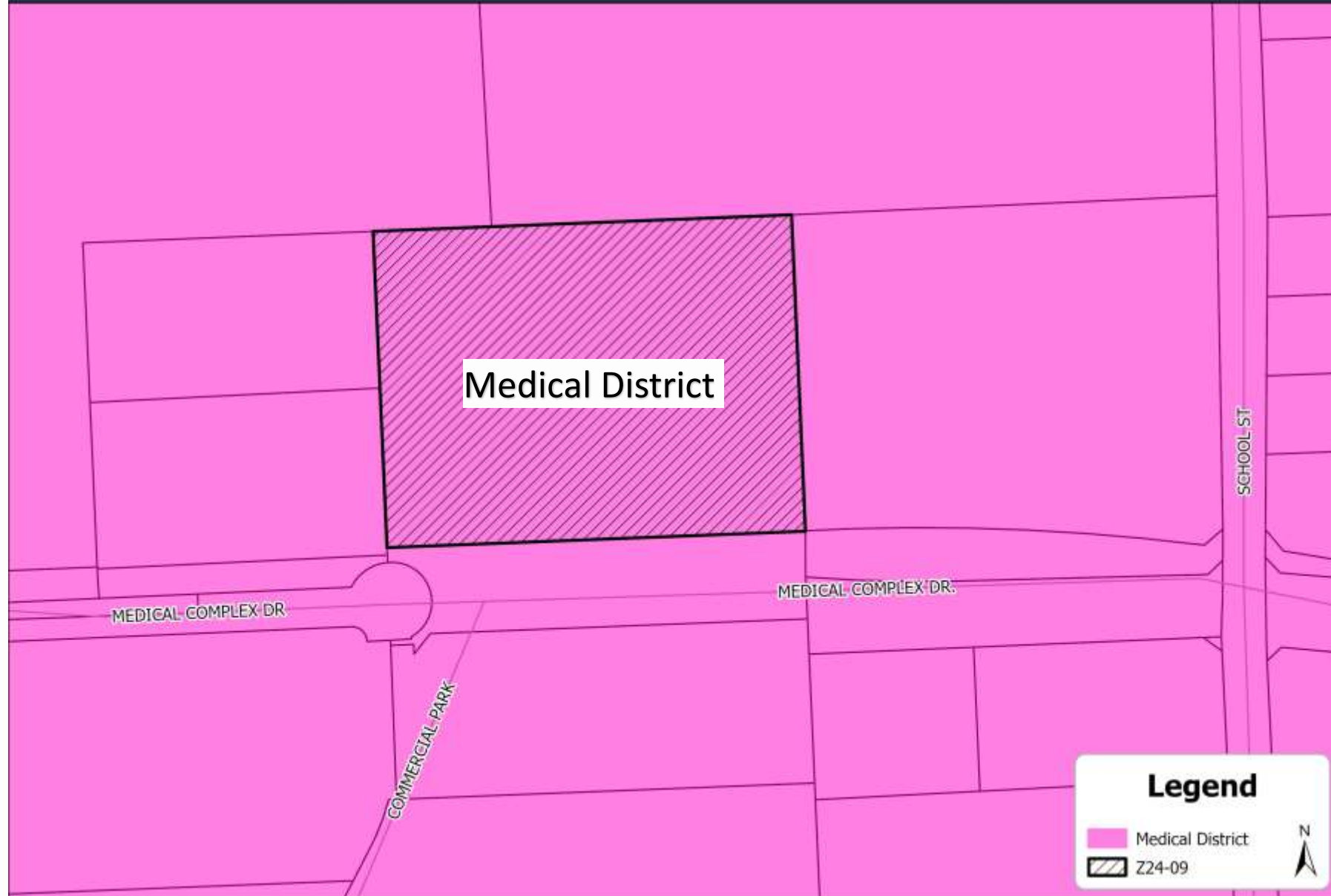
Agricultural

Legend

- AG (Agricultural)
- O (Office)
- GR (General Retail)
- C (Commercial)
- COLLECTOR, Existing
- COLLECTOR, Proposed
- MAJOR ARTERIAL, Existing
- Z24-09



Future Land Use



Analysis

- The Medical District designation is intended for healthcare and supporting uses.
- Uses should consist of hospitals, clinics, offices, lodging, long-term-care, retail, and restaurants.
- The Comprehensive Plan identifies compatible zoning districts of General Retail, Office, and Mixed Use.

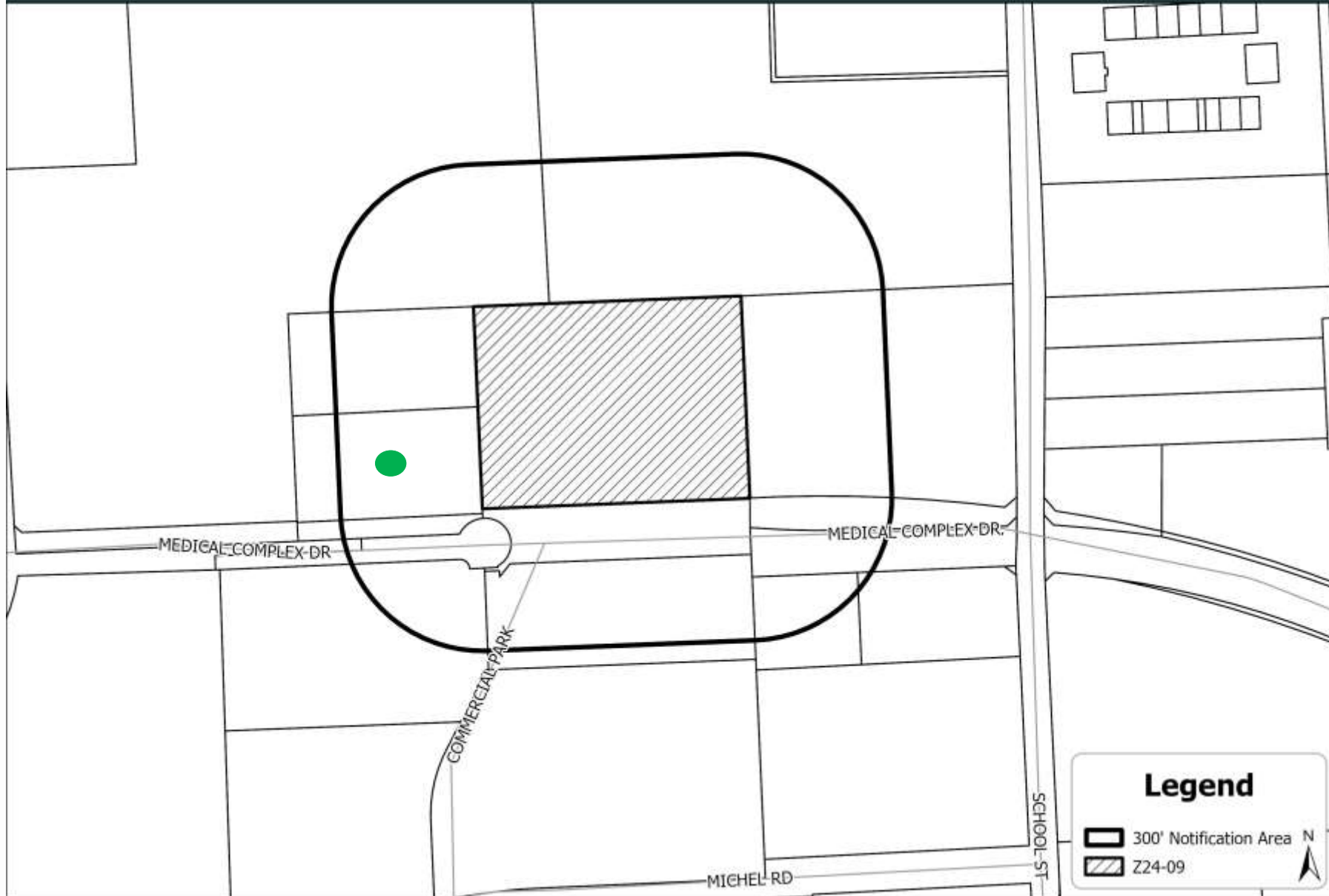




Notification Area

300 feet

- 1 - In Favor- ●
- 0 - Opposed- ●



Legend

- Z24-09
- 300' Notification Area

N

Recommendation

- City Staff recommends approval.
 - The request for General Retail zoning is consistent with the Comprehensive Plan.
 - The proposed use builds upon the Comprehensive Plan's goal of expanding upon the Medical District in Tomball.
- Planning & Zoning Commission recommends approval (5-0 vote) to rezone the property to Office, in lieu of the requested rezoning to General Retail.



Applicant

