

# City Council Agenda Item Data Sheet

Meeting Date: September 18, 2023

## Topic:

Consideration to Approve **Conditional Use Permit Case CUP23-05**: Request by 2 S&Z Investments LLC., represented by Breann Williams, for a Conditional Use Permit to allow “Barber/Beauty Shop (no related school/college)” within Office (O) zoning. Affecting approximately 1.00 Acres of land legally described as being Reserve B, Block 1 of Brown-Hufsmith Church Subdivision. The property is located at the southwest corner of Brown-Hufsmith Road and Baker Drive, within the City of Tomball, Harris County, Texas.

## Conduct Public Hearing on **Conditional Use Permit Case CUP23-05**

Adopt, on First Reading, Ordinance No. 2023-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by issuing a Conditional Use Permit to allow “Barber/Beauty Shop (no related school/college)” within Office (O) zoning. Affecting approximately 1.00 Acres of land legally described as being Reserve B, Block 1 of Brown-Hufsmith Church Subdivision. The property is located at the southwest corner of Brown-Hufsmith Road and Baker Drive, 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 subject property is a part of the approved, recorded Brown-Hufsmith Church Subdivision. A building permit for the Bakers Landing Office Condominiums, a one-story multitenant commercial building, was approved by the City in October of 2021 and the construction was completed this year (2023). The applicant is planning to move their business that was previously located on Main Street to Suite B of the Bakers Landing Office Condominiums. As per the applicant, the days of operation of the proposed Barber/Beauty Shop will be Tuesday-Saturday. The applicant is expecting approximately 13 employees to be working at this location. The *Barber/Beauty Shop (no related school/college)* land use is permitted within the Office (O) zoning district with the approval of a Conditional Use Permit. Conditional Use Permits provide the opportunity to consider whether a location is appropriate for *Barber/Beauty Shop (no related school/college)*, and to apply conditions that promote the compatibility of the proposed use with the surrounding properties and land uses.

## Origination:

## Recommendation:

City staff recommends Approval of **Conditional Use Permit Case CUP23-05**. Planning and Zoning Commission recommends Approval (Unanimously).

**Party(ies) responsible for placing this item on agenda:** Craig Meyers (Community Development Director)

