

City Council Agenda Item Data Sheet

Meeting Date: September 18, 2023

Topic:

Consideration to Approve **Conditional Use Permit Case CUP23-06**: Request by Equalizer USA, Inc., represented by Morales Engineering Associates, LLC., for a Conditional Use Permit to allow “Playfield or stadium (private)” within Agricultural (AG) zoning. Affecting approximately 7.51 Acres of land legally described as being Lot 69 of Tomball Townsite Outlots. The property is located at the northeast corner of Rudolph Road and E. Hufsmith Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Conditional Use Permit Case CUP23-06**

Adopt, on First Reading, Ordinance No. 2023-31, 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 “Playfield or stadium (private)” within Agricultural (AG) zoning. Affecting approximately 7.51 Acres of land legally described as being Lot 69 of Tomball Townsite Outlots. The property is located at the northeast corner of Rudolph Road and E. Hufsmith Road, 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 has been located within the city limits of Tomball since at least 1909 and is currently developed and being used as a baseball academy, with paved parking, baseball fields, batting cages, an administrative office building, and concession stand. This use is identified as being the “*Playfield or stadium (private)*” land use category in the Tomball Code of Ordinances. Per the applicant, the owner intends to make additional improvements to the site, including an enclosed technical training building, unenclosed covered bullpen areas, and unenclosed covered batting cages. The owner does not want to rezone the property currently and wants to continue to operate the existing facility strictly as a baseball academy. The *Playfield or stadium (private)* land use is permitted within the current Agricultural zoning district with the approval of a Conditional Use Permit (CUP). This CUP will bring the land use into legal conformity and thereby allow the planned expansion(s) to this land use on the subject property.

Origination:

Recommendation:

City staff recommends Approval of **Conditional Use Permit Case CUP23-06**. Planning and Zoning Commission recommends Approval (Unanimously).

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

FUNDING (IF APPLICABLE)

