

City Council Agenda Item Data Sheet

Meeting Date: 05/15/2023

Topic:

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.

Conduct Public Hearing on **Zoning Case Z23-03**

Adopt, on First Reading, Ordinance No. 2023-09, an Ordinance of the City of Tomball, Texas, amending 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; 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 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.

Origination:

Recommendation:

City staff recommends denial of Zoning Case Z23-03. Planning and Zoning Commission recommends Denial (1 Vote Aye, 4 Votes Nay).

Party(ies) responsible for placing this item on agenda: Nathan Dietrich (Community Development Director)

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