

City Council Agenda Item Data Sheet

Meeting Date: 05/15/2023

Topic:

Consideration to approve **Case CUP23-03**: Request by Chris & Tiona Campbell, for a Conditional Use Permit to allow “Residential Use” within General Retail (GR) zoning. Affecting approximately 4.94 acres of land legally described as being a portion of Lot 48 in Tomball Townsite. 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 **Case CUP23-03**

Adopt, on First Reading, Ordinance No. 2023-13, 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 “Residential Use” within General Retail (GR) zoning. Affecting approximately 4.94 acres of land legally described as being a portion of Lot 48 in Tomball Townsite. 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 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 within the City Limits of Tomball since at least 1907. The property has remained vacant since this time. The applicants are requesting a Conditional Use Permit (CUP) in conjunction with a separate request to rezone the property to General Retail (GR). The requested CUP is to allow residential use in the requested General Retail zoning district. According to information provided by the applicant the intent is to rezone the subject property to allow an Exterminator Service/Company on the subject property, in addition to having this exterminator services business on the parcel the applicants would also like to utilize the property to build their primary residence.

Origination:

Recommendation:

City staff recommends Denial of Case CUP23-03. 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: # _____

