

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: May 13, 2024

#### Topic:

Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-07**: Request by Theis Lane and South Cherry Street LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.905 acres of land legally described as Reserve "A", Block 3 of Pine Meadows from Single Family Residential – 6 (SF-6) to Neighborhood Retail (NR). The property is located at 12703 Theis Lane, at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

#### Background:

The subject property was created in 2004 as part of the Pine Meadows subdivision and appears on the recorded plat as a commercial reserve. Because the City of Tomball governs land use by zoning and not by declaration on recorded plats, the property assumed the same zoning district of the entire community, (SF-6) when zoning was established in 2008. The property is currently vacant with no structures present. The applicants are requesting the rezoning of the subject property to Neighborhood Retail – NR to allow the development of an approximately 18,000 square foot retail shopping center.

**Origination:** Theis Lane and South Cherry Street LLC

#### Recommendation:

Staff recommends approval of **Zoning Case Z24-07**.

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley (Assistant City Planner)

#### 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:** \_\_\_\_\_

Staff Member

Date

**Approved by:** \_\_\_\_\_

City Manager

Date