

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: February 9, 2026

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z26-01**: Request by Kyle Burts to consider a zone change from Multifamily Residential (MF) to Commercial (C) on a 0.986 acre tract and a 0.512 acre tract of the Joseph House Survey ABST No. 34; two tracts containing approximately 1.498 acres of land located at the southwest intersection of West Hufsmith Road and North Cherry Street (307 West Hufsmith Road). The applicant is requesting to allow for the property to be developed for any use permitted within the Commercial Zoning District.

Background:

The subject property has been within the City of Tomball's MF zoning district since the adoption of zoning in February 2008. There is currently a single-family detached residence with three accessory structures on the property. Nearby zoning cases include a successful rezoning into the Office (O) district on the southwest corner of West Hufsmith/Brown Road and Baker Drive in 2020; and the issuance of a Conditional Use Permit (CUP) to the private baseball complex on the north side of East Hufsmith Road in 2023.

Origination: Kyle Burts

Recommendation:

See Analysis in the Staff Report.

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