

# City Council Agenda Item Data Sheet

Meeting Date: 05/15/2023

**Topic:**

Consideration to approve Zoning Case Z23-06: Request by Red Grip LLC., represented by Mike Matheson to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.04 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Commercial (C) to Office (O) zoning. The property is generally located within the 1200-1300 blocks (south side) of Rudel Drive, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on Zoning Case Z23-06

Adopt, on First Reading, Ordinance No. 2023-12, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.04 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Commercial (C) to Office (O) zoning. The property is generally located within the 1200-1300 blocks (south side) of Rudel Drive, 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 is presently vacant. City staff has met on multiple occasions over the course of the past year to discuss the potential development of an office complex on the subject property. According to information provided by the applicant, there are plans to construct two office buildings which will be divided into suites. The intention is to split these buildings by property boundaries so that each respective suite occupant can own their respective office spaces. To achieve this goal and create the desired number of suites for purchase the applicants are requesting to rezone to Office (O) zoning which has a minimum lot area of 6,000 square feet as opposed to the current Commercial (C) zoning minimum lot area of 10,000 square feet.

**Origination:**

**Recommendation:**

City staff recommends approval of Zoning Case Z23-06. Planning and Zoning Commission recommends Approval Unanimously (5 Votes Aye).

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

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

