

City Council Agenda Item Data Sheet

Meeting Date: October 21, 2024

Topic:

Adopt, on Second Reading, Ordinance No. 2024-27, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 5.001 acres of land legally described as being Outlot 281 of the Corrected Map of Tomball Outlots, from the Light Industrial District to the Commercial District. The property is located in the 1000 block (west side) of South Persimmon Street, within the city of Tomball, Harris County, Texas; 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:

Public Hearing was held and First Reading passed during the October 7, 2024, Regular City Council meeting.

On September 9th, the Planning & Zoning Commission conducted a public hearing and considered the zoning case. Topics of discussion included the building setback differences between the existing Light Industrial District (LI) and proposed Commercial District (C). The applicant's request to rezone from the Light Industrial District the Commercial District is centered around reducing the side and rear building setbacks (25 feet for LI versus 10 feet for C). Note that the Commercial District does not permit many of the more intense uses permitted in the Light Industrial District, hence the reduced building setback requirements.

There was also a discussion regarding screening and buffering between the property and the Manufactured Home Park District to the north. The Tomball Municipal Code does not require any screening and buffering between non-residential uses and properties zoned Manufactured Home Park.

The rezoning request is consistent with the Comprehensive Plan's Future Land Use Plan and no one from the public spoke in opposition of the case. The Planning & Zoning Commission recommended approval of the rezoning case with a 5-0 vote with the following votes cast.

Chair Anderson	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Origination: Tim Littlefield, LLC

Recommendation: Approval

