

**NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, FEBRUARY 17, 2020

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, February 17, 2020 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1.0 Call to Order

2.0 Invocation

- Led by Pastor Tim Niekerk – Salem Lutheran Church

3.0 Pledges to U.S. and Texas Flags

4.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

5.0 Presentations:

Tomball Explorer Post #5451 – Grand Prairie, 3rd Annual Metroplex Challenge:

Team 1:

- 1st - Domestic Disturbance
- 1st - Misdemeanor Traffic
- 2nd - Over All

Team 2:

- 3rd - Unknown Call
- 3rd - Misdemeanor Traffic
- 2nd - Domestic Disturbance
- 1st - CSI

2nd in the Bike Course, Girls

TPD Advisors: Officers David Sparks, David Galindo, and Tomeko Henagan

6.0 Reports and Announcements

- February 25, 2020 – ***Trail Reception*** – 12 Noon at the Depot
- Tomball Police Department Annual Data Capture Report – 2019 (SB 1074)
- March 21, 2020 – ***Tomball Honky Tonk Chili Challenge Festival*** at the Depot – 11:00 a.m.-6:00 p.m.
- March 25-26, 2020 – ***“Shattered Lives”*** program – Concordia Lutheran High School
- March 27-29, 2020 – **Tomball German Sister City Heritage Festival** at the Depot
- Reports by City staff and members of Council about items of community interest on which no action will be taken:

7.0 Approve the Minutes of the February 3, 2020 Regular Tomball City Council Meeting

8.0 Old Business:

- 8.1 Adopt, on Second Reading, Ordinance No. 2020-03, an Ordinance Amending the Code of Ordinances of the City of Tomball, Texas by Adding a New Article VII, Keeping of Dangerous Animals, to Chapter 8, Animals, Defining and Adopting Regulations for Dangerous Animals, and Providing Exceptions to the Regulations; 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

9.0 New Business:

- 9.1 Approve Purchase of AirVac Exhaust Filtration System to Remove Contaminants from Apparatus Bays at Fire Station 1, from Air Vacuum Corporation, a Sole Source Provider, in the Amount of \$54,597.00
- 9.2 Consideration to approve Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to

the Planned Development (PD-13) District.

- Conduct Public Hearing on **Zoning Case P20-007**
- Adopt, on First Reading, Ordinance No. 2020-01, 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 18 Acres of Land, Legally Described as 18 Acres Out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District; said Property being generally located on the North Side of FM 2920 Approximately 1,000 Feet West of FM 2978; 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

- 9.3 Consideration to approve **Zoning Case P19-187**: Request by Lance Langenhoven for a Conditional Use Permit to operate an amusement, commercial (indoor) facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith Road at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

- Conduct Public Hearing on **Zoning Case P19-187**
- Adopt, on First Reading, Ordinance No. 2020-02, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Granting a Conditional Use Permit (CUP) to Lance Langenhoven to Operate an “Amusement, Commercial (Indoor)” Facility; said Properties Being Approximately 5.8588 Acres of Land Legally Described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located at the Northwest Corner of East Hufsmith Road and Neal Street at 419 East Hufsmith Road, and is Zoned General Retail District; Providing Requirements and Conditions for This CUP; Containing Findings and Other Provisions Relating to the Subject; Providing a Penalty in an Amount Not to Exceed \$2,000 for Violations Hereof; and Providing for Severability

- 9.4 Approve Annual Licensing and Support for Incode Software, Provided by Tyler Technology, in the Amount of \$50,212.72

10.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 13th day of February 2020 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: February 17, 2020

Topic:

- Led by Pastor Tim Niekerk – Salem Lutheran Church

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Tomball Explorer Post #5451 – Grand Prairie, 3rd Annual Metroplex Challenge:

Team 1:

- 1st - Domestic Disturbance
- 1st - Misdemeanor Traffic
- 2nd - Over All

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2nd in the Bike Course, Girls

TPD Advisors: Officers David Sparks, David Galindo, and Tomeko Henagan

Background:**Origination:****Recommendation:**

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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Regular City Council
Agenda Item
Data Sheet

Meeting Date: February 17, 2020

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- Tomball Police Department Annual Data Capture Report – 2019 (SB 1074)
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Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Trailride Reception

Tomball Police Department Annual Report – 2019

Tomball Police Department Annual Data Capture Report – 2019 (SB 1074)

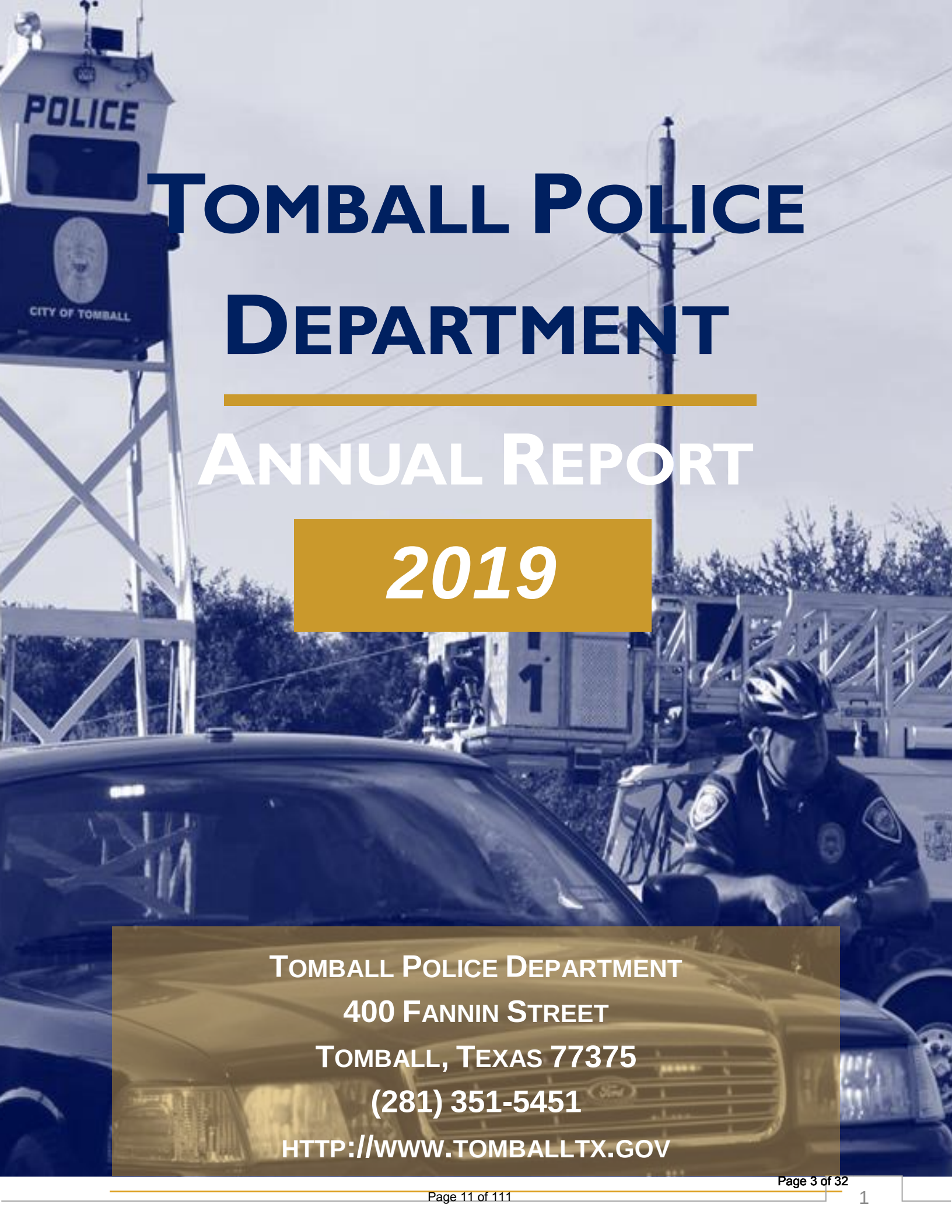
Sam Houston Trail Ride Reception

February 25, 2020

High Noon

201 S. Elm, Tomball TX



The background image is a blue-tinted photograph of a police scene. On the left, a white police tower with 'POLICE' and 'CITY OF TOMBALL' signage is visible. In the center, a police officer wearing a helmet and uniform is leaning against a dark-colored vehicle. To the right, a white utility truck with a lift is parked. The overall scene is outdoors with some trees in the background.

TOMBALL POLICE DEPARTMENT

ANNUAL REPORT

2019

TOMBALL POLICE DEPARTMENT
400 FANNIN STREET
TOMBALL, TEXAS 77375
(281) 351-5451
[HTTP://WWW.TOMBALLTX.GOV](http://www.tomballtx.gov)



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MISSION STATEMENT



The purpose of the Tomball Police Department is to protect and serve people in this community. We accomplish this by following our established rules, steadfastly adhering to our Core Values, and treating all people with dignity and compassion. We believe this will result in trust and respect between the Tomball Police Department and those we have sworn to protect.





PATROL DIVISION

Commanding Officer: Captain Bryan Hill

Patrol Division

The Patrol Operations Division has the primary responsibility for the protection of the Citizens of the City of Tomball. It is the policy of this department to staff, equip and maintain a uniformed patrol component to engage in a wide variety of law enforcement activities. The primary goal of the Patrol Operations Division is to protect the community and promote public safety through proactive policing services to reduce crime and traffic accidents.

To address this goal, the Patrol Operations Division utilizes:

- ❖ District Oriented Policing methods
- ❖ Crime Awareness Programs
- ❖ Field Interview Data Capture
- ❖ Proactive Responsive Public Safety Programs
- ❖ High-Profile and Covert Surveillance



Traffic Unit

To focus on traffic enforcement and minimize traffic accidents, the Tomball Police Department maintains a specialized traffic enforcement unit to target high risk traffic accident areas throughout the City of Tomball. In 2013, a new Motorcycle unit was formed consisting of two Victory Police Motorcycles. Officer Jeff Williams and Officer Craig Swinghammer received extensive training at Victory Motorcycle's facility in Arizona prior to receiving the bikes.





Reserve Unit

The Reserve Unit is an organizational component of the Patrol Operations Division. Their members are sworn officers who volunteer their time to help protect and serve the City of Tomball. The Reserve Unit is comprised of very hard working police officers whose duties include:

- ❖ Providing police presence, maintaining the peace and directing traffic during city functions
- ❖ Provide crowd control and protection for Tomball Independent School District athletic functions
- ❖ Assist in the service of arrest warrants and processing of persons arrested during due-diligence arrest efforts.

Public Safety Officers



The Public Safety Officer program was implemented to assist sworn officer personnel in the overall functions of the City of Tomball Jail. The Public Safety Officer performs specialized law enforcement work in the care and security of prisoners. Duties include admitting and booking inmates, ensuring security of inmates by frequent jail checks, and preparing the inmates for transport to other security facilities.

Police Chaplain

The Tomball Police Department's Chaplaincy program consists of two chaplains- Gary and Leanne Crowe. The Chaplain Crowe team is trained and prepared to provide a wide variety of services to officers, their families, and members of the department and/or community as needed. They are available 24 hours a day, 365 days a year to respond to crisis, and can be reached via cell phone, email and a "chaplain box" located in the department for private, anonymous or non-emergency requests.





Air Support Unit



The Tomball Police Department Air Support Unit (ASU) was established in June 2011, and "Michael One" began protecting us from above. This was made possible in part due to selection into the United States Department of Justice, Aviation Technology Program, and thanks to the tremendous operations support provided by the Harris County Sheriff and members of the Harris County Sheriff's Office Air Support Unit.

The Air Support Unit, which consists of two aircraft, Michael One and Michael Two, are used in a variety of airborne support functions, such as:

- ❖ Assisting other agencies in the Houston-Metro area
- ❖ Traffic monitoring/mitigation (e.g. aggressive driving)
- ❖ Airborne patrols to identify and deter criminal activity (e.g. burglaries, car thefts)
- ❖ Search and rescue missions
- ❖ Damage assessment following major weather events
- ❖ Critical infrastructure inspections (e.g. utilities, medical complexes, schools)
- ❖ Patrol during planned community events (e.g. German Festival and Holiday Parade)
- ❖ Pursuit tracking and perimeter management
- ❖ Aerial photography
- ❖ Surveillance during high-risk warrant services
- ❖ Thermal imaging

The work of the TPD ASU has resulted in critical infrastructure checks, support to ground units, locating critical missing persons, and the apprehension of both felony and misdemeanor suspects. This has positively impacted public safety in our community and the surrounding areas, but moreover it has given us an opportunity to make significant contributions to law enforcement nationwide.

While gyroplanes are new to law enforcement in the United States, the implementation of this aircraft is based on proven success in Europe. Our goal is to provide a safe, low-cost alternative to traditional law enforcement aviation programs that typically cost millions of dollars per year to operate on even the smallest scale.



Training Unit

Tomball Police Department provides training consistent with the professional development of the police department and its employees, to prepare both sworn and non-sworn personnel to act decisively and correctly in a broad spectrum of situations, to enhance productivity and effectiveness, and to foster cooperation and unity of purpose. Further, the training program will be designed to ensure that the police department and the communities' needs are addressed and that there is accountability for training provided.

Local, State and Federal Law Enforcement Professionals are invited to attend any of the training hosted by the Tomball Police Department.

For more information on training provided or hosting a course with the Tomball Police Department, please contact the Lieutenant over Training:

[Brandon Patin – bpatin@tomballtx.gov](mailto:bpatin@tomballtx.gov) / (281) 351-5451

Telecommunications Unit

A fast and accurate communications system is vital to our public safety mission. Receiving and dispatching citizen calls for service and providing a communications link between officers and the department is the primary responsibility of the Communications Unit. It is the policy of this department to provide, maintain and staff a professional Communications Unit responsible for the following:

- ❖ Receiving and dispatching all Police calls for service
- ❖ Answering all emergency 9-1-1 calls and dispatching proper emergency personnel
- ❖ Maintaining connection between the Public and Police
- ❖ Maintaining constant communication with field personnel
- ❖ Maintaining the Computer Aided Dispatch System (CAD) and entering all computer generated data into various national, state and local systems.





CRIMINAL INVESTIGATIONS DIVISION

Commanding Officer: Captain Rickey Doerre



Criminal Investigations Division

The Criminal Investigations Division consists of the Investigations Unit (Detectives), Warrants/Bailiff Unit, Crime Scene Investigations Unit, Property and Evidence Custodians, School Resource Officers, and the Records Division.

Investigations Unit

The Investigations Unit is comprised of Detectives and a Sergeant of Investigations.

- ❖ Follow up on cases not initially cleared by the Patrol Division
- ❖ Recognize and document patterns of crime
- ❖ Conduct surveillance
- ❖ Coordinate with and assist other agencies
- ❖ Gather and disseminate information to other divisions and agencies
- ❖ Interview suspects, witnesses, victims, and arrested persons
- ❖ Initiate narcotics and human trafficking cases
- ❖ Work with all confidential informants
- ❖ Conduct undercover and special operations
- ❖ Conduct internal affairs investigations

Crime Scene Investigations Unit

The Crime Scene Investigations Unit is comprised of Officers, Detectives, and Civilians with specialized training.

- ❖ Process and document major crime scenes
- ❖ Preserve, collect, and develop all evidence
- ❖ Assist in the identification, apprehension, and prosecution of suspects



Property and Evidence

The Tomball Police Department evidence technicians are active members of the International Association for Property and Evidence (IAPE) and follow all suggested guidelines.

The Chain of Command for Property and Evidence begins with a member of the Crime Scene Investigations Unit. Once evidence is collected and noted in a report, it is then submitted to the Custodian of Property and Evidence. It is the Custodian's duty to properly store evidence and property prior to and during trial, and eventually destroy items upon court order.



Warrants/Bailiff Unit

The Warrant/Bailiff Officers are assigned to the City's Municipal Court Division and are supervised by the Captain of the Criminal Investigations Division. The Warrant/Bailiff Officers' duties include:



- ❖ Serving subpoenas for the Court
- ❖ Providing security during the Court's hours of operation
- ❖ Assisting in the issuance of warrants and summons
- ❖ Assisting other agencies in locating wanted persons
- ❖ Assisting other divisions as needed
- ❖ Arresting individuals with outstanding warrants
- ❖ Handling the Court's arraignments

Records Unit

The Records Unit is responsible for collecting, disseminating, maintaining, filing, and controlling departmental records through the use of automated electronic and hard file record keeping systems. The Records Specialists are also responsible for maintaining, filing, and controlling the following records:

- ❖ Incident/ Crash/ Supplemental Records
- ❖ Arrest Packets
- ❖ Open Records Requests



TOMBALL

TPD



**TOMBALL
MEMORIAL**

TPD SRO DIVISION

School Resource Officers

In an effort to provide Tomball Independent School District (T.I.S.D.) students and staff with a safe and secure learning environment, T.I.S.D. and the Tomball Police Department partner in the Student Resource Officer (S.R.O.) Program. The S.R.O. enforces federal, state, and local laws on T.I.S.D. property. The S.R.O. acts as a liaison between T.I.S.D. and Tomball Public Safety Agencies, ensuring open lines of communication and fostering a cooperative spirit. The S.R.O. also acts as a mentor and counselor for students.

In 2019, there were five dedicated School Resource Officers, one at each T.I.S.D. high school and junior high school campus. While enforcement and instruction are fundamental duties of the S.R.O., the ability to connect with students on a personal level, via after school programs, are instrumental in developing both the S.R.O. and students' leadership and growth potential.

Future Leaders and Graduates Mentor Program

The Tomball Police Department School Resource Officers take part, voluntarily, in a mentor program designed to help build relationships and provide mentoring to youth at their respective schools. The S.R.O.'s meet with a group of students on a weekly basis where they focus on three major aspects:

- ❖ Building relationships and providing guidance and mentoring through guided group discussions.
- ❖ Assisting in education and providing one-on-one mentoring and tutoring to students in partnership with employees of T.I.S.D.
- ❖ Spending an hour each week participating in team sport activities with the students.

The mentor program has proven to help at-risk youth make positive decisions that help their grades as well as prevent them from committing delinquent acts. They have also assisted students in finding jobs and getting hired.



SPECIAL DEPARTMENT SERVICES

Recruitment Unit

Tomball Police Department is looking for the best and brightest public servants, including police officers, dispatchers, and public safety officers.

The City of Tomball, a rapidly growing, progressive community of traditional family values accepts applications for full-time Police Officers, Public Safety Officers (Jailers), and Dispatchers when vacancies exist. Tomball serves a residential population of approximately 11,000 and a daytime business and commuter population of approximately 100,000. The City of Tomball does not discriminate on the basis of Race, Color, National Origin, Sex, Religion, Age or Disability in employment or the provision of services. Full time employees are offered a competitive benefits & retirement package.

Police Officer Qualifications:

- ❖ Basic TCOLE Peace Officer Certification
- ❖ Valid Texas DL with good driving record
- ❖ Must pass physical strength and agility test
- ❖ HS Diploma or GED required-some college preferred
- ❖ Must pass psychological, polygraph, rigorous background and oral review board
- ❖ Must be able to pass pre-employment drug & medical screening

For current job opportunities, please refer to the City of Tomball's webpage:

<http://www.tomballtx.gov> and follow the "Job Opportunities" link provided.

You can obtain an application for employment online at the above webpage and return it via email, fax or mail to:





Volunteers in Police Services

Effective crime prevention requires the active support of citizens - a partnership between the police department and the community. Private and public agencies have realized for decades the value of volunteers in enhancing their workforce. The volunteers play a vital role in the department's vision to engage the community in a problem solving partnership to reduce crime and positively affect the quality of life in the community.

In an effort to enhance police services, the Tomball Police Department implemented the Volunteers in Police Services program. The program has been designed to combine the professionalism and experience of department personnel with the creativity and enthusiasm of community volunteers, by offering volunteer opportunities within the department to citizens. The Tomball Police Department has made volunteers an integral component of the support services program.

The VIPS program began its cooperative partnership with the Tomball Police Department in 2004 with 12 initial members.

Citizen's Police Academy

This community based program was designed to create transparency within the department, allowing greater insight into the world of modern policing. The Citizen's Police Academy is held each fall, has achieved great success over the years. All academy graduates are provided with instruction, demonstration and "hands-on" guidance in many of the following law enforcement activities:

- ❖ Felony and "routine" patrol stops
- ❖ Crime Scene Investigation
- ❖ Building Clearing
- ❖ Simunition and live fire house activities
- ❖ F.A.T.S. (Fire Arms Training Simulator)
- ❖ DWI Scenarios
- ❖ Trauma in Law Enforcement
- ❖ Dispatch function and Communications
- ❖ Accident Investigations



This inclusion of the community into what police department personnel experience on a daily basis was both a worthwhile and fulfilling opportunity for both the department personnel and the community as a whole. Graduates

of the Tomball Citizens' Police Academy have the opportunity to grow with the Tomball Police Department by becoming members of the Volunteers in Police Services.





Explorer Post 5451

Explorer Post #5451 was created under the leadership of Sergeant Rebecca Carlisle in the summer of 2009. During its first year of existence, members of the Tomball PD Explorer Post won numerous awards at state competition, and have continued that tradition. Members of the Post have represented the Tomball Police Department at various community events, such as Second Saturdays at the Depot, Tomball Night, and the Miss Tomball Pageant. Exploring is a part of Learning for Life with the Boy Scouts of America in the Sam Houston Council Orion District.

- ❖ Exposes youth members to various aspects of a Law Enforcement Career
- ❖ Incentive for members to maintain a high grade point average in school
- ❖ Volunteer opportunities for members
- ❖ Uniformed presence at community events
- ❖ Attend state-wide competitions
- ❖ Specialized HAZMAT and Emergency Medical training





SPECIAL EVENTS



The Tomball Police Department is involved in several annual events to maintain a strong relationship with the community. From the annual Shop with a Cop, which spends thousands of dollars to buy presents for under-privileged children, to the 4th of July Fireworks show, the Tomball Police Department takes pride in its strong relationship with the community and the support that the community provides the agency. This relationship is second-to-none.

Blue Santa & Shop with a Cop

During the Explorer Post's annual "Shop with a Cop" program, twenty under privileged or "at risk" children were taken on a \$200.00 shopping trip to Wal-Mart, and each child was escorted by his/her own Tomball Police Officer. The Tomball Police Department also implemented a holiday "Blue Santa" program. In this program, Blue Santa, with the help of CPA alumni, visits with a segment of our citizenry who are often left behind or forgotten during the holiday season: residents of retirement and assisted living centers and in-patients of Tomball Regional Medical Center. Blue Santa and his helpers are there to bring happiness and joy to citizens during the holiday season.

Salute to Law Enforcement

The Tomball Police Department participates in the annual "Salute to Law Enforcement" event which is held for law enforcement agencies working together to support the strengths of our communities. Each year, this event brings together approximately 100 agencies, over 200 officers and more than 140 exhibits. Tomball Police Department's participation in this event allows us to showcase our officers, equipment, departmental services and display a unified law enforcement effort at an event for the citizens and community we serve.





Tomball Night and National Night Out

The City of Tomball celebrates "Tomball Night," a local tradition, and "National Night Out," a nation-wide event, annually. Both events are held at the Historic Train Depot, where citizens can interact with their neighbors, first responders, and city officials.

Tomball Police Department utilizes these occasions to create and strengthen ties to the community.



Holiday Parade

The Tomball Police Department plans and facilitates the City of Tomball's annual Holiday Parade. Department personnel spend a significant amount of time preparing for the annual Holiday Parade, from planning road closures, to securing adequate manpower from a pool of patrol officers, reserve officers, VIPS volunteers, and Explorer Post members.

In addition to providing traffic control and security, the Tomball Police Department participates in the parade, with the Color Guard marching in the parade.

German Festival

The German Festival and German Christmas Market are major city events that are featured on the The Tomball Police Department provides security at the German Festival in March and the German Christmas Market in December each year. Officers work alongside German Festival staff and other City Departments to provide the best possible atmosphere for family entertainment.





4th of July Fireworks Show

The City of Tomball hosts a fireworks show every year on the 4th of July. Each year, every officer for the Tomball Police Department shows up to provide security and blockades and provide a safe environment for visitors to watch the fireworks show, enjoy food on the street, and visit many vendors. The officers work directly among the citizens, which provides them with an opportunity to interact and leave a good, lasting impression of the agency.





STATISTICS

There were an estimated 393 Part I Index offenses reported in Tomball in 2019, an 8.26% increase from 2018.

- ❖ During 2019, Tomball Police Officers made 471 arrests.
- ❖ There were 33 Violent Crimes reported in 2019, down 31.3% from 2018.
- ❖ The offense of Theft – Larceny accounted for 64.9% of all index crimes.
- ❖ There were 14 Aggravated Assaults reported in 2019, down 33.3% from 2018.
- ❖ There were 61 Motor Vehicle Thefts reported in 2019, down 3.7% from 2018.

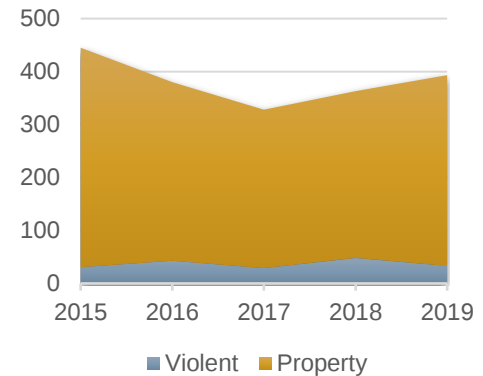
Crime Measurements

The Tomball Police Department participates in the Uniform Crime Reporting (UCR) Program. UCR makes the measurement and analysis of crime index possible.

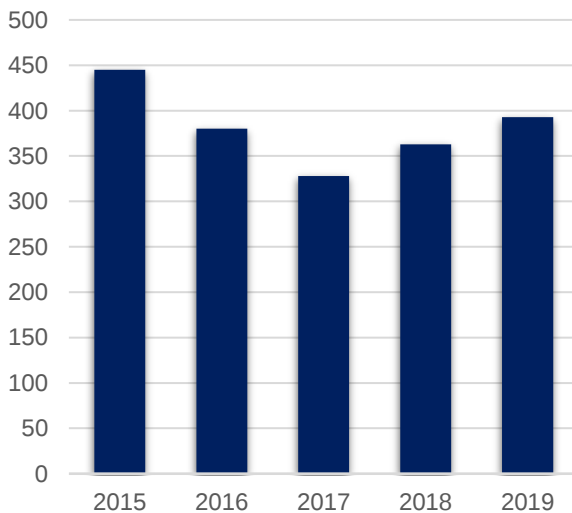
Crime Index

Uniform Crime Reporting is the reporting of seven index crimes. The crimes in this group are all serious, either by their nature or because of the frequency of their occurrence. These crimes can be categorized as violent crimes or property crimes. Violent crimes include murder, forcible rape, robbery, and aggravated assault. Property crimes include burglary, theft / larceny, and motor vehicle theft.

	2015	2016	2017	2018	2019
Murder	1	0	0	0	0
Rape	9	11	10	10	13
Robbery	9	12	5	17	6
Agg. Assault	12	20	14	21	14
Burglary	39	47	42	45	44
Theft / Larceny	319	240	207	207	255
Auto Theft	56	50	50	63	61
Totals	445	380	328	363	393



Overall Part I Crime



Type of Crime	Offense	2018	2019	% Change
Violent Crimes	Murder	0	0	0.0%
	Rape	10	13	+30.0%
	Robbery	17	6	-64.7%
	Aggravated Assault	21	14	-33.3%
Violent Crime Totals		48	33	-31.3%
Property Crimes	Burglary	45	44	-2.2%
	Theft / Larceny	207	255	+23.2%
	Auto Theft	63	61	-3.7%
Property Crime Totals		315	360	+14.3%
Index Crime Totals		363	393	+8.26%

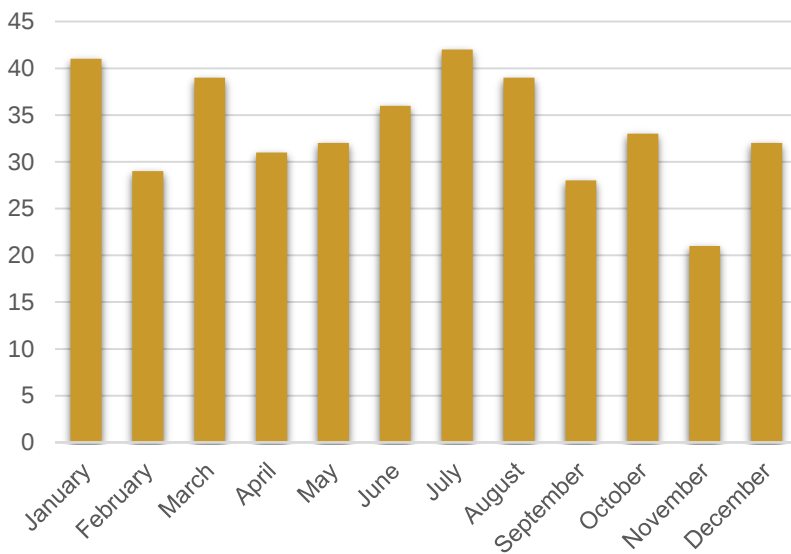


Annual Crime Trends

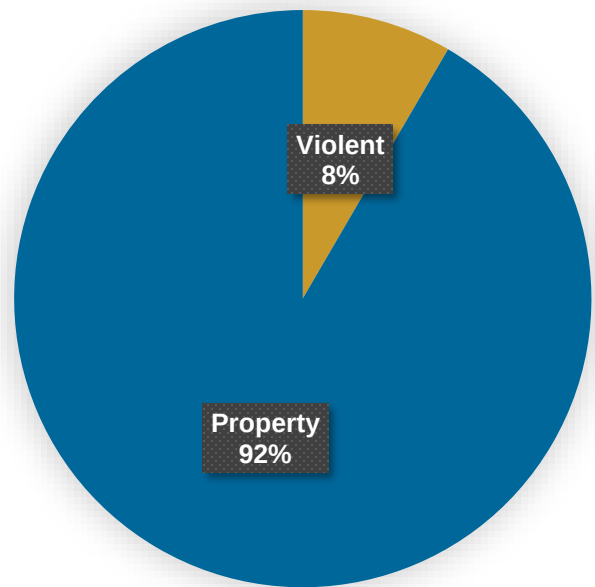
In 2019, the highest month for crime was July, with 42 Index Crimes reported. The lowest month reported was November with 21 index crimes reported.

In 2019, 8.4% of the Crime Index was made up of Violent Crimes, and 91.6% was Property Crimes.

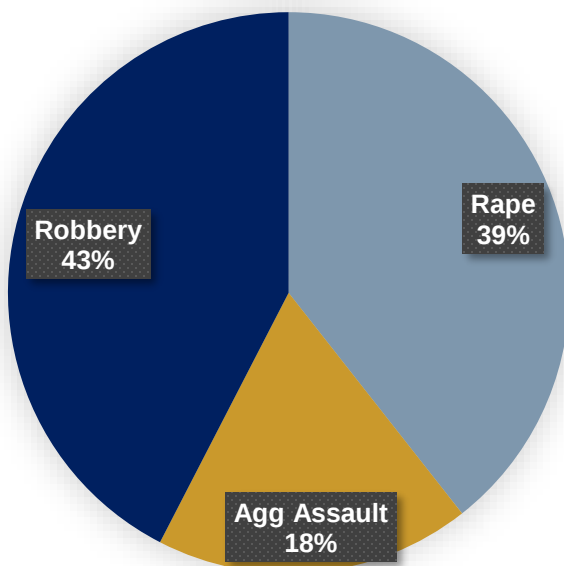
**Index Crimes by Month
2019**



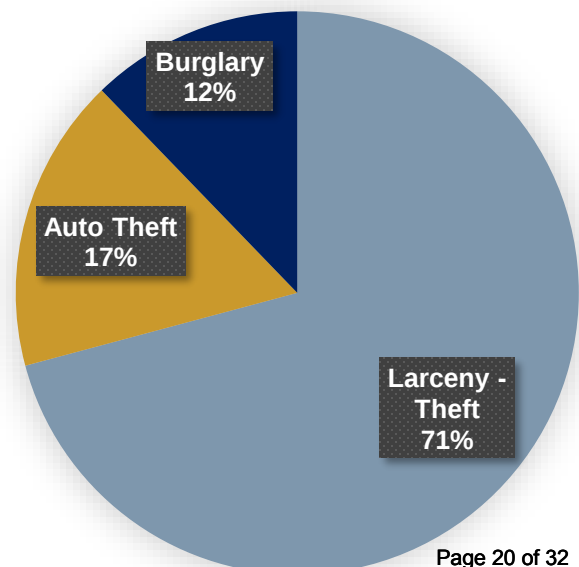
**Type of Crime
2019**



**Violent Crimes by Offense
2019**



**Property Crimes by
Offense
2019**



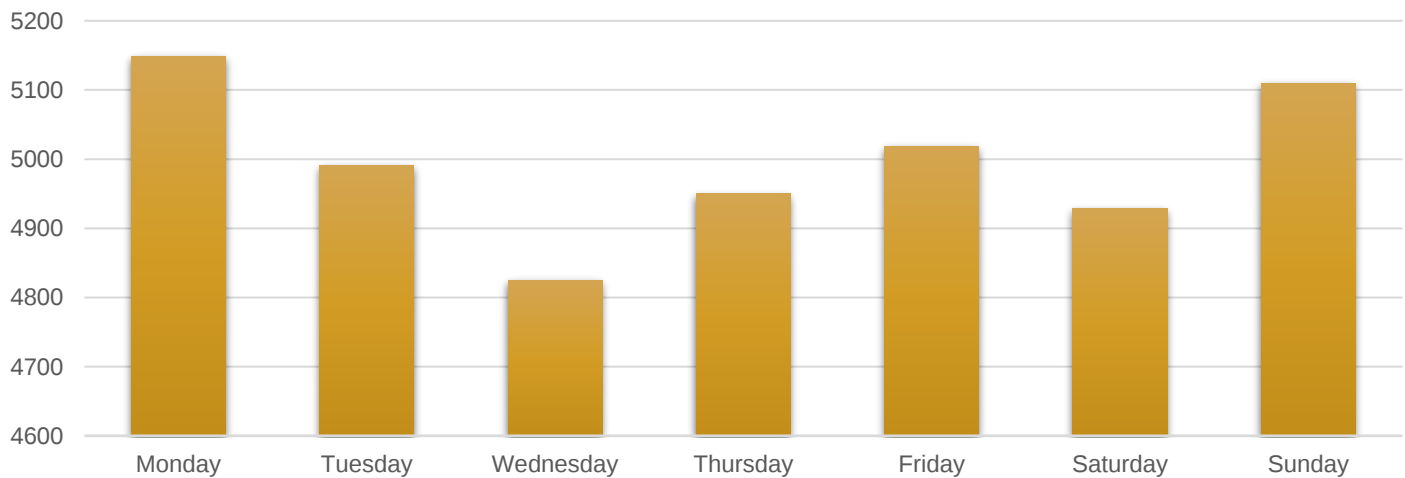


Calls for Service

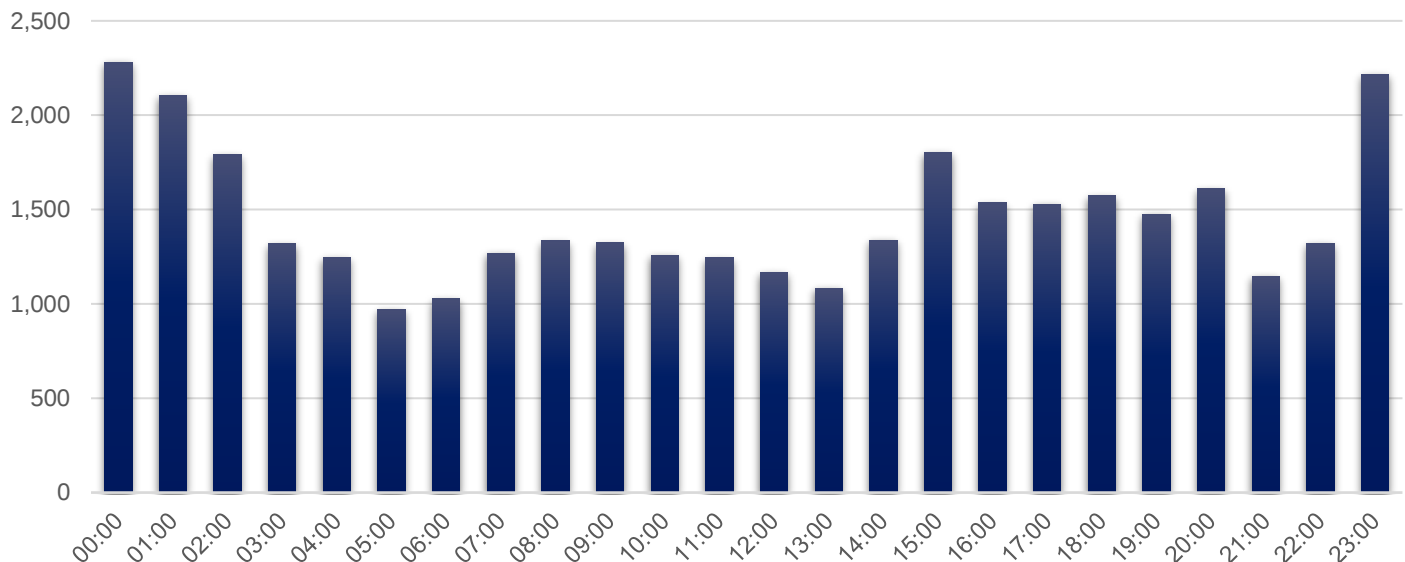
During 2019, the Tomball Police Department Communications Center logged 34,972 events containing officer activity. This number includes traffic stops, foot patrols, suspicious persons, and citizen-generated calls for service requiring a police response. Of the events logged, the top five activities include close patrols, traffic stops, jail inspections, suspicious persons, and information calls. Below you will find an additional breakdown of Tomball Police Department dispatch activities for 2019:

- ❖ Tomball Police Officers completed 1,718 written reports.
- ❖ Tomball Communications Specialists dispatched 22,143 Citizen Calls for Service.
- ❖ The average call for service response time was 5 minutes and 58 seconds.

Calls by Day of the Week



Calls by Hour of Day





Personnel

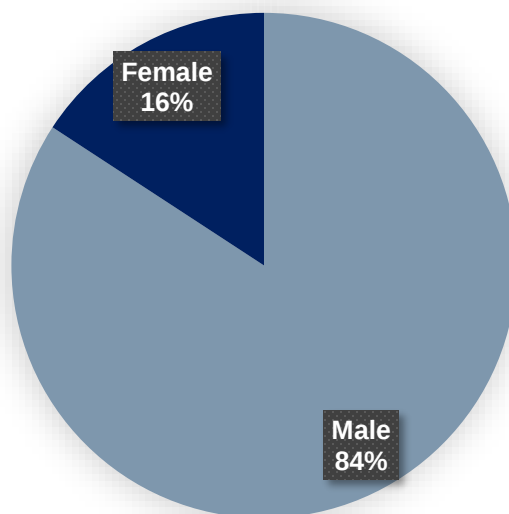
Commissioned Personnel

In 2019, the Tomball Police Department employed 38 full-time sworn officers. Of the 38 full-time officers, 84.2% were male and 15.8% were female. The Tomball Police Department also employs 2 part-time sworn officers and 1 part-time reserve sworn officer.

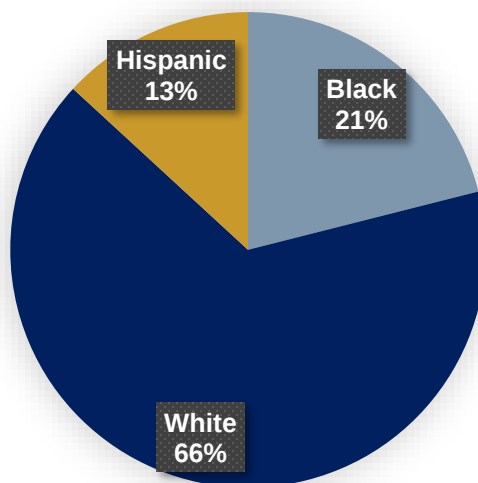
Civilian Personnel

The Tomball Police Department employed 17 civilian employees in 2019, which included 1 Administrative Assistant, 2 Records Specialists, 2 Public Safety Officers, 2 Property and Evidence Technicians, and 10 Communications Specialists. Of the 17 civilian employees in 2019, 94.1% were female and 5.9% were male.

Percentage of Male and Female Full-Time Sworn Officers



Ethnicity of Full-Time Sworn Officers





Uniform Crime Reporting Offenses

Offenses in Uniform Crime Reporting are divided into two groups designated as Part I and Part II offenses. Offense and arrest information is reported for the Part I offenses, while only arrest information is reported for Part II offenses.

Part I Offenses

Criminal Homicide - (a) Murder and non-negligent manslaughter: All willful felonious homicides as distinguished from deaths caused by negligence. Excluded are attempts to kill, assaults to kill, suicides, accidental deaths and justifiable homicides. Justifiable homicides are limited to: the killing of a person by law enforcement officer in the line of duty; and the killing of a person in the act of committing a felony by a private citizen; (b) Manslaughter by negligence: any death which the police investigation established was primarily attributable to gross negligence of some individual other than the victim.

Murder and Non-Negligent Manslaughter - The willful (non-negligent) killing of one human being by another. This includes any death due to injuries received in a fight, argument, quarrel, assault, or commission of a crime. Suicides, accidental deaths, assaults to murder, traffic fatalities and attempted murders are not included.

Justifiable Homicide - The killing of a person by a law enforcement officer in the line of duty; or the killing (during the commission of a felony) of a felon by a private citizen.

Manslaughter by Negligence - The killing of another person through gross negligence. Forcible Rape - The obtaining of carnal knowledge of a female, forcibly and against her will. Robbery - The taking or attempting to take anything of value from the care, custody or control of a person or persons by force or threat of force or violence and/or by putting the victim in fear.

Aggravated Assault - An unlawful attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury. This type of assault is usually accompanied by the use of a weapon or by means likely to produce death or great bodily harm.

Burglary - The unlawful entry of a structure to commit a felony or theft. This includes breaking and entering with intent to commit a larceny; housebreaking; safe cracking, and all attempts at these offenses.

Larceny / Theft - The unlawful taking, carrying, leading, or riding away of property from the possession or constructive possession of another. This includes pocket-picking, purse-snatching, shoplifting, theft from motor vehicles, theft of motor vehicle parts and accessories, theft of bicycles, theft from buildings, theft from coin-operated machines, and all thefts that don't fit into the above mentioned categories.

Motor Vehicle Theft - The theft or attempted theft of a motor vehicle, which is defined as a self-propelled vehicle that runs on land surface and not on rails.



Glossary of Terms

Adult - In Texas, an adult is a person 17 years of age or older. Cleared by Arrest or Exceptional Means - For Uniform Crime Reporting purposes, an offense is cleared by arrest or solved when at least one person is arrested, charged with the commission of an offense and turned over to court for prosecution. In certain situations, police are not able to follow these three steps, and if the following four conditions can be met, the offense can be cleared exceptionally:

- (1) the investigation has definitely established the identity of the offender;
- (2) there is enough information to support an arrest, charge, and turning over to the court for prosecution;
- (3) the exact location of the offender is known so that he could be taken into custody;
- (4) there is some reason outside the police control that prevents the arresting, charging, and prosecuting of the offender.

Crime Index - The sum of seven index offenses used to measure the extent, fluctuation and distribution of a crime in a given geographical area. Crime classifications used in the Crime Index are: murder, rape, robbery, aggravated assault, burglary, larceny-theft and motor vehicle theft. While arson is also an index offense, it is not part of the Crime Index.

Crime Rate - The number of offenses per 100,000 inhabitants. To calculate a crime rate, divide the population by 100,000 and then divide the number of offenses by that answer. The crime rate is useful in determining the relative frequency of crime without regard to fluctuations in population.

Index Crime - A crime for which reports of offenses committed are collected. Index crimes are murder, rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson.

Juvenile - In Texas, a juvenile is a person 16 years of age or under. Non-Violent Crime - Property crimes; the index offenses of burglary, larceny-theft and motor vehicle theft.

Personal Weapon - The use of hands, feet, fists and teeth as a weapon to commit a crime; also termed strong-arm weapon.

Strong-Arm Weapons - The use of hands, feet, fists and teeth as a weapon to commit a crime; also termed personal weapon.

Violent Crime - Consists of the Index Offenses of murder, forcible rape, robbery and aggravated assaults. (Also referred to as crimes against persons).



VISION

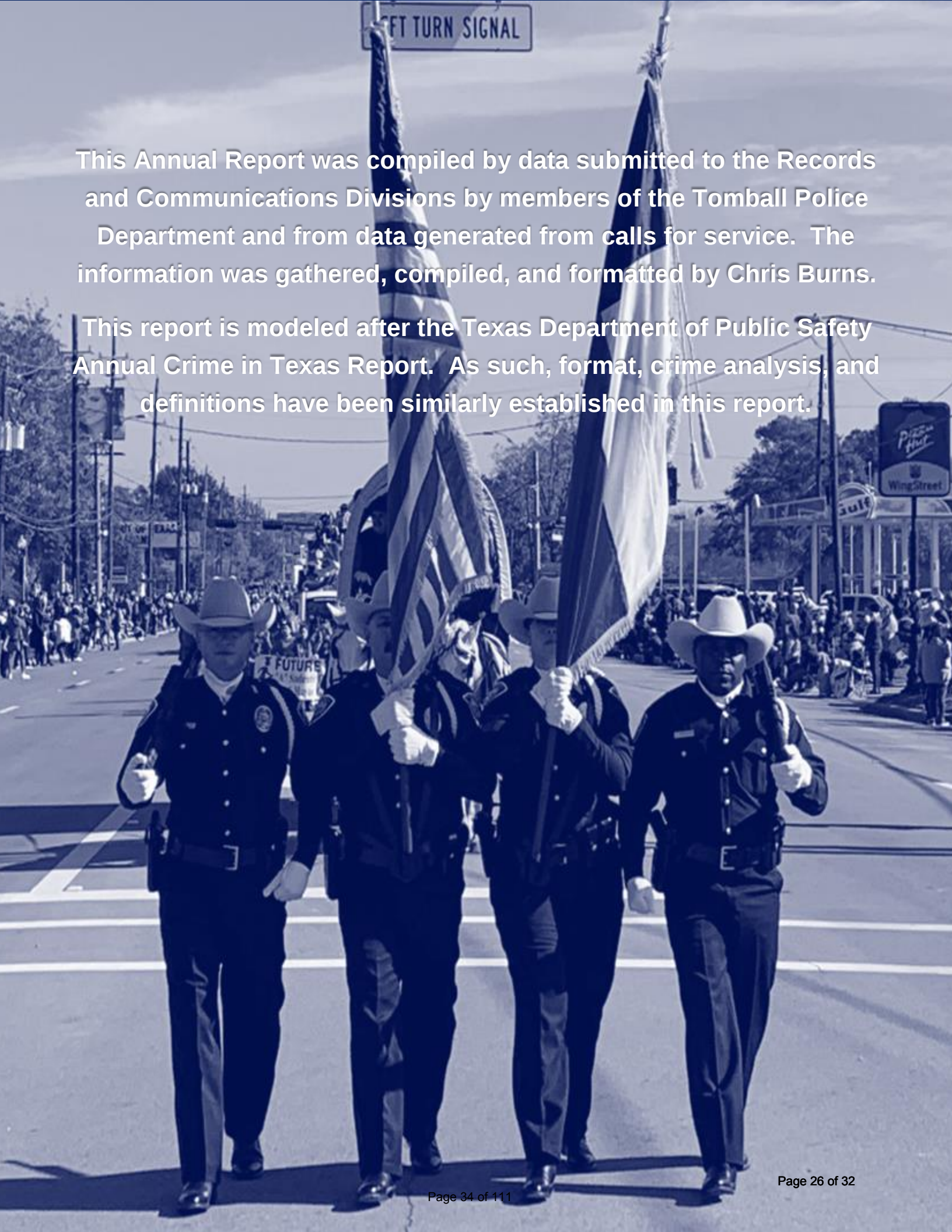


A strong, diverse, united community where people can thrive.



This Annual Report was compiled by data submitted to the Records and Communications Divisions by members of the Tomball Police Department and from data generated from calls for service. The information was gathered, compiled, and formatted by Chris Burns.

This report is modeled after the Texas Department of Public Safety Annual Crime in Texas Report. As such, format, crime analysis, and definitions have been similarly established in this report.



**TOMBALL POLICE
DEPARTMENT**

ANNUAL CONTACT DATA REPORT



2019

POLICE CONTACT DATA



PRESS RELEASE

#021720
TOMBALL POLICE DEPARTMENT



400 Fannin, Tomball, Texas 77375
(281) 351-5451 Fax: (281) 351-2615

For Immediate Release

Date: February 17, 2019
Contact: Captain Bryan Hill
Phone: (281) 351-5451, ext 1383

“Citizen Input: Senate Bill 1074 - Racial Profiling”

The 77th Texas Legislature enacted Senate Bill 1074, prohibiting the practice of racial profiling. This legislation went into effect in January of 2002, and in part requires law enforcement agencies to seek input from the community.

The Tomball Police Department has a long history of working in partnership with members of the community, and we continually strive to excel at our mission of delivering the highest quality police service to all – in a fair and impartial manner. To that end, and as a means of assessing our effectiveness in policy development and employee training, we are always eager to receive public feedback regarding our service delivery.

Anyone with questions or concerns related to Senate Bill 1074 should contact Captain Bryan Hill, at 281-351-5451, ext.1383. General comments praising our officer's efforts or expressing concerns may be directed to any department supervisor in person, by telephone (281-351-5451), or via our website (tomballtx.gov).

The Tomball Police Department is very proud of the relationship we enjoy with our community and we value your perspective, comments, and support.

CHART I

2019 Activity

CITY OF TOMBALL DEMOGRAPHICS:

RACE:	NUMBER	% OF TOTAL
BLACK	3,550	9.02%
ASIAN/PACIFIC ISLANDER	2,349	5.97%
WHITE	23751	60.36%
HISPANIC/LATINO	9555	24.28%
ALASKA NATIVE/AMERICAN INDIAN	146	0.37%
TOTAL	39,351	100%

*** NUMBER OBTAINED FROM THE U.S. CENSUS 2010 Demographic Profile Data for 77375*

CONTACTS: 7745

1 CONTACTS BY GENDER:

SEX:	CITATIONS	% OF TOTAL
MALE	4778	61.7%
FEMALE	2,967	38.3%
TOTAL	7,745	100%

2 CONTACTS BY RACE or ETHNICITY:

Must equal total stops: 7745

RACE:	CITATIONS	% OF TOTAL
BLACK	1,172	15.1%
ASIAN/PACIFIC ISLANDER	166	2.1%
WHITE	3787	48.9%
HISPANIC/LATINO	2555	33.0%
ALASKA NATIVE/AMERICAN INDIAN	65	0.8%
TOTAL	7,745	100%

3 ETHNICITY KNOWN BEFORE STOP?

Must equal total stops: 7745

ETHNICITY KNOWN BEFORE STOP?	NUMBER	% OF TOTAL
YES	103	1.3%
NO	7642	98.7%
TOTAL	7745	1

*** CITATIONS COUNT OBTAINED FROM TOMBALL RACIAL PROFILING DATA AND TOMBALL MUNICIPAL COURTS*

4 REASON FOR STOP:

Must equal total stops: 7745

REASON FOR STOP:	NUMBER	% OF TOTAL
VIOLATION OF LAW	832	10.7%
PRE-EXISTING KNOWLEDGE (I.E. WARRANT)	123	1.6%
MOVING TRAFFIC VIOLATION	3904	50.4%
VEHICLE TRAFFIC VIOLATION (EQUIPMENT, INSPECTION, REGISTRATION)	2886	37.3%
TOTAL	7745	1

5 LOCATION OF STOP:*Must equal total stops: 7745*

STREET ADDRESS OR APPROXIMATE LOCATION OF THE STOP	NUMBER	% OF TOTAL
CITY STREET	4155	53.6%
US HIGHWAY	0	0.0%
STATE HIGHWAY	2204	28.5%
COUNTY ROAD	1380	17.8%
PRIVATE PROPERTY OR OTHER	6	0.1%
TOTAL:	7745	1

6 SEARCHES:*Must equal total stops: 7745*

SEARCH CONDUCTED	NUMBER	% OF TOTAL
YES	126	
NO	7,619	
TOTAL	7,745	100%

7 REASON FOR SEARCH*Must equal line 6a: 126*

REASON FOR SEARCH:	NUMBER	% OF TOTAL
CONSENT	58	46.0%
CONTRABAND / EVIDENCE IN PLAIN SIGHT	5	4.0%
PROBABLE CAUSE OR REASONABLE SUSPICION	54	42.9%
INVENTORY SEARCH PERFORMED AS A RESULT OF TOWING	2	1.6%
INCIDENT TO ARREST / WARRANT	7	5.6%
TOTAL	126	1

8 CONTRABAND DISCOVERED*Must equal line 6a: 126*

	CONTRABAND DISCOVERED?	NUMBER	% OF TOTAL
<i>a</i>	YES	28	22.2%
<i>b</i>	NO	98	77.8%
	TOTAL	126	1

9 DESCRIPTION OF CONTRABAND DISCOVERED*Must equal line 8a: 28*

	DESCRIPTION OF CONTRABAND DISCOVERED	NUMBER	% OF TOTAL
<i>a</i>	ILLEGAL DRUGS / DRUG PARAPHERNALIA	24	85.7%
<i>b</i>	CURRENCY	0	0.0%
<i>c</i>	WEAPONS	1	3.6%
<i>d</i>	ALCOHOL	2	7.1%
<i>e</i>	PROPERTY STOLEN	1	3.6%
<i>f</i>	OTHER	0	0.0%
	TOTAL	28	1

10 RESULT OF THE STOP*Must equal total stops: 7745*

	RESULT OF THE STOP	NUMBER	% OF TOTAL
<i>a</i>	VERBAL WARNING	607	7.8%
<i>b</i>	WRITTEN WARNING	1104	14.3%
<i>c</i>	CITATION	5984	77.3%
<i>d</i>	WRITTEN WARNING AND ARREST	0	0.0%
<i>e</i>	CITATION AND ARREST	10	0.1%
<i>f</i>	ARREST	40	0.5%
	TOTAL	7745	1

11 ARREST BASED ON:*Must equal lines 10d-f: 50*

	ARREST BASED ON:	NUMBER	% OF TOTAL
a	VIOLATION OF PENAL CODE	41	
b	VIOLATION OF TRAFFIC LAW	1	
c	VIOLATION OF CITY ORDINANCE	0	
d	OUTSTANDING WARRANT	8	
	TOTAL	50	

12 PHYSICAL FORCE RESULTING IN BODILY INJURY*Must equal total stops: 7745*

	WAS PHYSICAL FORCE USED RESULTING IN BODILY INJURY DURING STOP?	NUMBER	% OF TOTAL
a	YES	2	0.0%
b	NO	7743	100.0%
	TOTAL:	7745	1

CHART II

2019 Activity

SEARCHED:

RACE:	NUMBER SEARCHED	% OF TOTAL
BLACK	33	26.19%
ASIAN/PACIFIC ISLANDER	1	0.79%
WHITE	82	65.08%
HISPANIC/LATINO	10	7.94%
ALASKA NATIVE/AMERICAN INDIAN	0	0.00%
TOTAL	126	100%

***INFORMATION RECORDED ON CITATIONS, NUMBERS OBTAINED FROM TOMBALL RACIAL PROFILING DATA.*

SEARCHED - COMPARISON:

RACE:	CONSENSUAL SEARCH		PC/SEARCH	
BLACK	14	17.50%	19	41.30%
ASIAN/PACIFIC ISLANDER	1	1.25%	0	0.00%
WHITE	59	73.75%	23	50.00%
HISPANIC/LATINO	6	7.50%	4	8.70%
ALASKA NATIVE/AMERICAN INDIAN	0	0.00%	0	0.00%
TOTAL	80	100%	46	100%

***INFORMATION OBTAINED FROM TOMBALL RACIAL PROFILE DATA RECORDS. *PC-PROBABLE CAUSE*

ARRESTS:

RACE:	ARREST/RESULT OF STOP	% ARRESTED
BLACK	8	20.00%
ASIAN/PACIFIC ISLANDER	1	2.50%
WHITE	18	45.00%
HISPANIC/LATINO	13	32.50%
ALASKA NATIVE/AMERICAN INDIAN	0	0.00%
TOTAL	40	100%

Regular City Council
Agenda Item
Data Sheet

Meeting Date: February 17, 2020

Topic:
Approve the Minutes of the February 3, 2020 Regular Tomball City Council Meeting

Background:

Origination:
City Secretary

Recommendation:
Approve

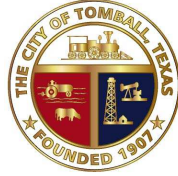
Party(ies) responsible for placing this item on agenda:
City Secretary

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Draft Minutes of the February 3, 2020 Regular Tomball City Council Meeting

**MINUTES OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**MONDAY, FEBRUARY 3, 2020
6:00 P.M.**

1.0 Meeting was called to order at 6:00 p.m. by Mayor Fagan. Other members present:

Councilman Ford
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Members absent:

Councilman Stoll - Excused

Others present:

City Manager – Robert Hauck
Assistant City Manager – David Esquivel
City Secretary – Doris Speer
City Attorney – Loren B. Smith
Director of Public Works – Beth Jones
Fire Chief – Randy Parr
Interim Police Chief – Skip Oliver
Finance Director – Glenn Windsor
Marketing Director – Mike Baxter
Director of Community Development – Craig Meyers
Community Center Manager – Rosalie Dillon
Fire Marshal – Joe Sykora
CSO-Administrative Assistant – Sasha Luna

2.0 The invocation was led by Pastor Adam McIntosh – St. David's Church

3.0 Pledges to U. S. and Texas Flags were led by Scout Troop 471.

4.0 The following public comments were received:

- | | | |
|--|---|--|
| David Martin
13319 Spring Hollow, 77375 | - | Expressed his opinion regarding City of Tomball's process regarding zoning variances. |
| Jenny Bennett
19111 E. Sawtooth Canyon, 77377 | - | Spoke regarding upcoming event at the Depot – <i>Swim Safe Forever – Beat the Heat</i> – to be held on June 27, 2020 |
| Bill Sumner
12321 Zion Road, 77375 | - | Expressed his opinion regarding City of Tomball's process regarding zoning variances. |

5.0 Reports and Announcements:

- February 14, 2020 – Last day to apply for Place on Ballot for the May 2, 2020 General City Election
- February 25, 2020 – ***Trailride Reception*** – 12 Noon at the Depot
- March 21, 2020 – ***Tomball Honky Tonk Chili Challenge Festival*** at the Depot – 11:00 a.m.-6:00 p.m.
- March 27-29, 2020 – **Tomball German Sister City Heritage Festival** at the Depot
- Reports by City staff and members of council about items of community interest on which no action will be taken:
 - Randy Parr advised that Steven Foehner, Fire Captain, has been appointed as an ambassador of the *Swim Safe Forever* Northwest Houston Chapter
 - Robert Hauck introduced “Skip” Oliver, Interim Police Chief.

6.0 Motion was made by Councilman Townsend, second by Councilman Ford, to approve the Minutes of the January 20, 2020 Regular Tomball City Council Meeting

Motion carried unanimously.

7.0 New Business:

- 7.1 Motion was made by Councilman Degges, second by Councilman Ford, to approve the Acceptance of Excess Right-Of-Way from Harris County and Sell to Harris County Additional Right-Of-Way and Drainage Easement Needed for the Construction of Hufsmith Kohrville Road, in the Amount of \$9,181, and Authorize City Manager to Execute Necessary Documents.

Motion carried unanimously.

- 7.2 Motion was made by Councilman Degges, second by Councilman Townsend, to approve a Land Lease and Museum Development Agreement between City of Tomball, a Municipal Corporation, and the Texas Railroading Heritage Museum, Inc., for Lease and Development of City-Owned Land into a Regional Railroad Museum, and Authorize City Manager to Execute Necessary Documents.

Motion carried unanimously.

- 7.3 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to read Ordinance No. 2020-03 by caption only on first reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adopt, on First Reading, Ordinance No. 2020-03, an Ordinance Amending the Code of Ordinances of the City of Tomball, Texas by Adding a New Article VII, Keeping of Dangerous Animals, to Chapter 8, Animals, Defining and Adopting Regulations for Dangerous Animals, and Providing Exceptions to the Regulations; 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. Vote was as follows:

Councilman Ford	<u>Aye</u>
Councilman Stoll	<u>Absent</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried unanimously.

- 7.4 Motion was made by Councilman Townsend, second by Councilman Ford, to approve Resolution No. 2020-04, a Resolution of the City Council of the City of Tomball, Texas, Supporting Tomball Village Apartments, LP, for the Acquisition and Rehabilitation of the Multi-Family Housing Development Known as Tomball Village Apartments, Approve a Commitment of In-Kind Support valued at \$250.00, and Authorize the Mayor to Issue a Letter of Support to the Texas Department of Housing and Community Affairs. Vote was as follows:

Councilman Ford	<u>Aye</u>
Councilman Stoll	<u>Absent</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Nay</u>

Motion carried, 3 votes Aye, 1 vote Nay.

- 8.0 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adjourn.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this the 17th day of February 2020.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Adopt, on Second Reading, Ordinance No. 2020-03, an Ordinance Amending the Code of Ordinances of the City of Tomball, Texas by Adding a New Article VII, Keeping of Dangerous Animals, to Chapter 8, Animals, Defining and Adopting Regulations for Dangerous Animals, and Providing Exceptions to the Regulations; 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 City of Tomball has received recent concerns from citizens in regards to the keeping of dangerous animals. Ordinance No. 2020-03 was drafted to address these concerns and prohibits the keeping of dangerous animals within the city limits.

Origination:**Recommendation:**

Approval

Party(ies) responsible for placing this item on agenda:

Craig T. Meyers, Community Development Director

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Ordinance No. 2020-03

ORDINANCE NO. 2020-03

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF TOMBALL, TEXAS BY ADDING A NEW ARTICLE VII, KEEPING OF DANGEROUS ANIMALS, TO CHAPTER 8, ANIMALS, DEFINING AND ADOPTING REGULATIONS FOR DANGEROUS ANIMALS, AND PROVIDING EXCEPTIONS TO THE REGULATIONS; 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.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds that it is in the best interest of the health, safety and welfare of its citizens to adopt regulations regulating the keeping of dangerous animals; and

WHEREAS, the City Council desires to regulate dangerous animals in the manner set forth in this ordinance; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. The Code of Ordinances of the City is hereby amended by adding a new Article VII, Keeping of Dangerous Animals, to Chapter 8, Animals, of the City of Tomball Code of Ordinances, the new Article VII, Keeping of Dangerous Animals, to read as follows:

“ARTICLE VII. KEEPING OF DANGEROUS ANIMALS

Section 8-206. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Dangerous animal means any mammal, amphibian, reptile or fowl of a species that is dangerous by nature and that, because of its size, vicious nature or other characteristics, is dangerous to human beings. Dangerous animals shall include, but not be limited to, lions, tigers, leopards, panthers, wildcats, domestic cat hybrids, bears, wolves, wolf-dog hybrids, cougars, coyotes, coyote-dog hybrids, raccoons, skunks (whether deodorized or not), apes, gorillas, monkeys of a species whose average adult weight is 20 pounds or more, foxes, elephants, rhinoceroses, alligators, crocodiles, caymans, fowl larger than a macaw, all forms of venomous reptiles and any snake that will grow to a length greater than eight feet. The term dangerous animal shall not include gerbils, hamsters, guinea pigs, mice and domesticated rabbits.”

Section 8-207. – Possession prohibited.

It shall be unlawful for any person to be in possession of a dangerous animal. It is unlawful for the owner or other person in possession or control of any property, residence or business premises to knowingly permit any other person to be in possession of a dangerous animal upon the property, residence or business premises. As used in this section, the term 'to be in possession' includes the harboring or keeping of any dangerous animal, whether on a temporary or permanent basis and includes, without limitation, holding or keeping the dangerous animal for the temporary and/or limited purpose of sale or transfer or offering of sale or transfer to another person.

It is an affirmative defense to prosecution under this section that the dangerous animal is in possession is:

- (1) Being kept for treatment in an animal hospital operated by a veterinarian;
- (2) Being kept at a public zoo that is accredited by a nationally recognized zoological association;
- (3) Being kept at a shelter operated by a state or federally recognized humane agency for the purpose of its transfer to a refuge or sanctuary;
- (4) Being kept for medical research or teaching purposes at a medical school or licensed hospital or by a university or college offering an accredited degree program;
- (5) In the possession of a freight agency or other carrier, and its possession in the city is incidental to transportation, provided that the dangerous animal is secured within a cage or other enclosure that is adequate to prevent its escape;

- (6) The dangerous animal is being transported temporarily for use in film making and other productions under Chapter 6, Article III of this Code.”

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 3rd DAY OF FEBRUARY 2020.

COUNCILMAN FORD	<u>AYE</u>
COUNCILMAN STOLL	<u>ABSENT</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</u>

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE
CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 17TH DAY OF FEBRUARY
2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Approve Purchase of AirVac Exhaust Filtration System to Remove Contaminants from Apparatus Bays at Fire Station 1, from Air Vacuum Corporation, a Sole Source Provider, in the Amount of \$54,597.00

Background:

In the FY 19-20 Budget process, City Council approved the purchase and installation of an exhaust filtration system at Fire Station 1 to minimize the risk of exposure to carcinogens contained in the diesel exhaust. Identical systems have previously been installed at Fire Stations 2 and 5.

Origination:

Fire Department

Recommendation:

Staff recommends approval

Funding:

Yes

Account Number:142-6206

Party(ies) responsible for placing this item on agenda:

Chief Parr

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Purchase Order and related material



CITY OF TOMBALL
401 W. Market Street
Tomball, Texas 77375-4697
PH: (713) 351-5484

PURCHASE ORDER

PO Number: 0019153

Date: 02/05/2020

Requisition #: 0019153

Vendor #: 000733

ISSUED TO: AIR VACUUM CORPORATION
PO BOX 517
DOVER, NH 03821-0517

SHIP TO: CITY OF TOMBALL FIRESTA CENTRL
Attn: SHERA CARRIKER
1200 RUDEL ST.
Tomball, TX 77375

ITEM	UNITS	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	8	Airvac 911	100-142-6206		3,675.00	29,400.00
2	8	4-stage pack	100-142-6206		410.00	3,280.00
3	1	Airvac 911 filter gage	100-142-6206		125.00	125.00
4	1	UL listed - 8 circuit control panel	100-142-6206		1,545.00	1,545.00
5	6	Twin Photobeam detector	100-142-6206		255.00	1,530.00
6	4	Nascom set with track mount bracket 3.25"	100-142-6206		57.00	228.00
7	12	AirVac-911	100-142-6206		8.75	105.00
8	8	Installation Air Vac-911 system	100-142-6206		2,275.00	18,200.00
9	4	Drum style roll up door switch	100-142-6206		46.00	184.00

Authorized by: *Shane Windsor*

Authorized by: *Robert H. Hirsch*

SUBTOTAL:	54,597.00
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	54,597.00

Purchases from \$3,000.00 to \$49,999.99 require 3 written quotes

Purchases of \$50,000.00 and over require advertisement, competitive sealed bidding and council approval



Invoice

DATE	INVOICE #
1/28/2020	14480

P.O. Box 517
Dover, NH 03821-0517
603-743-4332

BILL TO
Tomball Fire Dept. Accounts Payable 1200 Rudel Tomball, TX 77375

SHIP TO
Tomball Fire Dept. Attn: John Fontenot 1200 Rudel Tomball, TX 77375

P.O./ORDER NUMBER	TERMS	REP	SHIP	VIA	F.O.B.
0019153	1/2 on order, 1/2 on completion	TJV		Best Way	

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
8	AIRVAC® 911	AIRVAC 911® Engine Exhaust Removal System (Single Phase, 115 Volt)	3,675.00	29,400.00
8	4-Stage Pack	Air Vac-911 4-Stage Filter pack (with new single 4" gas phase "MULTISORB 3000", combines stages #3 & #4)	410.00	3,280.00
1	2-5003	Air Vac-911 Filter Gage	125.00	125.00
1	AVEC-8C/T3	UL LISTED - 8 CIRCUIT CONTROL PANEL (SEQUENCED)	1,545.00	1,545.00
6	Seco-Larm E-960-D90Q	Twin Photobeam Detector for interior or exterior use. Range: Up to 90ft (30 meters) outdoor and 190ft (60 meters) indoor	255.00	1,530.00
4	N505AUTMC/STX01	Nascom - N505AUTMC/STX01 SET WITH TRACK MOUNT BRACKET 3.25"	57.00	228.00
4	N505ASCD/ST	N505ASCD/ST Drum Style Roll up door switch "Non-Schedule Item"	46.00	184.00
12	523-863-301	Air Vac-911 Prefilter (Filter #1- 12/box)	8.75	105.00
8	Inst. Equip.	INSTALLATION "AIR VAC-911" SYSTEM (GSA non-contract item) & DELIVERY	2,275.00	18,200.00

Buyer responsible for all applicable taxes unless otherwise noted and/or tax exempt.

Total USD \$54,597.00

Payments/Credits \$0.00

Balance Due \$54,597.00



Tomball Fire Department
Chief Randall F. Parr, MPA, EFO, CFO,
MIFireE
1200 Rudel
Tomball, Texas 77375
(281) 290-1063



January 30, 2020

Mr. David Esquivel
Assistant City Manager
City of Tomball
401 Market Street
Tomball, TX 77375

Re: Air Vacuum Corporation (Airvac)

Dear David;

You have requested information regarding a "sole source letter" to support the Fire Department's selection of Airvac to install an exhaust filtration system at Fire Station 1. Airvac manufactures the product and will install the system using its own employees. As such, there are no "competitors" for its product. There are other manufacturers of filtration or exhaust removal systems, some attaching directly to the apparatus and other using ceramic high heat technology incorporated into the exhaust system on the apparatus. We have successfully installed Airvac systems at Station 5, during its construction, and retrofitted Station 2 last year. We have been very pleased with the operation and effectiveness of these systems and desire to have a similar system installed at Station 1.

A benefit to using this system is most of the new apparatus exhaust through the top of the truck directing the exhaust up to the air filtration systems.

Should you need any additional information to support the use of Airvac for the exhaust filtration system at Station 1, please let me know? Thank you.

Sincerely

Randall F. Parr



The World Leader In Engine Exhaust Removal
Systems for the Fire and EMS Industry

Friday, January 31, 2020

Jonathon Fontenot
Tomball Fire Department St#1
1200 Rudel
Tomball, TX 77375

Dear Jonathon,

This letter is to confirm our conversation regarding the availability of the AIRVAC 911® exhaust removal system for Fire & EMS Facilities.

The multi-directional airflow (vertical & horizontal) AIRVAC 911® System is manufactured and distributed solely by the Air Vacuum Corporation of Dover, New Hampshire. To the best of our knowledge there are no other manufacturers within the industry, selling or distributing, this type of exhaust removal system.

Thank you again for your interest, and please feel free to contact us if you have any additional questions.

Sincerely,

Tom Vitko
Regional Sales Manager
800-540-7264
Email: sales@airvacuumcorporation.com



GS-07F-0437M



MEETS NFPA 1500 9-1.6, OSHA, NIOSH, FEMA & MORE

Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Consideration to approve Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

- Conduct Public Hearing on **Zoning Case P20-007**
- Adopt, on First Reading, Ordinance No. 2020-01, 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 18 Acres of Land, Legally Described as 18 Acres Out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District; said Property being generally located on the North Side of FM 2920 Approximately 1,000 Feet West of FM 2978; 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:

On Monday, February 10, 2020, after conducting a Public Hearing, the Planning & Zoning Commission recommended approval with a 5-0 vote.

Origination:

DHIC, LLC

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Craig T. Meyers, Community Development Director

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Ordinance No. 2020-01

Notice of Public Hearing

Property Owner Notification

Staff Report

ORDINANCE NO. 2020-01

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 18 ACRES OF LAND, LEGALLY DESCRIBED AS 18 ACRES OUT OF LOT 2 RESERVE AT TOMBALL PARTIAL REPLAT, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE COMMERCIAL AND SINGLE-FAMILY 9 DISTRICTS TO THE PLANNED DEVELOPMENT (PD-13) DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED ON THE NORTH SIDE OF FM 2920 APPROXIMATELY 1,000 FEET WEST OF FM 2978; 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.

* * * * *

Whereas, B. Todd Jones, with DHIC, LLC, has requested that approximately 18 acres of land, legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

Whereas, the applicant has presented an application to the City for a Planned Development District to allow for the construction of a mixed-use development; and

Whereas, the Planned Development application consists of an application for Planned Development District (Exhibit "A"); Planned Development Regulations (Exhibit "B"); and concept plan (Exhibit "C") attached to and made part of this ordinance; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of Planned Development (PD-13) District; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Planned Development (PD-13) District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Planned Development (PD-13) District as described above.

Section 5. The Planned Development (PD-13) shall be subject to the following limitations, restrictions and covenants:

- A. Compliance with the Application, Regulations and Concept Plan. The granting of the Planned Development (PD-13) District shall be conditioned upon the proposed improvements and lands uses being located, constructed and conducted upon the Property in substantial compliance with the application for the Planned Development District (Exhibit "A"), Planned Development Regulations (Exhibit "B") and concept plan (Exhibit "C") made a part hereof for all purposes.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 17TH DAY OF FEBRUARY 2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 2ND DAY OF MARCH 2020.

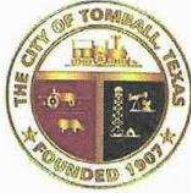
COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"
Application for Planned Development



2ND SUBMITTAL REVISED

RECEIVED (KC)
01/20/2020 10:42:22 AM

Revised 5/19/15
ZONING CASE
#20-007

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

RE-SUBMITTING DUE TO PROPERTY SIZE CHANGE

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: DHIC, LLC (Todd Jones) Title: Development Manager
Mailing Address: 1341 Horton Circle City: Arlington State: TX
Zip: 76011
Phone: (682) 308-1104 Fax: () Email: btjones1@drhorton.com

Owner

Name: Parquint 2920 LP (Michael H Richmond) Title: President
Mailing Address: 59 N. Royal Fern Drive City: Spring State: TX
Zip: 77380
Phone: (832) 375-2311 Fax: () Email:

Engineer/Surveyor (if applicable)

Name: Justin Haire Title: Professional Engineer
Mailing Address: 14100 SW Freeway Suite 500 City: Houston State: TX
Zip: 77027
Phone: (281) 269-6843 Fax: () Email: jshaire@drhorton.com

Description of Proposed Project: Planned Development - Multifamily and Commercial

Physical Location of Property: 1000' West of intersection of FM 2920 and FM 2978, North of 2920, West of 2978

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Jesse Pruitt Survey A 629
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1328330000002 Acreage: 18.00 *more*
Current Use of Property: Vacant Undeveloped
Proposed Use of Property: Planned Development

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

☒ <u></u>	<u>1/14/2019</u>
Signature of Applicant	Date
☒ <u>Michael Richmond</u>	<u>1/17/2020</u>
Signature of Owner	Date

Exhibit "B"
Planned Development Regulations

December 30, 2019

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

RE: Planned Development Application

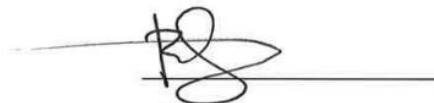
1000' West of FM 2920 (East Main) and FM 2978 (Hufsmith Kohrville Rd)

Tomball, Texas

Dear Mr. Meyers:

DHIC LLC, as applicant, requests acceptance of the attached Planned Development (PD) application for the 18.00 acre property located approximately 1000' West of the intersection of FM 2920 (east Main) and FM 2978 (Hufsmith Kohrville Rd.). Per the published City of Tomball Zoning Map, the subject property's zoning and use is Commercial and Single-Family 9 District / Undeveloped. The application proposes the current zoning designation be revised to Planned Development District (PD-13), consisting of multifamily and commercial land uses with specified regulations.

Please feel free to contact me with any questions regarding the attached application. Thank you for your review and consideration.

A handwritten signature in black ink, appearing to read "B. Todd Jones", is written over a horizontal line.

B. Todd Jones

Development Manager

DHIC, LLC of Texas

PROPOSED PLANNED DEVELOPMENT

MULTI-FAMILY

Permitted Uses:

- Any use permitted in the Multi-Family Residential District, MF

Height Regulations:

- Maximum Height: Main Buildings – Three (3) stories, not to exceed forty-five (45) feet
- Maximum Height: Accessory Buildings – One (1) story, not to exceed fifteen (15) feet
- Maximum Height: Club House – One (1) Story

Area Regulations:

- Maximum Dwelling Units: Not to exceed three hundred seventy-five (375) dwelling units
- Lot Area: 16.511 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of five (5) feet, twenty-five (25) feet when adjacent to property zoned for single family residential, twenty-five (25) feet when adjacent to an arterial street, fifteen (15) feet when adjacent to a non-arterial street
- Minimum Rear Setback: Main Building – Minimum of fifteen (15) feet, sixty (60) feet when adjacent to single family, duplex (two family), patio home or single family attached district
- Minimum Rear Setback: Accessory Building - Minimum of five (5) feet, thirty (30) feet when adjacent to single family, duplex (two family), patio home or single family attached district

Building Requirements:

- Minimum Building Separation – 1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation – 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building Separation – Over 2-story building: Thirty-five (35) feet or as required by the adopted building code, whichever is greater
- Minimum Building Separation – Between Main Building and Accessory Building: Ten (10) feet or as required by the adopted building code, whichever is greater
- Minimum Floor Area Per Dwelling Unit -One Bedroom: Six hundred (600) square feet

- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet
- Minimum Floor Area Per Dwelling Unit -Three Bedroom: Eleven hundred and (1100) square feet

Lot requirements:

- Maximum Lot Coverage: Eighty (80%)
- Screening: Per section 50-115 of the Tomball Code of Ordinances. All refuse containers shall be screened, a six-foot solid fence, wall or opaque screening device is required on the side adjacent to a single-family zoned property.
- Parking: Minimum of one and one-half parking space per dwelling unit
- Landscape: Per Section 50-113 of the Tomball Code of Ordinances

Additional Requirements:

- Fire easement accessibility, fire sprinkler system, walkways, building length, oversized parking areas, signage, lighting, gated/secured entrances, streets or driveways per Section 50-73 of the Tomball Code of Ordinances
- Per section 50-114 of the Tomball Code of Ordinances

PROPOSED PLANNED DEVELOPMENT

RETAIL/COMMERCIAL

Permitted Uses:

- Any use permitted in the Commercial District, C

Height Regulations:

- Maximum Height: Main Buildings – One (1) story not to exceed 20 feet
- Maximum Height: Accessory Buildings – One (1) story, not to exceed fifteen (15) feet

Area Regulations:

- Lot Area: .89 acres

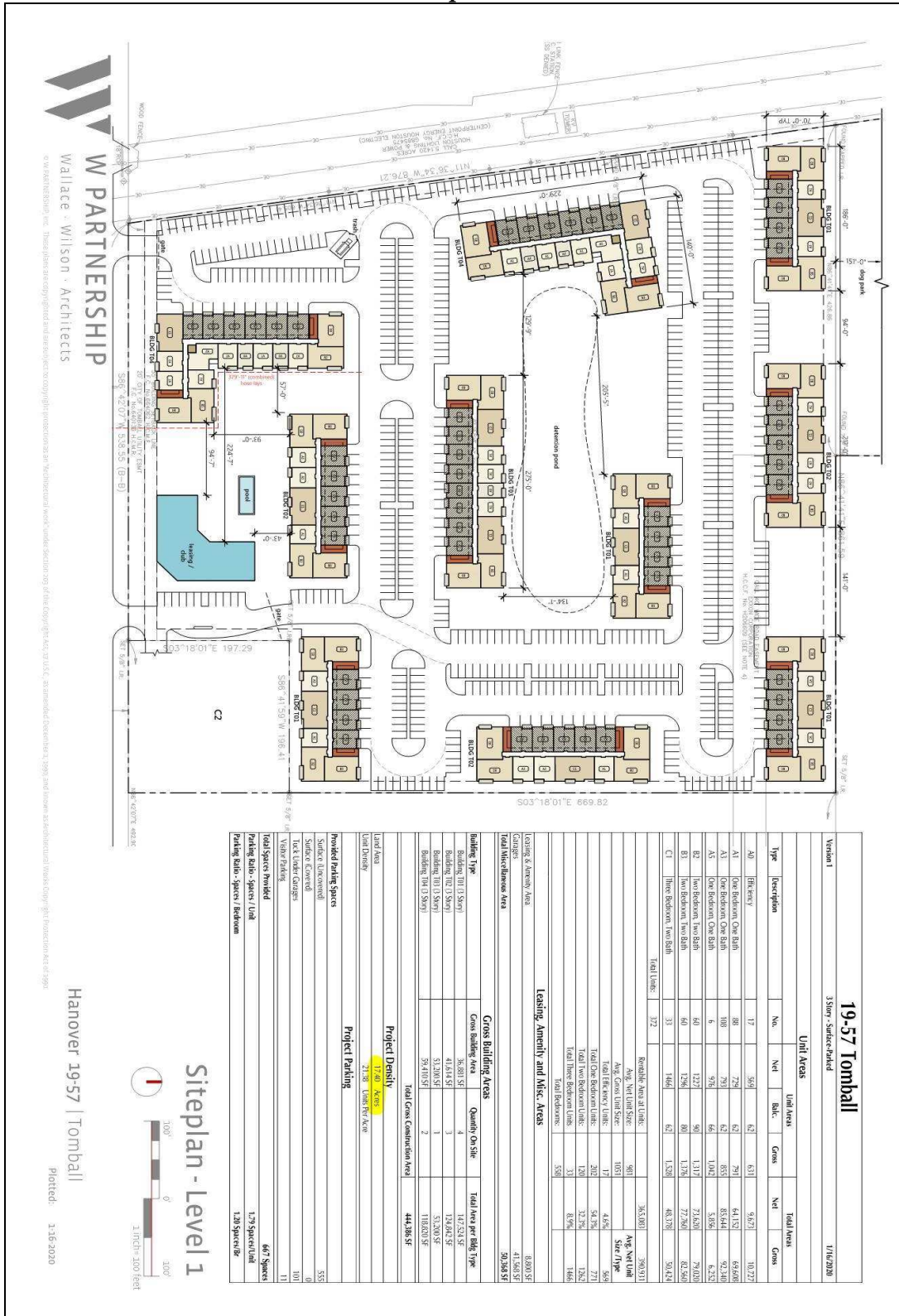
Setback Regulations:

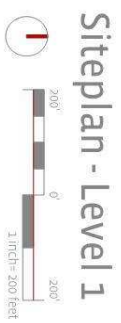
- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes
- Minimum Rear Setback: Main Building Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes

Lot Requirements:

- Maximum Lot Coverage: Sixty Percent (60%)
- Maximum Impervious Coverage: Ninety percent (90%)
- Maximum Floor Area Ratio (FAR): Two to one (2:1)
- Screening: Per Section 50-115 of the Tomball Code of Ordinances
- Parking: Provide a shared parking analysis to determine the functional needs of each use
- Landscape: Per section 50-113 of the Tomball Code of Ordinances

Exhibit “C” Concept Plan





W PARTNERSHIP
Wallace · Wilson · Architects

© W PARTNERSHIP, INC. These plans are copyrighted and are subject to the terms and conditions of the agreement between the client and the architect.

W PARTNERSHIP
Wallace · Wilson · Architects
© W PARTNERSHIP, INC. These plans are copyrighted and are subject

Hanover 19-57 | Tuscan Village II

Plotted: 1-16-2020

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 10, 2020
&
CITY COUNCIL
FEBRUARY 17, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 10, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, February 17, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P19-187: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

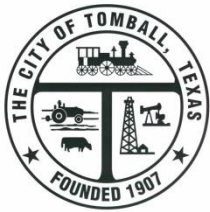
Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **February 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P20-007

APPLICANT/OWNER: B. Todd Jones, with DHIC, LLC.

LOCATION: Generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978.

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

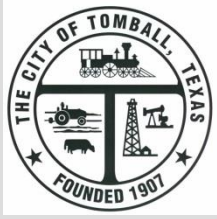


**Planning & Zoning Commission
Public Hearing:
Monday, February 10, 2020 6:00 PM**

**City Council Public Hearing:
*Monday, February 17, 2020 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: February 10, 2020

City Council Public Hearing Date: February 17, 2020

Rezoning Case: P20-007
Property Owner(s): PARQUINT 2920 LP
Applicant(s): B. Todd Jones, with DHIC, LLC
Legal Description: 18 acres out of Lot 2 Reserve at Tomball Partial Replat
Location: North side of FM 2920 approximately 1,000 feet west of FM 2978 (Exhibit "A")
Area: 18 acres
Comp Plan Designation: Corridor Commercial (Exhibit "B")
Present Zoning and Use: Commercial and Single-Family 9 District / Undeveloped (Exhibit "D")
Request: Rezone from the Commercial and Single-Family 9 Districts to the Planned Development District (PD-13)

Adjacent Zoning & Land Uses:

North: Planned Development 6 District / Undeveloped

South: Light Industrial District / BJ Services

West: Commercial and Single-Family 9 Districts / CenterPoint Energy transmission lines

East: Commercial and Single-Family 9 Districts / Undeveloped

BACKGROUND

City Staff first met with the applicant in July of 2019 to discuss the potential development of the property. Since then, Staff has had multiple discussions with the developer regarding the site. The Planned Development request was pulled from the January 2020 Planning & Zoning Commission agenda due to an acreage discrepancy.

ANALYSIS

The whole subject site is approximately 47.256 acres of land, however the Planned Development request is for only 18 acres of the lot. According to the applicant, the proposed development will consist of 375 multi-family units, with amenities, and a commercial parcel.

The property is currently zoned Commercial and Single-Family 9 Districts. The property to the north is zoned Planned Development 6 District and is approved for a mixed-use development with multifamily, hotel and restaurant uses. The property on the south side of FM 2920 is zoned

Light Industrial District and is the BJ Services development. Properties to the east are zoned Commercial and Single-Family 9 Districts. The property to the east is not developed. The property to the west of the subject site is zoned Commercial and Single-Family 9 District. This property is owned by Center Point Energy and has their transmission lines on it.

The subject site is designated as Corridor Commercial by the City's Comprehensive Plan Future Land Use Map. According to Chapter 4 (Vision) of the Comprehensive Plan, the Corridor Commercial "category is intended for predominantly nonresidential uses along high-traffic, regionally-serving thoroughfares". Appropriate land uses include "regional commercial, personal service offices, multi-family, retail, entertainment, dining, hotels, and brew pubs/distilleries". Compatible Zoning Districts for the Corridor Commercial category are Office, General Retail, Commercial, Old Town & Mixed Use, Multi-family, and Planned Development. The request appears to meet the intended character of the Corridor Commercial classification.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.

The proposed Planned Development District, along with its concept plan and development standards, appears to be compatible with the surrounding area. According to the applicant, the proposed development will include a multi-family development with associated amenities and a commercial parcel. These uses are typically located along arterials with limited single-family residential adjacency. There are also no multi-family developments currently in the area.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

The property to the north of the subject site was rezoned to the Planned Development 6 District in 2014 (Peck Station). This development was intended to have multifamily units, a hotel and a restaurant. With the exception of a detention pond, the development has not begun construction as of this time.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

There are two approved mixed use Planned Developments in the City. PD-8, located at the northeast corner of SH 249 and Holderrieth Road and PD-6, Peck Station, located off FM 2978. These Planned Developments were both approved in 2014, but have not started the development process.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

City Staff does not anticipate any adverse impacts on other areas designated for similar development.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use plan designates the property as Corridor Commercial. The request also meets the following Comprehensive Plan Objectives:

- Objective LU 2.1: Implement the Future Land Use Plan to promote development that results in desired character for Tomball.
- Objective LU 2.3: Promote development that creates complimentary relationships between differing land uses.
- Objective LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 23, 2020. The Notice of Public Hearing was published in the paper on January 29, 2020. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends APPROVAL of Zoning Case P20-007 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The request is generally in conformance with the Future Land Use Map;
3. The proposed development will add to the wide variety of housing types in the area and the City as a whole;
4. The request is generally appropriate with the surrounding zoning districts and land uses.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Application
- F. Development Regulations and Concept Plan

Exhibit "A"
Aerial Photo

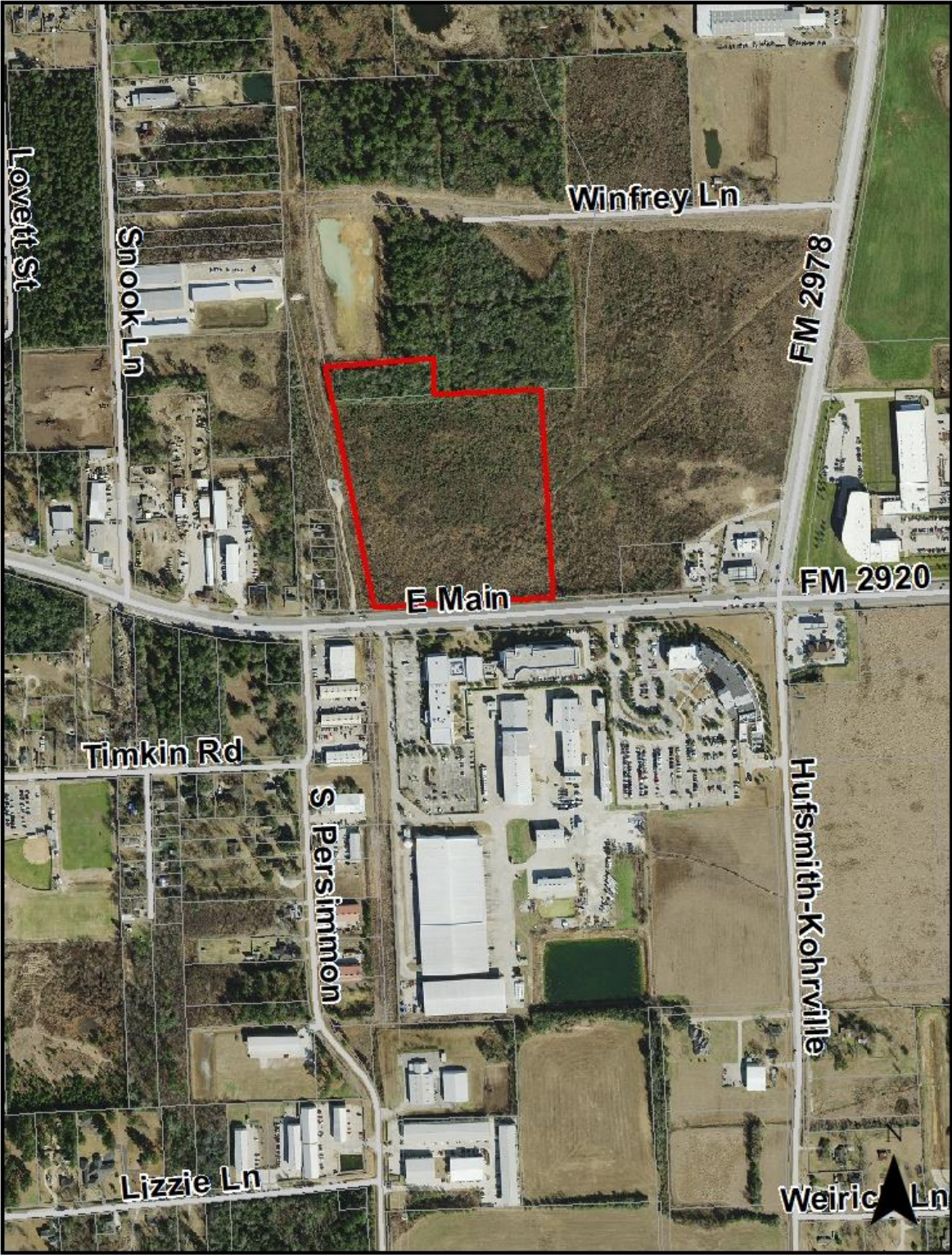


Exhibit "B"
Comprehensive Plan

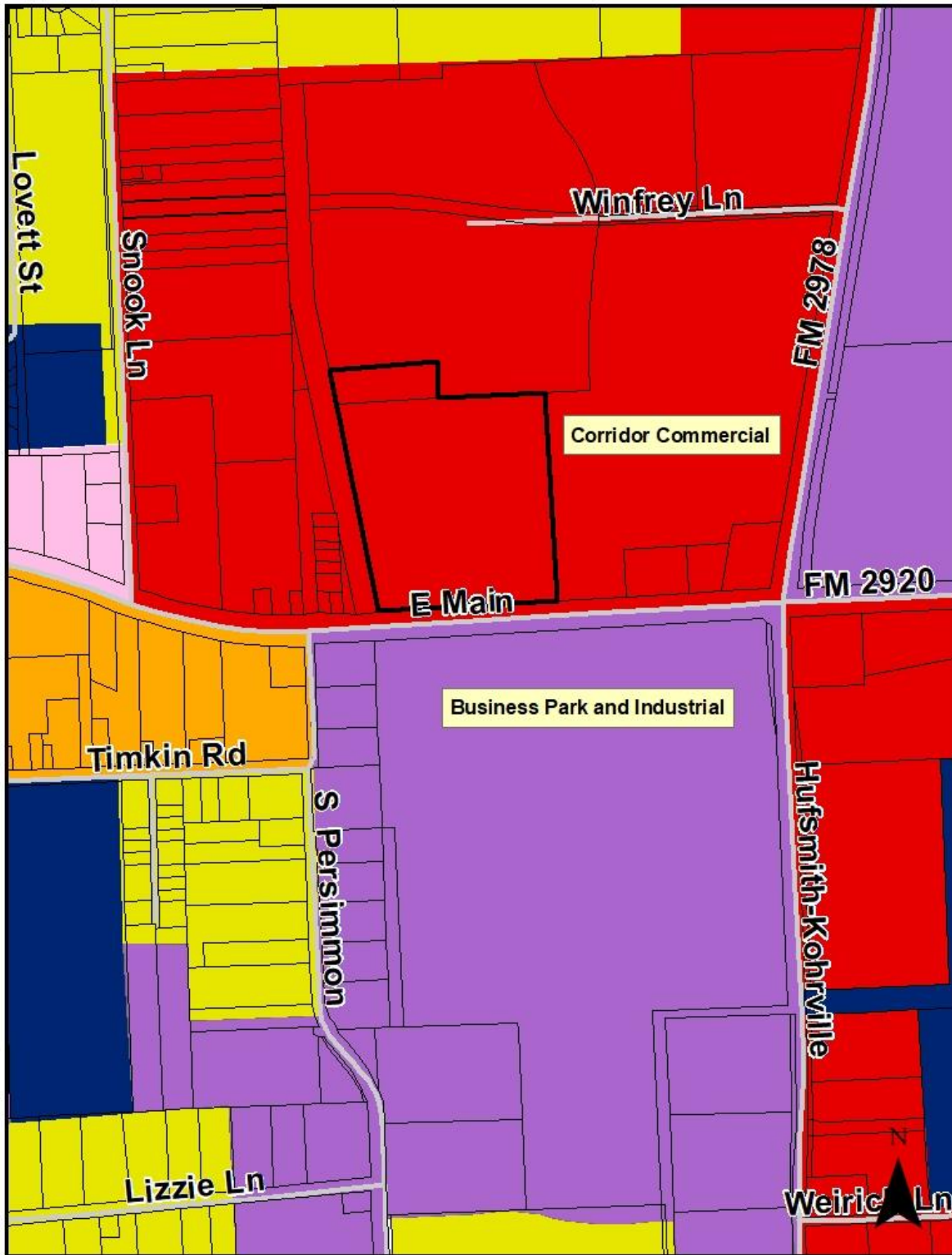
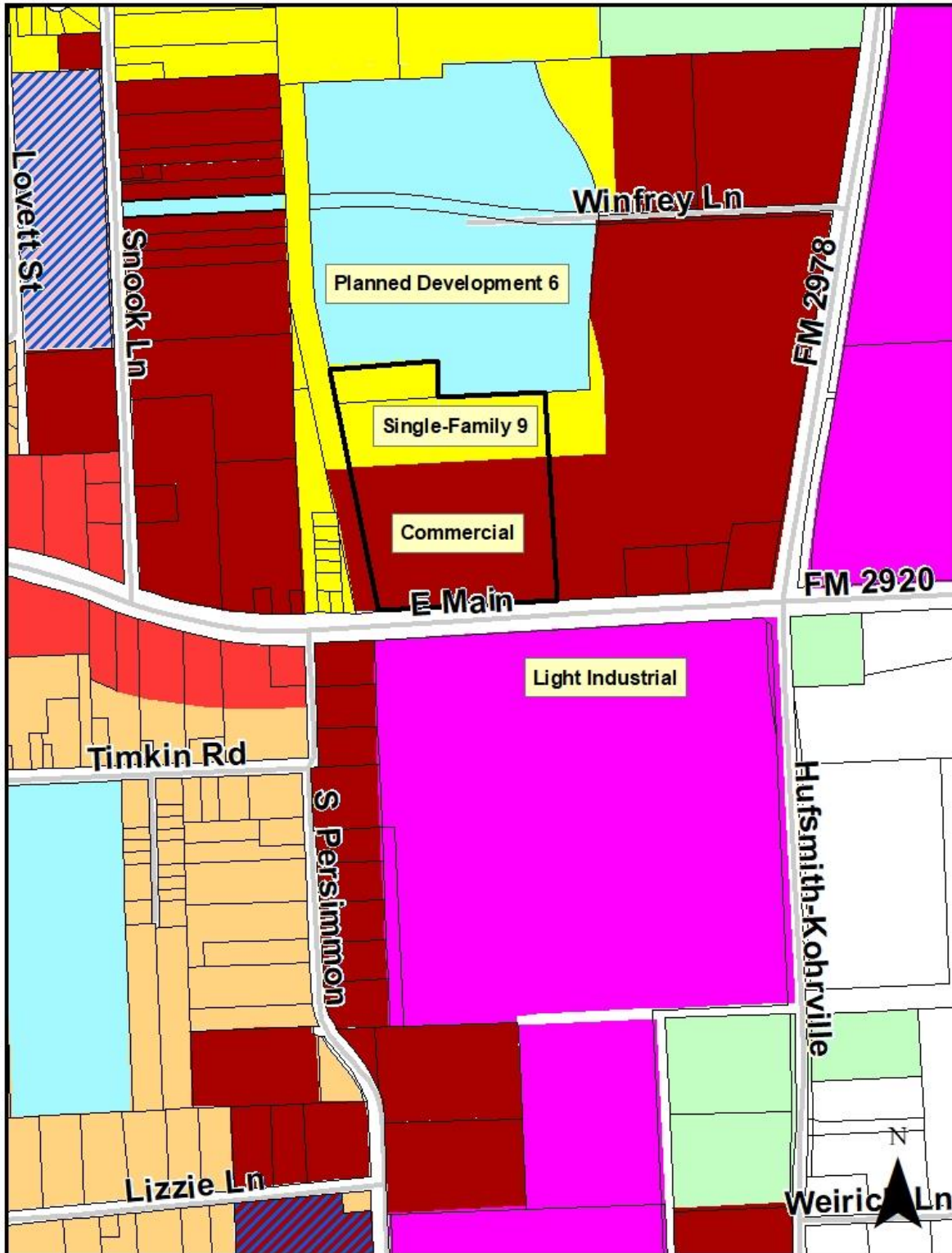


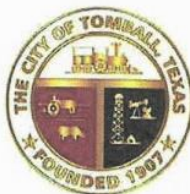
Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Planned Development Application



2ND SUBMITTAL REVISED

RECEIVED (KC)
01/20/2020 10:42:22 AM

Revised 5/19/15
ZONING CASE
#20-007

APPLICATION FOR
PLANNED DEVELOPMENT
Community Development Department
Planning Division

RE-SUBMITTING DUE TO PROPERTY SIZE CHANGE

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: DHIC, LLC (Todd Jones) Title: Development Manager
Mailing Address: 1341 Horton Circle City: Arlington State: TX
Zip: 76011
Phone: (682) 308-1104 Fax: () Email: btjones1@drhorton.com

Owner

Name: Parquint 2920 LP (Michael H Richmond) Title: President
Mailing Address: 59 N. Royal Fern Drive City: Spring State: TX
Zip: 77380
Phone: (832) 375-2311 Fax: () Email:

Engineer/Surveyor (if applicable)

Name: Justin Haire Title: Professional Engineer
Mailing Address: 14100 SW Freeway Suite 500 City: Houston State: TX
Zip: 77027
Phone: (281) 269-6843 Fax: () Email: jshaire@drhorton.com

Description of Proposed Project: Planned Development - Multifamily and Commercial

Physical Location of Property: 1000' West of intersection of FM 2920 and FM 2978, North of 2920, West of 2978

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Jesse Pruitt Survey A 629
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1328330000002 Acreage: 18.00 *more*
Current Use of Property: Vacant Undeveloped
Proposed Use of Property: Planned Development

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

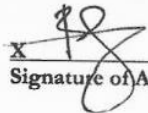
☒ 	<u>1/14/2019</u>
Signature of Applicant	Date
☒ <u>Michael Richmond</u>	<u>1/17/2020</u>
Signature of Owner	Date

Exhibit "f"
Development Regulations and Concept Plan

December 30, 2019

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

RE: Planned Development Application

1000' West of FM 2920 (East Main) and FM 2978 (Hufsmith Kohrville Rd)

Tomball, Texas

Dear Mr. Meyers:

DHIC LLC, as applicant, requests acceptance of the attached Planned Development (PD) application for the 18.00 acre property located approximately 1000' West of the intersection of FM 2920 (east Main) and FM 2978 (Hufsmith Kohrville Rd.). Per the published City of Tomball Zoning Map, the subject property's zoning and use is Commercial and Single-Family 9 District / Undeveloped. The application proposes the current zoning designation be revised to Planned Development District (PD-13), consisting of multifamily and commercial land uses with specified regulations.

Please feel free to contact me with any questions regarding the attached application. Thank you for your review and consideration.

A handwritten signature in black ink, appearing to read "B. Todd Jones", is written over a horizontal line.

B. Todd Jones

Development Manager

DHIC, LLC of Texas

PROPOSED PLANNED DEVELOPMENT

MULTI-FAMILY

Permitted Uses:

- Any use permitted in the Multi-Family Residential District, MF

Height Regulations:

- Maximum Height: Main Buildings – Three (3) stories, not to exceed forty-five (45) feet
- Maximum Height: Accessory Buildings – One (1) story, not to exceed fifteen (15) feet
- Maximum Height: Club House – One (1) Story

Area Regulations:

- Maximum Dwelling Units: Not to exceed three hundred seventy-five (375) dwelling units
- Lot Area: 16.511 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of five (5) feet, twenty-five (25) feet when adjacent to property zoned for single family residential, twenty-five (25) feet when adjacent to an arterial street, fifteen (15) feet when adjacent to a non-arterial street
- Minimum Rear Setback: Main Building – Minimum of fifteen (15) feet, sixty (60) feet when adjacent to single family, duplex (two family), patio home or single family attached district
- Minimum Rear Setback: Accessory Building - Minimum of five (5) feet, thirty (30) feet when adjacent to single family, duplex (two family), patio home or single family attached district

Building Requirements:

- Minimum Building Separation – 1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation – 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building Separation – Over 2-story building: Thirty-five (35) feet or as required by the adopted building code, whichever is greater
- Minimum Building Separation – Between Main Building and Accessory Building: Ten (10) feet or as required by the adopted building code, whichever is greater
- Minimum Floor Area Per Dwelling Unit -One Bedroom: Six hundred (600) square feet

- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet
- Minimum Floor Area Per Dwelling Unit -Three Bedroom: Eleven hundred and (1100) square feet

Lot requirements:

- Maximum Lot Coverage: Eighty (80%)
- Screening: Per section 50-115 of the Tomball Code of Ordinances. All refuse containers shall be screened, a six-foot solid fence, wall or opaque screening device is required on the side adjacent to a single-family zoned property.
- Parking: Minimum of one and one-half parking space per dwelling unit
- Landscape: Per Section 50-113 of the Tomball Code of Ordinances

Additional Requirements:

- Fire easement accessibility, fire sprinkler system, walkways, building length, oversized parking areas, signage, lighting, gated/secured entrances, streets or driveways per Section 50-73 of the Tomball Code of Ordinances
- Per section 50-114 of the Tomball Code of Ordinances

PROPOSED PLANNED DEVELOPMENT

RETAIL/COMMERCIAL

Permitted Uses:

- Any use permitted in the Commercial District, C

Height Regulations:

- Maximum Height: Main Buildings – One (1) story not to exceed 20 feet
- Maximum Height: Accessory Buildings – One (1) story, not to exceed fifteen (15) feet

Area Regulations:

- Lot Area: .89 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes
- Minimum Rear Setback: Main Building Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes

Lot Requirements:

- Maximum Lot Coverage: Sixty Percent (60%)
- Maximum Impervious Coverage: Ninety percent (90%)
- Maximum Floor Area Ratio (FAR): Two to one (2:1)
- Screening: Per Section 50-115 of the Tomball Code of Ordinances
- Parking: Provide a shared parking analysis to determine the functional needs of each use
- Landscape: Per section 50-113 of the Tomball Code of Ordinances



Version 1

1/16/2020

19-57 Tomball

3 Story - Surface Paved

Unit Areas

Type	Description	No.	Net	Bldg.	Gross	Net	Gross	Total Areas
A0	Efficiency	17	254'	62	631	9,621	10,272	
A1	One Bedroom, One Bath	88	724'	62	791	64,152	65,604	
A2	One Bedroom, One Bath	108	793'	62	855	63,644	72,141	
B0	One Bedroom, One Bath	6	916'	66	1,042	3,506	4,224	
B2	Two Bedroom, Two Bath	6	1227'	90	1,317	7,542	79,012	
B3	Two Bedroom, Two Bath	60	1296'	80	1,376	77,260	82,560	
C1	Three Bedroom, Two Bath	33	1466'	62	1,528	48,378	50,412	
Total Units:		172	Rentable Area at Units:			365,080	390,913	
			Avg. Net Unit Size:		981			
			Avg. Gross Unit Size:		1051			
			Total Efficiency Units:		17	4.6%		
			Total One Bedroom Units:		202	54.3%		
			Total Two Bedroom Units:		120	32.2%		
			Total Three Bedroom Units:		33	8.9%		
			Total Bedrooms:		558			

Leasing, Amenity and Misc. Areas

Leasing & Amenity Area

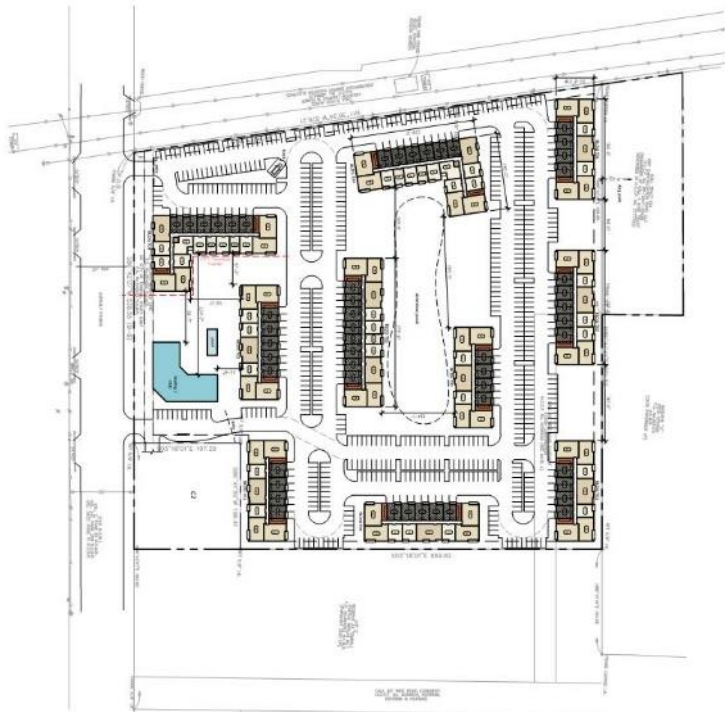
Garage

Total Miscellaneous Area



W PARTNERSHIP
Wallace · Wilson · Architects

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Siteplan - Level 1



Hanover 19-57 | Tuscan Village II
Plotted: 3-16-2020

Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Consideration to approve **Zoning Case P19-187**: Request by Lance Langenhoven for a Conditional Use Permit to operate an amusement, commercial (indoor) facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith Road at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

- Conduct Public Hearing on **Zoning Case P19-187**
- Adopt, on First Reading, Ordinance No. 2020-02, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Granting a Conditional Use Permit (CUP) to Lance Langenhoven to Operate an “Amusement, Commercial (Indoor)” Facility; said Properties Being Approximately 5.8588 Acres of Land Legally Described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located at the Northwest Corner of East Hufsmith Road and Neal Street at 419 East Hufsmith Road, and is Zoned General Retail District; Providing Requirements and Conditions for This CUP; Containing Findings and Other Provisions Relating to the Subject; Providing a Penalty in an Amount Not to Exceed \$2,000 for Violations Hereof; and Providing for Severability

Background:

On Monday, February 10, 2020, after conducting a Public Hearing, the Planning & Zoning Commission recommended approval with a 5-0 vote.

Origination:

SATX Assets LLC Series 6 419 E Hufsmith

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Craig T. Meyers, Community Development Director

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
--	--	-------

ATTACHMENTS:

Notice of Public Hearing
Ordinance No. 2020-02
Property Owner Notification
Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 10, 2020
&
CITY COUNCIL
FEBRUARY 17, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 10, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, February 17, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P19-187: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **February 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY GRANTING A CONDITIONAL USE PERMIT (CUP) TO LANCE LANGENHOVEN TO OPERATE AN “AMUSEMENT, COMMERCIAL (INDOOR)” FACILITY; SAID PROPERTIES BEING APPROXIMATELY 5.8588 ACRES OF LAND LEGALLY DESCRIBED AS LOT 61 BLOCK 1 ABANDONED ANIMAL RESCUE REPLAT, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST HUFSMITH ROAD AND NEAL STREET AT 419 EAST HUFSMITH ROAD, AND IS ZONED GENERAL RETAIL DISTRICT; PROVIDING REQUIREMENTS AND CONDITIONS FOR THIS CUP; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR VIOLATIONS HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

Whereas, Lance Langenhoven, has requested a CUP to operate an “*amusement, commercial (indoor)*” facility on approximately 5.8588 acres of land legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, generally located at the northwest corner of East Hufsmith Road and Neal Street at 419 East Hufsmith Road, in the City of Tomball, Harris County, Texas, (the "Property"), and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested CUP; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City’s receipt of the requested CUP; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested CUP; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested CUP, the City Council held the public hearing for the requested CUP and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested CUP.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. A CUP to operate an “*amusement, commercial (indoor)*” facility at the Property and subject to the terms and conditions set forth below is hereby granted to Lance Langenhoven.

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the CUP authorized for the Property, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the CUP authorized.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting of the CUP as herein provided.

Section 5. The CUP granted hereby shall be null and void after the expiration of two (2) years from the date of adoption hereof unless the Property is being used in accordance with the CUP herein authorized within said two-year period, or unless an extension of time is approved by City Council.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 17TH DAY OF FEBRUARY 2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

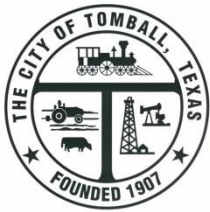
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE
CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 2ND DAY OF MARCH 2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P19-187

APPLICANT/OWNER: Lance Langenhoven

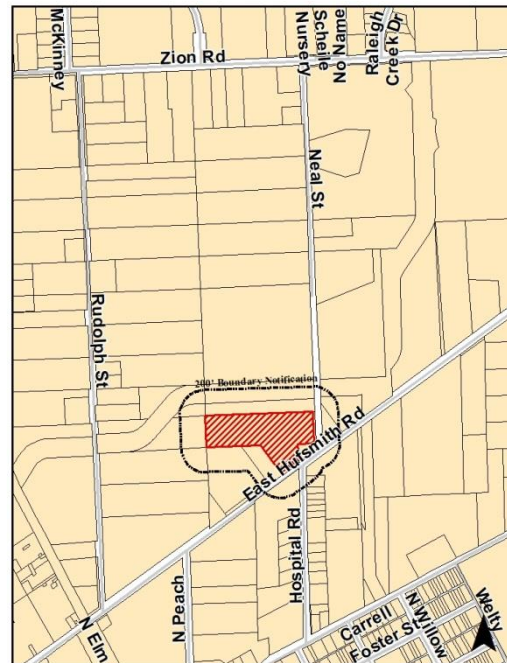
LOCATION: Generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas and is zoned General Retail District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, February 10, 2020 6:00 PM**

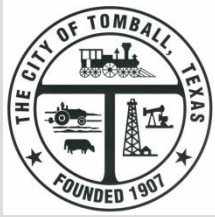
**City Council Public Hearing:
*Monday, February 17, 2020 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Conditional Use Permit (CUP) Staff Report

Planning & Zoning Commission Public Hearing Date: February 10, 2020
City Council Public Hearing Date: February 17, 2020

Rezoning Case: P19-187
Property Owner(s): SATX ASSETS LLC SERIES 6 419 E HUFSMITH
Applicant(s): Lance Langenhoven
Legal Description: Lot 61 Block 1 Abandoned Animal Rescue R/P
Location: Northwest corner of East Hufsmith Road and Neal Street at 419 East Hufsmith Road (Exhibit "A")
Area: 5.8588 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit "B")
Present Zoning and Use: General Retail District (Exhibit "C") / Office and storage (Exhibit "D")
Proposed Use(s): Martial arts facility (Exhibit "D")
Request: Conditional Use Permit (CUP) to allow the operation of an *amusement, commercial (indoor)* facility
Adjacent Zoning & Land Uses:
North: General Retail District / Harris County Flood Control District drainage channel
South: Agricultural and Single-Family 9 / Undeveloped
West: Single-Family 20 Estate District / Undeveloped and single-family residence
East: Single-Family 20 Estate / Neal Street right-of-way (unimproved) and single-family residence

BACKGROUND

In February 2018, City Council approved an ordinance changing the Zoning District classification of the applicant's 5.9 acres at 419 East Hufsmith Road from the Agricultural District to the General Retail District. A Conditional Use Permit ordinance was also approved to allow a *mini-warehouse / self-storage* facility to operate on the site. In January 2019, City Council approved another Conditional Use Permit for the property to allow an *office showroom/warehouse* facility. In December 2019, the applicant requested a rezoning and matching Conditional Use Permits for two adjacent properties.

The applicant has requested a martial arts facility be allowed in the existing building on the site. A martial arts facility is classified as *amusement, commercial (indoor)* by Chapter 50 (Zoning) of

the Code of Ordinances. Section 50-2 (Definitions) defines *amusement, commercial (indoor)* as “an amusement enterprise that is wholly enclosed within a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, and that provides activities, services and/or instruction for the entertainment of customers or members, but not including amusement arcades. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming or scuba diving facility, and other similar types of uses.”

ANALYSIS

According to Section 50-81 (f) of the Chapter 50 (Zoning), when considering applications for a CUP, the City shall, on the basis of the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

- 1. The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;**

The Comprehensive Plan identifies the subject site as Neighborhood Commercial. According to Chapter 4 (Vision) of the Comprehensive Plan, the intent and character of the Neighborhood Commercial category is “for commercial uses that are developed with appropriate context, scale and design to compliment residential development”. The proposed use is appropriate with the surrounding land uses in the area.

- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;**

According to the Zoning Ordinance, “a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.”

According to Section 50-76, the purpose of the General Retail District is “to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. The proposed use would provide a service to the area.

The General Retail District should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes.” East Hufsmith Road is considered a major arterial by the City’s Major Thoroughfare Plan and could accommodate the traffic generated by the proposed use. The request appears to be consistent with the intent of the General Retail District.

- 3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;**

Should the CUP application be approved by City Council, the applicant will be required to submit site and building plan applications and supporting documents to the City for review and approval. Specific details of site modifications will be shown at the time of plan review.

4. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts;**

The proposed use appears to be compatible with the adjacent developments. There are a few single-family residences in the area. The other land uses in the area include baseball fields, a Harris County Flood Control ditch and undeveloped land. The proposed land use should not generate substantial traffic or noise and will typically have day-time hours of operation.

5. **The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**

Staff does not anticipate any adverse effects on surrounding properties.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 23, 2020. A Notice of Public Hearing was published in the paper on January 29, 2020. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P19-187.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. CUP Application
- F. Concept Plan

Exhibit "A"
Aerial Photo

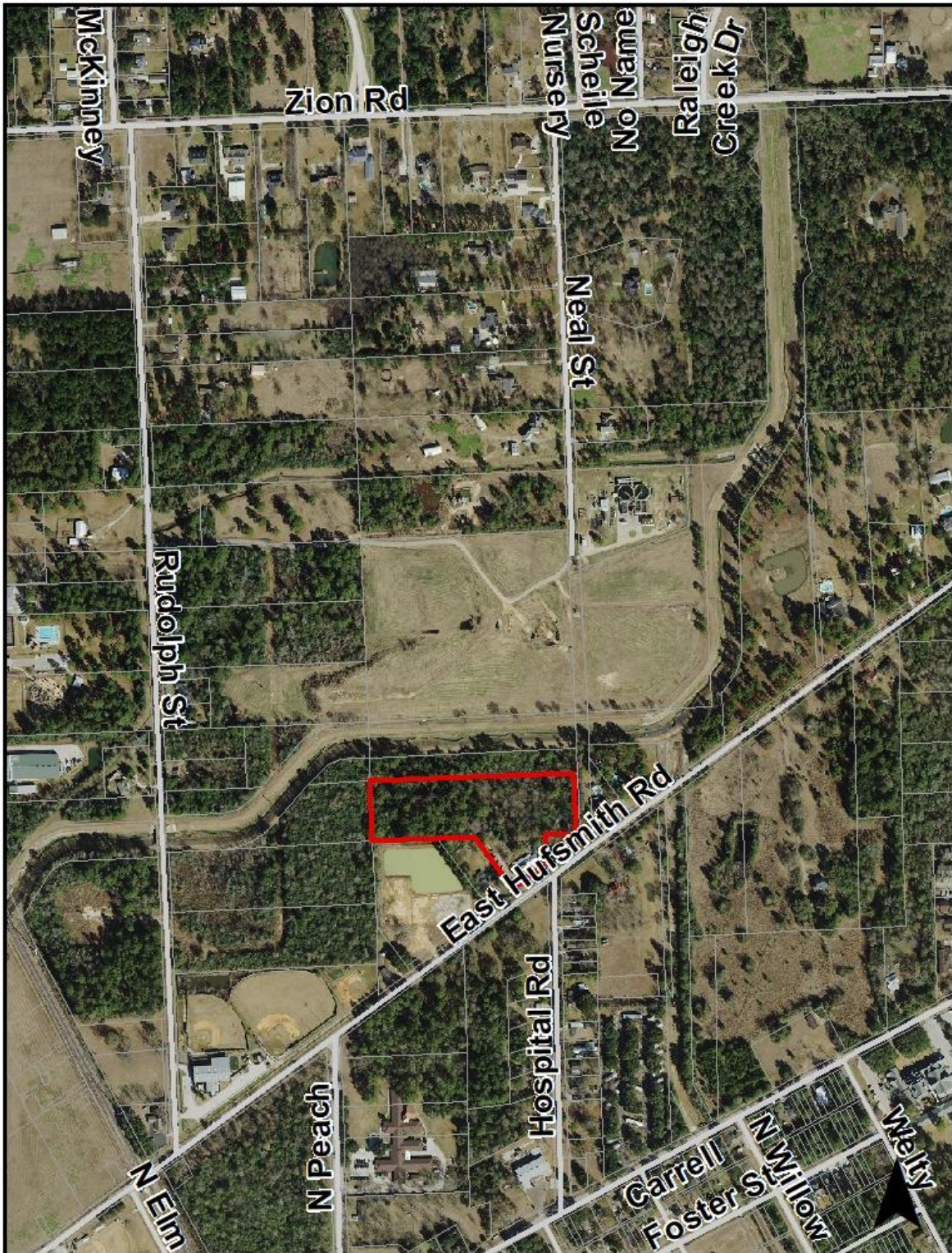
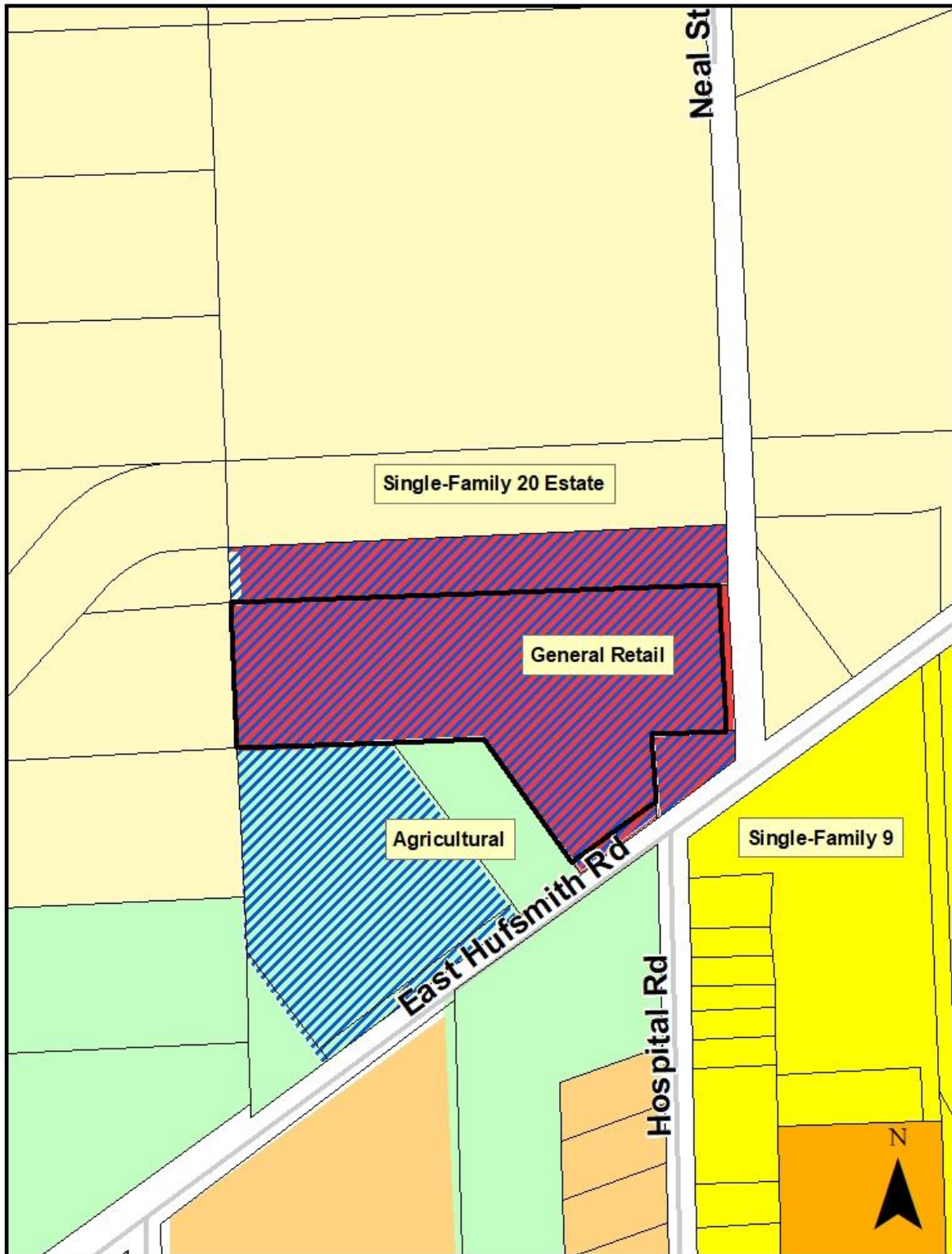


Exhibit "B"
Comprehensive Plan



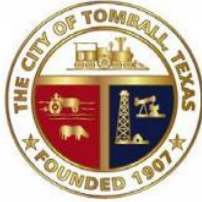
Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
CUP Application



RECEIVED 12/26/2019 (KC)

Revised 5/19/15

CUP 19-187

APPLICATION FOR
CONDITIONAL USE PERMIT
Community Development Department
Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.

No conditional use shall be established and no building permit shall be issued for any use designated as a conditional use within any zoning district until a conditional use permit (CUP) is approved and issued in accordance with the provisions of Section 50-34 of the Code of Ordinances.

APPLICATION SUBMITTAL: Applications will be ***conditionally*** accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: LANCE LANGENHOVEN Title: Member
Mailing Address: 1095 EVERGREEN CIRCLE, SUITE 200 City: THE WOODLANDS State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Owner

Name: SATX ASSETS, LLC Series 6 - 419 E. HUFSMITH Title: Owner
Mailing Address: 1095 EVERGREEN CIRCLE, SUITE 200 City: THE WOODLANDS State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Engineer/Surveyor (if applicable)

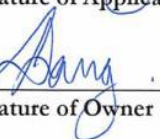
Name: N/A Title:
Mailing Address: City: State:
Zip:
Phone: () Fax: () Email:

TOTAL FEES: \$600.00

Description of Proposed Project: Office / Warehouse building
Physical Location of Property: 419 E. HUFSMITH, TOMBALL, TX, 77375
[General Location – approximate distance to nearest existing street corner]
Legal Description of Property: LT 61 BLK 1 ABANDONED ANIMAL RESCUE R/P
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1269440020001 Acreage: 0.433
Current Use of Property: Office / Warehouse
Proposed Use of Property: Office & Warehouse with Martial Arts training for kids

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X		<u>23 Dec. 2019.</u>
	Signature of Applicant	Date
X		<u>23 Dec. 2019.</u>
	Signature of Owner	Date



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

0.433 ACRES

IN THE RALPH HUBBARD SURVEY, ABSTRACT NO. 383 HARRIS COUNTY, TEXAS

BEING a 0.433 acre tract of land situated in the Ralph Hubbard Survey, Abstract No. 383, Harris County, Texas, being out of and part of Lot 61, Block 1 of Replat of Abandoned Animal Rescue, recorded under Film Code No. 654103 of the Map Records of Harris County, Texas (M.R.H.C.T.), said 0.433 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod with cap stamped "TPS 100834-00" found for the southerly corner of said Lot 61 and a tract described as a portion of Lot 64, Tomball Outlots, in instrument to Thomas and Dana Wade, recorded in Clerk's File No. T240894 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), being the westerly corner of a 25-foot right-of-way to be dedicated to the City of Tomball, per said recorded plat of Replat of Abandoned Animal Rescue, from which a 5/8 inch iron rod found in the northwesterly margin of Hufsmith Road (50' width), for the common southerly corner of said Lot 61 and said Wade tract, bears South 36°08'28" East, 25.00 feet;

THENCE North 53°42'48" East, 34.85 feet, with the common line of said Lot 61 and said dedicated right-of-way, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most southerly corner and **POINT OF BEGINNING** of the herein described 0.433 acre tract;

THENCE North 36°08'01" West, 33.37 feet, severing said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 0.433 acre tract;

THENCE South 56°23'33" West, 4.87 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most westerly south corner of the herein described 0.433 acre tract;

THENCE North 33°50'13" West, 96.37 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most westerly corner of the herein described 0.433 acre tract;

THENCE North 56°13'41" East, 153.12 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most northerly corner of the herein described 0.433 acre tract;

THENCE South 31°22'18" East, 123.61 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line said Lot 61 and said dedicated right-of-way, for the most easterly corner of the herein described 0.433 acre tract, from which a ½ inch iron rod with "TPS 100834-00" cap found for the southerly southeast corner of said Lot 61 bears North 53°42'48" East, 2.22 feet;

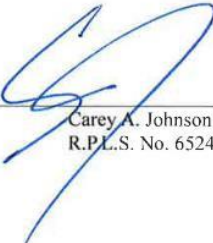
THENCE South 53°42'48" West, 141.72 feet, with the common line of said Lot 61 and said dedicated right-of-way, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.433 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 6, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number L214-03.

Bearings recited hereon are based the monumented northerly line of said Lot 61.

February 7, 2019
Date



Carey A. Johnson
R.P.L.S. No. 6524

REQUEST LETTER

Dear City of Tomball,

We would like to request a change to the current CUP for the property at 419 E. Hufsmith, just the section related to the 0.433 Acres that encompasses the original Abandoned Animal Rescue building.

That area is subject to a replat which has been submitted to the city. See image below.

The existing CUP allowing Boat & RV Storage & Small Office Warehouse covers not only this proposed new tract but also the much larger 5.79 Acres as well. The CUP for the larger portion of the property should stay as it is. This request for a new CUP relates only to the use within the 0.443 Acres.

The building at 419 E. Hufsmith has in the past been used for:

- A potato chip shop
- An auto repair shop
- Abandoned Animal Rescue – a dog rescue charity.

The building is a 3,390 SF building consisting of 1,760 SF of office space and about 1,630 SF of warehouse space. A new tenant recently leased the warehouse portion of the building for a children's martial arts training facility. The trainer is a young Tomball guy, Corry McCoy who does a great job teaching young kids discipline, respect and some basic defensive skills.

At the time of leasing the space to Corry, I didn't realize I was running afoul of the CUP but in hindsight I can see that a CUP that covers boat & rv storage & small office warehouse does not quite match up with martial arts training in the warehouse of the building.

So, I would like to officially request that we change the CUP for this small tract to allow Corry to continue with his business.

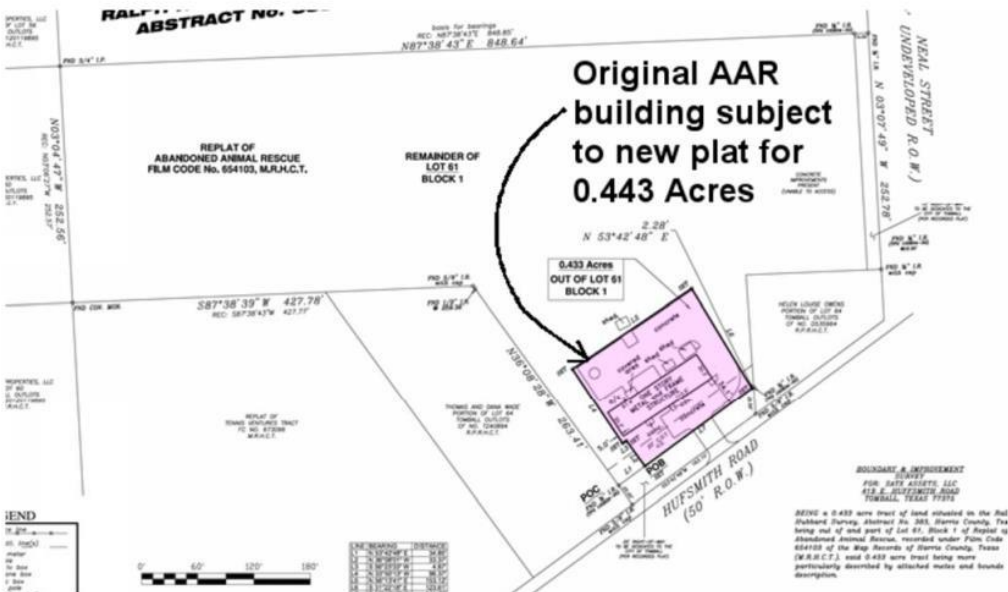
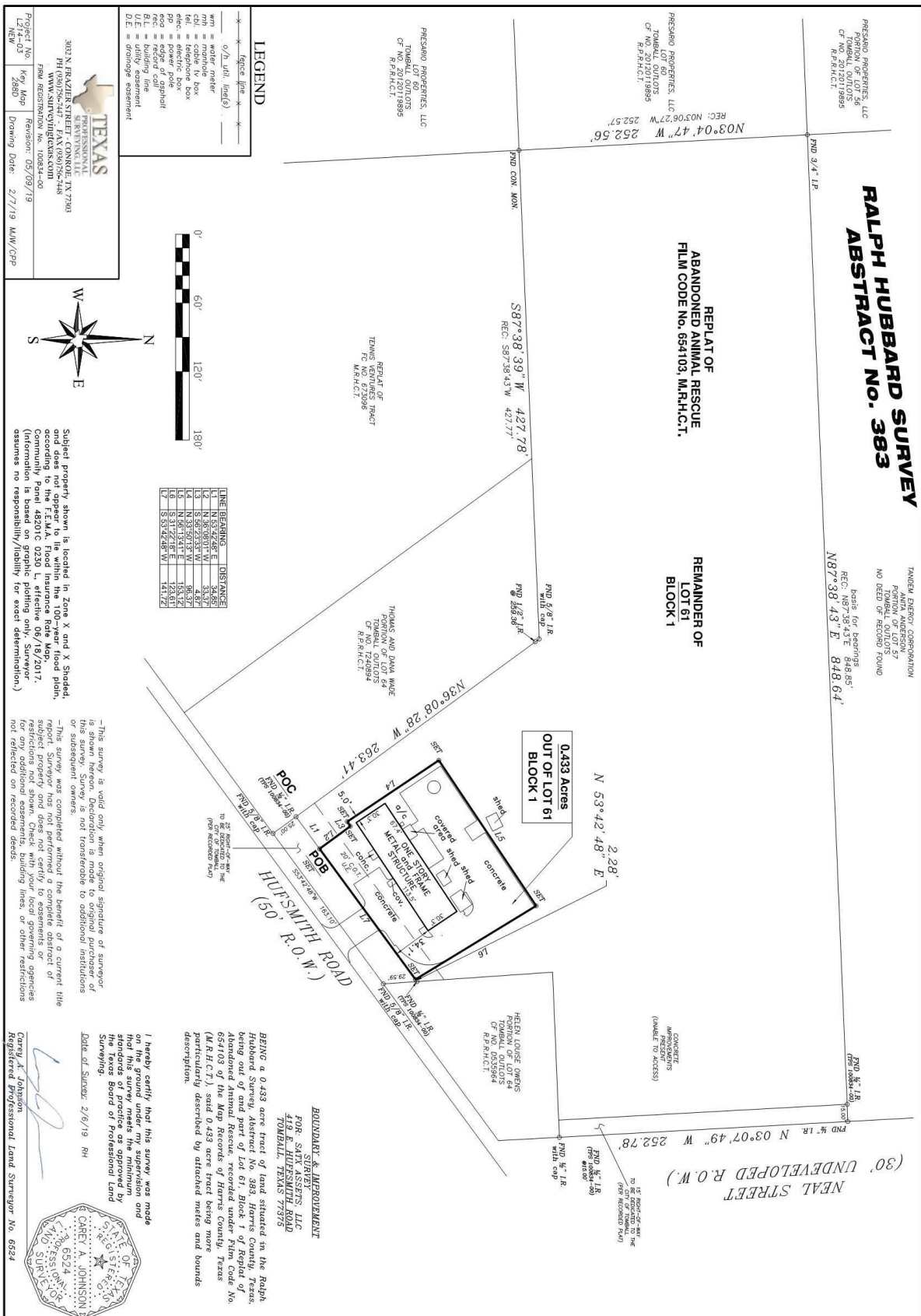


Figure “F” Concept Plan



Regular City Council

Agenda Item

Data Sheet

Meeting Date: February 17, 2020

Topic:

Approve Annual Licensing and Support for Incode Software, Provided by Tyler Technology, in the Amount of \$50,212.72

Background:

This is for the annual licensing and support for our Incode software provide by our vendor, Tyler Technology.

Incode is software specifically designed for municipal administration by a vendor called Tyler Technologies. The City of Tomball has used modules of this software for over 20 years.

These are some of the current tasks this software is used for: Finance including accounts payable, accounts receivable, purchasing, budget. Utility billing for water and gas. Public works work orders, court including all tickets and warrants, and Payroll.

We budget every year for this software through the IT budget.

Origination:**Recommendation:**

Approve

Funding:

Yes

Account Number:100-117-6320

Party(ies) responsible for placing this item on agenda:

Doug Tippey

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
--	--	-------

ATTACHMENTS:

annual invoice

**Remittance:**

Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

<i>Invoice No</i>	<i>Date</i>	<i>Page</i>
025-272343	10/01/2019	1 of 2

Questions:

Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

Bill To: Tomball, City of
401 West Market Street
TOMBALL, TX 77375

Ship To: Tomball, City of
401 West Market Street
TOMBALL, TX 77375

<i>Customer No.</i>	<i>Ord No</i>	<i>PO Number</i>	<i>Currency</i>	<i>Terms</i>	<i>Due Date</i>
44795	114805		USD	NET30	10/31/2019
<i>Date</i>	<i>Description</i>	<i>Units</i>	<i>Rate</i>	<i>Extended Price</i>	
	Accounts Payable	1	2,757.72	2,757.72	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Accounts Receivable	1	1,837.41	1,837.41	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Budget Preparation	1	0.00	0.00	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Central Cash Collection	1	2,314.64	2,314.64	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Check Reconciliation	1	0.00	0.00	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Fixed Assets	1	1,050.63	1,050.63	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	General Ledger	1	3,937.03	3,937.03	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Payroll/Personnel	1	3,151.91	3,151.91	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Permits & Inspections	1	1,272.18	1,272.18	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Central Purchasing	1	2,757.72	2,757.72	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Utility CIS System	1	5,735.33	5,735.33	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Service Order Management	1	1,984.02	1,984.02	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Project Accounting	1	2,104.53	2,104.53	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Court Case Management	1	5,608.29	5,608.29	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Inventory Control	1	1,928.63	1,928.63	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	AcuCorp AcuServer	1	423.52	423.52	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Basic Network Support Services	1	1,272.18	1,272.18	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Interface to Hand-held citation device	1	1,275.45	1,275.45	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				
	Badger Utility Handheld Meter-Reader Interface	1	846.58	846.58	
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020				

**Remittance:**

Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-272343	10/01/2019	2 of 2

Questions:

Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

Bill To: Tomball, City of
401 West Market Street
TOMBALL, TX 77375

Ship To: Tomball, City of
401 West Market Street
TOMBALL, TX 77375

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
44795	114805		USD	NET30	10/31/2019

Date	Description	Units	Rate	Extended Price
	Call Center	1	2,117.59	2,117.59
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020			
	Office Exporter	1	470.74	470.74
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020			
	Tyler Content Manager LE	1	1,832.51	1,832.51
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020			
	Collection Agency Export Interface	1	706.94	706.94
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020			
	Work Order Management	1	2,437.83	2,437.83
	Maintenance: Start: 01/Nov/2019, End: 31/Oct/2020			
	Incode Financial Suite (Positive Pay)	1	873.40	873.40
	Maintenance Start: 01/Nov/2019, End: 31/Oct/2020			
	Incode Content/Document Management Suite - Maintenance	1	1,515.94	1,515.94
	Maintenance Start: 01/Nov/2019, End: 31/Oct/2020			

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal 50,212.72

Sales Tax 0.00

Page 111 of 111

Invoice Total 50,212.72

Page 3 of 3