

**NOTICE OF SPECIAL PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, JUNE 27, 2016

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, June 27, 2016 at 6:00 P.M., City Hall, 401 Market Street Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission 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
 - 1.1 Election of Chair and Vice Chair
- 2.0 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.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 13, 2016.
- 5.0 New Business:
 - 5.1 Receipt of Capital Projects Comments and Recommendations from the Planning

and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2017-2021.

6.0 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 23th day of June, 2016 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding 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.

Special Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 27, 2016

Topic:

Background:

Origination:

Recommendation:

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

Community Development Department

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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Special Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 27, 2016

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ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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Special Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 27, 2016

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 13, 2016.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Minutes - June 13, 2016

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, JUNE 13, 2016



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present were:

Commissioner Dane Dunagin
Commissioner Richard Anderson
Commissioner Darrell Roquemore
Commissioner Harry Byrd – Excused Absence

Others present:

Community Development Director/ City Engineer – Craig Meyers
Assistant City Engineer – Beth Jones
City Planner – Harold Ellis
Assistant City Planner – Amelia Lindley
Community Development Coordinator – Kim Chandler
City Attorney – Loren Smith

- 2.0 No Public Comments were received.
- 3.0 Harold Ellis, City Planner, announced the following:

- P&Z Commissioners Training being held in Belton, TX.
Amelia Lindley to be hosting the trip.
- Special P&Z Meeting on Monday, June 27, 2016 @ 6:00 p.m.

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Dunagin to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 9, 2016.

Motion carried unanimously.

draft

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **GRAND PARKWAY TOWN CENTER**: Being a subdivision of 65.6190 Acres of Land in the C.W. Hall Survey, Abstract No. 1639 and in the William Perkins Survey, Abstract No. 621, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **GRAND PARKWAY TOWN CENTER**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Preliminary Plat of **CORNER STORE NO. 1917**: Being a subdivision of 16.2331 Acres out of the Chancey Goodrich Survey, Abstract No. 311, Tract 7C-1, 7F and 7H, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **CORNER STORE NO. 1917**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Preliminary Plat of **DUNNCO TOMBALL**: Being a subdivision of a 73,659.69 Square Feet, of Land situated in the J.M. Hooper Survey, Abstract 375, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **DUNNCO TOMBALL**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **Zoning Case P16-0072**: Request by Kenneth Lee to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.12 acres of land, legally described as Reserve A, Block 1 Kenneth Lee Subdivision, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of SH 249 and Holderrieth Road, at 26902 SH 249, from the Planned Development District (PD8) to the Commercial District.

Harold Ellis, City Planner, presented the case and recommendation.

Kenneth Lee, Property Owner, (P.O. Box 21, Pinehurst, TX 77362) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:24 p.m.

Hearing no comments, the Public Hearing was closed at 6:24 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **ZONING CASE P15-0072**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>

Motion Failed unanimously; 0 Votes Aye, 4 Votes Nay.

- 6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this _____ day of _____ 2016.

Kim Chandler
Commission Secretary

Barbara Tague
Commission Chair

Special Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 27, 2016

Topic:
Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2017-2021.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

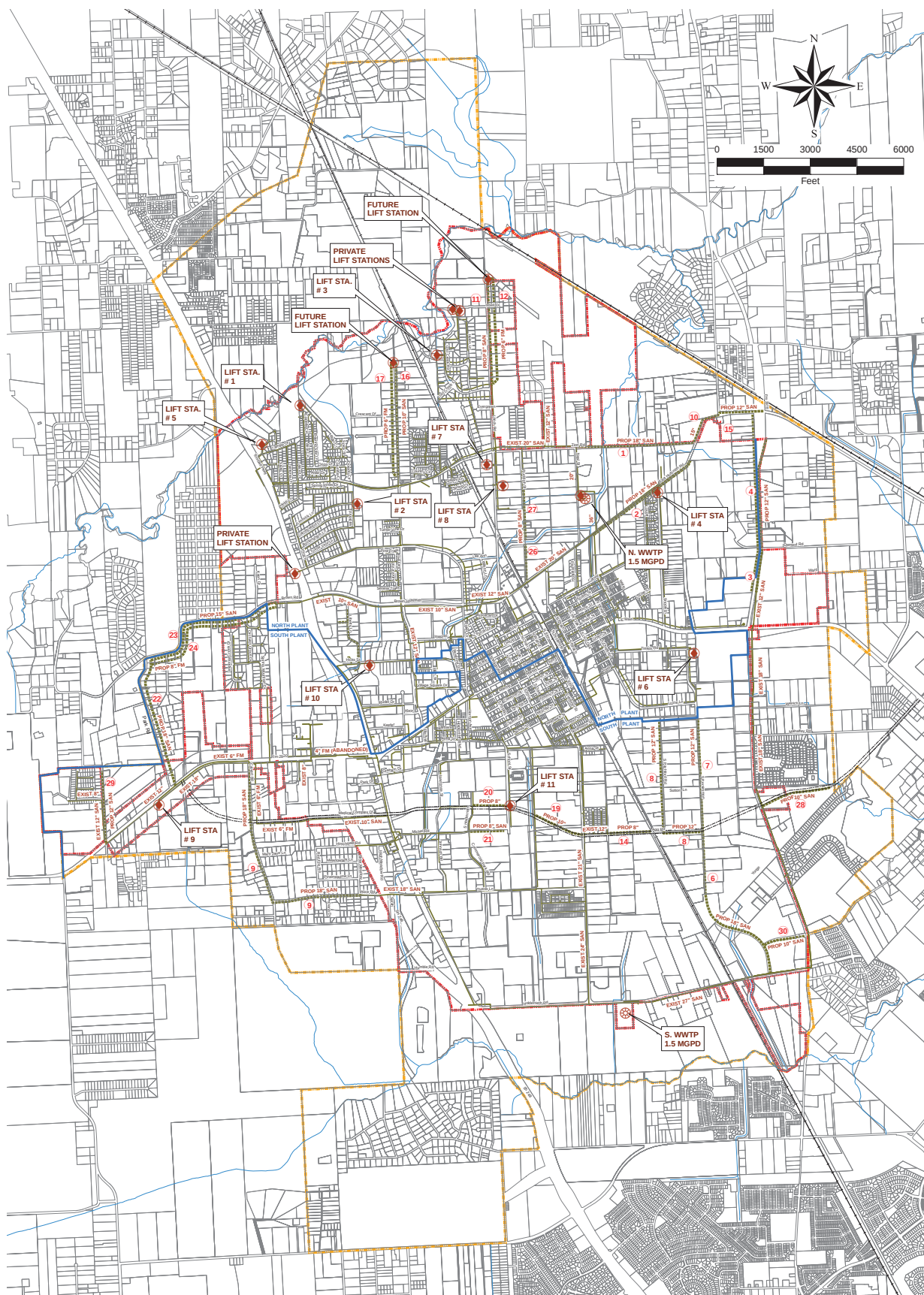
Reports & Maps

Future Drainage System Projects, 2012 to 2022

HCFC Channel No.	Total Basin Area Served (Acres)	Construction Project	Estimated Length (Ft)	Estimated Volume (Acre-Ft)	Unit Cost	Estimated Channel Improvement Costs ¹	Estimated Detention Improvement Costs ¹
J131 ²	3,156	Detention & Conveyance	3,750		N/A ⁴	\$2,216,433	
J132 ²	250	Channel	1,250		\$ 591.05	\$738,811	
J133 ²	500	Channel	2,500		\$ 591.05	\$1,477,622	
M116 ²	1,575	Channel	4,750		\$ 591.05	\$2,807,482	
M116 ²	1,575	Detention		300	\$ 27,616.87		\$8,285,060
M118	732	N of EDC Project	4,100		\$ 591.05	\$2,423,300	
M118	732	EDC Project	2,300		\$ 591.05	\$1,359,412	
M118	732	S of Holderrieth + Detention	1,200	226	\$ 591.05	\$709,259	\$1,790,741
M121 East	629	Channel	3,750		\$ 591.05	\$2,216,433	
M121 East	629	Detention		157	\$ 27,616.87		\$4,335,848
M121 West	1,161	Channel	2,450		\$ 591.05	\$1,448,070	
M121 West	1,161	Channel	4,750		\$ 591.05	\$2,807,482	
M121 West	1,161	Detention		215	\$ 27,616.87		\$5,937,626
M124 ²	2,930	Channel	4,000		\$ 591.05	\$2,364,196	
M124 ^{2,3}	2,930	Channel	10,400			\$26,377,589	
M124 ^{2,3}	2,930	Detention		642			\$21,818,344
		Totals	45,200	1,540		\$46,946,090	\$42,167,620
(1) Limited to Proposed Facilities estimates, including engineering & contingencies when no improvements exist. (2) The current CIP does not include channel or detention construction within the next ten years. (3) From 2013 LAN Estimate of Probable Costs; Includes Pipeline Adjustments and Land Acquisition (4) Projects and costs identified in the Downtown Specific Plan							

Future Wastewater Collection System Projects, 2012 to 2022

Project No.	Description	Priority (1)	Quantity	Units	Unit Cost (2)	Total Cost
1	18-inch Gravity Sanitary Sewer along Zion Road from Neal Street to Cabotway Road	1	2,600	LF	\$222.00	\$577,200.00
2	18-inch Gravity Sanitary Sewer along E. Hufsmith Road from existing 36-inch line to Zion Road	2	3,900	LF	\$222.00	\$865,800.00
3	12-inch Gravity Sanitary Sewer along F.M. 2978 from north of F.M. 2920 to Dement Road	2	1,400	LF	\$142.00	\$198,800.00
4	12-inch Gravity Sanitary Sewer along F.M. 2978 north of Dement Road	2	3,600	LF	\$142.00	\$511,200.00
5	8-inch Gravity Sanitary Sewer along Liberty Lane from Hicks	2	2,000	LF	\$92.00	\$184,000.00
6	18-inch Gravity Sanitary Sewer along S. Persimmon Street from Agg Road to Holderrieth Road	3	5,600	LF	\$222.00	\$1,243,200.00
7	12-inch Gravity Sanitary Sewer along S. Persimmon Street north of Agg Road	3	3,600	LF	\$142.00	\$511,200.00
8	12-inch Gravity Sanitary Sewer along S. Pitchford Road and Agg Road to S. Persimmon Street	3	4,700	LF	\$142.00	\$667,400.00
9	18-inch Gravity Sanitary Sewer along Calvert Road and Alice Road from F.M. 2920 to SH 249	3	8,100	LF	\$222.00	\$1,798,200.00
10	15-inch Gravity Sanitary Sewer along Zion Road and E. Hufsmith Road from Cabotway Road to Stanolind Rd	3	2,600	LF	\$182.00	\$473,200.00
11	8-inch Gravity Sanitary Sewer along Ulrich Road	3	3,500	LF	\$92.00	\$322,000.00
12	6-inch Force Main along Ulrich Road	3	3,600	LF	\$62.00	\$223,200.00
13	Lift Station at the end of Ulrich Road (Design Flow = 375 gpm)	3	1	LS	\$400,000.00	\$400,000.00
14	8-inch Gravity Sanitary Sewer along Agg Road east of Mulberry Street	3	1,300	LF	\$92.00	\$119,600.00
15	12-inch Gravity Sanitary Sewer along E. Hufsmith Road from Stanolind Road across F.M. 2978	4	1,600	LF	\$142.00	\$227,200.00
16	10-inch Gravity Sanitary Sewer along Quinn Road	4	4,000	LF	\$112.00	\$448,000.00
17	6-inch Force Main along Quinn Road	4	4,200	LF	\$62.00	\$260,400.00
18	Lift Station at the end of Quinn Road (Design Flow = 430 gpm)	4	1	LS	\$400,000.00	\$400,000.00
19	10-inch Gravity Sanitary Sewer along the Future Medical Complex Drive west of Cherry Street	4	1,800	LF	\$112.00	\$201,600.00
20	8-inch Gravity Sanitary Sewer along the Future Medical Complex Drive west of School Street	4	1,100	LF	\$92.00	\$101,200.00
21	8-inch Gravity Sanitary Sewer along the Future Michel Road extension east of Commercial Park Drive	4	1,200	LF	\$92.00	\$110,400.00
22	18-inch Gravity Sanitary Sewer along Park Road from FM 2920 to Brown Road	4	4,500	LF	\$222.00	\$999,000.00
23	15-inch Gravity Sanitary Sewer along Brown Road from Park Road to Orchard Grove Drive	4	5,200	LF	\$182.00	\$946,400.00
24	8-inch Force Main along Brown Road from Orchard Drive to Park Road	4	5,200	LF	\$72.00	\$374,400.00
25	Lift Station at Brown Road and Orchard Grove Drive (Design Flow = 1,000 gpm)	4	1	LS	\$550,000.00	\$550,000.00
26	8-inch Gravity Sanitary Sewer along Rudolph Road north of E. Hufsmith Road	4	1,200	LF	\$92.00	\$110,400.00
27	8-inch Gravity Sanitary Sewer along Rudolph Road south of Zion Road	5	2,400	LF	\$92.00	\$220,800.00
28	10-inch Gravity Sanitary Sewer along the Future Med Complex east of Hufsmith-Kohrville Road	5	2,200	LF	\$112.00	\$246,400.00
29	8-inch Tomball Cemetery Rd north of FM 2920	6	1,000	LF	\$92.00	\$92,000.00
30	10-inch Gravity Sanitary Sewer along Spell Road from S Persimmon to FM 2978	6	1,000	LF	\$112.00	\$112,000.00
	(1) Priority Rating of 1 is highest priority and 5 is lowest priority		83,100	Construction Total		\$13,495,200.00
	(2) Unit Price for Gravity Sanitary Sewer Includes Manholes					



--- Tomball ETJ
 --- Tomball City Limits

Sanitary

- Existing
- - - Proposed
- ⊗ Waste Water Treatment Plant
- ⬮ Lift Station

**Tomball Master Plan
 Sanitary Sewer System**



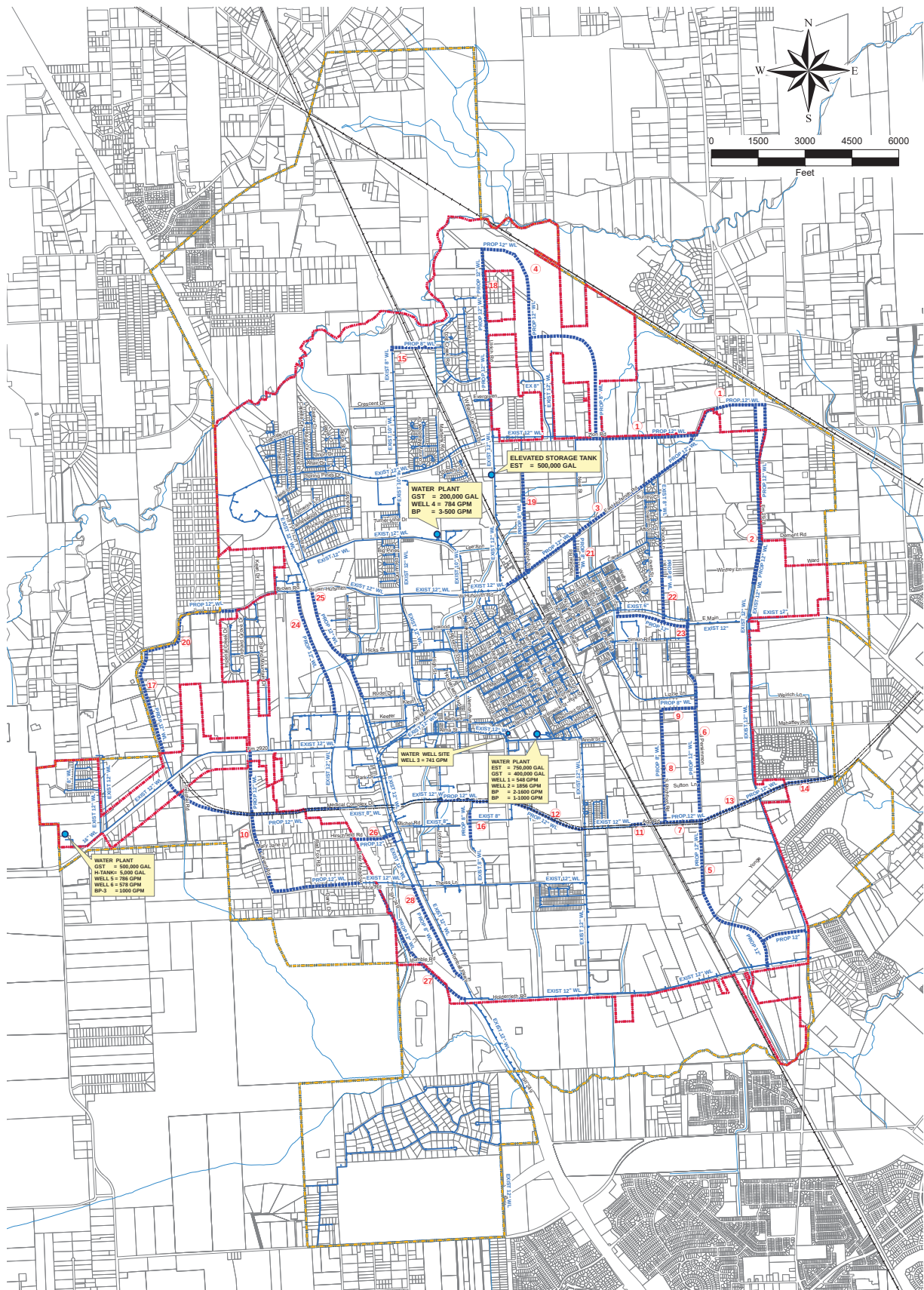
CLR, Inc.

Engineers • Surveyors • GIS
 19530 FM-362, Waller, Texas 77487 Phone: (713) 462-0993

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Future Water Distribution System Projects, 2012 to 2022

Project No.	Description	Priority (1)	Quantity	Units	Unit Cost	Total Cost
1	12-inch Water Line along Zion Road and E. Hufsmith Road from Neal Street east to F.M. 2978 E. ROW	1	6,700	LF	\$ 127.00	\$ 850,900.00
2	12-inch Water Line along FM 2978 from North of FM 2920 north to E. Hufsmith Road (East & West)	1	12,600	LF	\$ 127.00	\$ 1,600,200.00
3	12-inch Water Line along E. Hufsmith Road from Ulrich Road to Zion Road (includes Railroad Crossing)	1	8,300	LF	\$ 127.00	\$ 1,054,100.00
4	12-inch Water Line through new development between Ulrich Road and Zion Road	2	4,400	LF	\$ 127.00	\$ 558,800.00
5	12-inch Water Line along S. Persimmon Street from Agg Road to Holderrieth Road	2	5,700	LF	\$ 127.00	\$ 723,900.00
6	12-inch Water Line along S. Persimmon Street from FM 2920 to Agg Road	2	4,500	LF	\$ 127.00	\$ 571,500.00
7	12-inch Water Line along Agg Road from S. Pitchford Road to S. Persimmon Street	2	1,200	LF	\$ 127.00	\$ 152,400.00
8	8-inch Water Line along S. Pitchford Road	2	3,600	LF	\$ 88.00	\$ 316,800.00
9	8-inch Water Line between S. Pitchford Road and S. Persimmon Street south of channel south of Lizzie Lane	2	1,200	LF	\$ 88.00	\$ 105,600.00
10	12-inch Water Line along Calvert Road and Alice Road from FM 2920 to High Meadows Rd	2	7,700	LF	\$ 127.00	\$ 977,900.00
11	12-Inch Water Line along Agg Road from Mulberry Street to S. Pitchford Road (includes Railroad Crossing)	2	1,900	LF	\$ 127.00	\$ 241,300.00
12	12-Inch Water Line along the Future Medical Complex Drive from S. Holderrieth to S. Cherry Street	2	3,900	LF	\$ 127.00	\$ 495,300.00
13	12-Inch Water Line along the Future Agg Rd from S. Persimmon Street to Hufsmith-Kohrville Road	2	2,100	LF	\$ 127.00	\$ 266,700.00
14	12-Inch Water Line along the Future Agg Rd east of Hufsmith-Kohrville Road to ETJ	3	2,600	LF	\$ 127.00	\$ 330,200.00
15	8-inch Water Line between Quinn Road and Julia Street of Hunterwood (includes Railroad Crossing)	3	1,500	LF	\$ 88.00	\$ 132,000.00
16	8-inch Water Line along Future Commercial Park Drive between Medical Complex Drive and Theis Lane	4	1,100	LF	\$ 88.00	\$ 96,800.00
17	12-Inch Water Line along Park Road from FM 2920 to Brown Road	4	3,900	LF	\$ 127.00	\$ 495,300.00
18	12-Inch Water Line along Ulrich Road north of Zion to replace existing 6-inch Water Line	4	4,500	LF	\$ 127.00	\$ 571,500.00
19	8-inch Water Line along Rudolph Road	4	3,700	LF	\$ 88.00	\$ 325,600.00
20	12-Inch Water Line along Brown Road from Park Road to Orchard Grove Drive	4	4,300	LF	\$ 127.00	\$ 546,100.00
21	8-Inch Water Line along Hospital Road between E. Hufsmith Road and E. Carrell Street	5	1,400	LF	\$ 88.00	\$ 123,200.00
22	8-Inch Water Line along Snook Lane from FM 2920 south ROW north to the Cedar Post Street backlot WL	5	2,800	LF	\$ 88.00	\$ 246,400.00
23	12-Inch Water Line along FM 2920 from N. Willow to S. Persimmon	5	2,400	LF	\$ 127.00	\$ 304,800.00
24	12-Inch Water Line along SH 249 Bypass west ROW from Brown Road south to Lowe's	5	4,100	LF	\$ 127.00	\$ 520,700.00
25	12-Inch Water Line along Business SH 249 east ROW from Brown Road south to Rudel Drive	5	4,000	LF	\$ 127.00	\$ 508,000.00
26	12-Inch Water Line along Hirschfield Road from SH 249 Bypass W. ROW east to Business SH 249	5	1,600	LF	\$ 127.00	\$ 203,200.00
27	12-Inch Water Line along SH 249 Bypass west ROW from Alice Road south to Holderrieth Road	5	4,900	LF	\$ 127.00	\$ 622,300.00
28	8-Inch Water Line along Business SH 249 west ROW from Theis Lane south to Holderrieth Road	5	3,200	LF	\$ 88.00	\$ 281,600.00
	Totals		109,800	LF		\$ 13,223,100.00
	(1) Priority Rating of 1 is highest priority and 5 is lowest priority					



■■■■ Tomball ETJ
 ■■■■ Tomball City Limits
Water
 — Existing
 ■■■■ Proposed

Tomball Master Plan Water Distribution System



CLR, Inc.

Engineers • Surveyors **Page 7 of 7**
19530 FM-362, Waller, Texas 77487 Phone: (713) 462-0993