

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



MONDAY, JANUARY 13, 2020

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, January 13, 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 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
- 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
 - 2019 Planning & Zoning Commission Summary
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting on December 9, 2019
- 5.0 New Business:

- 5.1 Consideration to Approve **Zoning Case P19-171**; Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 15 acres of land legally described as 15 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 District to the Planned Development (PD-14) District.

- Conduct Public Hearing on **Zoning Case P19-171**

6.0 Adjournment

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 9th day of January, 2020 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the schedule 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 Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: January 13, 2020

Topic:

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 Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: January 13, 2020

Topic:

- 2019 Planning & Zoning Commission Summary

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 Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: January 13, 2020

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting on December 9, 2019

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Minutes - 12/9/2019

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

MONDAY, DECEMBER 9, 2019



6:00 P.M.

1.0 The meeting was called to Order by Chair Tague at 6:01 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Will Benson
Commissioner Richard Anderson
Commissioner Dane Dunagin – Excused Absence

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – City Engineer

Draft

2.0 No Public Comments were received

3.0 Craig Meyers, Community Development Director, announced the following:

- The City of Tomball Building Code update was approved by City Council on Second Reading.

4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 2019.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Replat of **BECKY'S PLACE**: A Subdivision of Land containing 7.338 acres (319,626 Square Feet) of Land in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve, **BECKY'S PLACE**.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **GEEME FARM**: A Subdivision of Land containing 1.292 acres (56,281.17 Square Feet) of Land in the J. House Survey, Abstract No. 34, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **GEEME FARM**, with contingencies.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **PRESTON HAMPTON**: A Subdivision of Land containing 0.1607 acres (7,000.00 Square Feet) of Land in the Hubbard Survey, (A-383), Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **PRESTON HAMPTON**, with contingencies.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

- 5.4 Consideration to Approve **Zoning Case P19-155**: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.025 acres of land legally described as .50 U/D INT in Tract 57 (2.025 acres) Tomball Outlots, from the Single-Family 20 Estate District to the General Retail District and 0.33 acres of land legally described as Tract 64A Tomball Outlots from the Agricultural District to the General Retail District. The properties are generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Lance Langenhoven (70 West Summer Storm Circle, Woodlands, Texas 77381) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:18 p.m.

Hearing no comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **Zoning Case P19-155**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Dunagin	<u>Abs</u>

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P19-156**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* and *mini warehouse/self-storage* facility. The properties are approximately 2.025 acres of land legally described as .50 U/D INT in Tract 57 (2.025 acres) Tomball Outlots and 0.33 acres of land legally described as Tract 64A Tomball Outlots, generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road, within the City of Tomball, Harris County, Texas, and are zoned General Retail District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Lance Langenhoven (70 West Summer Storm Circle, Woodlands, Texas 77381) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:21 p.m.

Hearing no comments, the Public Hearing was closed at 6:21 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P19-156**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Dunagin	<u>Abs</u>

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P19-157**: Request by Colleen Pye, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.13 (5,480.65 square feet) acres of land legally described as South ½ Lots 34, 35, & 36 & Tract 33C Block 30, within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, between Florence and McPhail Streets, from the Single-Family 6 District to the Old Town and Mixed Use District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Colleen Pye (207 Florence Street, Tomball, Texas 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:25 p.m.

Hearing no comments, the Public Hearing was closed at 6:26 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P19-157**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Dunagin	<u>Abs</u>

Motion carried unanimously.

- 5.7 Consideration to Approve **Zoning Case P19-159**: Request by Sarah Mays, with Kimley-Horn, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 32.6253 acres of land legally described as Lot 1-B Block 1 Tomball 2920 Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 east of Calvert Road, from the Agricultural, General Retail and Commercial District to the Planned Development District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Rene Joubert (15003 Mill Station Court, Cypress, Texas 77429) spoke on behalf of the request.

Matt Maglothin (1722 Creek Drive, Houston, Texas 77055) also spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:46 p.m.

David Kropp (14608 FM 2920, Tomball, Texas 77377) spoke in opposition of the request.

Vicki Kropp (14608 FM 2920, Tomball, Texas 77377) spoke in opposition of the request.

Richard Ramsey (14518 Spring Mountain, Tomball, Texas 77377) spoke in opposition of the request.

Terry Tollefsbol (29507 Orchard Grove, Tomball, Texas 77377) spoke in opposition of the request.

John Nicholas (29519 Imperial Creek Drive, Tomball, Texas 77375) spoke in opposition of the request.

Margaret Williams (14402 Spring Mountain Drive, Tomball, Texas 77377) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 7:04 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **Zoning Case P19-159**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as

follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Benson	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Dunagin	<u>Abs</u>

Motion failed with 2 votes Aye, 2 votes Nay.

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

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

The meeting adjourned at 7:25 p.m.

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: January 13, 2020

Topic:

Consideration to Approve **Zoning Case P19-171**: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 15 acres of land legally described as 15 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 District to the Planned Development (PD-14) District.

- Conduct Public Hearing on **Zoning Case P19-171**

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Notice of Public Hearing
P19-171 Property Owner Notification
Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JANUARY 13, 2020
&
CITY COUNCIL
JANUARY 20, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, January 13, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, January 20, 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 P19-171: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 15 acres of land legally described as 15 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.

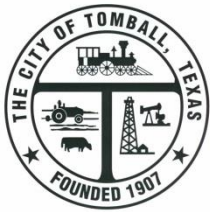
C E R T I F I C A T I O N

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 **9th** day of **January 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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: P19-171

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 15 acres of land legally described as 15 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-14) 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.

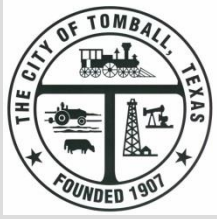


**Planning & Zoning Commission
Public Hearing:
Monday, January 13, 2020 6:00 PM**

**City Council Public Hearing:
*Monday, January 20, 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: January 13, 2020
City Council Public Hearing Date: January 20, 2020

Rezoning Case: P19-171
Property Owner(s): PARQUINT 2920 LP
Applicant(s): B. Todd Jones, with DHIC, LLC
Legal Description: 15 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: 15 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.

ANALYSIS

The whole subject site is approximately 47.256 acres of land, however the Planned Development request is for only 15 acres of the lot. According to the applicant, the proposed development will consist of 360 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 December 13, 2019. The Notice of Public Hearing was published in the paper on December 25, 2019. 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 P19-171 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, Development Regulations and Concept Plan

Exhibit "A"
Aerial Photo

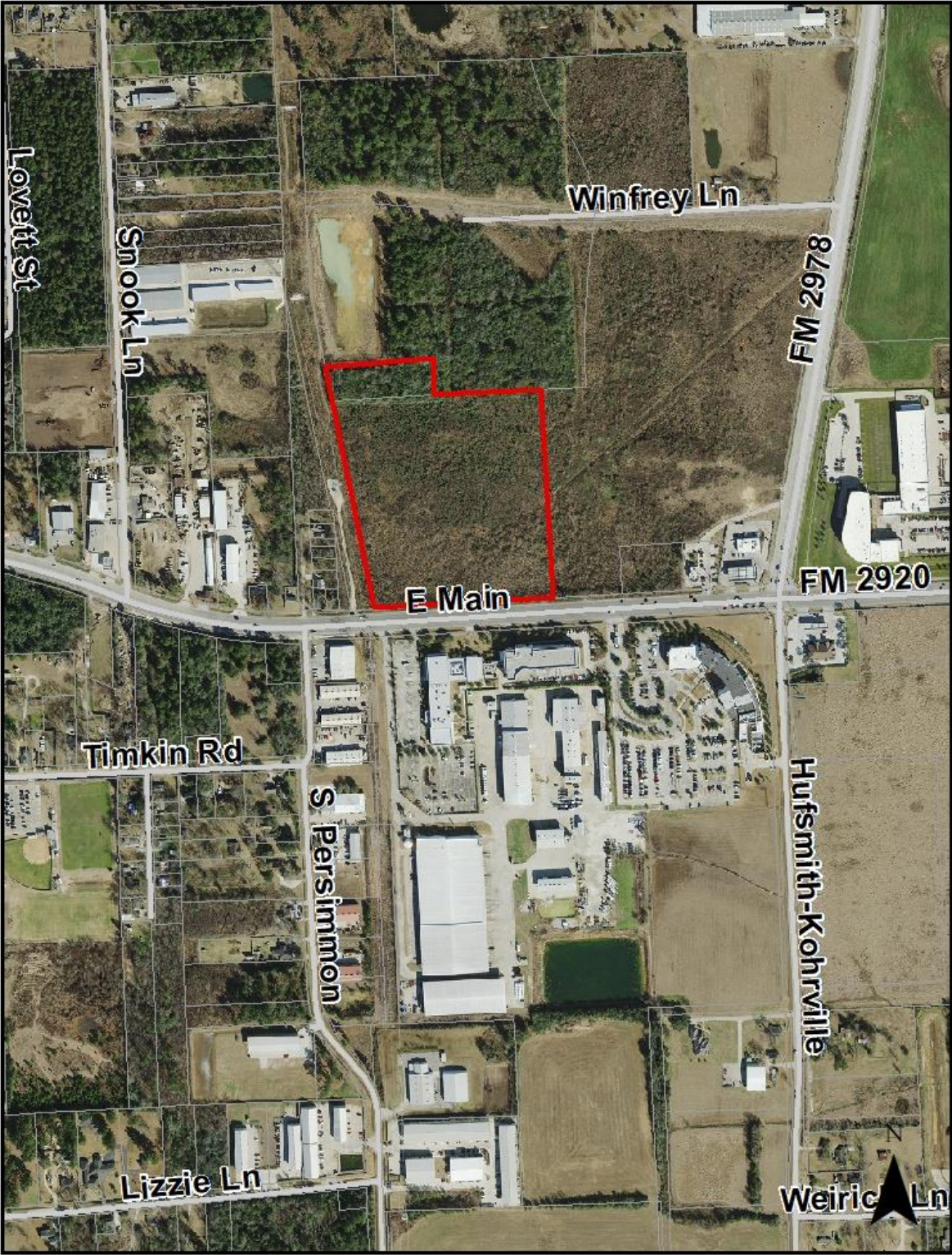


Exhibit "B"
Comprehensive Plan

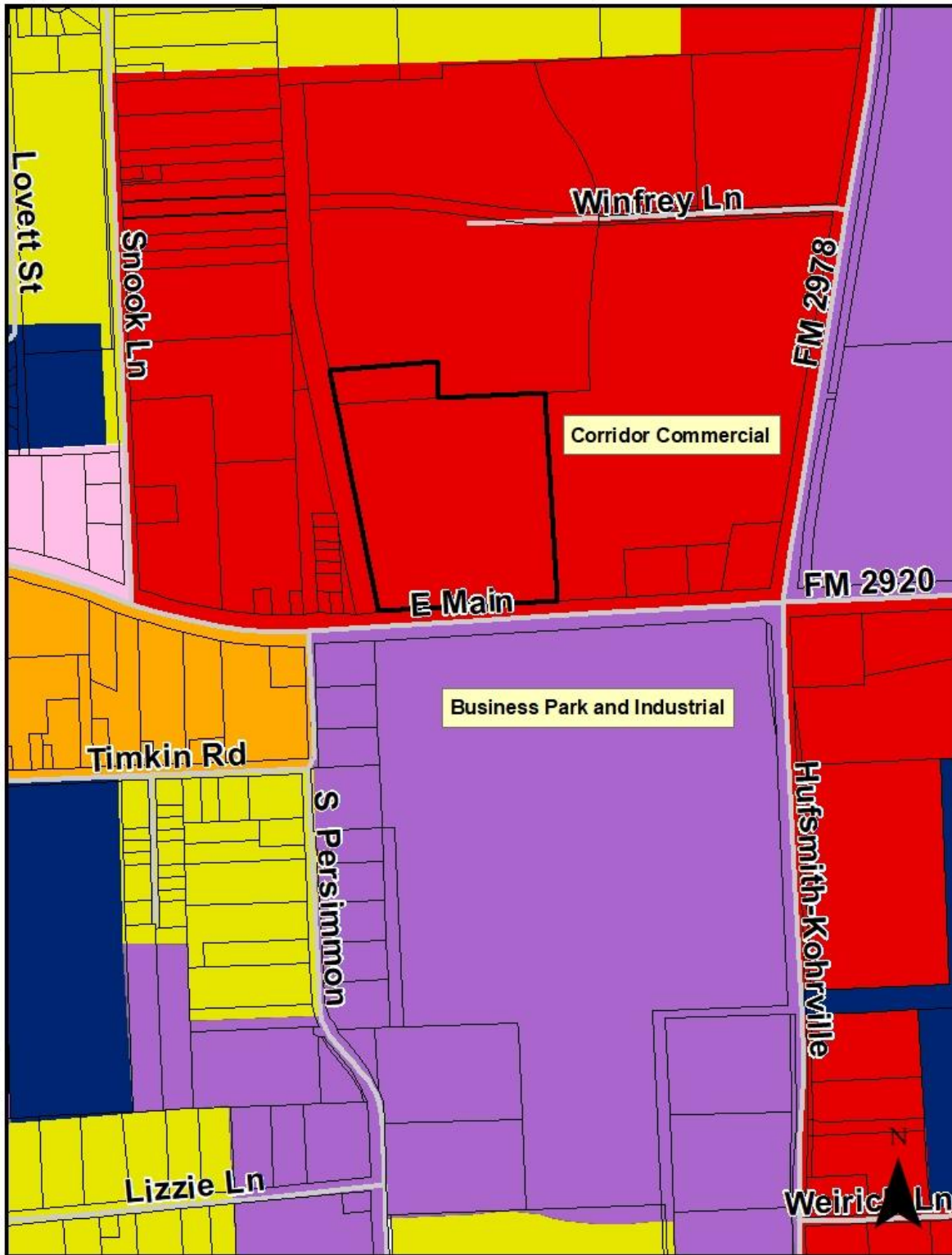


Exhibit "C"
Zoning Map

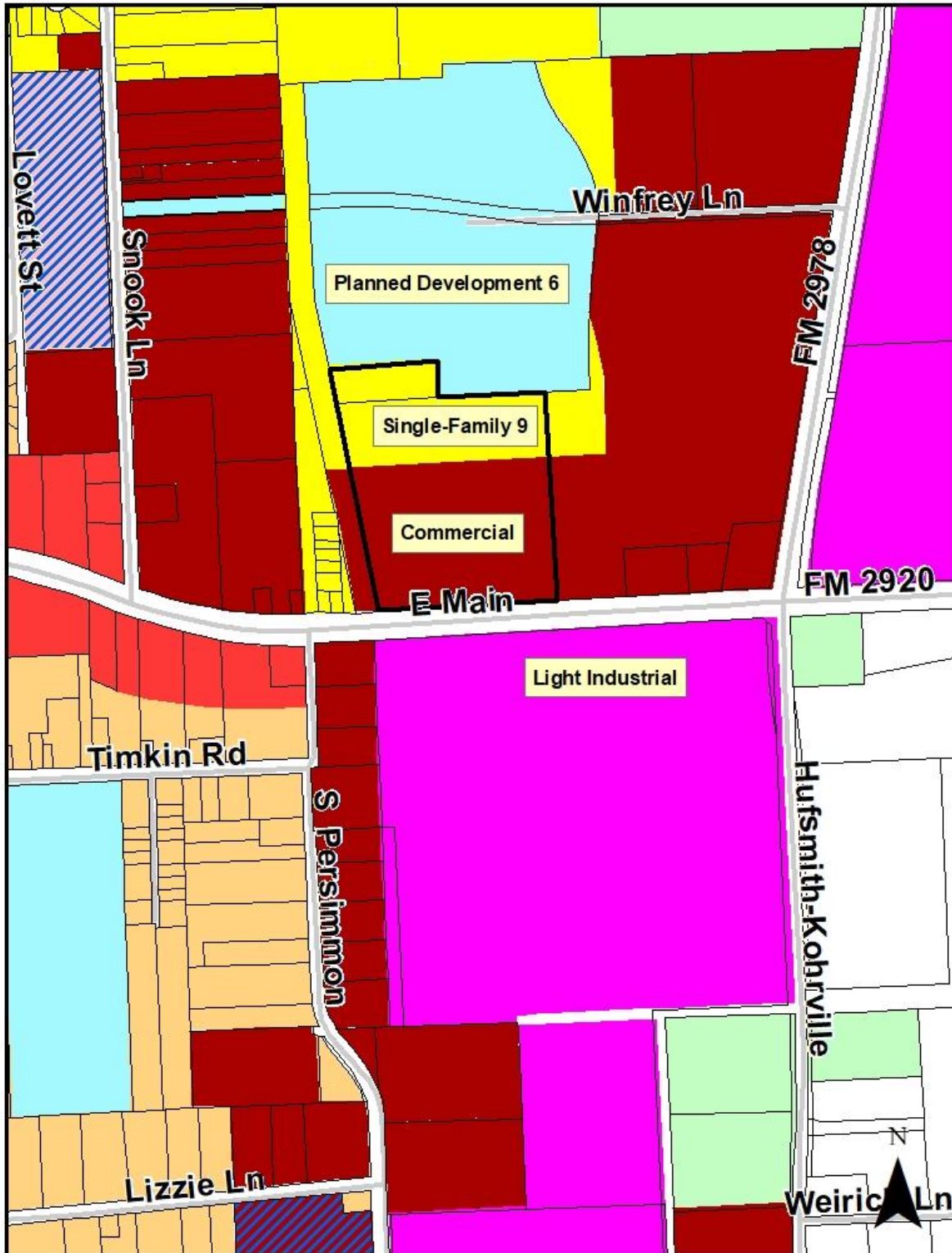


Exhibit “D”
Site Photo



Exhibit "E"
Application, Development Regulations and Concept Plan



RECEIVED 12/04/2019 (KC)

Revised 5/19/15
P&Z #19-171

APPLICATION FOR
PLANNED DEVELOPMENT
Community Development Department
Planning Division

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 (B. Todd Jones) Title: Development Manager
Mailing Address: 1341 Horton Circle City: Arlington State: Texas
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 SQ Freeway Suite 500 City: Houston State: Texas
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]

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

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: 15.00
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>12/3/19</u>
Signature of Applicant	Date
☒ <u>Michael H. Richmond</u>	<u>12/3/19</u>
Signature of Owner	Date



December 30, 2019

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

RE: Planned Development Application

¼ miles 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 15.00 acre property located approximately ¼ miles 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 is zoned C2- Real Vacant Commercial. The application proposes the current zoning designation be revised to a Planned Development District, consisting of multi-family 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.



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: Fourteen (14 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: One (1 acre)

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

