

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



MONDAY, DECEMBER 9, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, December 9, 2019 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
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 2019.
- 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.

- 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
- 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.
- 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.

- Conduct Public Hearing on **Zoning Case P19-155**

- 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.

- Conduct Public Hearing on **Zoning Case P19-156**

- 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 Commercial District.

- Conduct Public Hearing on **Zoning Case P19-157**

- 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.

- Conduct Public Hearing on **Zoning Case P19-159**

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 5th day of December 2019 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: December 9, 2019

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: December 9, 2019

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: December 9, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 11, 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:

P&Z Minutes - 11/11/2019

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

MONDAY, NOVEMBER 11, 2019



6:00 P.M.

- 1.0 The meeting was Called to Order by Vice Chair Darrell Roquemore at 6:00 p.m. Other members present were:

Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson

Commissioner Barbara Tague – Excused Absence

Others present:

Craig Meyers – Community Development Director
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:

- P19-120 Merenco Tract Rezoning was approved by City Council
- The City of Tomball Building Code update was approved by City Council

- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 14, 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 **FOUR PB:** 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 with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve, with contingencies.

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

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

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

The meeting adjourned at 6:03 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Wesley Stolz
City Engineer/Board Secretary

Darrell Roquemore
Commission Vice Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:
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.

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:

Becky's Place - Final Plat
Becky's Place - Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

I, Rebecca D. Clepper, hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of "BECKY'S PLACE", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents dedicate to the use of the public for public utility purposes an unobstructed aerial easement five feet in width from a plane twenty feet above the ground upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, owner does hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

WITNESS my hand, this ____ day of _____, 20__.

Rebecca D. Clepper

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca D. Clepper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

Notary Public in and for the State of Texas

My Commission expires on the ____ day of _____, 20__.

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767

Barbara Tague
Chairman

Darrell Roquemore
Vice-Chairman

I, Diane Trautman, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, at ____ o'clock __, M., and was duly recorded on the ____ day of _____, 20__, at ____ o'clock, __, M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

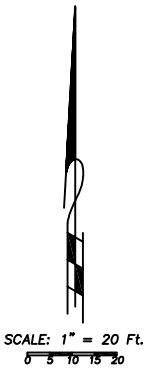
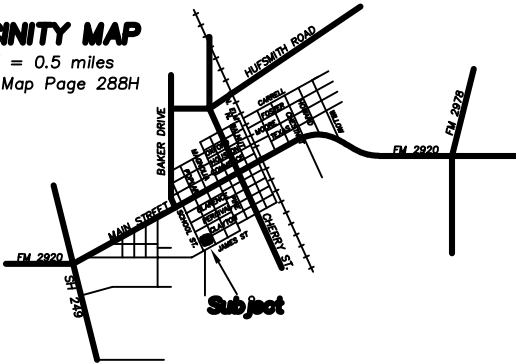
WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.

Diane Trautman
Clerk of the County Court
Harris County, Texas

Deputy

VICINITY MAP

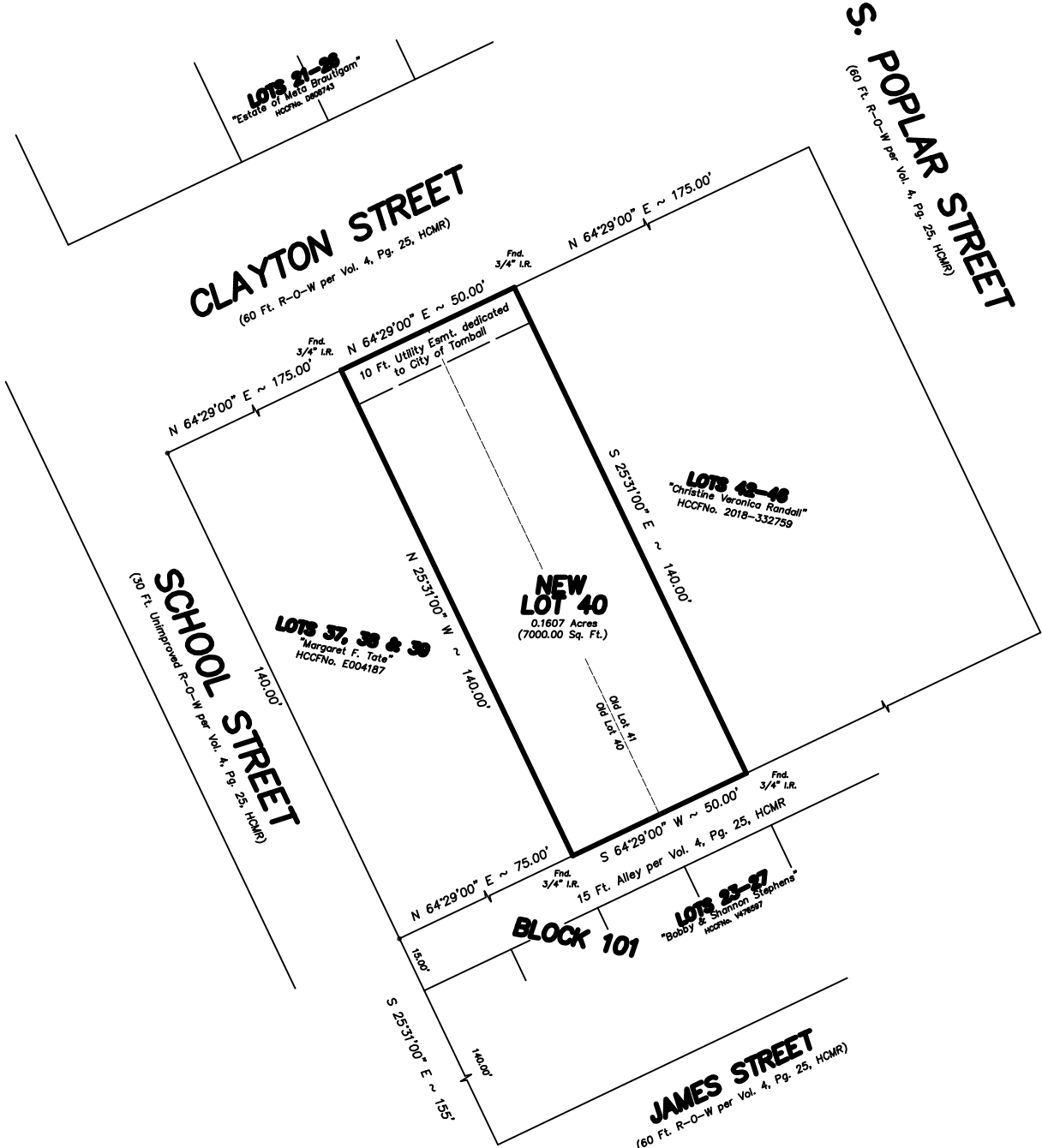
1" = 0.5 miles
Key Map Page 288H



- Note #1** All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2** All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3** No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4:** This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5:** A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter

FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

PUBLIC EASEMENT:
Public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.



"BECKY'S PLACE"

A replat of Lots 40 and 41 into "NEW LOT 40" in Block 101 of REVISED MAP OF TOMBALL, an addition in the Wm. Hurd Survey (A-371), Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas,

Containing: 1 Lot / 1 Block

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: December 1, 2019

OWNER:
Rebecca D. Clepper
10722 Spell Road
Tomball, TX 77375

CITY OF TOMBALL

Plat Name: Becky's Place Plat Type: Replat

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 9, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review Community Development recommends approval of this plat.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:
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

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:

GeeMe Farm - Final Plat
GeeMe Farm - Plat Comments

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of MARTINEZ RANCH, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this _____, day of _____, 2019.

Martha L. Stein, Chair
or M Sonny Garza, Vice Chairman

Margaret Wallace Brown, AICP,CNU—A, Secretary

I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

John R. Blount, P.E., LEED AP
County Engineer

I, DIANE TRAUTMAN, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2019 by an order entered into the minutes of the court.

DIANE TRAUTMAN
County Clerk
of Harris County, Texas

BY: _____
Deputy

I, DIANE TRAUTMAN, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2019, at _____ o'clock __M and duly recorded on _____, 2019 at _____ o'clock __M, and at Film Code Number _____ of the Map Records of Harris County for said county.

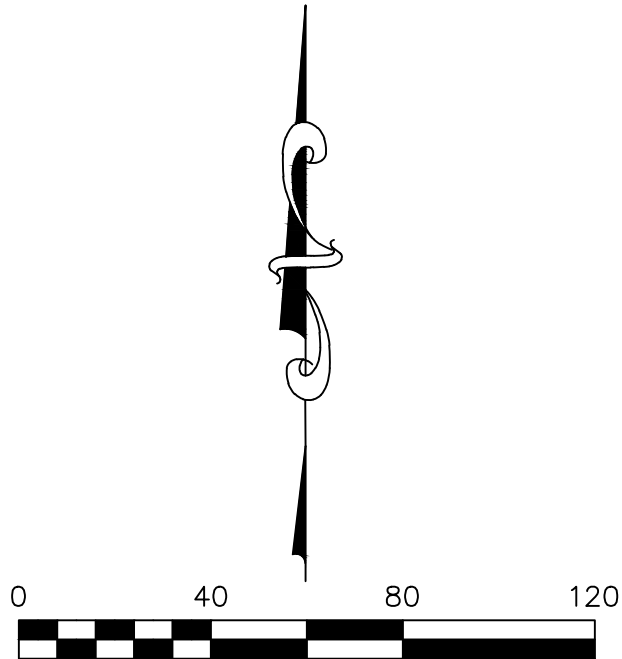
Witness my hand and seal of office, at Houston, the day and date last above written.

DIANE TRAUTMAN
County Clerk
of Harris County, Texas

BY: _____
Deputy

I, DAVID E. KING, SR., am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, SOUTH CENTRAL Zone.

DAVID E. KING, SR.
Registered Professional Land Surveyor
Texas Registration No. 4503



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- M.R.H.C. MAP RECORDS HARRIS COUNTY
- D.R.H.C. DEED RECORDS HARRIS COUNTY
- H.C.C.F. HARRIS COUNTY CLERKS FILE
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- C.M. CONTROL MONUMENT
- EASEMENT LINE

GENERAL NOTES:

- Each lot shall provide a minimum of two offstreet parking spaces per dwelling unit on each lot.In those instances where a secondary is provided only one additional space shall be provided.
- All Elevations based on TSARP RM# 100370, ELEV=181.93' NAVD88, 2001 Adjustment
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivison plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, In effect at the time this plat was approved, which may be amended from time to time.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
- A private water well must be pressure cemented and cannot be constructed within 50 feet of the property line.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owners expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wood fences back up, but generally will not replace with new fencing.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball utility easement up to and around the gas meter.

GEEME FARM

A SUBDIVISION OF

1.2920 ACRES (56281.17 SQ. FT.)

IN THE J. HOUSE SURVEY, ABSTRACT 34

HARRIS COUNTY, TEXAS

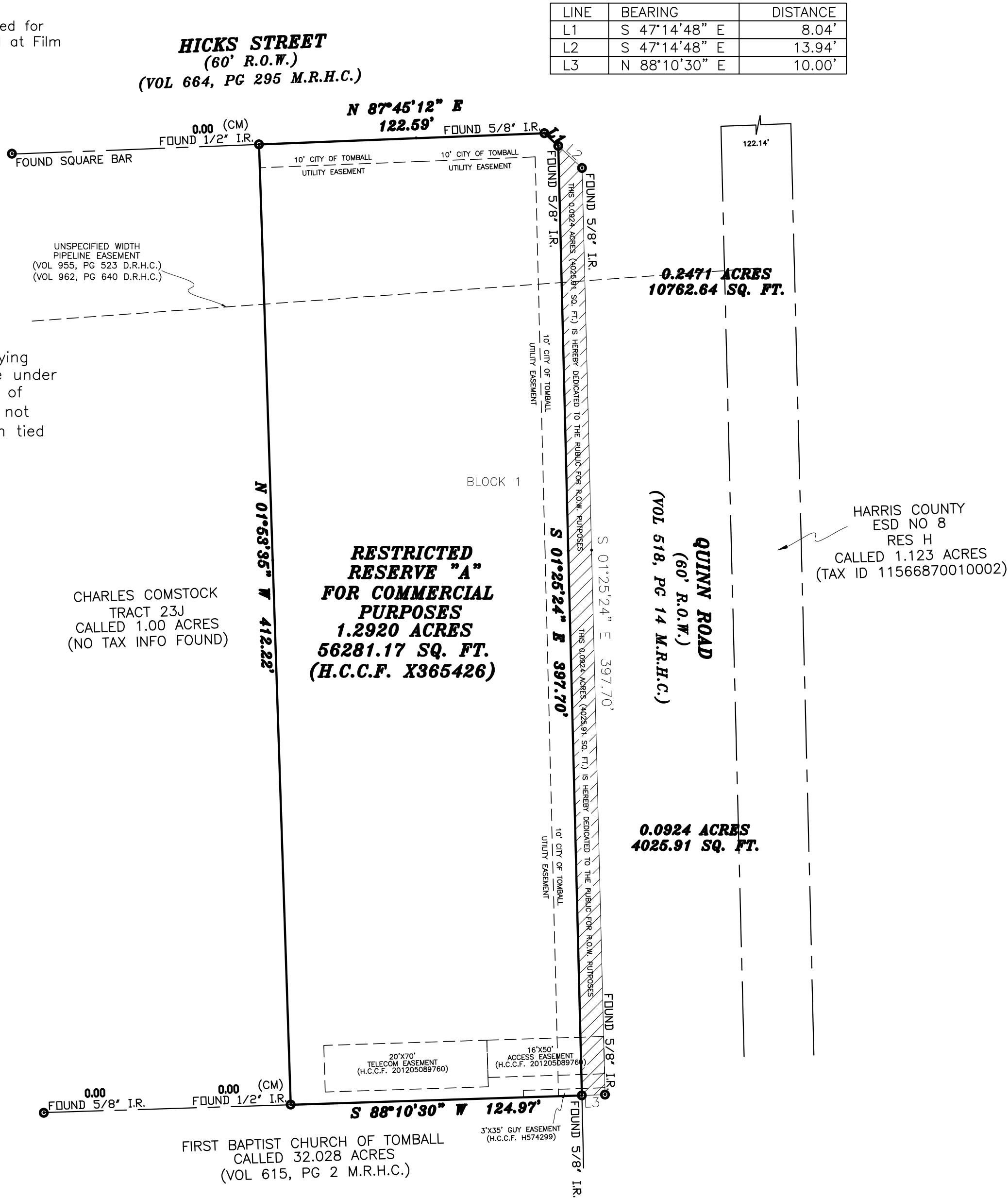
CITY OF TOMBALL

BLOCK 1

RESTRICTED RESERVE "A"

FOR COMMERCIAL PURPOSES

DECEMBER, 2019



STATE OF TEXAS
COUNTY OF HARRIS

I, ENRIQUE LANDIN, owner hereinafter referred to as owners of the 1.2920 acre tract described in the above and foregoing map of Gemme Farms, do hereby make and establish said subdivision and development plan of said property according to all lines , dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes of considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to find the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents does dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or placement of mobile home subdivision) and shall be restricted under the terms and conditions if such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that she has complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

Witness our hands, Enrique Landin, this _____ day of _____, 2019.

Gemme Farms

By: _____
Enrique Landin

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Enrique Landin, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

FIRM NO.
10152100

SURVEYOR:
DAVID E. KING, SR.
3411 KEYGATE DRIVE
SPRING, TX 77388
OFFICE: 281-350-8003
FAX: 281-350-0118

OWNER:
Enrique Landin
29515 Quinn Rd
Tomball, TX. 77375

KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
3411 KEYGATE DRIVE SPRING, TX 77388 (281)350-8003

CITY OF TOMBALL

Plat Name: GeeMe Farm Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 9, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update City of Tomball signature blocks and notes
- Update vicinity map
- Remove commercial restriction

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:
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.

Background:

Origination:

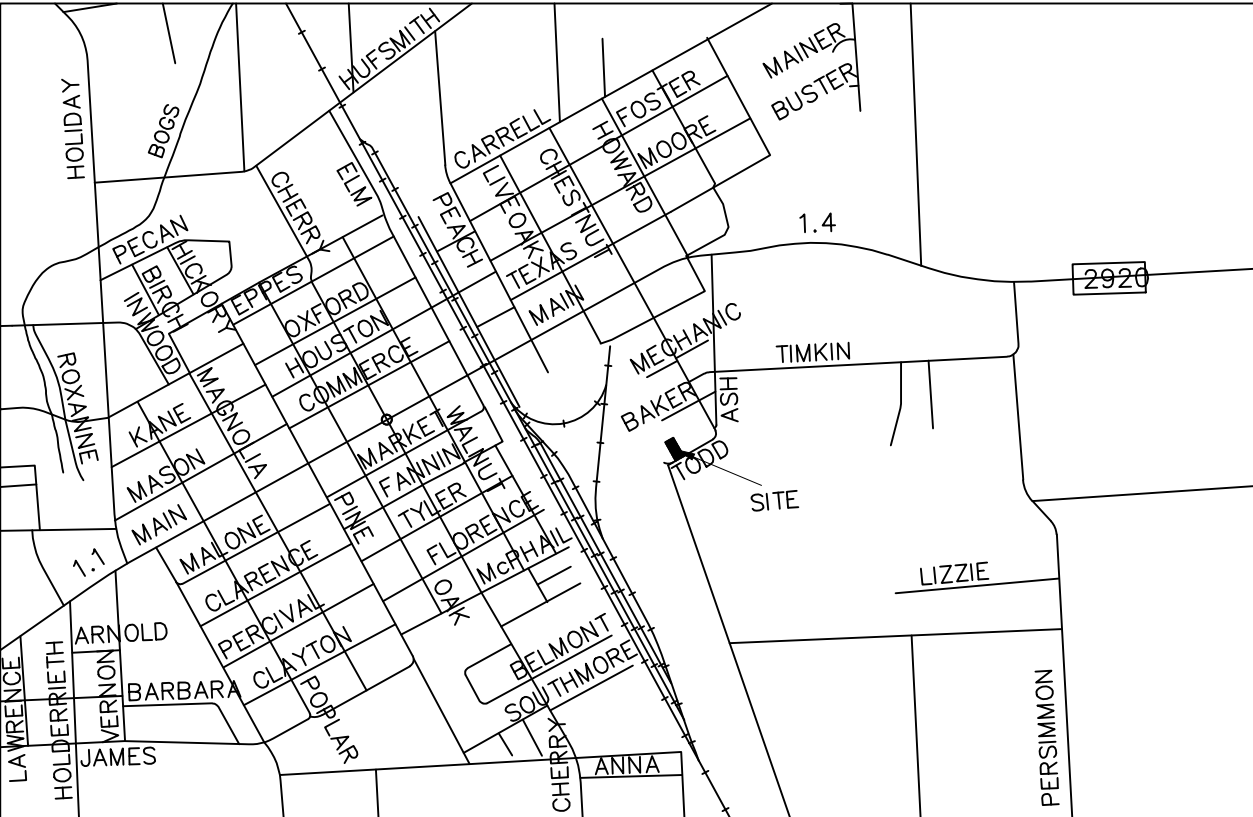
Recommendation:

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

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

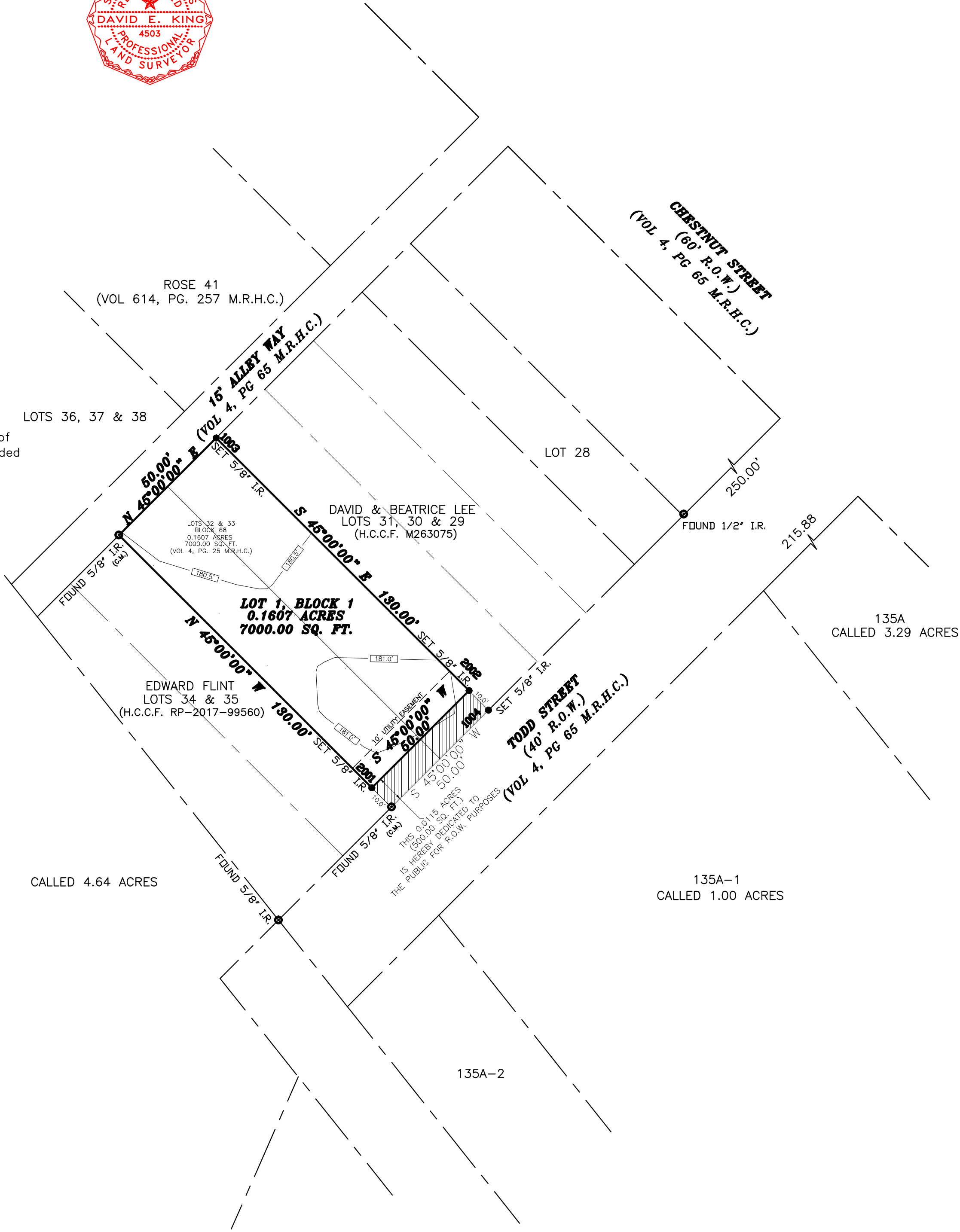
ATTACHMENTS:

Preston Hampton - Replat Plat
Preston Hampton - Replat Comments



I, David E. King, Sr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

David E. King, Sr.
Registered Professional Land Surveyor
Texas Registration No. 4503



STATE OF TEXAS
COUNTY OF HARRIS

I, Preston Hampton and by hereinafter referred to as Owner of the 0.1607 acre tract described in the above and foregoing plat of Preston Hampton, do hereby make and establish said subdivision and development plat of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner certifies and covenants that he has complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my hand in the City of Tomball, this _____ day of _____, 2019.

By: _____
Preston Hampton
Owner
Date _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Preston Hampton known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this _____ day of _____, 2019

Notary Public in and for the State of Texas

Print name: _____

My Commission expires: _____

PRELIMANARY

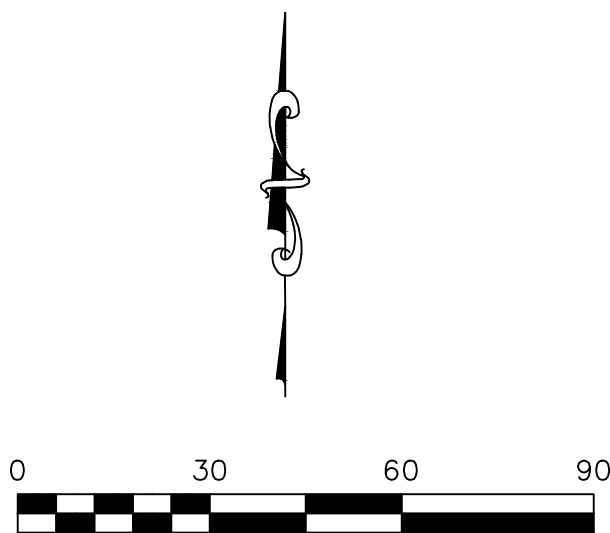
PRESTON HAMPTON
0.1607 ACRES (7000.00 SQUARE FEET)
LOCATED IN THE
HUBBARD SURVEY, A-383
HARRIS COUNTY, TEXAS
CITY OF TOMBALL
CONTAINING
1 BLOCK, 1 LOT
DECEMBER, 2019

GENERAL NOTES:

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at at minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to remove any valid covenants or restrictions.
- According to FEMA Firm Panel No. [48201C0230L](#) (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain
- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- This Plat was performed with the benefit of a City Planning Letter from Fidelity Title G.F. No. FAHCS19003153.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball utility easement up to and around the gas meter.

SURVEYOR:
KING'S LAND SURVEYING SOLUTIONS, LLC
DAVID KING, R.P.L.S. 4503
PHONE: 281-350-8003
EMAIL: info@kingslandsurveying.com
FIRM NUMBER 10152100

OWNER:
Preston Hampton
12503 Hamill Path, Dr.
Houston, TX 77066



CITY OF TOMBALL

Plat Name: Preston Hampton Plat Type: Replat

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 9, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update owner signature block
- Add lien holder signature block
- Update vicinity map
- Add current legal description
- Remove contours
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: December 9, 2019

Topic:

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.

- Conduct Public Hearing on **Zoning Case P19-155**

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
Property Owner Notification
P19-155 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 9, 2019
&
CITY COUNCIL
DECEMBER 16, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 9, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 16, 2019, 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 P19-156: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 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.

Zoning Case P19-155: 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 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.

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 & Mixed Use District.

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 and Reserve A, Tract A and B (Drainage) Tomball 2920, 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 (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.

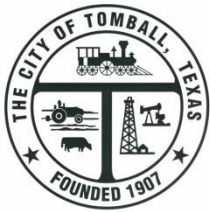
C E R T I F I C A T I O N

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 5th day of **December 2019** 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: P19-155

APPLICANT/OWNER: Lance Langenhoven

LOCATION: Generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road.

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 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.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, December 9, 2019, 6:00 PM**

**City Council Public Hearing:
*Monday, December 16, 2019, 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.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 9, 2019
City Council Public Hearing Date: December 16, 2019

Rezoning Case: P19-155
Property Owner(s): Hufsmith Business Park LLC
Applicant(s): Lance Langenhoven
Legal Description: Tract 64A Tomball Outlots and .50 U/D INT in Tract 57 (2.025 AC) Tomball Outlots
Location: Northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road (Exhibit "A")
Area: 2 acres and 0.33 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit "B")
Present Zoning and Use: Agricultural and Single-Family 20 Estate District (Exhibit "C") / Recently demoed single-family residence and undeveloped (Exhibit "D")
Request: Rezone from the Agricultural and Single-Family 20 Estate District to the General Retail District

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate / Harris County Flood Control District drainage channel
South: General Retail and Single-Family 9 / Undeveloped
West: Single-Family 20 Estate and General Retail / Single-family residence, undeveloped
East: Single-Family 20 Estate / 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 as well as a Conditional Use Permit ordinance 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 to operate on the site.

Since then, the applicant has acquired two adjacent properties and is requesting to allow to utilize them as part of his overall development with both storage and office/warehouse facilities.

ANALYSIS

The properties are currently zoned Agricultural and Single-Family 20 Estate District. Surrounding zoning districts include General Retail and Single-Family 20 Estate to the west; General Retail and Single-Family 9 to the south; Single-Family 20 Estate to the east, across the Neal Street right-of-way.

There are a few single-family residences in the area. Other land uses along East Hufsmith Road include True Expressions Photography, Texas Prospects Baseball, Tomball Nursing Home, Maple Creek Bed and Breakfast, Cornerstone Electric, new wedding venue which is in the construction process, and new storage facility. There is a wide variety of land uses, both residential and non-residential, along East Hufsmith Road.

The Comprehensive Plan Future Land Use Map designates the property as Neighborhood Commercial. According to the Comprehensive Plan, compatible Zoning Districts for this future land use category include Office, General Retail and Planned Development. This category should also be located on collector streets or a greater street classification. East Hufsmith is classified as a Major Arterial by the Major Thoroughfare Map.

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 established land uses in the immediate area are single-family residences, undeveloped land and baseball fields; however, East Hufsmith Road, from the railroad tracks to Zion Road, has a mix of residential and non-residential uses. To the east of the property, there is a public right-of-way for Neal Street. To the north of the property, there is a Harris County Flood Control ditch and the City's landfill. The 5.9 acre track adjacent to these properties was also recently rezoned to General Retail.

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.

Utilities are available to serve this property, however they may need to be upsized to accommodate a non-residential facility. The existing arterial street adjacent to the property can accommodate traffic generated by a General Retail District development.

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.

There is vacant land in the City zoned General Retail. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for development.

- 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 has been steady development in the General Retail District in the City.

- 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.**

If a non-residential development is constructed on the subject site, Chapter 50 (Zoning) has regulations in place to protect the adjacent residential development. These regulations include fencing and landscape buffer requirements, greater setbacks and lighting restrictions.

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

The Future Land Use Map designates the property as Neighborhood Commercial. The intent of this category is to develop appropriately to compliment residential development. The General Retail District is considered a transitional zoning district between higher intensity non-residential uses and residential uses. The request appears to meet both the Comprehensive Plan and the intent of the General Retail Zoning District.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 20, 2019. The Notice of Public Hearing was published in the paper on November 20, 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 P19-155.

EXHIBITS

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

**Exhibit “A”
Aerial Photo**



Exhibit "B"
Comprehensive Plan

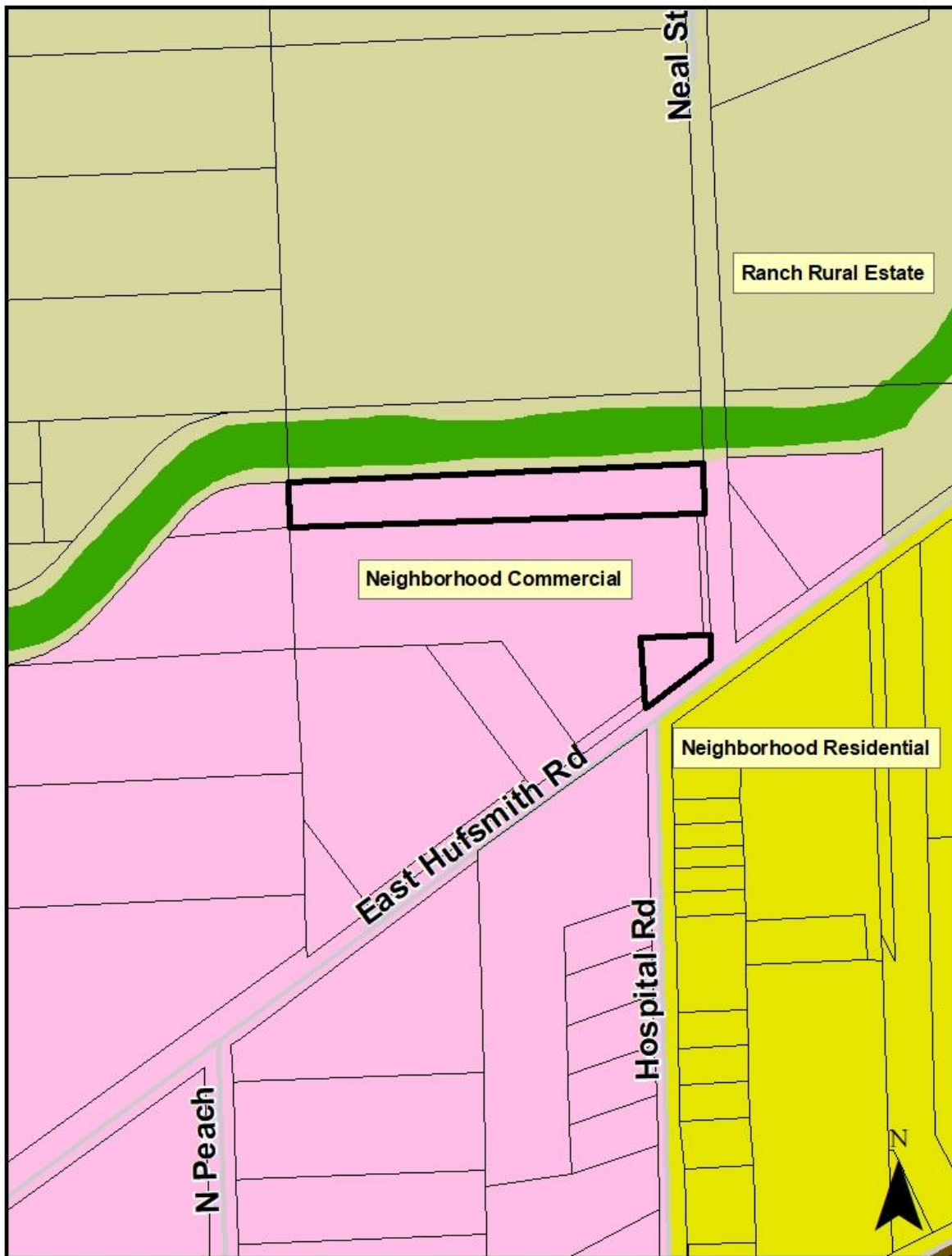
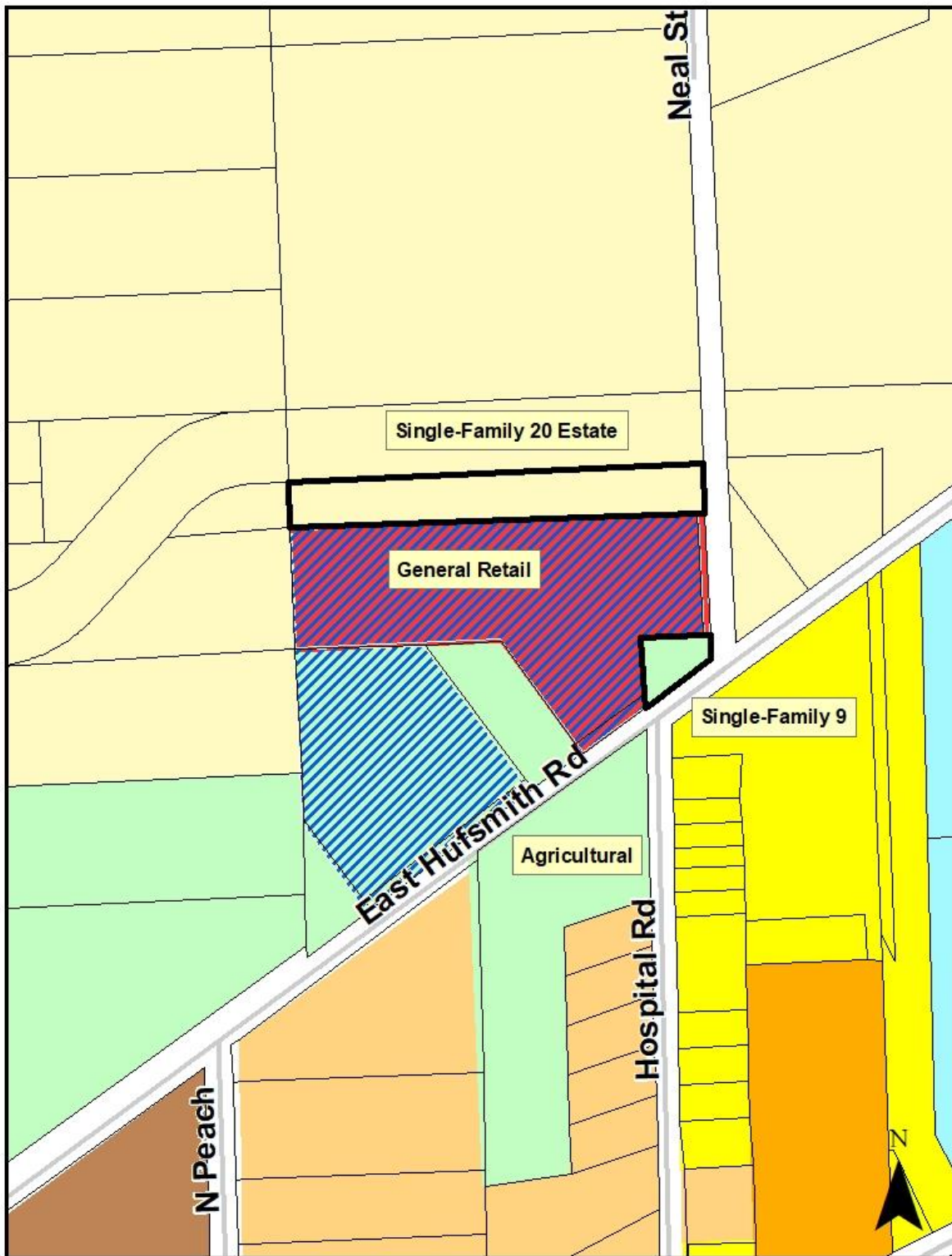


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E" Application

Revised 5/19/15



APPLICATION FOR REZONING

Community Development Department
Planning Division

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, # 200 City: The Woodlands State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Owner

Name: Hufsmith Business Park, LLC Title:
Mailing Address: 1095 Evergreen Circle, # 200 City: The Woodlands State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Engineer/Surveyor (if applicable)

Name: David Kelly Title: Engineer
Mailing Address: P.O. Box 823 City: Fulshear State: TX
Zip: 77441
Phone: (281) 300 1869 Fax: () Email: david.kelly@dpgengineering.com

Description of Proposed Project: Small-Office Warehouse and Boat & RV Storage.

Physical Location of Property: 503 E. Hufsmith

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

Legal Description of Property: TR 64A TOMBALL OUTLOTS and .50 U/D INT IN TR 57 (2.025 AC)
TOMBALL OUTLOTS

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Agricultural District and Single Family 20 Estate District (2.025 AC)

Current Use of Property: Has a small home, about to be demolished. 2 Acres is unimproved.

Proposed Zoning District: Match the zoning for 419 E. Hufsmith which has a CUP.

Proposed Use of Property: Small-Office Warehouse and Boat & RV Storage.

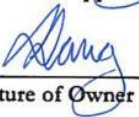
0352820000100 - 503 E. Hufsmith & 0352820000057 - 2.025 AC

HCAD Identification Number: Acreage: 0.33 AC + 2.205 AC

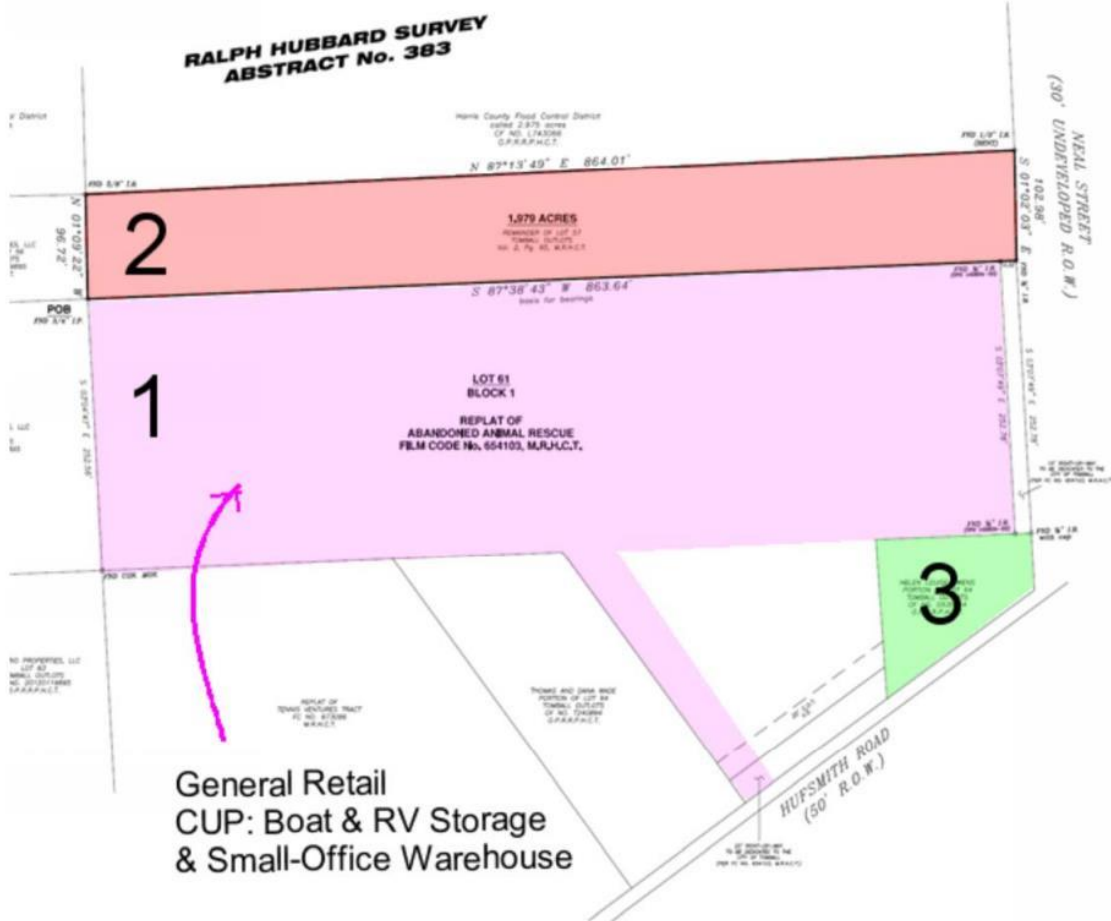
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

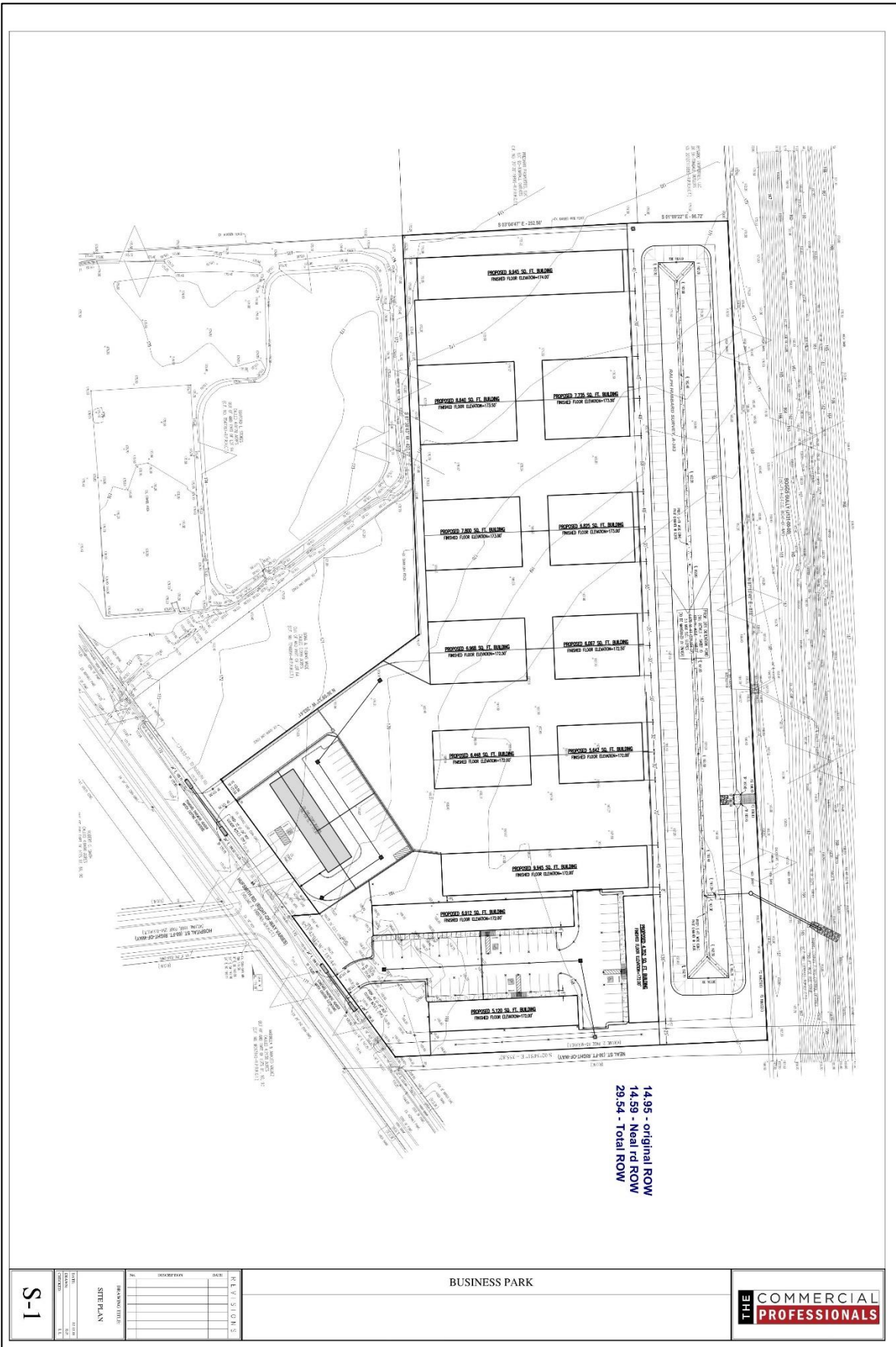
Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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

832-483 8655.







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

BEING a 1.979 acre tract of land situated in the Ralph Hubbard Survey, Abstract No. 383, Harris County, Texas, being the remainder of Lot 57, Tomball Outlots, recorded in Volume 2, Page 57 of the Map Records of Harris County Texas (M.R.H.C.T.), said 1.979 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{3}{4}$ inch iron pipe found for a common corner of said remainder tract, that certain tract described as a portion of Lot 56 of said Tomball Outlots described in instrument to Presario Properties, LLC, recorded under Clerk's File Number 20120119895 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), Lot 60 of said Tomball Outlots and Lot 61, Block 1 of the Replat of Abandoned Animal Rescue, recorded under Film Code Number 654103, M.R.H.C.T., being the southwesterly corner of the herein described 1.979 acre tract, from which a concrete monument found for a common corner of said Replat of Abandoned Animal rescue, said Lot 60, Lot 63 of Said Tomball Outlots, and the Replat of Tennis Ventures Tract, recorded under Film Code Number 673096, M.R.H.C.T., bears South $03^{\circ}04'47''$ East, 252.56 feet;

THENCE North $01^{\circ}09'22''$ West, 96.72 feet, with the common line between said remainder tract and said portion tract, to a $\frac{5}{8}$ inch iron rod found for the common corner of said remainder tract, said portion tract, tht certain called 3.410 acre tract described in instrument to Harris County Flood Control District, recorded under Clerk's File Number L530449, O.P.R.R.P.H.C.T., and that certain called 2.975 acre tract described in instrument to Harris County Flood Control District, recorded under Clerk's File Number L743066, O.P.R.R.P.H.C.T., being the northwesterly corner of the herein described 1.979 acre tract;

THENCE North $87^{\circ}13'49''$ East, 864.01 feet, with the common line between said remainder tract and said 2.975 acre tract, to a $\frac{1}{2}$ inch iron rod (bent), found in the westerly right-of-way of Neal Street (a 30 foot wide undeveloped right-of-way), for the common easterly corner of said remainder tract and said 2.975 acre tract, being the northeasterly corner of the herein described 1.979 acre tract;

THENCE South $01^{\circ}02'03''$ East, 102.98 feet, with the westerly right-of-way of said Neal Street, the easterly line of said remainder tract, to a $\frac{1}{2}$ inch iron rod found for the original common easterly corner of said Lots 57 and 61, being the southeasterly corner of the herein described 1.979 acre tract, from which a $\frac{1}{2}$ inch iron rod with cap found for reference bears South $03^{\circ}07'49''$ East, 252.78 feet;

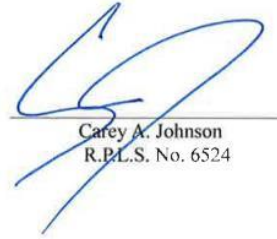
THENCE South 87°38'43" West, at a distance of 15.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for the northeasterly corner of said Lot 61, thence continuing with the common line between said remainder tract and said Lot 61, in all, a total distance of 848.64 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 1.979 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 22, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number L214-03_2Acres.

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

March 26, 2019
Date



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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:

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.

- Conduct Public Hearing on **Zoning Case P19-156**

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
Property Owner Notification
P19-156 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 9, 2019
&
CITY COUNCIL
DECEMBER 16, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 9, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 16, 2019, 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 P19-156: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 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.

Zoning Case P19-155: 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 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.

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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 and Reserve A, Tract A and B (Drainage) Tomball 2920, 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 (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.

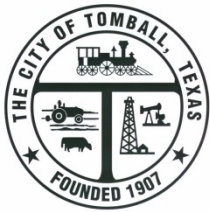
C E R T I F I C A T I O N

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 5th day of **December 2019** 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: P19-156

APPLICANT/OWNER: Lance Langenhoven

LOCATION: Generally located at the northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road.

PROPOSAL: A Conditional Use Permit to operate an *office showroom/warehouse* and *mini warehouse/self-storage* facility. The properties are approximately 2 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, within the City of Tomball, Harris County, Texas, and are zoned General Retail District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, December 9, 2019, 6:00 PM**

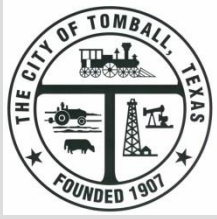
**City Council Public Hearing:
*Monday, December 16, 2019, 6:00 PM**

**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: December 9, 2019

City Council Public Hearing Date: December 16, 2019

Rezoning Case: P17-156

Property Owner(s): Hufsmith Business Park LLC

Applicant(s): Lance Langenhoven

Legal Description: Tract 64A Tomball Outlots and .50 U/D INT in Tract 57 (2.025 AC) Tomball Outlots

Location: Northwest corner of East Hufsmith Road and Neal Street at 503 East Hufsmith Road (Exhibit "A")

Area: 2 acres and 0.33 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit "B")

Present Zoning and Use: Agricultural and Single-Family 20 Estate District (Exhibit "C") / Recently demoed single-family residence and undeveloped (Exhibit "D")

Proposed Use(s): Recently demoed single-family residence and undeveloped (Exhibit "D")

Request: Conditional Use Permit (CUP) to allow the operation of a *mini warehouse/self-storage* and an *office showroom/warehouse* facility

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate / Harris County Flood Control District drainage channel

South: General Retail and Single-Family 9 / Undeveloped

West: Single-Family 20 Estate and General Retail / Office and general retail, undeveloped

East: Single-Family 20 Estate / 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.

Since then, the applicant has acquired two adjacent properties and is requesting to utilize them as part of his overall development with both storage and office/warehouse facilities.

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 and special conditions can be added to the proposed site plan to ensure the character of the area is maintained.

The proposed development also meets the following goals, objectives and actions outlined in the Comprehensive Plan:

- Goal 2 Land Use and Development: Work with the development community to meet the needs of a growing community while protecting the valued small-town character of Tomball.
- Objective LU 2.1: Implement the Future Land Use Plan to promote development that results in desired character for Tomball.
- Action 2.1.2: Ensure that business parks and industrial development are built and maintained in a manner that is respectful to neighboring land uses.

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 General Retail District should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes.” The proposed use would provide a service to the area. East Hufsmith 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. The property does abut single-family residential district, and will therefore be subject to additional screening requirements to protect the adjacent residences.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 20, 2019. A Notice of Public Hearing was published in the paper on November 20, 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 P19-156 with the following conditions:

1. The site shall be constructed in substantial conformance with the concept plan.

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

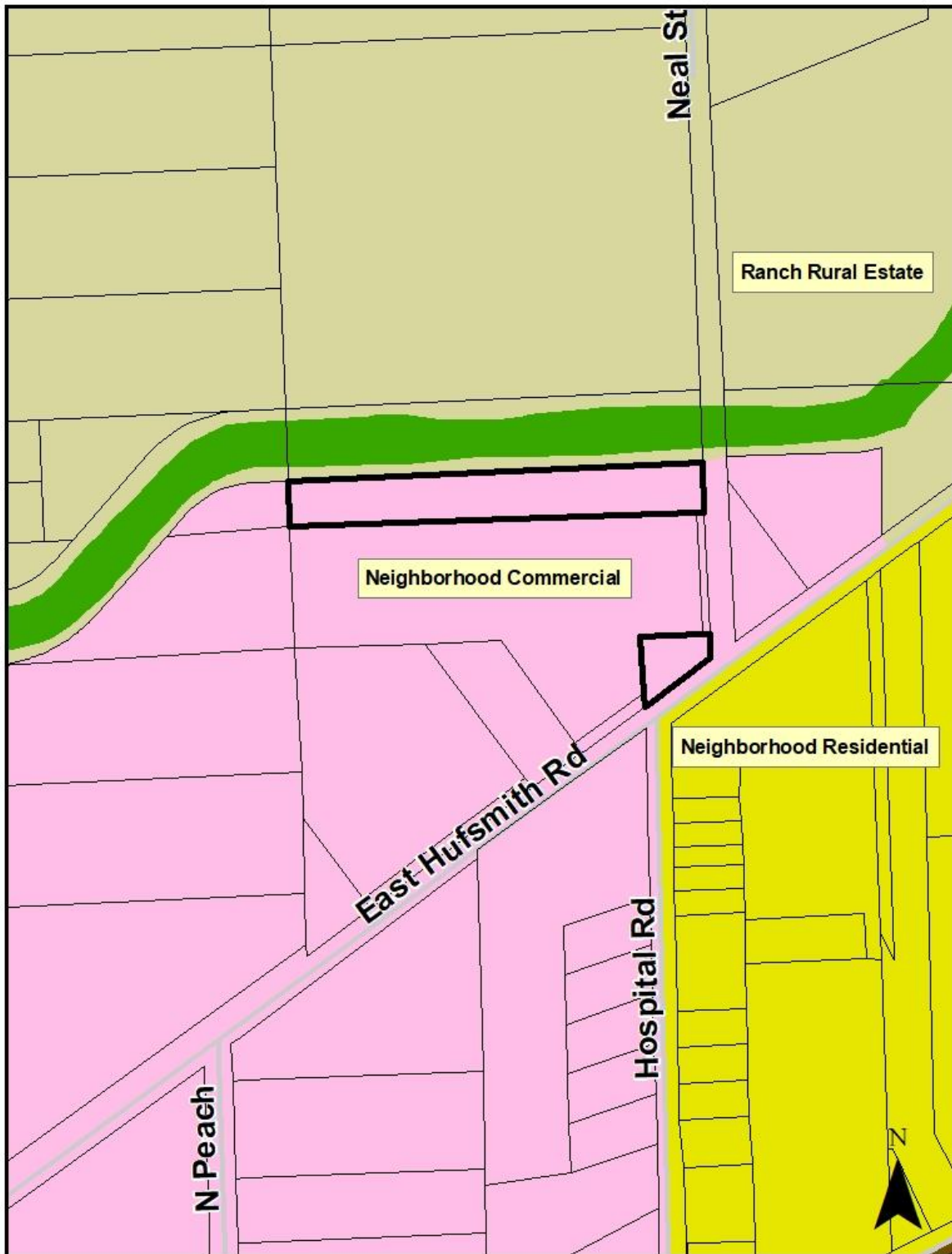
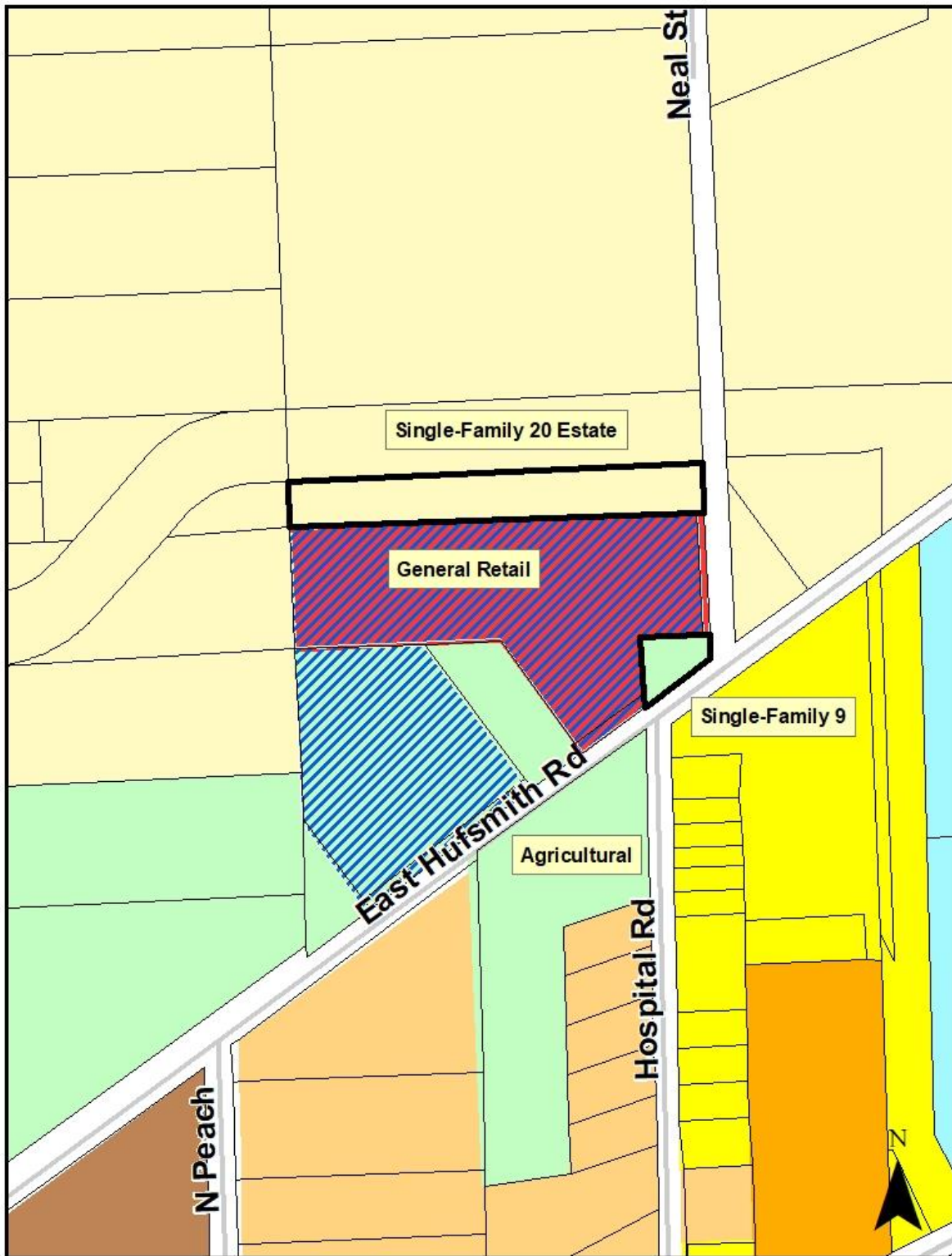


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
CUP Application

Revised 5/19/15



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, # 200 City: The Woodlands State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Owner

Name: Hufsmith Business Park, LLC Title: _____
Mailing Address: 1095 Evergreen Circle, # 200 City: The Woodlands State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Engineer/Surveyor (if applicable)

Name: David Kelly Title: Engineer
Mailing Address: P.O. Box 823 City: Fulshear State: TX
Zip: 77441
Phone: (281) 300-1869 Fax: () Email: david.kelly@dpkengineering.com

Description of Proposed Project: Small-Office Warehouse and Boat & RV Storage

Physical Location of Property: 503 E. Hufsmith, Tomball, TX, 77375 - 20' to Hospital Street.

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

Legal Description of Property: TR 64A TOMBALL OUTLOTS and .50 U/D INT IN TR 57 (2.025 AC)
TOMBALL OUTLOTS

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 0352820000100 & 0352820000057 Acreage: 0.33 AC & 2.025 AC

Current Use of Property: Small house to be demolished (0.33 AC) and unimproved land (2.025 AC)

Proposed Use of Property: Small-Office Warehouse and Boat & RV Storage

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 [Signature] 23 Oct. 2019.
Signature of Applicant Date

X [Signature] 23 Oct. 2019.
Signature of Owner Date



Date: 23 October 2019.

Dear City of Tomball,

We own a number of tracts at 503 E. Hufsmith location – see image below.

We would like the zoning on tracts 2 & 3 in image below to match the zoning of tract 1 which is currently General Retail with a CUP for Boat & RV Storage / Small-Office Warehouse.

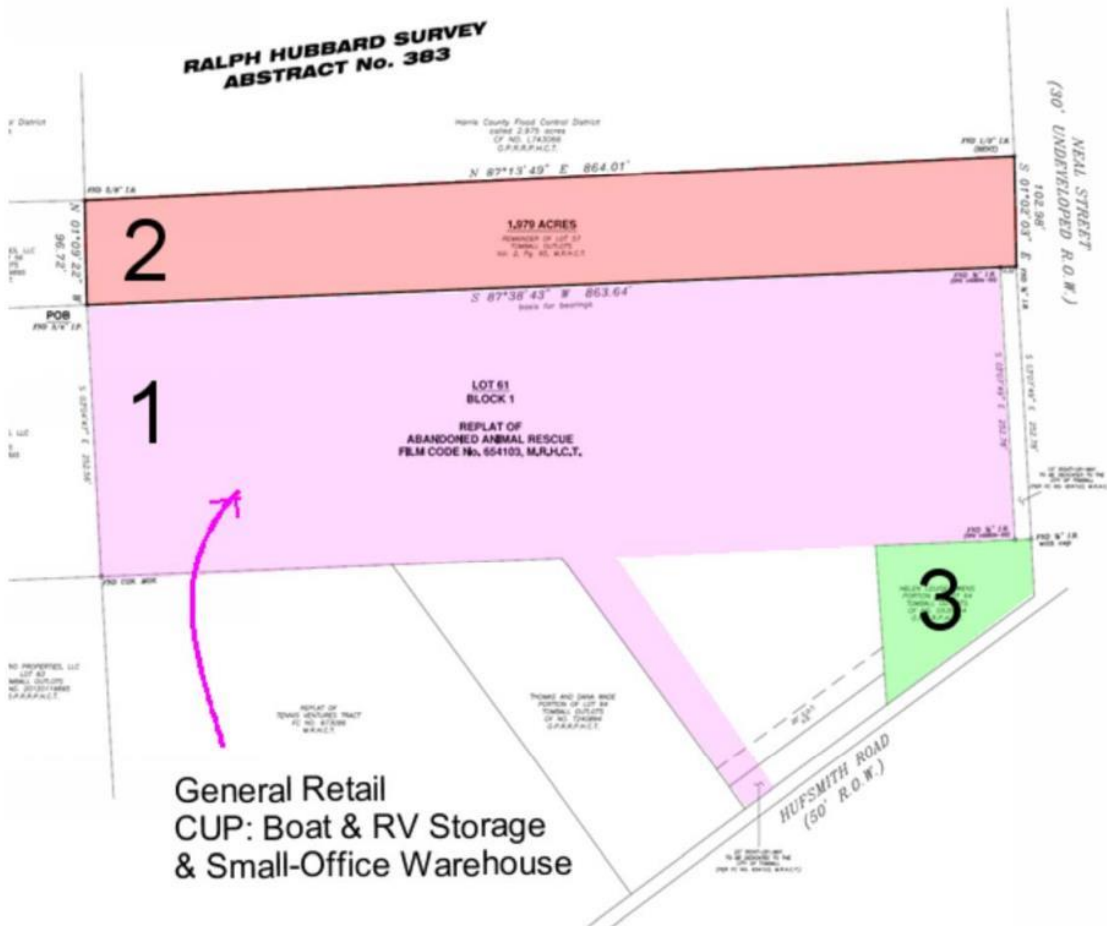
Please also review accompanied site plan for the proposed future project.

Thank you for your consideration.

B. Regards,

Lance Langenhoven, Member, Hufsmith Business Park, LLC.

832-483 8655.





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

BEING a 0.334 acre tract of land situated in the Ralph Hubbard Survey, Abstract No. 383, Harris County, Texas, being all of that certain tract described as a portion of Lot 64 of Tomball Outlots, in instrument to Helen Louise Owens, recorded under Clerk's File No. D535964 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), said 0.334 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with "TPS 100834-00" cap found for a common corner of said Owens tract and 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.), being the northwesterly corner of the herein described 0.334 acre tract;

THENCE North 87°38'43" East, with the common line of said Owens tract and said Lot 61, at distance of 129.54 feet, pass a ½ inch iron rod with "TPS 100834-00" cap found for the the easterly southeast corner of said Lot 61, the southwesterly corner of a 15-foot right-of-way to be dedicated to the City of Tomball, per said recorded plat of Replat of Abandoned Animal Rescue, in all, 144.54 feet, to a ½ inchh iron rod found with cap in the westerly margin Neal Street (30' width) undeveloped, for the common easterly corner of said Owens Tract and said dedicated right-of-way, and being the northeasterly corner of the herein described 0.334 acre tract, from which a ½ inch iron rod found for the northeasterly corner of said dedicated right-of-way bears North 03°07'49" West, 252.78 feet;

THENCE South 03°07'49" East, 53.51 feet, with the easterly line of said Owens tract, along the westerly margin of said Neal Street, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at intersection of said Neal Street with Hufsmith Road (50' width), for the southeasterly corner of said Owens tract and the herein described 0.334 acre tract;

THENCE South 53°42'48" West, 170.07 feet, with the southeasterly line of said Owens tract, along the northwesterly margin of said Hufsmith Road, to a 5/8 inch iron rod with cap found for the common southerly corner of said Owens tract and a 25' right-of-way to be dedicacated, to the City of Tomball, per said recorded plat of Replat of Abandoned Animal Rescue, being the southwesterly corner of the herein described 0.334 acre tract;

THENCE North 03°57'39" West, with the common line of said Owens tract and said 25' dedicated right-of-way and said Lot 61, at a distance of 29.59 feet, pass a ½ inch iron rod with "TPS 100834-00" cap found for reference, in all, 148.49 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.334 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.

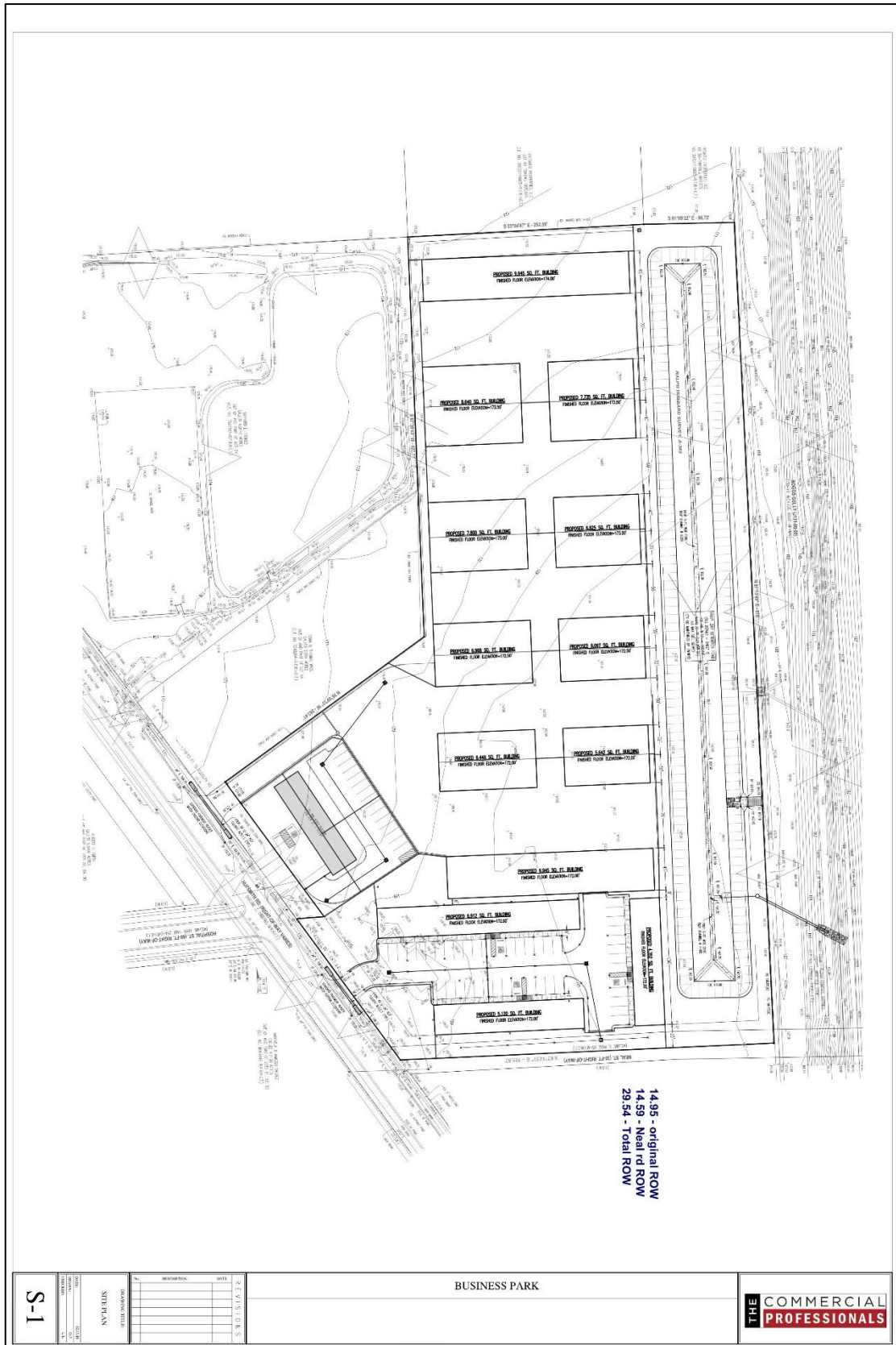
Bearings recited hereon are based the monumented northerly line of said Lot 61.

February 7, 2019
Date



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

Figure "F"
Concept Plan



Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:

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 Commercial District.

- Conduct Public Hearing on **Zoning Case P19-157**

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
Property Owner Notification
P19-157 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 9, 2019
&
CITY COUNCIL
DECEMBER 16, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 9, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 16, 2019, 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 P19-156: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 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.

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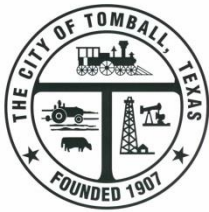
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Amelia Lindley

Amelia Lindley
City Planner

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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: P19-157

APPLICANT/OWNER: Colleen Pye

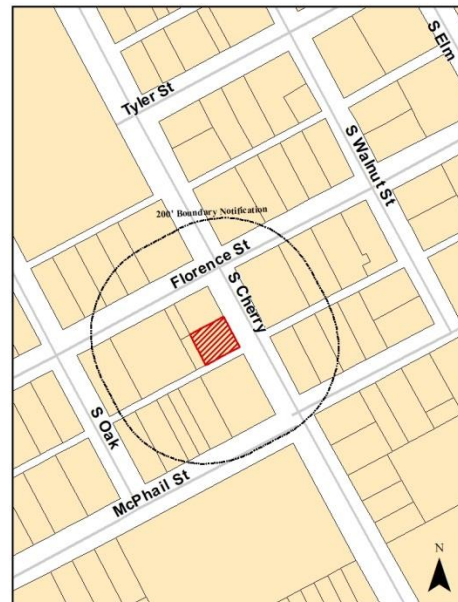
LOCATION: Generally located on the west side of South Cherry Street, between Florence and McPhail Streets.

PROPOSAL: 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, from the Single-Family 6 District to the Old Town & Mixed Use District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, December 9, 2019, 6:00 PM**

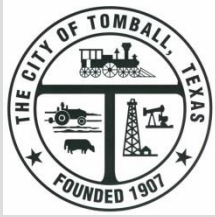
**City Council Public Hearing:
*Monday, December 16, 2019, 6:00 PM**

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

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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.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 9, 2019
City Council Public Hearing Date: December 16, 2019

Rezoning Case: P19-157
Property Owner(s): Christopher M and Colleen Pye
Applicant(s): Colleen Pye
Legal Description: South ½ Lots 34, 35, & 36 & Tract 33C Block 30 Tomball
Location: West side of South Cherry Street, between Florence and McPhail Streets (Exhibit “A”)
Area: 0.13 acres (5,480.65 square feet)
Comp Plan Designation: Old Town (Exhibit “B”)
Present Zoning and Use: Single-Family 6 District (Exhibit “C”) / Single-family residence (Exhibit “D”)
Request: Rezone from the Single-Family 6 District to the Old Town & Mixed Use District

Adjacent Zoning & Land Uses:

North: Single-Family 6 District / Chiropractic facility
South: Single-Family 6 District / Single-family residence
West: Single-Family 6 District / Undeveloped property
East: Single-Family 6 District / Attorney’s office

BACKGROUND

City staff met with the applicant to discuss the subject site earlier this year. The applicant submitted a Rezoning Application for the Commercial District. After discussing again with Staff, the applicant amended the request to the Old Town & Mixed Use District.

ANALYSIS

The proposed rezoning is for approximately 0.13 acres (5,480.65 square feet)) of land on South Cherry Street. The site is currently zoned Single-Family 6 District. Surrounding properties are also zoned Single-Family 6 District, however many of them are not operated as single-family residences.

The existing land uses in the area include a mixture of residential and non-residential developments. To the north, there is a chiropractic office and a daycare. On the east side of South Cherry Street, there are single-family residences and an attorney’s office. To the south of the

subject site, there is a single-family residence and an AT&T service station. To the west, there is undeveloped property and single-family residences.

The Comprehensive Plan Future Land Use Map designates the property and all surrounding properties as Old Town. According to Chapter Four (Vision) of the Comprehensive Plan, the Old Town & Mixed Use District is a compatible zoning district for the Old Town category. Appropriate land uses in this category “consist of a mix of residential, office, retail, entertainment, restaurants, and public facilities”.

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 uses permitted in the Old Town & Mixed Use District appear to be appropriate in the immediate area. The uses allowed in the Old Town & Mixed Use District are typically low intensity uses, similar to the existing uses surrounding the subject site.

The proposed rezoning would add to the already mixed use nature of this area. There are single-family residences as well as existing non-residential uses in the surrounding area.

South Cherry Street is listed as a minor arterial in the City’s Major Thoroughfare Map. The functional role of a minor arterial is to serve high volumes of traffic at a citywide scale. Typically, non-residential uses are located along minor arterial roads.

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.

City utilities are available to the subject site.

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.

There is vacant land in the City zoned Old Town & Mixed Use District. There does not appear to be any special circumstances that may make a substantial part of any vacant land unavailable for development.

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 has been steady development in the Old Town & Mixed Use District in the City.

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 Comprehensive Plan Future Land Use Map designates the property as Old Town. The purpose of the Old Town category is to promote a distinct sense of place. “Land uses should consist of a mix of residential, office, retail, entertainment, restaurants, and public facilities” and the Old Town & Mixed Use District is a compatible zoning district for the Old Town designation. The request meets the intent and character of the Old Town category.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 20, 2019. The Notice of Public Hearing was published in the paper on November 20, 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 P19-157 for the following reasons:

1. The request meets the goals of City’s Comprehensive Plan;
2. The request is in conformance with the Future Land Use Map;
3. The request is appropriate with the surrounding land uses in the area;
4. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photos
- E. Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Application

Revised 5/19/15



APPLICATION FOR REZONING

Community Development Department
Planning Division

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: Colleen Rye Title: Owner
Mailing Address: 2017 Florence City: Tomball State: TX
Zip: 77375
Phone: (281) 932-2784 Fax: () Email: info@colleenrye.com

Owner
Name: Sare Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)
Name: _____ Title: _____
Mailing Address: NA City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

Description of Proposed Project: Turn Commercial old town/mixed use
Physical Location of Property: 5045 Cherry St 77375

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

Legal Description of Property: Block 30 Lots 33, 34, 35, 36 Revised Tomball

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SFRL

Current Use of Property: Residential

Proposed Zoning District: Commercial

Proposed Use of Property: Commercial Rental

HCAD Identification Number: 3 1/2 33, 34, 35, 36 Acreage: _____

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

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 Colleen Pye 6/27/2019
Signature of Applicant Date
X [Signature] 6/27/2019
Signature of Owner Date

CITY OF TOMBALL
281-351-5484

REC#: 01097409 10/25/2019 8:52 AM
OPER: MF TERM: 002
REF#: W ZONING APP 1033

TRAN: 130.0000 PLANNING AND ZONING
504 S CHERRY
COLLEEN PYE
100-5441
REZONING APPLICATION 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-

CHANGE: 0.00

To: City of Tomball

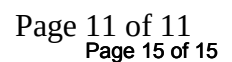
From : Al and Colleen Pye

Re: 504 Cherry

We would change are newly remodeled home into a commercial space. We see it being an attorney, spa or small business. There is a single family residence to the left and a business to the lright. Any commercial tenant would have day hours and would have be respectful of neighbors.

Al and Colleen Pye

Al Pye
Colleen Pye 6/26/2019



Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 9, 2019

Topic:

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.

- Conduct Public Hearing on **Zoning Case P19-159**

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
Property Owner Notification
P19-159 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 9, 2019
&
CITY COUNCIL
DECEMBER 16, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 9, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 16, 2019, 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 P19-156: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 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.

Zoning Case P19-155: 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 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.

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 & Mixed Use District.

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 and Reserve A, Tract A and B (Drainage) Tomball 2920, 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 (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.

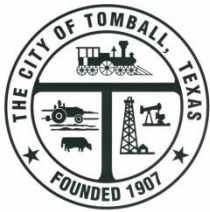
C E R T I F I C A T I O N

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 5th day of **December 2019** 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: P19-159

APPLICANT/OWNER: Sarah Mays, with Kimley-Horn

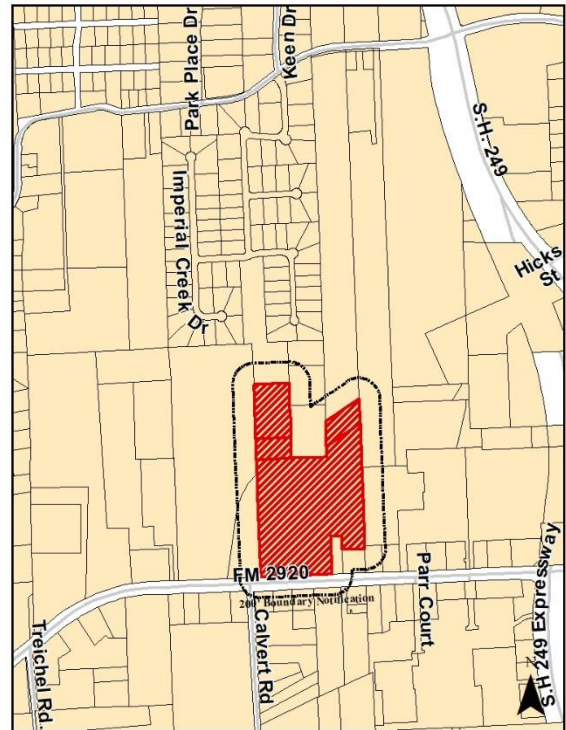
LOCATION: Generally located on the north side of FM 2920 east of Calvert Road.

PROPOSAL: 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 and Reserve A, Tract A and B (Drainage) Tomball 2920, within the City of Tomball, Harris County, Texas, from the Agricultural, General Retail and Commercial District to the Planned Development (PD-13) District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, December 9, 2019, 6:00 PM**

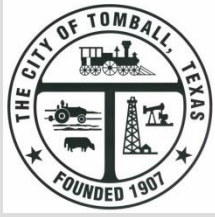
**City Council Public Hearing:
*Monday, December 16, 2019, 6:00 PM**

**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.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 9, 2019

City Council Public Hearing Date: December 16, 2019

Rezoning Case: P19-159
Property Owner(s): Louetta Leasing LP
Applicant(s): Sarah Mays, Kimley-Horn
Legal Description: Lot 1-B Block 1 Tomball 2920 Replat and Reserve A, Tract A and B (Drainage) Tomball 2920
Location: North side of FM 2920 east of Calvert Road (Exhibit "A")
Area: 32.6253 acres
Comp Plan Designation: Corridor Commercial and Neighborhood Residential (Exhibit "B")
Present Zoning and Use: Commercial, Agricultural and General Retail / Undeveloped (Exhibit "D")
Request: Rezone from the Commercial, Agricultural and General Retail Districts to the Planned Development District (PD-13)

Adjacent Zoning & Land Uses:

North: Single-Family 9 and General Retail Districts / Undeveloped and Spring Creek Estates subdivision

South: Commercial and Agricultural Districts / Various commercial uses

West: Commercial and Single-Family 9 District and outside of City limits / Undeveloped

East: General Retail and Commercial Districts / Undeveloped and various commercial uses

BACKGROUND

Beginning in early 2019, City staff held multiple meetings with the applicant and representatives regarding the development of the subject site.

ANALYSIS

The whole subject site is comprised of multiple lots totaling to approximately 32.6253 acres of land. According to the applicant, the proposed development will consist of a maximum of 375 multi-family units, retail, commercial and hotel uses. The applicant and developer is aware of the proposed Harris County Flood Control District drainage channel, the City's Major Thoroughfare Plan, the existing easements, and the effects they will have on the property.

The property is currently zoned Commercial, General Retail and Agricultural Districts. Properties to the north are zoned Single-Family 9 and General Retail District. Properties on the south side of FM 2920 are zoned Commercial and Agricultural District. Properties to the east are zoned General Retail and Commercial District. The properties to the west are zoned Commercial, Single-Family 9 District, but the majority of the property is outside the City limits and undeveloped.

The subject site is designated as Corridor Commercial and Neighborhood Residential 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.

A portion of the property is designated as Neighborhood Residential. The proposed development does not meet the purpose and intent of this category. This category is intended for predominantly single-family detached housing. The proposed development does not appear to meet the purpose of the Neighborhood Residential designation.

The majority of the surrounding land is currently undeveloped. To the north of the site, there is an existing single-family residential subdivision, Spring Creek Estates. The property directly adjacent to the subject site is utilized by the subdivision as recreation space and drainage. The existing commercial uses to the west of the property include Whitewater Express Car Wash, Murphy's gas station, Office Depot, PetSmart, Target, among others.

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 multi-family, retail, commercial, and hotel uses. Each of these uses are typically located along arterials with limited single-family residential adjacency. While an existing single-family subdivision is located to north of the subject site, a buffer is created by the neighborhood's detention pond facility. The other uses in the area are non-residential.

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.**

There are no vacant tracts in the vicinity classified for similar development.

- 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 has not been recent development similar to the proposed development. 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 and Neighborhood Residential. 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 November 20, 2019. The Notice of Public Hearing was published in the paper on November 20,

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 P19-159 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 Photos
- E. Application, Development Regulations and Concept Plan

Exhibit "A"
Aerial Photo

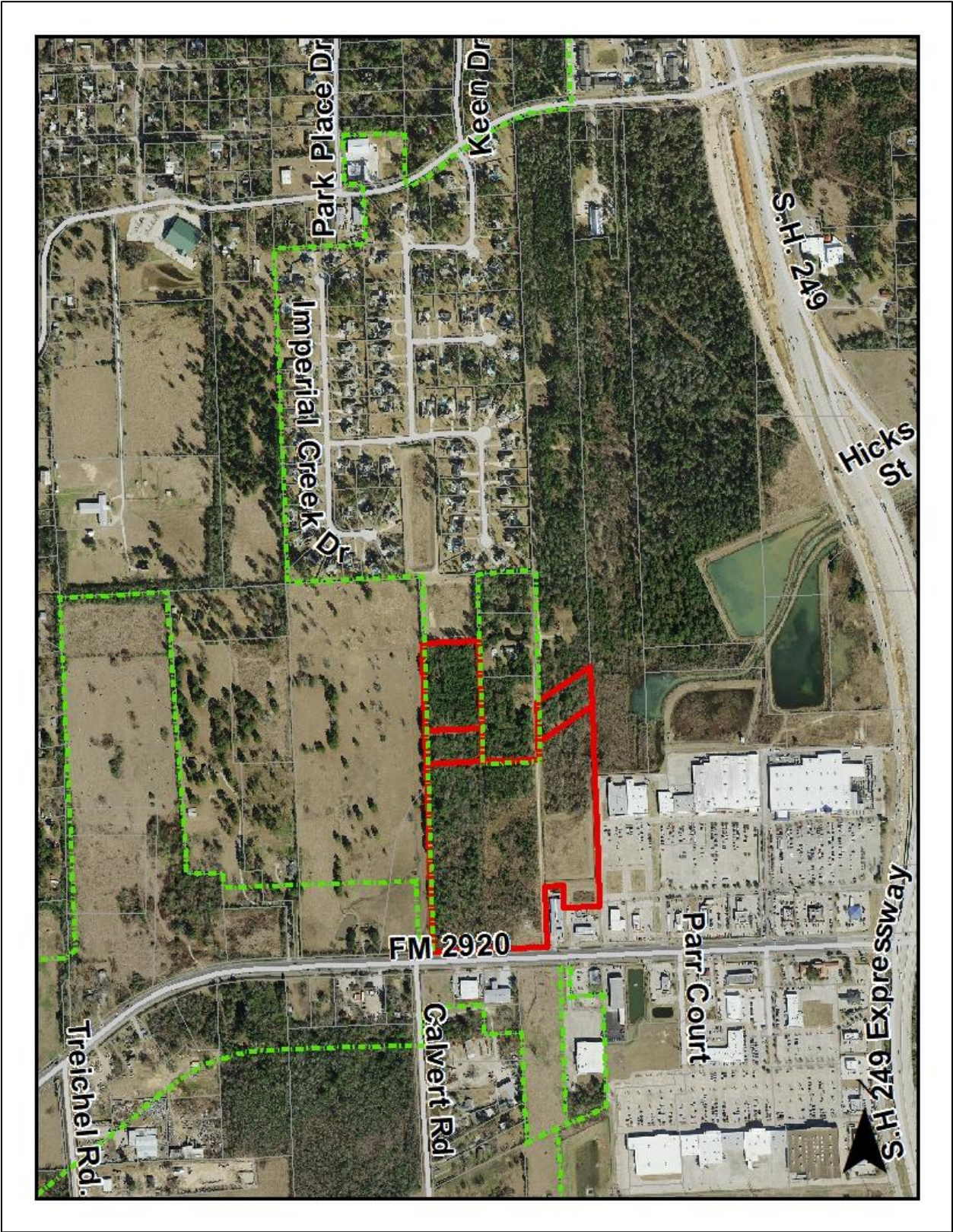


Exhibit "B"
Comprehensive Plan

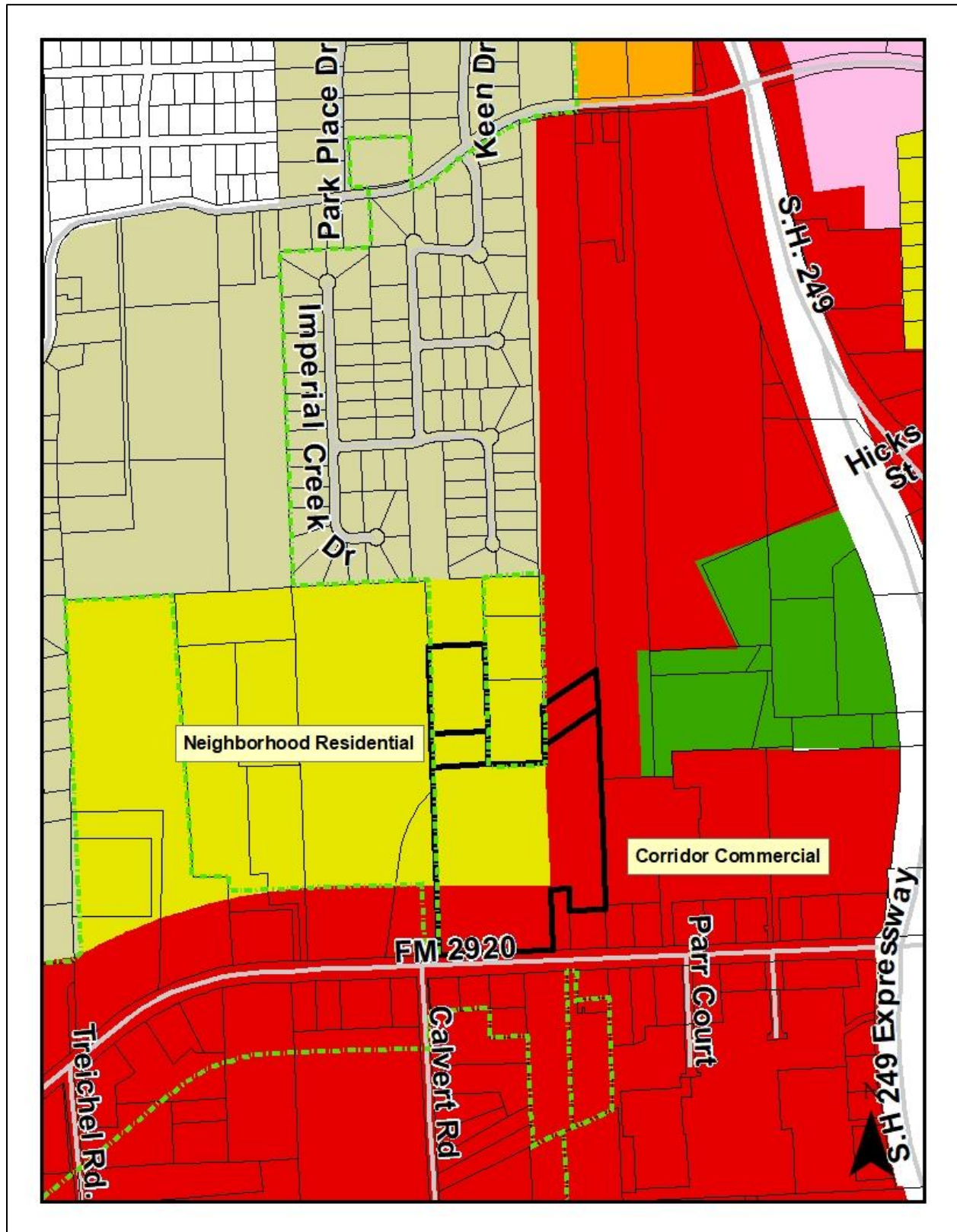
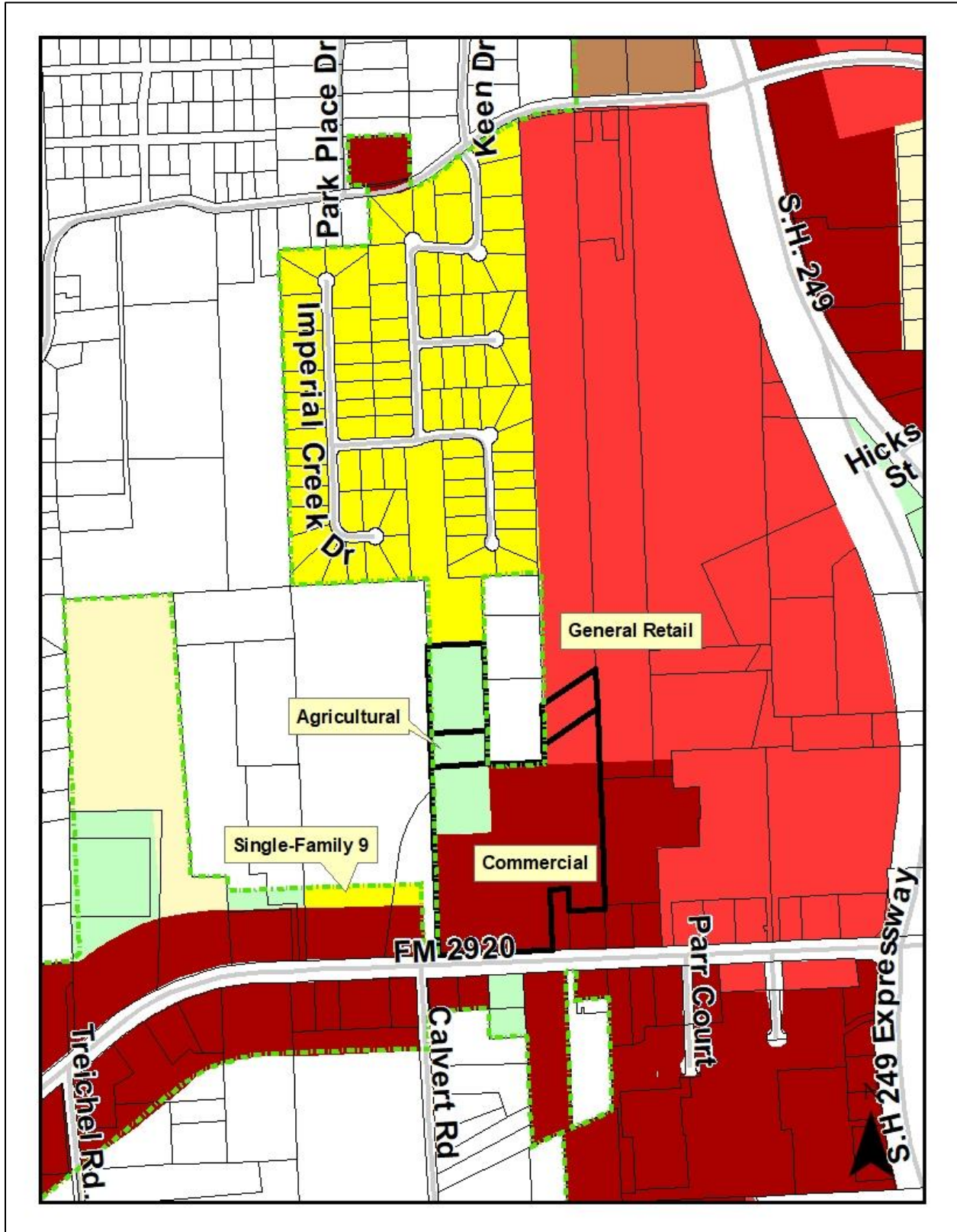


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Exhibit "E"

Application



Revised 5/19/15

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: Sarah Mays Title: Engineer - Kimley-Horn
Mailing Address: 11700 Katy Freeway, Suite 800 City: Houston State: TX
Zip: 77079
Phone: (281) 597-9300 Fax: () Email: sarah.mays@kimley-horn.com

Owner

Name: Shane Wilson Title: President
Mailing Address: 13615 Kluge STE 100 City: Cypress State: TX
Zip: 77429
Phone: (281) 546-4808 Fax: () Email: lmc3802@aol.com

Engineer/Surveyor (if applicable)

Name: Sarah Mays Title: Engineer - Kimley-Horn
Mailing Address: 11700 Katy Freeway, Suite 800 City: Houston State: TX
Zip: 77079
Phone: (281) 597-9300 Fax: () Email: sarah.mays@kimley-horn.com

Description of Proposed Project: Mixed Use Development

Physical Location of Property: Located 0.40 miles West of Waller-Tomball Road and Texas 249 Access Road intersection.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Joseph House Survey, Abstract No. 34
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1332640010002 Acreage: 32.6523
Current Use of Property: Undeveloped
Proposed Use of Property: Mixed Use 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.

X sarah mays 10/29/19
Signature of Applicant Date
X Shane F Wilson 10-29-19
Signature of Owner Date



Revised November 11, 2019

Mr. Craig Meyers, PE, CFM
Community Development Director
City of Tomball
501 James Street
Tomball, Texas 77375

**RE: *Planned Development Application
0.40 miles West of Waller-Tomball Road (FM 2920) and SH 249 Access Road
Tomball, Texas***

Dear Mr. Meyers:

Kimley-Horn and Associates, Inc., as applicant, requests acceptance of the attached Planned Development (PD) Application for the 32.6523-acre property located approximately 0.40-miles west of the intersection of Waller-Tomball Road (FM 2920) and SH 249 Access Road. Per the published City of Tomball Zoning Map, the subject property is zoned Commercial District, C and Agricultural District, AG. The application proposes the current zoning designation to be revised to a Planned Development District, consisting of multi-family, retail, commercial and hotel 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 that reads "sarah mays".

Sarah Mays, P.E.
Kimley-Horn and Associates, Inc.
Texas Registered Engineering Firm F-928

kimley-horn.com

11700 Katy Freeway, Suite 800, Houston, TX 77079

281 597 9300

**PROPOSED PLANNED DEVELOPMENT
RETAIL/HOTEL REQUIREMENTS**

Permitted Uses:

- Any use permitted in the Commercial District, C.

Height Regulations:

- Maximum Height: Main Building – Six (6) stories, not to exceed eighty (80) feet
- Maximum Height: Accessory Building – One (1) story, not to exceed fifteen (15) feet

Area Regulations:

- Minimum Lot Area: Ten thousand (10,000) square feet
- Minimum Lot Width: Sixty (60) feet
- Minimum Lot Depth: One hundred (100) feet

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 zoned for single-family residential purposes.
- Minimum Rear Setback: Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zoned 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.

Additional Requirements:

- Per Section 50-77 of the Tomball Code of Ordinances.

PROPOSED PLANNED DEVELOPMENT MULTI-FAMILY

Permitted Uses:

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

Height Regulations:

- Maximum Height: Main Building – Four (4) stories, not to exceed fifty-five (55) feet
- Maximum Height: Accessory Building – 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 and seventy-five (375) dwelling units
- Minimum Lot Area: Eight (8) acres
- Maximum Lot Area: Fifteen (15) acres
- Minimum Lot Width: Fifty (50) feet
- Minimum Lot Depth: Two hundred (200) feet

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 purposes, 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 buildings with openings.
- Minimum Building Separation – 2-story building: Twenty (20) feet for buildings 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 & 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 and fifty (650) square feet.
- Minimum Floor Area Per Dwelling Unit – Two Bedrooms: Nine hundred and fifty (950) square feet.
- Minimum Floor Area Per Dwelling Unit – Three Bedrooms: One thousand, one hundred (1,100) 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:

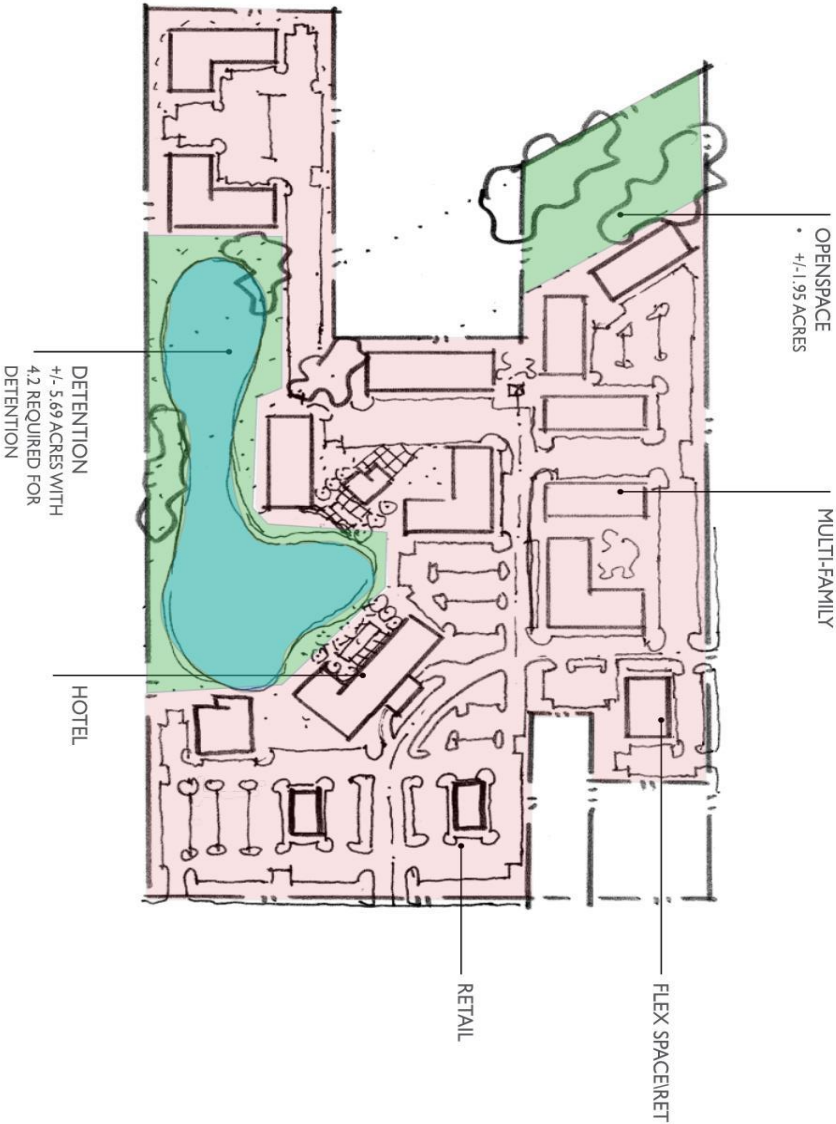
- Fire easement accessibility, fire sprinkler system, walkways, building length; oversized parking areas; signage; lighting; gated/secured entrances; streets or driveways per Section 50-73 of the Tomball Code of Ordinances.
- Per Section 50-114 of the Tomball Code of Ordinances.

CONCEPT SITE PLAN

LANDUSE SUMMARY

Mixed-Use	24.4 +/- ac
Openspace	7.6 +/- ac
Det. Req.	(4.2) +/- ac
Total:	+/- 32 AC

* openspace shown is general in nature and does not include amenity and openspace within each use zone

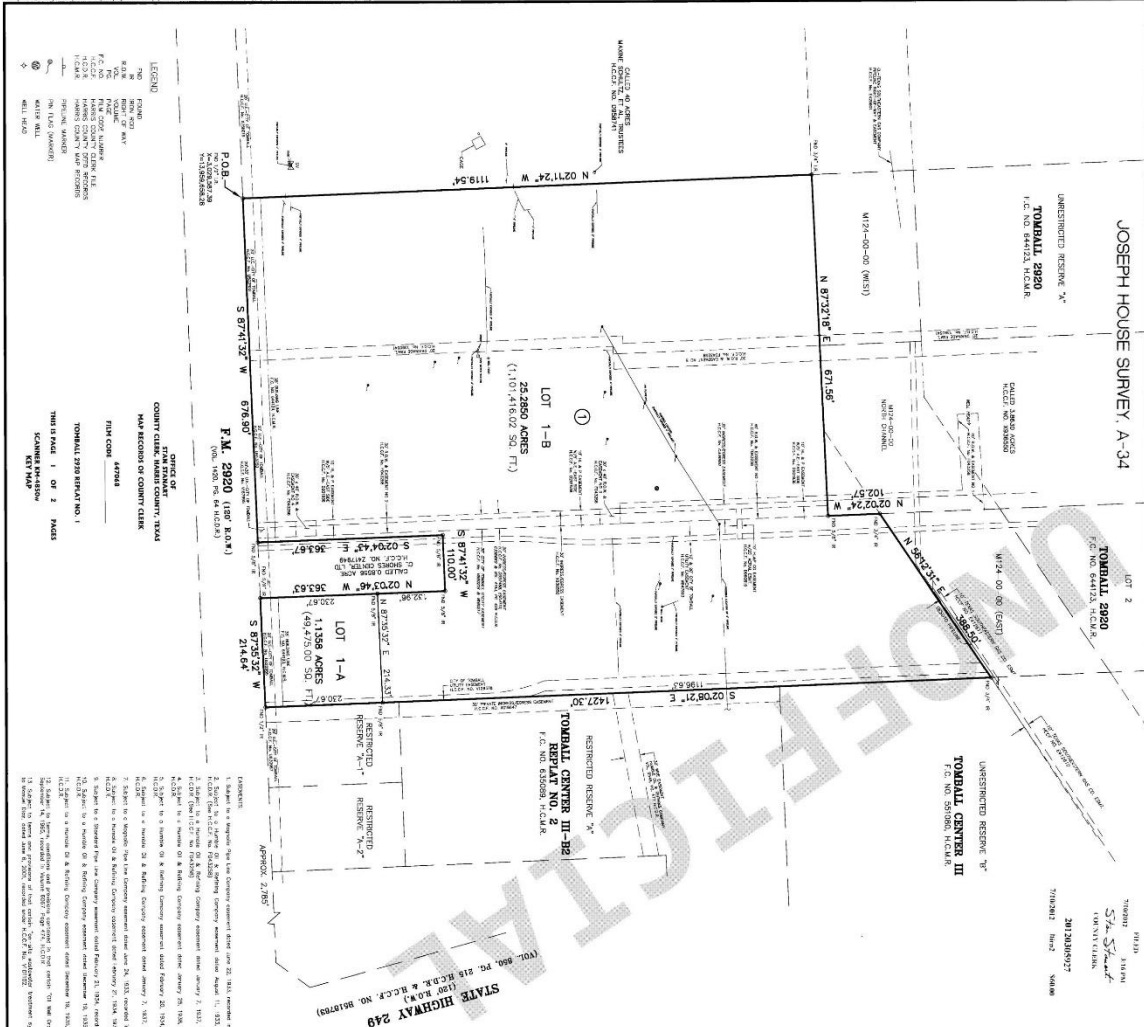


Scale: 1" = 200'
0 200 400

TOMBALL MU

NOVEMBER 09, 2019

Kimley»Horn

[illegible]