



City of Tomball Community Development Department October - December 2015 Quarterly Report

Volume I Article I

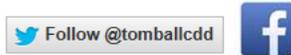
*Craig T. Meyers, PE, CFM
Community Development Director*

Vision Statement

The Community Development Department serves to protect public health, safety and welfare and ensures that growth is performed in a responsible manner to preserve the integrity of the City, while fostering an environment of collaboration with the development community.

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Community Development Department Team



Left to right: Ken Cole, Amelia Lindley, Daniel Svoboda, Craig Meyers, Kim Chandler, Sondra Whetstone Harold Ellis

Community Development Department News

In October, City Planner Harold Ellis and Assistant City Planner Amelia Lindley attended the American Planning Association Texas Chapter Annual Conference in Galveston. At the conference, they were presented the Certificate of Achievement for Planning Excellence which the City of Tomball was awarded in 2015. The certificate recognizes the City of Tomball's commitment to professional planning by City Administration, elected and appointed officials and exemplary professional standards demonstrated by the planning staff.

In November, Combination Building Inspector Daniel Svoboda attended International Code Council's Residential Electrical Inspector Class and passed the course exam to become a Certified Residential Electrical Inspector.

City Planner Harold Ellis continued his participation in Leadership North Houston Class XXI and attended programs in Education, Arts and Culture and Economic Development. The program provides leadership skill enhancement by learning more about keep issues facing our region, developing relationships with other influential leaders in our area and increasing knowledge of leadership styles to better serve the Tomball community.

Assistant City Planner Amelia Lindley attended an ArcGIS Course to learn the powerful tools available to serve Tomball’s citizens and development community. ArcGIS is routinely used by the department to illustrate property specific data in regards to ownership, zoning, utility availability, topographical information, flood risk, etc.

The department hosted a webinar in regards to multi-family developments and what developers are doing to craft properties to target the millennial generation. All Planning and Zoning Commissioners were invited to attend.

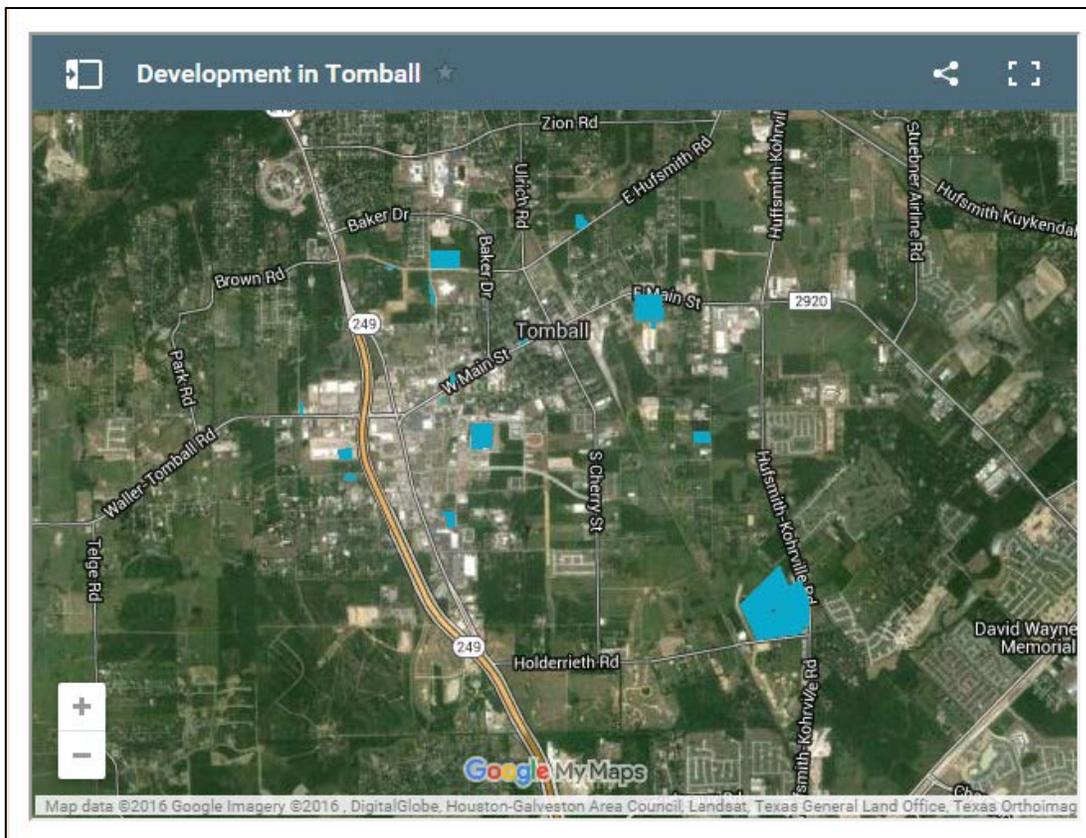


In October, Kim Chandler joined the Community Development Team as Community Development Coordinator. Ms. Chandler brings extensive construction and permitting experience to Tomball which makes her a natural fit for providing exceptional customer service to Tomball’s development community.



Also in October, Sondra Whetstone joined the team as Code Compliance Officer. Ms. Whetstone’s prior experience was with The Woodlands Township where she served as a Property Compliance Technician in the Covenant Administration Department.

The department unveiled a web map link titled “What’s Going On?” which illustrates significant development projects under construction throughout Tomball. The web map can be found at <http://tomballtx.gov/index.aspx?NID=561>.



Development Update

Plats

During the first quarter of fiscal year 2016, the department reviewed and brought forward four plats to Planning and Zoning Commission for their consideration including:

1. Harris County Improvement District No. 17 Water Plant No. 1 Preliminary Plat, a 2.3629 acre subdivision along Old Humble Road
2. Concordia Lutheran High School of North Harris County South Campus Preliminary Plat, a 20.8633 subdivision along Timkin Road
3. Harris County Improvement District No. 17 Water Plant No. 1 Final Plat, a 2.3629 acre subdivision along Old Humble Road
4. Concordia Lutheran High School of North Harris County South Campus Final Plat, a 20.8633 subdivision along Timkin Road

All plats were approved.

Zoning Cases

The department prepared and brought forward four zoning cases to Planning and Zoning Commission and City Council for their consideration including:

1. Rezoning request by Rock Materials to change the zoning of an approximate seven acre tract along Theis Lane from the Agricultural District to the Light Industrial District
2. Rezoning request by Hightower Investments to change the zoning of an approximate ten acre tract at the northwest corner of Theis Lane and Cherry Street from the Agricultural District to the Commercial District
3. Conditional Use Permit request by the Spring Creek County Historical Association at the intersection of Epps Street and Pine Street to operate a museum in the Single-Family 6 District
4. Text Amendment request by the City of Tomball to update Chapter 50-Zoning by adding a "Reception Venue" land use to the City's Land Use Matrix

All Zoning Cases were approved.

Special Exceptions and Variances

The department prepared and brought forward one Special Exception and one Variance to the Board of Adjustments (BOA) for their consideration including:

1. Special Exception request by Tower Oak Partners to allow a reduction in the required off-street parking spaces at the existing shopping center at State Highway 249 and Zion Road
2. Variance request by Ruth Zamudio to allow a five foot setback where a 15 foot setback is required at the southwest corner of Chestnut Street and Holiday Street

Both BOA cases were approved.

Miscellaneous City Council Items

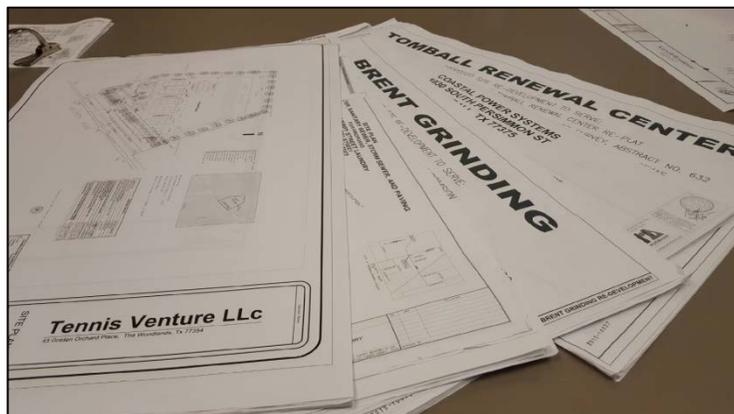
1. Professional Services Agreement with RG Miller Engineers for implementation of Permit Year 3 of the Storm Water Management Program
2. Final department update of the Development Review Process Evaluation prepared by Marsh Darcy Partners
3. Request from Mr. and Mrs. Bobby Talbott for gas service at 12704 Zion Road
4. Bethel Heights Replat

All items were approved.

Site Plan, Construction Plan and Building Plan Reviews

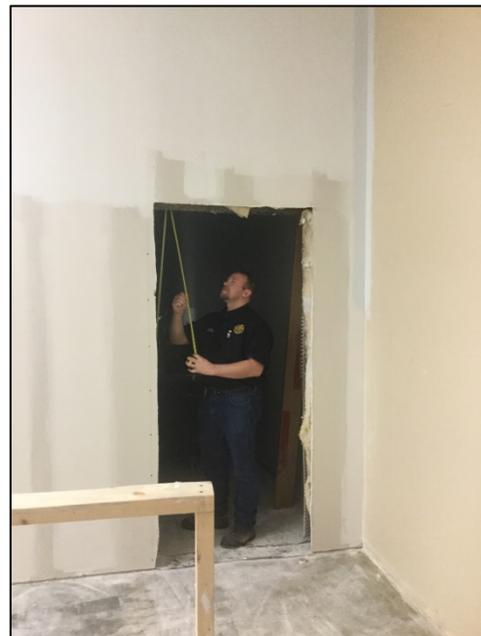
During the first quarter of fiscal year 2016, the department reviewed 15 Single-Family Site Plans and 13 Non-Residential Site Plans and Construction Plans including:

1. Tomball Renewal Center, 2443 South Cherry Street (redevelopment)
2. Molly's Pub, 28107 Tomball Parkway (demolition and rebuild after fire)
3. Spirit of Texas Bank, 1100 FM 2920 (redevelopment)
4. Cherry Street (Orbit) Laundry, 1525 Cherry Street (expansion of existing shopping center)
5. Safeco Self Storage, 23410 Snook Lane (expansion of existing facility)
6. Speculative Lease Buildings, 23407 Snook Lane (new development)
7. Concordia Lutheran High School Tennis Courts, 722 Timkin Lane (expansion of existing facility)
8. Coastal Power Systems, 1030 South Persimmon Street (new development)
9. Packers Plus, 11415 Spell Road (new facility at Tomball Business and Industrial Park)
10. Yaupon Trails, northeast corner of Brown Road and Quinn Road (new single family subdivision)
11. Brent Grinding, 22355 Hufsmith-Kohrville Road (expansion of existing facility)
12. Tommy Rayburn Office Building, 101 South Chestnut Street (new development)
13. Tennis Venture, Hufsmith Road (new development)
14. AT&T utility work along Hufsmith Road (three total)



Also, the department reviewed and issued 293 permits, performed 280 inspections and issued six residential Certificates of Occupancy and seven non-residential Certificates of Occupancy including:

1. Cell Phone Repair, 14040 FM 2920
2. TanMar Companies, 711 South Chestnut Street
3. Rock N Roll Smoke Shop, 28048 Tomball Parkway
4. Dollar Store, 30516 Tomball Parkway
5. Starbucks, 28103 Tomball Parkway
6. CrossFit Gym, Tomball Parkway
7. Rashesh Neha Development, 1101 Alma Street



Pre-Development Meetings

During the first quarter of fiscal year 2016, the department facilitated 23 Pre-Development Meetings including:

1. Concordia Lutheran High School, FM 2920 (expansion of existing facility)
2. Medical Office Building, Business 249 and Medical Complex Drive (new development)
3. Professional Buildings, southwest corner of Hicks Street and Quinn Road (redevelopment)
4. Ella's Garden, 1415 Ulrich Road (expansion of existing development)
5. Spring Creek County Historical Association, at the intersection Epps Street and Pine Street (expansion of existing development)
6. Residential development, 609 Pine Street (new development)
7. Hilltop Tool Rental, 30702 State Highway 249 (expansion of existing development)
8. CST Brands, southeast corner of Telge Road and FM 2920 (new development in Houston's ETJ that could be annexed into Tomball in the future)
9. Tomball Tollway utility coordination (coordination for next phase of Tollway)
10. Tommy Rayburn Office Building, 101 South Chestnut Street (new development)
11. Rock Materials, Theis Lane (new development)
12. Tomball Tires, 612 FM 2920 (expansion of existing development)
13. Church, 1210 East Hufsmith (new development)
14. Possible Pine Street rezonings
15. Concrete batch plant, Mechanic Street (expansion of existing development)
16. Hufsmith-Kohrville Segment 6 (coordination with Harris County)
17. Sunbelt Rentals, northeast corner of Rudel Road and Business 249 (new development)
18. Devasco International, 1626 South Cherry Street (expansion of existing facility)
19. Hightower Investments, northwest corner of Theis Lane and Cherry Street (new development)
20. HCID No. 17 Detention Basin (new development)
21. Bed and Breakfast, 519 East Hufsmith Road (redevelopment)
22. Premium Subsea, Park Road and FM 2920 (new development)
23. Burghli Homes, Quinn Road (new development)



Capital Improvement Advisory Committee (CIPAC)

In December, CIPAC was presented the semi-annual report with respect to the Capital Improvements Plan with the recommendation of no update of the Land Use Assumptions, Capital Improvement Plan and impact fees.

Other Items

The department facilitated the Storm Water Management Program annual training in November. The annual training was held for Public Works field personnel and is required as part of the City of Tomball's Storm Water Management Program as mandated by the Texas Commission on Environmental Quality (TCEQ).

Code Compliance

Significant Items

The department pursued compliance of the non-conforming use established at 509 Clarence Street of an auto wrecker service and auto repair (major) in the Single-Family 6 Zoning District. Multiple citations were issued and the lessee abandoned the property and his prohibited use in December.



Ordinance 2015-02 imposed regulations in the city limits and ETJ that all signs shall have faces, transcript, images, etc. and after passing of the ordinance 22 violations were identified. In November all identified violations were addressed by becoming in compliance with the new ordinance. Chicago Title recently abandoned their existing facility on FM 2920 and their sign faces are now not compliant with the ordinance. They were given notice of the violation in November and per Ordinance 2015-02 they have 120 days to comply.



The department is currently seeking compliance for a recently erected church facility at 1210 Hufsmith Road where no permits were obtained. A church can be located in any zoning district however necessary site improvements and building permits are necessary for their operation. We are currently seeking compliance from the property owner and have met with them numerous times.

The department is also working with the event establishment at 26511 State Highway 249 (Tomball ETJ) where they installed a Changeable Electronic Variable Message Sign (CEVMS) without a permit. The electronic display far exceeds the maximum 32 square foot size for CEVMS signs.

The department removed 307 illegal bandit signs from the public right-of-way during the first quarter of 2016.



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