

City of Tomball Community Development Department January - March 2016 Quarterly Report



Volume I Article II

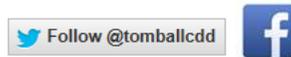
*Craig T. Meyers, PE, CFM
Community Development Director / City Engineer*

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 News

In March, Combination Building Inspector, Daniel Svoboda, attended International Code Council's (ICC) Plumbing Inspector Class and passed both the Residential and Commercial Plumbing Inspector Exams. Congratulations Daniel!

City Planner, Harold Ellis, continued his participation in Leadership North Houston Class XXI and attended programs in Health and Human Services and Legislative. The program provides leadership skill enhancement by learning more about 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.



In February, David Gensler joined the Community Development Team as Code Compliance Officer. Mr. Gensler is ICC Certified as a Code Enforcement Officer and brings over 30 years of code compliance and law enforcement experience to Tomball.



In March, Beth Jones joined the Community Development Team as Assistant City Engineer. Ms. Jones has a BS in Civil Engineering from Rice University and an MS in Environmental Engineering from the University of Houston along with eight years of environmental and municipal engineering experience.

Assistant City Planner, Amelia Lindley, attends the Young Professionals Meetings every month. This event, hosted by the Greater Tomball Area Chamber of Commerce, allows young professionals in the area a chance to network, participate in activities and hear testimonies of more experienced professionals in an effort to learn and grow in their career.

City Planner, Harold Ellis, and Assistant City Planner, Amelia Lindley, traveled to Austin in March to participate in the American Planning Association's Big Six Workshop themed "Make No Small Plans". Planning Directors from Texas' six largest cities (Austin, Dallas, El Paso, Fort Worth, Houston, and San Antonio) were asked to discuss the "game changers" in their cities and regions that will improve or enhance that area's transportation, housing, economic development, environment, public health and culture.

Craig Meyers, Harold Ellis and Amelia Lindley attended the groundbreaking ceremony for the new Marriott Residence Inn at Medical Complex Drive and SH 249.



Development Update

Plats

During the second quarter of fiscal year 2016, the department reviewed and brought forward 12 plats to Planning and Zoning Commission for their consideration including:

1. Mahabir Plaza Replat, a 0.3214 acre subdivision along FM 2920;
2. Swinghammer Subdivision Replat, a 7.2239 acre subdivision along South Cherry Street;
3. Happy Tire Store Preliminary Plat, a 3.2687 acre subdivision along FM 2978;
4. Matthews Addition Preliminary Plat, a 59.1235 acre subdivision at the north end of Quinn Road;
5. Olivo Lots Preliminary Plat, a 0.3214 acre subdivision at the corner of Howard Street and Texas Street;
6. Ulrich Acres Preliminary Plat, a 1.1677 acre subdivision along Ulrich Road;
7. Matthews Addition Final Plat, a 59.1235 acre subdivision at the north end of Quinn Road;
8. Olivo Lots Final Plat, a 0.3214 acre subdivision at the corner of Howard Street and Texas Street;
9. Ulrich Acres Final Plat, a 1.1677 acre subdivision along Ulrich Road;
10. In Sight of Zion Preliminary Plat, a 2.9219 acre subdivision along Zion Road;
11. TKC CCXXVII Preliminary Plat, a 4.0141 acre subdivision at the intersection of Rudel Road and SH 249 Business; and
12. Swinghammer/Hauck Subdivision Replat, a 10.2142 acre subdivision along South Cherry Street.

All plats were approved.



Construction has begun on Spirit of Texas Bank. This new bank is located on Main Street, east of Quinn Road. The building will also have office space available on the second story.

Zoning Cases

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

1. Second Reading of a 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;
2. First Reading of a Conditional Use Permit request by Maple Creek Bed and Breakfast, along Hufsmith Road, to operate a bed and breakfast in the Single-Family 20 District; and
3. First Reading of a rezoning request by Brandt Construction to rezone an approximate 13 acre tract along Hufsmith-Kohrville Road from the Agricultural District to the Commercial District.

All zoning cases were approved.

Special Exceptions and Variances

No applications were submitted.

Miscellaneous City Council Items

1. Consideration of a Resolution to accept property at the intersection of Telge Road and FM 2920 into the Tomball ETJ upon release from Houston’s ETJ
2. Consideration to reduce water and wastewater impact fees for Orbit Laundry
3. Consideration to approve Additional Services Request from GMS Home Inspection Service, LLC to perform on-call residential and commercial plan review and inspection services

Items 1 and 3 were approved.

Site Plan, Construction Plan and Building Plan Reviews

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

1. Ricca Boot Shop, FM 2920 (expansion of existing facility);
2. Greater Purpose Worship Center, Malone Street (redevelopment);
3. Rock Materials, Theis Lane (new development);
4. Iglesia E. La Voz De Jesucristo, Hufsmith Road (new development);
5. Scottish Inns and Suites, FM 2920 (new development);
6. McDonald’s, FM 2920 (redevelopment);
7. Tomball Marketplace Tract 1 (new development);
8. Tomball Marketplace Tract 3B (new development);
9. Tomball ISD parking lot improvements, Quinn Road and Baker Drive (expansion of existing facilities)
10. Tomball Tires, FM 2920 (redevelopment);
11. First Presbyterian Church, SH 249 (expansion of existing facility);
12. Bethel Heights Subdivision, Julia Lane (new development); and
13. Burghli Homes, Quinn Road (drainage design revisions).

Construction continues on Packers Plus, the first tenant at the Tomball Business and Technology Park located at the northwest corner of Holderrieth Road and Hufsmith-Kohrville Road.



Also, the department reviewed and issued 284 permits, performed 720 inspections and issued nine residential Certificates of Occupancy and twelve non-residential Certificates of Occupancy including:

1. Probodies Fitness, 27620 Tomball Parkway;
2. Dumass Taco, 27676 Tomball Parkway;
3. Tomball Regional Medical Center (Phases 1 and 2), 605 Holderrieth Boulevard;
4. Starbucks remodel (inside Target), 14302 FM 2920;
5. Concordia Lutheran High School (classrooms and common area), 700 East Main Street;
6. Hertz Corporation, 13730 Alice Road;
7. APS (office/warehouse), 701 South Persimmon Street;
8. Kohl's (beauty section remodel), 14443 FM 2920;
9. Moe's Southwest Grill, 14030 FM 2920;
10. Jimmy John's, 14019 FM 2920;
11. Audio Houston, 28437 Tomball Parkway; and
12. Albers Properties (warehouse), 411 Chestnut Business Park.

Pre-Development Meetings

During the second quarter of fiscal year 2016, the department facilitated 27 Pre-Development Meetings including:

1. Brandt Office/Warehouse, Hufsmith-Kohrville Road (new development);
2. Tomball Pawn Shop, FM 2920 (expansion of existing facility);
3. Rock Materials, Theis Lane (new development);
4. Burghli Homes, Quinn Road (new development);
5. The Paint Shop, Peach Street (expansion of existing facility);
6. Patsy's (redevelopment);
7. Tomball ISD parking lot improvements, Quinn Road and Baker Drive (expansion of existing facilities);
8. Peck Station, FM 2978 (new development);
9. Premium Subsea, Park Road (new development);
10. Residential development, South Cherry Street and Theis Lane (new development);
11. David Weekly Homes, Quinn Road and Brown Road (new development);
12. Moffett Productions, unspecified location (new development);
13. Alexander Estates, Spell Road (new development);
14. Signorelli Homes, Theis Lane (new development);
15. Chicken Express, SH 249 Business (new development);
16. Raleigh Creek, new sections (new development);
17. General Electric, Tomball Business and Technology Park (new development);
18. Tomball Tires, FM 2920 (redevelopment);
19. Lone Star College new access, Baker Street (new development);
20. TNRG, Brown Road and Quinn Road (new development);
21. Spring Creek Historical Association Museum, Pine Street and Epps Street (expansion of existing facility);
22. Chestnut Business Park, Chestnut Business Park Drive (new tenant);
23. DPIS, Hufsmith Road (rezoning);
24. Tomball Marketplace outparcels, FM 2920 (new development);
25. South Cherry and Medical Complex Drive (new tenant);
26. SunCap Property Group, Tomball Business and Technology Park (new development); and
27. Victory Baptist Church, Ulrich Road (new development).

Construction continues on the expansion of Southern Knights Senior Living Community. This facility is located on Johnson Road.



Other Items

In January, the City of Tomball Small Municipal Separate Storm Sewer System Permit's 2015 Annual Report was submitted to the Texas Commission on Environmental Quality (TCEQ). A copy of the report can be found on our Stormwater Management Program webpage at www.tomballtx.gov/swmp.

Code Compliance

Spring has sprung and our Code Compliance Officers are diligently working with property owners to ensure that weeds and grasses are kept under control.



Citations have been issued for the unpermitted and illegal digital sign at San Souci Ballroom along Tomball Tollway and at 601 Cherry Street for the ongoing accumulation of junk. Also, we are continuing to monitor the perpetual garage sales on Malone Street and church services that were once held at 1210 Hufsmith Road where no permits were obtained.

Finally, Code Compliance removed 428 illegal bandit signs from the public right-of-way during the second quarter of 2016.

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