

City of Tomball Community Development Department April - June 2016 Quarterly Report



Volume I Article III

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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 April, Elizabeth Jones joined the Community Development team as Administrative Assistant. Ms. Jones' husband has been a firefighter with the City of Tomball for over eight years and she has volunteered many hours for the City.

City Planner, Harold Ellis, graduated from Leadership North Houston Class XXI. The program's goal is to expand the civic involvement of leaders by providing experiences that enhance leadership skills, analyzing key needs and issues in the community, and encouraging opportunities for leaders to get involved and make an impact on their local community.



In April, Community Development Director, Craig Meyers, and City Planner, Harold Ellis, attended the Annual National American Planning Association Conference. The four day conference themed "Big Ideas. Bold Vision. Bright Outlook." focused on planning issues across the country from affordable housing to zoning law updates.

In June, City Planner, Harold Ellis, and Assistant City Planner, Amelia Lindley, attended the 8th Annual Economic Outlook Luncheon hosted by the Tomball Economic Development Corporation. The luncheon featured the presentation of the Annual Report as well as presentations from Patrick Duffy, President-Houston Colliers International, and Glenn Heger, Texas Comptroller of Public Accounts.

Also in June, Community Development Director, Craig Meyers, and Assistant City Engineer, Beth Jones, attended the "Recovering from the Floods" workshop in Shenandoah. The luncheon discussed topics such as public assistance for infrastructure improvement projects and grant opportunities to address needs and methods to reduce the likelihood of flood hazards in the future.

Community Development Department employees Ken Cole, Daniel Svoboda, Sondra Whetstone, Beth Jones and Amelia Lindley attended the ribbon cutting ceremony for Whitewater Express, a new car wash on FM 2920.



Development Update

Plats

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

1. Curtis Morris Replat, a 0.2043 acre tract at Main Street and Pine Street;
2. Tomball Business and Technology Park – Lot 2 Replat, a 31.7194 acre tract on Spell Road;
3. Happy Tire Store Final Plat, a 3.2687 acre tract on Dement Road;
4. In Sight of Zion Final Plat, a 2.9219 acre tract on Zion Road;
5. Parkway Oasis Replat, a 4.4459 acre tract on SH 249 Business;
6. Premium Acres Replat, a 1.9970 acre tract on Park Road;
7. Grand Parkway Town Center Preliminary Plat, a 65.6190 acre tract at SH 249 and SH 99;
8. Corner Store No. 1917 Preliminary Plat, a 16.2331 acre tract at FM 2920 and Telge Road; and
9. Dunnco Tomball Preliminary Plat, a 1.6910 acre tract at FM 2920 and Calvert Road.

All plats were approved.

Zoning Cases

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

1. Second 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 Estate District;
2. Second 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;
3. First Reading of a rezoning request by Brannon King, on behalf of DPIS Engineering, to rezone an approximate 9.6 acre tract along E. Hufsmith Road from the Agricultural District to the Commercial District;
4. First Reading of a rezoning request by Christopher Wohrer, on behalf of Moffett Productions Inc., to rezone an approximate 2 acre tract on the south side of Holderrieth Road, from the Agricultural District to the Commercial District;
5. Second Reading of a rezoning request by Brannon King, on behalf of DPIS Engineering, to rezone an approximate 9.6 acre tract along E. Hufsmith Road from the Agricultural District to the Office District; and
6. First Reading of a rezoning request by Kenneth Lee to rezone an approximate 1.12 acre tract of land at SH 249 & Holderrieth Road, from the Planned Development 8 District to the Commercial District.

Items 1 and 2 were approved. Item 3 was approved but amended to the Office District, rather than the Commercial District. Item 4 was withdrawn by the applicant. Item 5 was approved. Item 6 was denied.

Capital Improvement Advisory Committee (CIPAC)

In June, CIPAC met to discuss the status of impact fees and filing of the semi-annual report with respect to the Capital Improvements Plan and report to City Council. The CIPAC recommended no update of the Land Use Assumptions, Capital Improvement Plan, and/or impact fees.

Special Exceptions and Variances

The Board of Adjustments heard special exception cases including:

1. Parking special exception for a reduction in the required parking for General Electric in the Business and Technology Park;
2. Expansion of a nonconforming use and structure and parking special exception for Moffett Productions at 509 Clarence.

Both items were approved.

Miscellaneous City Council Items

1. Revisions to Tomball Municipal Code Chapter 22 as it pertains to donation containers on school properties;
2. Reappointment of Richard Anderson as Position 4 on the Planning & Zoning Commission;
3. Reappointment of April Gray as Position 4 on the Board of Adjustments and appointment of Tina Roquemore to Position 2 on the Board of Adjustments.

All items were approved.

Also, a City Council Workshop was held to discuss the Livable Centers/Downtown Plan.

Site Plan, Construction Plan and Building Plan Reviews

During the third quarter of fiscal year 2016, the department approved 15 Single-Family Site Plans and reviewed 13 Non-Residential Site Plans including the following that were approved:

1. Devasco International, South Cherry Street (expansion of existing facility);
2. Tomball ISD Parking Lot projects, Baker Road and Quinn Road (new development and expansion of parking existing parking lot);
3. Rock Materials, Theis Lane (new development);
4. Chick-Fil-A Expansion, FM 2920 (expansion of existing facility);
5. Tomball Marketplace Outparcel 1, FM 2920 (new development);
6. Tomball Marketplace Outparcel 3B, SH 249 (new development); and
7. Patsy's Redevelopment, Main Street & South Pine Street (redevelopment).

Also, the department reviewed and issued 339 permits, performed 814 inspections and issued nine residential Certificates of Occupancy and five non-residential Certificates of Occupancy including:

1. Buffalo Wild Wings, 14215 FM 2920 #104
2. Chipotle Mexican Grill, 14067 FM 2920
3. Hair Salon, 14215 FM 2920 #102
4. Verizon Wireless, 30208 2/3 Tomball Parkway Suite A
5. City Masonry, 2443 South Cherry

Construction continues on the rebuild of Molly's Pub on SH 249 Business.



Pre-Development Meetings

During the third quarter of fiscal year 2016, the department facilitated 17 Pre-Development Meetings including:

1. Storage Facility at FM 2920 & Tomball Cemetery Road;
2. Hightower Electric, Theis Lane & South Cherry Street (new development);
3. Auto body repair shop at Vernon & Holderrieth Boulevard (redevelopment);
4. Commercial shell buildings, South Persimmon Street (new development);
5. Residential development, Mechanic Street (new development);
6. Moffett Productions, 509 Clarence Street (redevelopment);
7. Tower Steel, Persimmon Street & Lizzie Lane (new development);
8. Gas station with convenience store, FM 2920 & Telge Road (new development);
9. Tomball Chiropractic, Main Street (new development);
10. General Electric, Tomball Business and Technology Park, Spell Road (new development);
11. Tomball Bible Church, Oxford Street & North Cherry Street (expansion of existing facility);
12. Office Building, FM 2920 & Calvert Road (new development);
13. Residential Subdivision, South Cherry Street (new development);
14. Washateria, Main Street (new tenant in existing facility);
15. Alexander Estates Subdivision, Hufsmith-Kohrville Road (new development);
16. Joan Hunter Ministries, Agg Road & Mulberry Road (expansion of parking lot);
17. Burghli Homes, Hicks Road (new subdivision).



Construction began on Rock Materials, a new stone and masonry company on Theis Lane, behind Wal-Mart.

Code Compliance

The summer months have Code Compliance persistently working with property owners on maintaining high weeds and grass. If you have a complaint or concern, you can submit a code violation online by visiting www.tomballtx.gov/cd.

Also, Code Compliance was able to work with the owner of a substandard billboard along SH 249 Business to obtain its removal.

Finally, Code Compliance removed 512 illegal bandit signs from the public right-of-way during the third quarter of 2016.

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