



## *City of Tomball Community Development Department July - September 2016 Quarterly Report*

### **Volume I Article IV**

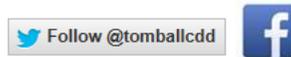
*Craig T. Meyers, PE, CFM  
Community Development Director / City Engineer*

### **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 September, Cindy Kell joined the Community Development Department's Code Compliance Division. Cindy has been with the City for almost two years, previously serving as Customer Service Specialist. Cindy also gained experience working with municipal court and the police department during her 11 years with the City of Lake Jackson.

In July, Assistant City Planner, Amelia Lindley, attended Bringing Back Main Street, an H-GAC event in Alvin, Texas. This event, which occurs one day each quarter, focuses on revitalization efforts in small cities.

Also in July, City Planner, Harold Ellis, and Assistant City Planner, Amelia Lindley, attended a luncheon with the Mayor of Houston. Mayor Sylvester Turner outlined his vision in regards to development and infrastructure.

In August, Assistant City Engineer, Beth Jones, was accepted into Leadership North Houston. The ten month leadership development program is designed for emerging and existing leaders and covers topics such as education, cultural arts, economic development, health and human services and more.

Beth Jones also became a Certified Flood Plain Manager (CFM) in August. CFM's promote flood safety, educate the public about flood awareness and assist victims of flooding events.

In September, Community Development Director / City Engineer, Craig Meyers, and Assistant City Engineer, Beth Jones, attended the Texas Floodplain Management Association (TFMA) Fall Conference in Bastrop, Texas. TFMA focuses on continuing education in regard to floodplain management, flood preparedness, warning and disaster recovery, and flood hazard mitigation.



## Development Update

City Staff hosted 23 pre-development meetings and nine pre-plat meetings. Pre-development and pre-plat meetings are highly encouraged discussions between Staff and property owners, developers, engineers, surveyors, architects, and other interested parties.

### Plats

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

1. Dunnco Tomball, a 1.6910 acre tract at FM 2920 and Calvert Road;
2. Brandt Holdings, a 14.3218 acre tract at Hufsmith-Kohrville Road and (future) Medical Complex Drive;
3. Tomball Outlot, a .3214 acre tract at 509 Clarence Street;
4. Corner Store No. 1917, a 16.2330 acre tract at FM 2920 and Telge Road;
5. Fourteen Six Hundred Business Park, a 2.7164 acre tract at Brown Road and Park Place Drive;
6. Partial Replat of Leslie's Park, a 1.7225 acre tract at Quinn Road and Inwood Street;
7. LSP Tomball Development, a 11.8981 acre tract at SH 249 and Alice Road;
8. Persimmon Properties, a 10.4091 acre tract at FM 2920 and Park Road; and
9. TKC CCXXVII LLC, a 4.8064 acre tract at SH 249 and Rudel 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. Rezoning case on South Chestnut and Mechanic Street (Single-family 6 to Old Town & Mixed Use) – Approved
2. Rezoning case on Hicks, between Liberty Lane and Quinn Road (Single-family 20 Estate to Single-family 9) – Denied
3. Comprehensive Plan amendment case on FM 2920 & Telge Road (adding property to Future Land Use Map) – Approved
4. Rezoning case on FM 2920 & Telge Road (Agricultural to Commercial) – Approved
5. Chapter 50 (Zoning) Text Amendment, First and Second Reading – Approved
6. Conditional Use Permit for gaming facility at 701 East Main Street, First Reading - Approved



*Construction progresses on new DeNovo coffee shop on Main Street at Magnolia Street.*

## Miscellaneous City Council Items

1. Article VII, Donation Containers, of Chapter 22, Health and Sanitation, by Amending Sections 22-191, Location, 22-192, Container Design and Maintenance, and 22-194, Permit Required to Allow Donation Containers on Public and Private School Properties
2. Amendments to the International Building Code, of Article II, Building Code, of Chapter 10, Buildings and Building Regulations, to Amend Sections 310.3, 310.5 and 420.4 of the International Building Code to Provide Exceptions to the Sprinkler Requirements for Certain Residential Group R-1 and R-3 Occupancies
3. Request from Mike Clark, of Maple Creek Bed & Breakfast, to Waive the Installation of an Automatic Fire Sprinkler System, as Required per the 2012 International Building Code (IBC) and 2012 International Fire Code (IFC)
4. RG Miller Professional Services Agreement, in the Amount of \$80,000, for Implementation of Permit Year 4 of the City of Tomball's Storm Water Management Program
5. Appoint Will Benson, Jr. to Fill Vacancy on the Planning and Zoning Commission; Position 5, Term Expiring June 1, 2017
6. Authorize the City Manager to Execute Necessary IRS Documents in Regards to the Dedication of Right-of-Way to the City of Tomball along Medical Complex Drive

## Site Plan, Construction Plan and Building Plan Reviews

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

1. Chicken Express, Business 249 (new development);
2. General Electric, Tomball Business and Technology Park (new development);
3. Burger King, Business 249 and FM 2920 (remodel);
4. Lone Star College Driveway, SH 249 (new driveway to existing development);
5. Concordia Lutheran High School, FM 2920 (temporary building); and
6. Tomball Junior High School, Quinn Road and Zion Road (expansion).

The Engineering Division approved two construction plans:

1. Bethel Heights, subdivision at Julia Lane and Spring Creek, and
2. Lone Star College Driveway.

Also, the department reviewed and issued 285 permits, performed 921 inspections and issued ten residential Certificates of Occupancy and 11 non-residential Certificates of Occupancy including:

1. 14215 FM 2920 – Beef Jerky Outlet
2. 28341 State Highway 249 – Build-Out Only Suite #110
3. 14333 FM 2920 – Build-Out Suite #114
4. 21247 Hufsmith-Kohrville Road – Perfect Game Athletics Unit “B”
5. 14257 FM 2920 – Amazing Lash Studio Suite #145
6. 13827 Brown Road – Office Building / Residential Unit
7. 14257 FM 2920 – Remax Elite Properties
8. 701 East Main Street – Insurance Office Suite 135-A
9. 27650 Tomball Parkway – Famous WOK (Inside of Walmart)
10. 14071 FM 2920 – Papa Murphy’s Take “N” Bake Pizza
11. 700 Graham Drive – Lone Star College 3rd Floor

*McDonald’s at FM 2920 and SH 249  
demoed and is in the process of  
rebuilding.*



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