

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



**Monday, October 10, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, October 10, 2022 at 6:00 PM, 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.

- A. Call to Order
- B. 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 - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2022.
- E. New Business
 - [E.1](#) Conduct a Public Hearing and consideration to approve **Zoning Case P22-309:** Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

- E.2 Conduct a Public Hearing and consideration to approve **Case P22-310**: Request by 28121 Calvert, LLC, represented by Louis Smith to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

F. 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 7th day of October 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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 contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: October 10, 2022

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 12, 2022.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

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

MONDAY, SEPTEMBER 12, 2022



6:00 P.M.

A. The meeting was Called to Order by Chair Tague at 6:05 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Susan Harris
Commissioner Tana Ross

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Tom Ramsey - Attorney

draft

B. Public Comment:

- Dane Dunagin (535 E. Hufsmith Road, Tomball, TX 77375) spoke about the fundraiser to be held at 823 Lizzie Lane on September 17, 2022. This is to raise funds to help pay for the clean-up and the placing of a fence around the perimeter of the historical cemetery.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - Upcoming Events in the City of Tomball:
 - 9-11 Remembrance was held September 10th & 11th
 - 2nd Saturday at the Depot (Ratatouille) – September 10, 2022
 - National Night Out – October 4, 2022
 - The Big Show – October 15, 2022
 - Spooktacular – October 8, 2022
 - Blue Grass Festival – October 22, 2022
 - Free 12th Annual Economic Outlook for the region in this area at the Beckendorf on October 4, 2022, presented by the Tomball Economic Development Corporation.

- City Council approved **Zoning Case P22-205**: Request by Michael Seitz for a Conditional Use Permit to allow an accessory residence within General Retail (GR) zoning. The property is legally described as approximately 0.78 acres, being a portion of the Jesse Pruitt Survey, Abstract Number 629. The property is located at 817 E. Main Street, within the City of Tomball, Harris County, Texas.
 - Scheduled for a BOA Variance on October 13, 2022.
- City Council approved **Case P22-265**: Request from Habitat for Humanity – Northwest Harris County INC. represented by Erik Armstrong to abandon a segment of the 30-foot-wide public right-of-way presently dedicated to Welty Street. Being that segment which extends approximately 295 linear feet northwest from the northernmost right-of-way boundary for Foster Street to the southernmost right-of-way boundary for Carrel Street, wedged between Block 90 in Tomball and the western property line of Restricted Reserve “A” in the Final Plat of The Episcopal Church of The Good Shepherd, within the City of Tomball, Harris County, Texas.
- TEDC Budget was up for discussion, but has not yet been approved.
- City of Tomball Budget has preliminarily been approved.
- City Council denied **Zoning Case P22-222**: Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.
- City Council Denied **Zoning Case P22-115**: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case P22-226**: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State

Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

- City Council Approved **Zoning Case P22-226:** Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.
- City Council Approved **Case P22-266:** Request by the City of Tomball to amend Section(s) 50-33 (Board of adjustments) and 50-34 (Amendments to zoning chapter and districts, administrative procedures, and enforcement) of the Tomball Code of Ordinances by increasing the required notification area for public hearings from 200 Ft. to 300 Ft.
- City Council Approved **Case P22-269:** Request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.
- City Council Approved **Case P22-268:** Request by the City of Tomball to amend Section(s) 40-28 (Application for Preliminary Plat Approval) and 40-30 (Application for Final Plat Approval) of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

D. Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 8, 2022.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Motion carried unanimously.

E. New Business Non Action Items

E.1 Minor Plat of **HABITAT PLACE ADDITION:** A subdivision of 0.3613 acres, (15,740 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, Harris County Texas. Being a replat of Lots 19, 20, 21 & 22, Block 90, and a portion of Welty Street, revised map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

E.2 Minor Plat of **HUFSMITH-KOHRVILLE FOOD COURT:** A subdivision of 3.070 acres, (133,724.84 Square Feet), of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas Being a partial replat of Lots 497 & 498 of Tomball Townsite, Volume 2, Page 65, M.R.H.C.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

E.1 Minor Plat of **TRMC - RETAIL:** Being 8.043 acres, (350,369 Square Feet), of land situated in the J.H. Hooper Survey, A-375 and the William Hurd Survey, A-178, Harris County, Texas and being out of restricted reserve "A", Block 5, Tomball Regional Hospital Subdivision Final Plat according to the map or plat thereof recorded under Film Code No. 424128 of the map records of Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

F. Old Business

F.1 Remove from Table and consideration to approve **Zoning Case P22-213:** Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval.

Jeff Yuna, representing, Yuna Holdings, LLC DBA Tomball Pawn, (37123 Chris Court, Magnolia, TX 77355) spoke on behalf of the request.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

Chair Harris	<u>Aye</u>
Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carries (3 Votes Aye, 1 Vote Nay)

G. Motion was made by Commissioner Anderson, second by Commissioner Harris, to adjourn.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 6:34 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: October 10, 2022

Topic:

Conduct a Public Hearing and consideration to approve **Zoning Case P22-309:** Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

Background:

The subject properties have been within the city limits since 1909. The properties have remained vacant since that time. The properties has been located within the Single Family Residential – 20 zoning district since 2008 when the City of Tomball adopted zoning. According to information provided by the applicant, the zone change request is to allow for additional expansion of the Tomball Business & Technology Park immediately south of the subject properties.

Origination: Tomball Economic Development Corporation and Tortuga Operating Company

Recommendation:

City staff recommends approval of Zoning Case P22-309.

Party(ies) responsible for placing this item on agenda: Jared Smith, City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 10, 2022
&
CITY COUNCIL
OCTOBER 17, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 10, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, October 17, 2022 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 P22-309: Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

Case P22-310: Request by 28121 Calvert, LLC, represented by Louis Smith to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

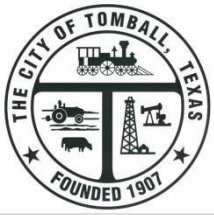
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@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 **7th** day of **October 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

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

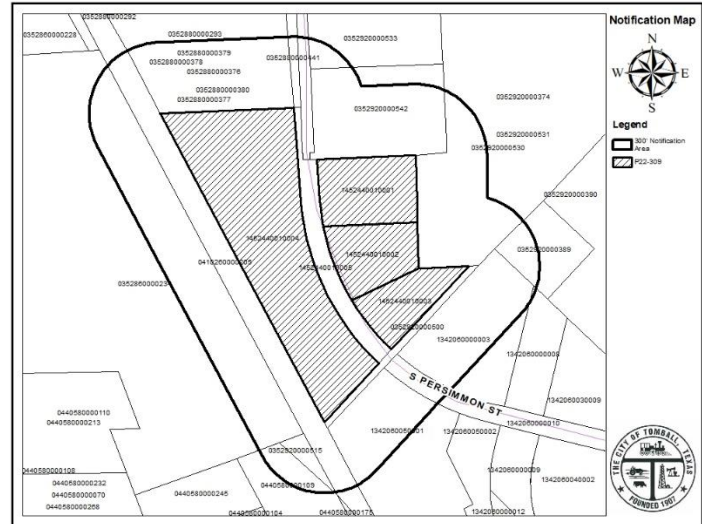
YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P22-309

APPLICANT/OWNER: Tomball Economic Development Corporation & Tortuga Operating Company

LOCATION: The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI).



CONTACT: Jared Smith, City Planner
PHONE: (281) 290-1491
E-MAIL: jasmith@tomballtx.gov

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.

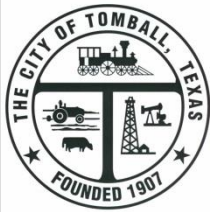
This notice is being mailed to all owners of real property within 300 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

**Planning & Zoning Commission
Public Hearing:
Monday, October 10, 2022 @ 6:00 PM**

**City Council Public Hearing:
*Monday, October 17, 2022 @ 6:00 PM**

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

*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: October 10, 2022
City Council Public Hearing Date: October 17, 2022

- Rezoning Case:** P22-309
- Property Owner(s):** Tomball Economic Development Corporation & Tortuga Operating Company
- Applicant(s):** Tomball Economic Development Corporation
- Legal Description:** Lots 1, 2, 3, and 4 in Tomball Business & Technology Park, Sec. 2
- Location:** 1900 block of S. Persimmon St. (east & west side) (Exhibit “A”)
- Area:** 17.08 acres
- Comp Plan Designation:** Business Park and Industrial (Exhibit “B”)
- Present Zoning and Use:** Single Family Residential – 20 (SF-20) (Exhibit “C”) / Vacant (Exhibit “D”)
- Request:** Rezone to the Light Industrial (LI) District
- Adjacent Zoning & Land Uses:**
 - North:** Single Family Residential - 20 / Vacant
 - South:** Light Industrial / Warehousing
 - West:** Single Family Residential - 20 / Vacant
 - East:** Single Family Residential – 20 / Vacant

BACKGROUND

The subject properties have been within the city limits since 1909. The properties have remained vacant since that time. The properties has been located within the Single Family Residential – 20 zoning district since 2008 when the City of Tomball adopted zoning. According to information provided by the applicant, the zone change request is to allow for additional expansion of the Tomball Business & Technology Park immediately south of the subject properties.

ANALYSIS

The subject properties comprise approximately 17.08 acres, located along S. Persimmon Street midway between Medical Complex Drive and Holderrieth Road. Properties north, east, and west of the subject site are within Single Family Residential – 20 zoning districts and are presently vacant. The properties south of the subject properties are within Light Industrial zoning and are currently utilized warehousing/distribution purposes.

Comprehensive Plan Recommendation:

The Future Land Use Map within the Comprehensive Plan designates the subject property as “Business Park and Industrial.” According to the Comprehensive Plan, this Business Park and Industrial land use category is intended to create opportunities for employment, and should be located near or along adequate thoroughfares that provide convenient access for vehicular traffic including freight.

The Comprehensive Plan identifies office, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses to be appropriate land uses within the Business Park and Industrial land use.

According to the Comprehensive Plan, Light Industrial, Commercial, Office, and Planned Developments are considered appropriate zoning districts within the Business Park and Industrial land use category.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “New development should include landscape buffers between any property that is zoned to a non-business park & industrial district. Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way. New business park & industrial development should be designed in a manner which orients loading docks and bays away from the front property line or public rights-of-way.”

Staff Review Comments:

The request to rezone the subject property to Light Industrial is in accordance with the Business Park and Industrial land use identified on the Future Land Use Map. This zone change request will achieve the Comprehensive Plans goal of working with the Tomball Economic Development Corporation (TEDC) to support local businesses and increase employment opportunities. The Comprehensive Plan states that maintaining and encouraging the expansion of existing businesses is an essential component of economic development, and as such, should continue to be supported on an ongoing bases. The approval of this zone change request will promote the Comprehensive Plans goal of economic development, specifically by encouraging the continued growth of the Tomball Business and Technology Park. Lastly, according to the City of Tomball Code of Ordinance, Light Industrial zoning requires accessibility to major thoroughfares. The subject properties are located along a S. Persimmon Street (a minor arterial) with convenient access to two regionally serving major arterial streets (Medical Complex Drive and Holderrieth Road). Roadways such as these are designed to provide ample access to high volumes of traffic to include freight traffic.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on September 27, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION:

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-309.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan Map
- C. Zoning Map
- D. Site Photo(s)
- E. Light Industrial Permitted Use Chart
- F. Rezoning Application

**Exhibit "A"
Aerial Map**

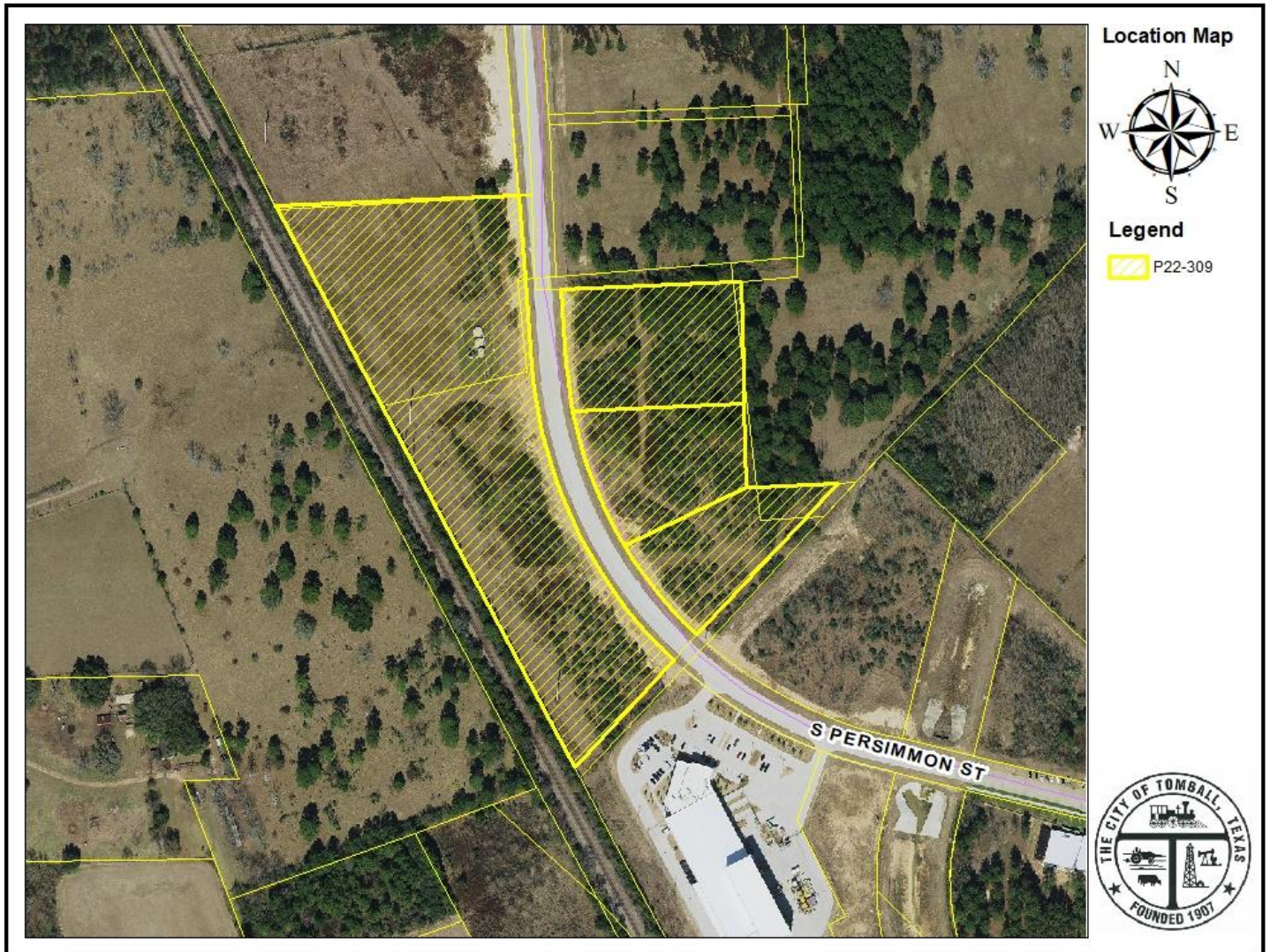


Exhibit "B" Future Land Use Map

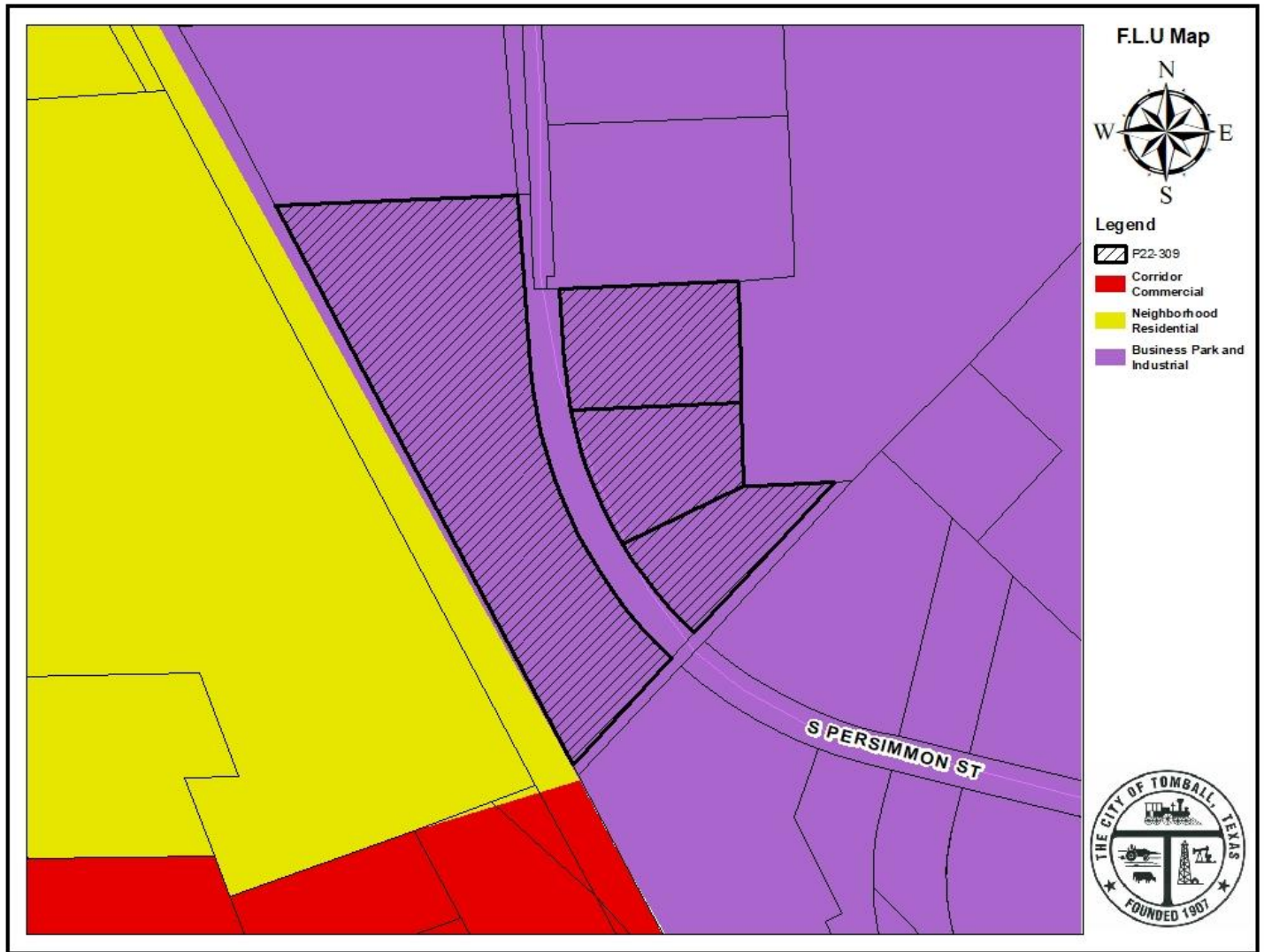


Exhibit "C" Zoning Map

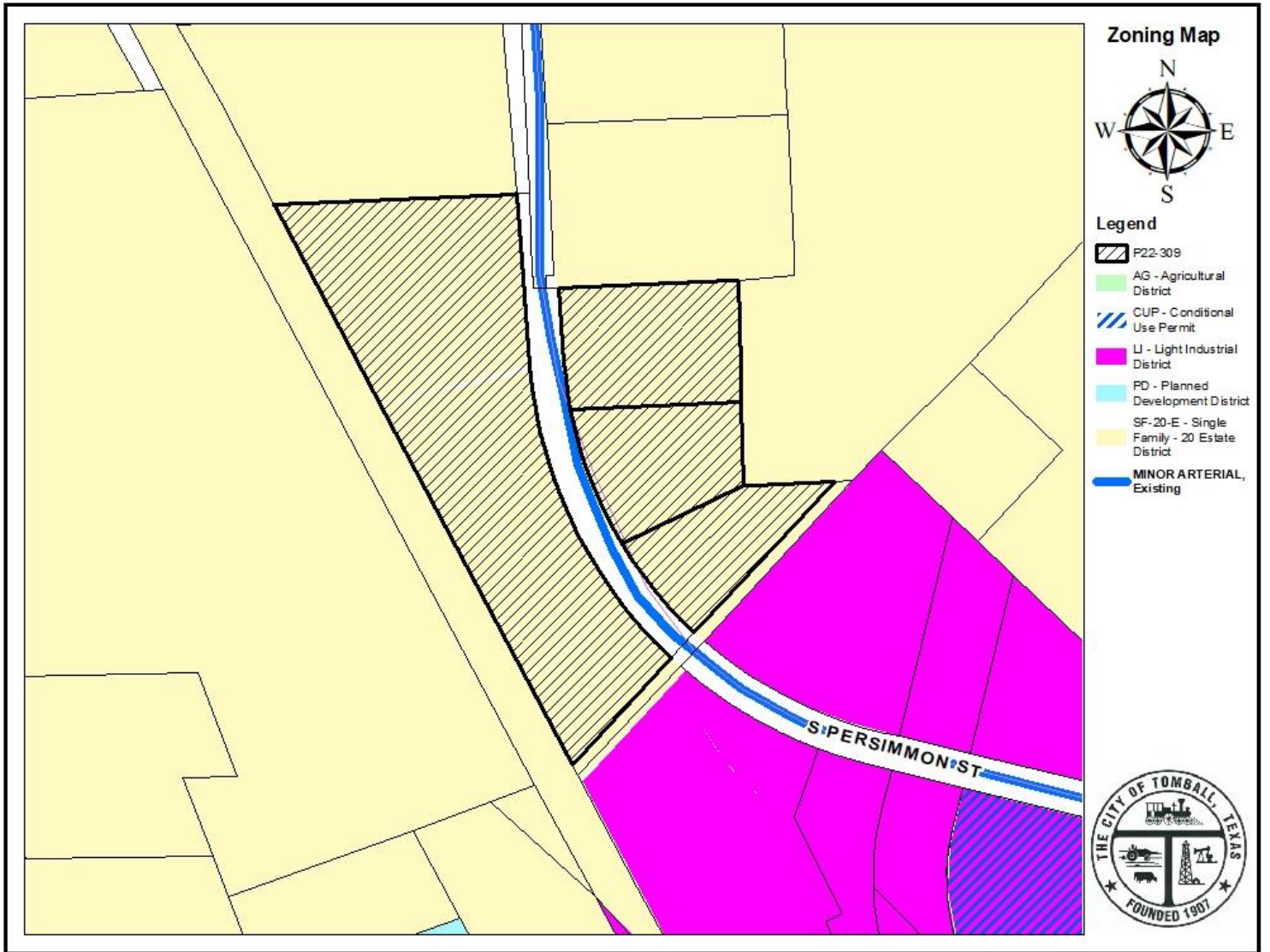


Exhibit "D" Site Photo





Exhibit “E”
Light Industrial Permitted Use Chart

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Agriculture		
Bulk Grain and/or feed storage	CUP Required (Learn More)	1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	Permitted	None
Feed and grain store/farm supply store ‡	Permitted	1 space per 500 square feet
Flour and other grain mills	Permitted	1 space per 1,000 square feet
Stable, commercial	CUP Required (Learn More)	1 space per 1,000 square feet
Residential		
Accessory building/structure (business or industry) ‡	Permitted	None
Caretaker's, guard's residence ‡	Permitted	1 space per caretaker/guard
Home occupation ‡	Permitted	None
Office		
Clinic, emergency care	Permitted	1 space per 150 square feet
Clinic, medical and/or dental	Permitted	1 space per 300 square feet
Credit agency	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	Permitted	1 space per 300 square feet
Office, professional and general business ‡	Permitted	1 space per 300 square feet
Office, parole-probation	Permitted	1 space per 300 square feet
Office showroom/warehouse ‡	Permitted	1 space per 300 square feet
Security monitoring company (no outside storage)	Permitted	1 space per 300 square feet
Telemarketing agency	Permitted	1 space per 250 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Telephone exchange/switching station ‡	Permitted	1 space per 500 square feet
Temporary real estate field office	Permitted	4 spaces
Model home (including sales office)	CUP Required (Learn More)	2 spaces per model
Personal and Business		
Ambulance service	Permitted	1 space per 500 square feet
Automobile driving school (including defensive driving)	Permitted	1 space per classroom seat
Barber/beauty shop (no related school/college)	Permitted	1 space per 200 square feet
Dance/drama/music schools (performing arts, martial arts)	Permitted	1 space per 100 square feet
Fortunetelling and similar activities ‡	CUP Required (Learn More)	1 space per 300 square feet
Funeral home ‡	Permitted	See Section 50-112
Health club (indoor)	Permitted	1 space per 300 square feet
Health club (outdoor)	Permitted	1 space per 300 square feet
Laundromat/washateria/self-service ‡	Permitted	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	Permitted	1 space per 200 square feet
Mailing service (private)	Permitted	1 space per 200 square feet
Pharmacy (retail only)	Permitted	1 space per 200 square feet
Reception venue	Permitted	1 space: 4 seats
Rehabilitation care facility (halfway house) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)	Permitted	1 space per 200 square feet
Sexually oriented business	CUP Required (Learn More)	

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Wedding chapel	Permitted	1 space per four seats
Retail		
Antique shop (no outside sales or storage) ‡	Permitted	1 space per 500 square feet
Antique shop (with outside storage)	Permitted	1 space per 500 square feet
Apparel shop	Permitted	1 space per 200 square feet
Art gallery/museum/dealer ‡	Permitted	1 space per 500 square feet
Artist or photography studio	Permitted	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	Permitted	1 space per 200 square feet
Bakery, retail (with drive-through)	Permitted	1 space per 200 square feet
Bakery (wholesale) ‡	Permitted	1 space per 500 square feet
Bird and pet shops (retail only)	Permitted	1 space per 200 square feet
Book/stationery shop (retail only) ‡	Permitted	1 space per 200 square feet
Brewpub	Permitted	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	Permitted	1 space per 1,000 square feet
Carpenter shop	Permitted	1 space per 500 square feet
Catering service	Permitted	1 space per 500 square feet
Consignment shop	Permitted	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	Permitted	See Section 50-112
Copy shop ‡	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Drinking establishment	Permitted	
Drug store (retail only)	Permitted	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	Permitted	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	Permitted	
Eating establishment (with drive-through service) ‡	Permitted	
Electronic goods (retail only)	Permitted	1 space per 200 square feet
Florist shop (retail only) ‡	Permitted	1 space per 200 square feet
Food or grocery store	Permitted	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	Permitted	1 space per 500 square feet
Furniture store (new and used) ‡	Permitted	1 space per 200 square feet
General retail stores (no outside storage)	Permitted	1 space per 200 square feet
Gift or card shop (retail only)	Permitted	1 space per 200 square feet
Hardware store	Permitted	1 space per 400 square feet
Hobby and crafts store (retail only)	Permitted	1 space per 200 square feet
Home improvement center	Permitted	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store	Permitted	1 space per 200 square feet
Market, open air, flea	Permitted	1 space per 200 square feet
Meat and fish market (retail only)	Permitted	1 space per 200 square feet
Mobile Food Court ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Motion picture studios, commercial films	Permitted	1 space per 300 square feet
Motion picture theater (indoors)	Permitted	See Section 50-112
Nursery ‡	Permitted	1 space per 1,000 square feet of sales area
Garden shop ‡	Permitted	1 space per 200 square feet
Painting and refinishing shop	Permitted	1 space per 500 square feet
Piano and musical instruments (retail only)	Permitted	1 space per 200 square feet
Shoe repair shop (retail only)	Permitted	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)	Permitted	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only	Permitted	1 space per 500 square feet
Upholstery shop (nonauto)	Permitted	1 space per 200 square feet
Used merchandise	Permitted	1 space per 200 square feet
Video rental/sales	Permitted	1 space per 200 square feet
Transportation and Auto Services		
Airport or landing field ‡	CUP Required (Learn More)	1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
Auto accessories (retail sales only)	Permitted	1 space per 200 square feet
Auto body repair/painting	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡	Permitted	See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Auto glass repair/tinting	Permitted	1 space per 200 square feet
Auto interior shop/upholstery	Permitted	1 space per 200 square feet
Auto muffler shop	Permitted	1 space per 200 square feet
Auto paint shop	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	Permitted	1 space per 200 square feet
Auto rental	Permitted	1 space per 200 square feet
Auto repair (major) ‡	Permitted	1 space per 200 square feet
Auto repair (minor) ‡	Permitted	1 space per 200 square feet
Auto storage or auto auction ‡	Permitted	1 space per 1,000 square feet
Auto tire sales (indoor)	Permitted	1 space per 200 square feet
Auto wrecker service	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Automobile assembly	Permitted	1 space per 1,000 square feet
Automobile parts manufacturing	Permitted	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡	Permitted	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	Permitted	3 spaces per washing capacity of module
Bike sales and/or repair	Permitted	1 space per 500 square feet
Bus or truck storage	Permitted	1 space per 1,000 square feet
Gasoline station	Permitted	See Section 50-112
Motor freight transportation, storage, and terminal	Permitted	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	Permitted	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	Permitted	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Railroad team tracks, unloading docks, and spurs	Permitted	None
Railroad yards, round house or shop	Permitted	1 space per 1,000 square feet
Taxi/limousine service	Permitted	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡	Permitted	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Transfer station (refuse/pick-up) ‡	CUP Required (Learn More)	1 space per 500 square feet
Transit terminal ‡	Permitted	See Section 50-112
Truck and bus leasing ‡	Permitted	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡	Permitted	1 space per 1,000 square feet
Truck stop ‡	Permitted	1 space per 1,000 square feet
Truck terminal ‡	Permitted	See Section 50-112
Amusement and Recreation		
Amusement, commercial (indoor) ‡	Permitted	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	Permitted	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡	Permitted	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡	Permitted	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	Permitted	1 space per 200 square feet
Bingo facility	Permitted	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	Permitted	4 spaces per lane
Dinner theatre	Permitted	1 space per three seats or bench seating space
Drive-in theater	CUP Required (Learn More)	1 space per speaker
Golf driving range	Permitted	See Section 50-112
Golf course (private) ‡	CUP Required (Learn More)	6 spaces per hole
Golf course (publicly owned) ‡	Permitted	6 spaces per hole
Playfield or stadium (private)	Permitted	1 space per three seats
Recreational vehicle park/campground ‡	Permitted	1.5 per RV pad

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Skating rink	Permitted	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	Permitted	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡	Permitted	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	Permitted	2 spaces per court
Tennis court (private/lighted)	CUP Required (Learn More)	2 spaces per court
Institutional/Governmental		
Adult day care (business)	See Section 50-116	
Antenna (commercial)	See Section 50-116	
Antenna (noncommercial)	See Section 50-116	
Armed services recruiting center	Permitted	1 space per 300 square feet
Auction house	Permitted	1 space per 100 square feet
Broadcast station (with tower)	See Section 50-116	
Broadcast towers (commercial)	See Section 50-116	
Cellular communications tower/PCS	See Section 50-116	
Cemetery and/or mausoleum ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land
Church/temple/place of worship ‡	Permitted	1 space per four seats in sanctuary
Civic center (municipal) ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	Permitted	See Section 50-112
Community center (public)	Permitted	See Section 50-112
Community or social buildings ‡	Permitted	1 space per 300 square feet
Country club (private) ‡	CUP Required (Learn More)	10 spaces plus 1 per 300 square feet above 2,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Earth satellite dish (private, less than 3 feet in diameter)	See Section 50-116	
Electric power plant	Permitted	1 space per 1,000 square feet
Electrical substation ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Exhibition hall ‡	Permitted	1 space per 100 square feet
Fair ground or rodeo ‡	CUP Required (Learn More)	1 space per 1,000 square feet of land area
Fraternal organization ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Governmental building or use (county, state or federal) ‡	Permitted	1 space per 300 square feet
Heliport ‡	CUP Required (Learn More)	3 spaces
Helistop	CUP Required (Learn More)	3 spaces
Hospital ‡	Permitted	1 space per bed
Household care institution	Permitted	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	Permitted	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	Permitted	1 space per 200 square feet
Municipal facility or use ‡	Permitted	1 space per 300 square feet
Museum	Permitted	See Section 50-112
Park and/or playground (private) ‡	Permitted	
Park and/or playground (public, municipal) ‡	Permitted	
Penal or correctional institutions	Permitted	1 space per 500 square feet
Post office (governmental)	Permitted	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	Permitted	1 space per 4 seats
Radio, television and communications towers	See Section 50-116	

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Rectory/parsonage	Permitted	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See assisted living facility	
Riding academy	Permitted	1 space per five stalls
Sanitary landfill (private)	CUP Required (Learn More)	1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	Permitted	1 space per three students, based on design
School, college or university	Permitted	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	Permitted	1 space per student
School, public or denominational ‡	Permitted	See Section 50-112
School, other than public or denominational ‡	Permitted	
Sheltered care facility ‡	CUP Required (Learn More)	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡	See Ch. 34 of this Code	
Studio for radio and/or television (no towers) ‡	Permitted	1 space per 200 square feet
Commercial and Wholesale Trade		
Animal kennel (outdoor pens)	Permitted	1 space per 500 square feet
Appliance repair	Permitted	1 space per 500 square feet
Book binding	Permitted	1 space per 500 square feet
Carpet and rug cleaning plant	Permitted	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	CUP Required (Learn More)	1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡	Permitted	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Construction contractor with storage yard	Permitted	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles	Permitted	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	Permitted	None
Distribution center ‡	Permitted	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)	Permitted	1 space per 1,000 square feet
Electronic assembly	Permitted	1 space per 1,000 square feet
Electro-plating/electro-typing	Permitted	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	Permitted	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening	Permitted	1 space per 500 square feet
Fur/hide tanning and finishing	CUP Required (Learn More)	1 space per 1,000 square feet
Heating and air conditioning sales/services	Permitted	1 space per 1,000 square feet
Iron works (ornamental)	Permitted	1 space per 1,000 square feet
Lawnmower repair and/or sales	Permitted	1 space per 500 square feet
Loading or storage tracks	Permitted	None
Locksmith	Permitted	1 space per 500 square feet
Machine shop	Permitted	1 space per 1,000 square feet
Maintenance and repair service for buildings/janitorial	Permitted	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡	Permitted	1 space per 1,000 square feet
Mattress, making and renovating	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Milk depot, wholesale	Permitted	1 space per 1,000 square feet
Mini-warehouse/self storage ‡	Permitted	See Section 50-112
Mortuary	Permitted	See Section 50-112
Moving and storage company	Permitted	1 space per 1,000 square feet
News printing	Permitted	1 space per 1,000 square feet
Outdoor sales as a primary use ‡	Permitted	1 space per 5,000 square feet of land area
Pawn shop ‡	Permitted	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡	Permitted	1 space per 200 square feet
Plumbing shop	Permitted	1 space per 200 square feet
Printing equipment, supplies and repairs	Permitted	1 space per 500 square feet
Propane sales filling (retail)	Permitted	1 space per 200 square feet
Publishing and printing company	Permitted	1 space per 500 square feet
Quick lube/oil change/minor inspection	Permitted	1 space per 200 square feet
Salvage storage yard ‡	CUP Required (Learn More)	5 per acre
Scientific and industrial research laboratories (hazardous) ‡	Permitted	1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	Permitted	1 space per 300 square feet
Scrap metal storage yard	CUP Required (Learn More)	5 space per acre
Security systems installation company	Permitted	1 space per 300 square feet
Sheet metal shop	Permitted	1 space per 1,000 square feet
Storage of cement, sands and gravel	Permitted	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials	Permitted	1 space per 5,000 square feet of storage area

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Taxicab storage and repair	Permitted	1 space per 500 square feet
Taxidermist	Permitted	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	Permitted	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	Permitted	1 space per 200 square feet
Vacuum cleaner sales and repair ‡	Permitted	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Permitted	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡	Permitted	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	Permitted	1 space per 1,000 square feet
Welding shop	Permitted	1 space per 1,000 square feet
Wholesale trade, nondurable goods	Permitted	1 space per 1,000 square feet
Woodworking shops	Permitted	1 space per 1,000 square feet
Wrecking materials yard ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial		
Acid manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Adhesives and sealants manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Aircraft parts manufacture	Permitted	1 space per 1,000 square feet
Airplane repair and manufacturing	Permitted	1 space per 1,000 square feet
Animal processing and slaughter	CUP Required (Learn More)	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law	CUP Required (Learn More)	1 space per 1,000 square feet
Artificial flower manufacture	Permitted	1 space per 1,000 square feet
Asphalt paving and roofing material manufacture	CUP Required (Learn More)	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Awning manufacture, cloth, metal and wood	Permitted	1 space per 1,000 square feet
Bag manufacturing	Permitted	1 space per 1,000 square feet
Battery manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Bleaching/chorine powder manufacture	CUP Required (Learn More)	2 spaces per 1,000 square feet
Boiler manufacture and repair	Permitted	1 space per 1,000 square feet
Bottling works	Permitted	1 space per 1,000 square feet
Broom manufacture	Permitted	1 space per 1,000 square feet
Candy and other confectionary products manufacture	Permitted	1 space per 1,000 square feet
Canning and preserving factory	Permitted	1 space per 1,000 square feet
Canvas and related products manufacture	Permitted	1 space per 1,000 square feet
Casein manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Celluloid and similar cellulose manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Cement manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Ceramic products manufacture	Permitted	1 space per 500 square feet
Chalk manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Chemicals (agricultural) manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Chemicals (industrial) manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Clothing manufacture	Permitted	1 space per 500 square feet
Coffee roasting	Permitted	
Coffin manufacture	Permitted	1 space per 1,000 square feet
Cold storage plants/locker	Permitted	1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (permanent) ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Concrete or asphalt mixing/batching plant (temporary) ‡	Permitted	1 space per 5,000 square feet of land
Crematory	CUP Required (Learn More)	1 space per 1,000 square feet
Culvert manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Cutlery, handtools and general hardware manufacture	Permitted	1 space per 1,000 square feet
Dairy products manufacture	Permitted	1 space per 1,000 square feet
Distillation of liquors, spirits, etc. (brewery)	CUP Required (Learn More)	1 space per 1,000 square feet
Dye manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Dyeing plant	Permitted	1 space per 1,000 square feet
Electric lamp manufacture	Permitted	1 space per 1,000 square feet
Elevator manufacture	Permitted	1 space per 1,000 square feet
Enameling and painting	Permitted	1 space per 1,000 square feet
Engraving plant	Permitted	1 space per 1,000 square feet
Envelope manufacture	Permitted	1 space per 1,000 square feet
Farm/garden machinery and equipment manufacture	Permitted	1 space per 1,000 square feet
Feed manufacture	CUP Required (Learn More)	1 space per 500 square feet
Felt manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Food processing ‡	Permitted	1 space per 1,000 square feet
Footwear manufacture	Permitted	1 space per 500 square feet
Furnace manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Fixtures manufacture	Permitted	1 space per 1,000 square feet
Furniture manufacture	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Gases (industrial) manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Glucose manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Hair products factory (other than human)	CUP Required (Learn More)	1 space per 1,000 square feet
Heavy machinery sales and storage ‡	Permitted	1 space per 1,000 square feet
Ice cream/ice manufacture	Permitted	1 space per 1,000 square feet
Kerosene manufacture or storage	CUP Required (Learn More)	1 space per 1,000 square feet
Laboratory equipment manufacturing ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Leather products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Lumber mill/yard	CUP Required (Learn More)	1 space per 1,000 square feet
Machinery manufacture	Permitted	1 space per 1,000 square feet
Marble working and finishing	Permitted	1 space per 1,000 square feet
Meat packing plant	CUP Required (Learn More)	1 space per 1,000 square feet
Metal cans and shipping containers manufacture	Permitted	1 space per 1,000 square feet
Metal products, stamping and manufacture	Permitted	1 space per 1,000 square feet
Mirror resilvering	Permitted	1 space per 200 square feet
Office equipment manufacture	Permitted	1 space per 1,000 square feet
Oil compounding and barreling	CUP Required (Learn More)	1 space per 1,000 square feet
Oilcloth manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture	Permitted	1 space per 1,000 square feet
Paint manufacture and/or mixing	Permitted	1 space per 1,000 square feet
Paper and paper pulp manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Paper products and paper box manufacture	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Pecan processing	Permitted	1 space per 1,000 square feet
Petroleum distribution/storage ‡	Permitted	1 space per 1,000 square feet
Plastic products, molding, casting and shaping	Permitted	1 space per 1,000 square feet
Printing ink manufacture	Permitted	1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions	CUP Required (Learn More)	1 space per acre
Rug and carpet manufacture	Permitted	1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡	Permitted	1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Sign manufacturing (no outside storage)	Permitted	1 space per 1,000 square feet
Sign manufacturing (with outside storage)	Permitted	1 space per 1,000 square feet
Snuff manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Starch manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills	CUP Required (Learn More)	1 space per 1,000 square feet
Stone cutting or crushing	CUP Required (Learn More)	1 space per 5,000 square feet of land area
Stone, clay, glass and concrete Products (other than handicrafts) manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Textile products manufacture	Permitted	1 space per 1,000 square feet
Tire retreading and recapping	Permitted	1 space per 1,000 square feet
Truck manufacture	Permitted	1 space per 1,000 square feet
Waste paper products manufacture	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	LI	
Water distillation	Permitted	1 space per 1,000 square feet
White lead manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Wood container manufacture	Permitted	1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar)	CUP Required (Learn More)	1 space per 1,000 square feet
Wood preserving manufacture and treatment	CUP Required (Learn More)	1 space per 1,000 square feet
Wood products manufacture	Permitted	1 space per 1,000 square feet

; Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "E" Rezoning Application

RECEIVED (KC)
08/31/2022

Revised: 4/13/2020
P&Z #22-309



APPLICATION FOR RE-ZONING

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: Tomball Economic Development Corporation Title: Owner
Mailing Address: 29201 Quinn Rd., Suite B City: Tomball State: TX
Zip: 77375 Contact: Kelly Violette, Executive Director
Phone: (281) 401-4086 Email: kviolette@tomballtxedc.org

Owner Tomball Economic Development Corporation - Same Info as Applicant & Tortuga Operating Company Title: Owner

Mailing Address: 7412 Shady Villa Lane City: Houston State: TX
Zip: 77055 Contact: Peter Turbett, President
Phone: (713) 401-4086 Email: tortugaturbett@comcast.net

Engineer/Surveyor (if applicable)

Name: Gunda Corporation (Ardurra) Title: North Branch Manager
Mailing Address: 32731 Egypt Lane, Suite 501 City: Magnolia State: TX
Zip: 77354 Contact: Kyle Bertrand
Phone: (281) 680-3600 Fax: () Email: KBertrand@ardurra.com

Description of Proposed Project: Tomball Business and Technology Park Sec. 2, Lots 1-4

Physical Location of Property: S. Persimmon Street, North of Spell Rd Intersection
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Tomball Business and Technology Park Sec. 2, Lots 1-4
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-20-E, Single-Family 20 Estate District

Current Use of Property: Undeveloped and existing wells

Proposed Zoning District: LI - Light Industrial District

Proposed Use of Property: Proposed to be consistent with uses in Tomball Business and Technology Park Sec 1.

HCAD Identification Number:	<u>1452440010004</u>	Acres:	<u>10.4422 acres</u>
	<u>1452440010003</u>		<u>1.7911 acres</u>
City of Tomball, Texas	<u>1452440010002</u>		<u>2.1790 acres</u>
	<u>1452440010001</u>		<u>2.6727 acres</u>

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

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.

Kelly Violette Digitally signed by Kelly Violette
Date: 2022.08.30 12:41:03
-0500' August 29, 2022
Signature of Applicant Kelly Violette, Executive Director - TEDC Date

Kelly Violette Digitally signed by Kelly Violette
Date: 2022.08.30 12:41:12
-0500' August 29, 2022
Signature of Owner Kelly Violette, Executive Director - TEDC Date

Peter Turbett Digitally signed by Peter Turbett
Date: 2022.08.29 14:52:14
-0500' August 29, 2022
Signature of Owner Peter Turbett, President
Tortuga Operating Company Date



August 29, 2022

Mr. Nathan Dietrich
 Community Development Director
 City of Tomball - Community Development Department
 501 James Street
 Tomball, TX 77375

RE: Rezoning request for approximately 17.09 acres of land described as Lots 1-4 of the Tomball Business and Technology Park Section 2 Replat

Dear Mr. Dietrich,

For the second consecutive year, the Tomball Business & Technology Park was named a top industrial park in the United States by Business Facilities. The publication ranked the Tomball Business & Technology Park the 10th best industrial park in the country in its 18th Annual Rankings Report.

Operated by the Tomball Economic Development Corporation (TEDC), the 99.5-acre Tomball Business & Technology Park is lauded for its location, amenities, and infrastructure. The success of the Park is evidenced by the demand for business creation and relocation. As of August 2022, more than 551,701 square-feet has been constructed in the Park, generating over \$47 million in private capital investment and bringing over 575 jobs to Tomball.

In order to meet the demand, the TEDC works closely with its partners to manage infrastructure in and around the Park. The TEDC and the City of Tomball partnered together to extend South Persimmon Street from FM 2920 through the Park. Additionally, we partnered to extend Medical Complex Drive from South Persimmon to Hufsmith-Kohrville Road.

As part of the South Persimmon extension project the TEDC purchased 18.9 acres immediately north of the Tomball Business and Technology Park. We dedicated the right-of-way and easements necessary for the road to be constructed and coordinated the relocation of pipelines and easements with two pipeline companies. The resulting Replat created 4 Lots; two of which are currently owned by the TEDC (Lots 1 and 3) and two are owned by Tortuga Operating Company (Lots 2 and 4).

The requested rezoning is consistent with the Future Land Use Plan Map designation of Business Park and Industrial and will provide consistency with the remainder of the Business & Technology Park property.

Please don't hesitate to contact me at (281) 401-4086 should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Kelly Violette". The signature is fluid and cursive, with a large initial "K".

Kelly Violette
 Executive Director

281.401.4086 ★ fax 281.351.7223 ★ PO Box 820 ★ Tomball, Texas 77377-0820 ★ www.TomballTXedc.org

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: October 10, 2022

Topic:

Conduct a Public Hearing and consideration to approve **Case P22-310**: Request by 28121 Calvert, LLC, represented by Louis Smith to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

Background:

In 2008 the Houston-Galveston Area Council conducted the FM 2920 Access Management Study, as well as the Livable Centers Downtown Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential roadway for said east-west alternative route. In 2019, construction was completed on a section of SH 249 (Tomball Tollway) immediately west of Tomball. This construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively cut off the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the subject portion of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 and FM 2920. In May 2022, a request was presented to the Planning & Zoning Commission & City Council to remove the easternmost segment of Medical Complex Drive planned to be a major arterial extending between Hufsmith-Kohrville and Mahaffey Road, this request was denied, and rather than removing the segment it was downgraded from a major arterial to a minor arterial in July of 2022. The applicant is requesting to remove the subject segment of Medical Complex Drive altogether. According to the applicant, the subject segment of Medical Complex Drive that intersects their property, which is located at the southwest corner of Calvert Road and the intersection of the planned minor arterial extension is a hindrance on the development of their lot for Multi-Family Apartments.

Origination: 28121 Calvert, LLC, represented by Louis Smith

Recommendation:

City staff recommends denial of Case P22-310.

Party(ies) responsible for placing this item on agenda: Jared Smith, City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 10, 2022
&
CITY COUNCIL
OCTOBER 17, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 10, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, October 17, 2022 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 P22-309: Request from Tomball Economic Development Corporation and Tortuga Operating Company to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 17.08 acres of land legally described as being all of Lots 1, 2, 3, and 4 of Tomball Business and Technology Park, Section 2 from Single Family Residential – 20 (SF-20) to Light Industrial (LI). The properties are located within the 1900 block of S. Persimmon Street (East and West side), within the City of Tomball, Harris County, Texas.

Case P22-310: Request by 28121 Calvert, LLC, represented by Louis Smith to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

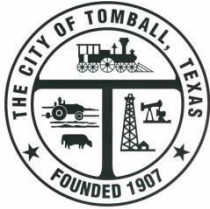
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@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 **7th** day of **October 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

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: P22-310

APPLICANT/OWNER: Louis Smith

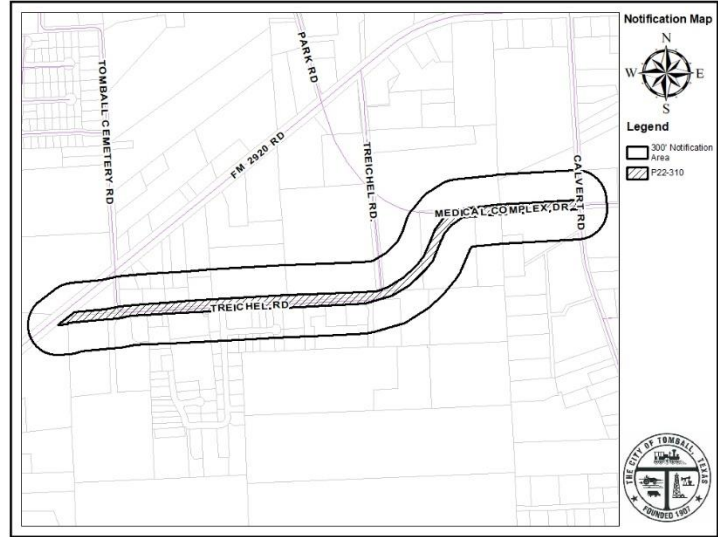
LOCATION: 1.05 mile segment of Medical Complex Drive extending east-west from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920

PROPOSAL: Removing the proposed east-west extension of Medical Complex Drive which is currently designated as a minor arterial from the Major Thoroughfare Plan Map. Specifically being the segment that is planned to extend approximately 1.05 miles from the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road, within Harris County, Texas.

CONTACT: Jared Smith, City Planner
PHONE: (281) 290-1491
E-MAIL: jasmith@tomballtx.gov

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 300 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



**Planning & Zoning Commission
Public Hearing:
Monday, October 10, 2022 @ 6:00 PM**

**City Council Public Hearing:
*Monday, October 17, 2022 @ 6:00 PM**

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

*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.

Jared Smith

From: Caitlin Craig <ccraig@devasco.com>
Sent: Wednesday, October 5, 2022 4:09 PM
To: Jared Smith
Subject: Re: CASE P22-310

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jared,

Okay I'm a little confused and I'm sorry for my ignorance on this. I must have read this completely wrong then. I was reading as in this proposal of extension of medical complex was moving forward, I remember years past hearing about this and then it went silent and we all thought it must've just gone away to never be heard of again and then when this popped up I guess I just read as in y'all were moving forward with bringing medical complex down treichel. So yes I am for removing the plan to being medical complex down treichel. That would ruin it here. Nobody on our street wants this I went to multiple neighbors yesterday and everyone was very upset at this resurfacing.

My address 15632 treichel rd

How many people need to actually show up or agree to have this proposal that REMOVES medical complex from coming down treichel, to actually make a difference?

Thank you for explaining this further to me and helping me understand, I appreciate that.

Caitlin

Sent from my iPhone

On Oct 5, 2022, at 12:47 PM, Jared Smith <jasmith@tomballtx.gov> wrote:

Hello Caitlin,

The proposal that you are responding to is a request from a property owner wishing to construct multi-family apartments. They are requesting to remove the segment of the Medical Complex Drive's proposed extension that is illustrated in the notice letter. This planned roadway was adopted by the City of Tomball with the Comprehensive Plan in 2009 and has remained in our plans since that time.

Could you please provide your address so that we can document your response appropriately? Based on the email, it appears that you are **in favor** of the request to remove the segment of Medical Complex that is currently proposed in our existing plans.

Thank you,

From: Caitlin Craig <ccraig@devasco.com>
Sent: Tuesday, October 4, 2022 12:53 PM
To: Jared Smith <jasmith@tomballtx.gov>
Subject: CASE P22-310

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I AM ABSOLUTELY AGAINST THIS REZONING. THIS EFFECTS NOT ONLY OUR LAND, AS IM SURE THERE WILL BE WIDENING OF THE ROAD, BUT ALSO MY FAMILIES SAFETY. MY CHILD PLAYS OUTSIDE IN OUR YARD, WE RIDE OUR BIKES DOWN THE **QUIET AND SAFE** STREET WE CHOSE TO LIVE ON. BY CHOOSING TO MAKE THIS MOVE YOU PLACE MY FAMILIES SAFETY IN JEORPADY BY ADDING TRAFFIC COMING DOWN OUR ROAD, NOT TO MENTION IM SURE THEY WILL BE FLYING DOWN OUR STREET. I WORKED ON CHERRY STREET FOR 6 YEARS AND TOOK THE OTHER SIDE OF MEDICAL COMPLEX EVERY MORNING AND WATCHED CARS FLY 50 MPH DOWN THERE WITH NO REGARD FOR HUMAN OR ANIMAL LIFE. NOW YOURE TELLING ME THIS WILL BE BROUGHT TO MY STREET? I AM COMPLELTLY BESIDE MYSELF OVER THIS AND CANT FATHOM HOW **NEGATIVILTY** THIS WILL EFFECT MY FAMILY. THEN NO TELLING WHAT THIS WILL DO TO OUR PROPERTY VALUE, RAISE IT GREAT RAISES MY DANG TAXES, LOWERS IS GREAT SCREWS ME LATER ON IF I EVER CHOOSE TO SELL. EITHER WAY DOES NO GOOD FOR US. THEN IF YOU LOOK AT THIS DIAGRAM WHERE YOU ARE PLANNING ON TAKING THIS OUT TO 2920 YOURE GOING RIGHT THROUGH 2 PEOPLES PROPERTIES, RIGHT THROUGH COLEENS DRIVEWAY AND BEHIND THE SMALL ENGINE REPAIR DRIVEWAY, WHAT WILL THAT TO DO THEIR WAY OF LIFE EVERYDAY? THE FACT THAT THIS IS BEING PROPOSED IS JUST FLABBERGASTING. THIS IS A ESTABLISHED ROAD WITH FAMILIES WHO LIVE HERE, UPROOTING AND DISRUBTING THAT WAY OF LIFE FOR WHAT? A SHORT CUT ROAD? I DON'T SEE ANY POSITIVES THAT CAN COME FROM THIS? IF THE REASONING IS TO SPEED UP EMERGENCY VEHICLES GETTING TO THE ER, AT WHAT COST? RUIN PEOPLES WAY OF LIVING AND THEIR PROPERTY AND THEIR SENSE OF SAFETY ON THE QUIET STREET WE CHOOSE TO LIVE.... I DON'T SEE THAT BEING FAIR. AT ALL. I HOPE THIS LETTER IS ACTUALLY READ AND CONSIDERED WITH HEART AND HEARD UPON REASONING EARS. PLEASE DO NOT DO THIS.

WE WILL BE AT BOTH MEETINGS TO SPEAK IN PERSON AND LET OUR VOICES BE HEARD. THIS IS OUR PROPERTY AND WAY OF LIFE YOURE PUTTING AT RISK HERE.

CAITLIN CRAIG



Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: October 10, 2022
City Council Public Hearing Date: October 17, 2022

Case: P22-310

Applicant(s): Louis Smith

Request: To amend the Major Thoroughfare Plan by removing the proposed minor arterial east/west segment of Medical Complex Drive, being described as the 1.05-mile segment planned to extend between the western right-of-way boundary of Calvert Road to the southeastern right-of-way boundary of FM 2920 Road.

BACKGROUND

In 2008 the Houston-Galveston Area Council conducted the FM 2920 Access Management Study, as well as the Livable Centers Downtown Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential roadway for said east-west alternative route. In 2019, construction was completed on a section of SH 249 (Tomball Tollway) immediately west of Tomball. This construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively cut off the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the subject portion of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 and FM 2920. In May 2022, a request was presented to the Planning & Zoning Commission & City Council to remove the easternmost segment of Medical Complex Drive planned to be a major arterial extending between Hufsmith-Kohrville and Mahaffey Road, this request was denied, and rather than removing the segment it was downgraded from a major arterial to a minor arterial in July of 2022. The applicant is requesting to remove the subject segment of Medical Complex Drive altogether. According to the applicant, the subject segment of Medical Complex Drive that intersects their property, which is located at the southwest corner of Calvert Road and the intersection of the planned minor arterial extension is a hindrance on the development of their lot for Multi-Family Apartments.

ANALYSIS

Comprehensive Plan Recommendation: The current Comprehensive Plan, adopted in 2019, identifies the need to promote east-west connections through the city including, alternatives to FM 2920. However, due to the construction of SH 249 without an underpass for Medical Complex Drive, the current Comprehensive Plan acknowledges that the previous plan to utilize Medical Complex Drive as an east-west bypass from FM 2920 around Old Town Tomball is limited.

Subsequently, the Comprehensive Plan suggests reviewing Medical Complex Drives street classification.

Staff Review Comments:

Although Medical Complex Drive may no longer have the potential to function as a true east-west bypass for FM 2920, it may provide an alternative east-west route to destinations within the City of Tomball which will likely alleviate traffic congestion along FM 2920. Further, according to the major thoroughfare report that was conducted in 2009 for the City of Tomball by Schaumburg & Polk, Inc., minor arterial streets are intended to distribute traffic from state highways, farm-to-market roadways, and major arterials to adjacent land uses. These minor arterial streets are often best suited in areas that are likely to experience high traffic volumes such as industrial parks, retail centers, etc. Although the subject segment of Medical Complex Drive falls almost entirely outside the city limits, the Future Land Use Plan adopted by City Council identifies this planned major thoroughfare as running parallel to the Corridor Commercial land use category. Suggesting that this segment of Medical Complex, if brought into the City of Tomball would likely receive commercial zoning. As previously stated, minor arterial streets are ideally suited for carrying high volumes of traffic as well as distributing traffic from State Highways and Farm to Market Roads such as SH 249 and FM 2920.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on September 27, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION:

Based on findings outlined in the analysis section of this staff report, City staff recommends denial of Case P22-310.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Major Thoroughfare Plan
- E. Site Photos
- F. Application

EXHIBIT "A"
Aerial Location Map

Item E.2



EXHIBIT "B"
Zoning Map

Item E.2

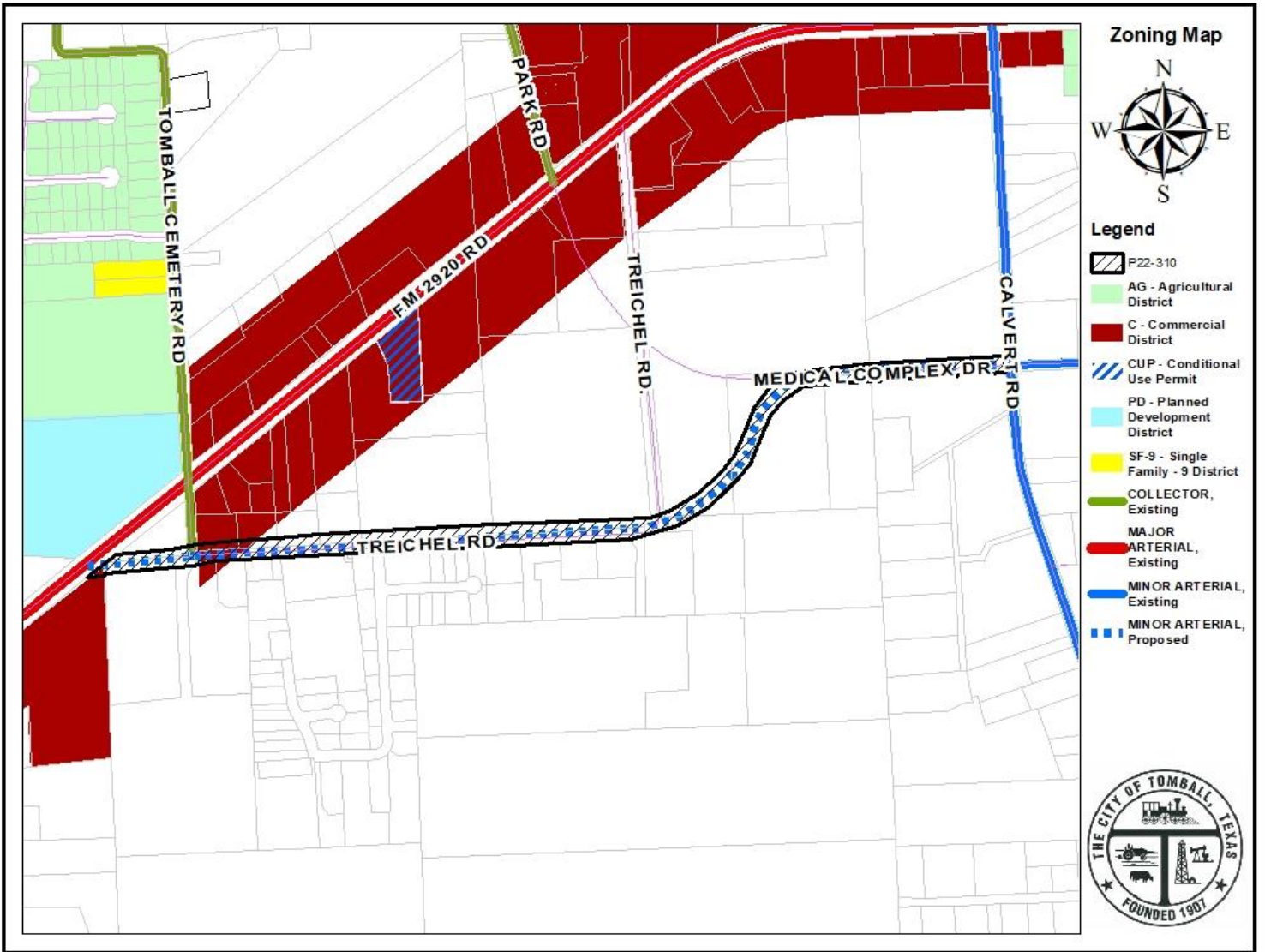
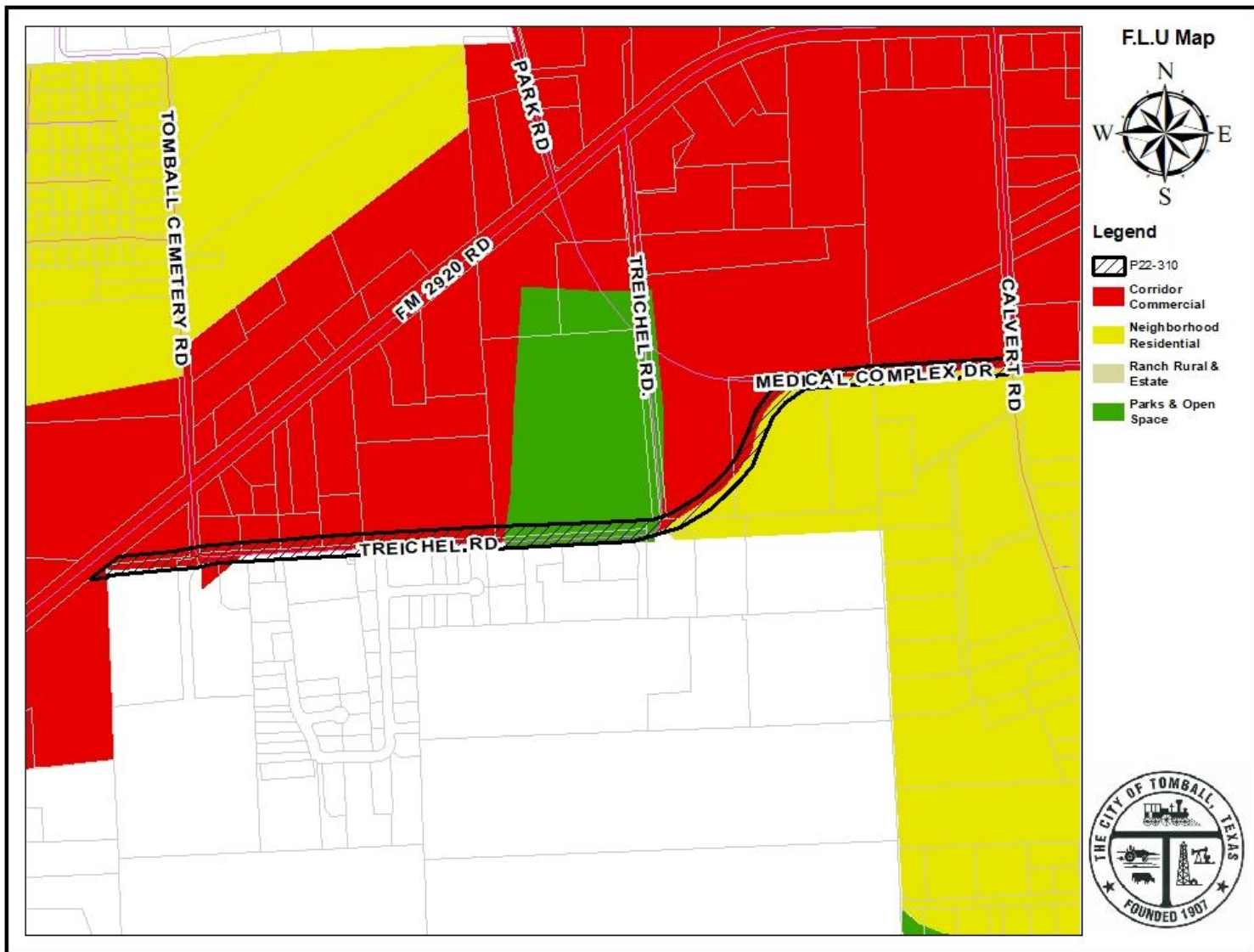


EXHIBIT "C"
Future Land Use Map

Item E.2



City of Tomball, Texas

Major Thoroughfare Plan

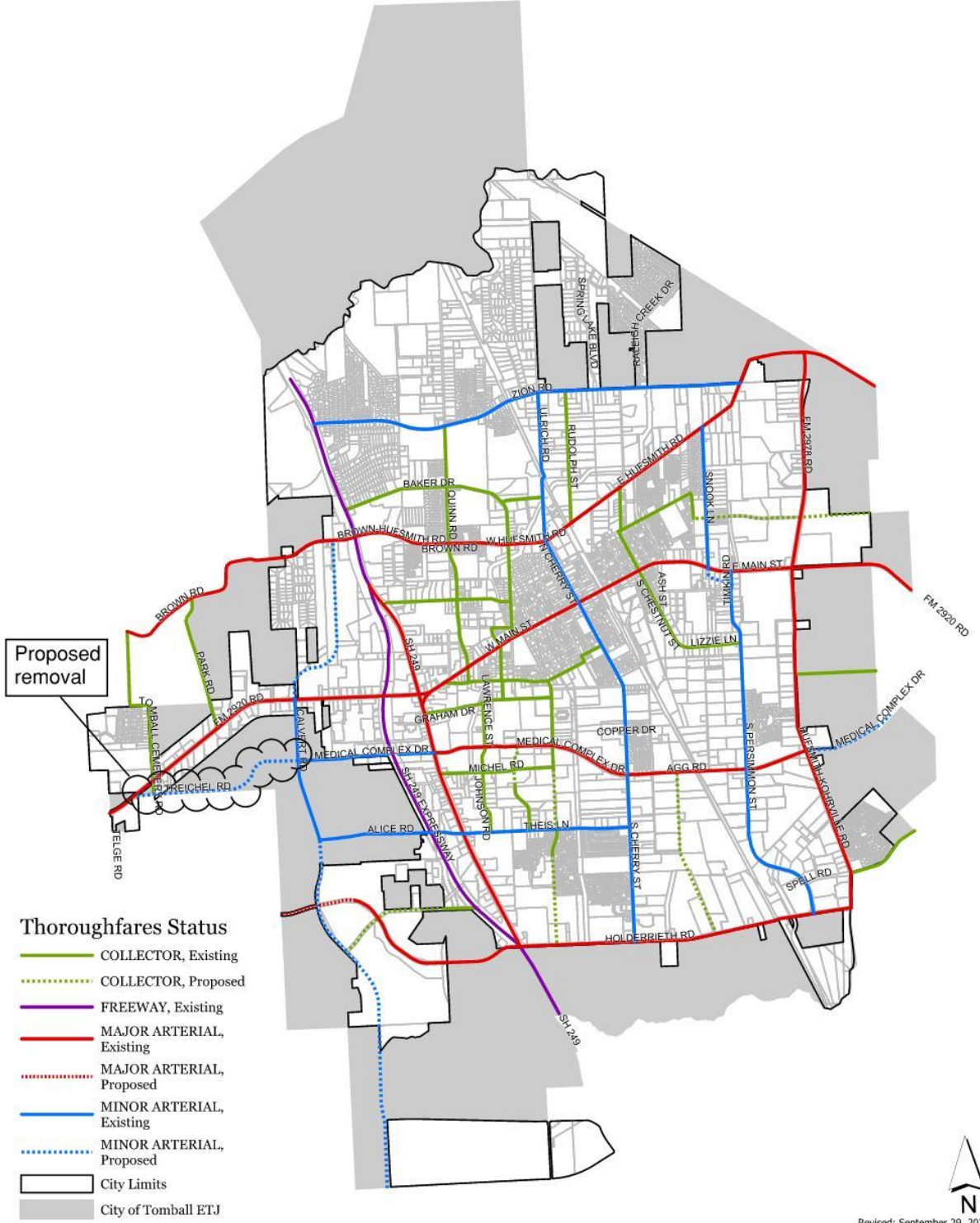


EXHIBIT "E"

Item E.2



Existing segment of Medical Complex Between Calvert and SH 249



Proposed Alignment of Medical Complex West of Calvert

Proposed Alignment of Medical Complex tie in to Triechel Rd.

Item E.2



Existing Triechel Road West View





Existing Triechel Road East View



Proposed Alignment of Medical Complex/Triechel Rd (western extent)



EXHIBIT "F"

Revised 5/19/2015
P&Z #22-310

RECEIVED (KC)
08/31/2022



**COMPREHENSIVE PLAN
AMENDMENT APPLICATION**
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 request may be delayed until corrections or additions are received.

CONTACT INFORMATION:

Applicant

Name: Louis Smith Title: Manager
Mailing Address: 800 Wilcrest Dr., Suite 245 City: Houston State: TX
Zip: 77042
Phone: (832) 444-6777 Fax: () _____
Email: louis@src-properties.com

Property Owner

Name: 28121 Calvert, LLC Title: _____
Mailing Address: 800 Wilcrest Dr., Suite 245 City: Houston State: TX
Zip: 77042
Phone: (832) 444-6777 Fax: () _____
Email: louis@src-properties.com

COMPREHENSIVE PLAN AMENDMENT REQUEST:

Amendment Type (check all that apply): Text _____ Map

Text Amendment(s)

Text to be modified:

This is a request to modify the major thoroughfare plan eliminating the extension of Medical Complex Road through the subject property since it is no longer practical or necessary due to changed circumstances and land uses and allow the 14.45 acre tract to be developed with a multi-family residential development.

Proposed Text Amendment (exact wording):

Questions to be answered in Comprehensive Plan Amendment Request Letter:

- Will the proposed text amendment enhance the City economically?
- Will the proposed text amendment enhance the City aesthetically?
- Is the proposed text amendment consistent with the City's Goals, Objectives, and Actions?
- Does the proposed text amendment encourage a better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?
- Will the proposed text amendment impact adjacent residential areas in a positive or negative manner?
- How will the proposed text amendment impact vehicular and pedestrian access, roadway capacity, ingress and egress, and traffic?
- Will the proposed text amendment encourage land use compatibility?
- Does the proposed text amendment present a significant benefit to the public health, safety and welfare of the community?

Map Amendment(s)

Current Comprehensive Plan Designation: Corridor Commercial

Proposed Comprehensive Plan Designation: Multi-Family Residential

Proposed Use of Property: Multi-family Residential

Physical Location of Property: 28121 Calvert Road - Calvert Road at Medical Complex Rd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: 14.45 ac
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Unzoned

Current Use of Property: Vacant Ag/Timber

HCAD Identification Number: 0430410000010

Property Acreage: 14.45 ac total

Questions to be answered in Comprehensive Plan Amendment Request Letter:

- Will the proposed map amendment enhance the City economically?
- Will the proposed map amendment enhance the City aesthetically?
- Is the proposed map amendment consistent with the City's Goals, Objectives, and Actions?

From: noreply@tomballtx.gov
To: [Kimberly Chandler](#)
Subject: Receipt #R01332315
Date: Thursday, September 1, 2022 11:16:54 AM

401 Market Street
401 Market Street
Tomball, TX 77375
(281) 351-5484

DATE : 9/1/2022 11:15 AM
OPER : RP
TKBY : 8
TERM : 2
REC# : R01332315
130.0000 PLANNING AND ZONING
comp plan amemdment louis smith 500.00

Paid By:comp plan amemdment louis smith
2-CK 500.00 REF:w 1036

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Tomball Comprehensive Plan, Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date. The following information should be provided in the application package:

- Completed application form
- Comprehensive Plan Amendment request letter
- Plat or survey of property (if applicable)
- Check for \$500.00 (Non-Refundable)
- Conceptual site plan (if applicable)
- Payment of all indebtedness attributed to subject property must be paid with application

The City's staff may require other information and data for specific required plans.

APPLICATION PROCESS

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. For map amendments, property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing. For text amendments, legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing. If a Comprehensive Plan amendment application is received for both a text and map amendment, property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be scheduled before the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council without approved delay by the City Manager, or his/her designee, could constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

SRC Properties

800 Wilcrest Drive, Suite 245
Houston, Texas 77042
713/722-0080
713/722-9499 Fax

August 31, 2022

Community Development Department
Planning Division
City of Tomball, Texas

Re: Proposed Amendment to Major Thoroughfare Map; Medical Complex Road Extension west from Calvert Road through 14.45 acre tract owned by 2821 Calvert, LLC; Annexation into City of Tomball and Approval of zoning for multi-family residential development;

The current major thoroughfare plan should be revised to eliminate the proposed extension of Medical Complex Road west of Calvert Road. Medical Complex Road was designed to be a bypass loop from east of Tomball to west of Tomball to alleviate congestion on Main Street (FM 2920). The construction of Tomball Parkway (State Highway 249) did not include an overpass at Calvert Road for Medical Complex Road to connect from the east to the west side of the freeway, thus eliminating completion of the Medical Complex bypass. It is not economically feasible or physically practical to construct an over pass or underpass across State Highway 249. Medical Complex Road is a two lane street extending one block between SH 249 and Calvert Road, with a very low traffic count and nothing in the foreseeable future to change that (see Major Thoroughfare Plan). Widening Medical Complex between SH 249 Bypass and Business State Highway 249 to accommodate an overpass is probably not physically possible from an engineering standpoint, due to the short distance, and even if possible would damage the existing hotel, bank, and shopping centers, due to the required right-of-way widening necessary.

Harris County Flood Control District is constructing a major regional storm water detention project extending from State Highway 249 south across FM 2920 to a massive storm water detention basin at Holdereith Road. A large detention basin is being constructed on Calvert Road at FM 2920 with a wide drainage corridor including detention ponds which would require bridging the drainage facility. If Medical Complex was to be extended to the west (see HCFCD M124 plan). The cost to build the Medical Complex extension along with the right-of way cost makes this extension impractical, almost physically impossible, and not economically feasible.

A loop already exists to eliminate traffic around the intersections of FM 2920, State Highway 249 bypass and Business State Highway 249. It's Calvert Road to Alice Road which has an overpass over State Highway 249 connecting the east and west sides of State Highway 249, to Business State Highway 249 and to the eastern part of Tomball (see Major Thoroughfare Plan). Based on the existing circumstances it would make a lot more sense to place Calvert Road on the major thoroughfare plan connecting to Holderith Road; and Alice Road (Theiss Lane) under State Highway 249 Bypass.

The subject property is on the Future Land Use Plan as Corridor Commercial which is no longer possible because Harris County Flood Control District condemned the north 20.51 acres of the

Community Development Department
Planning Division
August 31, 2022
Page Two

parent tract and the FM 2920 frontage. The 20.51 needs to be changed to parks and open space. The 14.45 acre tract can no longer be Corridor Commercial since it is no longer adjacent to the FM 2920 corridor and will be a less intense use (see Future Land Use Plan).

The 14.45 acre tract has been identified by several multi-family residential as ideal for multi-family development. We currently have offers to purchase the site for multi-family development. Kittle Property Group has proposed a 240-260 unit development with 1, 2 & 3 bedroom units (see attached brochure).

The proposed change to the major thoroughfare plan, the annexation, and multi-family zoning would facilitate new multi-family development, providing new needed modern housing, and have a large economic impact on the community providing increased sales to all local businesses. It will increase the property tax base by \$35-\$50 million, allowing the city to increase infrastructure spending and city services.

It will increase the City aesthetically and bring new growth and development to the neighborhood, encourage better uses of the surrounding land and use.

Calvert Road and Medical Complex Road are currently a low traffic count thoroughfares and the proposed development will have minimum impact on roadway capacity, ingress and egress and traffic flow.

This development will be a significant benefit to overall welfare of the community.

Respectfully Submitted,



S. Louis Smith

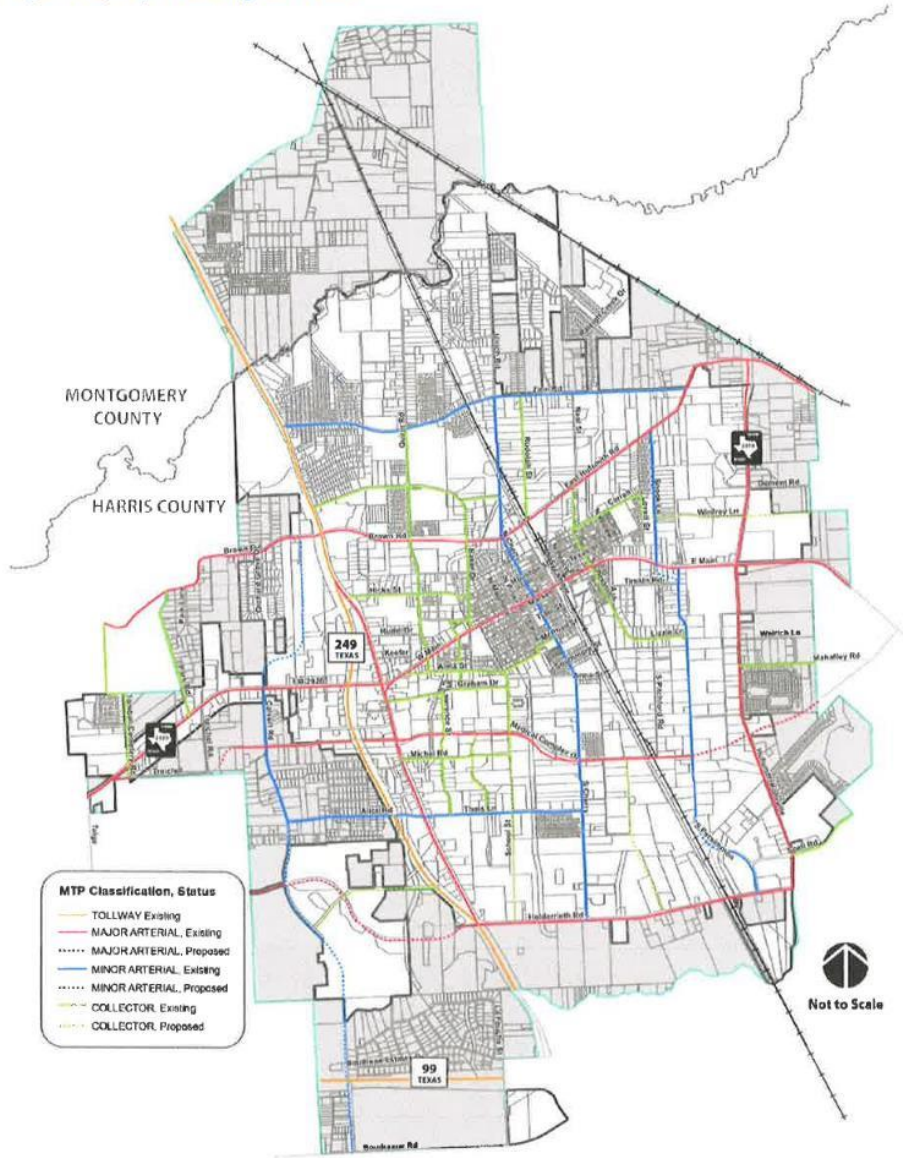
Enclosures
Aerial of Subject Property
Major Thoroughfare Plan
Photo of Medical Complex Road & SH 249 & Calvert Road & Medical Complex
Harris County Flood Control District M124 Schematic
Future Land Use Plan
Kittle Property Group Brochure

SUBJECT 14.45 ACRES & 20.51 ACRES HCFC D TRACT



Tomball Comprehensive Plan

Figure 4.6, Major Thoroughfare Plan





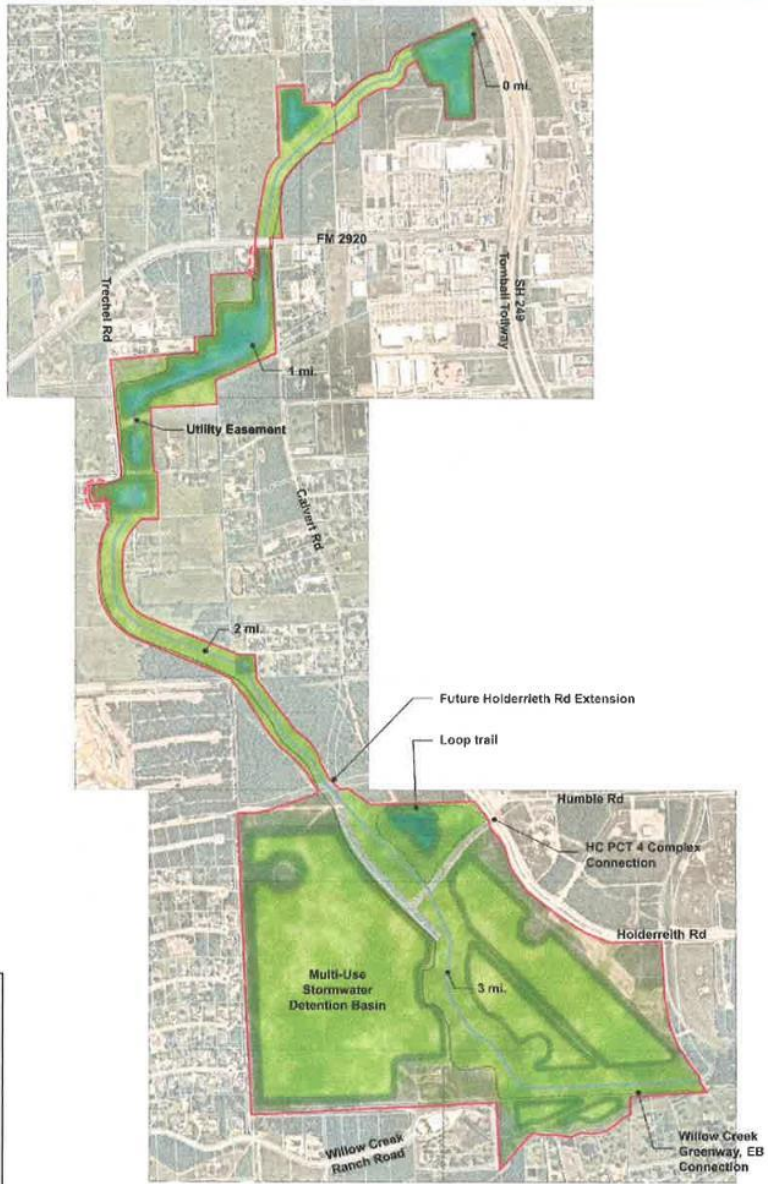
MEDICAL COMPLEX ROAD FACING EAST TERMINATING INTO STATE HIGHWAY 249, ELEVATED MAIN LANES. NO OVERPASS AND NO WAY TO CROSS.



MEDICAL COMPLEX ROAD FACING WEST AT CALVERT ROAD. SUBJECT IN BACKGROUND ON FAR SIDE OF CALVERT ROAD.

PROJECT PROGRESS & COMMUNITY ENGAGEMENT

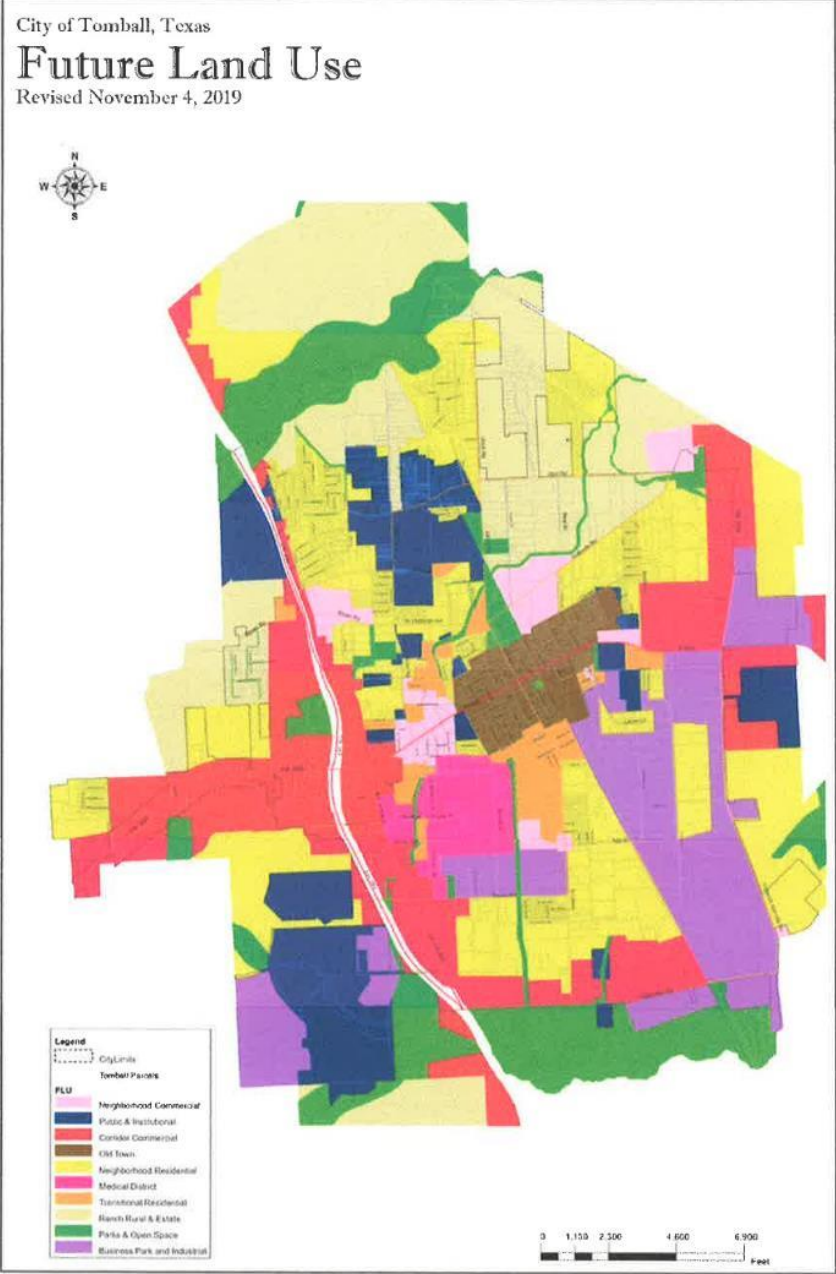
2018 BOND PROGRAM



LEGEND

- Proposed Project Boundary
- Potential Multi-use Hike and Bike Trail
- Potential Connection
- Potential Landscape
- Constrained Corridor

North





About Us

Kittle Property Group, Inc. (KPG) is the successor to companies that have been around since 1948 and has developed and managed multifamily homes for over 70 years. We develop, build, manage and own multifamily rental housing and self-storage facilities throughout the United States. Our most valuable asset, our team, has extensive experience in property development, real estate finance, multifamily housing construction, property management and compliance. Our vertically integrated structure means we have the experience and the expertise on hand to successfully offer partners the services and products that will complete a project from beginning to end.

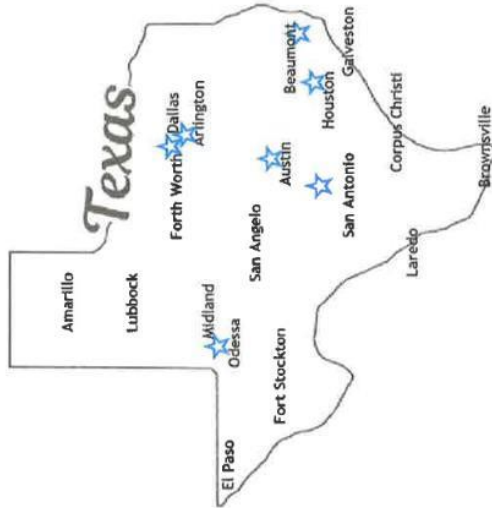
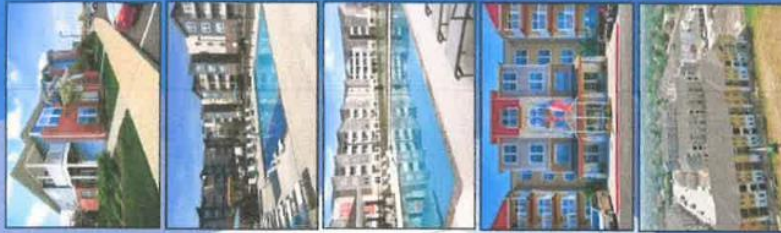
Fifteen communities in Texas since 2011 (and growing..)

- ▶ Taylor – Main Street Commons
- ▶ McGregor – Rache' Commons
- ▶ New Braunfels – Residences of Solina Village
- ▶ Justin – Bishop Gardens
- ▶ Odessa – Tre Grove
- ▶ Beaumont – Cypress Place
- ▶ Beaumont – C'ia Daviken Cottages
- ▶ Beaumont – Promenade*
- ▶ Beaumont – Laurel Vista
- ▶ Winnie – Marjorie Station
- ▶ Allen – Chaparral Townhomes
- ▶ Houston – Tre Vico
- ▶ Houston – Estates at Ellington
- ▶ San Antonio – The Montage*
- ▶ Austin – Agave East*

*Under Construction

Carly Gast, Development Director – Kittle Property Group, Inc. – 641-832-9088 – cgast@kittleproperties.com

- A. Casey Acres - Westfield, IN
- B. Ashford Park - Columbus, IN
- C. The Promenade - Beaumont, TX
- D. Main Street Commons - Taylor, TX
- E. The Montage - San Antonio, TX (under construction)



▶ **Typical community size:** 200-300 units

▶ **Building types:**

- ▶ General population: 2-3 story garden style, breezeway buildings
 - ▶ 1-, 2-, 3-, & up to 4-bedroom units
- ▶ Senior: 3-4 story interior corridor/elevator served buildings and/or 1 story "cottage" (duplex) style buildings
 - ▶ 1- & 2-bedroom units

Typical Community Amenities:

- Onsite management/leasing office
- Community room
- Fitness center
- Business center with computers
- Activity room
- Game room
- Swimming pool
- BBQ grill/picnic area
- Playground
- Dog park

Typical Resident Services:

- Onsite Food Pantry
- Annual Health Fair
- Partnership with local law enforcement and/or first responders for on-site social events intended to foster relationships with residents
- Annual Income Tax Preparation
- Twice monthly arts, crafts, and recreational activities
- Twice monthly onsite social events