



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

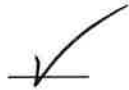
Name: Shawn Lehmman

(please print)
Address: PO Box 1567

Tomball TX 77377

Signature: [Signature]

Date: 12/7/22



I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)



I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 19, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

I Am happy they ARE
saving Tree's

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.

Jared Smith

From: Gus Jacob <gjacob61@hotmail.com>
Sent: Wednesday, December 7, 2022 11:19 AM
To: Jared Smith
Subject: Fw: P22-350

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 **AGAINST** the Rezoning on the public case for the zoning case **P22-350**

-

REASON: I have not as yet seen a workable storm drainage plan for the proposed site

sig: Gus H. Jacob
Dec. 7, 2022

Gus H. Jacob
12704 Zion Rd
Tomball, Tx 77375



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

Sarah Stotts

12711 Zion Rd

Tomball, TX 77375

[Signature]
11/22/22

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

X
I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 19, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

COMMENTS:

We do not need another neighborhood that will end up run down w/ trash and extra traffic!

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

Jeffie Cappadonna

12727 Zion Rd

Tomball, TX 77375

Jeffie

11/20/22

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350. (Please state reasons below)**

☒ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 19, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

Absolutely **NO**! We do not need the ~~extra~~ traffic. Nor do we need another neighborhood that will turn run down trash and decrease the value of our homes!

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.

Jared Smith

From: Allison Lobue <allisonlobue@hotmail.com>
Sent: Tuesday, November 29, 2022 1:15 PM
To: Jared Smith
Subject: Case number: P22-350

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.

Name: David and Allison Lobue
Address: 30702 Spring Lake Blvd
Tomball, TX 77375

To whom it may concern, we vote AGAINST the requested rezoning as explained on the public notice for ZONING CASE P22-350.

We feel that allowing a residential development to be put in will negatively affect the anesthetic of our neighborhood. Many neighbors, as well as ourselves, bought homes and land here under the belief that the land in question was zoned for AG and want it to stay that way. We like having a wooded area behind us and no back neighbors. We are concerned about privacy. Lastly, we feel a development might negatively affect our home and property value.

Thank you,
Allison and David Lobue

Sent from my T-Mobile 5G Device

Jared Smith

From: Luke and Jill McCarley <mccarldl@yahoo.com>
Sent: Friday, December 9, 2022 2:57 PM
To: Jared Smith
Subject: Re: Case #P22-350

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.

Jared,

Thank you for the detailed response. That makes sense. I would still like to be listed as opposed due to the high concentration of homes in such a small but nicely wooded area. I'm not sure how they will have room left for any significant presence of trees.

Thanks again for a very helpful response.

Luke

On Friday, December 9, 2022 at 02:37:54 PM CST, Jared Smith <jasmith@tomballtx.gov> wrote:

Luke,

Thank you for the email. I will include your response in our materials provided to the commission and city council. Although, I'm uncertain as to whether to document your response as in favor or opposed. To provide some clarification on drainage/detention. The plan for this development is to provide onsite drainage/detention for the development. They will utilize underground detention that once it reaches a certain capacity will overflow into two planned retention/detention ponds located at the front of the property. Once these planned retention/detention ponds reach a certain capacity they will outfall toward the existing drainage ditches along Zion Road.

Ultimately, the request that is being considered by the Planning & Zoning Commission and City Council at this time is land use. Once land use is approved, it is up to the developer to have a licensed professional engineer design the drainage/detention of the site. The plans for detention/drainage will need to be submitted to both the City of Tomball City Engineer as well as the Harris County Engineer for review. These engineers will ensure that the plans submitted provide adequate drainage/detention so as to not adversely affect neighboring properties.

Would you like to specify whether or not you are in favor or opposed?

Thank you,

From: Luke and Jill McCarley <mccarldl@yahoo.com>
Sent: Friday, December 9, 2022 2:11 PM
To: Jared Smith <jasmith@tomballtx.gov>
Subject: Case #P22-350

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.

Mr. Smith,

My name is Luke McCarley and I live at 30710 Spring Lake Blvd. (HCAD #1333470010003). We bought our home in July from Karen Duhon.

I am writing to express my concern regarding the development of the 22+ acres by applicant Zion Woods LLC. I am not opposed to a development, and I realize that both sides of this land are already developed, but the proposal for 90+ houses in such a small area is concerning. I am also concerned that the details of this development plan seem very preliminary and I would like to know that it is being properly reviewed before it is approved. From what I have been told, the developer of the Reserve at Spring Lake made concessions to the owner of the Zion Woods when he was developing our neighborhood (for proper drainage, etc.) and I think that the same consideration is due to us from the developer of his acreage. The construction of 90+ homes without any pond retention for flooding, etc. seems risky. Hopefully this will not fall on the Reserve at Spring Lake to protect both areas from flooding during heavy rains.

Thank you for your diligence in reviewing my concerns about this proposal.

Sincerely,

Luke McCarley



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:
City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name: Mustafa Milce Khaleel & Danyelle Khaleel
(please print)
Address: 30810 Spring Lake Blvd.
Tomball, TX 77375
Signature: [Signature]
Date: 12-7-22

☐ I am FOR the requested Rezoning as explained on the attached public notice for Zoning Case P22-350. (Please state reasons below)

☒ I am AGAINST the requested Rezoning as explained on the attached public notice for Zoning Case P22-350. (Please state reasons below)

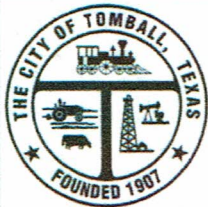
Date, Location & Time of Planning & Zoning Commission meeting:
Monday, December 12, 2022 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of City Council meeting:
Monday, December 19, 2022 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

I do not want Zion Woods LLC
to develop 12700 Zion Road to single
family homes. This would not be a proper use
of this 22 acres of land. Too many homes for
22 Acres. This would destroy our community. I am
against this development.

You may also comment via email to jasmith@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Jared Smith @ 281-290-1491.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

George P Daily

(please print)

Address:

30818 Spring Lake Blvd
Tomball TX 77375

Signature:

George P Daily

Date:

12/9/2022

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

X

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 19, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

please see attached comments

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.

Zoning Case Number: P22-350

Name: George P. and Patricia S. Daily

Address: 30818 Spring Lake Blvd Tomball TX 77375

HCAD: 1333470010007

Date: 12/9/2022

We are AGAINST the requested rezoning.

Please see comments below. These comments are based on sketches of the proposed development provided to us by Jared Smith on December 8, 2022. The complete ordinance was not available at the time as Jared said it was still in draft.

Our concerns regarding the proposed rezoning are as follows:

Overcrowding:

The proposal has 94 two-story home sites within a narrow 22-acre parcel. The proposed lot sizes are approx. 6,750 square feet. While this is just above the City of Tomball minimum, this is much smaller than the adjacent Raleigh Creek Neighborhood, which has average lot sizes of over 9000 sq ft and nearly 300 single family home sites already. We believe adding that many new lots into such a small area goes against the City of Tomball's desire to prevent overcrowding that may hinder city services of infrastructure and public safety. We are against rezoning to Planned Development of lots less than 20,000 square feet for this 22-acre parcel.

Drainage:

Since moving to Tomball in 2015 and experiencing the heavy rainfalls between then and now, we can attest to the drainage issues. We know from firsthand knowledge, as well as information from our neighbors on either side of the 22-acre parcel, the 22-acre parcel is subject to standing water and poor drainage during and after heavy rains. The concern would be if the drainage is not properly addressed in this challenging narrow parcel of land with so many new homes, it could impact new homeowners as well as adjacent property owners like us.

Wildlife Management:

Our understanding is the current 22-acre parcel of land has a Harris County Wildlife Management designation for tax purposes, which is understandable given the amount of deer, birds and other wildlife that can be seen on the property. It would be a shame to destroy this greenspace that has sheltered local wildlife over the years.

Trees:

The proposal indicates that a 20-foot buffer of trees will be maintained between the exterior property line and a new fence to surround the new development. However, from our vantage point, almost all of the western edge of the 22-acre parcel where the utility easement is located today has very little foliage in that 20-foot area. Without a bigger buffer area, more trees will be taken out than left behind. And given the small lot sizes, most of the lot will be there to accommodate the house and not trees and foliage.

Kinder Morgan Natural Gas Pipeline.

The Kinder Morgan Natural Gas Pipeline transects the proposed development. It appears that there will be a park, swimming pool and clubhouse on the pipeline easement. Our concern is the heavy construction equipment used in the initial construction phases and the risk of possible damage to the pipeline when the equipment constantly crosses over the easement.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

LeighAnn Summer Taylor

(please print)

Address:

30926 Spring Lake Blvd

Tomball, TX 77375

Signature:

LeighAnn S. Taylor

Date:

11/28/22

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)



I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-350**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 19, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

Tomball - Hometown with a heart; vote with your heart.
Zion Rd can't handle anymore traffic or flooding issues.
Please drive down Zion Rd at 7AM on a weekday to see
how bad the traffic is. This property is zoned agricultural
NOT Planned development. We don't need to develop every piece
of land within the city limits. I'm against this request!

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.