

## ***Comprehensive Plan Amendment Staff Report***

Planning and Zoning Commission Hearing Date: May 9, 2022  
City Council Public Hearing Date: May 16, 2022

**Case:** P22-016

**Applicant(s):** Harrisburg Homes, Inc.

**Request:** To amend the Master Thoroughfare Plan by removing the proposed east /west segment from Medical Complex Drive. Specifically being the 0.9-mile segment extending between the eastern right-of-way boundaries of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

### **BACKGROUND**

In 2008 the Houston-Galveston Area Council conducted the “FM 2920 Access Management Study”, as well as the “Livable Centers” 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 specifically to alleviate heavy truck traffic through Old Town Tomball. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential suitor for this bypass for heavy trucks. In 2019, construction was completed for 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 existing and proposed western extent of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 to FM 2920.

### **ANALYSIS**

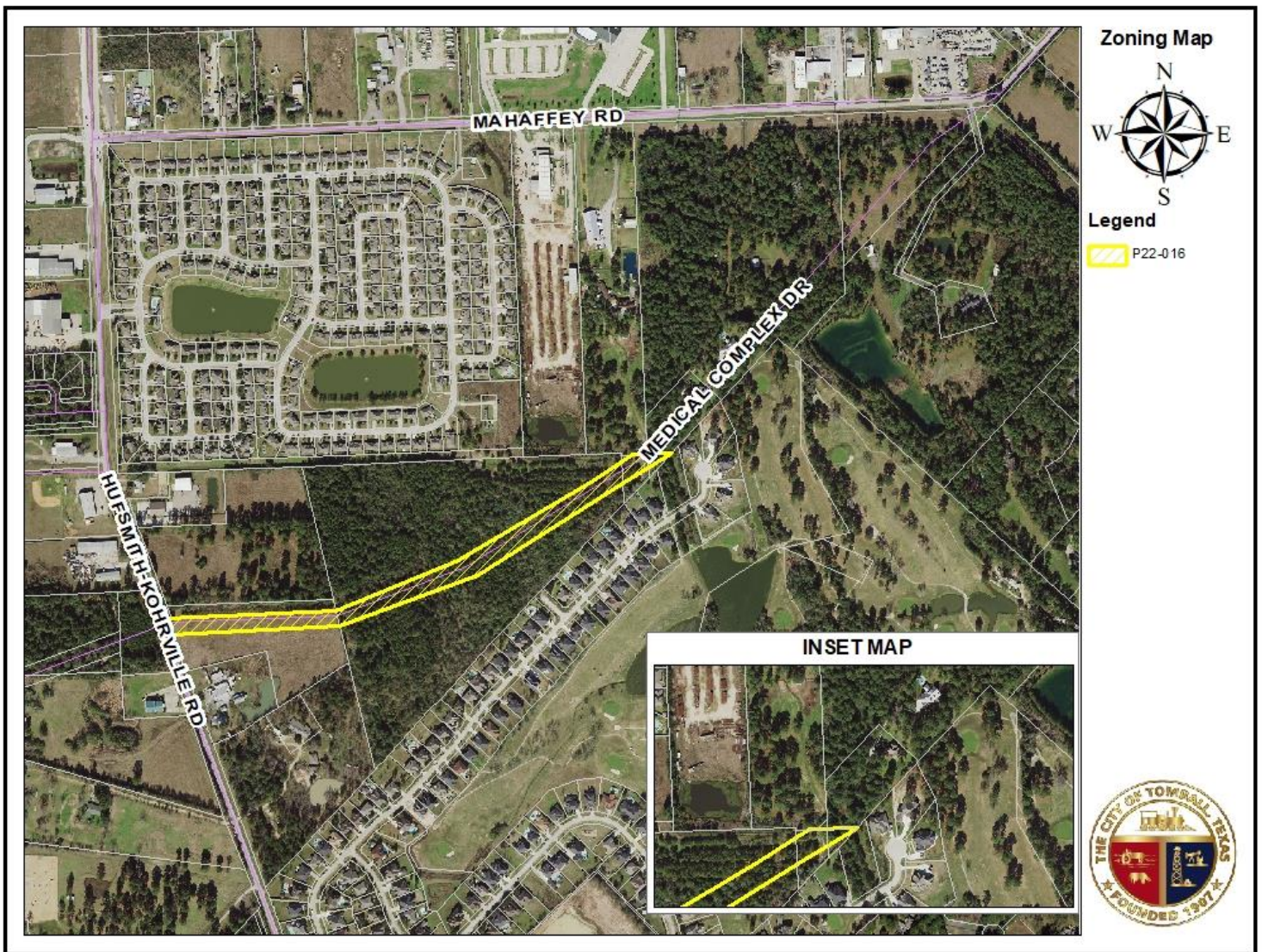
**Comprehensive Plan Recommendation:** The current Comprehensive Plan adopted in 2019, much like its predecessor identifies the need to promote east-west connections through the City and specifically, alternatives to FM 2920 and potentially a bypass for through traffic and heavy trucks. However, due to the construction of SH 249 without an underpass, the current Comprehensive Plan acknowledges that this previous plan to utilize Medical Complex Drive as an east-west alternative route through the City to FM 2920 is inhibited. Subsequently, the Comprehensive Plan suggests reviewing Medical Complex Drives street classification as well as potential alternatives to this route. The Comprehensive Plan suggests that the City of Tomball consider a prohibition of truck traffic through downtown and identifies Holderrieth Road as a potentially suitable alternative truck route bypass through the City of Tomball.

**Staff Review Comments:** Substantial changes have taken place since the plan for Medical Complex Drive as an east-west bypass was initially conceived. Perhaps none-more substantial than the lack of an underpass being provided at SH 249. Due to the lack of an underpass, traffic needing to get to FM 2920 from Medical Complex Drive is forced to take Business 249 or the SH 249 frontage road. It is worth mentioning that since 2009 traffic congestion along FM 2920 has somewhat been alleviated with the construction of State Highway 99. In identifying potential alternatives to Medical Complex Drive, the Comprehensive Plan suggests considering Holderrieth Road; which is also not a direct bypass connecting directly to FM 2920, and is a planned major arterial roadway extending east-west through the City of Tomball with an existing underpass at SH 249. Harris County is currently designing improvements to Holderrieth Road, which once construction is completed will be a four-lane boulevard major arterial street. This roadway when fully built out could potentially further alleviate traffic congestion on FM 2920. Additionally, in considering the subject portion of Medical Complex Drive; the entirety of this proposed segment of roadway falls within Harris County, and not within the City of Tomball. Subsequently, the ultimate design and construction of this segment of roadway will be at the discretion of Harris County; and may not meet the roadway design desired by the City of Tomball to effectively carry the volume of traffic to serve as a true bypass. Lastly, existing conditions make the subject extension of Medical Complex Drive difficult. Particularly, the alignment of the right-of-way and subsequent road. In 2017, a subdivision plat was approved that created “Willow Creek Pet Ranch of Tomball” (EXHIBIT “F”). At the time of this plat being recorded the southeastern most 0.0162 acres of this property dedicated approximately 25-feet of right-of-way toward this future extension of Medical Complex Drive, and effectively set the alignment of this right-of-way. Southeast of this platted property are platted lots within “Country Club Greens, Section 2”. This subdivision predates the current thoroughfare plan and subsequently did not account for the extension of Medical Complex Drive. Between these two platted properties is an approximately 75-foot-wide marginal unplatted remnant, the entirety of which would need to be dedicated as right-of-way toward Medical Complex Drive. This right-of-way alignment places Medical Complex Drive in the direct trajectory of two existing residential homes; one being recently constructed in 2014. Taking this into consideration the future extension of the remainder of this section of Medical Complex Drive appears unlikely to occur in the immediate future.

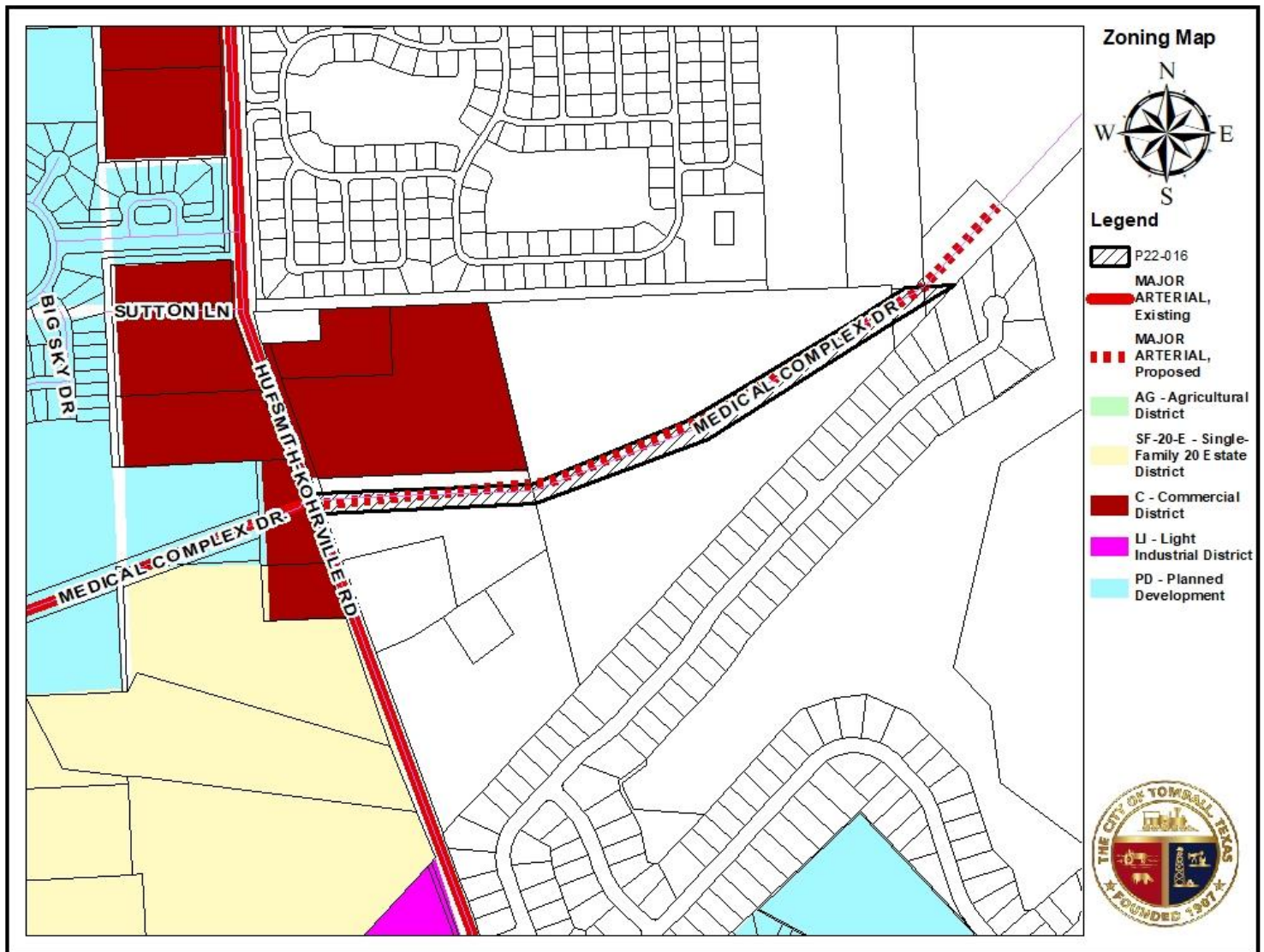
## **EXHIBITS**

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

**EXHIBIT "A"**



# EXHIBIT "B"



**EXHIBIT "C"**

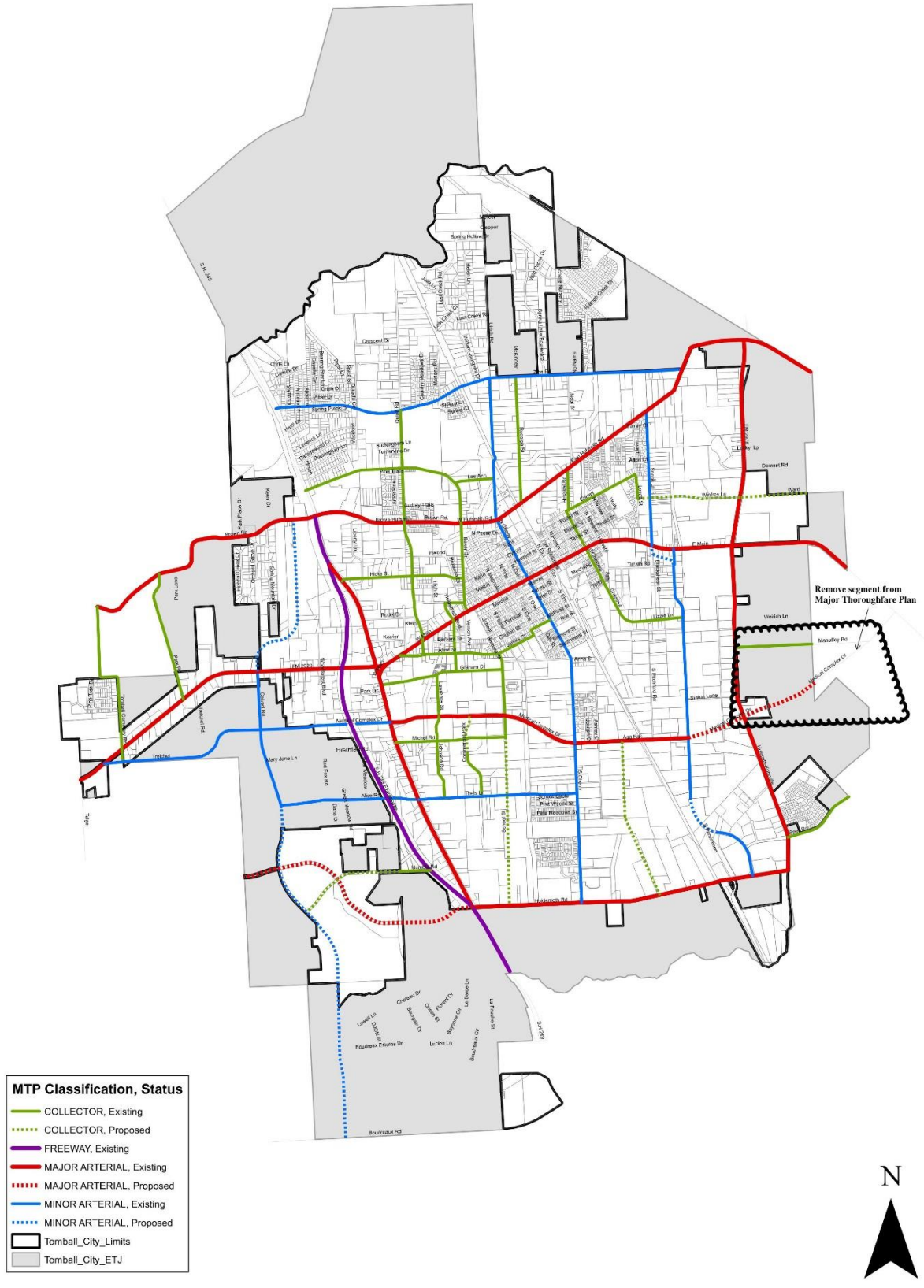


# EXHIBIT "D"

City of Tomball, Texas

## Major Thoroughfare Plan

Revised : May 17, 2021



**EXHIBIT “E”**





## EXHIBIT "G"



### 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: Harrisburg Homes, Inc. (Shawn Speer)

Title: N/A

Mailing Address: 10819 Silver Shield Way, Tomball, Texas

Zip: 77375

Phone: (713) 249-8196

Fax: ( )

Email: [shawn@harrisburgtx.com](mailto:shawn@harrisburgtx.com)

##### **Property Owner** N/A

Name:

Title:

Mailing Address:

Zip: Phone: ( ) Fax: ( )

Email:

#### **COMPREHENSIVE PLAN AMENDMENT REQUEST** (The response may be N/A): **THOROUGHFARE PLAN AMENDMENT ONLY**

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

##### Text Amendment(s)

Text to be modified:

N/A

Proposed Text Amendment (exact wording):

N/A

Proposed Use of Property: N/A

Physical Location of Property: N/A  
[General Location – approximate distance to nearest existing street corner]

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

Current Zoning District: N/A

Current Use of Property: N/A

HCAD Identification Number: N/A

Property Acreage: N/A

Questions to be answered individually but in complete sentences. The response may be N/A:

1. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;  
**This is a benefit to the City's Major Thoroughfare Plan, as Medical Complex will not longer act as a bypass for the City.**
2. Will the proposed amendment enhance the City economically and aesthetically;  
**It will remove the need for a 100'-120' ROW on the eastern fringe of the City and allow for a cohesive development.**
3. Does the proposed amendment encourage better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?  
**This proposal does not change land use at this time.**
4. Will the proposed amendment impact adjacent residential areas in a positive or negative manner?  
**Will provide less impacts to adjacent properties along the corridor.**
5. Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?  
**Traffic and access will be assessed at time of development. This request is for the removal of a Major Thoroughfare segment. The removal of this segment will not affect the city circulation negatively.**
6. Does the change have any adverse impact on environmentally sensitive areas;  
**None known at this time.**
7. Will the proposed amendment encourages land use compatibility;  
**Yes.**
8. Does the proposed text amendment present a significant benefit to the public health, safety, and welfare of the community;  
**Not Applicable.**
9. Events, trends, or facts after the adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary;  
**Traffic patterns and development has changed the need for this Major Thoroughfare.**
10. Consistent with any existing Interlocal or Development Agreements;  
**Not Applicable.**
11. The amendment provides for Adequate road systems for now and into the future for the area;  
**As the area developments road ways will be designed to meet City and County criteria.**



Mr. David Esquivel  
City Manager  
401 Market Street  
Tomball, Texas 77375

RE: Amendment to 2009 Major Thoroughfare Plan

Mr. Esquivel,

Harrisburg Homes has interest in 49 acres located along Hufsmith Kohrville Rd at the proposed Medical Complex Blvd. The project will add commercial retail and residential to the Greater Tomball Area. Harrisburg Homes put this property under contract in July 2021 to allow time for due diligence and has requested multiple extensions as we have tried to work through this issue. In August 2021 we engaged Gunda Corporation to assist with the project.

On September 7, 2021, a meeting was held with City staff, TEDC staff, Harrisburg Home representatives, and Gunda Corporation to discuss development requirements, possible annexation/de-annexation, and the major thoroughfare plan. At the meeting there was discussion of possibly removing Medical Complex Blvd Segment 5 from the Major Thoroughfare Plan (MTP). City staff was receptive to the annexation/de-annexation and removal of Medical Complex Blvd Segment 5 from the MTP. City staff recommended discussing the change to Medical Complex Blvd with Harris County Precinct 4, as this segment lies outside the City Limits and has been incorporated into the Harris County MTP.

Since the September 7<sup>th</sup> meeting, Gunda Corporation has coordinated with Harris County regarding the removal of this segment and Harris County defers any changes to the Medical Complex Blvd alignment and designations to the City of Tomball. Gunda Corporation has been coordinating with City staff to amend the MTP. On February 14, 2022, the Community Development Department placed the following item on the Planning and Zoning Commission's Agenda.

"Consideration to Approve ZONING CASE P22-016: Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps."

Due to the coupling of amending the Future Land Use Map and the Major Thoroughfare Plan Map no action was taken on this item and the Planning and Zoning Commission asked that the item be brought back in the April or May 2022 meeting.

To further support our request for the removal of Medical Complex Blvd Segment 5:

- The City previously evaluated 249 Toll Road and Medical Complex Interchange which was determined to be cost prohibited by City Management.

- The City evaluated developments and ROW widths at intersections of Medical Complex Blvd east and west of 249 Toll Road.
- In June 2014, City Council approved Ordinance No. 2014-15, amending a portion of Medical Complex Blvd west of SH 249 to FM 2920 to downgrade to a minor arterial from a major arterial to allow development without the burden of oversized ROW.
- The City evaluated the MTP and no longer recommended Medical Complex Blvd as an alternate route for truck traffic through the City of Tomball in 2015. The original Medical Complex Blvd was designed to be an alleviator for truck traffic on FM 2920. With the construction of the Grand Parkway and the 249 Toll Road the need for this alternate route is not needed for the same capacity throughout the original alignment. The Grand Parkway removed a good portion of truck traffic from FM 2920 and unfortunately 249 Toll Road cut off direct access to allow cross traffic for the entire alignment.
- Within Segment 5 there appears to be significant residential structures that could be displaced.

Due to the previous actions by the City the original vision of Medical Complex Blvd will no longer act as a bypass for the City.

We respectfully request an amendment to Ordinance No. 2009-08 "2009 Major Thoroughfare Plan". The request is to remove Medical Complex Segment 5, from Hufsmith Kohrville east to FM 2920.

Below are figures from the adopted 2009 Major Thoroughfare Plan and Tomball Comprehensive Plan, 2019, respectively, with the Segment 5 highlighted

Figure 1 – Snippet of "2009 Major Thoroughfare Plan" Map

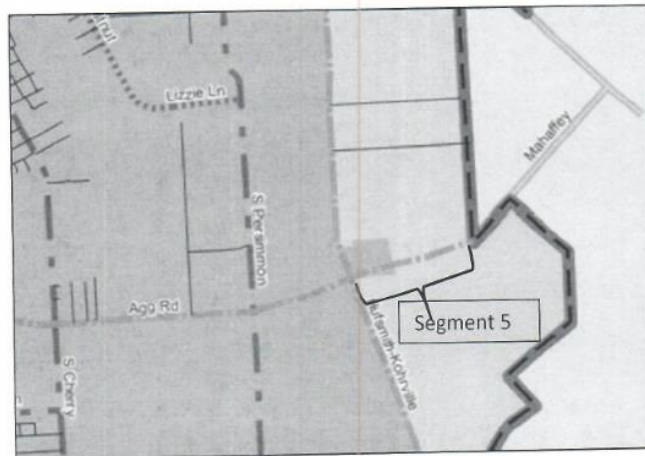


Figure 2 – Snippet of “Tomball Comprehensive Plan, 2019, Figure 4.6, Major Thoroughfare Plan”



Removal of this segment of Medical Complex Blvd will allow Harrisburg Homes to provide a development in general compliance with the City's Future Land Use Plan by including commercial retail and residential, while not having a negative impact on the residential component.

Harrisburg Homes is on its last extension to complete the due diligence and needs a resolution to this request quickly. Please let me know if you have any questions or need additional information. Please feel free to contact me at (713) 249-8196 or [shawn@harrisburgtx.com](mailto:shawn@harrisburgtx.com).

Thank you,

A handwritten signature in blue ink, appearing to read "Shawn Speer".

Shawn Speer

CC: Gretchen Fagan, Mayor  
Jessica Rogers, Assistant City Manager  
Kelly Violette, TEDC Executive Director  
Kyle Bertrand, Gunda Corporation

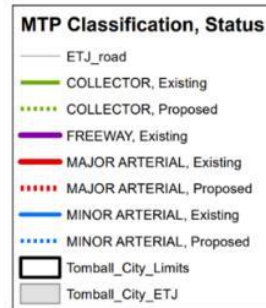
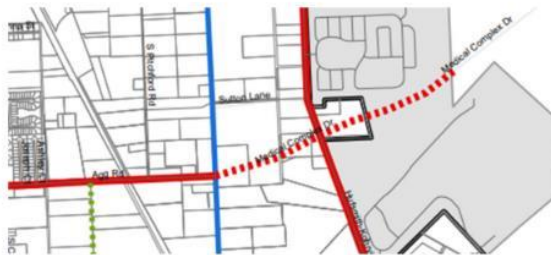
## City of Tomball

### Thoroughfare Plan Amendment

#### Medical Center Drive

##### Notes:

1. The future land use for areas that the future Medical Commons Drive is proposed to traverse is currently designated as Neighborhood Residential. Addition of a Major Thoroughfare would be detrimental to the development of residential neighborhoods as envisioned in the Future Land Use Map. It is also contrary to the Comprehensive Plan that states "...The City's Major Thoroughfare Plan should further enable the effectiveness of the City's Future Land Use Plan. encourages existing and future land uses with streets that maintain appropriate capacity levels while providing means for other transportation choices."



##### FUTURE MOBILITY

Tomball's transportation network should be considered a complement to the different land uses within the City. As such, the City's Major Thoroughfare Plan should further enable the effectiveness of the City's Future Land Use Plan. This would include complementing existing and future land uses with streets that maintain appropriate capacity levels while providing means for other transportation choices. The street typology also has a role in furthering the promotion of community character that is associated with the previous future land use categories. This section further helps to define the character of Tomball's street typology.



2. Since the county does not have any plans to improve the portion of Medical Complex Drive in the county, termination of Medical Complex Drive at Hufsmith-Kohrville, another Major Thoroughfare, is logical.
3. The future thoroughfare as shown fragments land that is prime for development as industrial with high economic value for the city, and prohibits integrated land development of the business park.
4. The alignments of future roads shown on the Thoroughfare Plan are conceptual. If the desire is to keep this potential connection for the future, the City should consider realignment of Medical Commons Drive (as shown in orange dashed line) along existing boundaries of developments to prevent fragmentation of developable land and maximize coordinated and unified development.



Figure 2 – Snippet of “Tomball Comprehensive Plan, 2019, Figure 4.6, Major Thoroughfare Plan”

