

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 2.96 ACRES OF LAND LEGALLY DESCRIBED AS BEING ONE TRACT OF LAND, SITUATED IN THE C GOODRICH SURVEY, ABSTRACT 311 FROM THE AGRICULTURAL (AG) AND COMMERCIAL (C) ZONING DISTRICTS TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT. THE PROPERTY IS LOCATED AT 15226 FM 2920, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

Whereas, Joe E. Evans, Abigail L. Bailey, and Janae E. Evans, have requested to amend the Tomball Code of Ordinances, by rezoning approximately 2.96 acres of land legally described as being one tract of land, situated in the C Goodrich Survey, Abstract 311 from the Agricultural (AG) and Commercial (C) zoning districts to the Planned Development (PD) zoning district; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within three hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

Whereas, the City Council deems it appropriate to grant a rezoning to the Planned Development (PD) District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The rezoning classification of the Property is hereby changed and is subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as hereby stated, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property as described above.

Section 5. The Planned Development (PD) shall adhere to all Planned Development Regulations identified in Exhibit “A” and concept plan(s) made a part hereof for all purposes.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE _____ DAY OF _____ 2026.

COUNCILMAN MICHNA	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE _____ DAY OF _____ 2026.

COUNCILMAN MICHNA	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

Thomas Harris III
City Secretary

15226 FM 2920

Planned Development Standards Narrative

Hyperion Partners of Texas, Inc.
City of Tomball, Texas

PROJECT SUMMARY

Property: Approximately 3.015 acres located at 15226 FM 2920, Tomball, Texas

Development Program: Boutique-style, garden-style three-story walk-up multifamily residential community with a maximum of fifty (50) dwelling units.

Project Intent:

The proposed Planned Development (“PD”) is intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor while balancing density, architectural quality, enhanced landscaping, buffering, parking, and long-term corridor aesthetics.

SECTION 1. PURPOSE AND APPLICABILITY

1.01 These Planned Development Standards establish a site-specific zoning framework permitting development of a boutique-style multifamily community while addressing frontage, utility, drainage, circulation, and corridor conditions.

1.02 These standards are intended to:

- Authorize multifamily residential development at a controlled density and scale;
- Establish standards for architecture, landscaping, screening, buffering, lighting, amenities, parking, and site design;
- Ensure compatibility with the evolving FM 2920 corridor; and
- Provide flexibility to accommodate final engineering, utility, drainage, fire access, and permitting requirements while preserving the approved development concept.

SECTION 2. GENERAL PROVISIONS

2.01 These PD Standards shall govern development of the Property and shall serve as the applicable zoning and site development standards for the Property.

2.02 Except as otherwise modified herein, development of the Property shall comply with all applicable City of Tomball ordinances, engineering criteria, fire code requirements, utility regulations, drainage requirements, and applicable local, state, and federal laws.

SECTION 3. LAND USE AUTHORIZATION

3.01 The primary use authorized on the Property shall be multifamily residential.

3.02 Accessory uses customarily incidental to multifamily residential development shall be permitted, including leasing offices, amenity areas, package/mail facilities, maintenance facilities, dog parks, grilling areas, pedestrian walkways, open space areas, surface parking, covered parking, garages, carports, and related residential support facilities.

SECTION 4. DEVELOPMENT PROGRAM

4.01 The Property may be developed with a maximum of Fifty (50) dwelling units.

4.02 The approved residential product type shall be a garden-style, three-story walk-up multifamily development designed to provide an upscale residential environment compatible with the evolving FM 2920 corridor.

4.03 The development is intended to emphasize larger unit configurations and reduced overall density relative to conventional suburban apartment developments.

4.04 Development density shall remain subject to final engineering, drainage, utility, parking, and fire access requirements.

SECTION 5. BULK, AREA, AND SETBACK REGULATIONS

5.01 Minimum building setbacks shall generally be:

- Front setback: 35 feet
- Rear setback: 35 feet
- Side setbacks: 15 feet

5.02 Enhanced landscape buffering, decorative screening, pedestrian connectivity improvements, and architectural frontage enhancements may be incorporated along FM 2920.

5.03 Final building placement, parking layout, detention configuration, and internal circulation may be refined during final engineering and permitting review.

SECTION 6. HEIGHT AND BUILDING CONFIGURATION

6.01 Buildings on the Property may be developed to a maximum of three (3) stories.

6.02 Buildings shall incorporate articulated facades, enhanced roofline variation, pedestrian-oriented entry features, varied massing, and high-quality architectural detailing intended to avoid monotonous building elevations.

6.03 Building facades visible from FM 2920 shall incorporate enhanced architectural

treatment and landscaping intended to improve corridor aesthetics and reinforce a high-quality residential development character.

SECTION 7. PARKING AND VEHICULAR CIRCULATION

7.01 Off-street parking shall be provided at a minimum ratio of two (2) parking spaces per dwelling unit together with all required ADA-accessible spaces.

7.02 Internal drives and parking areas shall comply with applicable City and Fire Marshal requirements.

SECTION 8. UTILITIES, DRAINAGE, AND SERVICE AREAS

8.01 Water, wastewater, gas, electric, storm drainage, and utility infrastructure shall be installed in accordance with City standards and approved engineering plans.

8.02 Detention and drainage facilities may be located on-site in accordance with final engineering design.

8.03 Trash enclosures, transformers, meters, and utility facilities shall be screened from public view by masonry walls, landscaping, fencing, or other approved treatments.

SECTION 9. LANDSCAPING

9.01 A landscape plan shall be submitted for review and approval in connection with final site development plans.

9.02 Landscaping shall enhance the visual appearance of the Property along FM 2920, reinforce project entry features, soften views of parking and service elements, provide pedestrian comfort, and create an attractive residential environment.

9.03 Landscape improvements shall generally include enhanced frontage landscaping, foundation landscaping, parking lot landscaping, screening landscaping, and pedestrian gathering areas.

SECTION 10. BUFFERING, SCREENING, AND FENCING

10.01 Appropriate buffering and screening shall be provided around the perimeter of the Property and around service functions.

10.02 Buffering and screening may include masonry walls, ornamental fencing, evergreen landscaping, berming, decorative screening walls, and other approved screening treatments.

10.03 Particular attention shall be given to screening parking areas, refuse enclosures,

mechanical equipment, utility equipment, and drainage features from public view along FM 2920.

SECTION 11. PEDESTRIAN FACILITIES

11.01 Internal sidewalks and pedestrian walkways shall connect building entrances, parking areas, amenities, open space areas, and resident gathering areas.

11.02 Sidewalk improvements along FM 2920 shall be provided if required by the City or TxDOT.

SECTION 12. ARCHITECTURAL CHARACTER

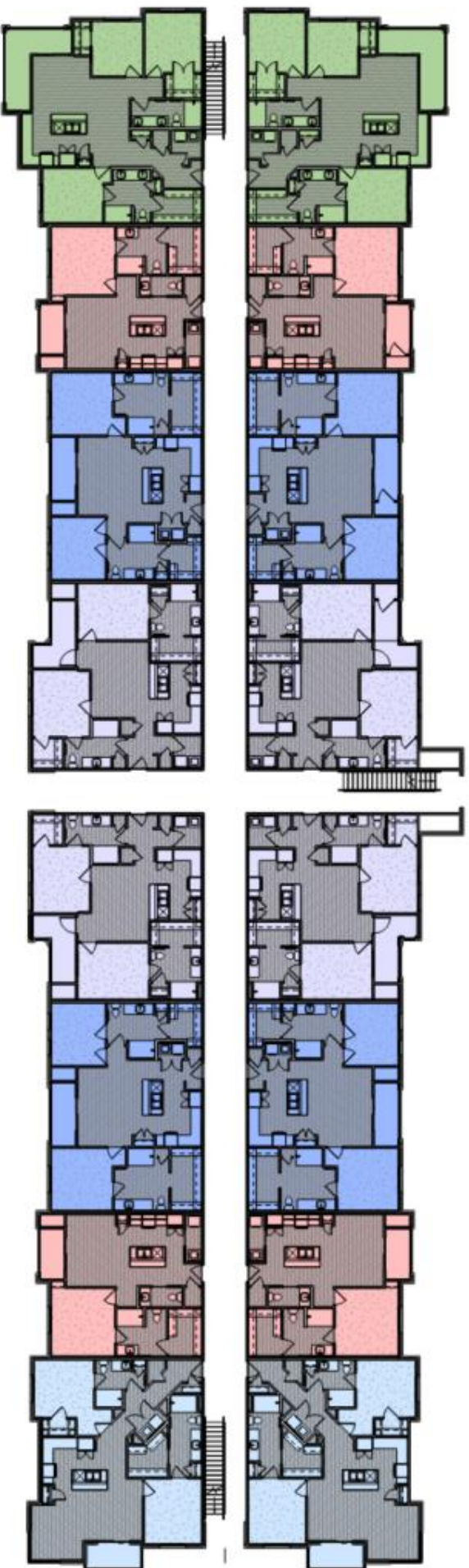
12.01 The development shall incorporate a coordinated architectural character intended to establish a high-quality residential community compatible with the evolving FM 2920 corridor.

12.02 Exterior building materials shall consist primarily of masonry, stone veneer, stucco systems, fiber cement siding, architectural accents, and other durable materials approved by the City.

12.03 Building elevations shall incorporate varying materials, articulated massing, covered entries, balconies, façade projections, roofline variation, and similar architectural features intended to create visual depth and avoid monotonous building appearances.

12.04 The development is intended to function as a boutique-style multifamily residential community emphasizing architectural quality, enhanced landscaping, and corridor compatibility rather than a high-density conventional apartment project.

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UNIT TYPES

1 BEDROOM
A1: 835 SF - 12 TOTAL

2 BEDROOM
B1: 1,132 SF - 12 TOTAL
B2: 1,170 SF - 12 TOTAL
B3: 1,219 SF - 6 TOTAL

3 BEDROOM
C1: 1,368 SF - 6 TOTAL

UNIT BREAKDOWN

FIRST FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

SECOND FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

UNIT BREAKDOWN

THIRD FLOOR
A1: 4 UNITS
B1: 4 UNITS
B2: 4 UNITS
B3: 2 UNITS
C1: 2 UNITS
TOTAL: 16 UNITS

TOTAL BUILDING - 48 UNITS
(53,166 SF)



3/32" = 1'-0"

Exhibit "B"

Location: 15226 FM 2920, within the City of Tomball, Harris County, Texas.

