

Request to Speak before Tomball City Council

Each member of the public has the right to speak on each item on the agenda at an open meeting of all governmental bodies as defined by the Open Meetings Act, either at the beginning of the meeting, or during the meeting when the agenda item is being considered by Council. Anyone wishing to speak on an item not on the agenda may do so at the beginning of the meeting (Govt Code, 551.007).

Name Amy Hinkle Phone 785-640-2866 Date 12-12-22
Home Address 12514 Beddington Ct City Tomball Zip 77375

Email address: thehinklehut@gmail.com

I ☒ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # 222-350 ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☐ I wish to speak IN OPPOSITION to this item.

☒ I do not wish to speak; however, please record my ☐ SUPPORT ☒ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.
Topic of Discussion:

Comments will be limited to 3 minutes.

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Name Norma Ramos Phone 832-286-3139 Date 12/12/22
Home Address 12515 Beddington City Tomball Zip 77375

Email address: _____

I ☐ DO ☒ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # P22-350 ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

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Name Jennifer Ramo Phone 2816104593 Date 12/12/2022
Home Address 12519 Beddington Ct City Tomball Zip TX 77375

Email address: JennL31@yahoo.com

I ☐ DO ☒ DO NOT want to be added to the City of Tomball email list.

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Name EDWARD A. PUERTA Phone: 832 287271 Date 12/1/2022
Home Address 12519 FORT ISABELLA DR. City TOMBALL Zip 77375-1096

Email address: _____

I ___ DO ☒ DO NOT want to be added to the City of Tomball email list.

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Name Daphne Nicole Puerta Phone 281-620-6781 Date 12-12-22
Home Address 12519 Fort Jacobell Dr. City Tomball Zip 77375

Email address: Nicolepuerta@yahoo.com

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Name Pam Christian Phone 281-745-0131 Date 12/12/22
Home Address 2522 Montclair Landing City Tomball Zip 77375
Co #

Email address: Pam.Christian13@yahoo.com

I ☐ DO ☒ DO NOT want to be added to the City of Tomball email list.

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Name Emily Johnson Phone ⁸³²⁻628-2400 Date 12-12-22
Home Address 12523 Sherborne castle ct. City Tomball Zip 77375

Email address: emlafemme@gmail.com

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Name Diane Ham. Iton Phone _____ Date 12-11-22
Home Address 12623 Fort Isabella City Tomball Zip 77375
Dr.

Email address: _____

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Name Ack Hamilton Phone 248 892 0706 Date 12-11-23
Home Address 12623 Fort Isabella Dr City Tomball Zip 77375

Email address: rickdi1960@gmail.com

I ☐ DO ☐ DO NOT want to be added to the City of Tomball email list.

Public Hearing Agenda Item # _____

☐ Other Agenda Item # _____

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I wish to speak IN OPPOSITION to this item.

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Public Comment Form

(Please type or use black ink)

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Please return to:

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

Name:

MARIO & JENNA JUAREZ

(please print)

Address:

12626 FORT ISABELLA DR
TOMBALL, TX 77375

Signature:

[Handwritten Signature]

Date:

12/10/2022

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)

Not to Speak

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:

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

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Please return to:

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

Name:

Josefine Scherrman

(please print)

Address:

12701 Sherborne Castle Ct.
Tomball, TX 77375

Signature:

J. Scherrman

Date:

12.12.2022

☐ 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)

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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:

The building of this neighborhood would negatively impact our area in several ways. The congestion on Zion rd would only get worse. Adding 94 families to this area would also cause the enrollment in our zoned schools to go up. Building this neighborhood would require

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Please reference the case number in the subject line.

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

a large amount of trees to be cut down, which will inevitably cause issues with flooding.

Jared Smith

From: Lorraine Talbott <lori.talbott@gmail.com>
Sent: Saturday, December 10, 2022 1:52 PM
To: Jared Smith
Subject: Case Number: P22-350
Attachments: Zion Woods Hearing Letter (1).pdf

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:

Bobby and Lorraine Talbott
12710 Zion Road
Tomball, TX 77375

DATE:

12/10/2022

We are **FOR** the requested REZONING as explained on the attached public notice for **Zoning** Case P22-350. Reasons stated below.

COMMENTS:

We appreciate the developer/architectural vision for the land use of this 22 acre tract as both profitable for development yet considerate of the rural/woody feel to the Zion Road greater neighborhood. The retaining of a 20ft untouched green buffer area is particularly favorable to us as potential future neighbors. Nevertheless, as residents of the Tomball ETJ for over 22 years, we are no strangers to development and the literal and figurative downstream ramifications and consequences both unintended and unanticipated.

As property owners at 12710 Zion Road since 2000, we were caught in a crossfire of poor and incomplete development planning of the Raleigh Creek Subdivision, combined with thoughtless decision making on the part of former and candidly, not very bright, City of Tomball Director of Community Development/City Engineer, Craig Meyers. As a result of decisions that were made by other people over which we had no control, we were forced 1) to spend appx \$8000, countless hours, and a year elapsed time platting our land and 2) to surrender property to the county without compensation during the platting process --- aptly referred to as "taking". Those decisions were in direct conflict with the City of Tomball Community Development Vision Statement (see below taken directly from the City of Tomball website).

Our Vision Statement

The Community Development Department serves to protect public health, safety and welfare and ensures that growth is performed in a responsible manner to preserve the integrity of the City while fostering an environment of collaboration with the development community."

We support community growth and development but only if it is done correctly. When done incorrectly, people get hurt, and that is our primary concern with Zoning for a new Planned Development (PD) district to promote single family residential development. From our past experiences with the PD districts for Raleigh Creek and Reserve at Spring Lake, the watershed and

drainage was poorly planned and executed and once in place, we as land owners were left to the mercy of the developers of both subdivisions to resolve and provide remedy. The City of Tomball and Harris County Flood Control maintained a 'not our responsibility' position.

Currently, a portion of the 22 acre tract at 12718 Zion Rd contains a swale that was the Reserve at Spring Lake developer's remedy for *post-development* flooding/watershed issues and getting water into Boggs gully while bypassing the **already strained** Zion Road county ditch system. **The fact that most watershed from this property moves West to East and into Boggs Gully via a Zion Woods swale and Raleigh Creek underground watercourse needs to be considered in light of the very early-stage conceptualization to carry all watershed from proposed new PD district North to South into 2 ponds at front of subdivision which would overflow into the Zion Road county ditch.**

We have many friends in Tomball and we make an effort to get to know our neighbors, our city officials and our first responders. We are good neighbors and all that we ask is that this time, those involved (City, County, and Developers) make every effort to do the same for the neighbors both upstream and downstream from the (PD) Planned Development district.

Respectfully submitted,

Bobby and Lori Talbott

281-221-7592
281-785-0903



Public Comment Form

(Please type or use black ink)

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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)

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Monday, December 12, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

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

Monday, December 19, 2022 @ 6:00 PM

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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.



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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)**

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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.



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Please return to:

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

Name: GERALD BRITNER & Tamah Spinrad

(please print)

Address: 12907 Zion Road
Tomball, TX 77375

Signature: Gerald Britner & Tamah Spinrad

Date: 12-12-2022

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

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401 Market Street, Tomball, Texas

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Monday, December 19, 2022 @ 6:00 PM

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

COMMENTS:

Tomball already has too much traffic
Especially, on Zion Since the 2 Subdivisions
were built in that area.
Too much wildlife habitat has been
destroyed in our area. And, in all of Texas.

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: Zimmerman, Paul <pzimmerman@hitt-gc.com>
Sent: Monday, December 12, 2022 8:14 AM
To: Jared Smith
Cc: Paul & Liz
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.

Mr. Smith,

Our names are Paul and Elizabeth Zimmerman and we live at 12910 Mossy Shore, Tomball, TX 77375. I am writing you this email related to Case Number P22-350 to voice our opposition to the rezoning of this land.

I am concerned that the land around Tomball is quickly being transformed, permanently changing the qualities and attributes that make Tomball a great place to live, raise family, and provide opportunity for its citizens. The following are specific areas of concern:

1. Removal / Destruction of natural green space / native woods and drainage
2. Removal of places for native wildlife to live and thrive
3. Storm water management is already strained on Zion road
4. Traffic on Zion road is already greater than what seems appropriate for sizing
5. Introducing more homes / people into flood zone
6. Increased strain on utilities and services from the city in our area
7. Impact to surrounding neighborhoods

There are plenty of other parcels of land that are zoned appropriately to accommodate the requests of this developer and others. This request to rezone is far too broad and should not be changed to simply accommodate this developer or landowner, my understanding is the land transaction has not even occurred, so there is no guarantee that this proposed development would even be the final product.

I am most concerned that this would be considered simply to expand our tax base. Our community will only be strained more through the development of this land and I am not convinced that the increased tax revenue from development would be sufficient to supplement the items noted above.

Thank you,

Paul

The logo for HITT, consisting of the letters "HITT" in a bold, blue, serif font.

Paul Zimmerman, LEED AP BD+C
VICE PRESIDENT, OPERATIONS
O: 713.482.2124 | C: 703.928.2539
9300 Bamboo Road, Houston, Texas 77041

→ Find out how we're building trust through exceptional experiences.

2

Request to Speak before Tomball Planning & Zoning Commission

Name William E. Sumner III Phone 281 415 3053 Date _____

Home Address 30618 Spring Lake Blvd City Tomball Zip 77375

Email address: WSumner@houstontopolis.com

I ☐ DO ☒ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # E. 1

☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my

☐ SUPPORT ☐ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject; however, no action, by law, may be taken on the topic.

Topic of Discussion:

**Comments during Citizens' Comments will be limited to 3 minutes.
(Please see instructions on the back of the form.)**

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

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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

③

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Name Sandy Moss Phone 832 761-1777 Date 12/12/22
Home Address 30718 Spring Lake Blvd City Tomball Zip 77375

Email address: sandersmoss@att.net
I ☒ DO ☐ DO NOT want to be added to the City of Tomball email list.

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☐ I wish to speak IN FAVOR of this item.
☒ I wish to speak IN OPPOSITION to this item.
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.

Topic of Discussion:

Drainage, Loss of trees, housing density, 94 houses
on small lots, increased traffic on 710n, only 1 egress for
proposed development, loss of habitat for wildlife, additional load
Comments will be limited to 3 minutes. on Tomball ISD, keep green space, not

(Please see instructions on the back of the form.) hardscape

Keep Tomball Green

Jared,

We've already had a HOA meeting about the rezoning proposal and it was unanimously agreed to instigate a petition of opposition with my wife and I being in charge of it. A petition was drawn up after the meeting and circulated among all the property owners on your mailout list. The overall response has been tremendous with the vast majority of property owners signing the petition. In fact, I propose that I hand it over to you at, say, 3 pm this afternoon. To make things easier for you, I'll email your Excel file back to you and indicate the property owners who have signed the petition by yellow highlight of the line items. Even though each signature block on the petition includes a space for the relevant HCAD account number, the yellow highlighting should generally be helpful to you.

As per the blurb on the bottom of the Public Comment Form, I want to take this opportunity to make a few personal comments to you about P22-350.

Firstly, I want to voice my opposition to the proposed rezoning – no surprise to you there I guess! I just don't buy into the idea that it has to be 90+ houses for the Blue Kite development to be economically viable. The development which will be proposed at tonight's Planning & Zoning Commission Public Hearing meeting seems contradictory to the recent views expressed by certain City politicians. Certainly there is popular belief among many residents that Tomball is growing far too fast and with little regard to the environment. Trees are being chopped down left, right, & center and residential & commercial developments are going ahead next to roads that are inadequate. The City is rapidly losing its character – sprucing up Old Town Tomball doesn't compensate for the destruction of large wooded areas. Take a look along Brown Road including the intersection with the Tomball Tollway feeder, who wants, who needs another retail strip center?

During the petition signature gathering, numerous folks expressed strong feelings as to why they oppose P22-350.- too many houses, drainage/flooding concerns, Zion Road issues, etc. etc. Many voiced concern about the loss of trees with the result that the wildlife will be decimated. I think the City government needs to take the emotions of people very seriously. One common theme which was mentioned by many was the distrust & cynicism they have for local government & developers – I think you probably know what I mean, so I won't expand.

That's it!

Thanks & regards,

John

John Moss

jmoss32@att.net

Cell: 713-805-8846



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

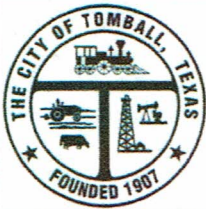
COMMENTS:

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.

4

Request to Speak before Tomball City Council

Each member of the public has the right to speak on each item on the agenda at an open meeting of all governmental bodies as defined by the Open Meetings Act, either at the beginning of the meeting, or during the meeting when the agenda item is being considered by Council. Anyone wishing to speak on an item not on the agenda may do so at the beginning of the meeting (Govt Code, 551.007).

Name Patricia Daily Phone 713-407-4734 Date 12-12-22
Home Address 30818 Spring Lake Blvd. City Tomball Zip 77375

Email address: pdaltx52@gmail.com

I ☐ DO ☐ DO NOT want to be added to the City of Tomball email list.

☒ Public Hearing Agenda Item # P22-350 ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.
Topic of Discussion:

Comments will be limited to 3 minutes.

(Please see instructions on the back of the form.)

⑤

Request to Speak before Tomball Planning & Zoning Commission

Name SAM JUMPER Phone 832 627 3516 Date 12/12/2022

Home Address 30831 RALEIGH CREEK DK City TOMBALL Zip 77375

Email address: SAM.JUMPER@GMAIL.COM

I ☒ DO ☐ DO NOT want to be added to the City of Tomball email list.

☒ Public Hearing Agenda Item # P22-350

☐ Other Agenda Item # _____

_____ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

_____ I do not wish to speak; however, please record my

_____ SUPPORT ☒ OPPOSITION

☒ General Citizen Comments: This item is available for citizens to speak on any subject; however, no action, by law, may be taken on the topic.

Topic of Discussion:

DRAINAGE ZION TRAFFIC, LOSS OF FOREST/MATURE TREES,
PRIVACY FOR ONE STORY HOMES IN RALEIGH CREEK

Comments during Citizens' Comments will be limited to 3 minutes.

(Please see instructions on the back of the form.)

Request to Speak before Tomball City Council

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Name SAM JUMPER Phone 8326273516 Date 12/11/2022
Home Address 30831 RALIEGH CREEK DR City TOMBALL Zip 77375

Email address: SAM.JUMPER@GMAIL.COM

I ☒ DO ☐ DO NOT want to be added to the City of Tomball email list.

☒ Public Hearing Agenda Item # P22-350 ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☐ I wish to speak IN OPPOSITION to this item.

☒ I do not wish to speak; however, please record my ☐ SUPPORT ☒ OPPOSITION

☒ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.

Topic of Discussion:

OPPOSED TO SMALL LOT SIZE 2.5 STORY OVERLOOKING 1 STORY HOMES.
ADDITIONAL TRAFFIC ON ZION. LOSS OF MATURE FOREST. DRAINAGE,
LACK OF RETENTION POND.

Comments will be limited to 3 minutes.

(Please see instructions on the back of the form.)

Request to Speak before Tomball City Council

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Name Joanne Jumper Phone 832-627-3517 Date 12/12/22
Home Address 30831 Raleigh Creek Dr City Tomball Zip 77375

Email address: babyyduck1953@yahoo.com

I DO DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # P22-350 ☐ Other Agenda Item # _____

 I wish to speak IN FAVOR of this item.

 I wish to speak IN OPPOSITION to this item.

 ☒ I do not wish to speak; however, please record my SUPPORT X OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.
Topic of Discussion:

Comments will be limited to 3 minutes.

(Please see instructions on the back of the form.)



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:

CODY & CHANDLER YEREX

(please print)

Address:

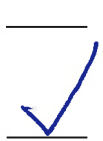
30907 ROANOAK WOODS DR.
TOMBALL, TX 77375

Signature:

Chandler Yerex

Date:

12/10/2022



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:

AGAINST
- HIGH DENSITY HOMES - MORE CROWDING
- DRAINAGE ISSUES
- ZION CROWDED
- PROTECT THE GREENSPACE & WILDLIFE

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: Lauren Tadlock <lrtadlock@gmail.com>
Sent: Monday, December 12, 2022 10:54 AM
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.

Thank you, Sir.

My name and address areas follows:

Lauren Tadlock
30911 Roanoak Woods Drive
Tomball, TX 77375

On Mon, Dec 12, 2022, 10:48 AM Jared Smith <jasmith@tomballtx.gov> wrote:

Good morning,

Thank you for your response. It will be documented and shared with the Planning Commission and City Council.

Could you please provide your address for the record?

Thank you,

From: Lauren Tadlock <lrtadlock@gmail.com>
Sent: Monday, December 12, 2022 10:34 AM
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.

Regarding Case P22-350

Hello Mr. Smith,

I am AGAINST the Rezoning proposed in case P22-350.

Please include my comments below in the public comments regarding case P22-350:

- The proposal is not a proper use of the green space at this location.
- I bought with the understanding this space would remain green space. It would be deceitful for the city to allow development on land that was zoned to stay green. This space should remain agricultural. It should not be re-zoned.
- High density in this area is a bad idea.
 - The roads specifically (Zion & E Huffsmith) are already too busy virtually impassable multiple times per day. Our roads and traffic conditions cannot handle more.
 - Our schools are overcrowded now. There are not enough spaces to put lockers for all the kids. They are damaging their growing bodies hauling their locker contents with them to and from every single class. There is not room for them all to eat lunch. They have to cycle through eating in the classroom, because there is not enough room in the cafeteria. The hallways are impassible with children literally getting injured trying to get to and from class.
 - The increased burden to police and public services is also not appropriate.
 - High density in residential areas like our also brings down property values.
- Tomball has already had an issue with transient population. We do not need more developments with small lots which become rental homes. These types of developments where a developer tries to slot in as many lots as possible is not a good fit for Tomball. Future developments should be large lot developments and in spaces not zoned as agricultural.

In summary, VOTE NO on Case P22-350. The Planning and Zoning Commission must make an unfavorable recommendation to council regarding this proposal.

Sincerely,

Lauren Tadlock, Homeowner in Raleigh Creek



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 Sumner 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

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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.

1
Request to Speak before Tomball Planning & Zoning Commission

Name Joel Ocasio Phone (346) 717-8002 Date 12/12/2022

Home Address 31007 Roanoke Woods Dr. City Tomball Zip 77375

Email address: joelocasio8@gmail.com

I ☒ DO ☐ DO NOT want to be added to the City of Tomball email list.

☒ Public Hearing Agenda Item # P22-350

☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my

☐ SUPPORT ☐ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject; however, no action, by law, may be taken on the topic.

Topic of Discussion:

Comments during Citizens' Comments will be limited to 3 minutes.
(Please see instructions on the back of the form.)



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:

Lindsay Dickinson
31035 Roanoke Woods
Tomball, TX 77375
J. Dickinson
12/11/2022

☒ 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:

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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:

Crowding on Zion. Property values, losing the woods. Fire hazard due to lack of entrances. Market has severely slowed down for unsold homes. Increased flooding concerns.

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 @ 281-290-1455.



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:

Kevin Plisco

(please print)

Address:

31035 Boonsack Woods Drive
Tomball TX 77375

Signature:

Kevin Plisco

Date:

12/11/2022

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:

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COMMENTS:

There will be crowding fire hazard -> current subdivision Raleigh only has 1 entrance/exit which is against code. There will be MUD/PTD issues. Loss of prev planned green space will result in decrease in property values. Current market for new construction is lowering, will result in surplus of unsold houses. Refer to Twelve Oaks subdivision. Addit. flooding concerns.

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:

JOHN CREWS

(please print)

Address:

31110 SPRING LAKE BLVD
TOMBALL, TX 77375

Signature:

John Crews

Date:

12-12-22

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)

Not Speaking

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

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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 AGAINST THE REZONING FOR 90+ HOMES
DUE TO THE INCREASED TRAFFIC ON ZION, THE STRAIN ON
TOMBALL'S INFRASTRUCTURE AND UTILITIES, AND INCREASED
DRAINAGE ISSUES.

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.

Request to Speak before Tomball City Council

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Name Chris Townsend Phone 281 814 1037 Date 12-11-22
Home Address 31111 Cypress Field Ct City Tomball Zip 77375

Email address: C.townsend@tomballtx.gov

I DO ☒ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # _____ ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☐ I wish to speak IN OPPOSITION to this item.

☒ I do not wish to speak; however, please record my ☐ SUPPORT ☒ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.
Topic of Discussion:

Comments will be limited to 3 minutes.

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Request to Speak before Tomball City Council

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Name JACQUELINE MOORE Phone 832-741-0154 Date 12/11/2022
Home Address 31314 RALEIGH CREEK DR City TOMBALL Zip 77375

Email address: _____

I ☐ DO ☐ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # _____

☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☐ I wish to speak IN OPPOSITION to this item.

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Topic of Discussion: _____

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Request to Speak before Tomball City Council

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Name Nasey Yates Phone ⁸³² 997-1472 Date 12/11/22
Home Address 31410 Raleigh Creek Dr City Tomball Zip 77375

Email address: _____

I ☐ DO ☐ DO NOT want to be added to the City of Tomball email list.

☐ Public Hearing Agenda Item # P22-350 ☐ Other Agenda Item # _____

☐ I wish to speak IN FAVOR of this item.

☒ I wish to speak IN OPPOSITION to this item.

☒ I do not wish to speak; however, please record my ☐ SUPPORT ☒ OPPOSITION

☐ General Citizen Comments: This item is available for citizens to speak on any subject at the beginning of the meeting; however, no action, by law, may be taken on the topic. Council may not deliberate on any item that is not on the agenda.
Topic of Discussion: _____

Comments will be limited to 3 minutes.

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Public Comment Form

(Please type or use black ink)

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Please return to:

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

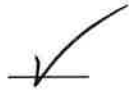
Name: Shawn Lehmman

(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)

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

Monday, December 19, 2022 @ 6:00 PM

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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.