

Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Case: P22-184

Applicant(s): Harrisburg Homes, Inc.

Request: To amend the Major Thoroughfare Plan by reclassifying the proposed east/west segment of Medical Complex Drive. From a major arterial to a minor arterial specifically, being described as the 0.9-mile segment planned to extend between the eastern right-of-way boundary 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 Downtown Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential roadway for said east-west alternative route. In 2019, construction was completed on a section of SH 249 (Tomball Tollway) immediately west of Tomball. This construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively cut off the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the existing and proposed western extent of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 and FM 2920. In May 2022, the applicant requested to remove the subject portion of Medical Complex Drive from the Major Thoroughfare Plan. This request was recommended to be denied by the Planning & Zoning Commission on May 9 and was subsequently denied by City Council on May 16, 2022.

ANALYSIS

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

Staff Review Comments:

Although Medical Complex Drive may no longer have the potential to function as a true east-west bypass for FM 2920, it could serve as an alternative east-west route for carrying high volumes of traffic from FM 2920 to regional destinations within the city of Tomball and thus should remain on the Major Thoroughfare Plan. As indicated in the 2019 Comprehensive Plan, the functional classification of Medical Complex Drive should be reviewed, and consideration should be given toward reclassifying the street. The applicant's proposal to downgrade the subject segment of Medical Complex Drive to a minor arterial will continue to provide the necessary alternative east-west route through the city and will promote greater connectivity and traffic circulation throughout Tomball. If the subject segment of Medical Complex Drive were to be reclassified to a minor arterial street the desired right-of-way width would become 80 feet, opposed to the currently planned 100–120-foot right-of-way. This 80-foot right-of-way is sufficient for a 40-foot pavement width (four lanes of traffic). This planned pavement cross-section is adequate to carry higher volumes of traffic to regional destinations within the city of Tomball.

STAFF RECOMMENDATION:

Based on findings outlined in the analysis section of this staff report, City staff recommends approval of Case P22-184.

P&Z COMMISSION RECOMMENDATION:

DENIAL (1 Vote Aye, 2 Vote Nay):

Items of discussion during the meeting:

- Concerns about the potential impact that downgrading this segment of Medical Complex Drive will have on the overall traffic circulation in Tomball.
- Questions & discussion regarding what the road would look like if it were to be downgraded to a minor arterial.

EXHIBITS

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

EXHIBIT "A"
Aerial Location Map



EXHIBIT "B" **Zoning Map**

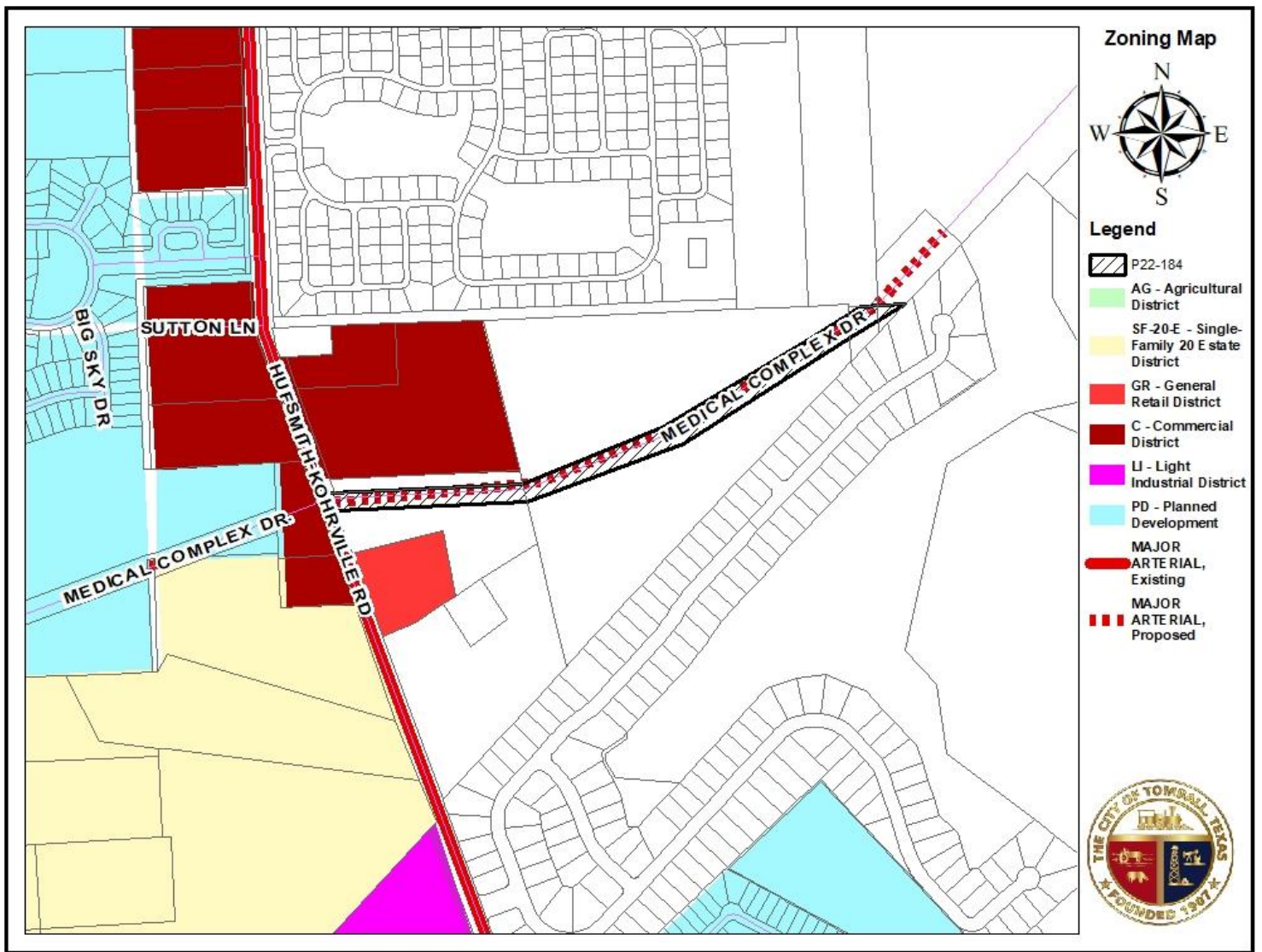


EXHIBIT "C"
Future Land Use Map

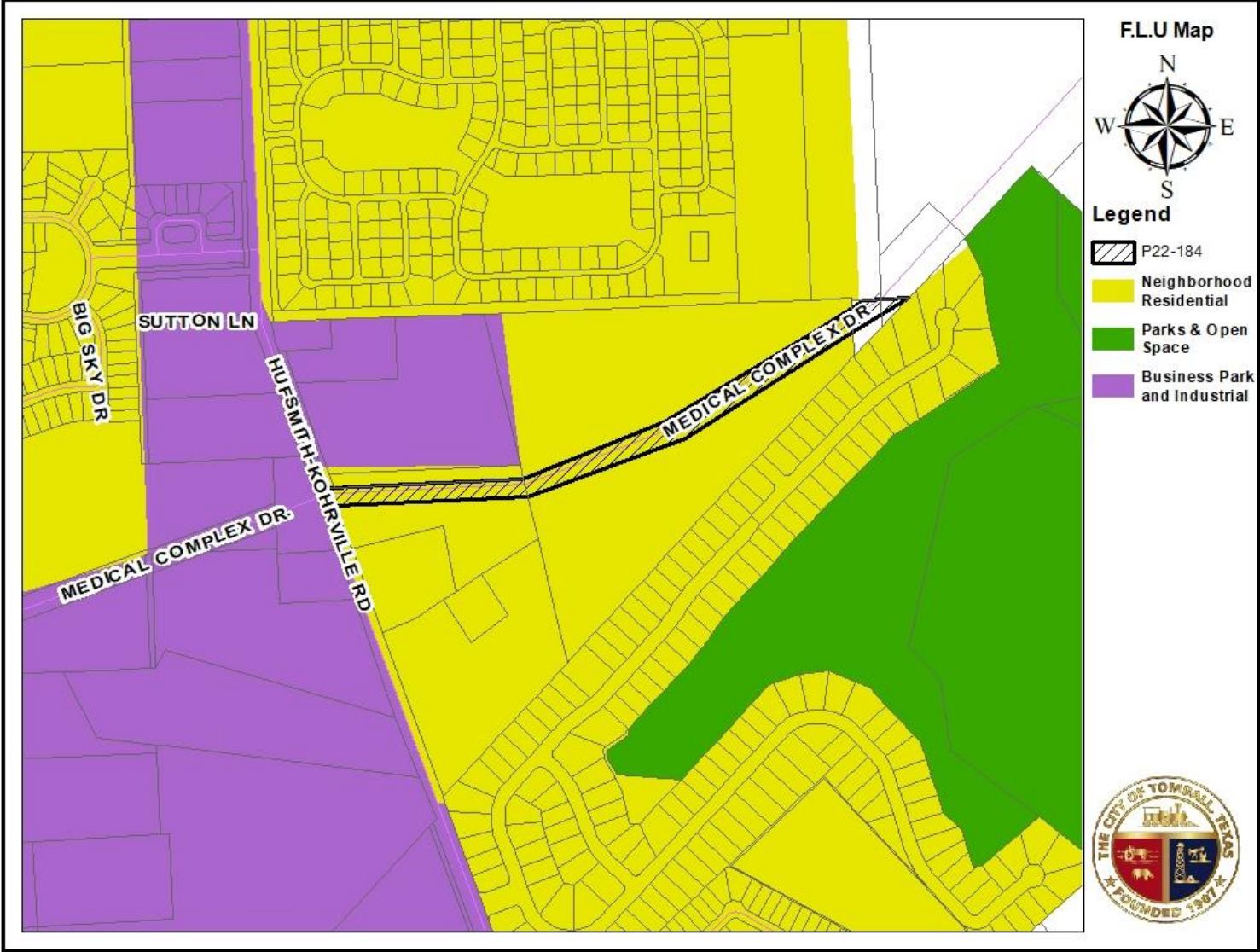


EXHIBIT "D"

City of Tomball, Texas

Major Thoroughfare Plan

Revised : May 17, 2021

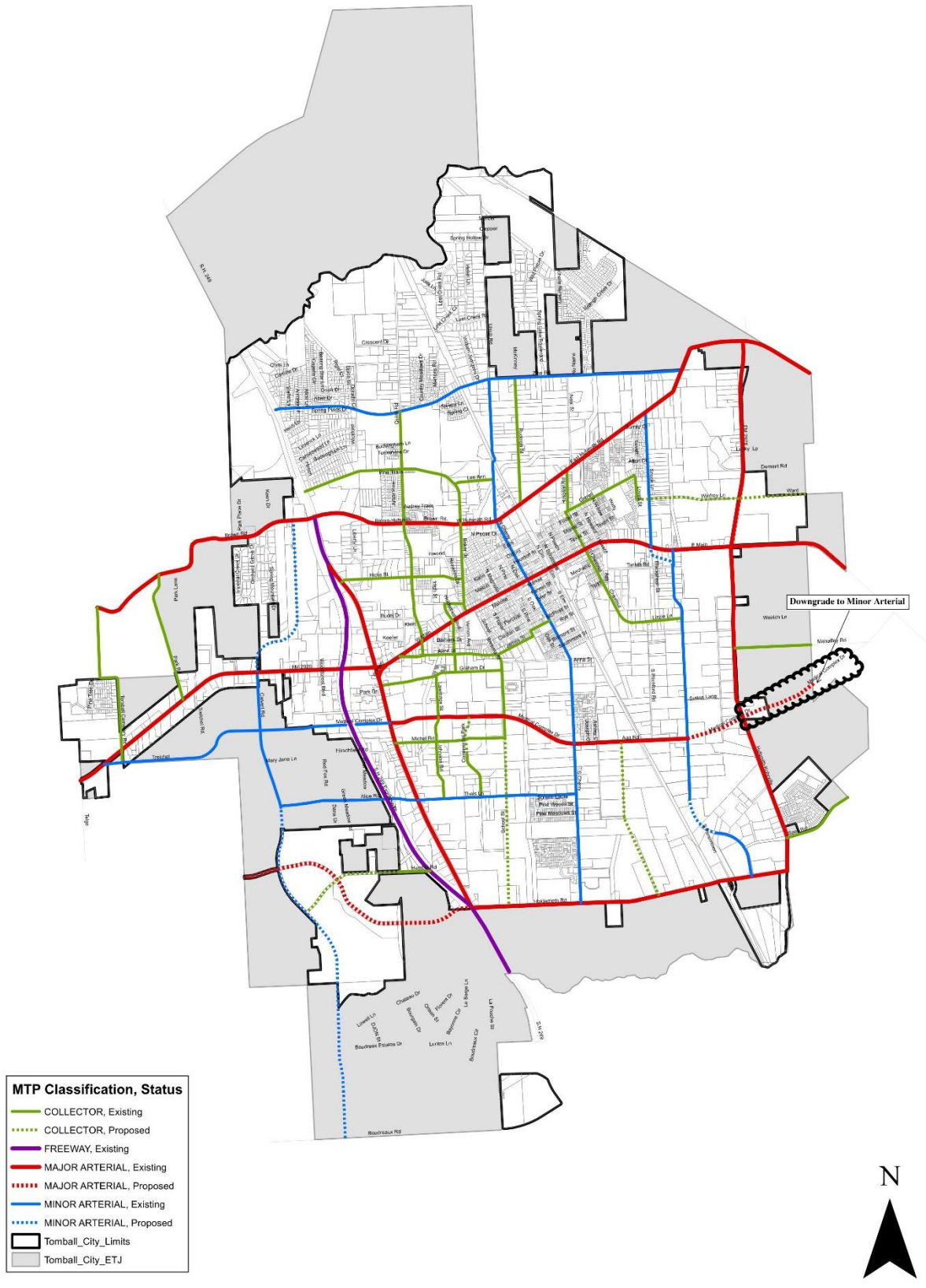


EXHIBIT "E"



EXHIBIT "F"



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: ~~10810 Silver Shield Way, Tomball, Texas~~

8765 Spring Cypress Rd Suite L 213 Spring, Tx 77379

Zip: 77375

Phone: (713) 249-8196

Fax: ()

Email: 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 - This is a request for the Major Thoroughfare Plan to be revised to downgrade Medical Complex Blvd on the east side of from FM 2920 to Hufsmith-Kohrville to a minor arterial.

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

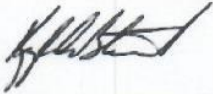
HCAD Identification Number: N/A

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;
Reduce the ROW to 80' and will be downgraded to a minor arterial 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.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  6/6/2022

Signature of Applicant Date

X  6/7/22

Signature of Owner Date

Submittal Requirements

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

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

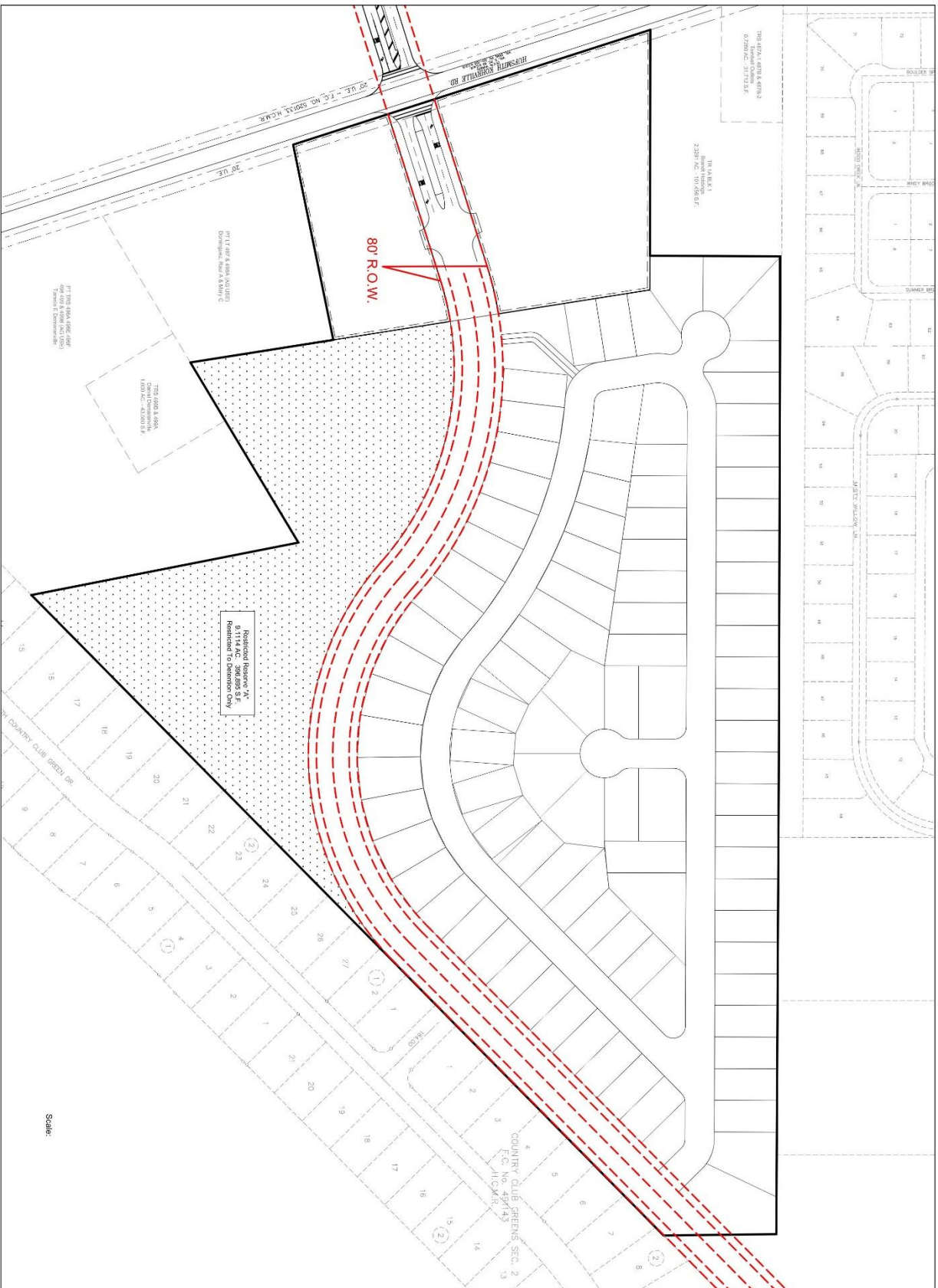
- ☐ Completed application form
- ☐ Comprehensive Plan Amendment request letter
- ☐ Plat or survey of property (if applicable)
- ☐ Check for \$500.00 (Non-Refundable)
- ☐ Conceptual site plan (if applicable)
- ☐ Payment of all indebtedness attributed to subject property must be paid with application


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

APPLICATION PROCESS

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

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



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|  <p>KF Enterprises Drafting & Design</p> | <p>Printer info: KF Enterprises LLC 10208 TX 77375 Surrey, TX 77375 Cell: 833-515-1839 www.kfenterprises.com</p> | <p>Harrisburg Homes 22110 Huffsmith Kohrville Rd. Tomball, TX 77375</p> | <p>Revisions:</p> <p>The design herein is for informational purposes only and is not intended for regulatory use.</p> <p>Consult with a licensed professional before making construction regarding this design.</p> <p>Scale: NTS</p> <p>GP 1.0</p> |
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