

## Planned Development Staff Report

Planning & Zoning Commission Public Hearing Date: October 11, 2021  
City Council Public Hearing Date: October 18, 2021

**Rezoning Case:** P21-352  
**Property Owner(s):** FM 2920 TC Road, LLC  
**Applicant(s):** Creek Road / CTC Residential  
**Legal Description:** TRS 1B & 2C ABST 311 C GOODRICH  
**Location:** Generally located at the northwest corner of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas (Exhibit "A")  
**Area:** Approximately 18 Acres  
**Comp Plan Designation:** Corridor Commercial (Exhibit "B")  
**Present Zoning and Use:** Commercial District (Exhibit "C") / Undeveloped (Exhibit "D")  
**Proposed Use(s):** 360-unit multi-family residential community  
**Request:** Rezone from the Commercial District to Planned Development (PD-18) District  
**Adjacent Zoning & Land Uses:**  
    **North:** Agricultural District  
    **South:** Commercial District, Outside the City limits / Vacant  
    **West:** Outside the City limits/Vacant  
    **East:** Commercial District / Texan Truck and Auto Sales

### ANALYSIS

**Description:** The property is located at the northwest corner of FM 2920 and Tomball Cemetery Road and is zoned Commercial. Surrounding properties are zoned Commercial and Agricultural. Properties located south of the subject property are outside the City limits. Surrounding land uses include various commercial facilities such as Texan Truck and Auto Sales, etc. A single-family residential subdivision is located north of the property, beyond the vacant tract, that is accessed by Tomball Cemetery Road.

**Project Description:** According to the Planned Development Application (Exhibit "E") the proposed Planned Development will be a multi-family residential community with 360 units, and

will include efficiency units (575 square feet), one bedroom units (650 square feet), and two bedroom units (950 square feet). Other amenities include a fitness center, dog parks, pools, outside pavilion with barbeque grills, landscaped walking trail around the pond, bocce ball courts, a recreational reserve with a playground and/or picnic facilities, open spaces, and landscape buffers. These amenities are listed in the attached presentation.

The applicant is proposing a base zoning district of Multi-family zone (MF zone). The buildings are proposed to be 3 stories tall, with a maximum height of forty-five (45) feet. The proposed density is twenty (20) dwelling units per acre, that meets the requirement of a Multi-family (MF) zoning district. The applicant is proposing masonry and Hardie veneer for the residential building and all masonry facades for the Club House.

The applicant has presented two options for consideration in the PD, as shown below that pertain to the parking spaces and green space.

- **Parking:** The zoning code requires 2 parking spaces per dwelling unit. For the proposed 360 units, 720 spaces would be required. Option 2 meets the requirements, while Option 1 will be at a slightly lower percentage.
- **Green space:** The MF zone requires that a minimum of 50% of the lot area be retained as green space. Option 2 meets the requirements, while Option 1 will be at a slightly lower rate

Staff recommends that, if the PD is approved, only one option be approved as part of the PD application.

**OPTION 1:**

- This option currently displays parking of 2.18 stalls per dwelling unit
- Greenspace coverage of 46.7%
- Lot coverage of 31.7%

**OPTION 2:**

- This option currently displays parking of 1.95 stalls per dwelling unit
- Greenspace coverage of 50.83%
- Lot coverage of 31.7%
- Per our PD request - Parking at 1.75 stalls for 1-bed and 2 stalls for 2-bed
  - 70/30 mix – 1.82 stalls/unit
  - 65/35 mix – 1.84 stalls/unit
  - 60/40 mix – 1.85 stalls/unit

The applicant has provided the following information:

Parking compared to nearby markets:

- San Antonio: Minimum 1.5 stalls/unit and Max of 2 stalls/unit  
Max parking per unit to promote green space
- City of Houston: 1.7 stalls per unit minimum

**Planned Development District (PD) Intent:** Section 50-80(a)(1) of the Tomball Code of Ordinances (zoning regulations) outlines the general purpose and description of the Planned Development District.

According to the zoning regulations - “The PD Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., Single-Family, Multifamily, Duplex (Two Family), etc.), or any

appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- a. To provide for a superior design on lots or buildings;
- b. To provide for increased recreation and open space opportunities for public use and enjoyment;
- c. To provide amenities or features that would be of special benefit to the property users or to the overall community;
- d. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, views, or wildlife habitats;
- e. To protect or preserve existing historical buildings, structures, features or places;
- f. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- g. To meet or exceed the standards of this chapter.”

**Comprehensive Plan Recommendations:** The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map. This Corridor Commercial category “... is intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by”.

The Comprehensive Plan lists uses that are appropriate for this designation as – “Land uses include regional commercial, personal service offices, multifamily, retail, entertainment, dining, hotels, and brew pubs/distilleries. Appropriate secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses.”

The Comprehensive Plan recommends that zoning districts of - O (Office), GR (General Retail), C (Commercial), MU (Mixed Use), MF (Multi-family), and PD (Planned Development) for this designation.

Additionally, the Comprehensive Plan states – “The following considerations should be used as guidance for regulatory modifications or as part of decision-making: Development should gain primary access from an arterial street. Pedestrian enhancements should be a focus with comfort and safety taking priority. New development should include improved standards for building form and architecture, buffering, landscaping, and signage. Multi-family in an urban architectural form should be considered in a manner complimentary to other uses.”

While the PD proposes multi-family use that is considered appropriate in this area, the proposed development does not contain any components that would be typically found in a multi-family development in an urban architectural form or improve bicycle/pedestrian accommodations, as envisioned in the Comprehensive Plan.

## **Preliminary Staff Review Comments:**

Conformance to the Comprehensive Plan: While the proposed use is listed as being appropriate for this designation, the Comprehensive Plan contains guidelines for development that should be used to consider this zone change:

- a. Improved opportunity for bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by.
- b. Pedestrian enhancements that focus on comfort and safety.
- c. Improved standards for building form and architecture, buffering, landscaping, and signage.
- d. Multi-family in an urban architectural form in a manner complimentary to other uses.

The PD needs to include additional information to demonstrate how these guidelines have been adhered to, especially the mixed-use development and pedestrian-oriented urban architectural form, as recommended in the Comprehensive Plan.

Additional Preliminary Review Comments: Based on the plans submitted, staff has the following comments. Upon submittal of detailed plans there may be additional comments.

1. In general, the proposed PD meets the minimum requirements of an MF zoning district. However, it is not clear how it meets the following PD intent –
  - \* “to provide for a superior design on lots or buildings”
  - \* “to meet or exceed the standards of this chapter”, or
  - \* “permit new or innovative concepts in land utilization not permitted by other zoning districts”

Clarification is needed on why a PD is considered suitable for this development, as opposed to straight MF zone.

2. It is recommended that a mixed-use development and pedestrian-oriented urban architectural form be considered for this site, to be in conformance with the Comprehensive Plan.
3. Green space/ recreation areas - Based on the information provided by the applicant and the standards proposed in the PD document, the PD will meet the minimum requirements of the MF zone. However, the PD proposes to reduce the “Green space, recreation areas” from a minimum 50% required by the MF zone to 20%, that is permitted to be approved by the Planning and Zoning Commission if – “... the area is intensively landscaped with underground irrigation systems and continuous maintenance is provided for.” It is recommended that the application meet the 50% requirement or the language be modified to indicate the actual provision which is closer to the required 50%.
4. Landscaping requirements – The PD proposes to meet the minimum requirements of the MF zoning requirements. In order to meet the intent of the PD, it is recommended that enhanced landscaping in strategic locations as street frontage, setbacks along the property lines, along the trails, and detention be considered.
5. Detention – it is recommended that a wet detention to serve as a lake amenity be considered.
6. Screening requirements – The PD proposes to meet the minimum screening requirements that includes a wooded fence. It is recommended that higher standards, including masonry fences with additional landscaped screening be considered on all sides.

7. Setbacks – It is recommended that additional setbacks along the north and west property line be considered with landscaping to provide as a buffer between this development and adjoining properties. It is also recommended that increased setbacks with additional landscaping including trees and shrubs be considered along the frontage on Tomball Cemetery Road and FM 2920.
8. Development standards – It is recommended that details be included in the PD document to meet the intent of the PD – “New development should include improved standards for building form and architecture”.
9. Under Permitted Uses, the PD states that any use permitted in the Multi-Family Residential District shall be permitted. Consider limiting the uses to those proposed in the PD.
10. Minimum yard adjacent to residential. Minimum Side Building Setback of 60’ should be included for all yards adjacent to single family, duplex (two family), patio homes or single family attached district or use. This requirement is applicable to only rear yards, as written in the PD.
11. It appears that a 30’ wide access easement to the water well shown in the plat will be blocked by this development. Please address this and show the location of easements on the sit plans.
12. Add a note that all Special Requirements contained in Section 50-73 Multifamily Residential District will be met, and all other requirements of the zoning code will be met.
13. All information provided in the revised power point presentation submitted on September 24, 2021 should be incorporated in the PD document.
14. Based on the preliminary review of the conceptual drawings, the Fire Marshal has the following comments:
  - a. If the vertical distance between grade plane and the highest roof surface exceeds 30' the aerial fire apparatus drive shall have a minimum unobstructed width of 26'.
  - b. Fire Hydrants will be required to be placed throughout the property per IFC 2015.
  - c. There must be a drive between the dog park & the apartment above it.

### **PUBLIC COMMENT**

A Notice of Public Hearing was published in the paper on September 29, 2021 and property owners within 200 feet of the project site were mailed notification of this proposal on September 30, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

### **RECOMMENDATION**

City staff recommends that the above mentioned comments be considered and incorporated in the proposed PD, prior to approval.

### **EXHIBITS**

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Applicant Submittal-Planned Development Application, Regulations, Concept Plan, PowerPoint presentation etc.



Exhibit "A"  
Aerial Photo

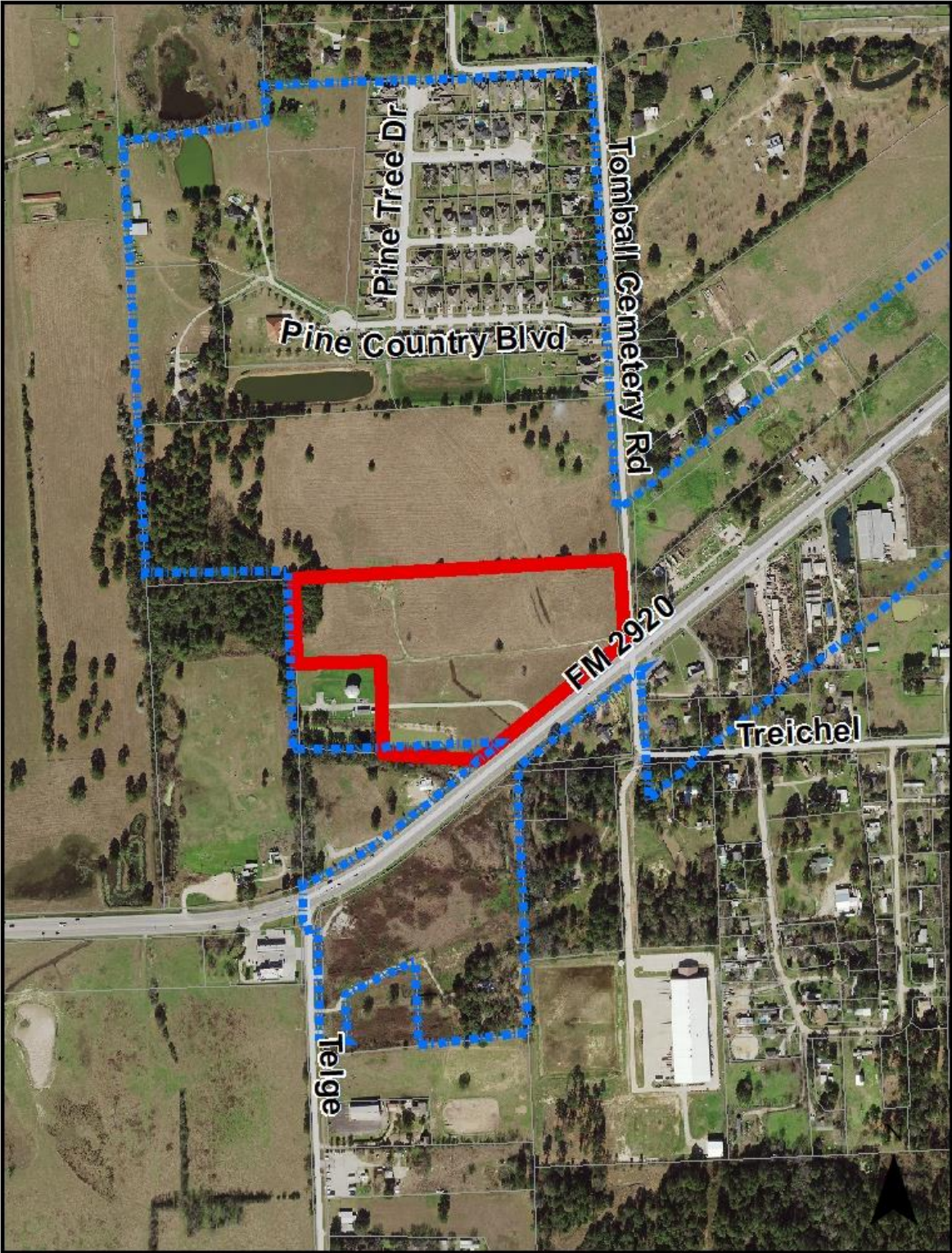




Exhibit "B"  
Comprehensive Plan

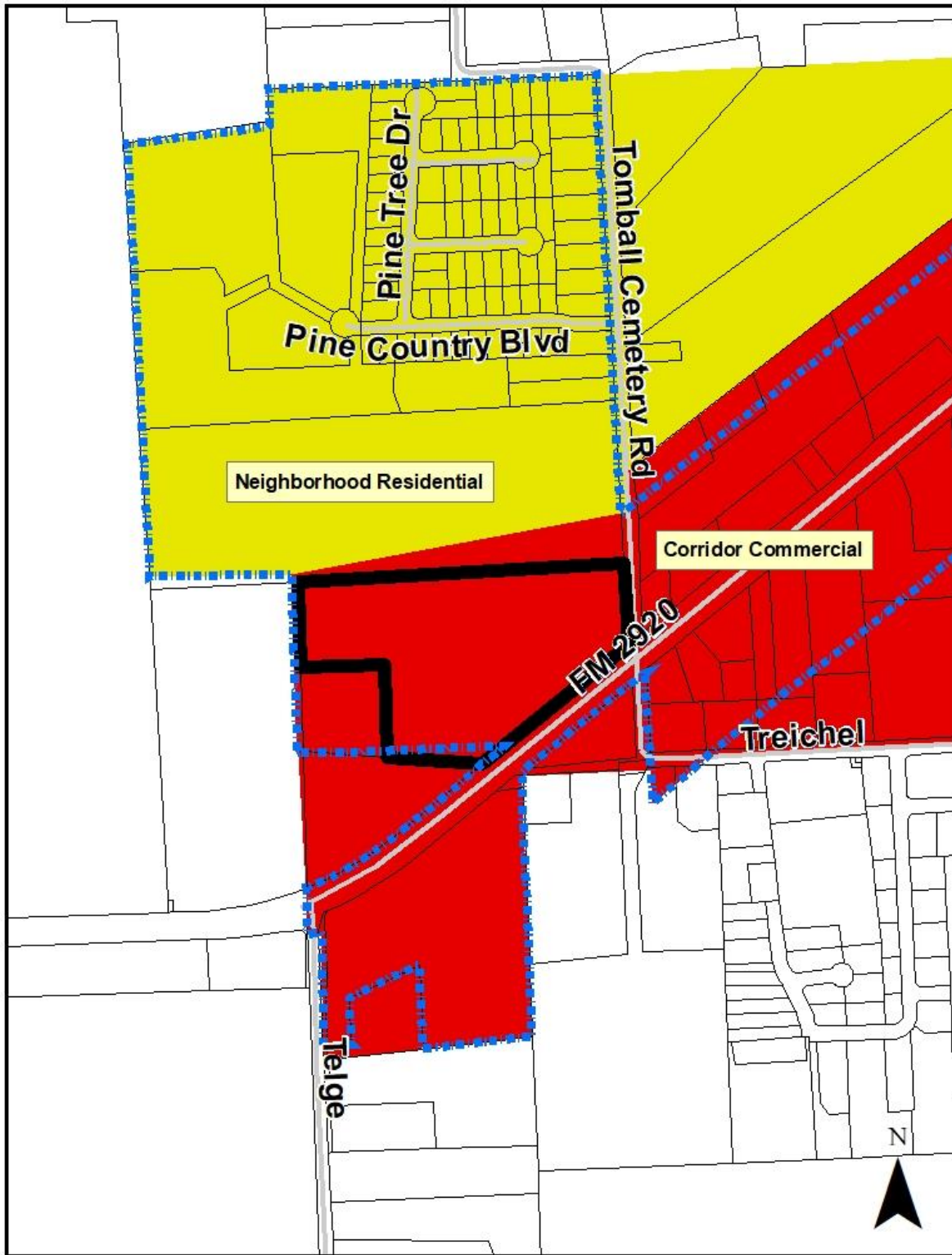
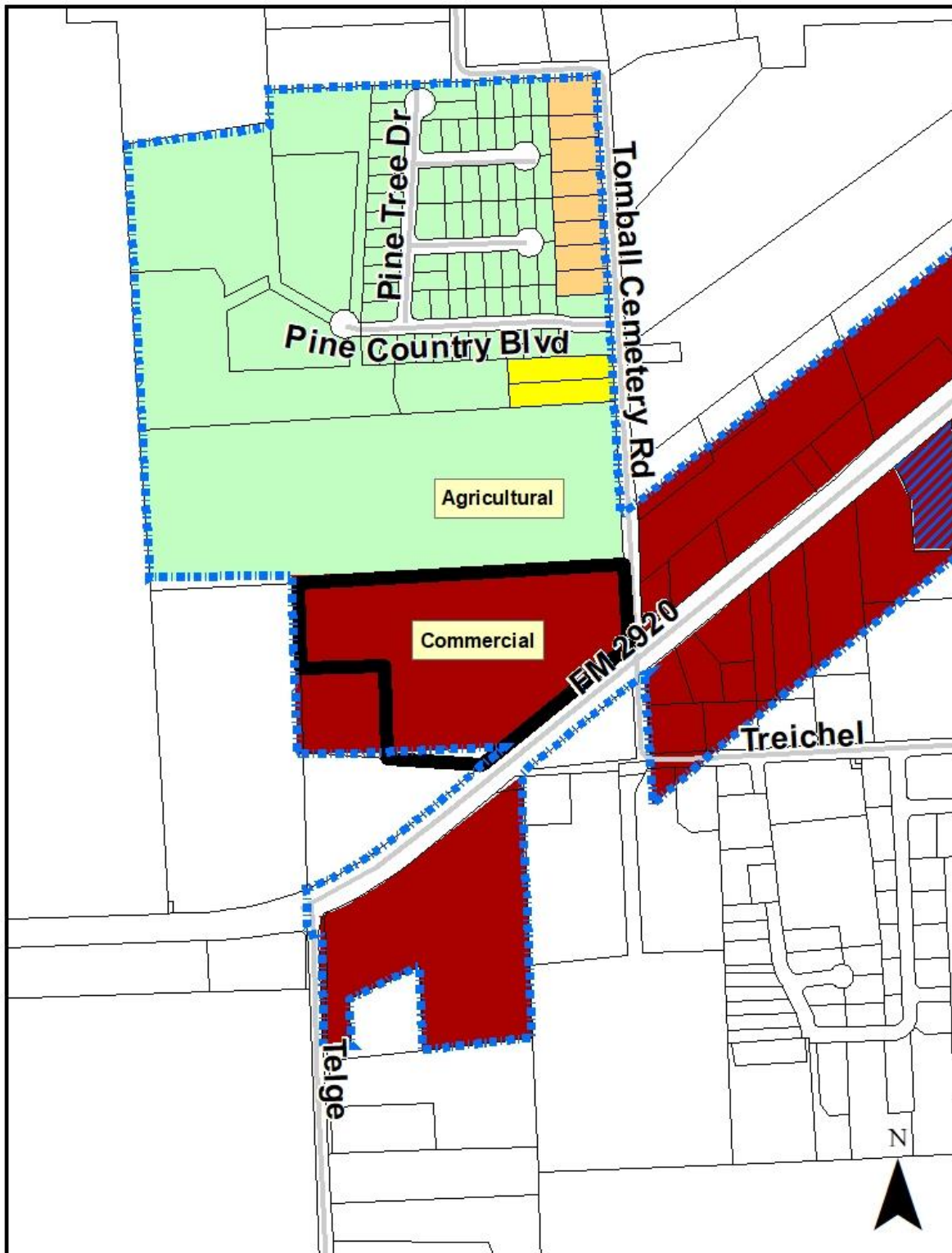


Exhibit "C"  
Zoning Map





**Exhibit “D”  
Site Photo**



Google image Sep. 2019

**Exhibit "E"**  
**Planned Development Application, Regulations, Concept Plan, PowerPoint presentation**



RECEIVED (KC)  
09/14/2021

Revised 5/19/15  
P&Z #21-352  
\$1,000 PD

**APPLICATION FOR  
PLANNED DEVELOPMENT**  
Community Development Department  
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

**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 project may be delayed until corrections or additions are received.

**Applicant**

Name: Creek Road / CTC Residential (ATTN: Tolu Akindele / Sean Ratterree) Title: Development Managers  
Mailing Address: 2500 Wilcrest, Suite 300 City: Houston State: Texas  
Zip: 77042  
Phone: ( 832 ) 286-7829 Fax: (        )                      Email: teakindele@creek-rd.com

**Owner**

Name: FM 2920 TC Road, LLC (ATTN: Shan Patel / Ford Scott) Title: Managers  
Mailing Address: 3725 E. League City Parkway, Suite 250 City: League City State: Texas  
Zip: 77573  
Phone: ( 281 ) 816-6554 Fax: (        )                      Email: fscott@capitalretailproperties.com

**Engineer/Surveyor (if applicable)**

Name: Everything In Christ Surveying Company (ATTN: Craig A. Laney) Title: Land Surveyor  
Mailing Address: 12345 Jones Road, Suite 270 City: Houston State: Texas  
Zip: 77070  
Phone: ( 281 ) 955-2772 Fax: ( 281 ) 955-6678 Email: craig.laney@eicsurveying.com

**Description of Proposed Project:** market-rate, luxury multi-housing community

Physical Location of Property: north-west corner of the intersection of FM 2920 and Tomball Cemetery Road  
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TRS 1B & 2C ABST 311 C GOODRICH  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]


HCAD Identification Number: 0421810000177 Acreage: 18.0487

Current Use of Property: Vacant Land - Ag Exempt

Proposed Use of Property: Planned Development - Market Rate, Luxury Multi-Housing Community

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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		9/1/21
	Signature of Applicant	Date
X		9/1/21
	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 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.**

- ☒ **Completed application form**
- ☐ **\*Copy of Recorded/Final Plat**
- ☒ **Check for \$1,000.00 (Non-Refundable)**
- ☒ **Detailed letter stating reason for request and issues relating to request**
- ☒ **Metes & Bounds of property**
- ☒ **Detailed Concept/Site Plan**
- ☒ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

**The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.**

**\*Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.



## 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. 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 held by 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 (1<sup>st</sup>) and third (3<sup>rd</sup>) 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. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. 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 for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may 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 at least seventy-two (72) hours 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.

## Legal Description and Metes and Bounds for 15800 FM 2920 Tomball, Tx

All that certain tract or parcel containing 18.049 acres of land out of that certain call 21.001 acre tract of land situated in the Chauncey Goodrich Survey, A-311, in Harris County, Texas, said 21.001 acre tract being that same tract as described in

**STEWART TITLE**

a Deed filed for record under Harris County Clerk's File No. U-682638, Real Property Records of Harris County, Texas; said 18.0487 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Tony Swonke cap (found) in the West right-of-way line of Tomball Cemetery Road, (60.00 feet in width), marking the Southeast corner of that certain call 31.159 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. V-256093, the Northeast corner of said 21.001 acre tract of land and the Northeast corner of the herein described 18.049 acre tract of land;

THENCE S 00°58'38" E, (call S 00°58'05" E), a distance of 340.12 feet to a 5/8" iron rod with Tony Swonke cap (found) marking the intersection of the West right-of-way line of said Tomball Cemetery Road with the Northwest right-of-way line of F. M. 2920, (120.00 feet in width), the Easterly-Southeast corner of said 21.001 acre tract of land and the Easterly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE S 53°02'00" W, a distance of 783.46 feet along the Northwest right-of-way line of said F. M. 2920 and the Southeast line of said 21.001 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Southerly-Southeast corner of said 21.001 acre tract of land, the Northeast corner of that certain call 0.636 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-761658 and the Northeast corner of that certain call 1.187 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-620508 and the Southerly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE N 83°50'17" W, a distance of 397.05 feet along the common line of said 0.636 acre, said 1.187 acre and said 21.001 acre tracts of land to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of that certain call 2.952 acre tract of land known as Tract 1 as described in a deed filed for record under Harris County Clerk's File No. 20090443955 and the Southerly-Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'44" E, (call N 00°31'48" E), a distance of 384.78 feet along the East line of said Tract 1 to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of said Tract 1 and an interior corner of the herein described 18.049 acre tract of land;

THENCE N 89°30'47" W, (call N 89°28'12" W), a distance of 350.00 feet along the North line of said tract 1 to a 5/8" iron rod with EIC cap (set) in the West line of said Chauncey Goodrich Survey, the West line of said 21.001 acre tract of land, the East line of the John Edwards Survey, A-20 in said Harris County, Texas and the East line of that certain call 18.7500 acre residue of that certain call 130.971 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. T-469927 marking the Northwest corner of said Tract 1

and the Westerly- Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'15" E, a distance of 357.09 feet along the common line of said Chauncey Goodrich Survey, said 21.001 acre tract of land, said John Edwards Survey and said 18.7500 acre residue tract of land to a 5/8" iron rod with Tony Swonke cap (found) in the South line of said 31.159 acre tract of land marking the Northwest corner of said 21.001 acre tract of land, the Northeast corner of said 18.7500 acre residue tract of land and the Northwest corner of the herein described 18.049 acre tract of land;

THENCE N 88°59'50" E, a distance of 1,358.48 feet, (call 1,358.53 feet), along the common line of said 21.001 acre and said 31.159 acre tracts of land to the POINT OF BEGINNING and containing 18.049 acres of land.



August 4, 2021

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

**RE: Planned Development ("PD") Application for the property located at 15800 FM 2920 Tomball, TX 77377 ("Property" or "Site")**

Dear Mr. Meyers:

Creek Road and CTC Residential (jointly "Applicants") would like to formally request the City of Tomball consider and review the attached Planned Development ("PD") Application for the 18.05-acre property located at 15800 FM 2920 Tomball, Texas.

As reflected in the City of Tomball Zoning Map, the Property is zoned C – Commercial District. On October 7, 2019, the City of Tomball adopted the Final Comprehensive Report as presented by Halff Associates, Inc. In this report, on page 63, the Site is classified as "Corridor Commercial" as it pertains to Tomball Future Land Use Plan. And on page 70, under the Corridor Commercial section, appropriate uses include multifamily. The application proposes the current zoning designation be revised to a Planned Development District, consisting of market-rate, luxury multifamily land use with specified regulations. This Property will welcome both residents and visitors into Tomball, as it is situated at the west entrance of the city. Based on our analysis and review of the City of Tomball's goals as it relates to its continued growth to keep up with the demand in housing for young professionals and working population, we believe this is the highest and best use of this Property given its proximity to retail/shopping, schools and access to major throughfares.

Please feel free to contact us with any questions regarding the attached application. Thank you for your review and consideration.

Sincerely,



Tolu E. Akindele



Sean C. Ratterree

## PROPOSED PLANNED DEVELOPMENT MULTI FAMILY

### Permitted Uses:

- Any use permitted in the Multi-Family Residential District, MF

### Height Regulations:

- Maximum Height: Main Buildings -Three (3) stories, not to exceed forty-five (45) feet
- Maximum Height: Accessory Buildings - One (1) story, not to exceed fifteen (15) feet
- Maximum Height: Club House - One (1) Story

### Area Regulations:

- Maximum Dwelling Units: Not to exceed three hundred sixty (360) dwelling units
- Lot Area: 18.049 acres

### Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of Fifteen (15) feet, twenty-five (25) feet when adjacent to property zoned for single family residential, twenty-five (25) feet when adjacent to an arterial street, fifteen (15) feet when adjacent to a non-arterial street
- Minimum Rear Setback: Main Building - Minimum of fifteen (15) feet, sixty (60) feet when adjacent to single family, duplex (two family), patio home or single family attached district
- Minimum Rear Setback: Accessory Building - Minimum of fifteen (15) feet, thirty (30) feet when adjacent to single family, duplex (two family), patio home or single family attached district

### Building Requirements:

- Minimum Building Separation -1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation - 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building Separation - Over 2-story building: Thirty-five (35) feet or as required by the adopted building code, whichever is greater
- Minimum Building Separation - Between Main Building and Accessory Building: Ten (10) feet or as required by the adopted building code, whichever is greater
- Minimum Floor Area Per Dwelling Unit – Efficiency Unit: Five hundred seventy-five (575) square feet
- Minimum Floor Area Per Dwelling Unit - One Bedroom: Six hundred fifty (650) square feet
- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet

**Lot requirements:**

- Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings, pools, ponds. (does not include paving or carports).
- Screening: Per section 50-115 of the Tomball Code of Ordinances. All refuse containers shall be screened, a six-foot solid fence, wall or opaque screening device is required on the side adjacent to a single-family zoned property.
- Parking:
  - A. One and three-fourths (1.75) parking spaces for each one-bedroom unit
  - B. Two (2) parking spaces for each two-bedroom unit
- Landscape: Per Section 50-113 of the Tomball Code of Ordinances
- Green Space/Recreational Areas – A Minimum of 20% of the gross platted area shall be open green space and common recreational areas. This area will include underground irrigation systems and continuous maintenance will be provided.

**Additional Requirements:**

- Fire easement accessibility, fire sprinkler system, walkways, building length, oversized parking areas, signage, lighting, gated/secured entrances, streets, or driveways per Section 50-73 of the Tomball Code of Ordinances







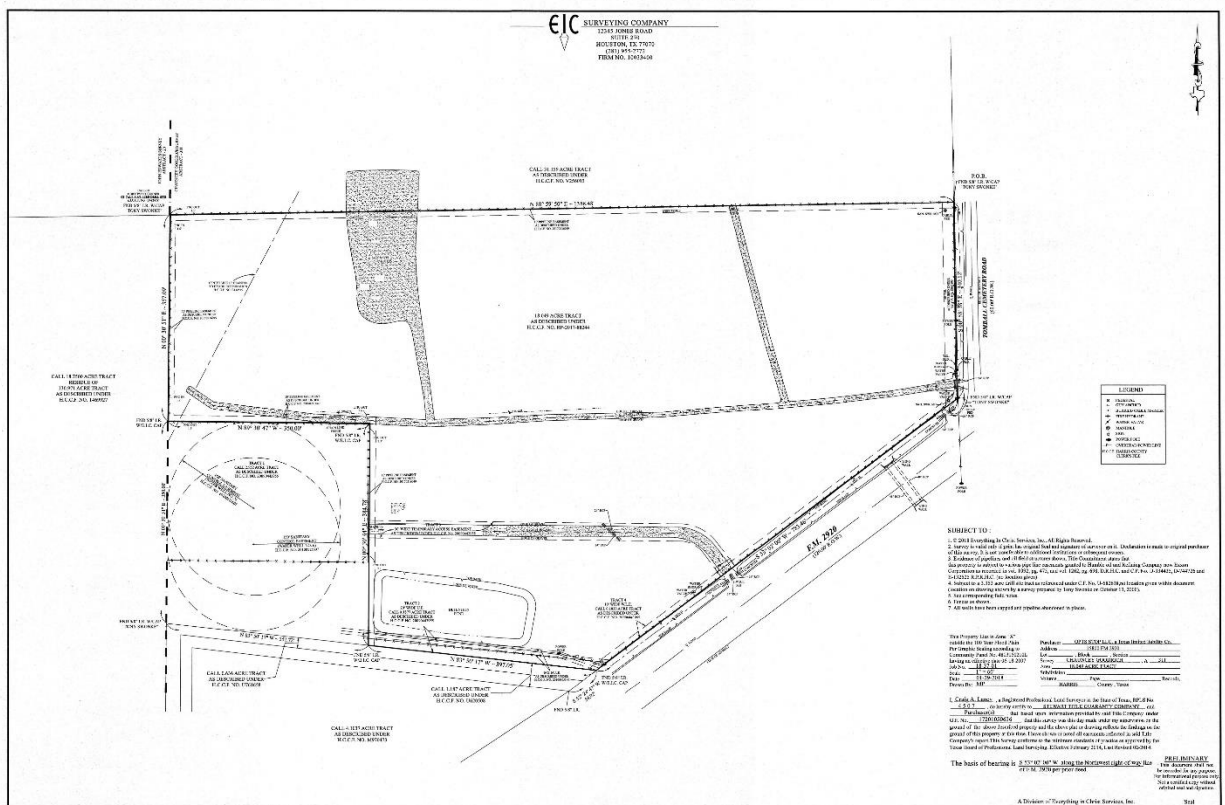












# **Information Received on 9-24-21**

## Target Market | Price Point Analysis

Property Name	Proposed Project	Stone Loch	SYNC at Spring Cypress	Avenue at Northpointe	Camden Northpointe
Address	15800 FM 2920 Rd	10923 Boudreaux Rd	22803 Tomball Pky	11740 Northpointe Blvd	11743 Northpointe Blvd
Yr. Built	2023	2020	2016	2013	2007
No. of Units	360	384	328	280	384
Avg. SF	883	1,100	1,050	1,152	940
Land Size	18.05	12.76	14.71	21.66	16.05
ISD Zoning	Tomball	Klein	Tomball	Tomball	Tomball
<u>Avg. 1 Bed (SF)</u>	725	797	795	848	764
Rent/month	\$1,175	\$1,150	\$1,100	\$1,275	\$1,150
Rent per SF	\$1.62	\$1.44	\$1.38	\$1.50	\$1.51
<b>Income Requirement</b>	<b>\$42,300</b>	<b>\$41,400</b>	<b>\$39,600</b>	<b>\$45,900</b>	<b>\$41,400</b>
<u>Avg. 2 Bed (SF)</u>	1,100	1,250	1,152	1,295	1,125
Rent/month	\$1,700	\$1,525	\$1,440	\$1,740	\$1,685
Rent per SF	\$1.55	\$1.22	\$1.25	\$1.34	\$1.50
<b>Income Requirement</b>	<b>\$61,200</b>	<b>\$54,900</b>	<b>\$51,840</b>	<b>\$62,640</b>	<b>\$60,660</b>

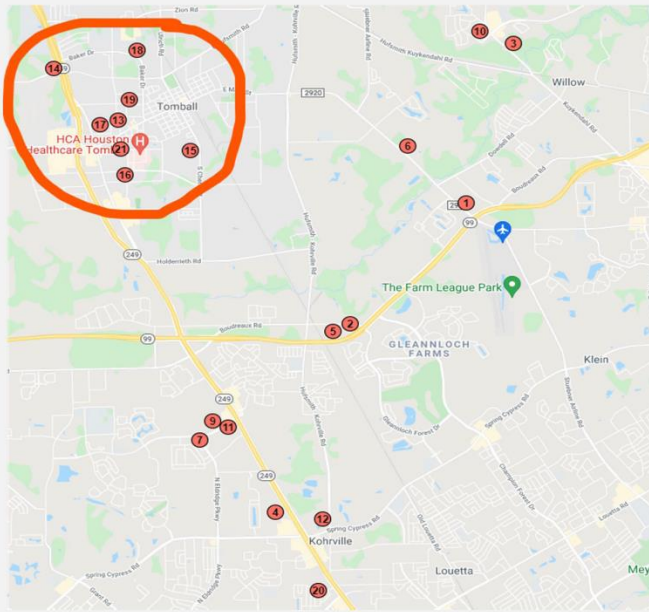
*\*Presented data is provided by third-party real estate analytics firm and subject to market changes*

## Colored Site Plan with Labels (Option 2)

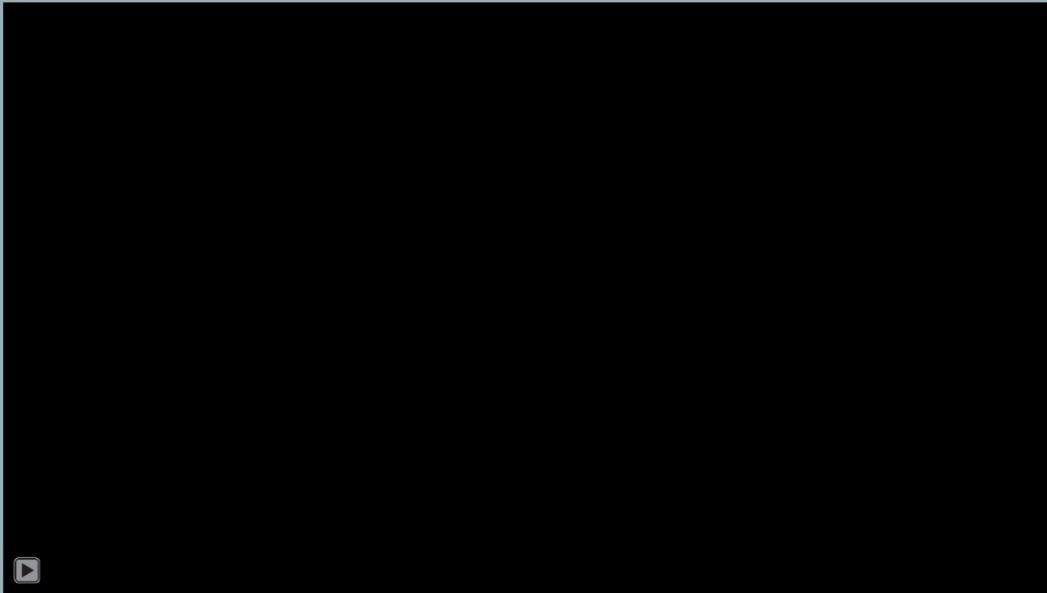




## Comparative Market Map/Designs



## Rendering Visualization



## Comparative Market Designs



## Site Plan Summaries

### OPTION 1:

- This option currently displays parking of 2.18 stalls per dwelling unit
- Greenspace coverage of 46.7%
- Lot coverage of 31.7%
  - To note, the MF maximum allows for 50%....we are significantly below this requirement based on the definition in the ordinance.

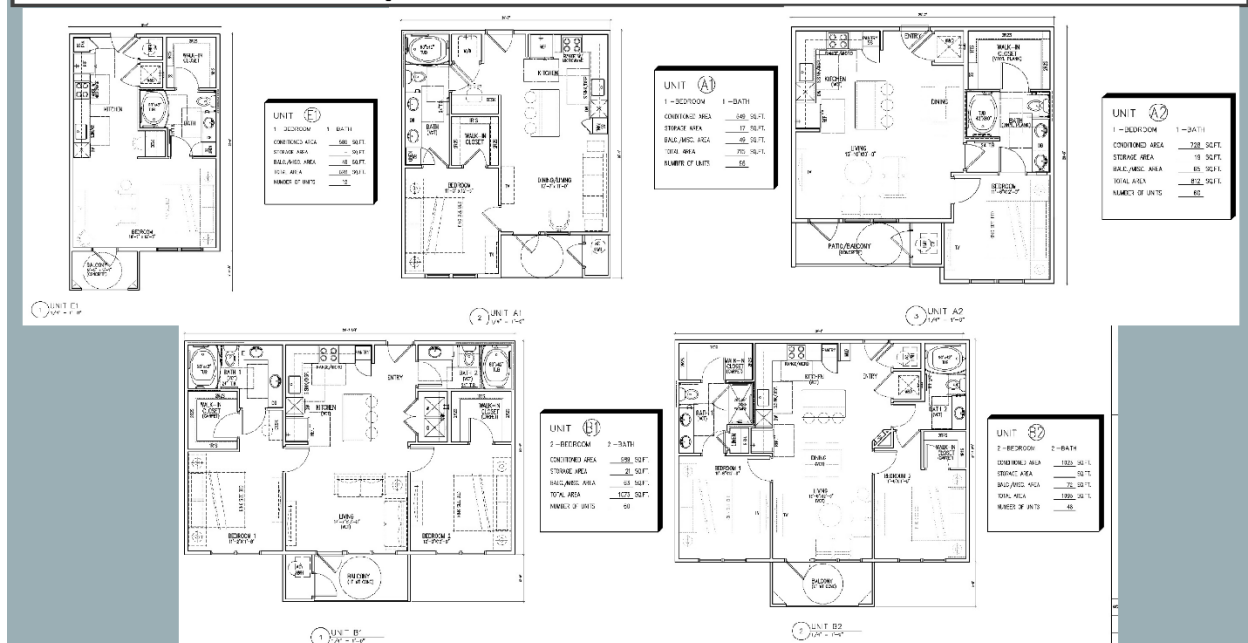
### OPTION 2:

- This option currently displays parking of 1.95 stalls per dwelling unit
- Greenspace coverage of 50.83%
- Lot coverage of 31.7%
  - To note, the MF maximum allows for 50%....we are significantly below this requirement based on the definition in the ordinance.
- Per our PD request - Parking at 1.75 stalls for 1-bed and 2 stalls for 2-bed
  - 70/30 mix – 1.82 stalls/unit
  - 65/35 mix – 1.84 stalls/unit
  - 60/40 mix – 1.85 stalls/unit

### Parking compared to nearby markets:

- San Antonio: Minimum 1.5 stalls/unit and Max of 2 stalls/unit
  - Max parking per unit to promote green space
- City of Houston: 1.7 stalls per unit minimum

# Unit Floor Plans/Layout



QUESTIONS/FEEDBACK?





## Additional Superior Interior Photos



## Superior Exterior/Greenspace/Amenities



- Masonry and Paint scheme to match the character and architecture of new homes in the area
- Masonry and Hardie veneer for quality and durability
- All masonry on the Club House
- Fencing around the entire property for privacy and security with enhanced designs on the frontage
- Pool with in-water lounge chairs
- Poolside pavilion with BBQ grills
- Pergola Hammock Gardens
- Car/Dog Wash station
- Manicured and lush landscaped walking trail around pond, north and east side of the property
- Bocce Ball Courts
- 24/7 Fitness Center
- Parcel Lockers
- Valet trash and recycling services
- Eco-friendly double paned windows
- Billiards Area
- Large and small dog park
- Keyless entry
- **Controlled Access for vehicle entry/exits with EZ tag reader system**
- **Large private fenced in yards for residence living on the 1<sup>st</sup> floor**

## Gateway to Home Ownership

	<u>Rent</u>	<u>Own</u>
Annual Income		\$60,000
Purchase Price	-	\$300,000
Deposit/Down Payment	\$1,385	\$60,000
Other Closing Costs	\$100	\$7,500
Living Area	883	1,800
<u>Monthly Estimates</u>		
Monthly Payment*	\$1,385	\$1,111
Taxes	-	\$431
Insurance	\$25	\$120
Warranty	-	\$100
Repair Maintenance Reserves	-	\$100
Utilities	\$235	\$515
<i>Electricity</i>	90	130
<i>Internet/Cable</i>	80	110
<i>Water/Sewer</i>	40	50
<i>Gas</i>	25	50
<i>Landscaping</i>	-	75
<i>HOA Fee</i>	-	100
<b>Total Monthly Cost</b>	<b>\$1,645</b>	<b>\$2,377</b>
<b>Income Requirement</b>	<b>\$50,000</b>	<b>\$86,000</b>
<b>\$ Due - Lease   Buy</b>	<b>\$1,485</b>	<b>\$67,500</b>

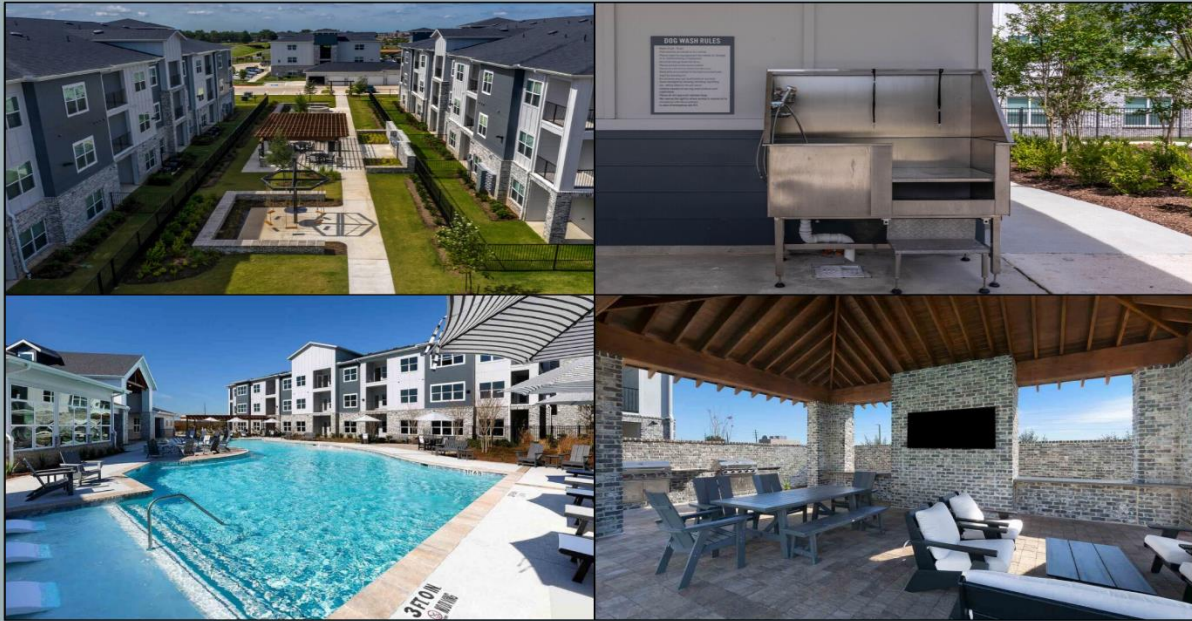
\*Payment for "Own" scenario using 20% Down Payment, 3.5% Rate & 30-Year Mortgage

## Colored Site Plan with Labels (Option 1)





## Superior Exterior/Amenities/Greenspace from previous projects

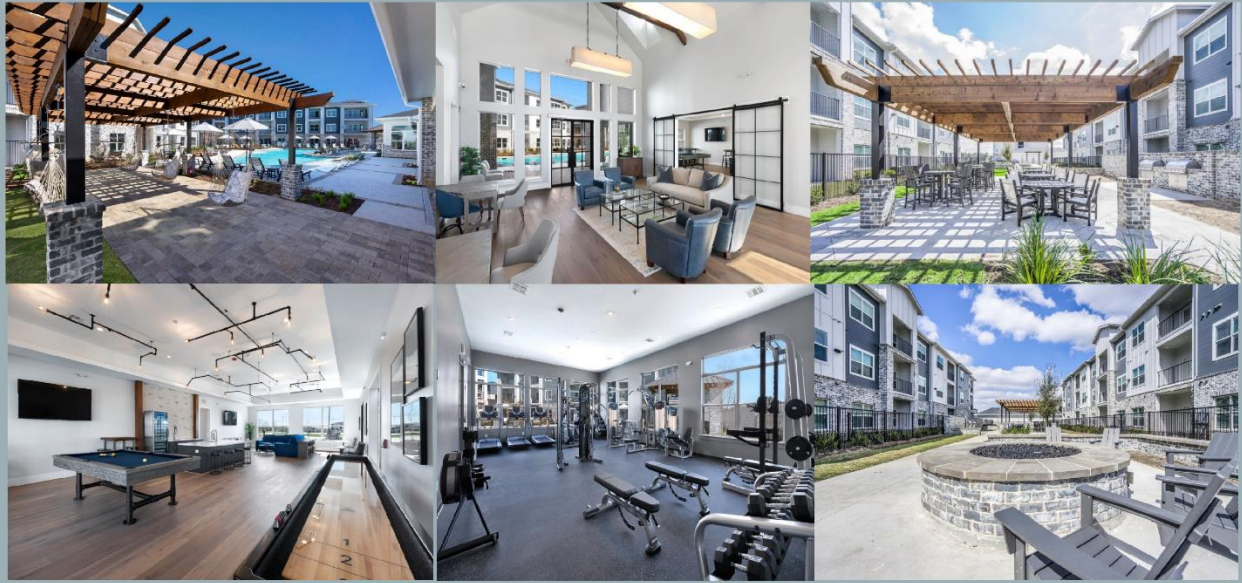


## Superior Interior Designs/Features/Layouts



- Full size washer & dryer
- **Oversized patios/balconies**
- **Quartz countertops**
- **Stainless steel appliances**
- Oversized islands
- Modern tile backsplashes
- Frameless glass mirrors
- **Handmade undermount kitchen sinks**
- **Eco-friendly double paned windows**
- Large walk-in closets with metal hanging rods
- Modern 2" faux wood blinds
- Backlit LED Mirrors
- **Soft close hinges and drawer slides**
- **Built-in trash drawers in all kitchens**
- Trash valet included
- Plywood cabinets painted/stained on the inside
- Dual vanities
- Crown molding at all upper cabinets
- Stained/painted islands on the backside
- Tile floors in the bathrooms
- **Extra sound proofing in all units**

## Superior Exterior/Amenities/Greenspace from previous projects



## City of Tomball | Tomball ISD – Additional Revenue

Unit Count	360	
<u>Tax Jurisdiction</u>	<u>2020 Mill Rate</u>	<u>Tax Obligation</u>
Tomball ISD	1.290000	\$534,060
Harris County	0.391160	\$161,940
Harris County Flood Control Dist.	0.031420	\$13,008
Port of Houston Authority	0.009910	\$4,103
Harris County Hospital District	0.166710	\$69,018
Harris County Dept. of Education	0.004993	\$2,067
Lone Star College System	0.107800	\$44,629
City of Tomball*	0.337862	\$139,875
Emergency Service Dist #3	0.100000	\$41,400

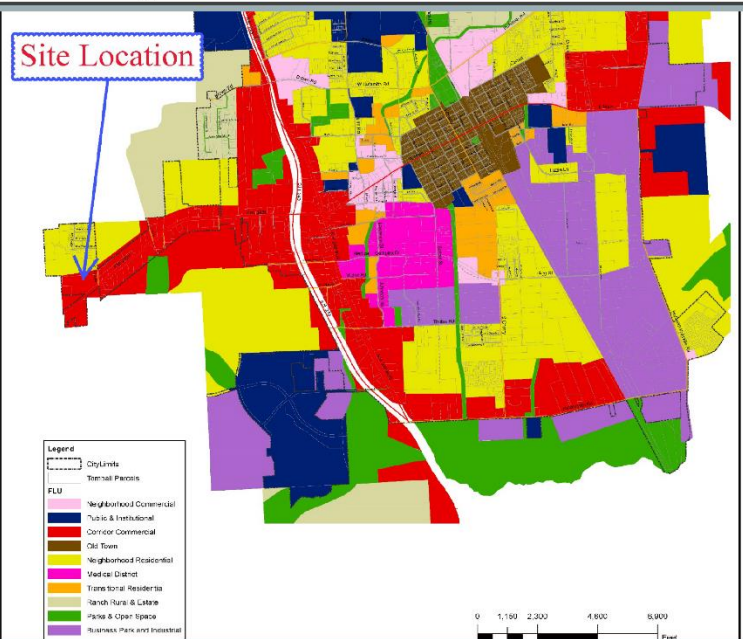
*\*subject to change based on recent proposal of \$0.333339 per \$100 VA*





Planned Development Proposal for a 360-unit fine multi-housing community

## Future Land Use Map



## The Ideal Location for Fine Multifamily Homes



- Site is zoned “Corridor Commercial” on the Future Land Use Map
  - Corridor Commercial includes new “multifamily”
- Western edge of Tomball city limits
  - Current owners have a 1-story self-storage development planned.
  - We are ready to work with Tomball, gather for a charette-style discussion to make sure this planned development meets the city’s goals, provides best-in-class living option and makes a great first impression to people entering Tomball city limits.
- 2920 Frontage – Major thoroughfare that can handle new traffic.
- Site will serve as a buffer to heavy automobile traffic and low-density residential development to the North.
- Price point is ideal for young and mid-level professionals, including, but not limited to; teachers, health care workers, retail clerks, restaurant workers, police officers and firefighters.

## Why Tomball? | Market Inventory

No.	Name	Address	City	Avg SF	ISD Zoning	Units	RBA	Bldgs. #	Yr. Built
1	Vantage at Tomball	9603 Dowdell Rd	Tomball	-	Klein	288	-	-	TBD
2	Stone Loch	10923 Boudreaux Rd	Tomball	1,107	Klein	384	425,088	12	2020
3	Everlee Apartments	23902 Kuykendahl Rd	Tomball	947	Klein	332	330,000	7	2016
4	SYNC at Spring Cypress	22803 Tomball Pky	Tomball	1,050	Tomball	328	351,343	3	2016
5	Landmark Grand Champion	11201 Boudreaux Rd	Tomball	1,026	Klein	360	222,000	15	2015
6	Willow Creek Apartments	9530 FM 2920 Rd	Tomball	881	Klein	228	207,662	11	2014
7	Oaks At Northpointe	12101 Northpointe Blvd	Tomball	963	Tomball	246	250,000	7	2014
8	The Preserve at Spring Creek	8627 Hufsmith Rd	Tomball	898	Klein	380	402,800	17	2014
9	Avenues at NorthPointe	11740 Northpointe Blvd	Tomball	1,152	Tomball	280	326,500	28	2013
10	Augusta Meadows	24215 Kuykendahl Rd	Tomball	868	Klein	264	233,293	11	2008
11	Camden Northpointe	11743 Northpointe Blvd	Tomball	941	Tomball	384	360,900	16	2007
12	The Cape	10810 Spring Cypress Rd	Tomball	769	Klein	228	177,104	11	2006
13	Fountains of Tomball	1011 Village Square Dr	Tomball	885	Tomball	160	141,584	8	1999
14	Park at Spring Creek	29807 Tomball Pky	Tomball	733	Tomball	252	199,479	17	1999
15	Crossings at Cherry	1100 S Cherry St	Tomball	1,123	Tomball	124	139,968	31	1998
16	Cobble Creek Apartments	920 Lawrence St	Tomball	781	Tomball	168	130,768	8	1984
17	Marymont Apartments	1515 Rudel Dr	Tomball	876	Tomball	128	118,004	11	1984
18	Oak Bend Place	915 Baker Dr	Tomball	890	Tomball	152	146,990	38	1984
19	Hickory Hill	1000 Hicks St	Tomball	709	Tomball	136	96,533	11	1983
20	Lakewood Apartments	11000 Gatesden Dr	Tomball	888	Tomball	256	227,216	19	1980
21	Bridgewater	1110 Graham Dr	Tomball	837	Tomball	206	287,000	17	1978
TOTAL/AVG						5,284			