Community Development Department



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021 City Council Public Hearing Date: July 19, 2021

Rezoning Case:	P21-266
Property Owner(s):	Clinton Hankla – GHM Homes, LLC
Applicant(s):	Clinton Hankla
Legal Description:	Lot 1 Block 1 Tennis Venture Tract
Location:	North side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road (Exhibit "A")
Area:	3.78 acres
Comp Plan Designation:	Neighborhood Commercial (Exhibit "B")
Present Zoning and Use:	Agricultural District (Exhibit "C") / Undeveloped (Exhibit "D")
Request:	Rezone from the Agricultural District to the General Retail District
	-

Adjacent Zoning & Land Uses:

North:	General Retail District / Undeveloped (future self-storage facility)
South:	Agricultural and Single-Family 6 Districts / Undeveloped
West:	Single-Family 20 Estate and Agricultural Districts / Single-family residence and
	undeveloped
East:	Agricultural District / Single-family residence

BACKGROUND

City Staff met with the applicant to discuss the development of the subject site in June 2021. In 2014, CUP #11 was approved by City Council for a *tennis court (private)* on the property. In 2015, City Staff approved plans for a private tennis club facility. Construction began, but was never completed.

ANALYSIS

The subject site is approximately 3.78 acres located on East Hufsmith Road. The property is between two single-family residences to the east and west. The properties on the south side of East Hufsmith Road are undeveloped. The property to the north of the subject site is currently undeveloped as well, however, plans have been submitted to the City for a boat and RV storage facility.

The property is zoned Agricultural District, with an approved CUP for a private tennis facility. Surrounding properties are zoned Agricultural to the east and west, Single-Family 20 Estate to the east as well and Single-Family 6 and Agricultural to the south. In 2017, the property to the north was rezoned to the General Retail District. According to Section 50-73 (*General Retail District*), the "General Retail District is established to provide areas for local neighborhood shopping and service facilities". This district should be located along major thoroughfares to accommodate higher traffic volume. The General Retail District appears to be an appropriate zoning district for this area.

The property and all surrounding properties are designated as Neighborhood Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for "commercial uses that are developed with the appropriate context, scale and design to compliment residential development". Appropriate land uses include "restaurants, retail, professional services, clinics, and offices" and compatible zoning districts include Office, General Retail and Planned Developments. The rezoning appears to meet the intent of the Future Land Use Map.

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-266.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Rezoning Application

Exhibit "A" Aerial Photo



Exhibit "B" Comprehensive Plan



Exhibit "C" Zoning Map



Exhibit "D" Site Photo



Exhibit "E" Rezoning Application

	Revised 5/19/15
NOP TOMEST	P&Z #21-266
S Intelle Tel	\$440.00
	N FOR REZONING
	velopment Department
NOED 190	ning Division
APPLICATION SUBMITTAL: Application	as will be <i>conditionally</i> accepted on the presumption
that the information, materials and signatur	vs are complete and accurate. If the application is
incomplete or inaccurate, your project may be	delayed until corrections or additions are received.
Applicant	
Name: Classe Hassas Mailing Address: 13315 Misty Hills Drive	Trile: Managing Member
Zip: 77429	City Cypress State. 1X
Phone (832) 684-5301 Fax. ()	Criver), chankinghee-associates.com
	The second se
Owner Name: GMH Homes, LLC (Clin: Hanista)	Managing Member
Name: GMH Homes. LLC (Clin: Hansle) Mailing Address: 13315 Misty Hills Drive	Circ Cypress Scene TX
Zip <u>77429</u>	
Phone: (832) 6845301 Pax: ()	Email chankia@tee-aseociates.com
Engineer/Surveyor (if applicable)	
	Title
Mailing Address	Cin: State:
Zip:	
Phone: () Fax: ()	Email
Description of Proposed Project office warehous	se
Physical Location of Property 343 East Hufsmith R	
	pproximate distance to nearest existing areet corner)
Legal Description of Property ABSTRACT NO. 38	
Current Zoning District AG WITH CUP	Mistract No. and Tracis; or platted Subdreators Name with Lons/Blinck
Current Use of Property_LAND	
Proposed Zoning District GENERAL RETAIL	
Proposed Use of Property: OFFICE WAREHOUSE	
HCAD Identification Number 1363880010001	Acresge 3.78
City of Tomball, Texas 501 James Street, Tomball, Texa	in 77375 Phone: 281-290-1405 www.tomballtx.gov

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. Date Signature of Applicant 5-19-20-21 Date Signature of Owner City of Tomball, Lesas 561 James Streat, Fansbell, Jexas 77375Phane: 281-290-1405 seww.tombailty.gov



June 1, 2021

Amelia Lindley City of Tomball Planning Department 401 Market Street Tomball, Texas 77375

Re: 4 Ac Huffsmith Tract Rezone Application (343 E Huffsmith Rd.)

Dear Ameila,

On behalf of our client, Clint Hankla – GHM Homes, LLC, we are submitting the application for a zone change and conditional use permit for a +/- 4 Acre tract located at 343 E Huffsmith Rd. The applications are for a rezone to General Retail with a Conditional Use Permit for Office Warehouse.

Below is a list of the items that are included with the Rezone submittal:

- 1) Rezone Application
- 2) Submittal Fee \$440 (to be paid over the phone)
- 3) Copy of Recorded "Tennis Venture Tract" Plat
- 4) Tax statements showing all taxes paid (Harris County and Tomball ISD)

Feel free to contact me if you have any questions or need any additional information.

Sincerely,

Kathryn Parker Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422

ANN HARRIS BENNETT TAX ASSESSOR-COLLECT P.O. BOX 3547 HOUSTON, TEXAS 77253-35			HAD				020 Property Tax S Web Statemer	nt
TEL: 713-274-8000				EXAS		Stateme	ent Date:	May 26, 2021
							Account Numbe	~
* 1 3 6 3 8 8 0 0							136-388-001-00	01
STOKES JANIE L 29910 ANNA TRAILS TOMBALL TX 77375-6206						Addit	ional city sales tax reduce valorem tax by: \$46	
Taxing Jurisdiction	Exempt	ions	Taxable Value	Rate per	\$100	Taxes	Property Des	scription
Harris County Harris County Flood Control Dist Port of Houston Authority Harris County Hospital District		0 0 0	252,0 252,0 252,0 252,0 252,0	16 16 16	0.391160 0.031420 0.009910 0.166710	\$985.79 \$79.18 \$24.97 \$420.14	343 E HUFSMITH RD 77: LT 1 BLK 1 TENNIS VEN 3.7766 AC	375
Harris County Dept. of Education		0	252,0	16	0.004993 0.107800	\$12.58	Appraised	Values
Lone Star College System City of Tomball		0	252,0 252,0	16	0.337862	\$271.67 \$851.47	Land - Market Value	224,01
Emergency Service Dist #8 (EMS)		0	252,0	10	0.097000	\$244.46	Impr - Market Value	28,00
							Total Market Value	252,01
							Less Capped Mkt Value	
í							Appraised Value	252,01
Page: 1 of 1							Exemptions/I	Deferrals
Total 2020 Taxes Due By Ja)21:				\$2,890.26		
Payments Applied To 2020 T	l'axes	20003 10				\$2,890.26		
Total Current Taxes Due (In	cluding Per	nalties)				\$0.00		
Prior Year(s) Delinquent Ta	xes Due (If	Any)				\$0.00		
Total Amount Due For	May 2021					\$0.00		
Penalties for Paying Late	Rate	Curre	ent Taxes	Delinquent Ta	axes	Total		
By Febuary 28, 2021	7%	\$	0.00	\$0.00		\$0.00		
By March 31, 2021	9%	\$	0.00	\$0.00	1	\$0.00		
By April 30, 2021	11%		60.00	\$0.00		\$0.00		
By May 31, 2021	13%		60.00 50.00	\$0.00 \$0.00		\$0.00 \$0.00		
By June 30, 2021	15%		50.00	\$0.00		\$0.00		
Tax Bill Increase (Decrease) fro PLE			praised Value 0					
			PAVME	NT COUPO	N		Account Num	ber
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9910 ANNA TRAILS							Amount Enclo	osed
TOMBALL TX 77375-6206								
			Make check pa	yable to:		<u> </u>		
F YOU ARE 65 YEARS OF AGE OR OL ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS Y RESIDENCE HOMESTEAD, YOU SHOU CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.	DUR P.O LD HO	X ASSES . BOX 40	IS BENNETT SOR-COLLEC 522 TEXAS 77210-4			We	b Statement - Date Prin	ted: 05-26-2021
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