

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 14, 2020

City Council Public Hearing Date: December 21, 2020

Rezoning Case: P20-321

Property Owner(s): Stephen A. Dunlap and Connie J. Dunlap

Applicant(s): Trung Le and Sandy Pham

Legal Description: Tract 10A-1 Abstract 632 C N Pillot

Location: North side of Holderrieth Road at 12118 Holderrieth Road (Exhibit "A")

Area: 5 acres

Comp Plan Designation: Corridor Commercial (Exhibit "B")

Present Zoning and Use: Single-Family 20 Estate District (Exhibit "C") / Single-family residence (Exhibit "D")

Proposed Use(s): Commercial/Light Industrial (Exhibit "E")

Request: Rezone from the Single-Family 20 Estate District to the Light Industrial District

Adjacent Zoning & Land Uses:

North: Agricultural District / Undeveloped

South: Outside City limits / Single family residence

West: Agricultural District / Undeveloped

East: Single-Family 20 Estate District / Single-family residence

BACKGROUND

In October 2020, City staff met with the applicants to discuss the development of a manufacturing facility of the property.

ANALYSIS

The property is approximately 5 acres of land on Holderrieth Road. The applicant is requesting a rezoning to the Light Industrial District for the development of a manufacturing facility, with future retail strip in the front of the property. The property is currently zoned Single-Family 20 Estate District and has a single-family residence in the front area. Surrounding properties are zoned Single-Family 20 Estate to the east, and Agricultural to the north and west. Properties on the south side of Holderrieth Road are outside the City limits.

This area of Holderrieth Road is mostly large-lot residential or undeveloped. The City anticipates this changing, especially with the Harris County expansion of Holderrieth Road in the future.

The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for “predominantly nonresidential uses along high-traffic, regionally serving thoroughfares”. The Light Industrial District is not specifically listed as a compatible zoning district in this category, however, it is likely this area will become industrial due to the close proximity to major thoroughfares, the railroad and the existing business park. The south side of Holderrieth Road is in the City’s ETJ and is designated as Business Park and Industrial by the Future Land Use Map.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 23, 2020. A Notice of Public Hearing was published in the paper on November 25, 2020. 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 P20-321.

1. The proposed rezoning is compatible with the anticipated future development of the area;
2. The proposed rezoning conforms to the Comprehensive Plan and Future Land Use Map.

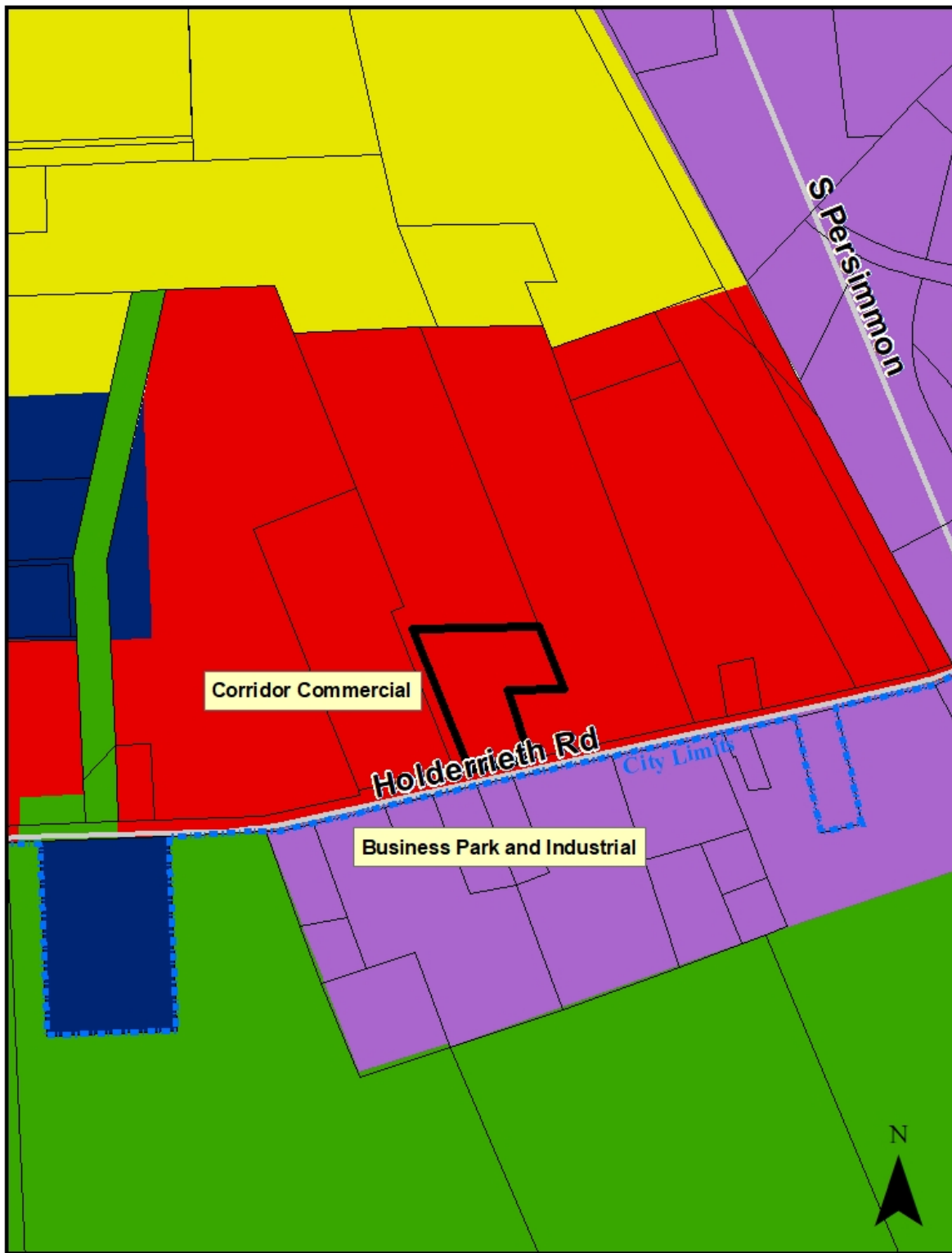
EXHIBITS

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

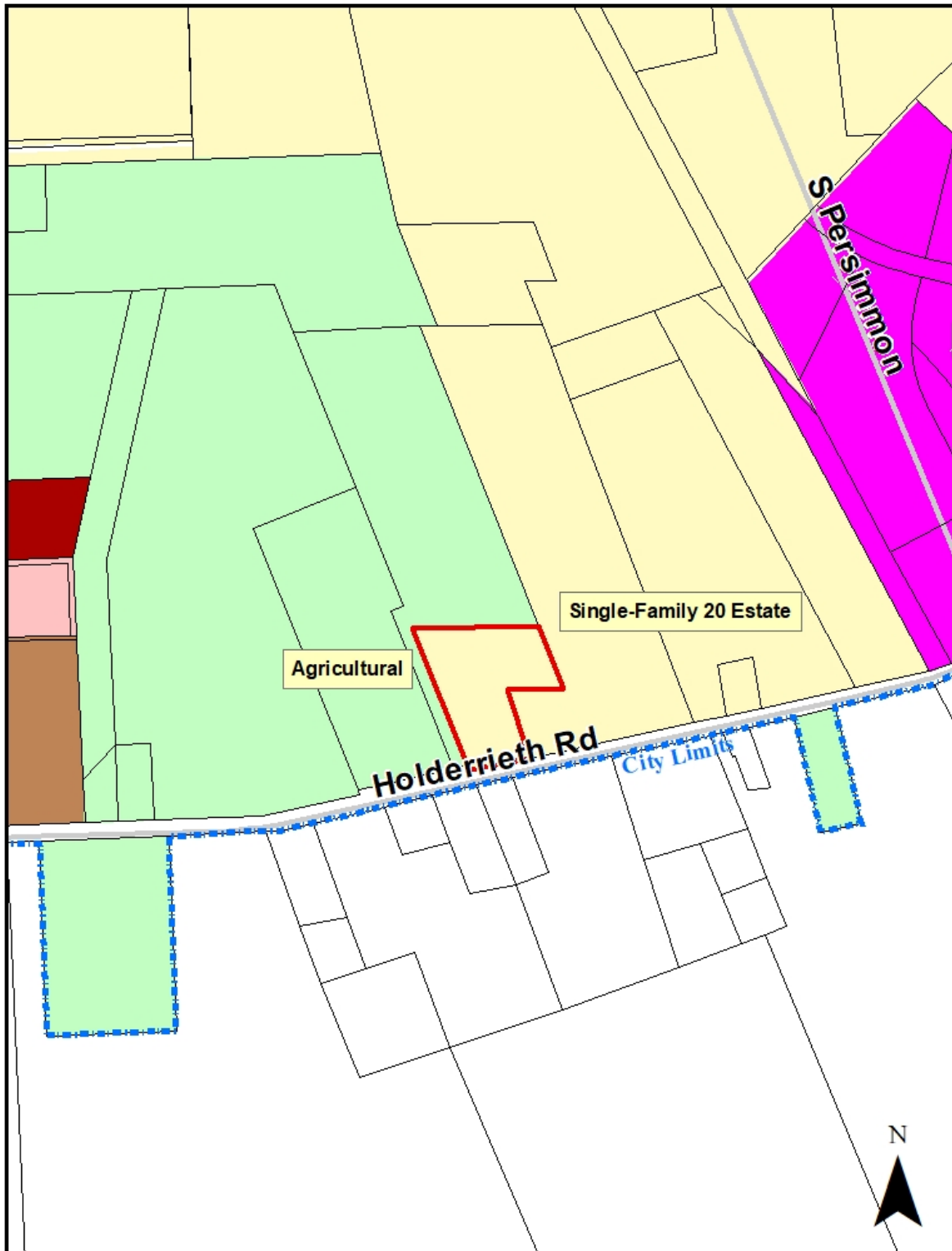
**Exhibit “A”
Aerial Photo**



**Exhibit “B”
Comprehensive Plan**



**Exhibit “C”
Zoning Map**



**Exhibit “D”
Site Photo**



Exhibit "E"
Rezoning Application

dotloop signature verification: dotloop.us/Q99Y-a685-z3p9



Revised: 4/13/2020

P&Z #20-321

\$450.00 PD

APPLICATION FOR RE-ZONING

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 project may be delayed until corrections or additions are received.

Applicant

Name: Trung Le, Sandy Pham Title: _____
Mailing Address: 17614 Rosel Oaks Ln City: Tomball State: Texas
Zip: 77377 Contact: _____
Phone: (832) 326-5876 Email: trung.le@luc-tech.com

Owner

Name: STEPHEN A DUNLAP, CONNIE J DUNLAP Title: _____
Mailing Address: 116 FOREST WIND CIR City: MONTGOMERY State: TX
Zip: 77316 Contact: _____
Phone: (281.830.1295) Email: Steve@dunlapsupply.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: Rezone 12118 Holderrieth Road

Physical Location of Property: 12118 Holderrieth Road, Tomball, TX 77375

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 10A-1 ABST 632 C N PILLOT

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-20-E, Single-Family Residential-20 district

Current Use of Property: Residential-Business

Proposed Zoning District: Commercial/Light Industrial

Proposed Use of Property: Commercial/Light Industrial

HCAD Identification Number: 0440580000212 Acreage: 4.99

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

Revised: 4/13/2020

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 Trung Le & Sandy Pham 10/13/2020
Signature of Applicant Date

X Cherie Dunlap dotloop verified 10/15/20 11:27 AM CDT JNGP-HYWK-T8KM-MJQD
Signature of Owner Date

X Steve Dunlap dotloop verified 10/15/20 11:27 AM CDT LLKG-MMGV-KSHN-RF3N
Date

October 15, 2020

RE: Rezoning
12118 Holderrieth Rd
Tomball, TX 77375

Dear Sir or Ma'am,

As long-time residents of the city of Tomball, we have seen tremendous growth and opportunity. We are requesting the rezoning of the above mentioned property from single family residence to commercial use for the future home of our business, LUC Technologies, LLC. LUC is a small business with less than 10 employees. We engineer, design, and manufacture customized PEEK connectors. We plan for LUC to be on the back side of the property. Additionally, in the future we would like to build a small retail strip in the front of the property facing Holderrieth.

We believe these plans coincide with the city's plans to commercialize this area and will bring value to the area and its' residents and hoping you agree with this assessment of Tomball's future.

Kind regards,

Trung Le, Sandra Pham
17614 Rosel Oaks Ln
Tomball, TX 77377

4.997 ACRES
SITUATED IN THE C. N. PILOT SURVEY,
ABSTRACT NO. 632, HARRIS COUNTY, TEXAS

NOTE: IMLOCATED HEREIN OIL & PETROLEUM CO. PROPERTY. EXAMINER
AS PER VOL. 852, PG. 450.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE END OF SURVEY AND THAT THERE ARE NO ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING FILED COMPAINT IN THE ABOVE REFERENCED RITE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

DANIEL KING
PROFESSIONAL LAND SURVEYOR
A/C. 4761
DRAWING NO. 02-8545
SEPTEMBER 24, 2002



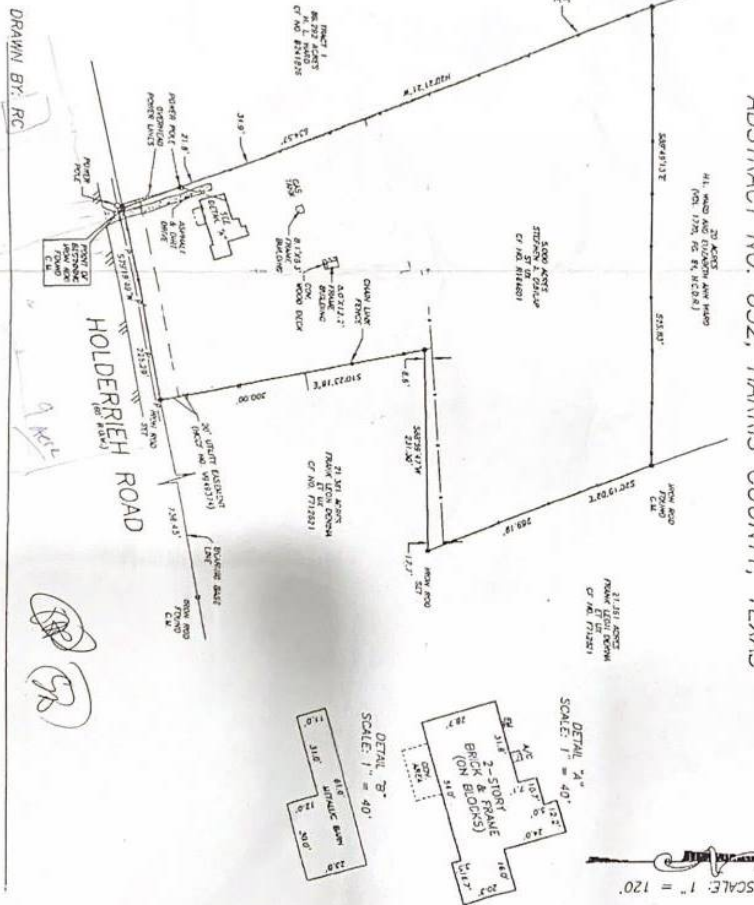
PRECISION SURVEYORS

PROFESSIONAL LAND SURVEYS

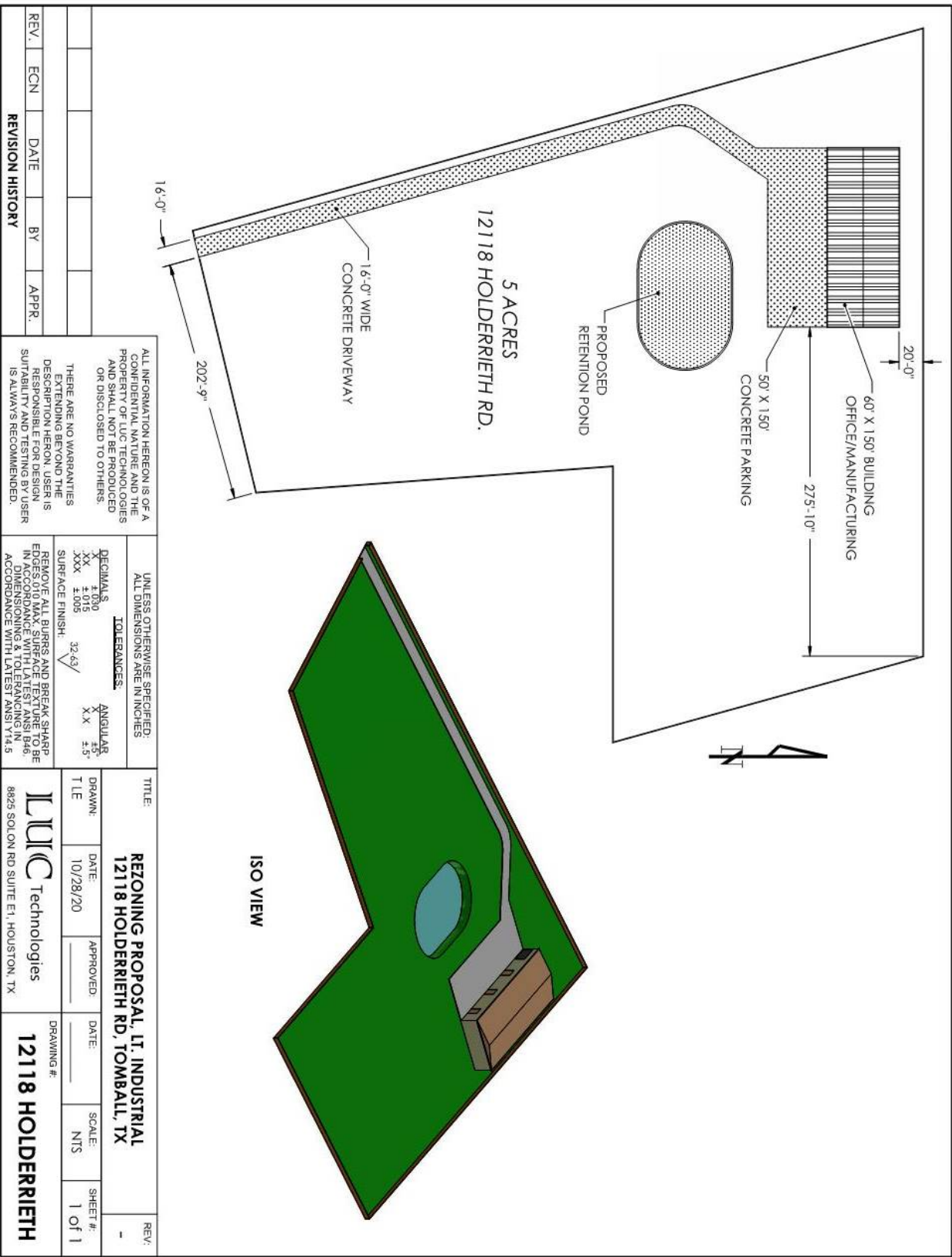
1987) indicated that the Houston area (1979



DRAWN BY: RC



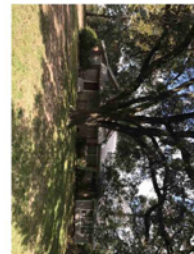
*** TOTAL PAGE.01 ***



				ALL INFORMATION HEREON IS OF A CONFIDENTIAL NATURE AND THE PROPERTY OF LUC TECHNOLOGIES AND SHALL NOT BE PRODUCED OR DISCLOSED TO OTHERS.					
				THERE ARE NO WARRANTIES EXTENDING BEYOND THE DESCRIPTION HEREON. USER IS RESPONSIBLE FOR DESIGN SUITABILITY AND TESTING BY USER IS ALWAYS RECOMMENDED.					
				UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS ARE IN INCHES					
				TOLERANCES:					
				DECIMALS		ANGULAR			
				.XX ± .015		X.X ± .5°			
				.XXX ± .005		32.63°			
				SURFACE FINISH: ✓					
				REMOVE ALL BURRS AND BREAK SHARP EDGES .010 MAX. SURFACE TEXTURE TO BE IN ACCORDANCE WITH LATEST ANSI B46.1 DIMENSIONING & TOLERANCING IN ACCORDANCE WITH LATEST ANSI Y14.5					
REV.		ECN		DATE		BY		APPR.	
REVISION HISTORY									

TITLE:						REV:					
REZONING PROPOSAL, LT. INDUSTRIAL						-					
12118 HOLDERRIETH RD, TOMBALL, TX											
DRAWN:		DATE:		APPROVED:		DATE:		SCALE:		SHEET #:	
TLE		10/28/20						NTS		1 of 1	
LUC Technologies						DRAWING #:					
8825 SOLON RD SUITE E1, HOUSTON, TX						12118 HOLDERRIETH					

D:\Dropbox (LUC-Tech)\LUC-Tech Workspace\Land Info\12118 Holderrieth 3D\Rezoning Presentation\Presentation Rev. -. Last Change: 10/29/2020 3:21:51 PM by Trung Le



12118 Holderrieth Road

Being a tract of land situated in the C.N. Pilot Survey, Abstract No. 632, Harris County, Texas, some being a tract of land conveyed to Stephen A. Dunlap, and Cencie J. Dunlap, husband and wife, by deed recorded in Instrument Number R164601, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being a Southwest corner of that tract of land conveyed to said Dunlap and Dunlap by deed recorded in Instrument Number R164601, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: along the North line of Holderrieth Road (60 feet right-of-way), from which a 5/8 inch iron rod bears North 19 degrees 21 minutes 07 seconds West a distance of 1780 feet for witness, and from which a 5/8 inch iron rod found bears South 23 degrees 04 minutes 00 seconds West a distance of 4172 feet for witness;

THENCE South 79 degrees 15 minutes 31 seconds West, along the North line of said Holderrieth Road, a distance of 226.16 feet to a point for corner, said corner being a Southwest corner of said Holderrieth Road, and being more particularly described by metes and bounds as follows: recorded in Instrument Number 20060124794, Official Public Records of Harris County, Texas, from which a 5/8 inch iron rod found bears on line in a Northerly direction, a distance of 16.72 feet for witness, and from which a 5/8 inch iron rod found bears on line in a Northerly direction a distance of 20.18 feet for witness;

THENCE North 20 degrees 30 minutes 00 seconds West, along an East line of said Holderrieth Road Properties, LLC tract, a distance of 634.29 feet to a 1/2 inch iron rod found for corner, said corner being on 'elf' corner of said Holderrieth Road Properties, LLC tract;

THENCE East, along a South line of said Holderrieth Road Properties, LLC tract, a distance of 525.78 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Holderrieth Road Properties, LLC tract, and being along a West line of said Holderrieth Road Properties, LLC tract;

THENCE South 20 degrees 29 minutes 49 seconds East, along a West line of said Holderrieth Road Properties, LLC tract, a distance of 269.19 feet to a 1/2 inch iron rod found for corner, said corner being on 'elf' corner of said Holderrieth Road Properties, LLC tract;

THENCE South 88 degrees 49 minutes 00 seconds West, along a North line of said Holderrieth Road Properties, LLC tract, a distance of 231.30 feet to a point for corner, said corner being a Northwest corner of said Holderrieth Road Properties, LLC tract, and being along a West line of said Holderrieth Road Properties, LLC tract, a distance of 614 feet for witness;

THENCE South 10 degrees 39 minutes 37 seconds East, along a West line of said Holderrieth Road Properties, LLC tract, a distance of 300.23 feet to the POINT OF BEGINNING and containing 217,630 square feet or 5.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryon Connolly) hereby certifies to the Client, that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown herein actually existed on the date of this survey; (d) the Surveyor is not aware of any other parties or interests in the land, and any loss resulting from other use shall not be the responsibility of the Surveyor. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings are as shown, and EXCEPT AS SHOWN, all no easements, encroachments, or other interests in the property are shown, and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 5th day of November, 2020

Bryon Connolly
Bryon Connolly
Registered Professional Land Surveyor No. 5513



12026 South Blvd., Ste. 240
Houston, TX 77058
P 214.434.5425
F 214.434.5426
M 214.434.5427
www.dcplic.com

CBCG
CONCRETE BUILDING CONSTRUCTION GROUP

CONCRETE BUILDING CONSTRUCTION GROUP

METES AND BOUNDS

C. N. PILOT SURVEY, ABSTRACT NO. 632

HARRIS COUNTY, TEXAS

12118 HOLDERRIETH ROAD

NOTE: This survey is made in conjunction with the Surveyor's Certificate, which is a part of this survey. The Surveyor is not responsible for the accuracy of the Surveyor's Certificate, which is a part of this survey. The Surveyor is not responsible for the accuracy of the Surveyor's Certificate, which is a part of this survey.

NOTE: METES AND BOUNDS ARE RECORDED IN INSTRUMENT NO. R164601, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

DATE

BY

NOTES

LEGEND

LEGEND

SCALE

DATE

JOB NO.

C.F. NO.

ISSUE

