

ORDINANCE NO. 2017-13

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS ZONING ORDINANCE, BY APPROVING A PLANNED DEVELOPMENT DISTRICT OF APPROXIMATELY 70.36 ACRES OF LAND, LEGALLY DESCRIBED AS RESERVE C, C1 AND C2 TOMBALL GREENS; WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT THE PLANNED DEVELOPMENT DISTRICT TO BE KNOWN AS PLANNED DEVELOPMENT – 9 (PD-9) DISTRICT; ADOPTING A CONCEPT PLAN AND REGULATIONS APPLICABLE TO PD-9 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, the property owners have requested that approximately 70.36 acres of land, legally described as Reserve C, C1 and C2 Tomball Greens, generally located East side of Hufsmith-Kohrville Road, north side of Spell Road, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

Whereas, the property owners have presented an application to the City for a Planned Development District to allow the construction of a single-family development; and

Whereas, the Planned Development application consists of an application for Planned Development District (Exhibit "A"); Planned Development regulations (Exhibit "B") request letter (Exhibit "C"); and concept plan (Exhibit "D") attached to and made a part of this Ordinance; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council deny the requested rezoning; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Single-Family 9 District to the PD-9 District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball shall be revised and amended to show the designation of the Property as PD-9 District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification of the Property, to PD-9 District as described above.

Section 5. PD-9 shall be subject to the limitations, restrictions, and covenants outlined in Exhibit “B” and the following additional covenant:

- A. Compliance with Application and Concept Plan. The granting of the PD District shall be conditioned upon the proposed improvements and land uses being located, constructed, and conducted upon the Property in substantial compliance with the application for PD District (Exhibit “A”), PD regulations (Exhibit “B”), request letter (Exhibit “C”), and concept plan (Exhibit “D”) made a part hereof for all purposes.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Tex.Gov't. Code ch. 551.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 17TH DAY OF APRIL 2017.

COUNCILMAN HUDGENS	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN QUINN	<u>AYE</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF MAY 2017.

COUNCILMAN HUDGENS	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN QUINN	<u>AYE</u>

Gretchen Fagan
Gretchen Fagan, Mayor

ATTEST:

Doris Speer
Doris Speer, City Secretary

Exhibit "A"
PD District Application

Revised 5/19/15



P17-0023

APPLICATION FOR REZONING
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: Scott McKinzie, Jones|Carter Title: Planner
Mailing Address: 8701 New Trails Drive, Suite 200 City: The Woodlands State: TX
Zip: 77381
Phone: (281) 363-4039 Fax: (281) 363-3459 Email: smckinzie@jonescarter.com

Owner

Name: Doug Eibsen, BCDE, LTD / Eibsen & Assoc. Title: General Partner / President
Mailing Address: 24522 Creekview Dr City: Spring State: TX
Zip: 77389
Phone: (713) 628-3628 Fax: () Email: DougEibsen@att.net

Engineer/Surveyor (if applicable)

Name: John Dreahn, Jones|Carter Title: Department Manager
Mailing Address: 8701 New Trails Drive, Suite 200 City: The Woodlands State: TX
Zip: 77381
Phone: (281) 363-4039 Fax: (281) 363-3459 Email: JDreahn@jonescarter.com

Description of Proposed Project: Alexander Estates, Single-Family Lot Subdivision

Physical Location of Property: Northeast corner of Huffsmith-Kohrville Road and Spell Road
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Being a partial replat of Tomball Greens, Unrestricted Reserve C
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-5

Current Use of Property: Vacant, undeveloped

Proposed Zoning District: Planned Development

Proposed Use of Property: Single Family Residential

HCAD Identification Number: 1207880000005 Acreage: 70.3574

1207880000007, 1207880000008
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

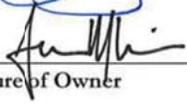
Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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.


Signature of Applicant

2/28/2017

Date


Signature of Owner

2/28/2017

Date

CITY OF TOMBALL
281-351-5484

REC#: 00971835 3/01/2017 10:41 AM
OPER: RP TERM: 005
REF#: W 1905

TRAN: 130.0000 PLANNING AND ZONING
ALEXANDER ESTATES 70.3574 AC
EIBSEN & ASSOCIATES
100-5441
REZONING APPLICATIO 1,103.57CR

TENDERED: 1,103.57 CHECK
APPLIED: 1,103.57-

CHANGE: 0.00

**Exhibit “B”
PD District Regulations**

**EXHIBIT B
Planned Development
Alexander Estates**

A. Contents. This final development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Landscape Regulations
- Pedestrian and Bicycle Circulation Regulations
- Building Regulations

B. General Provisions.

1. Building permits for single family homes will not be issued until the installation of a traffic signal at the intersection of Huffsmith-Kohrville Road and Spell Road.
2. The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a SF-9 (Standard Single Family Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-9 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
3. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas or other impermeable material. No portion of a residential lot or public street right-of-way shall be considered open space.

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

4. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit B-1a: *Location Map*
Exhibit B-1b: *Jurisdiction Map*
Exhibit B-2a: *Site Plan*
Exhibit B-2b: *Lot Configurations*
Exhibit B-3: *Landscape, Open Space & Trail Plan*
Exhibit B-4: *Plant List*

5. As shown on Exhibit B-1a, *Location Map*, the PD encompasses 70.3604, located east of Huffsmith Kohrville Road and north of Spell Road.

C. Land Uses.

1. Permitted land uses are listed below. All other land uses are prohibited in the PD.

<u>Use</u>	<u>SIC Code</u>
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	

D. Development Regulations for Single Family Lots – Maximum 251 lots permitted, total lot count, generally in a configuration and location as shown on [Exhibit B-2a, Site Plan](#), single-family home sites within the PD shall be developed in accordance with the following regulations:

1. SFR-1: Lots shown on [Exhibit B-2a, Site Plan](#)
 - (a) Minimum lot area: 7,200
 - (b) Minimum lot width: 60 feet
 - (c) Minimum lot depth 115 feet
2. SFR-2: Lots shown on [Exhibit B-2a, Site Plan](#)
 - (a) Minimum lot area: 6,000
 - (b) Minimum lot width: 50 feet
 - (c) Minimum lot depth 115 feet
3. Minimum building setbacks:
 - (a) Front yard: 20 feet;
 - i. 20% of all lots shall incorporate alternative garage setback as shown on [Exhibit B-2b, Lot Configurations](#)
 - (b) Rear yard: 15 feet, except the minimum rear yard where lots back on Spell Road or Huffsmith-Kohrville Road shall not be less than 25 feet.
 - (c) Side yard: 5 feet, 15 feet on street side
4. Fencing:
 - (a) A minimum 8-foot in height masonry and/or wood fence shall be constructed adjacent to Huffsmith-Kohrville Road on residential lots, prior to the issuance of a certificate of occupancy for the residential home constructed on the lot:
 - (b) Lots adjacent to the internal detention lake shall be permitted to construct only decorative “open” tubular steel fences.

E. Landscape Regulations – As shown on [Exhibit B-3, Landscape, Open Space & Trail Plan](#), the PD shall be developed in accordance with the following landscape regulations:

1. Recreation sites and amenities:
 - (a) A landscape, open space reserve, a minimum ¼ acres shall be provided within the neighborhood for recreational uses. The reserve shall be centrally located and have frontage on a minimum two public streets.

- (b) Amenities shall include:
 - i. A pedestrian plaza as defined below.
 - ii. At least one of the following, a shade structure, a fire pit and or a water feature, (like a Koi pond, interactive fountain, or splash pad.)

2. Landscape buffers:

- (a) 15-foot minimum buffer shall be provided along Spell Road.
- (b) 10-foot minimum buffer, contiguous to lot lines, shall be provided along the primary entry street. As shown on *Exhibit B-3, Landscape, Open Space and Trail Plan*
- (c) Required buffers along primary collector and entrance streets shall include one shade tree for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need not be placed evenly.
- (d) Required buffers may include trails.

3. Open Space:

- (a) Minimum 15% open space, inclusive of the detention pond, to be distributed as shown on *Exhibit B-3, Landscape, Open Space, & Trail Plan*.
- (b) All required open space shall be owned and maintained by the Homeowners Association or the Imperial Development District and shall be accessible to all residents. *Exhibit B-3, Landscape, Open Space, & Trail Plan*.

4. Shade trees:

- (a) A minimum of two trees shall be placed within the front yard setback on each residential lot.
- (b) In addition, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback.
- (c) Within street medians trees shall be provided at one tree per 30 linear feet of median or portion thereof.
- (d) Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

5. Plant species used to satisfy the requirements of the PD are listed on *Exhibit B-4, Plant List*.

G. Sidewalks and trails: As shown on *Exhibit B-3, Landscape, Open Space & Trail Plan*, the PD shall be developed in accordance with the following:

1. Sidewalks & trails:

- (a) Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
- (b) All sidewalks shall be paved with concrete. Trails around the detention pond or through greenbelt areas outside of the public right-of-way may be constructed with concrete of decomposed granite.
- (c) A minimum of two pedestrian plazas shall be provided as shown on *Exhibit B-3, Landscape, Open Space & Trail Plan*. Pedestrian plazas shall be a minimum of 500 sq. ft. each and shall include, at a minimum, decorative paving, two seating benches, one landscaping planter box, and two shade trees.

2. Lighting used to illuminate sidewalks, trails, landscape buffers, the pedestrian plaza, or other common open space shall be arranged, located, or screened to direct light away from residential lots.

H. Building Regulations – Single family homes within the PD shall be developed in accordance with the following building regulations:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), stucco, and glass, and shall comprise at least 85% of the front façade and 50% of the remaining façades.
2. Secondary exterior finishes shall include wood, ceramic tiles, and fiber cement siding.
3. Use of architectural metals is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. The Director may approve alternative Primary or Secondary exterior finishes not specified herein if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings, substantially equal to or better than a specified Primary or Secondary exterior finish in quality, durability, and appearance, and the use thereof will not violate any provision of this Final Development Plan.
5. No single exterior finish material shall cover more than 80% of the front of any single family home.
6. The following building materials shall not be used on the exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Smooth or untextured concrete surfaces.
 - (c) Exterior Insulated Finish Systems (E.I.F.S.)
 - (d) Unfired or underfired clay, sand, or shale brick.

Exhibit B-4
Plant List for Alexander Estates

The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD:

Shade Trees:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuata 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possunhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniperus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifica</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Shrubs:

Abelia	<i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Clevera	<i>Ternstroemia gymnathera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Dietes iridioides</i> , <i>Dietes bicolor</i>
Elaeagnus Ebbingei	<i>Elaeagnus macrophylla</i>
Silverberry	<i>Elaeagnus fruilandi</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Barbados Cherry	<i>Malpighia Glabra</i>
Fatsia	<i>Fatsia japonica</i>
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'
Louisiana Iris	<i>Iris louisiana</i>
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Waxleaf Glossy Privet	<i>Ligustrum lucidum</i>
Fringe Flower	<i>Loropetalum chinense</i>
Maiden Grass	<i>Miscanthus sinensis</i> var.
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina domestica</i>
Purple Fountain Grass	<i>Pennisetum setaceum</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Shrub Rose	<i>Rosa</i> spp. 'Knockout', 'The Fairy', 'Bonica', 'Carefree Wonder'
Society Garlic	<i>Tulbaghia violacea</i>
Sweet Viburnum	<i>Viburnum</i> spp.
Bridal Wreath Spirea	<i>Spirea prunifolia</i>
Oleander	<i>Nerium oleander</i>
Dwarf Oleander	<i>Nerium oleander</i> 'Petite Pink', 'Little Red'
Plumbago	<i>Plumbago auriculata</i>
Dwarf Pomegranate	<i>Punica granatum</i> 'Nana'
Kumquat	<i>Fortunella</i> spp.
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'

Exhibit "C" PD District Request Letter



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 1, 2017
Revised April 25, 2017

Mr. Craig Meyers, PE, CFM
Community Development Director
City of Tomball
501 James Street
Tomball, TX 77375

Re: Request for Rezoning

Mr. Meyers:

This letter serves as a formal rezoning request. The property in question is undeveloped, but is currently zoned Single Family 9 (SF-9) within the corporate limits of Tomball. We are requesting the property be rezoned to Planned Development (PD).

The property is located at the northeast intersection of Hufsmith-Kohrville Road and Spell Road, and consists of 70.3574 acres. The property is currently platted as Tomball Greens, and the portion proposed for rezoning is part of Unrestricted Reserve "C". The proposed development, Alexander Estates, consists of a maximum 251 single family residential lots with a required mix of two different lot sizes, 50' X 130' and 60' X 130'.

A PD Planned Development District is proposed to permit the development of a superior design neighborhood to what is otherwise permitted with SF-6 or even SF-9 single family district.

- The proposed PD will provide increased recreational and open space opportunities including required trails, plazas and recreational amenities
- It will require other amenities that are of special benefit to adjacent property owners and the overall community including required fencing along Hufsmith-Kohrville and landscape buffers along Spell Road.
- The proposed plan will provide an appropriate balance between intensity of development and open space. I have attached an illustration to this letter showing the expected yield on the property of over 200 lots without a change to the sites current zoning of R-9. Based on R-6 zoning the site could yield approximately 300 lots. The proposed PD proposes a maximum number of 251 lots and requires a minimum 15 percent of the site be open space, recreation and landscape reserve. The average lot size for the 50'-wide lots will be 6,500 sq. ft. and 7,800 sq. ft. for the 60'-wide lots. The proposed lot sizes exceed the requested zoning district's minimum lot size of 4,000 sq. ft. and the minimum requirements of the R-6 District of 6,000 square feet.

- The proposed PD will exceed the standards of the City by requiring development within the subdivision to adhere to minimum building regulations, require alternative garage setbacks and require landscape trees on each single family lot.

Public access to the site will be from Spell Road and Huffsmith Kohrville Road. Traffic studies that have been performed indicate that the proposed development will not adversely impact vehicular or pedestrian access in the area. And to insure that the proposed development will not add to the existing traffic congestion we have made it a general condition of the zoning district that building permits for residential lots will not be issued until a traffic signal is constructed at the intersection of Spell Road and Huffsmith-Kohrville Road.

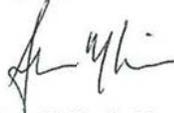
Drainage within the proposed subdivision will be collected and conveyed via a system of concrete curb and gutter streets and detained in an amenity pond that will feature landscape trails and benches as required by the PD. The development of the subdivision will actually reduce the amount of storm water runoff that currently drains to Spell Road.

This zone change request will be consistent with surrounding properties and developments in the area, as the property is surrounded on three sides with existing single family residential properties.

Attached to this request for reference is the current recorded plat for the property, as well as a conceptual site plan and the proposed ordinance language for the PD District.

Please feel free to contact me if you have any questions or would like any additional information. We appreciate your assistance and look forward to successfully rezoning the referenced property.

Regards,



Scott McKinzie, Planner

Exhibit "D" Concept Plan



JONES CARTER

ALEXANDER ESTATES



ADDITIONAL R.O.W. WORKING FOR HUFSMITH KOHRVILLE RD.

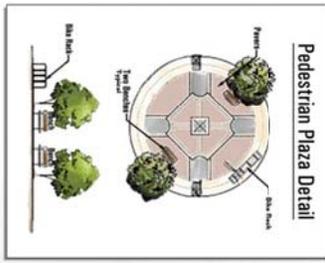
TOMBALL BUSINESS & TECHNOLOGY PARK

LOT ANALYSIS	
MAXIMUM 251 LOTS	
SFR-2	50' x 130' Typical
SFR-1	80' x 130' Typical
M	model home

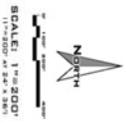
SCALE: 1" = 200'
 NORTH
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

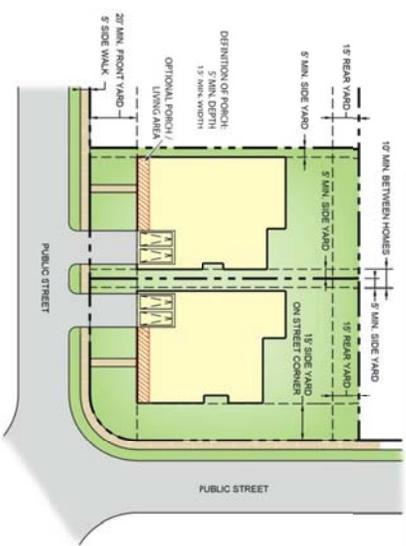
EXHIBIT B-2a:
SITE PLAN

-  5' Sidewalk
-  8' Pedestrian Trail
-  Required Recreation Reserve
Minimum 3/4 ac.
-  Proposed Pedestrian Plaza

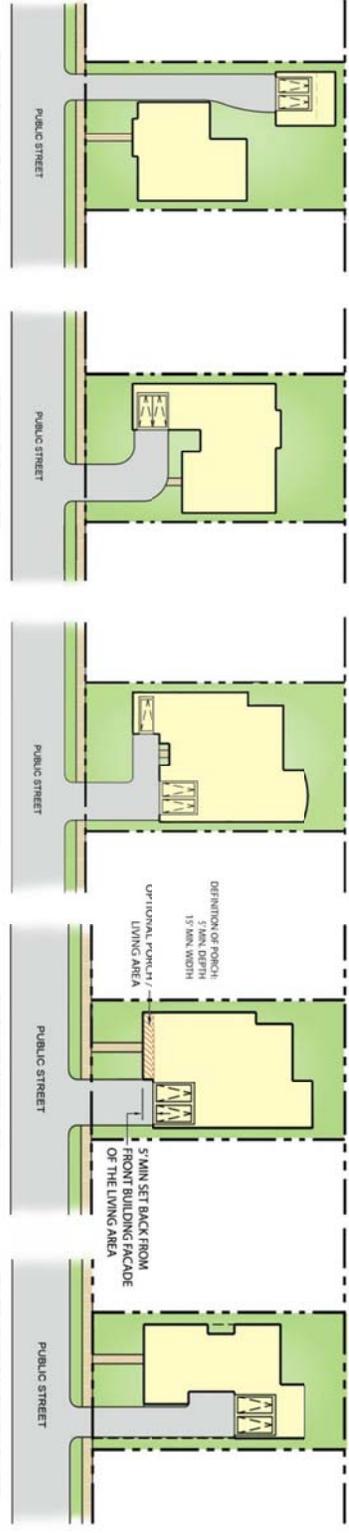


THIS PLAN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED.





TYPICAL LOT CONFIGURATION



ALTERNATIVE GARAGE SETBACKS

DRAWING NOT TO SCALE



JONES CARTER

ALEXANDER ESTATES