

**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, FEBRUARY 10, 2020

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, February 10, 2020 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting on January 13, 2020
- 5.0 New Business:
 - 5.1 Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK – PARTIAL REPLAT NO. 1A** Subdivision of

14.8903 Acres, being a Replat of Lots 6 and 7 Tomball Business and Technology Park, Recorded in Film Code No. 653006 H.C.M.R., Located in the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pilot Survey, Abstract No. 32, City of Tomball, Harris County, Texas.

- 5.2 Consideration to Approve Replat of **TURNSTONE III BUSINESS PARK** A Subdivision of 9.4930 Acres, (413,516 Square Feet) of land, situated in the Chauncey Goodrich Survey, Abstract No. 305, Harris County Texas.
- 5.3 Consideration to Approve Replat of **WILHITE TRACT** A Subdivision of 0.3214 Acre Tract, (14,000 Square Feet) being a Replat of Lots 37, 38 and 39 of revised map of Tomball as recorded in Volume 4, Page 25, Harris County Map Records, situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas.
- 5.4 Consideration to Approve Replat of **DECKER PRAIRIE COMMERCIAL PARK** Being a Replat of Lot 6, Block 1 of Decker Prairie Commercial Park, Being 1.6195 Acres situated in the Joseph House Survey, Abstract No. 20, as recorded in Cabinet Z, Sheet 34, of the Map Records of Montgomery County, Texas
- 5.5 Consideration to Approve Replat of **ALEXANDER ESTATES – REPLAT #2** A Subdivision of 18.2524 Acres of Land, being a part of The Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a replat of Reserves “B”, “F”, “H”, “K”, “L”, “O”, “P” of Alexander Estates as recorded in F.C. No. 687972, H.C.M.R., Harris County Texas.
- 5.6 Consideration to Approve **Zoning Case P19-187**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

- Conduct Public Hearing on **Zoning Case P19-187**

- 5.7 Consideration to Approve **Zoning Case P20-007**: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

- Conduct Public Hearing on **Zoning Case P20-007**

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of February, 2020 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the schedule time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting on January 13, 2020

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Minutes - 1-13-2020

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, JANUARY 13, 2020



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:03 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson – Excused Absence

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – City Engineer

Draft

2.0 No Public Comments were received.

3.0 Reports and Announcements

- Craig Meyers, Community Development Director, announced the following:
 - Zoning Case P19-155, rezoning request at 503 Hufsmith Road, was approved at City Council.
 - Zoning Case P19-156, CUP request for office showroom/warehouse and mini warehouse/self-storage facility at 503 East Hufsmith Road, was approved at City Council.
 - Zoning Case P19-157, rezoning request at South Cherry Street, was approved at City Council.
- Craig Meyers, Community Development Director, Wesley Stolz, City Engineer and Amelia Lindley, City Planner, presented the 2019 Planning & Zoning Commission Summary.

4.0 Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 9, 2019.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve **Zoning Case P19-171:** Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 15 acres of land legally described as 15 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-14) District.

No action was taken. Applicant requested item to be withdrawn from the Agenda.

- 6.0 Motion was made by Commissioner Roquemore, second by Commissioner Benson, to adjourn.

Roll call vote was called by Commission Secretary Wesley Stolz. Motion carried unanimously.

The meeting adjourned at 6:12 p.m.

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK – PARTIAL REPLAT NO. 1:** A Subdivision of 14.8903 Acres, being a Replat of Lots 6 and 7 Tomball Business and Technology Park, Recorded in Film Code No. 653006 H.C.M.R., Located in the Elizabeth Smith Survey, Abstract No. 70 and the C.N. Pillot Survey, Abstract No. 32, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Tomball Business & Technology Park - Final Plat
Tomball Business & Technology Park - Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

WE, 2978 INDUSTRIAL PROPERTIES, LLC, ACTING BY AND THROUGH JEFF PRESNAL, ITS MANAGER, BEING AN OFFICER OF 2978 INDUSTRIAL PROPERTIES, LLC, HERINAFTER REFERRED TO AS OWNERS OF THE 14.8903 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL BUSINESS AND TECHNOLOGY PARK PARTIAL REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS HAVE A NET DRAINAGE OPENING AREA OF A SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTEMONY WHEREOF, 2978 INDUSTRIAL PROPERTIES, LLC, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JEFF PRESNAL, ITS MANAGER, THERUNTO AUTHORIZED ON THIS THE ____ DAY OF _____, 2020.

2979 INDUSTRIAL PROPERTIES, LLC

BY: _____
JEFF PRESNAL
MANGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PRESNAL, MANAGER, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BARBARA TAGUE
CHAIRMAN

DARRELL ROQUEMORE
VICE CHAIRMAN

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 2020, AT _____ O'CLOCK ____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

J. PRUITT SURVEY,
A-629

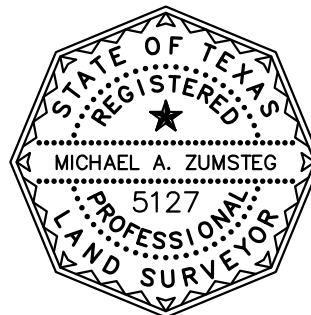
TOMBALL ECONOMIC
DEVELOPMENT CORP.
LOT 500 TOMBALL OUTLOTS
VOL. 2, PG. 65 H.C.M.R.

ELIZABETH SMITH SURVEY,
A-70

C.N. PILLOT SURVEY,
A-632

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL A. ZUMSTEG R.P.L.S.
TEXAS REGISTRATION NO. 5127



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1040.00'	27° 53' 50"	506.37'	S 62° 40' 21" E	501.39'
C2	670.00'	41° 26' 46"	484.66'	S 07° 20' 39" E	474.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78° 37' 16" E	47.28'
L2	S 13° 22' 44" W	98.92'
L3	S 81° 10' 07" W	42.37'

LEGEND

I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
ESMT. - EASEMENT
FND. - FOUND
SQ. FT. - SQUARE FEET
N - NORTH
S - SOUTH
E - EAST
W - WEST
NO. - NUMBER
F.C. - FILM CODE
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
H.C.C.F. NO. - HARRIS COUNTY CLERK'S FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
S.S.E. - SANITARY SEWER EASEMENT
O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY

- #### GENERAL NOTES
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
 - ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE: JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACK AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 - BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

TOMBALL BUSINESS AND TECHNOLOGY PARK PARTIAL REPLAT NO 1

A SUBDIVISION OF 14.8903 ACRES, BEING A REPLAT OF LOTS 6 AND 7 TOMBALL BUSINESS AND TECHNOLOGY PARK, RECORDED IN FILM CODE NO. 653006 H.C.M.R., LOCATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70 AND THE C.N. PILLOT SURVEY, ABSTRACT NO. 32, CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS

DATE: JANUARY, 2020 SCALE: 1" = 100'

OWNER:

2978 INDUSTRIAL PROPERTIES, LLC,

25614 BRIDLE CREEK DRIVE NORTH, MAGNOLIA, TX. 77355-5876

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7662

E-MAIL: dmasi@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

CITY OF TOMBALL

Plat Name: Tomball Business & Technology Park Plat Type: Replat
Partial Replat #1

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 10, 2020

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve Replat of **TURNSTONE III BUSINESS PARK:** A Subdivision of 9.4930 Acres, (413,516 Square Feet) of land, situated in the Chauncey Goodrich Survey, Abstract No. 305, Harris County Texas.

Background:

Origination:

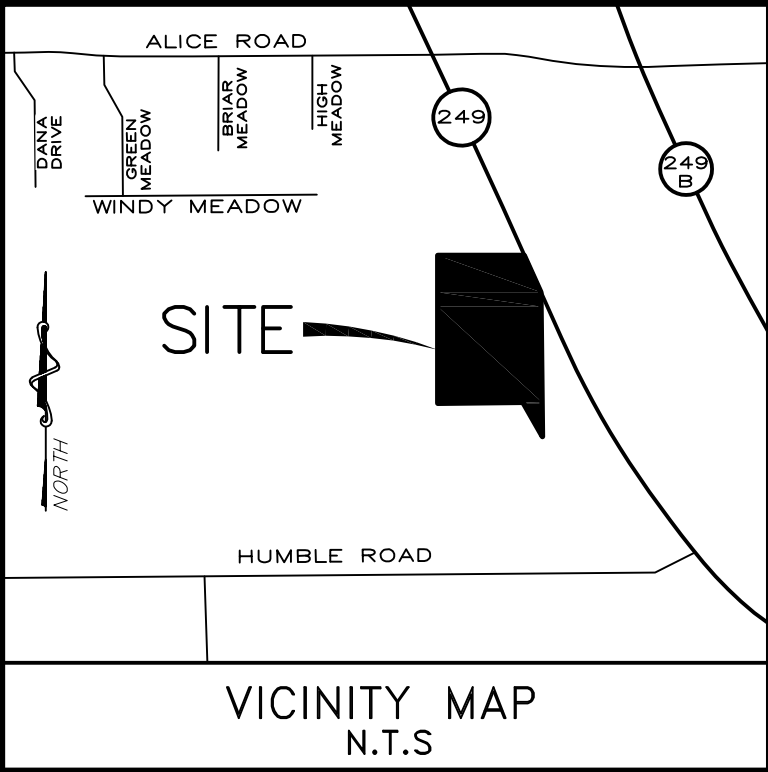
Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Turnstone III Business Park - Final Plat
Turnstone III Business Park - Plat Comments



GENERAL NOTES:

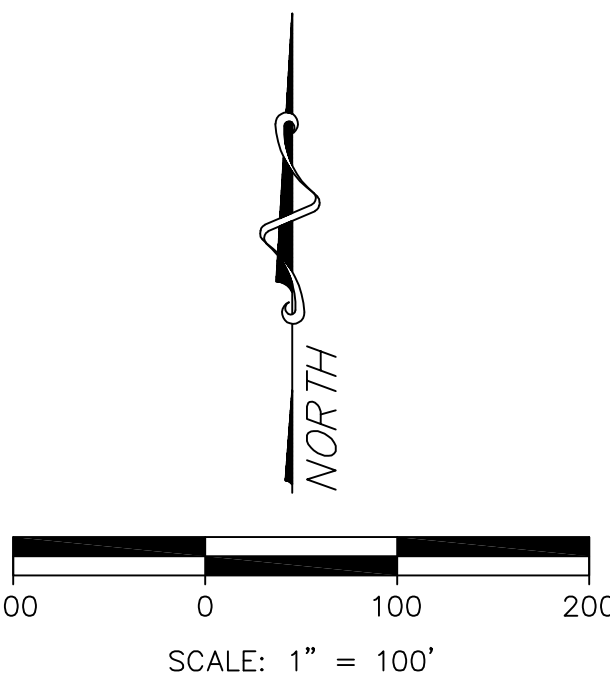
1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999946128.
2. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
3. ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0210L, EFFECTIVE JUNE 18, 2007, THIS PROPERTY IS NOT IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.
4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
5. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
6. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
8. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
9. THIS RESERVE IS SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED UNDER CLERK'S FILE NOS. 20100015879 & 20120151682 OF THE H.C.O.P.R.R.P.

LEGEND:

- I.R. — IRON ROD
SQ. FT. — SQUARE FEET
NO. — NUMBER
VOL. — VOLUME
PG. — PAGE
C.F. — CLERK'S FILE
I.P. — IRON PIPE
FND. — FOUND
D.C.L. — DIRECTIONAL CONTROL LINE
C.M. — CONTROLLING MONUMENT
R.O.W. — RIGHT-OF-WAY
F.E.M.A. — FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. — FLOOD INSURANCE RATE MAP
H.C.D.R. — HARRIS COUNTY DEED RECORDS
H.C.M.R. — HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P. — HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	S 26°16'12" E	210.50'



STATE OF TEXAS

COUNTY OF HARRIS

We, TURNSTONE TEXAS GROUP, LP by TURNSTONE TEXAS GROUP GP, LLC, its General Partner, acting by and through Steve Adkisson, Vice President, being an officer of TURNSTONE TEXAS GROUP GP, LLC, owners in this section after referred to as owners (whether one or more) of the 9.4930 acre tract described in the above and foregoing plat of TURNSTONE III BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plot, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the TURNSTONE TEXAS GROUP, LP have caused these presents to be signed by Steve Adkisson, Vice President, thereunto authorized,

this _____ day of _____, 2020.

TURNSTONE TEXAS GROUP, LP by
TURNSTONE TEXAS GROUP GP, LLC

By: _____
Steve Adkisson, TITLE

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Steve Adkisson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

_____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

By: _____
Kristin Egdeller, Senior Vice President

STATE OF TEXAS

COUNTY OF HARRIS

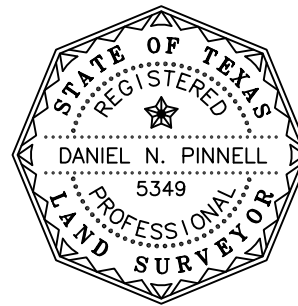
BEFORE ME, the undersigned authority, on this day personally appeared Kristin Egdeller known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to nearest survey corner.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TURNSTONE III BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized

the recording of this plat this _____ day of _____, 2020.

By: _____
Barbara Tague
Chair

By: _____
Darrell Roquemore
Vice Chairman

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____, 2020, at _____ o'clock _____ M., and duly recorded on

_____ 2020, at _____ o'clock _____ M., and at Film Code

Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

TURNSTONE III BUSINESS PARK

A SUBDIVISION OF 9.4930 ACRES (413,516 SQUARE FEET)
OF LAND, SITUATED IN THE CHAUNCEY GOODRICH SURVEY,
ABSTRACT NO. 305, HARRIS COUNTY, TEXAS.

1 BLOCK

OWNERS:
TURNSTONE TEXAS GROUP, LP
1130 ENCLAVE PARKWAY
HOUSTON, TEXAS 77077
832-413-4475

1 RESERVE

CONSULTANT:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

DATE: JANUARY, 2020

SCALE: 1" = 100'

PROJECT NO. 19-187

CITY OF TOMBALL

Plat Name: Turnstone III Plat Type: Final

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 10, 2020

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update owner signature block

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve Replat of **WILHITE TRACT** A Subdivision of 0.3214 Acre Tract, (14,000 Square Feet) being a Replat of Lots 37, 38 and 39 of revised map of Tomball as recorded in Volume 4, Page 25, Harris County Map Records, situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Wilhite Tract - Final Plat
Wilhite Tract - Plat Comments

BY: _____
DEPUTY

12345 JONES ROAD#270
HOUSTON , TEXAS 77070
(281) 955 - 2772

~~Page 16 of 63~~

CITY OF TOMBALL

Plat Name: Wilhite Tract Plat Type: Replat

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 10, 2020

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update the legal description
- Update lot area accuracy
- Callout adjoining property information

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve Replat of **DECKER PRAIRIE COMMERCIAL PARK** Being a Replat of Lot 6, Block 1 of Decker Prairie Commercial Park, Being 1.6195 Acres situated in the Joseph House Survey, Abstract No. 20, as recorded in Cabinet Z, Sheet 34, of the Map Records of Montgomery County, Texas

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Decker Prairie - Final Plat
Decker Prairie - Plat Comments

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Florencio Guerra, President of GAM Enterprises, owner of the property subdivided in the above and foregoing map of Decker Prairie Commercial Park Partial Replat No. 1, do hereby make subdivision of said property for and on behalf of said GAM Enterprises, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Decker Prairie Commercial Park Partial Replat No. 1, located in the Joseph House Survey, A-20, Montgomery County, Texas, and on behalf of said GAM Enterprises; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Florencio Guerra, President of GAM Enterprises, owner of the property subdivided in the above and foregoing map of Decker Prairie Commercial Park Partial Replat No. 1, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

☐ There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

☐ FURTHER, we, GAM Enterprises, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage coursed located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures. ☐

☐ FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). ☐

IN TESTIMONY WHEREOF, the GAM Enterprises has caused these presents to be signed by Florencio Garcia, its President, thereunto authorized and its common seal hereunto affixed this ____ day of _____, 2020.

GAM Enterprises

By: _____
Florencio Guerra
President

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Florencio Guerra, President, and of the GAM Enterprises, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for
Montgomery County, Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2020, at ____ o'clock, ____ M., and duly recorded on _____, 2020, at ____ o'clock, ____ M., in Cabinet ____, Sheet ____, of record of _____ for said County.

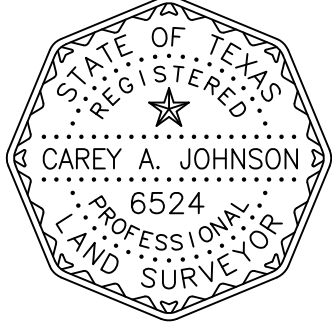
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: _____
Deputy

SURVEYOR'S ACKNOWLEDGEMENT

I, Carey A. Johnson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.



PRELIMINARY ONLY
NOT TO BE USED FOR RECORDING

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

COUNTY ENGINEER'S ACKNOWLEDGEMENT

I, Jeff Johnson P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I, further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

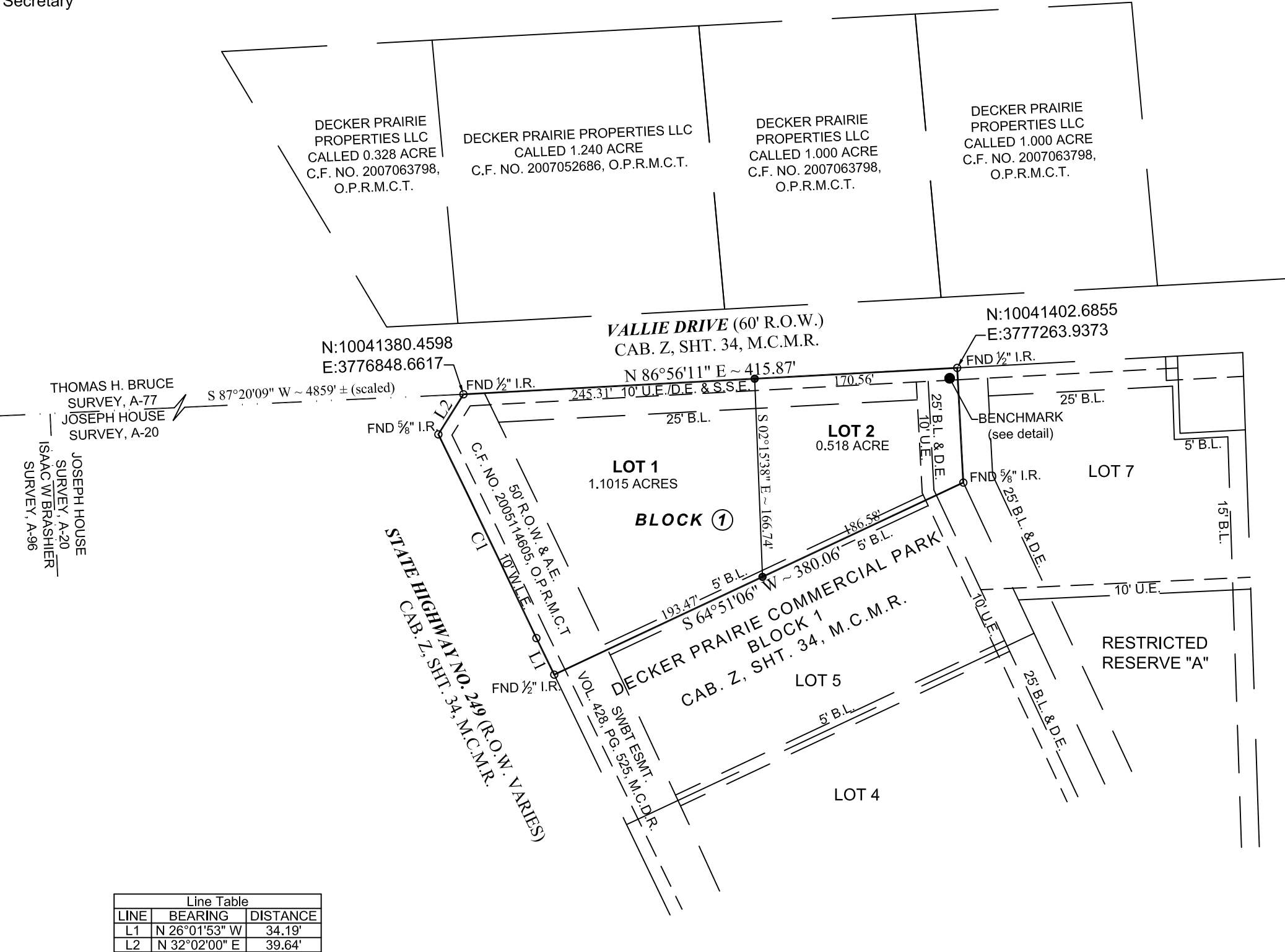
Jeff Johson P.E., County Engineer

I, Nneka Steels, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner of subdivider) owns or has a legal interest in.

This is to certify that the planning and zoning commission of the City of Tomball, Texas has approved this plat and subdivision of Decker Prairie Commercial Park Partial Replat No. 1 in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this ____ day of _____, 2020.

Chairman or Vice Chairman

Secretary



Line Table		
LINE	BEARING	DISTANCE
L1	N 26°01'53" W	34.19'
L2	N 32°02'00" E	39.64'

Curve Table				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	17363.73'	190.18'	0°37'37"	N 25°40'58" W

Approved by Commissioners' Court of Montgomery County, Texas this ____ day
of _____, 2020.

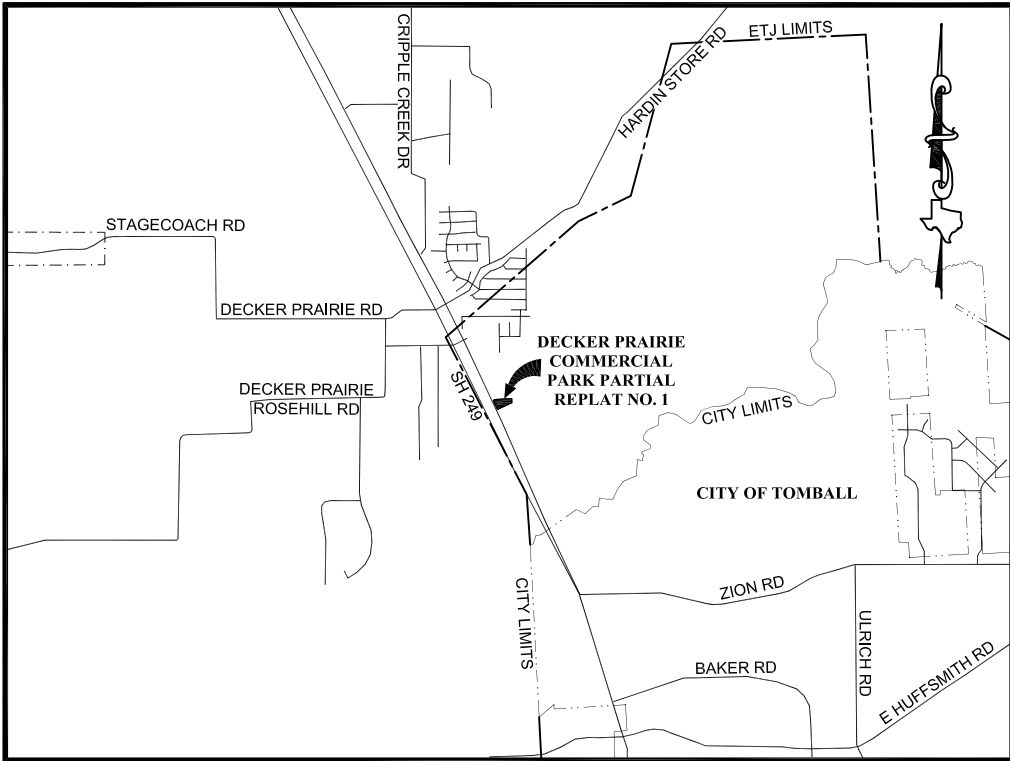
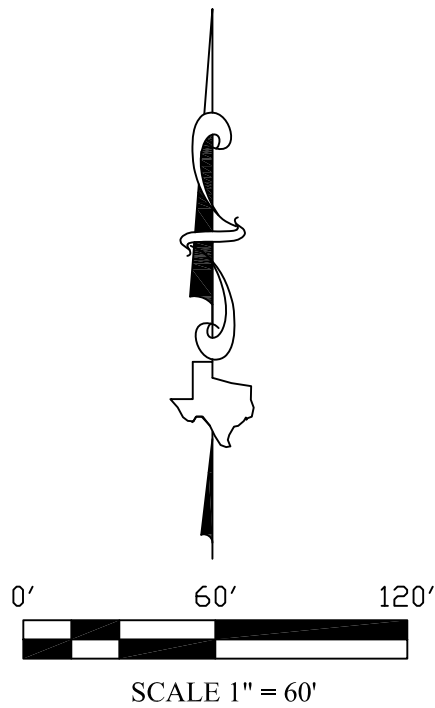
Mike Meador
Commissioner, Precinct 1

Charlie Riley
Commissioner, Precinct 2

Mark Keough
County Judge

James Noack
Commissioner, Precinct 3

James Metts
Commissioner, Precinct 4



VICINITY MAP
(NOT TO SCALE)

**DECKER PRAIRIE COMMERCIAL PARK
PARTIAL REPLAT NO. 1**

BEING A REPLAT OF LOT 6, BLOCK 1 OF DECKER PRAIRIE COMMERCIAL PARK, BEING 1.6195 ACRES SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 20, AS RECORDED IN CABINET Z, SHEET 34, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

2 LOTS 1 BLOCK

REASON FOR REPLAT IS TO CREATE 2 COMMERCIAL LOTS

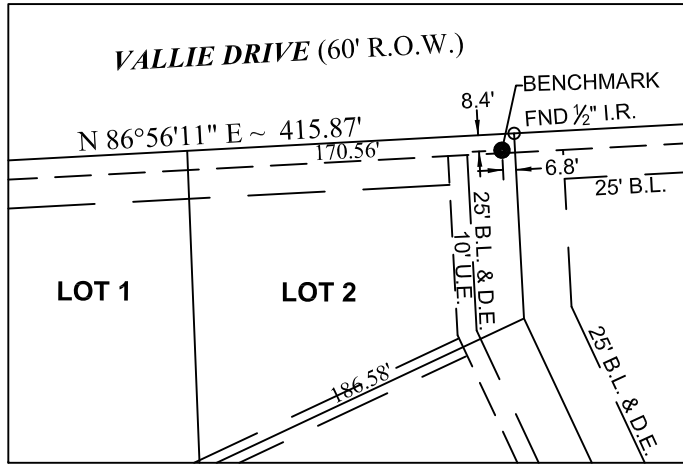
JANUARY 2020

OWNER

GAM ENTERPRISES
18511 HWY 105 WEST
MONTGOMERY, TX 77356

SURVEYOR

TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TX 77303



-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: DP PR1
ELEVATION: 161.83', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID09 TEXAS CENTRAL ZONE 4203

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) CAB. INDICATES "CABINET"
- 3) SHT. INDICATES "SHEET"
- 4) O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 5) M.C.D.R. INDICATES "MONTGOMERY COUNTY DEED RECORDS"
- 6) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 7) Restrictive Covenants as recorded in Volume 924, Page 608 of the M.C.D.R.
- 8) All coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System (NAD83), Central Zone (4203). All distances shown are 1.000014085.
- 9) Bearings shown hereon are based on GPS Observations and are referenced to the Texas State Plane Coordinate System (NAD83), Central Zone (4203). All distances shown are grid.
- 10) The Benchmark shown hereon is reference to NGS Monument BL1164, Elev=167.5' (NAVD88) and NGS Monument DH3604, Elev=234.25' (NAVD88).
- 11) Subject property shown hereon is located in Zone Shaded "X", does not lie within the 100 year flood plain, according to FEMA Community Panel No. 48339C0495G, with an effective date of 08/18/14.

CITY OF TOMBALL

Plat Name: Decker Prairie Commercial Park Plat Type: Replat
Partial Replat No. 1

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☐ Within Extraterritorial Jurisdiction ☒

Planning and Zoning Commission Meeting Date: February 10, 2020

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Add City of Tomball general notes
- Add lien holder signature block
- Callout square footage for each lot
- Add building lines
- Fix typos

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve Replat of **ALEXANDER ESTATES – REPLAT #2** A Subdivision of 18.2524 Acres of Land, being a part of The Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a replat of Reserves “B”, “F”, “H”, “K”, “L”, “O”, “P” of Alexander Estates as recorded in F.C. No. 687972, H.C.M.R., Harris County Texas.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Alexander Estates - Final Plat
Alexander Estates - Plat Comments

BLOCK 1		
LOT AREA TABLE		
LOT #	AREA (Sq Ft)	AREA (Ac.)
1	9115.59	0.2093
2	6500.00	0.1492
3	6500.00	0.1492
4	6500.00	0.1492
5	6500.00	0.1492
6	6500.00	0.1492
7	6500.00	0.1492
8	6500.00	0.1492
9	6500.00	0.1492
10	6500.00	0.1492
11	6500.00	0.1492
12	10124.14	0.2324
13	10089.11	0.2316
14	6500.00	0.1492
15	6500.00	0.1492
16	6500.00	0.1492
17	6500.00	0.1492
18	6500.00	0.1492
19	6500.00	0.1492
20	6500.00	0.1492
21	6500.00	0.1492
22	6500.00	0.1492
23	6525.82	0.1498
24	6534.73	0.1500
25	6542.75	0.1502
26	6578.63	0.1510
27	8845.99	0.2031
28	10959.38	0.2516
29	6500.00	0.1492
30	6608.34	0.1517
31	6682.94	0.1534
32	6792.54	0.1559
33	6949.95	0.1595
34	7476.43	0.1716
RES D	10400.00	0.2388

BLOCK 2		
LOT AREA TABLE		
LOT #	AREA (Sq Ft)	AREA (Ac.)
1	6386.73	0.1466
2	6574.41	0.1509
3	6582.03	0.1511
4	6582.03	0.1511
5	6545.24	0.1503
6	6500.00	0.1492
7	6221.09	0.1428
8	8600.74	0.1974
9	9457.34	0.2171
10	6174.61	0.1417
11	6500.00	0.1492
12	6500.00	0.1492
13	6551.93	0.1504
14	6621.35	0.1520
15	6658.60	0.1529
16	6613.38	0.1518
17	6533.05	0.1500
18	6500.00	0.1492
19	6500.00	0.1492
20	6500.00	0.1492
21	6500.00	0.1492
22	6500.00	0.1492
23	6500.00	0.1492
24	6500.00	0.1492
25	6500.00	0.1492
26	6500.00	0.1492
27	6281.41	0.1442
28	8890.39	0.2041
29	10600.53	0.2434
30	6108.27	0.1402
31	6500.00	0.1492
32	6500.00	0.1492
33	6500.00	0.1492
34	6500.00	0.1492
35	6500.00	0.1492
36	6500.00	0.1492
37	6500.00	0.1492
38	6500.00	0.1492
39	6500.00	0.1492
40	6500.00	0.1492
41	6500.00	0.1492
42	6500.00	0.1492
43	6500.00	0.1492
44	6507.99	0.1494
45	9502.22	0.2181
RES C	9818.46	0.2254
RES E	5200.00	0.1194

BLOCK 3		
LOT AREA TABLE		
LOT #	AREA (Sq Ft)	AREA (Ac.)
1	7834.65	0.1799
2	7142.06	0.1640
3	10806.56	0.2481
4	13475.01	0.3093
5	15358.90	0.3526
6	14771.73	0.3391
7	8616.03	0.1978
8	10754.70	0.2469
RES A	9231.78	0.2119
RES B	6434.07	0.1477

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	39.27'	N27°42'49"E	35.36'
C2	25.00'	39.27'	N62°17'11"W	35.36'
C3	25.00'	39.27'	N27°42'49"E	35.35'
C4	25.00'	34.24'	N56°31'05"W	31.62'
C5	25.00'	37.48'	S85°38'59"W	34.07'
C6	325.00'	21.14'	N53°15'42"W	21.13'
C7	275.00'	10.00'	S54°05'00"E	10.00'
C8	25.00'	41.77'	S05°10'19"E	37.08'
C9	25.00'	2.64'	N23°27'26"W	2.64'
C10	25.00'	39.27'	N24°34'15"E	35.36'
C11	25.00'	39.27'	S65°25'48"E	35.35'
C12	2050.00'	167.97'	N22°46'36"W	167.93'
C13	1950.00'	159.78'	N22°46'36"W	159.74'
C14	25.00'	21.03'	N48°37'07"E	20.41'
C15	50.00'	241.19'	N17°17'11"E	66.67'
C16	25.00'	21.03'	N83°11'30"W	20.41'
C17	2220.00'	181.90'	S22°46'36"E	181.85'
C18	50.00'	59.48'	S08°57'20"E	56.03'
C19	3000.00'	190.88'	S44°51'28"W	190.80'
C20	50.00'	62.87'	S82°42'11"W	58.81'
C21	300.00'	32.20'	N58°11'59"W	32.18'
C22	25.00'	16.86'	N44°26'26"W	16.54'
C23	50.00'	126.91'	N08°57'20"E	95.48'
C24	25.00'	16.86'	N62°21'06"E	16.54'
C25	25.00'	29.74'	S08°57'20"W	28.20'

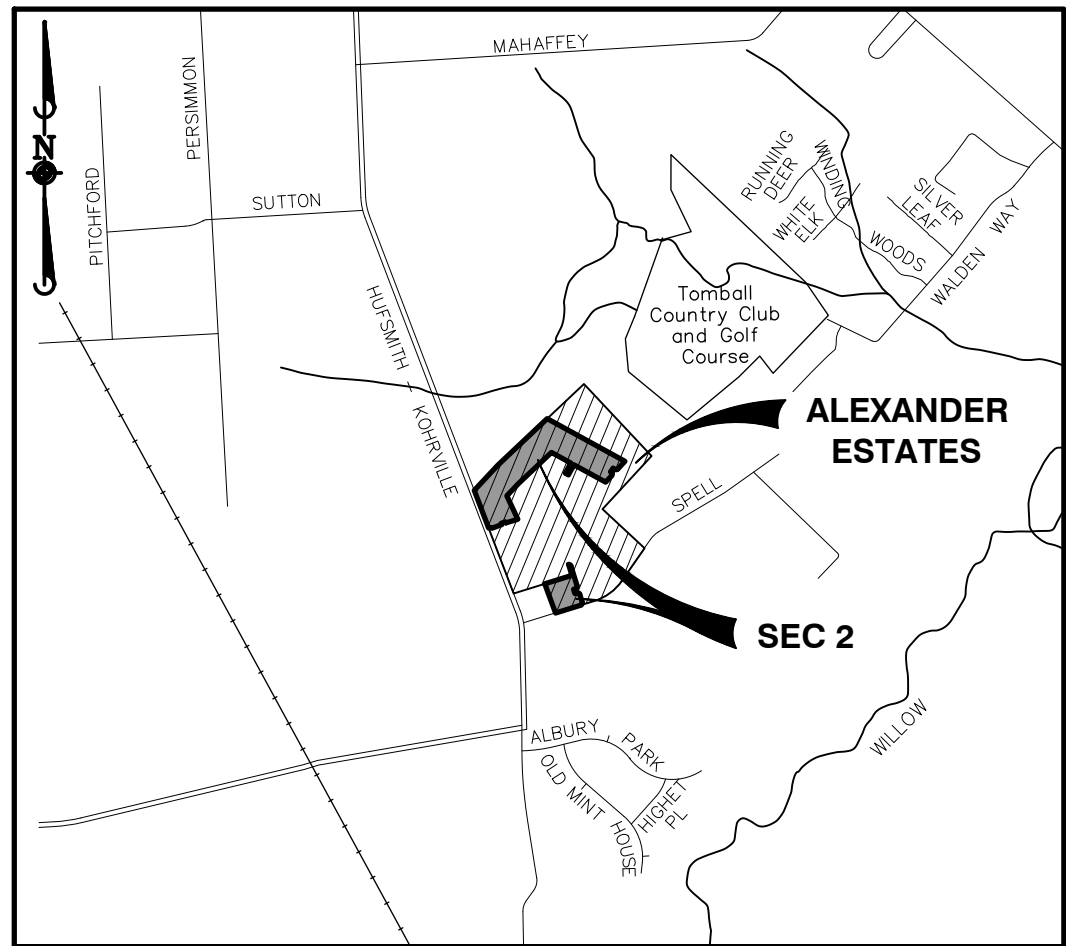
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	25.00'	16.33'	N27°58'04"E	16.04'
C27	50.00'	128.19'	N82°42'11"E	95.86'
C28	25.00'	16.33'	S42°33'42"E	16.04'
C29	25.00'	31.44'	S82°42'11"W	29.41'
C30	2195.00'	28.65'	S24°45'00"E	28.65'
C31	50.00'	23.46'	S50°19'05"E	23.24'
C32	50.00'	27.20'	S66°05'02"W	26.87'
C33	3025.00'	26.51'	S43°17'10"W	26.51'
C34	2975.00'	10.32'	N43°08'04"E	10.32'
C35	2975.00'	24.29'	N46°26'48"E	24.29'
C36	50.00'	20.80'	S21°10'28"W	20.65'
C37	325.00'	25.00'	N59°04'16"W	24.99'
C38	275.00'	39.52'	S57°09'29"E	39.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°42'49"W	25.00'
L2	S177°17'11"E	50.00'
L3	N72°42'49"E	25.00'
L4	N177°17'11"E	95.00'
L5	S42°41'52"W	119.77'
L6	S34°52'30"W	50.00'
L7	S42°41'52"E	99.33'
L8	S28°43'31"W	130.00'
L9	N16°16'29"W	40.00'
L10	N28°43'31"E	130.00'
L11	S73°07'27"W	143.23'
L12	N20°25'45"E	10.63'
L13	S69°34'15"E	50.00'
L14	S20°25'45"E	10.00'
L15	S69°34'15"E	95.00'
L16	N20°25'45"E	50.00'
L17	N25°07'26"W	80.39'
L18	N72°42'49"E	111.37'
L19	N20°25'45"E	40.00'
L20	N25°07'26"W	104.69'
L21	N34°02'06"E	151.79'
L22	N27°42'49"E	21.21'
L23	N72°42'49"E	9.34'
L24	S72°42'49"W	9.34'
L25	N69°34'15"E	114.49'

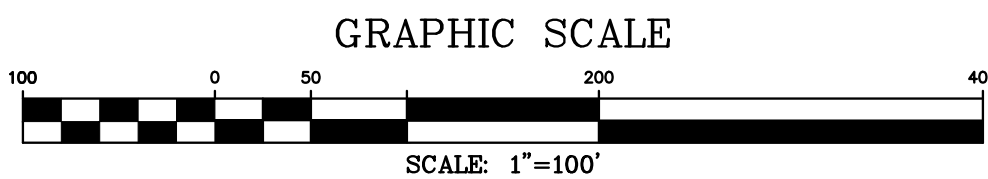
LINE TABLE		
LINE	BEARING	LENGTH
L26	N65°25'45"W	21.21'
L27	N20°25'45"W	35.00'
L28	N20°58'46"W	49.15'
L29	N22°20'34"W	49.05'
L30	N23°04'44"W	49.05'
L31	N24°55'13"W	49.48'
L32	S25°07'26"E	22.52'
L33	N25°07'26"W	50.00'
L34	N24°35'54"W	50.00'
L35	S22°02'30"E	123.89'
L36	S25°07'26"E	26.24'
L37	N43°00'26"E	36.19'
L38	S43°02'06"W	23.31'
L39	N46°40'50"E	26.44'
L40	S61°16'29"E	20.51'
L41	N61°16'29"E	25.03'

FINAL PLAT NOTES:

- One foot reserve designated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such indication being that the owner of the adjacent property shall be required to record the plat and the owner shall not receive the same until the public has received the plat right-of-way and the fee title thereto shall revert to and remain in the decedent, his heirs, assigns, or successors.
2. No easement shall be recorded on lot lines unless shown otherwise.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by the utility and the utility shall be responsible for the cost of removal. The removal of wooden fences along the perimeter and back to back easements and alongside rear lot lines is permitted, they too may be removed by the public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden poles and paneled wooden fences back up, but generally will not replace with new fencing.
4. Public Easements: Public easements denoted on this plat are hereby designated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times to use, manage and control the easement for the purpose of the installation, construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to use, manage and control the easement for the purpose of the installation, construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for the cost of removal of any improvements arising out of the removal or relocation of any obstruction in the public easement.
5. There are no pipelines or pipeline easements through this subdivision.
6. All oil/gas wells (plugged, abandoned, and/or active) through this subdivision have been removed.
7. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum, should be fifteen feet (15') off centerline of low pressure gas pipelines and thirty feet (30') off centerline of high pressure gas pipelines.
8. According to FEMA Flood Panel No 48201C0230N [Effective Date June 18, 2007], this property is in the Unshaded Zone and is not within the 0.2% Annual Chance Flood Plain. This plat does not attempt to amend or remove any valid covenants or restrictions.
9. The Flood Insurance Rate Map (FIRM) for the City of Houston (FEMA Flood Panel Grid Coordinates (NAD83) and have a combined scale factor of 0.99994532



VICINITY MAP
HARRIS COUNTY KEY MAP: 457 E & J
NOT TO SCALE



RESERVES:

Restricted Reserve "A" is restricted to Landscape,
Open Space & Incidental Utilities purposes only
0.2119 Acres (9,231.78 Sq. Ft.)

Restricted Reserve "B" is restricted to Landscape,
Open Space & Incidental Utilities purposes only
0.1477 Acres (6,434.07 Sq. Ft.)

Restricted Reserve "C" is restricted to Landscape,
Open Space & Incidental Utilities purposes only
0.2254 Acres (9,818.46 Sq. Ft.)

Restricted Reserve "D" is restricted to Landscape,
Drainage & Incidental Utilities purposes only
0.2388 Acres (10,400.00 Sq. Ft.)

Restricted Reserve "E" is restricted to Landscape,
Drainage & Incidental Utilities purposes only
0.1194 Acres (5,200.00 Sq. Ft.)

ABBREVIATIONS

AE=	AERIAL EASEMENT
COTUE=	CITY OF TOMBALL UTILITY EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT

BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
HCCF=	HARRIS COUNTY CLERK'S FILE
HCDR=	HARRIS COUNTY DEED RECORDS
HCFCDD=	HARRIS COUNTY FLOOD CONTROL DISTRICT
HCMR=	HARRIS COUNTY MAP RECORDS
HCOPRRP=	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OFFICE

CAB=	CABINET
FC=	FILM CODE
VOL. _ PG. _=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
SET IR=	SET 3/4" IR W/ CAP STAMPED "MANHARD"

 STREET NAME CHANGE

ALEXANDER ESTATES
REPLAT No. 2

A SUBDIVISION OF 18.2524 ACRES OF LAND
BEING A PART OF
THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS
ALSO BEING A REPLAT OF RESERVES
"B", "F", "H", "K", "L", "O", AND "P"
OF ALEXANDER ESTATES
AS RECORDED IN F.C. No. 687972, H.C.M.R.

HARRIS COUNTY, TEXAS

87 LOTS 5 RESERVES 3 BLOCKS
FEBRUARY 2020

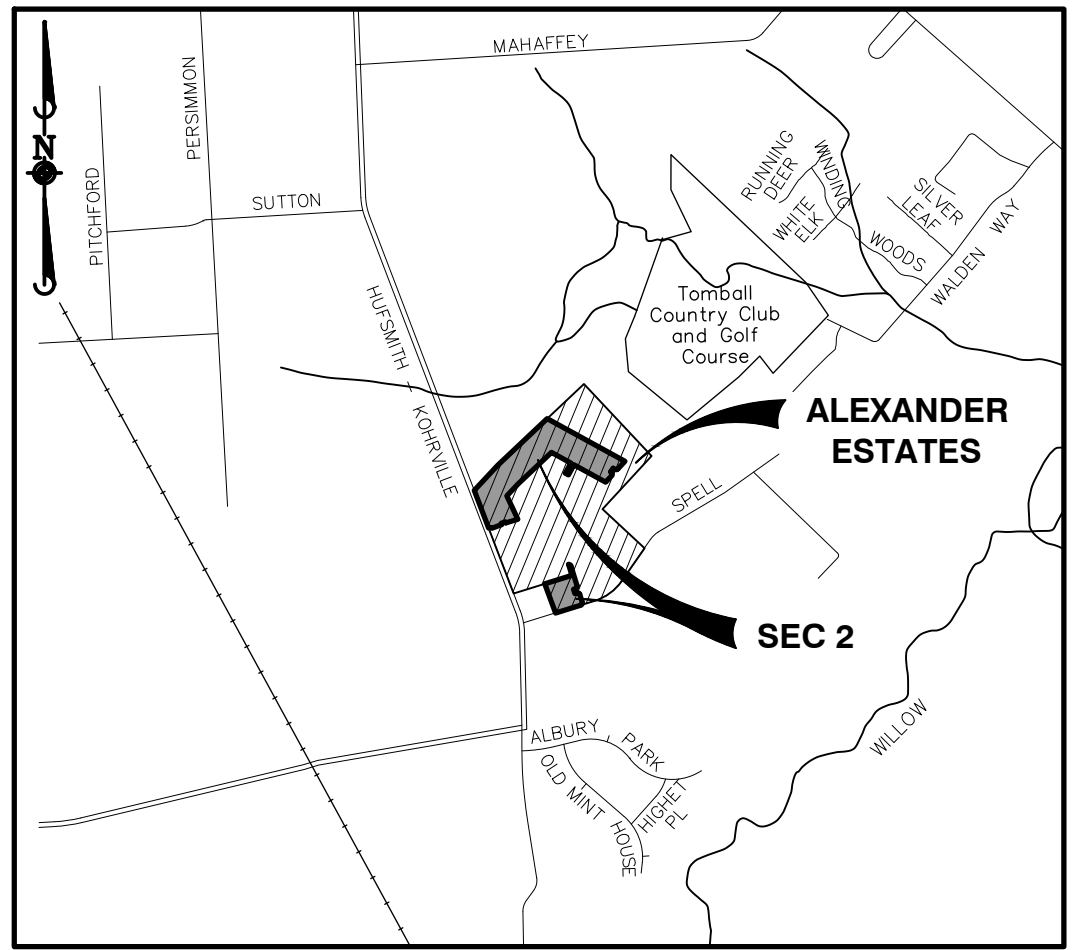
**OWNER/
DEVELOPER:**

TRIPLE LE, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
24522 CREEKVIEW DRIVE
SPRING, TX 77389
713-628-3628

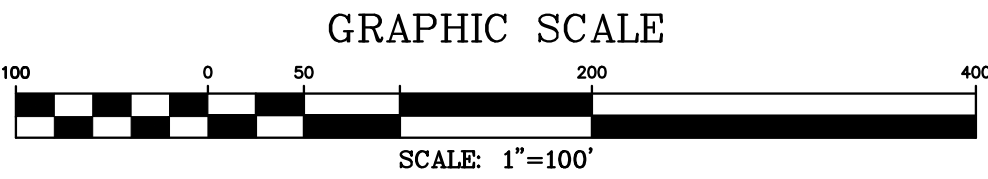
**ENGINEER/
SURVEYOR:**



Manhard
CONSULTING



VICINITY MAP
HARRIS COUNTY KEY MAP: 457 E & J
NOT TO SCALE



ALEXANDER ESTATES REPLAT No. 2

A SUBDIVISION OF 18.2524 ACRES OF LAND
BEING A PART OF
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HARRIS COUNTY, TEXAS

87 LOTS 5 RESERVES 3 BLOCKS
FEBRUARY 2020

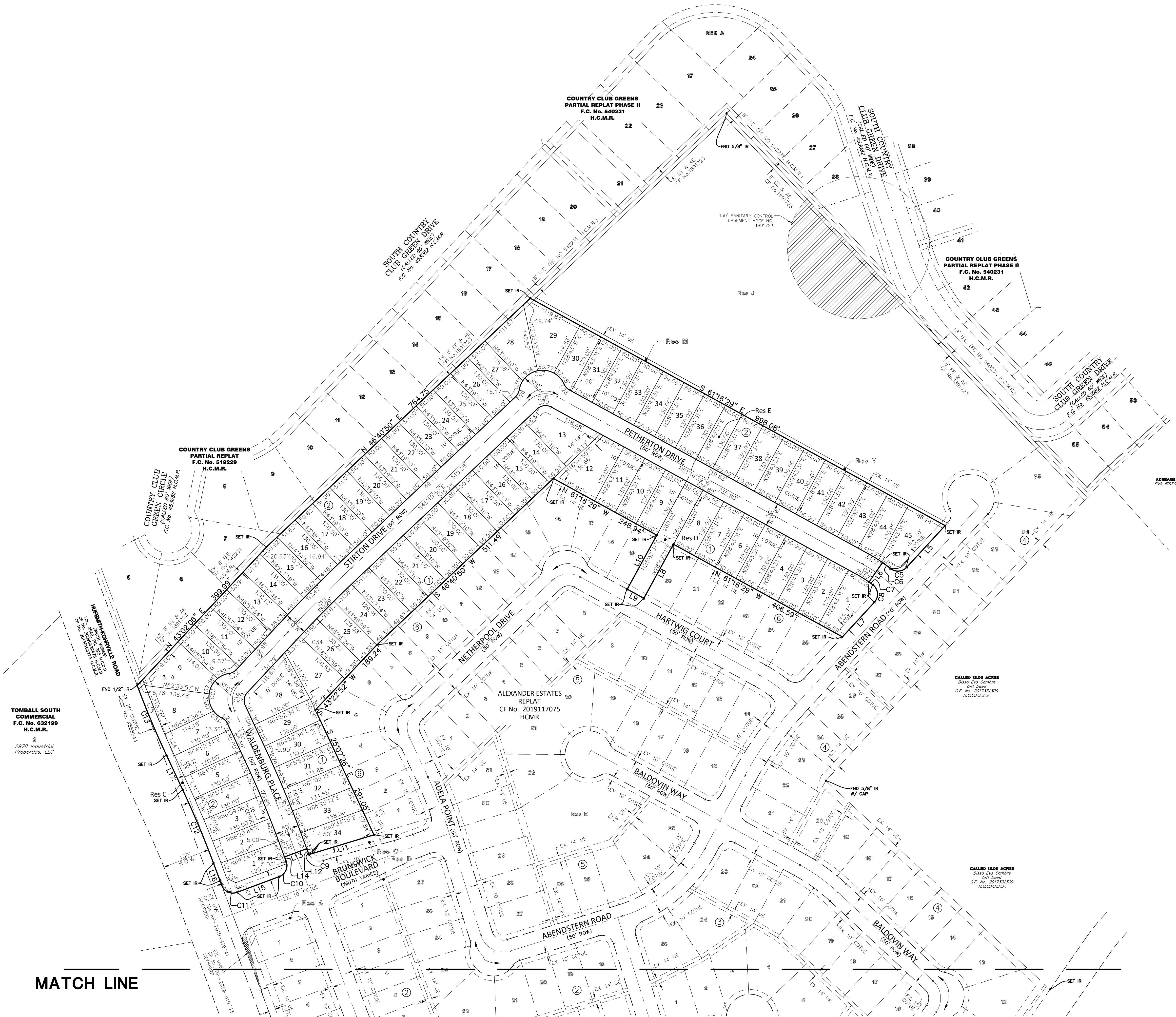
OWNER/
DEVELOPER:

TRIPLE LE, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
24522 CREEKVIEW DRIVE
SPRING, TX 77389
713-628-3628

ENGINEER/
SURVEYOR:

Manhard
CONSULTING

Professional Engineer Registration No. 1-18141
Professional Surveyor Registration No. 1-18141



TOMBALL SOUTH
COMMERCIAL
F.C. No. 632199
H.C.M.R.

2978 Industrial
Properties, LLC

MATCH LINE

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Triple LE, LLC, a Texas Limited Liability Company, acting by and through Douglas J. Eibsen, President, hereinafter referred to as Owner of the 18.2524 acre tract described in the above and foregoing map of Alexander Estates, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement, five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18–inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Triple LE, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Douglas J. Eibsen, its President, thereunto authorized this _____ day of _____, 2020.

Triple LE, L.L.C.,
a Texas Limited Liability Company,

By: _____
Douglas J. Eibsen
President

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than three quarters (3/4) of an inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton
Texas Registration No. 5977

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2020 at _____ o'clock ____M., and duly recorded on _____, 2020 at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written

Diane Trautman
County Clerk
Harris County, Texas

By: _____
Deputy

This is to certify that the Planning & Zoning commission of the City of Tomball, Texas, has approved this plat and subdivision of Alexander Estates in conformance with the laws of the State of Texas and the ordinance of the city of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____,2020.

Chairman

Vice Chairman

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Douglas J. Eibsen, President, Triple LE L.L.C., a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 2020

Notary Public in and for the State of Texas

My Commission expires _____

ALEXANDER ESTATES REPLAT No. 2

A SUBDIVISION OF 18.2524 ACRES OF LAND
BEING A PART OF
THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS
ALSO BEING A REPLAT OF RESERVES
"B", "E", "H", "K", "L", "O", AND "P"
OF ALEXANDER ESTATES
AS RECORDED IN F.C. No. 687972, H.C.M.R.

HARRIS COUNTY, TEXAS

87 LOTS 5 RESERVES 3 BLOCKS
FEBRUARY 2020

OWNER/
DEVELOPER:

TRIPLE LE, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
24522 CREEKVIEW DRIVE
SPRING, TX 77389
713–628–3628

ENGINEER/
SURVEYOR:



CITY OF TOMBALL

Plat Name: Alexander Estates Replat #2 Plat Type: Replat

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 10, 2020

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update vicinity map
- Add missing City of Tomball gas note
- Callout adjoining property information
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve **Zoning Case P19-187**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

- Conduct Public Hearing on **Zoning Case P19-187**

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 10, 2020
&
CITY COUNCIL
FEBRUARY 17, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 10, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, February 17, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P19-187: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

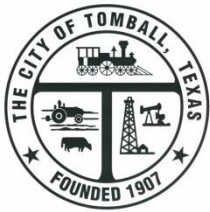
Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **February 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P19-187

APPLICANT/OWNER: Lance Langenhoven

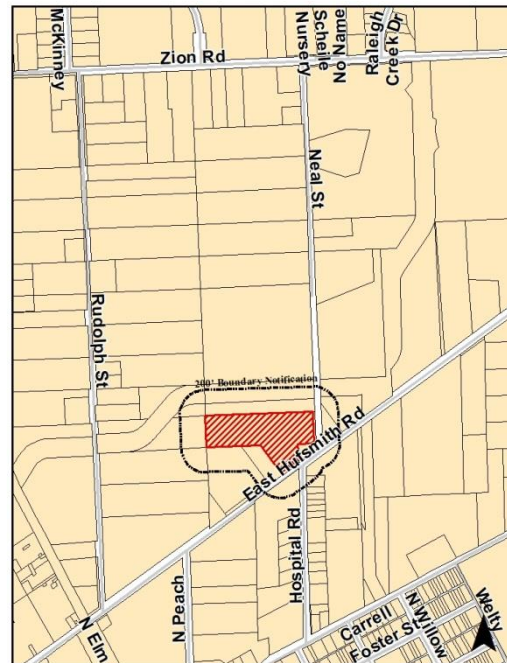
LOCATION: Generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas and is zoned General Retail District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, February 10, 2020 6:00 PM**

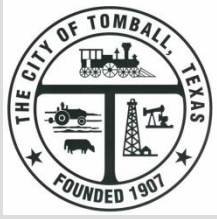
**City Council Public Hearing:
*Monday, February 17, 2020 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Conditional Use Permit (CUP) Staff Report

Planning & Zoning Commission Public Hearing Date: February 10, 2020
City Council Public Hearing Date: February 17, 2020

Rezoning Case: P19-187
Property Owner(s): SATX ASSETS LLC SERIES 6 419 E HUFSMITH
Applicant(s): Lance Langenhoven
Legal Description: Lot 61 Block 1 Abandoned Animal Rescue R/P
Location: Northwest corner of East Hufsmith Road and Neal Street at 419 East Hufsmith Road (Exhibit "A")
Area: 5.8588 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit "B")
Present Zoning and Use: General Retail District (Exhibit "C") / Office and storage (Exhibit "D")
Proposed Use(s): Martial arts facility (Exhibit "D")
Request: Conditional Use Permit (CUP) to allow the operation of an *amusement, commercial (indoor)* facility
Adjacent Zoning & Land Uses:
North: General Retail District / Harris County Flood Control District drainage channel
South: Agricultural and Single-Family 9 / Undeveloped
West: Single-Family 20 Estate District / Undeveloped and single-family residence
East: Single-Family 20 Estate / Neal Street right-of-way (unimproved) and single-family residence

BACKGROUND

In February 2018, City Council approved an ordinance changing the Zoning District classification of the applicant's 5.9 acres at 419 East Hufsmith Road from the Agricultural District to the General Retail District. A Conditional Use Permit ordinance was also approved to allow a *mini-warehouse / self-storage* facility to operate on the site. In January 2019, City Council approved another Conditional Use Permit for the property to allow an *office showroom/warehouse* facility. In December 2019, the applicant requested a rezoning and matching Conditional Use Permits for two adjacent properties.

The applicant has requested a martial arts facility be allowed in the existing building on the site. A martial arts facility is classified as *amusement, commercial (indoor)* by Chapter 50 (Zoning) of

the Code of Ordinances. Section 50-2 (Definitions) defines *amusement, commercial (indoor)* as “an amusement enterprise that is wholly enclosed within a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, and that provides activities, services and/or instruction for the entertainment of customers or members, but not including amusement arcades. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming or scuba diving facility, and other similar types of uses.”

ANALYSIS

According to Section 50-81 (f) of the Chapter 50 (Zoning), when considering applications for a CUP, the City shall, on the basis of the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

1. The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;

The Comprehensive Plan identifies the subject site as Neighborhood Commercial. According to Chapter 4 (Vision) of the Comprehensive Plan, the intent and character of the Neighborhood Commercial category is “for commercial uses that are developed with appropriate context, scale and design to compliment residential development”. The proposed use is appropriate with the surrounding land uses in the area.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

According to the Zoning Ordinance, “a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.”

According to Section 50-76, the purpose of the General Retail District is “to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. The proposed use would provide a service to the area.

The General Retail District should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes.” East Hufsmith Road is considered a major arterial by the City’s Major Thoroughfare Plan and could accommodate the traffic generated by the proposed use. The request appears to be consistent with the intent of the General Retail District.

3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;

Should the CUP application be approved by City Council, the applicant will be required to submit site and building plan applications and supporting documents to the City for review and approval. Specific details of site modifications will be shown at the time of plan review.

4. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts;**

The proposed use appears to be compatible with the adjacent developments. There are a few single-family residences in the area. The other land uses in the area include baseball fields, a Harris County Flood Control ditch and undeveloped land. The proposed land use should not generate substantial traffic or noise and will typically have day-time hours of operation.

5. **The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**

Staff does not anticipate any adverse effects on surrounding properties.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 23, 2020. A Notice of Public Hearing was published in the paper on January 29, 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 P19-187.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. CUP Application
- F. Concept Plan

Exhibit "A"
Aerial Photo

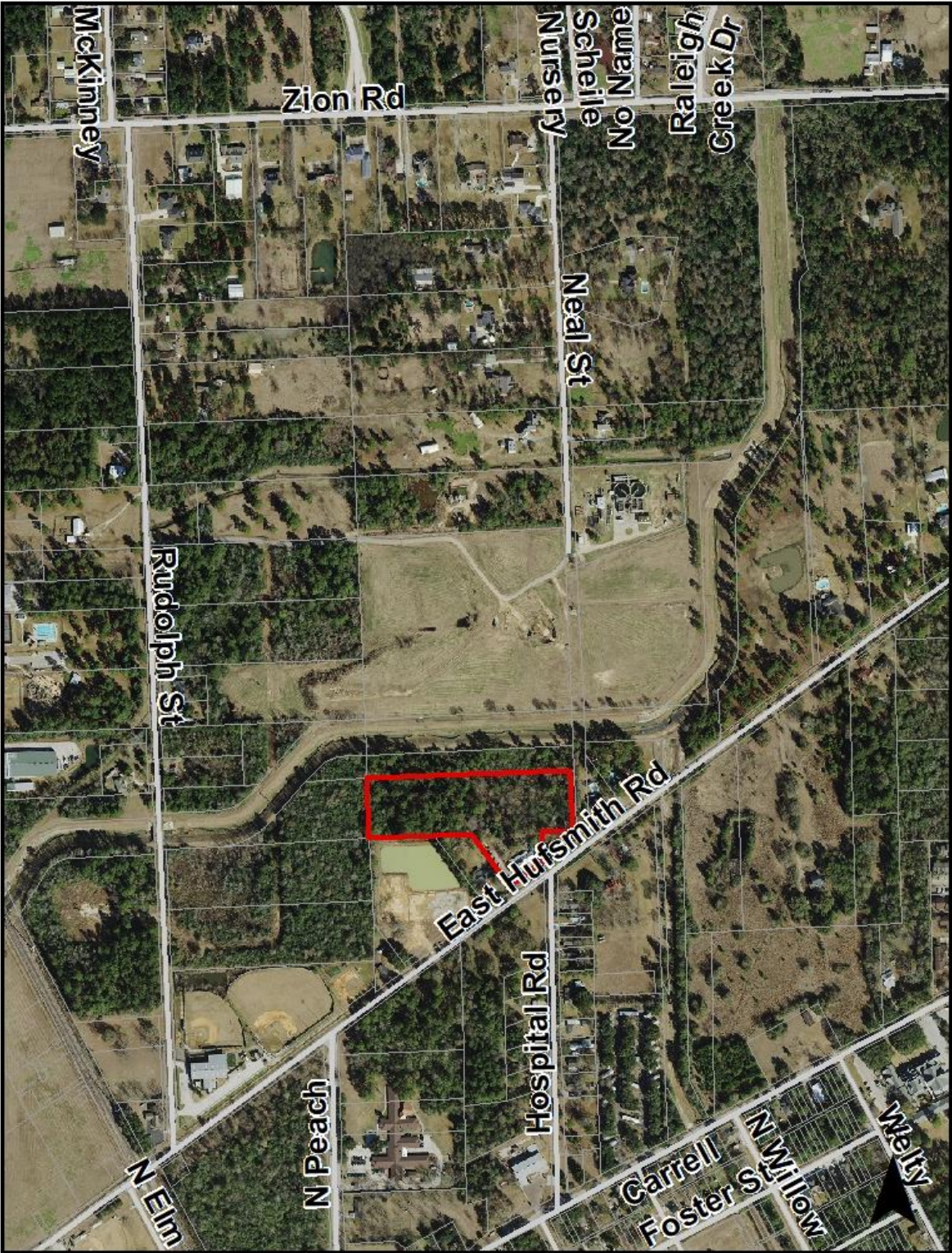
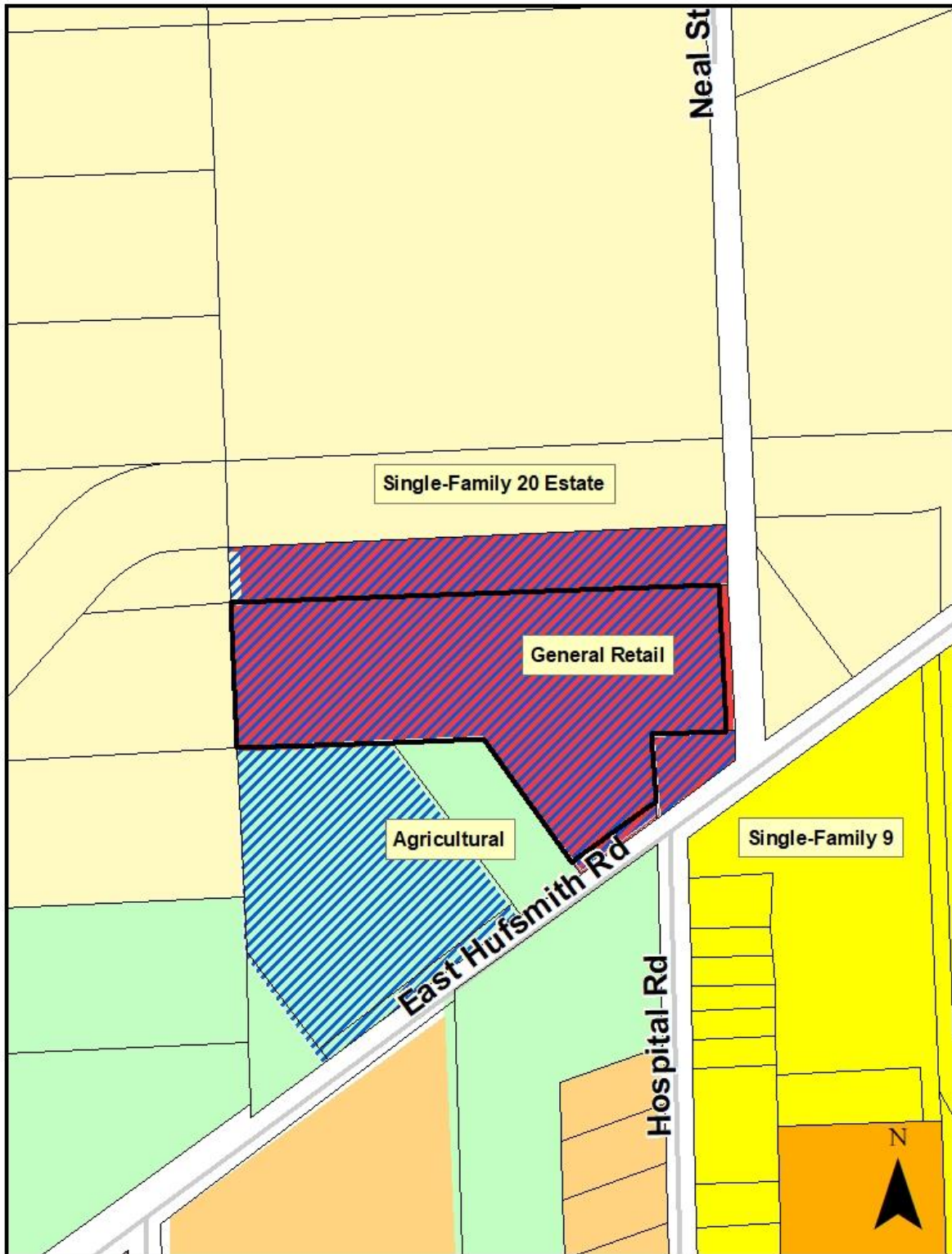


Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

CUP Application



RECEIVED 12/26/2019 (KC)

Revised 5/19/15

CUP 19-187

APPLICATION FOR CONDITIONAL USE PERMIT

Community Development Department
Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.

No conditional use shall be established and no building permit shall be issued for any use designated as a conditional use within any zoning district until a conditional use permit (CUP) is approved and issued in accordance with the provisions of Section 50-34 of the Code of Ordinances.

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: LANCE LANGENHOVEN Title: Member
Mailing Address: 1095 EVERGREEN CIRCLE, SUITE 200 City: THE WOODLANDS State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Owner

Name: SATX ASSETS, LLC Series 6 - 419 E. HUFSMITH Title: Owner
Mailing Address: 1095 EVERGREEN CIRCLE, SUITE 200 City: THE WOODLANDS State: TX
Zip: 77380
Phone: (832) 483 8655 Fax: () Email: Lance@tpg-realty.com

Engineer/Surveyor (if applicable)

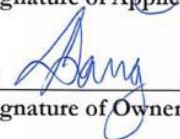
Name: N/A Title:
Mailing Address: City: State:
Zip:
Phone: () Fax: () Email:

TOTAL FEES: \$600.00

Description of Proposed Project: Office / Warehouse building
Physical Location of Property: 419 E. HUFSMITH, TOMBALL, TX, 77375
[General Location – approximate distance to nearest existing street corner]
Legal Description of Property: LT 61 BLK 1 ABANDONED ANIMAL RESCUE R/P
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1269440020001 Acreage: 0.433
Current Use of Property: Office / Warehouse
Proposed Use of Property: Office & Warehouse with Martial Arts training for kids

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		23 Dec. 2019.
	Signature of Applicant	Date
X		23 Dec. 2019.
	Signature of Owner	Date



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

0.433 ACRES

IN THE RALPH HUBBARD SURVEY, ABSTRACT NO. 383 HARRIS COUNTY, TEXAS

BEING a 0.433 acre tract of land situated in the Ralph Hubbard Survey, Abstract No. 383, Harris County, Texas, being out of and part of Lot 61, Block 1 of Replat of Abandoned Animal Rescue, recorded under Film Code No. 654103 of the Map Records of Harris County, Texas (M.R.H.C.T.), said 0.433 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod with cap stamped "TPS 100834-00" found for the southerly corner of said Lot 61 and a tract described as a portion of Lot 64, Tomball Outlots, in instrument to Thomas and Dana Wade, recorded in Clerk's File No. T240894 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), being the westerly corner of a 25-foot right-of-way to be dedicated to the City of Tomball, per said recorded plat of Replat of Abandoned Animal Rescue, from which a 5/8 inch iron rod found in the northwesterly margin of Hufsmith Road (50' width), for the common southerly corner of said Lot 61 and said Wade tract, bears South 36°08'28" East, 25.00 feet;

THENCE North 53°42'48" East, 34.85 feet, with the common line of said Lot 61 and said dedicated right-of-way, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most southerly corner and **POINT OF BEGINNING** of the herein described 0.433 acre tract;

THENCE North 36°08'01" West, 33.37 feet, severing said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 0.433 acre tract;

THENCE South 56°23'33" West, 4.87 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most westerly south corner of the herein described 0.433 acre tract;

THENCE North 33°50'13" West, 96.37 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most westerly corner of the herein described 0.433 acre tract;

THENCE North 56°13'41" East, 153.12 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most northerly corner of the herein described 0.433 acre tract;

THENCE South 31°22'18" East, 123.61 feet, continuing across said Lot 61, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line said Lot 61 and said dedicated right-of-way, for the most easterly corner of the herein described 0.433 acre tract, from which a ½ inch iron rod with "TPS 100834-00" cap found for the southerly southeast corner of said Lot 61 bears North 53°42'48" East, 2.22 feet;

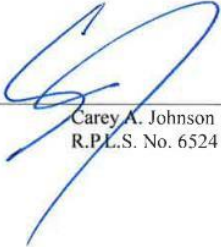
THENCE South 53°42'48" West, 141.72 feet, with the common line of said Lot 61 and said dedicated right-of-way, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 0.433 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 6, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number L214-03.

Bearings recited hereon are based the monumented northerly line of said Lot 61.

February 7, 2019
Date



Carey A. Johnson
R.P.L.S. No. 6524

REQUEST LETTER

Dear City of Tomball,

We would like to request a change to the current CUP for the property at 419 E. Hufsmith, just the section related to the 0.433 Acres that encompasses the original Abandoned Animal Rescue building.

That area is subject to a replat which has been submitted to the city. See image below.

The existing CUP allowing Boat & RV Storage & Small Office Warehouse covers not only this proposed new tract but also the much larger 5.79 Acres as well. The CUP for the larger portion of the property should stay as it is. This request for a new CUP relates only to the use within the 0.443 Acres.

The building at 419 E. Hufsmith has in the past been used for:

- A potato chip shop
- An auto repair shop
- Abandoned Animal Rescue – a dog rescue charity.

The building is a 3,390 SF building consisting of 1,760 SF of office space and about 1,630 SF of warehouse space. A new tenant recently leased the warehouse portion of the building for a children's martial arts training facility. The trainer is a young Tomball guy, Corry McCoy who does a great job teaching young kids discipline, respect and some basic defensive skills.

At the time of leasing the space to Corry, I didn't realize I was running afoul of the CUP but in hindsight I can see that a CUP that covers boat & rv storage & small office warehouse does not quite match up with martial arts training in the warehouse of the building.

So, I would like to officially request that we change the CUP for this small tract to allow Corry to continue with his business.

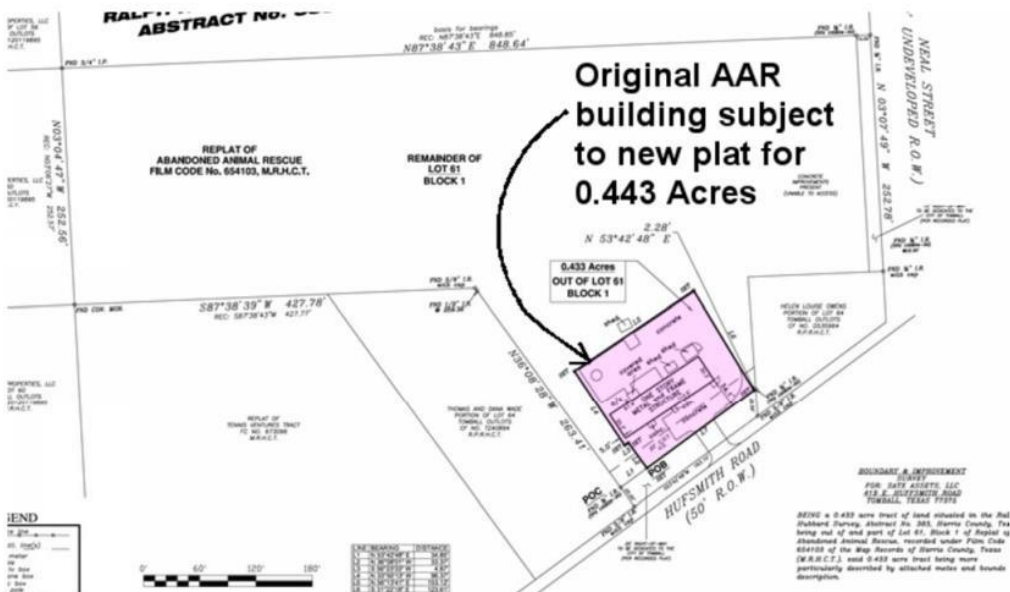
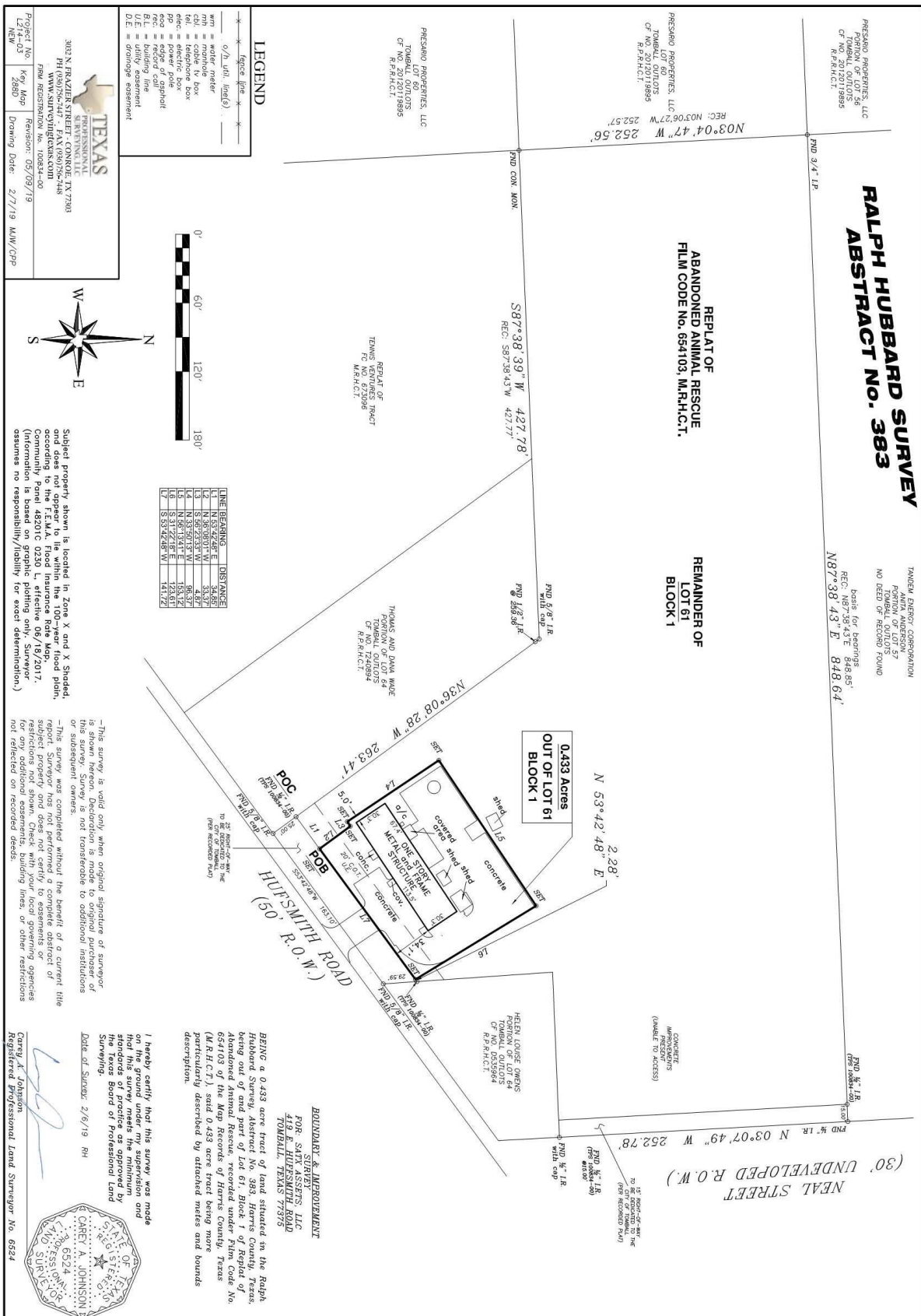


Figure “F” Concept Plan



Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 10, 2020

Topic:

Consideration to Approve **Zoning Case P20-007**: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

- Conduct Public Hearing on **Zoning Case P20-007**

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
FEBRUARY 10, 2020
&
CITY COUNCIL
FEBRUARY 17, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 10, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, February 17, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P19-187: Request by Lance Langenhoven for a Conditional Use Permit to operate an *amusement, commercial (indoor)* facility at 419 East Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

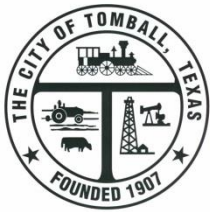
Zoning Case P20-007: Request by B. Todd Jones, with DHIC, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **February 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P20-007

APPLICANT/OWNER: B. Todd Jones, with DHIC, LLC.

LOCATION: Generally located on the north side of FM 2920 approximately 1,000 feet west of FM 2978.

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as 18 acres out of Lot 2 Reserve at Tomball Partial Replat, within the City of Tomball, Harris County, Texas, from the Commercial and Single-Family 9 Districts to the Planned Development (PD-13) District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, February 10, 2020 6:00 PM**

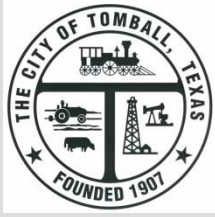
**City Council Public Hearing:
*Monday, February 17, 2020 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: February 10, 2020
City Council Public Hearing Date: February 17, 2020

Rezoning Case: P20-007
Property Owner(s): PARQUINT 2920 LP
Applicant(s): B. Todd Jones, with DHIC, LLC
Legal Description: 18 acres out of Lot 2 Reserve at Tomball Partial Replat
Location: North side of FM 2920 approximately 1,000 feet west of FM 2978 (Exhibit "A")
Area: 18 acres
Comp Plan Designation: Corridor Commercial (Exhibit "B")
Present Zoning and Use: Commercial and Single-Family 9 District / Undeveloped (Exhibit "D")
Request: Rezone from the Commercial and Single-Family 9 Districts to the Planned Development District (PD-13)

Adjacent Zoning & Land Uses:

North: Planned Development 6 District / Undeveloped

South: Light Industrial District / BJ Services

West: Commercial and Single-Family 9 Districts / CenterPoint Energy transmission lines

East: Commercial and Single-Family 9 Districts / Undeveloped

BACKGROUND

City Staff first met with the applicant in July of 2019 to discuss the potential development of the property. Since then, Staff has had multiple discussions with the developer regarding the site. The Planned Development request was pulled from the January 2020 Planning & Zoning Commission agenda due to an acreage discrepancy.

ANALYSIS

The whole subject site is approximately 47.256 acres of land, however the Planned Development request is for only 18 acres of the lot. According to the applicant, the proposed development will consist of 375 multi-family units, with amenities, and a commercial parcel.

The property is currently zoned Commercial and Single-Family 9 Districts. The property to the north is zoned Planned Development 6 District and is approved for a mixed-use development with multifamily, hotel and restaurant uses. The property on the south side of FM 2920 is zoned

Light Industrial District and is the BJ Services development. Properties to the east are zoned Commercial and Single-Family 9 Districts. The property to the east is not developed. The property to the west of the subject site is zoned Commercial and Single-Family 9 District. This property is owned by Center Point Energy and has their transmission lines on it.

The subject site is designated as Corridor Commercial by the City's Comprehensive Plan Future Land Use Map. According to Chapter 4 (Vision) of the Comprehensive Plan, the Corridor Commercial "category is intended for predominantly nonresidential uses along high-traffic, regionally-serving thoroughfares". Appropriate land uses include "regional commercial, personal service offices, multi-family, retail, entertainment, dining, hotels, and brew pubs/distilleries". Compatible Zoning Districts for the Corridor Commercial category are Office, General Retail, Commercial, Old Town & Mixed Use, Multi-family, and Planned Development. The request appears to meet the intended character of the Corridor Commercial classification.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

- A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.**

The proposed Planned Development District, along with its concept plan and development standards, appears to be compatible with the surrounding area. According to the applicant, the proposed development will include a multi-family development with associated amenities and a commercial parcel. These uses are typically located along arterials with limited single-family residential adjacency. There are also no multi-family developments currently in the area.

- B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.**

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

- C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.**

The property to the north of the subject site was rezoned to the Planned Development 6 District in 2014 (Peck Station). This development was intended to have multifamily units, a hotel and a restaurant. With the exception of a detention pond, the development has not begun construction as of this time.

- D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.**

There are two approved mixed use Planned Developments in the City. PD-8, located at the northeast corner of SH 249 and Holderrieth Road and PD-6, Peck Station, located off FM 2978. These Planned Developments were both approved in 2014, but have not started the development process.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

City Staff does not anticipate any adverse impacts on other areas designated for similar development.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use plan designates the property as Corridor Commercial. The request also meets the following Comprehensive Plan Objectives:

- Objective LU 2.1: Implement the Future Land Use Plan to promote development that results in desired character for Tomball.
- Objective LU 2.3: Promote development that creates complimentary relationships between differing land uses.
- Objective LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 23, 2020. The Notice of Public Hearing was published in the paper on January 29, 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 P20-007 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The request is generally in conformance with the Future Land Use Map;
3. The proposed development will add to the wide variety of housing types in the area and the City as a whole;
4. The request is generally appropriate with the surrounding zoning districts and land uses.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Application
- F. Development Regulations and Concept Plan

Exhibit "A"
Aerial Photo

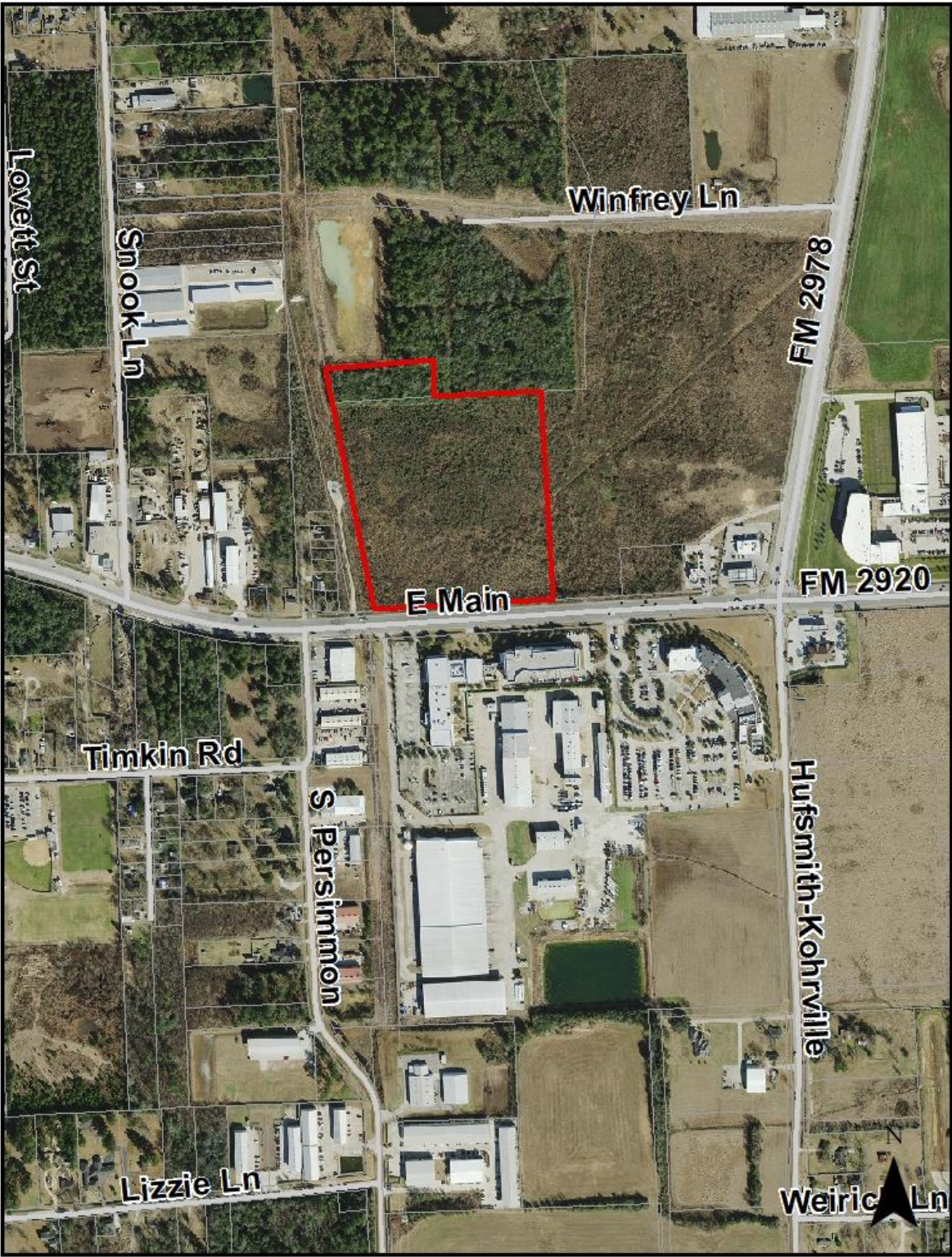


Exhibit "B"
Comprehensive Plan

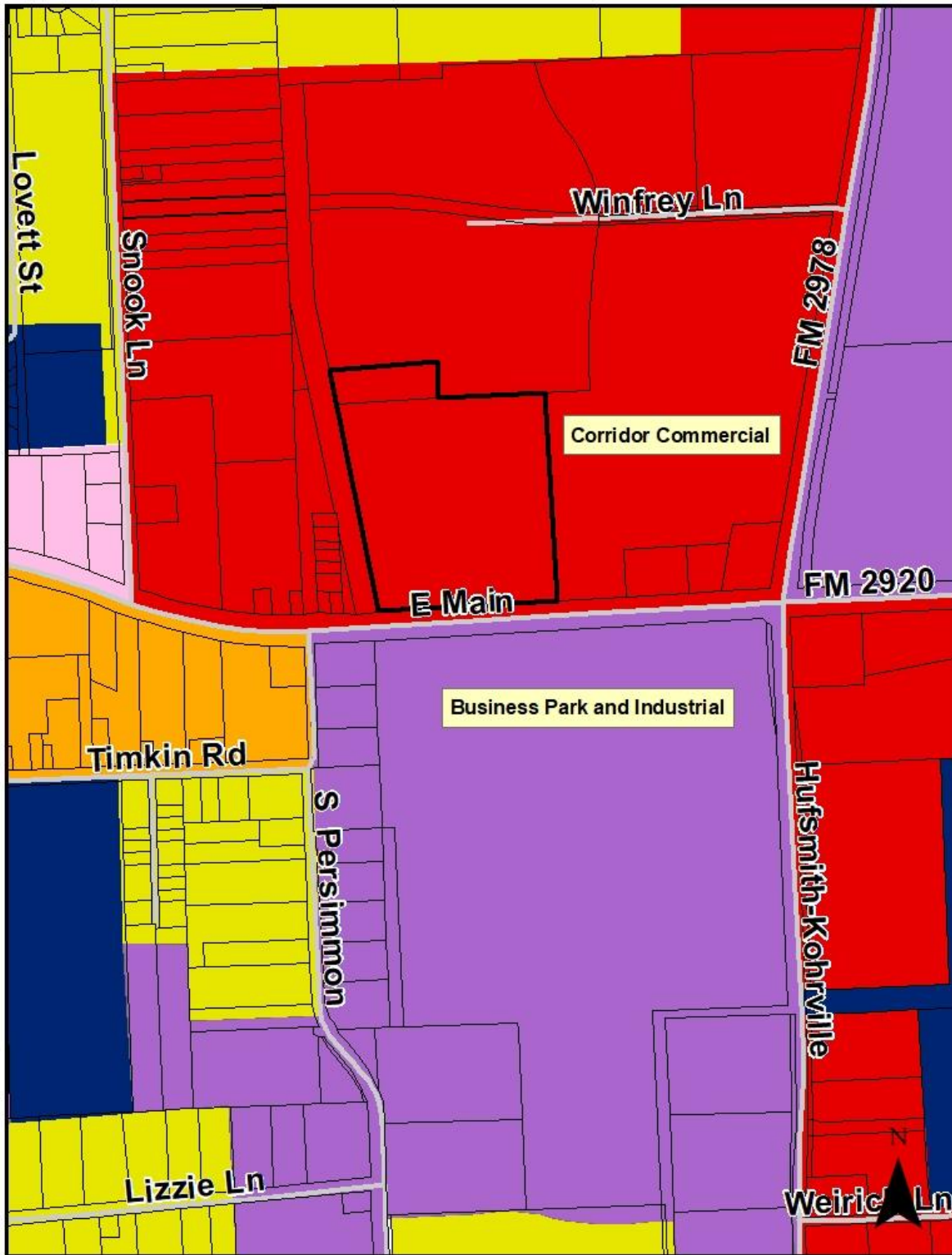
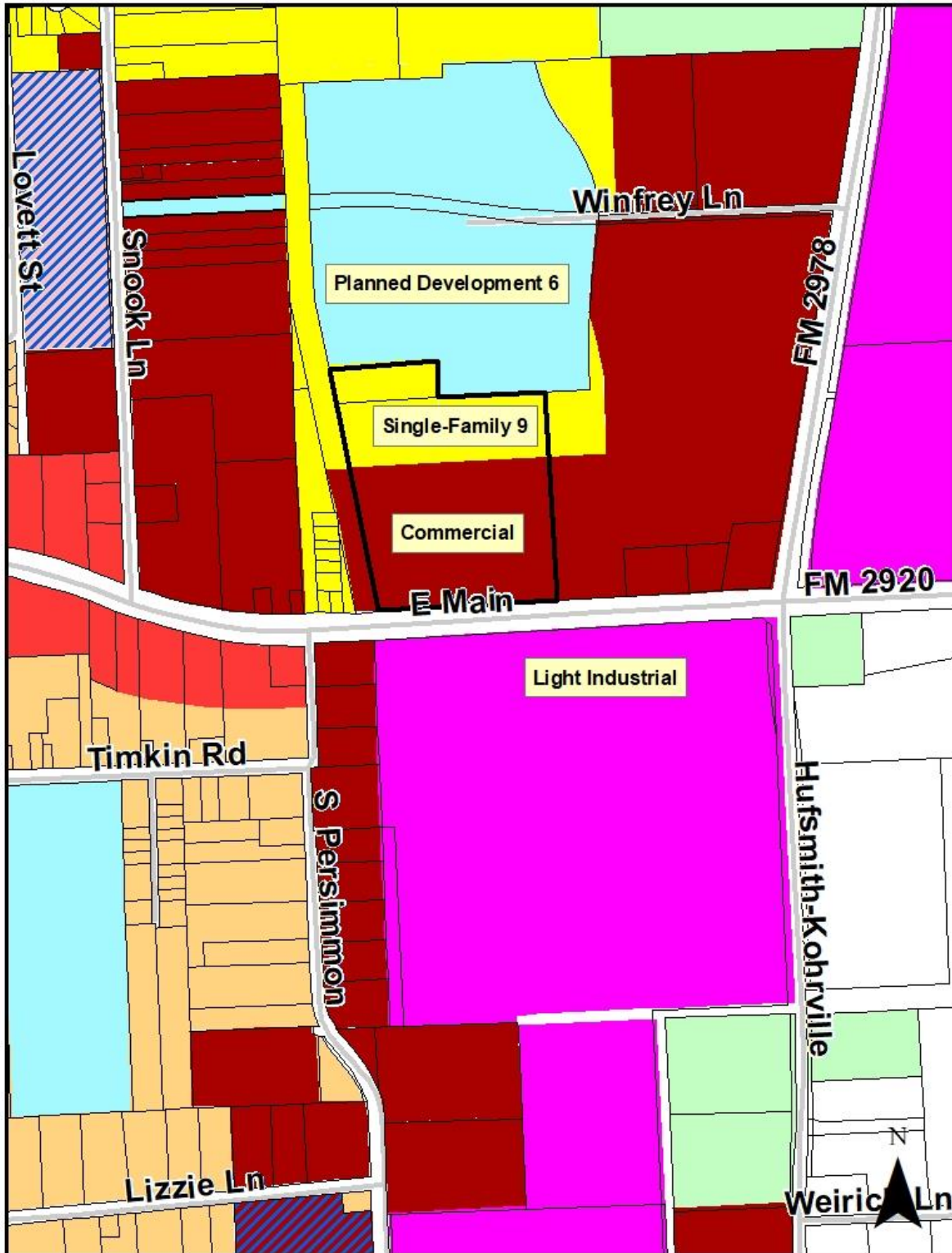


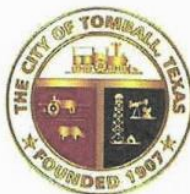
Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Planned Development Application



2ND SUBMITTAL REVISED

RECEIVED (KC)
01/20/2020 10:42:22 AM

Revised 5/19/15
ZONING CASE
#20-007

APPLICATION FOR
PLANNED DEVELOPMENT
Community Development Department
Planning Division

RE-SUBMITTING DUE TO PROPERTY SIZE CHANGE

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: DHIC, LLC (Todd Jones) Title: Development Manager
Mailing Address: 1341 Horton Circle City: Arlington State: TX
Zip: 76011
Phone: (682) 308-1104 Fax: () Email: btjones1@drhorton.com

Owner

Name: Parquint 2920 LP (Michael H Richmond) Title: President
Mailing Address: 59 N. Royal Fern Drive City: Spring State: TX
Zip: 77380
Phone: (832) 375-2311 Fax: () Email:

Engineer/Surveyor (if applicable)

Name: Justin Haire Title: Professional Engineer
Mailing Address: 14100 SW Freeway Suite 500 City: Houston State: TX
Zip: 77027
Phone: (281) 269-6843 Fax: () Email: jshaire@drhorton.com

Description of Proposed Project: Planned Development - Multifamily and Commercial

Physical Location of Property: 1000' West of intersection of FM 2920 and FM 2978, North of 2920, West of 2978

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

Legal Description of Property: Jesse Pruitt Survey A 629
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: 1328330000002 Acreage: 18.00 *more*
Current Use of Property: Vacant Undeveloped
Proposed Use of Property: Planned Development

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 [Signature] 1/14/2019
Signature of Applicant Date
X Michael Richmond 1/17/2020
Signature of Owner Date



Exhibit "f"
Development Regulations and Concept Plan

December 30, 2019

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

RE: Planned Development Application

1000' West of FM 2920 (East Main) and FM 2978 (Hufsmith Kohrville Rd)

Tomball, Texas

Dear Mr. Meyers:

DHIC LLC, as applicant, requests acceptance of the attached Planned Development (PD) application for the 18.00 acre property located approximately 1000' West of the intersection of FM 2920 (east Main) and FM 2978 (Hufsmith Kohrville Rd.). Per the published City of Tomball Zoning Map, the subject property's zoning and use is Commercial and Single-Family 9 District / Undeveloped. The application proposes the current zoning designation be revised to Planned Development District (PD-13), consisting of multifamily and commercial land uses with specified regulations.

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

A handwritten signature in black ink, appearing to read "B. Todd Jones", is written over a horizontal line.

B. Todd Jones

Development Manager

DHIC, LLC of Texas

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 seventy-five (375) dwelling units
- Lot Area: 16.511 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of five (5) 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 five (5) 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 -One Bedroom: Six hundred (600) square feet

- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet
- Minimum Floor Area Per Dwelling Unit -Three Bedroom: Eleven hundred and (1100) square feet

Lot requirements:

- Maximum Lot Coverage: Eighty (80%)
- 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: Minimum of one and one-half parking space per dwelling unit
- Landscape: Per Section 50-113 of the Tomball Code of Ordinances

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
- Per section 50-114 of the Tomball Code of Ordinances

PROPOSED PLANNED DEVELOPMENT

RETAIL/COMMERCIAL

Permitted Uses:

- Any use permitted in the Commercial District, C

Height Regulations:

- Maximum Height: Main Buildings – One (1) story not to exceed 20 feet
- Maximum Height: Accessory Buildings – One (1) story, not to exceed fifteen (15) feet

Area Regulations:

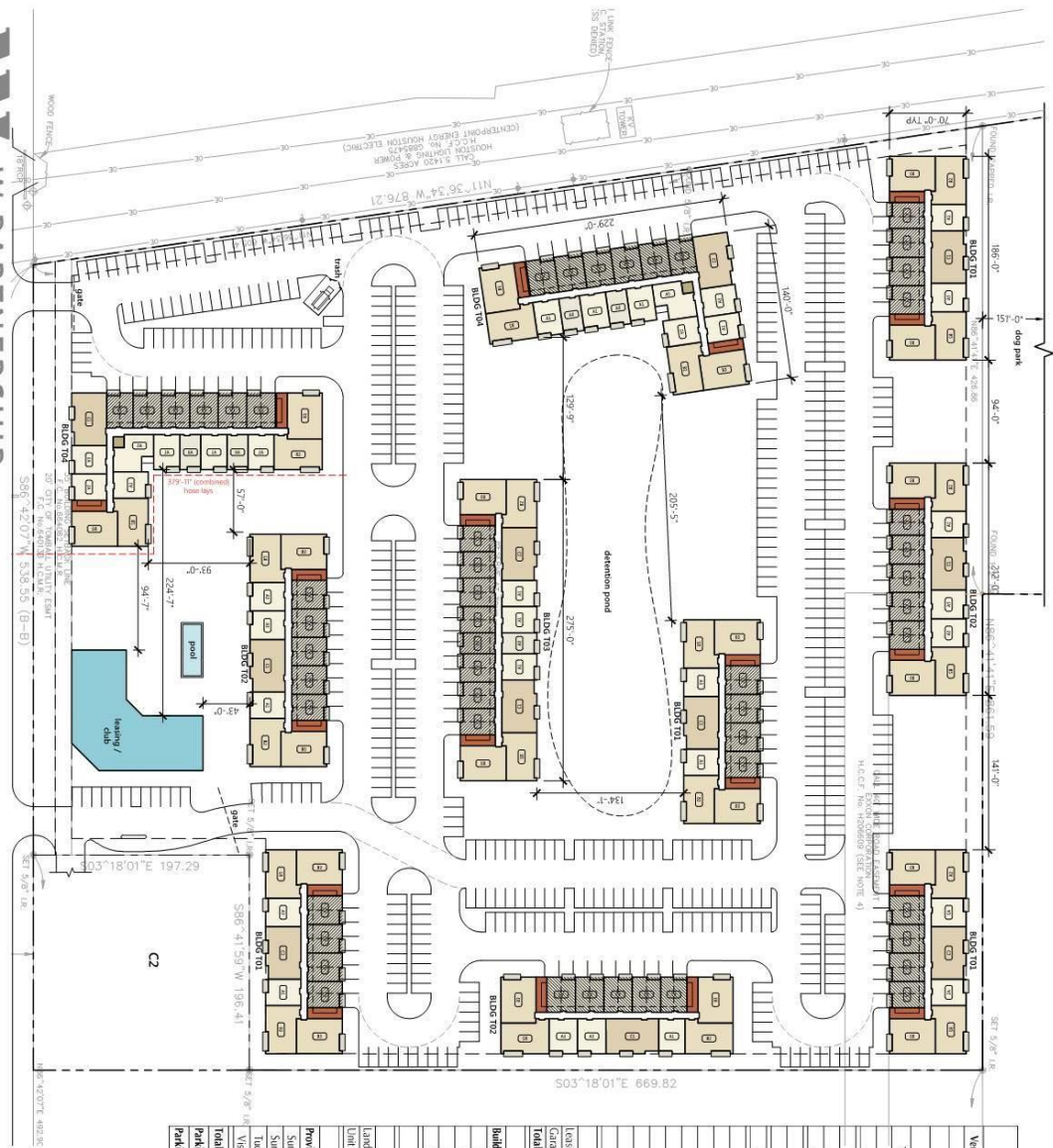
- Lot Area: .89 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes
- Minimum Rear Setback: Main Building Minimum of ten (10) feet, dependent on height of primary structure if adjacent to property zones for single family residential purposes

Lot Requirements:

- Maximum Lot Coverage: Sixty Percent (60%)
- Maximum Impervious Coverage: Ninety percent (90%)
- Maximum Floor Area Ratio (FAR): Two to one (2:1)
- Screening: Per Section 50-115 of the Tomball Code of Ordinances
- Parking: Provide a shared parking analysis to determine the functional needs of each use
- Landscape: Per section 50-113 of the Tomball Code of Ordinances



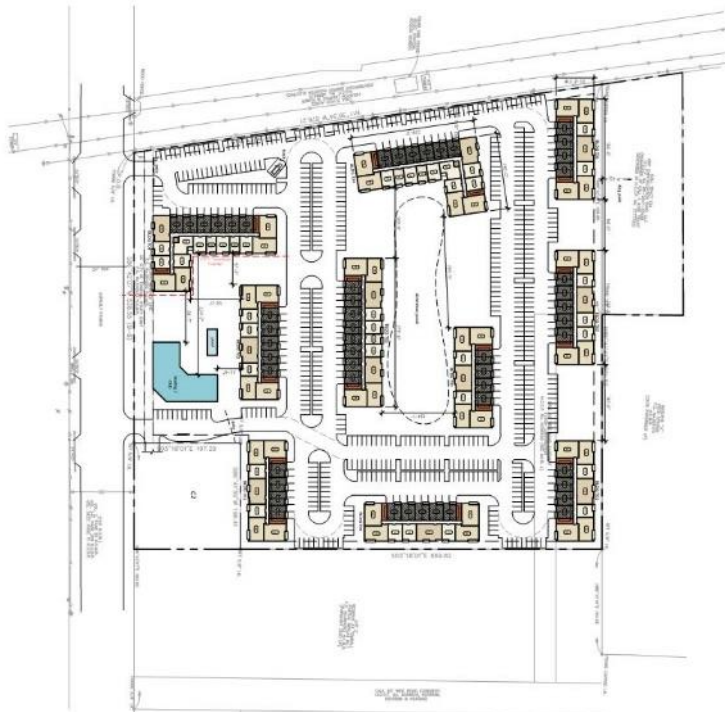
Version 1					19-57 Tomball					3 Story - Surface-Paved					1/16/2020				
Type					Description					Unit Areas					Total Areas				
No.					Net					Bldg.					Net				
Gross					Bldg.					Gross					Net				
Gross					Bldg.					Gross					Net				
A0					Efficiency					17					569				
A1					One Bedroom One Bath					88					729				
A2					One Bedroom One Bath					108					793				
A3					One Bedroom One Bath					6					976				
B2					Two Bedroom Two Bath					40					1227				
B3					Two Bedroom Two Bath					60					1396				
C1					Three Bedrooms, Two Bath					33					1660				
Total Units:					372					1660					46,178				
Leasing & Amenity Area					Leasing, Amenity and Misc. Areas					8,000 SF					41,568 SF				
Total Miscellaneous Area					50,368 SF					50,368 SF					50,368 SF				
Gross Building Areas					Quantity On Site					Total Area per Bldg. Type					Avg. Net Unit				
Building 101 (1 Story)					36,881 SF					147,524 SF					Avg. Gross Unit Size:				
Building 102 (1 Story)					41,614 SF					124,642 SF					Total Efficiency Units:				
Building 103 (1 Story)					51,200 SF					51,200 SF					Total One Bedroom Units:				
Building 104 (1 Story)					59,410 SF					118,820 SF					Total Two Bedroom Units:				
Total Gross Construction Area					444,386 SF					444,386 SF					Total Three Bedroom Units:				
Project Density					17.40 Units/Acre					21.78 Units Per Acre					Avg. Net Unit				
Provided Parking Spaces					Surface (Uncovered)					555					Total Efficiency Units:				
Total Spaces Provided					667 Spaces					1,279 Spaces/Unit					Total One Bedroom Units:				
Parking Ratio - Spaces / Unit					1.29 Spaces/Unit					1.29 Spaces/Unit					Total Two Bedroom Units:				
Parking Ratio - Spaces / Bedroom					1.29 Spaces/Bedroom					1.29 Spaces/Bedroom					Total Three Bedroom Units:				





W PARTNERSHIP
Wallace · Wilson · Architects

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Siteplan - Level 1



Hanover 19-57 | Tuscan Village II
Plotted: 3-16-2020