

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



MONDAY, OCTOBER 14, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, October 14, 2019 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 and 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 of September 9, 2019.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **TIMBER TRAILS**: A subdivision of 23.6321 acres (1,029,412.50 square feet), situated in the Ralph Hubbard Survey,

Abstract 383, City of Tomball, Harris County, Texas.

5.2 Consideration to Approve Final Plat of **RABURN RESERVE**: A subdivision of a 105.04 acres of land out of the Jesse Pruitt Survey, A-629, City of Tomball, Harris County, Texas.

5.3 Consideration to Approve **Zoning Case P19-120**: Request by Turnstone Texas Group LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.5 acres of land legally described as Tract 1M Abstract 305C Goodrich, within the City of Tomball, Harris County, Texas, generally located on the south side of North Humble Lake Road at SH 249 from the Agricultural District to the Light Industrial District.

- Conduct Public Hearing on **Zoning Case P19-120**

5.4 Discussion and Action regarding a recommendation of proposed updates to the City of Tomball's adopted building codes

6.0 Adjournment

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 10th day of October, 2019 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled 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: October 14, 2019

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: October 14, 2019

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: October 14, 2019

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 2019.

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Community Development Department

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

ATTACHMENTS:

Minutes 9.9.19

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

MONDAY, SEPTEMBER 9, 2019



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson

Others present:

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

Draft

2.0 No Public Comments were received

3.0 Craig Meyers, Community Development Director, announced the following:

- Zoning Case P19-090 (Hospital Road Rezoning) was approved by City Council

4.0 Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 12, 2019 and the Minutes of the Joint Workshop with City Council of August 19, 2019.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Final Plat of **MANGAT TOMBALL CENTER:** A Subdivision of a 3.4796 acres or 151,571.37 square feet of Land Being a Replat of Lot 9, Block 1 of Hirschfield Farms, Section 1, an Unrecorded Subdivision Situated in the John M. Hooper Survey, A-375 Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve.

Motion carried unanimously.

5.2 Consideration and possible action regarding the **TOMBALL COMPREHENSIVE PLAN UPDATE**

Craig Meyers, Community Development Director, and Matt Bucchin, with Halff Associates, presented the Comprehensive Plan and proposed changes.

The Public Hearing on the **TOMBALL COMPREHENSIVE PLAN UPDATE** was opened by Chair Tague at 6:46 p.m.

Hearing no comments, the Public Hearing was closed by Chair Tague at 6:46 p.m.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve the Comprehensive Plan, with the six recommended changes proposed by Staff.

Motion was amended by Commissioner Benson, second by Commissioner Roquemore, to approve the Comprehensive Plan, with the six recommended changes proposed by Staff and requested Staff and Halff Associates to explore the possibility of east/west connectivity of Theis Lane/Alice Road.

Motion carried unanimously.

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

Motion carried unanimously.

The meeting adjourned at 7:27 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Amelia Lindley
City Planner/Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 14, 2019

Topic:

Consideration to Approve Final Plat of **TIMBER TRAILS:** A subdivision of 23.6321 acres (1,029,412.50 square feet), situated in the Ralph Hubbard Survey, Abstract 383, 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:

Timber Trails Plat
Timber Trails Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

We, Tomball Timber Trails, LLC, a Texas limited liability company, Owner, hereinafter referred to as Owners (whether one or more) of the 23.6321 acre tract described in the above and foregoing map of TIMBER TRAILS, 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, 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 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 (1-3/4) square feet (18" 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 be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation 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, Tomball Timber Trails, LLC, a Texas limited liability company, has caused these presents to be signed by Will Benson, Jr. its Sole Member, thereunto authorized, this the _____ day of _____, 2019.

By: _____
Will Benson, Jr.
Sole Member

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Will Benson, 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 _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Robert Kness, 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 correct; 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 suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TIMBER TRAILS in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown herein and authorized the recording of this plat this _____ day of _____, 20____.

By: _____
Barbara Tague
Chairman

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 _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, 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

STATE OF TEXAS
COUNTY OF HARRIS

I, Trez Capital (2015) Corporation, owner and holder of a lien against the property described in the plat known as TIMBER TRAILS, said lien being evidenced by instrument of record in the Clerk's File Nos. RP--2019--89238, RP--2019--89240 and RP--2019--89239 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

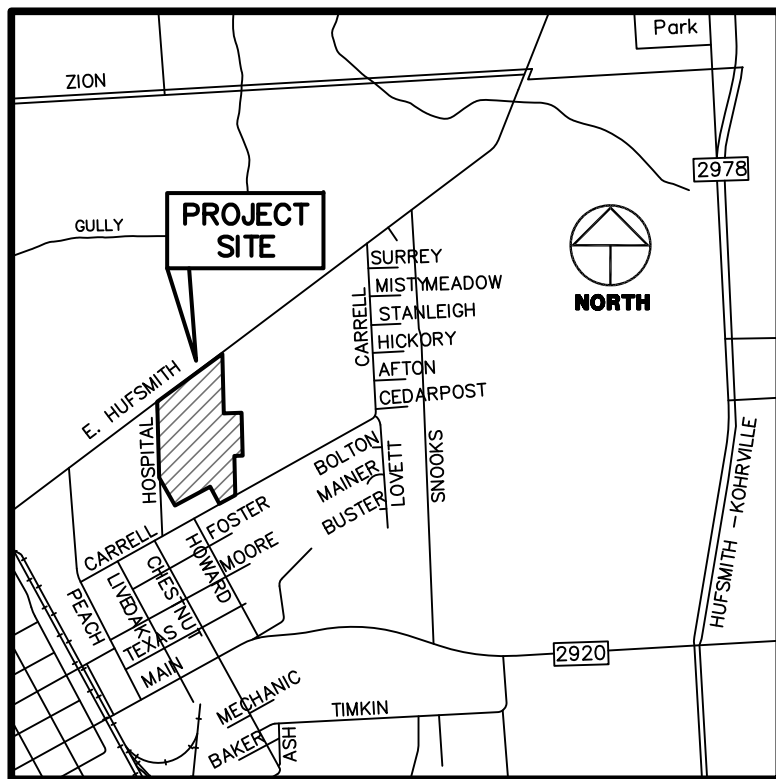
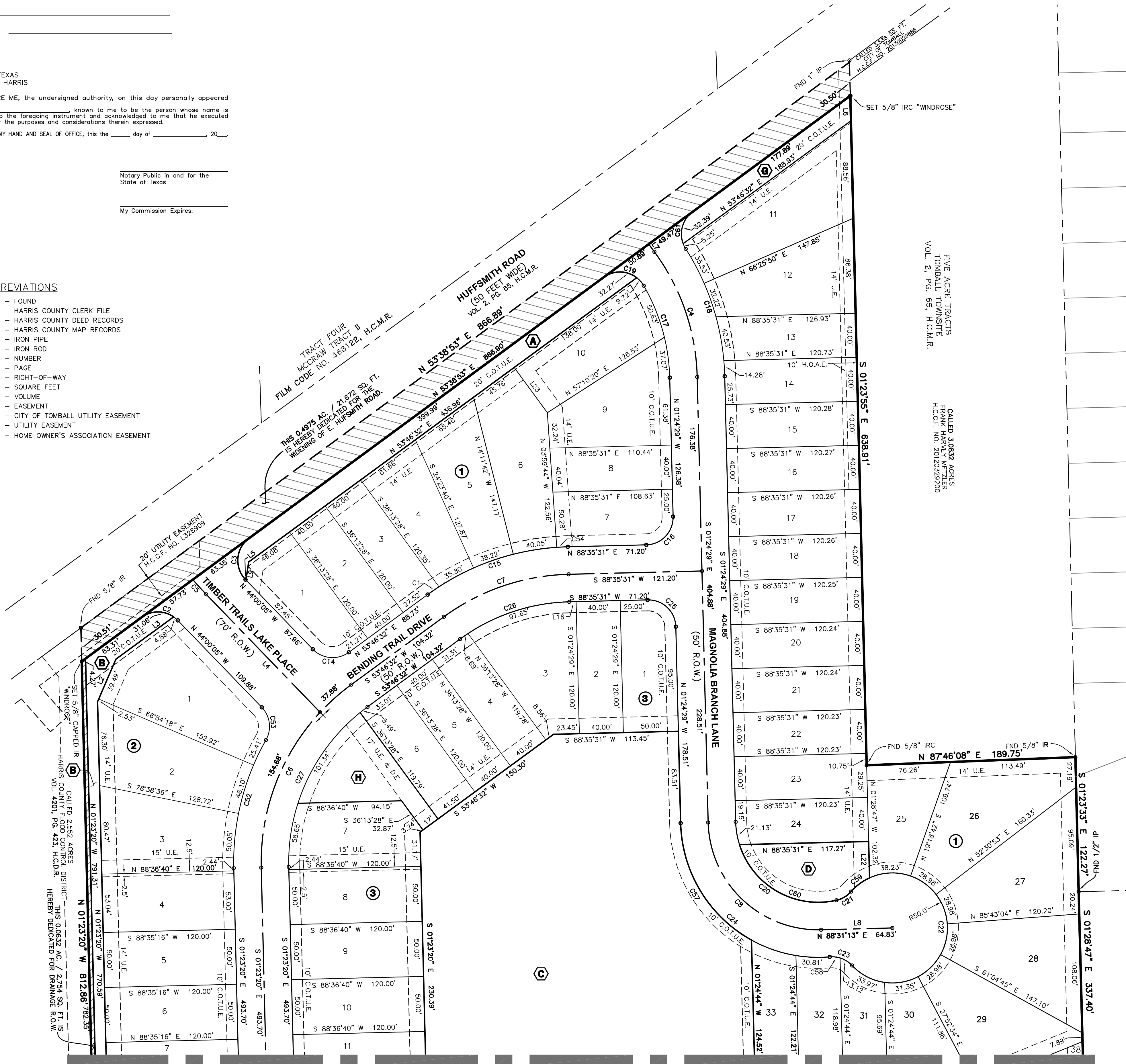
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

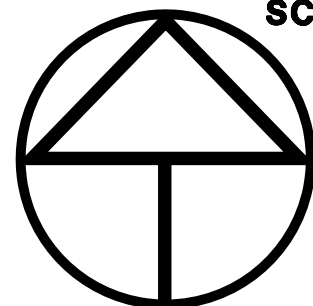
My Commission Expires:

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT

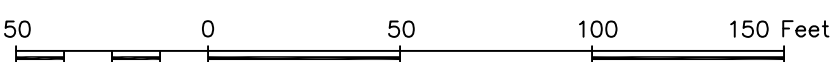


CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



NORTH

GRAPHIC SCALE: 1" = 50'



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 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. 482010230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND SHADED ZONE "X". IN THIS CASE, IS DEFINED AS AN AREA DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED JANUARY 8, 2019, WITH AN EFFECTIVE DATE OF JANUARY 1, 2019, ALL KNOWN OIL/GAS PIPELINES, EASEMENTS HAVE BEEN SHOWN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE, ALL KNOWN 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 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.
- 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).
- SUBJECT TO COVENANTS AS RECORDED IN FILM CODE NO. 400005, H.C.M.R.
- LOTS BACKING OR SIDING TOMBALL-HUFFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET(S).
- EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, AS RECORDED IN VOLUME 1345, PAGE 76 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE, NOT PLOTTABLE)
- SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, LOT AREA TABLE, RESERVE TABLE, AND RADIAL LOT WIDTH TABLE.

TIMBER TRAILS

A SUBDIVISION OF

23.6321 AC. / 1,029,412.50 SQ. FT.

SITUATED IN THE

RALPH HUBBARD SURVEY

ABSTRACT NO. 383

CITY OF TOMBALL, HARRIS COUNTY, TEXAS

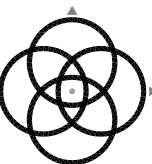
3 BLOCKS 8 RESERVES 105 LOTS

SEPTEMBER 2019

Owner

Tomball Timber Trails, LLC
A Texas Limited Liability Company
12402 NORMONT DR
HOUSTON TX 77070

Surveyor



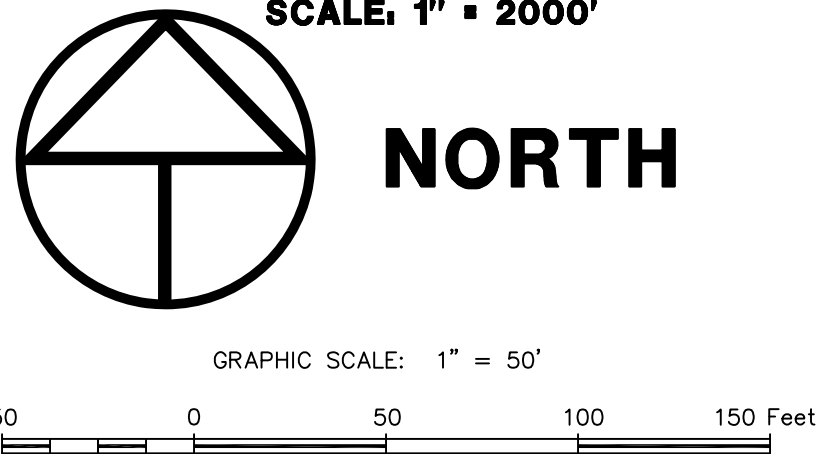
WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SEE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°38'31" E	21.13
L2	N 0°00'00" W	42.02
L3	S 53°46'32" E	65.02
L4	N 44°00'05" W	149.03
L5	S 44°00'05" E	0.51
L6	S 10°23'55" W	22.73
L7	N 36°21'07" W	8.72
L8	N 0°00'11" E	68.83
L9	N 08°46'32" E	16.60
L10	S 29°38'31" E	30.95
L11	N 49°07'28" E	7.61
L12	S 48°19'58" E	24.20
L13	S 03°39'47" E	15.00
L14	N 1°13'20" E	22.02
L15	N 40°43'37" E	20.62
L16	S 88°35'31" W	6.20
L17	N 88°31'13" E	46.96
L18	S 88°31'13" W	32.92
L19	N 0°00'00" W	19.06
L20	N 28°13'05" E	1.99
L21	S 61°42'47" W	22.43
L22	S 10°28'47" E	23.07
L23	N 36°13'28" W	50.99
L24	S 39°31'33" W	40.90
L25	N 0°00'00" W	17.74
L26	S 29°38'31" E	23.55
L27	S 29°38'31" E	19.76

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°38'31" E	21.13
L2	N 0°00'00" W	43.02
L3	S 53°46'32" E	65.02
L4	N 44°00'05" W	149.03
L5	S 44°00'05" E	0.51
L6	S 10°23'55" W	22.73
L7	N 36°21'07" W	8.72
L8	N 0°00'11" E	68.83
L9	N 08°46'32" E	16.60
L10	S 29°38'31" E	30.95
L11	N 49°07'28" E	7.61
L12	S 48°19'58" E	24.20
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L14	N 1°13'20" E	22.02
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L23	S 36°13'28" W	50.99
L24	S 39°31'33" W	40.90
L25	N 0°00'00" W	10.74
L26	S 29°38'31" E	23.55
L27	S 29°38'31" E	19.76

[illegible]

3. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR ALL ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL. SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER AND CROSS ANY TRACT OF LAND UNDER EASEMENT FOR ANY PURPOSES 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 NOTICE. 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 INTERFERE WITH THE PERMISSION OF THE PROPERTY OWNER, ANY PUBLIC UTILITY INCLUDING THE CITY OF TOMBALL, TO MAINTAIN, REPAIR, REPLACE, OR REPLACE OR RELOCATE ANY 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 OR REMOVAL WITHIN ANY EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
4. ACCORDING TO FEMA FIRM PANEL NO. 4820100230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND SHADED ZONE "X" SHADED ZONE "X", IN THIS CASE, IS DEFINED AS AN AREA DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
5. BASED ON TEXAS RAILROAD COMMISSION GS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED JANUARY 8, 2019, WITH AN EFFECTIVE DATE OF JANUARY 1, 2019, ALL KNOWN OIL/GAS PIPELINES, EASEMENTS HAVE BEEN SHOWN.
6. BASED ON TEXAS RAILROAD COMMISSION GS WEBSITE, ALL KNOWN OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
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 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
9. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
10. SUBJECT TO COVENANTS AS RECORDED IN FILM CODE NO. 4000005, H.C.M.R.
11. LOTS BACKING OR SIDING TOMBALL-HUFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET(S).
12. EASEMENT GRANTED TO HUBBARD OIL & REFINING COMPANY, AS RECORDED IN VOLUME 10, PAGE 10, TO THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE, NOT PLOTTABLE)
13. SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, LOT AREA TABLE, RESERVE TABLE, AND RADIAL LOT WIDTH TABLE.

A SUBDIVISION OF
23.6321 AC. / 1,029,412.50 SQ. FT.
SITUATED IN THE
RALPH HUBBARD SURVEY
ABSTRACT NO. 383
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

3 BLOCKS 8 RESERVES 105 LOTS

SEPTEMBER 2019

Owner

Tomball Timber Trails, LLC
A Texas Limited Liability Company
 12402 NORMONT DR
 HOUSTON TX 77070

Surveyor



11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 2 OF 2

CITY OF TOMBALL

Plat Name: Timber Trails 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: October 14, 2019

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 title report reference note
- Add City of Tomball gas note
- Correct the vicinity map
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 14, 2019

Topic:

Consideration to Approve Final Plat of **RABURN RESERVE**: A subdivision of a 105.04 acres of land out of the Jesse Pruitt Survey, A-629, 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:

Raburn Reserve Plat
Raburn Reserve Comments

NOTES:

1. All oil/gas or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. 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 gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid covenants or restrictions.
5. A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension form the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.

Flood Information:

According to FEMA Firm Panel No.48201C0230L (Effective Date June 16, 2014), this property is in Unshaded Zone and is not within the 0.2% Annual Chance Flood Plain or According to FEMA Firm

Public Easements:
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.

LEGEND

- AC "Acre"
- BL "Building Line"
- BRS "BEARS"
- CF "Clerk's File"
- CDTUE "City of Tomball Utility Easement"
- DE "Drainage Easement"
- Fnd. "Found"
- FC "Film Code"
- HOCF "Harris County Clerk's File"
- HOMR "Harris County Map Records"
- HOCPRRP "Harris County Official Public Records of Real Property"
- I.R. "Iron Rod"
- No "Number"
- PRVT "Private"
- RES "Reserve"
- "S" "Set 3/4 inch Iron Rod (With Cap Stamped "Cotton Surveying")"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- WLE "Waterline Easement"
- ① "Block Number"

RESTRICTED RESERVE [A]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.2499 AC
10,877.75 Sq Ft

RESTRICTED RESERVE [E]
Restricted to Landscape, Utility
& Recreation Purposes Only
1.545 AC
67,293.59 Sq Ft

RESTRICTED RESERVE [B]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.2190 AC
9,541.45 Sq Ft

RESTRICTED RESERVE [F]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.5790 AC
25,221.49 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.3680 AC
16,031.20 Sq Ft

UNRESTRICTED RESERVE [G]
28.81 AC
1,255,158.59 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Landscape, Utility
& Open Space Purposes Only
0.1113 AC
4,849.98 Sq Ft

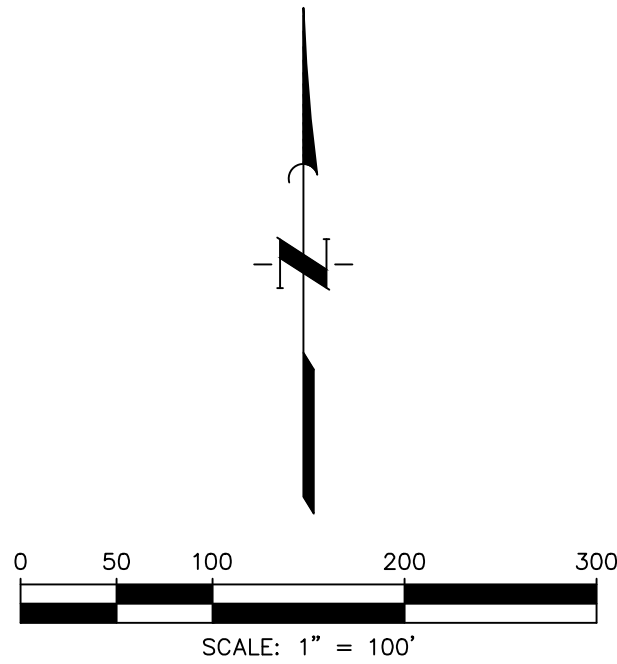
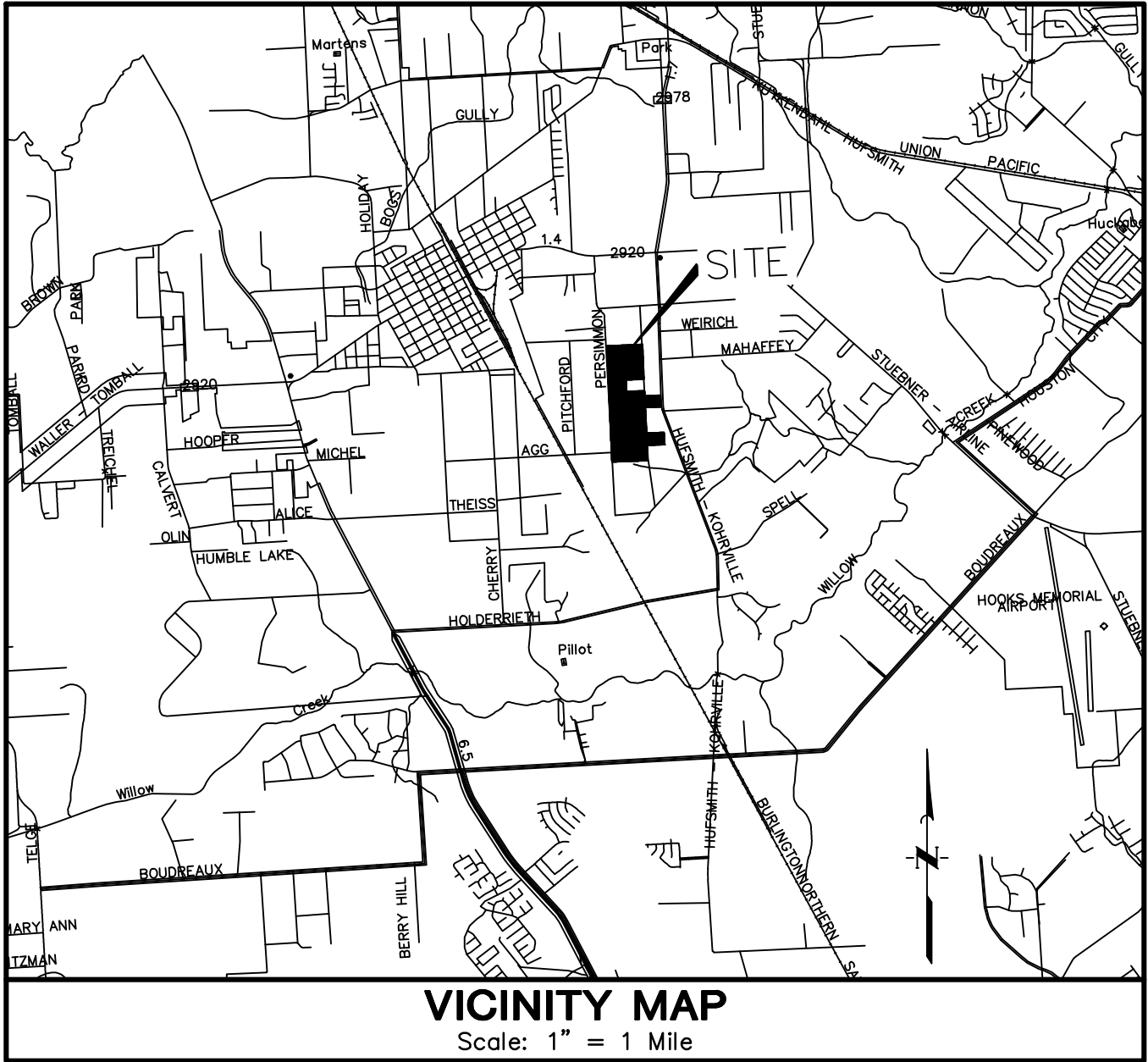
UNRESTRICTED RESERVE [H]
35.56 AC
1,549,293.64 Sq Ft

LOT 1 PERSIMMON
PROPERTIES FILM CODE NO.
679815 M.R.H.C.

PORTION OUTLOT 337
CORRECTED MAP OF TOMBALL
OUTLOTS VOLUME 4, PAGE
75 M.R.H.C.

LOT 1 HUFFSMITH - 2978
FILM CODE NO. 620122
M.R.H.C.

NEW OUTLOT 345A AMENDING
PLAT OF TOMBALL OUTLOTS
345 & 348 FILM CODE NO.
509120 M.R.H.C.



MATCH LINE

MATCH LINE

RABURN RESERVE SEC 1

A SUBDIVISION OF 105.04 ACRES OF LAND
OUT OF THE JESSE PRUITT SURVEY, A-629,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS
134 LOTS 8 RESERVES 5 BLOCKS
SEPTEMBER 2019

DEVELOPER:
HINES
2800 POST OAK BLVD.
HOUSTON, TX 77056

OWNER:
RABURN COMMERCIAL RESOURCES
1018 BOX ELDER DRIVE
MAGNOLIA, TX 77354

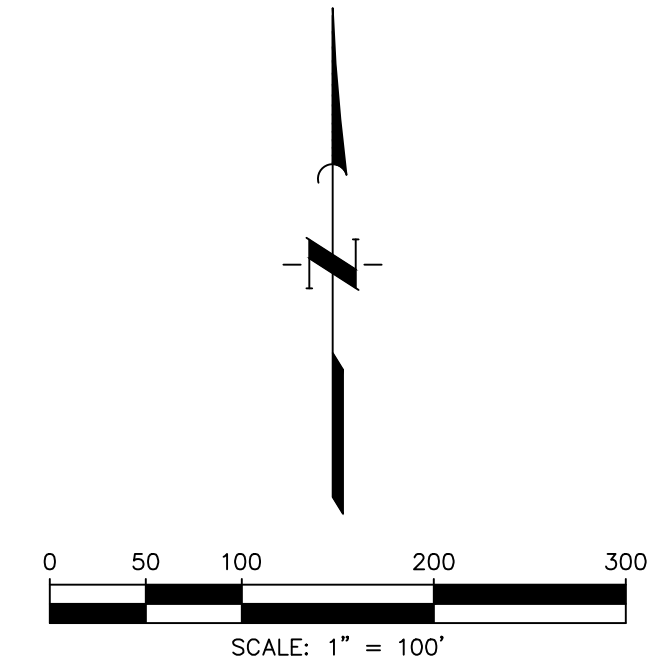
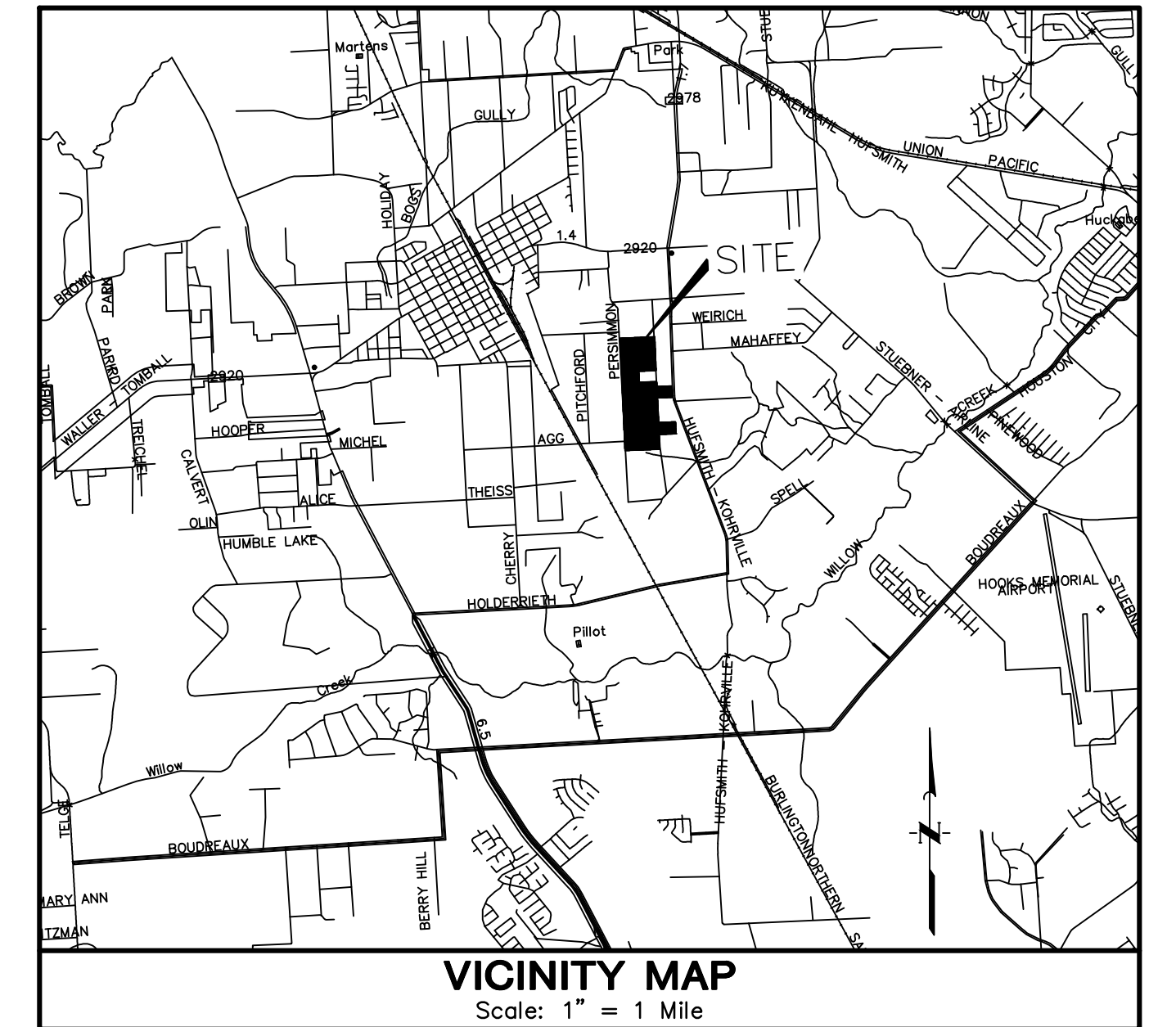
SURVEYOR:
HOVIS SURVEYING COMPANY
5000 CABBAGE ST.
SPRING, TX 77379

PLANNER:
JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100861-04
630 West Loop South, Suite 150 - Dallas, TX 75202 - 713.777.5137

MATCH LINE

MATCH LINE



RABURN RESERVE SEC 1

A SUBDIVISION OF 105.04 ACRES OF LAND
OUT OF THE JESSE PRUITT SURVEY, A-629,
CITY OF TOMBALL,
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134 LOTS 8 RESERVES 5 BLOCKS
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2800 POST OAK BLVD.
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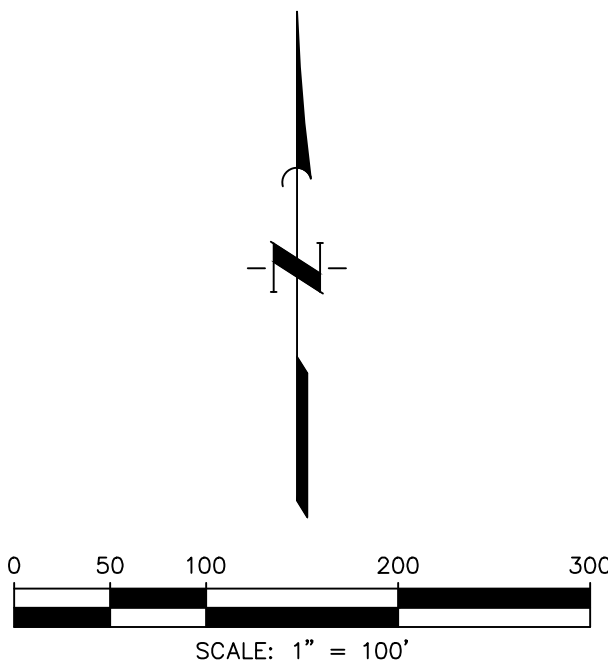
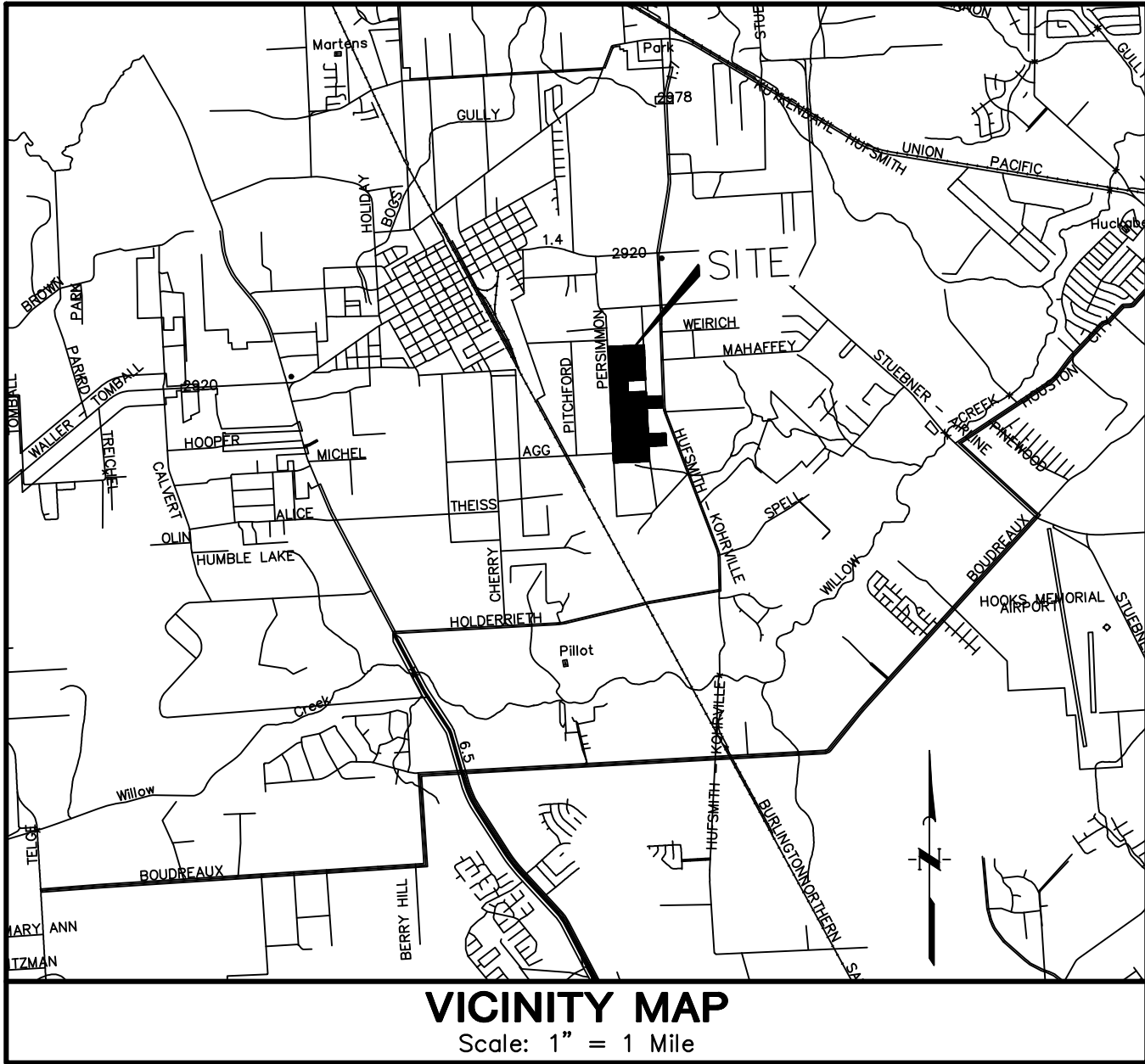
OWNER:
RABURN COMMERCIAL RESOURCES
1018 BOX ELDER DRIVE
MAGNOLIA, TX 77354

SURVEYOR:
HOVIS SURVEYING COMPANY
5000 CABBAGE ST.
SPRING, TX 77379

PLANNER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100801-04
6300 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5317

MATCH LINE

MATCH LINE



Line Table		
Line	Bearing	Distance
L1	S87°33'20"W	353.46
L2	S85°30'25"W	175.00
L3	S7°35'52"E	46.09
L4	N34°55'09"W	77.90
L5	N2°32'22"W	162.27
L6	N87°27'38"E	132.00
L7	N2°32'22"W	4.20
L8	N87°27'38"E	50.00
L9	N87°27'38"E	65.00
L10	S84°22'50"W	46.42
L11	S77°31'46"W	46.09
L12	N69°51'19"E	493.36
L13	S2°26'40"E	353.00
L14	N27°07'35"E	67.32
L15	N40°19'00"W	171.75
L16	S63°52'25"E	50.00
L17	N87°33'20"E	218.40
L18	S2°44'46"E	95.32
L20	N87°47'53"E	97.34
L21	S2°44'46"E	96.24
L22	S31°58'37"W	182.96
L23	N87°33'49"E	161.89
L24	S2°26'11"E	125.90
L25	N44°59'55"E	8.44
L26	N72°08'35"E	139.05
L27	N87°33'49"E	82.24
L28	N69°49'10"E	39.18
L29	S12°14'49"E	141.77
L30	N77°45'11"E	14.95
L31	N87°33'49"E	90.43
L32	N2°32'22"W	29.45
L33	N47°27'25"W	42.23
L34	N87°27'38"E	94.64
L35	N69°51'19"E	247.83
L36	S20°08'41"E	15.00
L37	N72°17'54"W	103.01
L38	S32°27'35"W	186.70
L39	S55°47'03"E	21.28
L40	S2°26'40"E	40.89
L41	S87°33'20"W	3.00

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1°04'57"	525.00'	9.92'	4.96'	S5°02'03"E	9.92'
C2	8°13'17"	265.00'	38.02'	19.04'	S30°14'13"W	37.99'
C3	28°04'55"	25.00'	12.25'	6.25'	N12°05'07"E	12.13'
C4	89°23'59"	25.00'	39.01'	24.74'	N42°33'15"E	35.17'
C5	90°36'36"	25.00'	39.54'	25.27'	N47°26'28"W	35.54'
C6	78°27'47"	25.00'	34.24'	20.41'	S53°30'52"E	31.62'
C7	90°00'00"	25.00'	39.27'	25.00'	N42°15'14"E	35.36'
C8	89°27'21"	25.00'	39.03'	24.76'	N47°28'26"W	35.19'
C9	39°59'35"	25.00'	17.45'	9.10'	S17°15'02"W	17.10'
C10	40°55'19"	50.00'	35.71'	18.66'	N50°49'56"W	34.96'
C11	39°21'17"	25.00'	17.17'	8.94'	N68°07'15"E	16.84'
C12	30°12'42"	25.00'	13.18'	6.75'	S77°05'46"E	13.03'
C13	41°31'33"	50.00'	36.24'	18.96'	N82°45'12"W	35.45'
C14	30°12'42"	25.00'	13.18'	6.75'	N17°51'07"W	13.03'
C15	90°32'39"	25.00'	39.51'	25.24'	S42°31'34"W	35.52'
C17	78°27'47"	25.00'	34.24'	20.41'	N48°01'21"E	31.62'
C18	82°35'03"	25.00'	36.03'	21.96'	S45°57'43"W	32.99'
C19	69°46'53"	25.00'	30.45'	17.43'	S57°51'19"E	28.60'
C20	78°27'47"	25.00'	34.24'	20.41'	S71°51'17"E	31.62'
C21	48°11'23"	25.00'	21.03'	11.18'	S56°04'18"W	20.41'
C22	40°58'29"	50.00'	35.76'	18.68'	N47°24'01"W	35.00'
C23	39°42'37"	25.00'	17.33'	9.03'	N33°38'32"E	16.98'
C24	78°27'47"	25.00'	34.24'	20.41'	N71°12'30"E	31.62'
C25	90°00'00"	25.00'	39.27'	25.00'	S47°26'11"E	35.36'
C26	44°45'36"	25.00'	19.53'	10.29'	S19°56'37"W	19.04'
C28	48°11'23"	25.00'	21.03'	11.18'	N26°31'52"W	20.41'
C29	161°55'55"	25.00'	44.48'	30.83'	N48°31'47"E	38.84'
C30	72°52'00"	25.00'	31.79'	18.45'	S87°29'04"W	29.69'
C31	86°07'33"	25.00'	37.58'	23.36'	N10°12'27"E	34.14'
C32	48°11'23"	25.00'	21.03'	11.18'	S48°02'53"W	20.41'
C33	48°11'23"	25.00'	21.03'	11.18'	S83°45'44"E	20.41'
C34	50°57'13"	50.00'	44.47'	23.82'	S69°58'27"W	43.01'
C35	90°07'51"	25.00'	39.33'	25.06'	N47°22'16"W	35.40'
C36	89°52'09"	25.00'	39.21'	24.94'	N42°37'44"E	35.31'
C37	51°22'16"	25.00'	22.41'	12.02'	S47°51'32"W	21.67'
C38	45°49'02"	25.00'	19.99'	10.56'	S84°28'23"E	19.46'
C40	86°01'03"	25.00'	37.53'	23.32'	N55°35'00"W	34.11'
C41	94°28'03"	25.00'	41.22'	27.03'	N34°59'13"E	36.71'
C42	47°35'32"	25.00'	20.77'	11.02'	S57°02'01"W	20.17'
C43	41°23'44"	25.00'	18.06'	9.45'	S71°44'19"E	17.67'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C44	42°30'31"	50.00'	37.10'	19.45'	S50°14'50"W	36.25'
C45	78°26'12"	25.00'	34.22'	20.40'	S7°32'50"E	31.61'
C46	80°16'00"	25.00'	35.02'	21.08'	N86°26'29"W	32.23'
C47	90°00'00"	25.00'	39.27'	25.00'	N42°27'38"E	35.36'
C48	90°00'00"	25.00'	39.27'	25.00'	N47°32'22"W	35.36'
C49	62°10'55"	25.00'	27.13'	15.08'	S79°03'14"E	25.82'
C50	29°55'35"	25.00'	13.06'	6.68'	S54°53'31"W	12.91'
C51	50°07'41"	50.00'	43.75'	23.38'	S68°13'30"W	42.36'
C52	104°14'31"	25.00'	45.48'	32.14'	S55°34'51"W	39.47'
C53	33°36'04"	25.00'	14.66'	7.55'	S13°20'27"E	14.45'
C54	43°22'13"	50.00'	37.85'	19.88'	N57°25'21"E	36.95'
C55	59°58'20"	25.00'	26.17'	14.43'	N33°26'45"E	24.99'
C56	99°15'02"	25.00'	43.31'	29.40'	N46°09'56"W	38.09'
C57	75°45'29"	25.00'	33.06'	19.45'	S34°25'09"E	30.70'
C58	79°13'20"	25.00'	34.57'	20.69'	N43°04'15"E	31.88'
C59	41°50'59"	50.00'	36.52'	19.12'	S73°15'27"W	35.71'
C60	109°14'21"	25.00'	47.66'	35.20'	S81°39'24"E	40.77'
C61	44°06'17"	25.00'	19.24'	10.13'	N24°00'29"W	18.77'
C62	66°47'16"	25.00'	29.14'	16.48'	S12°54'09"W	27.52'
C63	39°16'31"	50.00'	34.27'	17.84'	S23°25'12"W	33.61'
C64	24°27'35"	25.00'	10.67'	5.42'	N35°49'47"W	10.59'
C65	89°27'21"	50.00'	78.06'	49.53'	N47°28'26"W	70.37'
C66	90°32'39"	50.00'	79.01'	50.48'	S42°31'34"W	71.05'
C67	89°53'49"	200.00'	313.80'	199.64'	N47°29'16"W	282.59'
C68	90°07'51"	200.00'	314.62'	200.46'	S47°22'16"E	283.17'
C69	27°08'39"	300.00'	142.13'	72.42'	N58°34'15"E	140.80'
C70	17°44'40"	300.00'	92.91'	46.83'	S78°41'29"W	92.54'
C71	9°56'29"	500.00'	86.75'	43.49'	N71°6'35"W	86.65'
C72	7°45'14"	500.00'	67.67'	33.88'	S8°22'12"E	67.61'
C73	9°48'38"	500.00'	85.61'	42.91'	N82°39'30"E	85.51'
C74	110°14'28"	215.00'	413.68'	308.43'	N52°34'52"E	352.75'
C75	44°55'03"	200.00'	156.79'	82.67'	N24°59'54"W	152.81'
C76	17°38'19"	500.00'	153.64'	77.43'	S78°39'28"W	153.03'
C77	81°34'31"	290.00'	412.89'	250.21'	S66°54'51"W	378.89'
C78	53°20'23"	100.00'	93.10'	50.23'	S29°06'51"E	89.77'

LOT AREAS

BLOCK 1	Square Feet	Acres
1	8891.81	0.204
2	6464.49	0.148
3	6925.55	0.159
4	13689.41	0.314
5	10647.25	0.244
6	13330.78	0.306
7	8875.02	0.204
8	5804.30	0.133
9	6380.27	0.146
10	8781.71	0.202
11	8122.00	0.186
12	6998.62	0.161
13	6344.85	0.146
14	7167.65	0.165
15	13395.16	0.308
16	9095.32	0.209
17	13142.65	0.302
18	8057.14	0.185
19	6299.97	0.145
20	6795.58	0.156
21	8083.61	0.186
22	7385.73	0.17
23	6936.47	0.159
24	6250.00	0.143
25	6274.24	0.144
26	10495.57	0.241
27	11509.01	0.264
28	9678.34	0.222
29	12563.74	0.288
30	7637.01	0.175
31	6137.38	0.141
32	6332.97	0.145
33	6852.32	0.157
34	8600.15	0.197
35	9951.96	0.228
36	8570.28	0.197
37	7039.31	0.162
38	6250.00	0.143
39	6250.00	0.143
40	7655.36	0.176
41	8483.92	0.195
42	15898.98	0.365
43	12450.76	0.286
44	8971.20	0.206
45	13046.18	0.299
46	9008.81	0.207
47	10710.38	0.246
48	14195.88	0.326
49	11543.45	0.265
50	10246.17	0.235
51	11406.60	0.262
52	5829.83	0.134
53	6809.64	0.156
54	8002.78	0.184

BLOCK 2	Square Feet	Acres
1	17805.13	0.409
2	12462.85	0.286
3	9750.69	0.224
4	11001.20	0.253
5	6955.60	0.16
6	8041.36	0.185
7	12487.37	0.287
8	9025.38	0.207
9	8241.01	0.189
10	8604.69	0.198
11	12134.60	0.279
12	7990.87	0.183
13	6669.60	0.153
14	6711.74	0.154
15	6728.41	0.154
16	6470.15	0.149
17	6250.00	0.143
18	6250.00	0.143
19	6432.18	0.148
20	6790.60	0.156
21	12142.09	0.279
22	11867.18	0.272
23	11197.32	0.257
24	18389.41	0.422
25	8291.44	0.19
26	6208.58	0.143
27	6250.00	0.143
28	6250.00	0.143
29	6250.00	0.143
30	6475.43	0.149
31	6800.04	0.156
32	6762.76	0.155
33	7990.87	0.183

BLOCK 3	Square Feet	Acres
1	6800.37	0.156
2	6758.06	0.155
3	7554.79	0.173
4	7348.94	0.169
5	7438.88	0.171
6	7045.72	0.162
7	6600.00	0.152
8	6600.00	0.152
9	6600.00	0.152
10	10869.52	0.25
11	14081.73	0.323
12	7755.69	0.178
13	8441.90	0.194
14	9357.13	0.215
15	13574.05	0.312
16	6483.32	0.149
17	7682.78	0.176
18	9741.34	0.224
19	8007.80	0.184
20	8630.06	0.198
21	13830.25	0.317
22	8825.57	0.203
23	13245.91	0.304
24	8745.24	0.201
25	11788.03	0.271
26	11360.92	0.261
27	10521.27	0.242
28	6339.88	0.146
29	8528.55	0.196
30	12980.75	0.298
31	7939.23	0.182
32	6864.38	0.158
33	6778.72	0.156
34	7641.55	0.175
35	12840.30	0.295
36	8519.18	0.196
37	6410.06	0.147
BLOCK 4	Square Feet	Acres
1	16610.26	0.381
2	18594.69	0.427
3	10977.96	0.2

CITY OF TOMBALL

Plat Name: Raburn Reserve Sec 1 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: October 14, 2019

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:

- Provide updated title report and callout encumbrances.
- Add City of Tomball Utility Easement
- Update lot depth dimension for block 1, lots 41, 44, 46 and block 3, lots 22 and 24.
- Add survey markers
- Improve area accuracy
- Update signature blocks
- Fix typos

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 14, 2019

Topic:

Consideration to Approve **Zoning Case P19-120:** Request by Turnstone Texas Group LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.5 acres of land legally described as Tract 1M Abstract 305C Goodrich, within the City of Tomball, Harris County, Texas, generally located on the south side of North Humble Lake Road at SH 249 from the Agricultural District to the Light Industrial District.

- Conduct Public Hearing on **Zoning Case P19-120**

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
19-120 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 14, 2019
&
CITY COUNCIL
OCTOBER 21, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 14, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, October 21, 2019, 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 P19-120: Request by Turnstone Texas Group LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.5 acres of land legally described as Tract 1M Abstract 305C Goodrich, within the City of Tomball, Harris County, Texas, generally located on the south side of North Humble Lake Road at SH 249 from the Agricultural District to the Light Industrial 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.

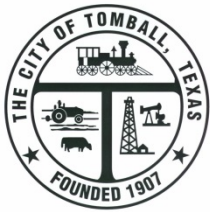
C E R T I F I C A T I O N

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 **10th** day of **October 2019** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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: P19-120

APPLICANT/OWNER: Turnstone Texas Group LP

LOCATION: Generally located on the south side of North Humble Lake Road at SH 249

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.5 acres of land legally described as Tract 1M Abstract 305C Goodrich, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Light Industrial District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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.

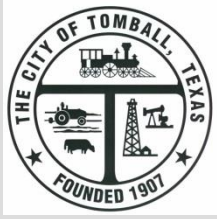


**Planning & Zoning Commission
Public Hearing:
Monday, October 14, 2019, 6:00 PM**

**City Council Public Hearing:
*Monday, October 21, 2019, 6:00 PM**

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

*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: October 14, 2019

City Council Public Hearing Date: October 21, 2019

Rezoning Case: P19-120
Property Owner(s): Merenco Reality Inc.
Applicant(s): Turnstone Texas Group, LP (Steve Adkisson)
Legal Description: Tract 1M Abstract 305C Goodrich
Location: South side of North Humble Lake Road at SH 249 (between Alice Road and Humble Road) (Exhibit "A")
Area: 9.5 acres
Comp Plan Designation: Business Park and Industrial (Exhibit "B")
Present Zoning and Use: Agricultural after annexation (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Rezone from the Agricultural District to the Light Industrial District

Adjacent Zoning & Land Uses:

North: Commercial District / Private road for Harris County facility

South: Not in City limits / Industrial facility

West: Not in City limits and Commercial District / Industrial facility and Harris County facility

East: Not Zoned / SH 249

BACKGROUND

City staff had multiple meetings with the applicant and property owners regarding the development of the subject site. The property was annexed into the City limits in October and was automatically zoned Agricultural District.

ANALYSIS

The proposed rezoning is for approximately 9.5 acres of land on SH 249. Most properties in the area are outside the City limits of Tomball, with the exception of the Harris County property, which is zoned Commercial.

The existing land uses in the area include industrial facilities and the Harris County property with various County facilities. There is also a Harris County Flood Control District drainage channel to the east of the property.

The updated Comprehensive Plan Future Land Use Map designates the property as Business Park and Industrial. According to the Plan, the intent of the Business Park and Industrial category is to “create opportunities for employment” and is an area that should be “located near adequate thoroughfares which provide convenient access for vehicular traffic” (Page 72).

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 uses permitted in the Light Industrial District appear to be appropriate in the immediate area. The existing uses in the area along Humble Road include various industrial facilities. The purpose of the Light Industrial District is to provide an area for light manufacturing, warehousing, wholesaling and service operations, etc. in locations with accessibility to major thoroughfares or major highways.

- 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.**

City water and gas are adjacent to the property. Sanitary sewer will need to be extended to the site from Alice Road at the developer’s expense.

- 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.**

There is vacant land in the City zoned Light Industrial District. There does not appear to be any special circumstances that may make a substantial part of any vacant land unavailable for development.

- 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 has been steady development in the Light Industrial District in the City; however, there has not been new development in the immediate area of the subject site, with the exception of the Harris County facility.

- 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 Comprehensive Plan Future Land Use Map designates the property as Business Park and Industrial. The request also meets the following Comprehensive Plan Objectives:

- LU 2.1 Implement the Future Land Use Plan to promote development that results in desired character for Tomball;
- ED 5.3 Maintain a balance in the differing economic sectors to promote sustainable economic health for the community.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on September 27, 2019. The Notice of Public Hearing was published in the paper on October 2, 2019. 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 P19-120 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The request is in conformance with the Future Land Use Map;
3. The request is appropriate with the surrounding land uses in the area;
4. The request is generally appropriate with the surrounding zoning districts.

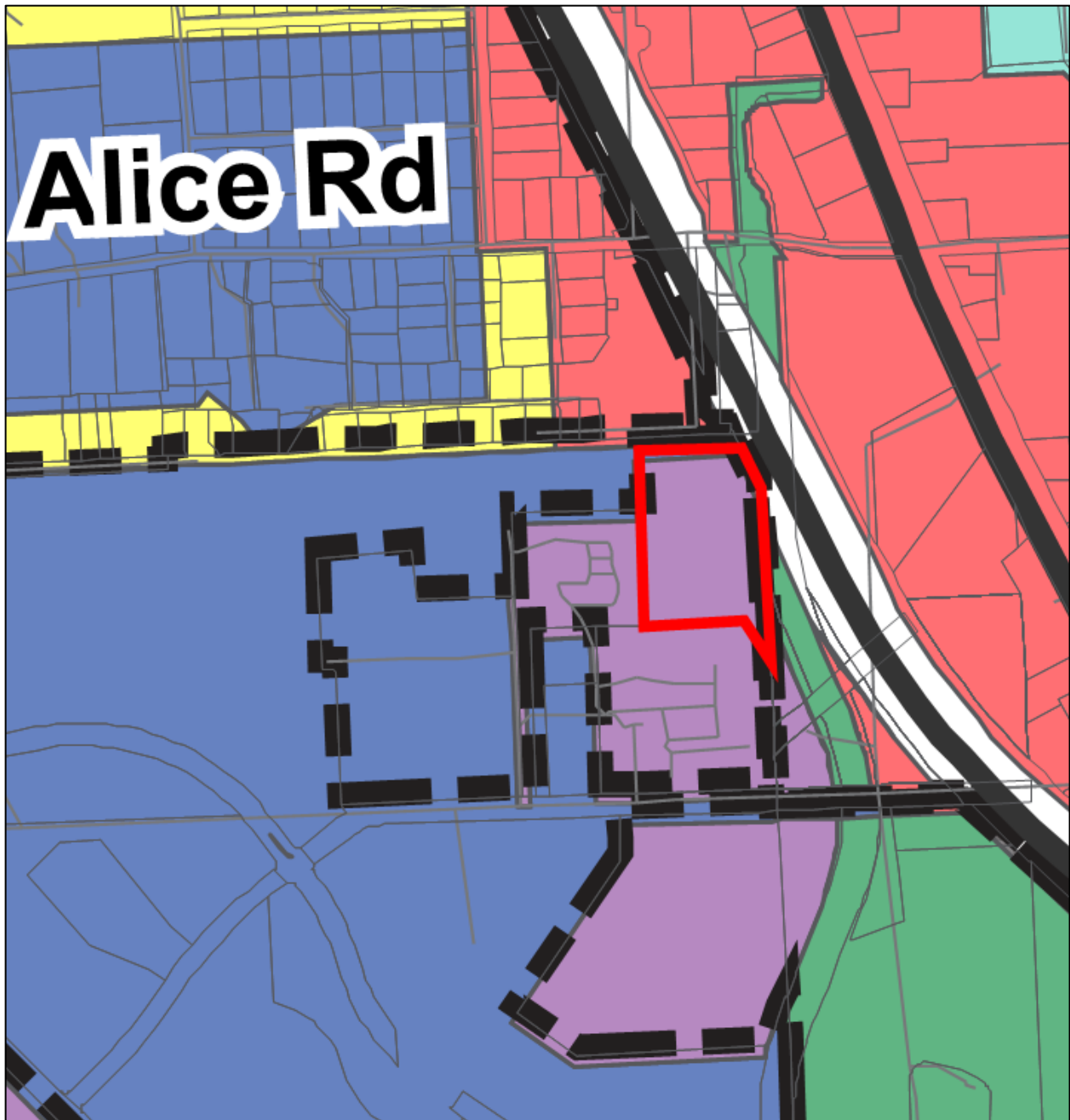
EXHIBITS

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

Exhibit "A"
Aerial Photo

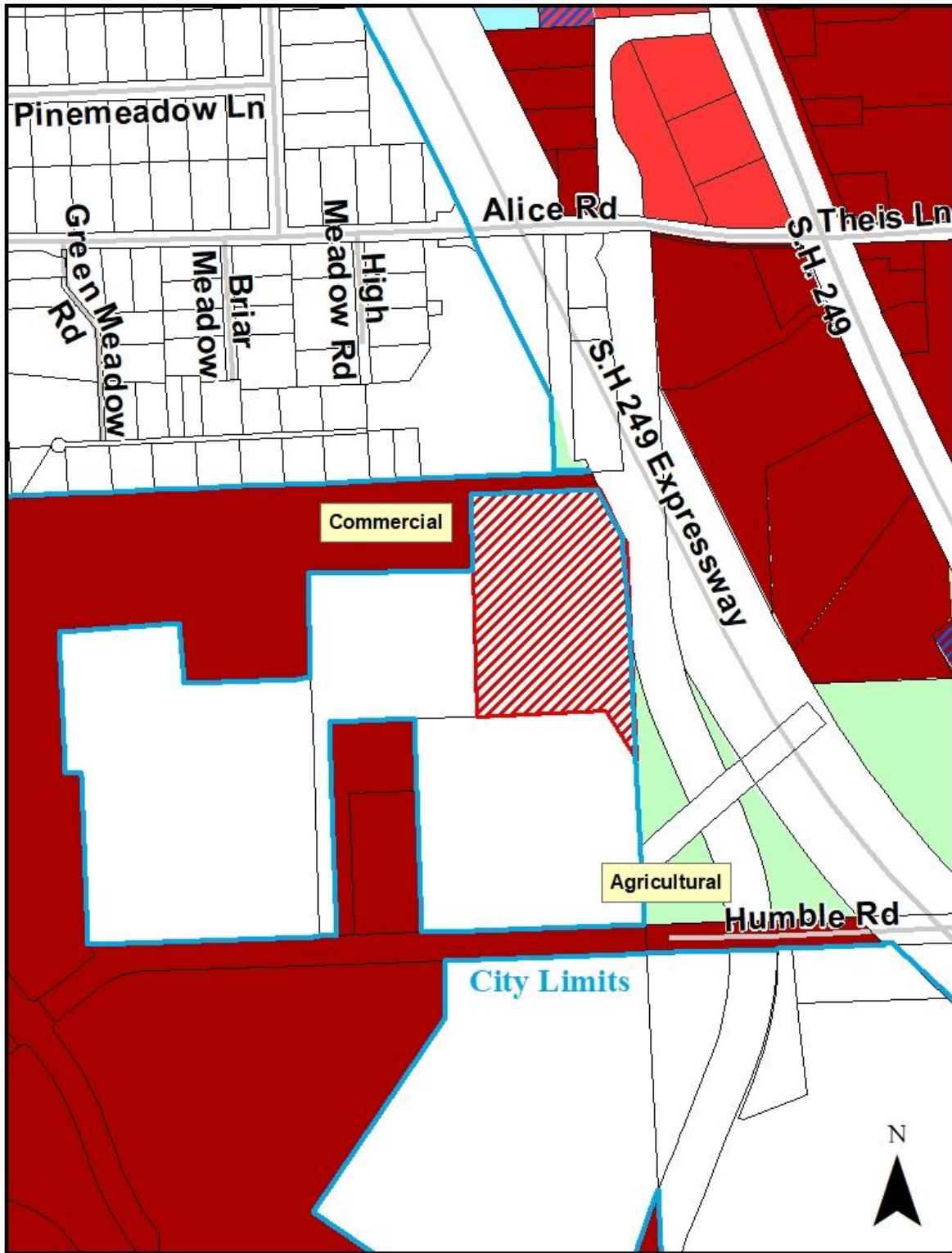


**Exhibit “B”
Comprehensive Plan**



GIS date for the updated Comprehensive Plan is not yet available.

Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Exhibit "E" Application

Revised 5/19/15



APPLICATION FOR REZONING

Community Development Department
Planning Division

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Turnstone Texas Group, LP (Steve Adkisson) Title: _____
Mailing Address: 1130 Enclave Pkwy City: Houston State: TX
Zip: 77077
Phone: (832) 413-4475 Fax: () Email: steve@adkissondevelopment.com

Owner

Name: Merenco Realty Inc. (Joe Bullard) Title: President
Mailing Address: PO BOX 351 City: Midland State: TX
Zip: 79702-0351
Phone: (713) 865-0061 Fax: () Email: jobullard2019@gmail.com

Engineer/Surveyor (if applicable)

Name: SEK Engineering (Sam Khazzoum) Title: _____
Mailing Address: 701 Shepherd Dr., Suite 200A City: Houston State: TX
Zip: 77007
Phone: (281) 271-1720 Fax: () Email: sam@sekengineering.net

Description of Proposed Project: 5 tilt-wall buidlings (75,750sf) on 9.493 acres of land

Physical Location of Property: N. Humble Lake Rd @ SH 249

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

Legal Description of Property: TR 1M ABST 305 Goodrich

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

Current Zoning District: Agricultural

Current Use of Property: raw land

Proposed Zoning District: Light Industrial

Proposed Use of Property: distribution and manufacturing

HCAD Identification Number: 042-175-000-0161 Acreage: 9.493

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

www.tomballtx.gov

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

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  _____ 7/30/17
Signature of Applicant Date

X  _____ 8/30/17
Signature of Owner Date

Steve Adkisson
Turnstone Texas Group, LP
1130 Enclave Pkwy
Houston, TX 77077

August 27, 2019

Amelia Lindley
City Planner
City of Tomball, Texas
501 James St., Tomball, Texas 77375

RE: Request for Zoning Change from Agricultural to Light Industrial for 9.493 acres located at N Humble Lake Rd @ SH 249 (TR 1M ABST 305 Goodrich)

Dear City Planner,

Please allow this letter to satisfy the requirements outlined in the City of Tomball's Application for Rezoning that is the subject of this letter.

Turnstone Texas Group, LP has the tract referenced above under contract for purchase – we expect to close around October 9, 2019. Turnstone will develop the entire 9.493 acres into a small business park.

The following information is provided to justify or outline our request:

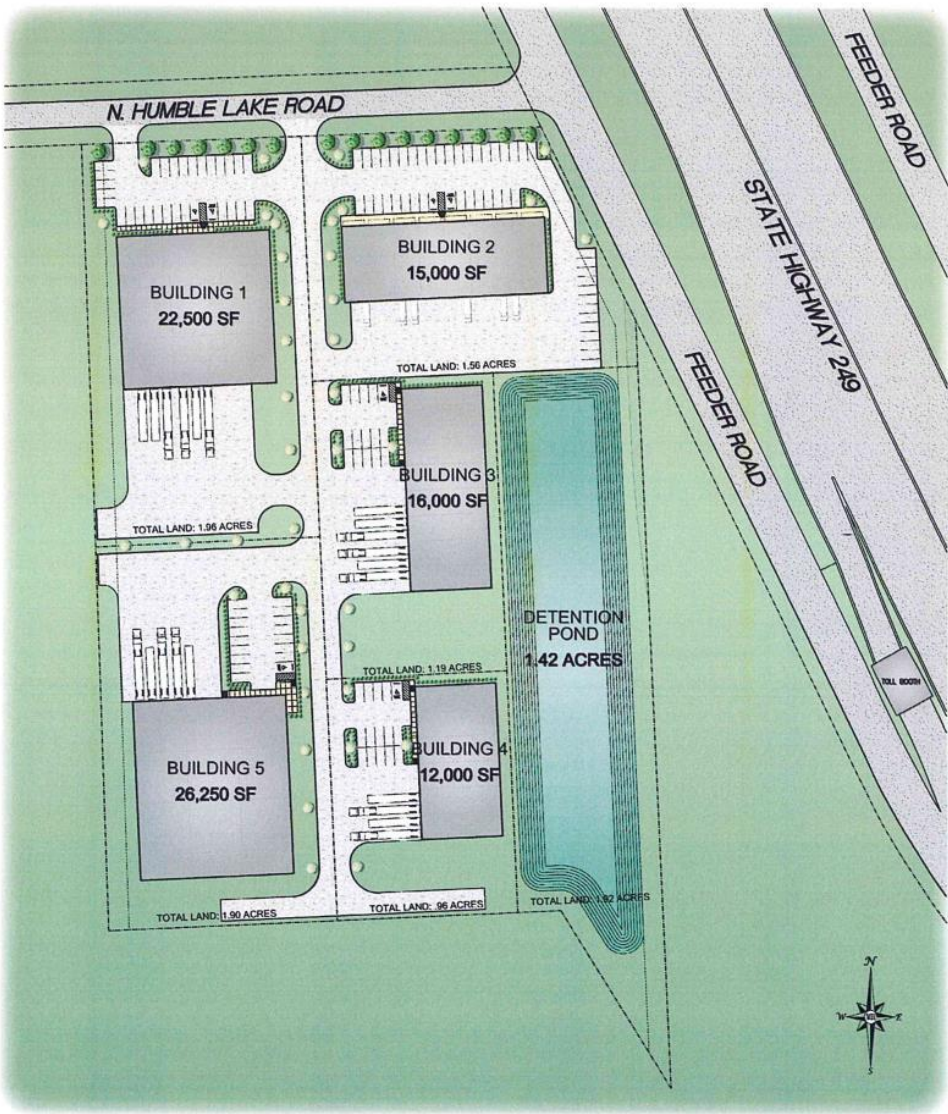
1. The development will include five (5) tilt-wall buildings, ranging from 12,000–26,250 SF
 - a. On-site detention (approx. 1.42 acres)
 - b. Water and sanitary sewer utilities to be provided by City of Tomball
 - c. Ingress/egress drive on N. Humble Lake Dr. sufficient for the development
2. Adjacent property uses are as follows: (North, South, West) Commercial, (East) Agricultural
3. The proposed usages of the buildings will be light industrial office/warehouse, and distribution
4. Turnstone has begun the condo plat for the development of this project

It is our belief that this request is both consistent and compatible with the surrounding land uses and will be an attribute to the City of Tomball as it retains jobs within the community and repurposes vacant land to a higher usage and property tax income.

Sincerely,

Steve Adkisson

Conceptual Site Plan



HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0421750000161

Tax Year: 2019

 Print

Owner and Property Information										
Owner Name & Mailing Address: MERENCO REALTY INC PO BOX 351 MIDLAND TX 79702-0351					Legal Description: TR 1M ABST 305 C GOODRICH 0 SH 249 TOMBALL TX 77377					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map 1/2
C2 -- Real, Vacant Commercial	8003 -- Land Neighborhood Section 3	E	0	411,564 SF	0	0	9911	400 -- ISD 26 - Tomball ISD	4770C	288T

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/23/2019	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	026	TOMBALL ISD		Not Certified	1.340000	
	040	HARRIS COUNTY		Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.011550	
	043	HARRIS CO HOSP DIST		Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005190	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	410	HARRIS-MONTGOMERY CTY MGMT DIST		Not Certified	1.250000	
	665	HC ESD 15		Not Certified	0.047010	
	679	HC EMERG SERV DIST 8		Not Certified	0.098250	

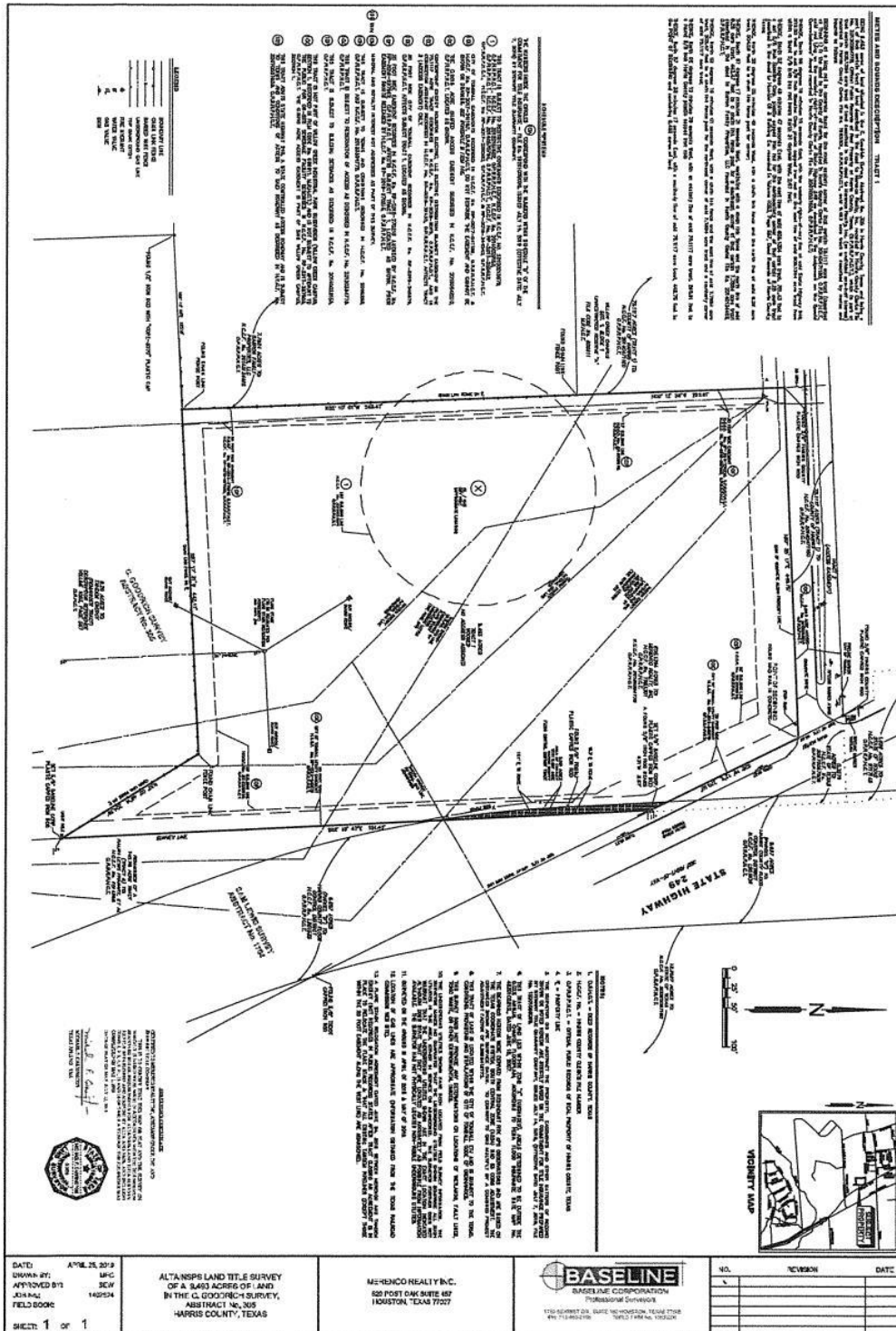
Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	205,782		Land	205,782	
Improvement	0		Improvement	0	
Total	205,782	205,782	Total	205,782	205,782

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4400	SF	411,564	1.00	1.00	0.25	Restr or Non-Conf	0.25	2.00	0.50	205,782.00



METES AND BOUNDS DESCRIPTION
9.493 ACRES OF LAND IN THE
C. GOODRICH SURVEY, ABSTRACT No. 305
WILLOW CREEK INDUSTRIAL PARK, HARRIS COUNTY, TEXAS

BEING 9.493 acres of land situated in the C. Goodrich Survey, Abstract No. 305 in Harris County, Texas and being a part of that certain tract of land described in the deed to Merenco Realty, Inc. recorded in Harris County Clerks File No. 20130384778, Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.T.), which is part of that certain 606.1394 acre tract of land described in the deed to Merenco Realty, Inc. (an undivided one-half interest) recorded in Harris County Clerks File No. T693301, O.P.R.R.P.H.C.T., said 9.493 acre tract is described by metes and bounds as follows:

BEGINNING at a Mag nail in concrete found for the most easterly corner of that certain 75.1117 acre tract (described as Tract 1) in the deed to the County of Harris, recorded in Harris County Clerks File No. 20140471160, O.P.R.R.P.H.C.T., said rod lying on the westerly right-of-way line of State Highway 249 as described in the Judgement on the Special Commissioners' Award recorded in Harris County Clerks File No. 20070057608, O.P.R.R.P.H.C.T.;

THENCE, South 26 degrees 16 minutes 12 seconds East, with the westerly right-of-way line of said State Highway 249, 210.50 feet to set 5/8 inch Baseline Corp. plastic capped iron rod on the east line of said 606.1394 acre tract from which a found 5/8 inch iron rod bears North 31 degrees West, 2.67 feet;

THENCE, South 02 degrees 49 minutes 47 seconds East, with the east line of said 606.1394 acre tract, 751.43 feet to a set 5/8 inch Baseline Corp. plastic capped iron rod for the northeasterly corner of that certain 9.26 acre tract described in the deed to Humble Oil & Refining Co. recorded in Volume 1063, Page 557, Deed Records of Harris County, Texas;

THENCE, North 32 degrees 02 minutes 49 seconds West, with a chain link fence and the north line of said 9.26 acre tract, 204.26 feet to a chain link fence post for corner;

THENCE, South 87 degrees 17 minutes 31 seconds West, continuing with a chain link fence and the north line of said 9.26 acre tract, 442.47 feet to a chain link fence post for a southeast corner of that certain 7.7884 acre tract described in the deed to Barron Family Properties, LLC recorded in Harris County Clerks File No. 20140134468, O.P.R.R.P.H.C.T.;

THENCE, North 02 degrees 10 minutes 01 seconds West, with a chain link fence and the east line of said 7.7884 acre tract, 503.47 feet to a chain link fence post for the northeast corner of said 7.7884 acre tract and a southerly corner of said 75.1117 acre tract;

THENCE, North 02 degrees 12 minutes 39 seconds West, with an easterly line of said 75.1117 acre tract, 265.61 feet to a found 5/8 inch Harris County plastic capped iron rod;

Page 1 of 2

THENCE, North 87 degrees 38 minutes 17 seconds East, with a southerly line of said 75.1117 acre tract, 449.75 feet to the **POINT OF BEGINNING** and containing 9.493 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.9999412773.

This description was prepared in conjunction with a survey made on the ground in April of 2015 and May of 2019 and with a survey drawing prepared by Baseline Corporation bearing the same date as this description.

June 19, 2015
By: BASELINE CORPORATION

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: October 14, 2019

Topic:
Discussion and Action regarding a recommendation of proposed updates to the City of Tomball’s adopted building codes

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:

Building Code Powerpoint



Building Code Updates

Community Development Department



Purpose of Codes

- Reduces potential hazards
 - o Fires, structural collapse, general deterioration
 - o Minimalizes damage when a disaster strikes
 - o Safer for occupants and first responders
- Promotes higher quality construction
- Protects investments by preserving property values
- Promotes energy conservation/lower utility bills

Why Update Codes?

- Updated technology and methods, which can save money
- Negatively affect ISO Building Code Effectiveness Grading Schedule (BCEGS)
 - Impact of higher insurance premiums on new construction
- Industry standard for design and construction
- Most surrounding communities are on newer codes

Comparable Cities

<u>Municipality</u>	Building Code	Fire Code
Bellaire	2018	2018
Humble	2018	2018
West University Place	2018	2018
Katy	2015	2015
Stafford	2015	2015
Pearland	2015 (in process of 2018)	2015 (in process of 2018)
Webster	2015	2015
Friendswood	2012	2012
Jersey Village	2012	2012
The Woodlands	2012	2012
Conroe	2009	2009

Where Are We Today?

- 2012 International Building Code
- 2012 International Residential Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2011 National Electrical Code



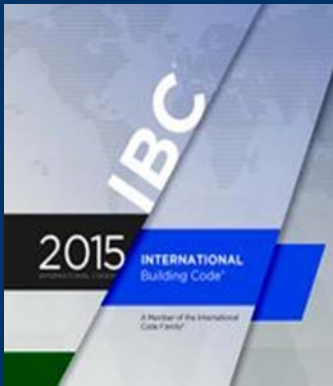
Why The Urgency?

- ISO review of the City in early 2019
 - o Proposed BCEGS re-rating of Class 9
 - o Currently Class 4
 - o Municipalities with effective, well-enforced codes should demonstrate lower losses and insurance rates
- Deadline to adopt updated codes is January 1, 2020 to maintain current Class 4



Proposed Changes

- Change from 2012 to 2015
 - International Building Code
 - International Residential Code
 - International Mechanical Code
 - International Plumbing Code



- Change from 2011 to 2017
 - National Electrical Code (State mandate)



What Has Been Done So Far?

- Purchased updated code books
- Training for the Building Division
- Informed the development community that the City is pursuing an update to codes in 2020

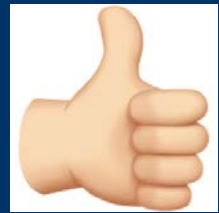


2012 vs. 2015

- Mostly just clarifications
- Allows for new technology
- 2015 has become the “industry standard”
- Consistent with State-mandated Energy Conservation Code (2015 IECC)
- Anticipate no impact on day-to-day building plan review and permitting matters



Development Community Feedback



- “upgrade to the 2015 code has been easy”
- “we have not had a problem adjusting to the IBC 2015”
- “while there are some differences it’s not a sweeping change, just some technical updates”
- “not really any major changes that will cause any drastic differences in construction cost”
- “the 2015 building codes will not significantly impact my practice”
- “I have not seen anything of concern in regards to differences between the sets of international building codes”

Schedule

- Planning & Zoning Commission on October 14th
- City Council on November 4th (1st reading)-tentative
- City Council on November 18th (2nd reading)-tentative
- Effective date of updated codes on January 1st (new Building Permit submittals)