

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



MONDAY, JUNE 10, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, June 10, 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 May 13, 2019.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **CMM HOLDINGS LLC**: A subdivision of 4.00 acres (174,433.66 SQ FT) of land situated in the Claude N. Pilot Survey,

Abstract No. 632, City of Tomball, Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **PHILLIPS ENTERPRISE:** A subdivision of 1.0028 acre tract, 43,682.84 Square Feet, in the Joseph House Survey A - 34 City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve **Zoning Case P19-065:** Request by Stan Winter with Jones Carter, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 103.7 acres of land legally described as Lots 338, 339, 341 thru 344, 346, 349, 350, 352 thru 356, 358, 359, 361 thru 365 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of South Persimmon Road from Lizzie Lane to Agg Road, from the Agricultural, Single-Family 20 Estate and Commercial Districts to the Planned Development District.

- Conduct Public Hearing on **Zoning Case P19-065**

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 6th day of June, 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: June 10, 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: June 10, 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: June 10, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2019.

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: June 10, 2019

Topic:
Consideration to Approve Final Plat of **CMM HOLDINGS LLC:** A subdivision of 4.00 acres (174,433.66 SQ FT) of land situated in the Claude N. Pillot Survey, Abstract No. 632, 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:

CMM Holdings Plat
CMM Holdings Comments

We, CMM H

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 twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTER. Owners do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, quip, 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 doubling property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the CMM Holdings, LLC, has caused these presents to be signed by Mark Wilkinson, its Member, thereunto authorized, this ____ day of _____, 2019.

CMM Holdings, LLC

STATE OF TEXAS

COUNTY OF HARRIS:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019

Notary Public in and for the State of Texas

My Commission expires:

¹ P. Brocke, Lunell, *om* 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 11th day of May, 1933, and that the same is in accordance with the plans and other points of reference here made marked with iron (or other suitable permanent metal) pipes or rods having an inside diameter of not less than three-quarter inch (3/4") and a length of not less than ten feet (3'), except where corners were found, and that the plat boundary corners have been tied to the Texas Coordinate System (1933, South Central Zone).

Beck

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of CMM HOLDINGS, LLC 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 _____, 2019.

By: _____ Darrell Roquemore
Barbara Togue Vice Chairman
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 _____, 2019, at _____ o'clock _____, and duly recorded on _____ 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 Harris County, the day and date last above written.

Diane Troutmen
County Clerk
of Harris County, Texas

HUTSON RODNEY K
RESTRICTED RESERVE "A"
HUTSON TRACT
FILM CODE NO. 517142
M.R.H.C.

UNRESTRICTED RESERVE "A"
4.00 ACRES OR
174,436.66 SQUARE FEET

DAVID NEEL & MARLON R. DAVIS
CALLED 1.3488 ACRES
H.C.C.F. NO. RP-2017-407632

MARITIA LP
CALLED 42.954 ACRES
H.C.C.F. NO. X391496

AREA IN CONFLICT
0.0590 OF ONE ACRE
OR 2,572 SQ.FT.
PORTION OF
1.3488 ACRES
-H.C.C.F. NO. S4324677
H.C.C.F. NO. P064837
PORTION OF
42.954 ACRES
H.C.C.F. NO. X391496

CMM HOLDINGS LLC
A SUBDIVISION OF 4.00 ACRES
(174,436.66 SQ. FT.) OF LAND
SITUATED IN THE CLAUDE N. PILOT
SURVEY, ABSTRACT NO. 632, CITY OF
TOMBALL, HARRIS COUNTY, TEXAS

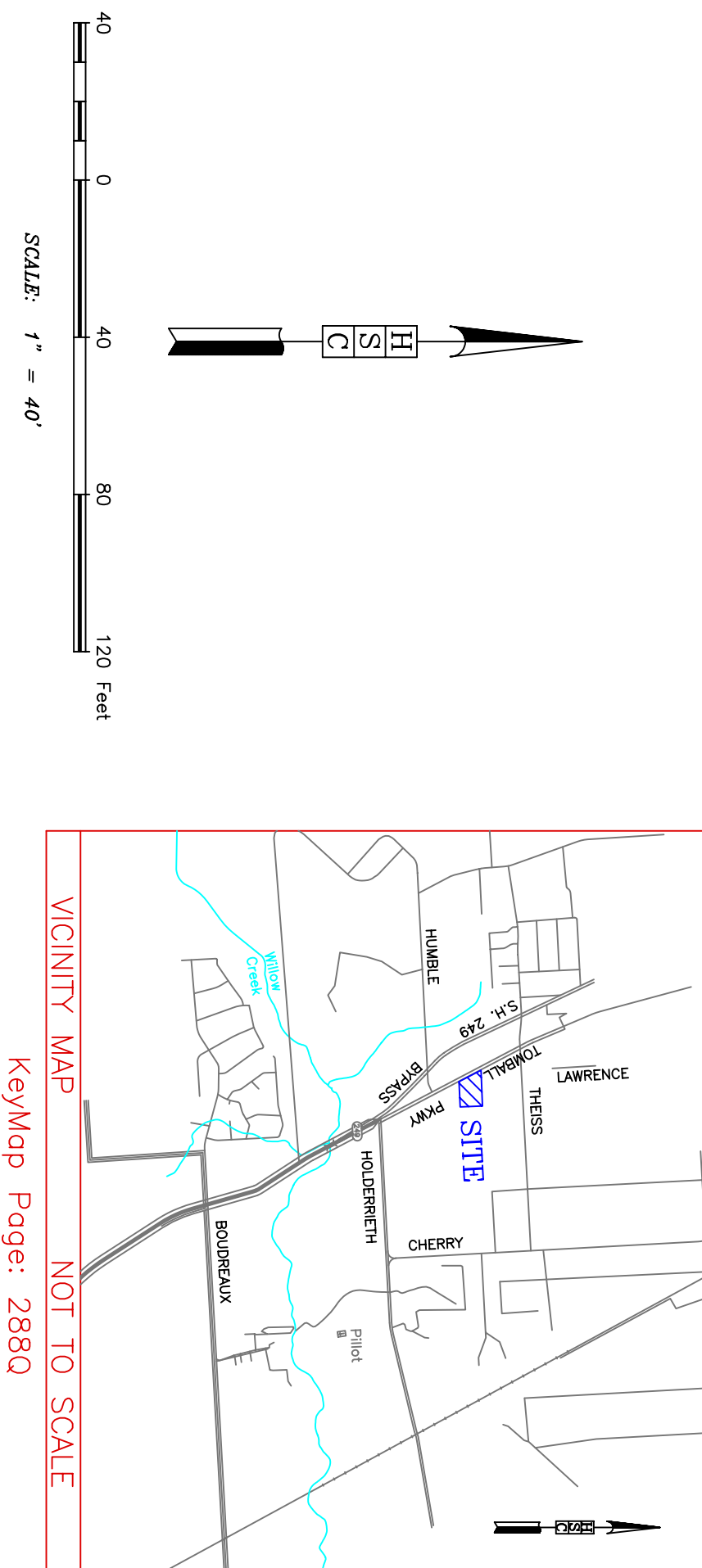
1 RESERVE

OWNERS:
CMM HOLDINGS, LLC
MARK WILKINSON
1229 W. BELL ST.
HOUSTON, TEXAS 77019
(904) 351-8311

PREPARED BY:

H **HOVIS** **Land Surveys – Computer Mapping**
S **SURVEYING** **5000 Cabbage – Spring, Texas 77379**
C **COMPANY** **(281) 320-9591**
Acreege – Residential – Industrial – Commercial
Texas Firm Registration No. 10030400

DATE: MAY 2019 SCALE: 1" = 40' JOB NO. 18-096-00



1. Bearing orientation based on Texas State Pipe Coordinate Grid System of 1983 (South Central Zone No. 4204).
2. The coordinates shown herein are Texas State Central Zone No. 4204 State Grid Coordinates (NAD83) only may be brought to surface by applying the following combined scale factor: 0.999849750.
3. Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, at all times, of ingress and egress to and from and upon adjacent lands, for the purpose of construction, easements for the express of construction, 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, to move and keep moved all or part of any building, fence, trees, shrubs, other growths or improvements located in any way endanger or interfere with its respective easement. The easement shall be in perpetuity. Neither the City of Fortbault nor any other public utility, on assessment, ordering out of the removal or relocation of any obstruction in the public easement.
4. According to FEMA Firm Map Numbers 480191C0110 and 480191C02300, Fortbault Texas 480191 0210 L and 480191 0230 L (Effective Date July 18, 2007), no portion of this tract lies within a "100 year flood hazard area".
5. All oil/gas pipelines or pipeline easements with ownership denoted on this plat are hereby dedicated to the public forever.
6. All oil/gas wells ownership (plugged abandoned) owned or/controlled through the subdivision have been shown.
7. No building or structure shall be constructed across any pipeline, including line oil/gas easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet of centerline of low pressure gas line and should 30 feet of centerline of high pressure gas line.
8. This plat does not attempt to amend or remove any void covenants or restrictions.
9. B.L. indicates Building Line, E.U. indicates Extra Perforated Jurisdiction, C.E. indicates Fire Cam, W.E. indicates Water Line Easement, S.E. indicates Sanitary Sewer, Easement, W.L.E. indicates Water Line Easement.
10. The source footage shown herein is based on a mathematically scaled figure and does not indicate the accuracy of the survey.

CITY OF TOMBALL

Plat Name: CMM HOLDINGS LLC 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: June 10, 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 area accuracy
- Submit title report
- Update vicinity map
- Change format to black and white
- Add City of Tomball gas note
- Pay plat fees

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 10, 2019

Topic:

Consideration to Approve Final Plat of **PHILLIPS ENTERPRISE:** A subdivision of 1.0028 acre tract, 43,682.84 Square Feet, in the Joseph House Survey A - 34 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:

Phillips Enterprise
Phillips Enterprise Comments

STATE OF TEXAS
COUNTY OF HARRIS

I, CINDY PHILLIPS, OWNER, HEREINAFTER REFERRED TO AS OWNER OF THE 1.0028 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PHILLIPS ENTERPRISE, DO HEREBY MAKE AND ESTABLISH OF SAID SUBDIVISION 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOEVER DEFEND THE TITLE TO 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 AND UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') 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 OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-DIAMETER) WITH CULVERT OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE OR WALKWAYS SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANTS 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CINDY PHILLIPS, THIS _____ DAY OF _____, 2019.

BY: _____
CINDY PHILLIPS, OWNER

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PHILLIPS, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED .

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

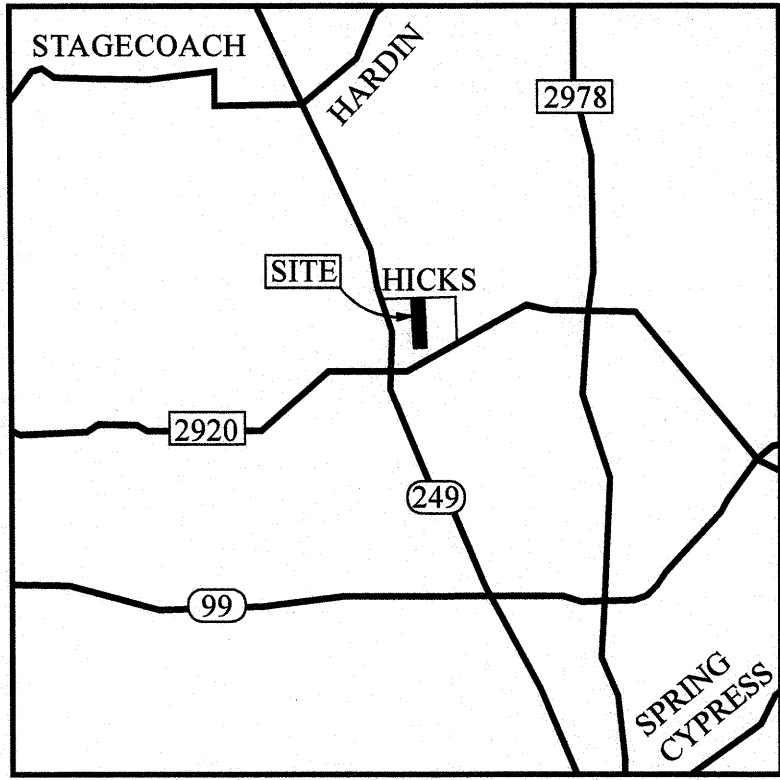
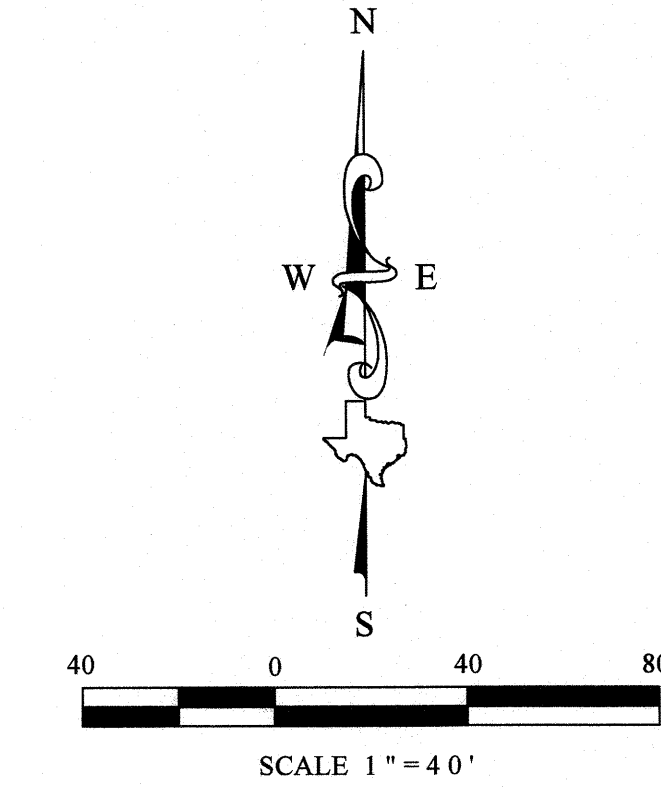
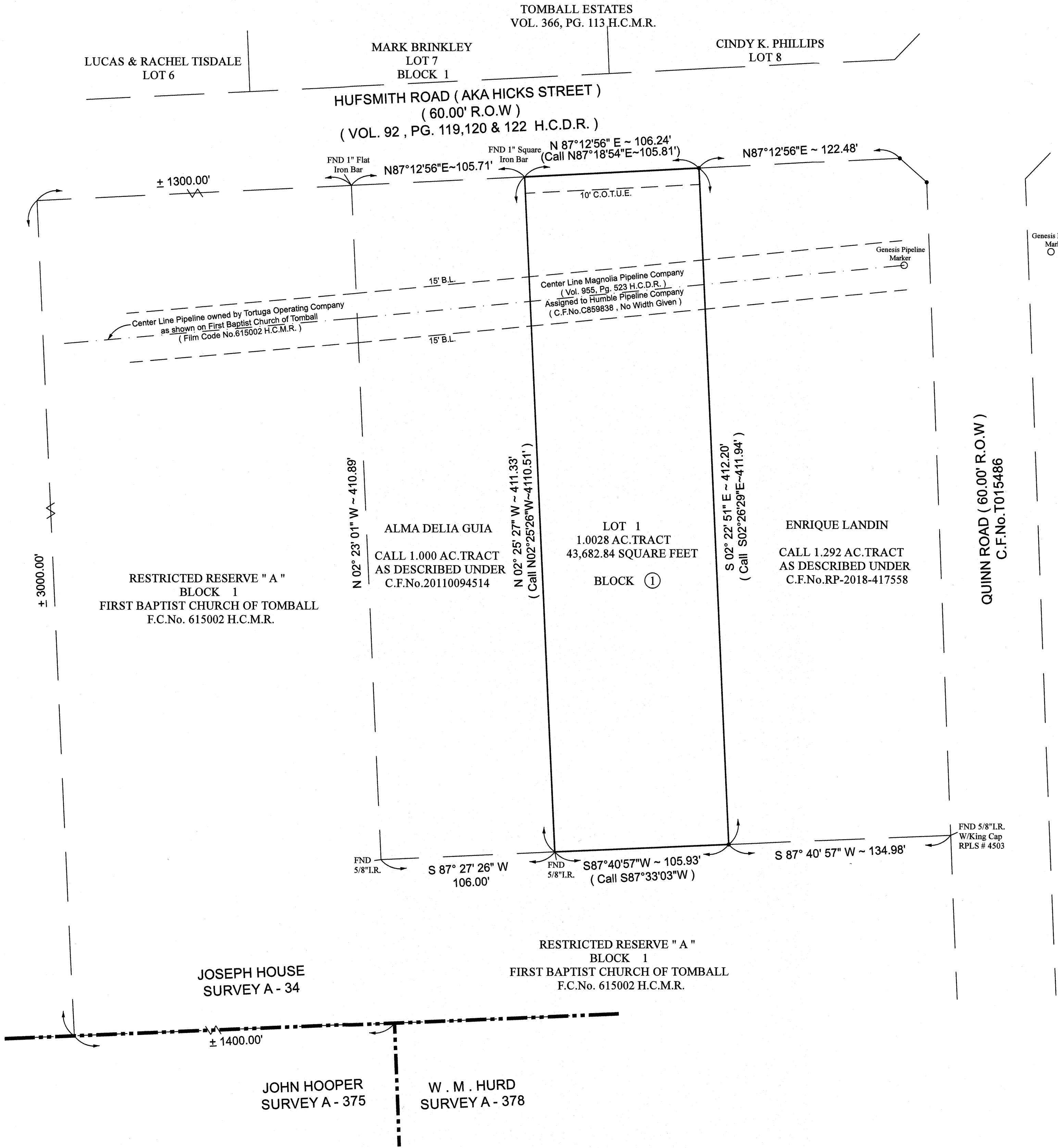
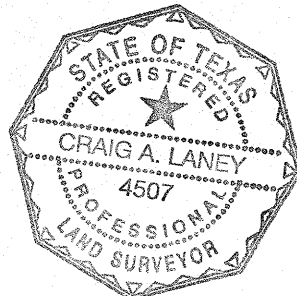
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PHILLIPS ENTERPRISE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019 .

BY: _____
BARBARA TAGUE, CHAIRMAN

BY: _____
DARRELL ROQUEMORE, VICE CHAIRMAN

I, CRAIG A. LANEY, 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 ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS 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.

CRAIG A. LANEY, R.P.L.S.
TEXAS-REGISTRATION NO. 4507



VICINITY MAP
NOT TO SCALE
KEY MAP NO.288-G

GENERAL NOTES

1. U.E. INDICATES "UTILITY EASEMENT"
2. A.E. INDICATES "AERIAL EASEMENT"
3. B.L. INDICATES "BUILDING LINE"
4. VOL. INDICATES "VOLUME"
5. PG. INDICATES "PAGE"
6. R.O.W. INDICATES "RIGHT-OF-WAY"
7. ESM.T. INDICATES "EASEMENT"
8. H.C.C.F. NO. INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER"
9. H.C.M.R. INDICATES "HARRIS COUNTY MAP RECORD"
10. H.C.D.R. INDICATES "HARRIS COUNTY DEED RECORD"
11. • INDICATES "FOUND 5/8" IRON ROD WITH CAP STAMPED ROBERT LAPLANT RPLS # 1853"
12. 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.
13. According to the FEMA Firm Panel No. 4803150230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
14. All oil/ gas pipelines or pipeline easements with ownership through the subdivision have been shown.
15. All oil/ gas wells with ownership (plugged, abandoned, and/ or active) through the subdivision have been shown.
16. 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 line.
17. This plat does not attempt to amend or remove any valid covenants or restrictions.
18. The building lines shown in 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.
19. Blanket easement (Stanolind Pipe Line Company) as recorded in Volume 962, Page 640 of the Deed Records and assigned to Humble Pipe Line Company as recorded in Volume 1932, Page 497 H.C.D.R. (No width and no location given) .

PHILLIPS ENTERPRISE

A SUBDIVISION OF 1.0028 ACRE TRACT,
43,682.84 SQUARE FEET ,
IN THE JOSEPH HOUSE SURVEY A - 34
CITY OF TOMBALL
HARRIS COUNTY , TEXAS

CONTAINING
1 LOT 1 BLOCK

JUNE 2019

OWNER

CINDY PHILLIPS

29634 QUINN ROAD
TOMBALL TEXAS 77375
(832) 465 - 7500

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400

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

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 _____, 2019, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2019, 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

CITY OF TOMBALL

Plat Name: Phillips Enterprise 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: June 6, 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:

- Add city gas note
- Correct typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 10, 2019

Topic:

Consideration to Approve **Zoning Case P19-065:** Request by Stan Winter with Jones Carter, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 103.7 acres of land legally described as Lots 338, 339, 341 thru 344, 346, 349, 350, 352 thru 356, 358, 359, 361 thru 365 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of South Persimmon Road from Lizzie Lane to Agg Road, from the Agricultural, Single-Family 20 Estate and Commercial Districts to the Planned Development District.

- Conduct Public Hearing on **Zoning Case P19-065**

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
P19-065 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2019
&
CITY COUNCIL
JUNE 17, 2019**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2019, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 17, 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 P19-065: Request by Stan Winter with Jones Carter, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 103.7 acres of land legally described as Lots 338, 339, 341 thru 344, 346, 349, 350, 352 thru 356, 358, 359, 361 thru 365 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of South Persimmon Road from Lizzie Lane to Agg Road, from the Agricultural, Single-Family 20 Estate and Commercial Districts to the Planned Development 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.

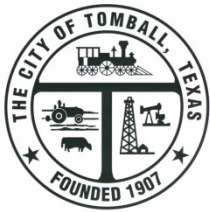
C E R T I F I C A T I O N

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 **June 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: P19-065

APPLICANT/OWNER: Stan Winter with Jones Carter

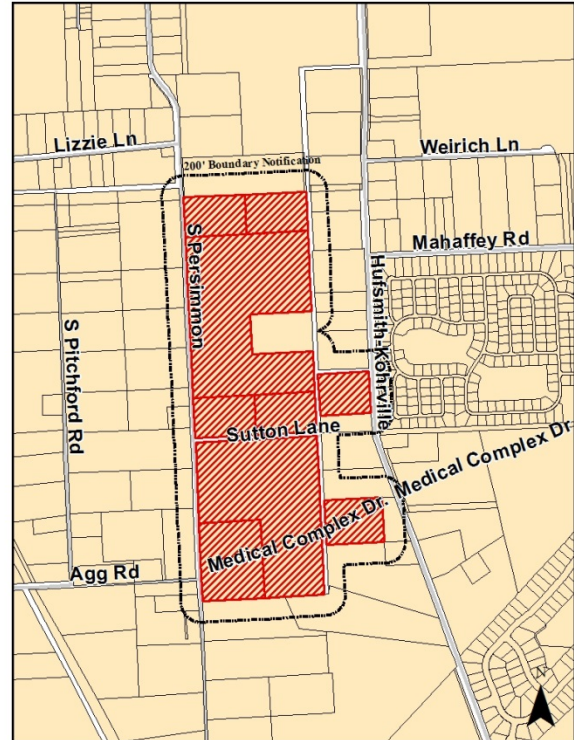
LOCATION: Generally located on the east side of South Persimmon Road from Lizzie Lane to Agg Road

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 103.7 acres of land legally described as Lots 338, 339, 341 thru 344, 346, 349, 350, 352 thru 356, 358, 359, 361 thru 365 Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural, Single-Family 20 Estate and Commercial Districts to the Planned Development District.

CONTACT: Amelia Lindley, 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:

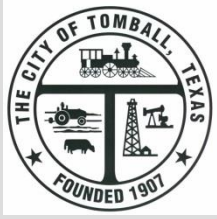
Monday, June 10, 2019, 6:00 PM

City Council Public Hearing:

***Monday, June 17, 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: June 10, 2019

City Council Public Hearing Date: June 17, 2019

Rezoning Case: P19-065

Property Owner(s): Rayburn Commercial Resources LP / Potential Buyer: Hines Acquisitions LLC

Applicant(s): Stan Winter, with Jones | Carter

Legal Description: Lots 338, 339, 341 through 344, 346, 349, 350, 352 through 356, 358, 359, 361 through 365 Tomball Outlots

Location: East side of South Persimmon Road from Lizzie Lane to Agg Road (Exhibit "A")

Area: 103.7 acres

Comp Plan Designation: Rural, Low and Medium Density Residential (Exhibit "B")

Present Zoning and Use: Agricultural, Single-Family 20 Estate and Commercial Districts (Exhibit "C") / Undeveloped (Exhibit "D")

Request: Rezone from the Agricultural, Single-Family 20 Estate and Commercial Districts to the Planned Development District (PD-12)

Adjacent Zoning & Land Uses:

North: Light Industrial District / Undeveloped

South: Single-Family 20 Estate District / Large lot residential homes

West: Light Industrial, Manufactured Home Park and Single-Family 20 Estate District / South Persimmon Road, light industrial facilities, Manufactured Home Park

East: Commercial and Single-Family 20 Estate District / Commercial and light industrial facilities

BACKGROUND

City Staff has had multiple meetings with the developer and representatives regarding the development of the subject site beginning in late 2018.

ANALYSIS

The whole subject site is comprised of multiple lots totaling to approximately 103.7 acres. The applicant has proposed a Planned Development District to allow for a development of single-family lots as well as a small commercial corner and flex space, to be used as either single-family residential or a use allowed in the General Retail District (Exhibit "E").

The subject site is currently zoned Single-Family 20 Estate, Commercial and Agricultural Districts. The property directly to the north is zoned Light Industrial District and is currently undeveloped. Properties to the east are zoned Commercial and Single-Family 20 Estate Districts. There are multiple commercial and light industrial uses, fronting onto Hufsmith-Kohrville Road, to the east of the subject site. To the south, properties are zoned Single-Family 20 Estate District and there are two large lot residential uses. Properties to the west are zoned Light Industrial, Manufactured Home Park and Single-Family 20 Estate Districts. Separated by South Persimmon Road, these properties consist of light industrial facilities, a manufactured home park and undeveloped land.

The subject site has multiple Future Land Use designations including Rural, Low and Medium Density Residential. Properties to the north are designated as Low Density Residential and properties to the south are classified as Rural Residential. Properties to the east, along Hufsmith-Kohrville Road, are designated as Low and Medium Density Residential. Across South Persimmon Road, there are various Future Land Use designations including Employment/Office, Low and Medium Density Residential and Business/Industrial.

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, along with its concept plan and development standards, appears to be compatible with the surrounding developments in the area. The proposed development is described as a “single-family master plan” (Exhibit “E”), with commercial and flex space. According to the concept plan (shown as part of the Planned Development Application), the commercial and flex areas are strategically located at intersections with high volume traffic. According to the Development Regulations, the uses allowed in the commercial and flex areas are those permitted within the General Retail District. The majority of the development, however, will be single-family residences with a community recreation area, conveniently placed in the middle of the development.

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 and utilities to the area. A Traffic Impact Analysis will be required during the permit review process and any offsite improvements to the nearby roadways will be determined at that time. All public utilities will be extended, at the developer’s expense, to serve the properties.

According to the concept plan, the 103.7 acre development will have access to South Persimmon Road, Hufsmith-Kohrville Road, and the new segment of Medical Complex Drive. These three arterials can accommodate the traffic from the development.

- 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.**

A Planned Development District is intended to provide a superior or unique development, often times with a mixture of allowed uses. According to the Planned Development Application, the proposed development will consist of a maximum 400 single-family lots. Also, the regulations allow for a commercial area at the corner of South Persimmon Road and Medical Complex Drive, as well as flex space on Medical Complex Drive, near Hufsmith-Kohrville Road. The proposed development will also provide a community park and recreation facility.

- 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.**

Recently, the City has seen comparable development proposals. Planned Development 4 (Yaupon Trails), Planned Development 5 (Alexander Estates), and Planned Development 11 (Timber Trails) are examples of similar developments in the City. Alexander Estates is the closest of these developments, being located at the northeast corner of Spell Road and Hufsmith-Kohrville Road.

- 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 promotes the goal of having a wide variety of housing products and establishing open spaces within neighborhoods to encourage more social interactions in the community. Chapter 4 (Land Use and Development) of the Comprehensive Plan specifically mentions the need for “a diverse mix of housing styles, densities, and price ranges located within appropriate locations” (Page 35). The proposed development will have two different lot sizes: 45-foot wide lots that are a minimum of 5,500 square feet and 50-foot wide lots that are a minimum of 6,000 square feet.

The Comprehensive Plan also encourages the City to “foster distinctive, attractive neighborhoods with a strong sense of place by encouraging amenities such as pocket parks” (Page 36). The proposed development will dedicate a minimum 1.5 acres of recreational space with various amenities including a swimming pool, playground, picnic area, parking and a bicycle rack. The development also includes landscape buffers along public right-of-ways as well as tree requirements on each single-family lot.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on May 22, 2019. The Notice of Public Hearing was published in the paper on May 29, 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 P19-065 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The proposed development will add to the wide variety of housing types in the City as a whole;
3. 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 and Concept Plan

Exhibit "A"
Aerial Photo

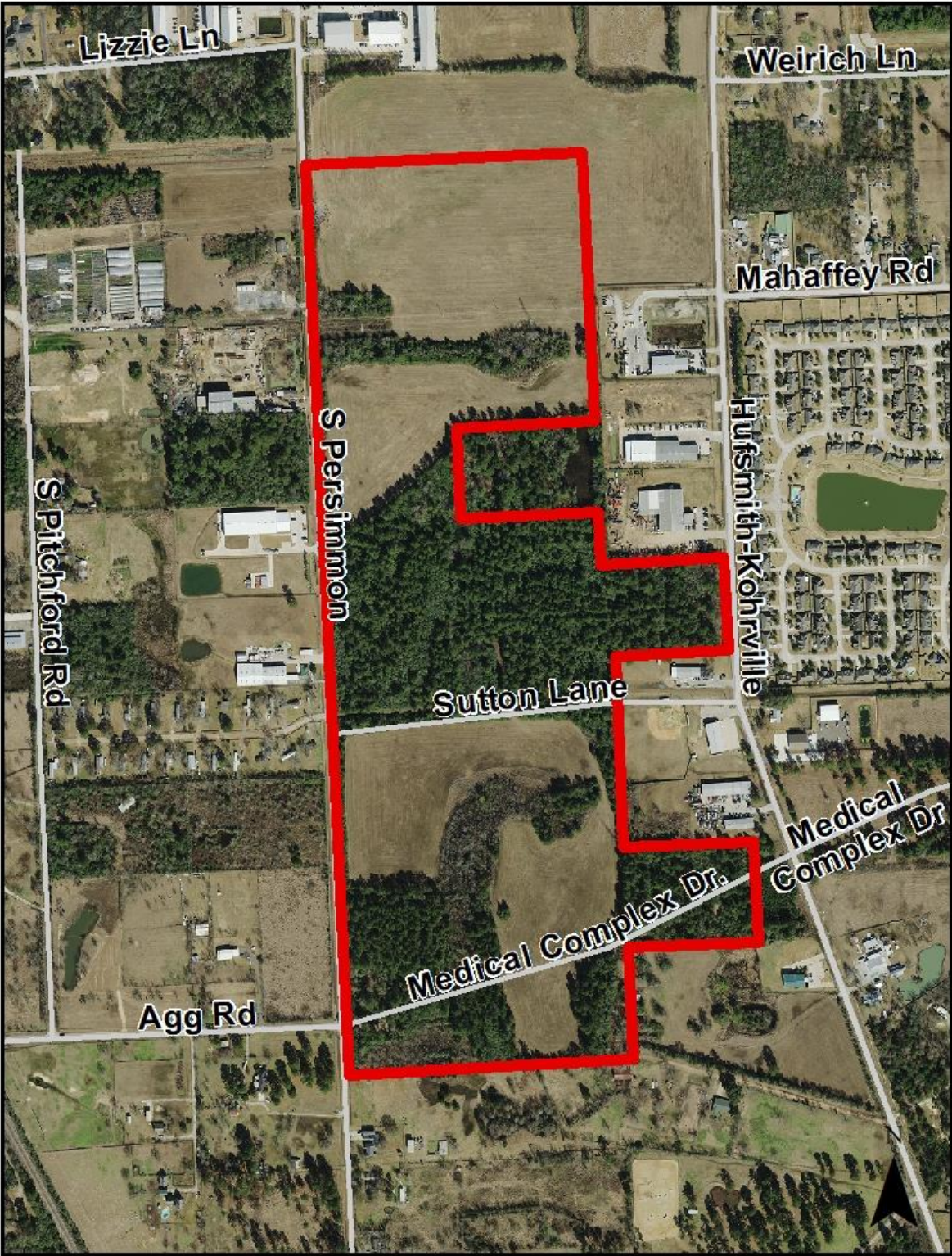


Exhibit "B"
Comprehensive Plan

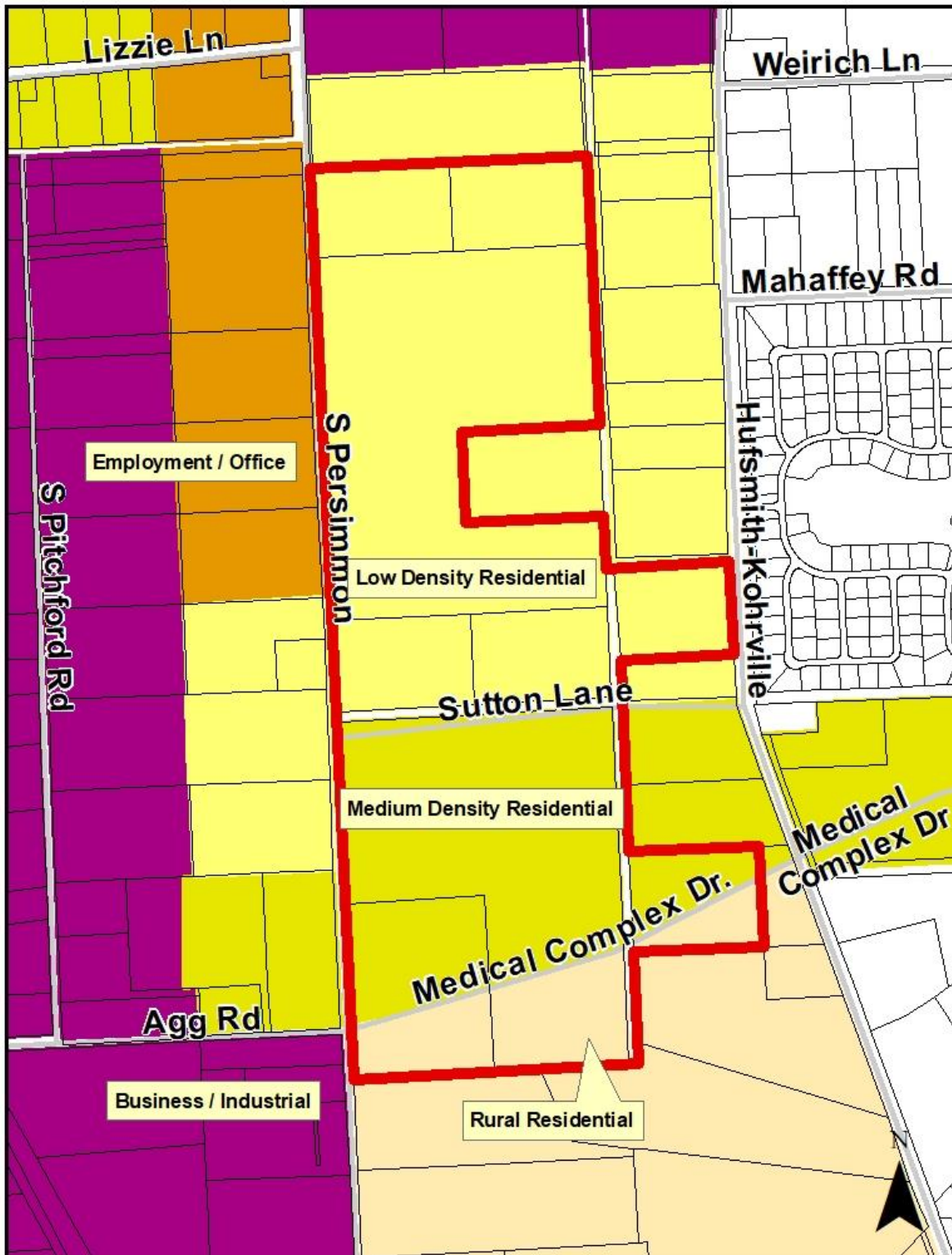
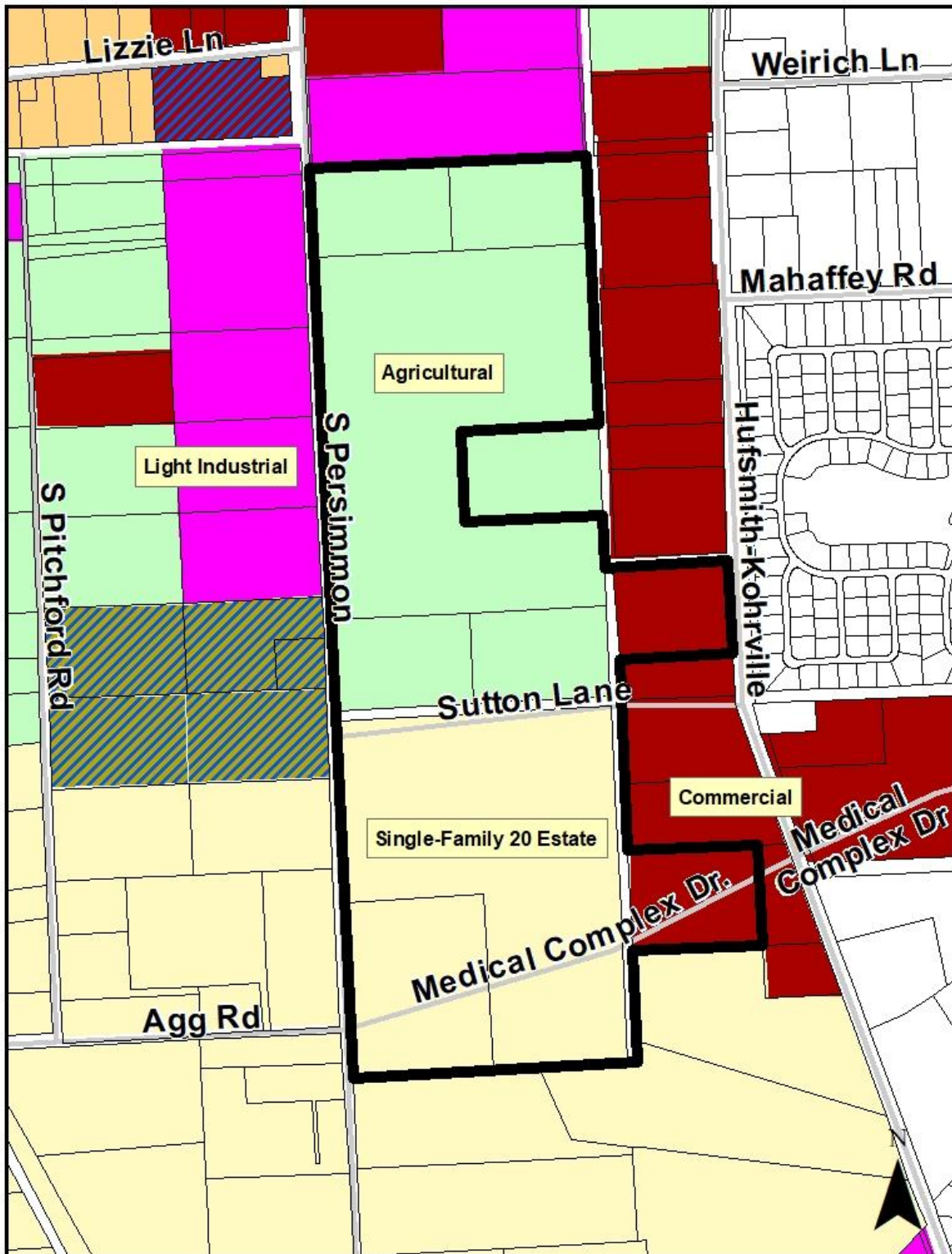


Exhibit "C"
Zoning Map

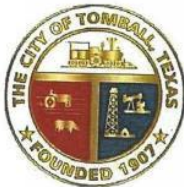


**Exhibit “D”
Site Photos**





Exhibit "E" Application



Revised 5/19/15

APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department
Planning Division

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 JONES I CARTER

Name: STAN WINTER, AICP Title: VCE PRESIDENT

Mailing Address: 1575 SAWDUST ROAD City: HOUSTON State: TX

Zip: 77380

Phone: (281) 363 4039 Fax: () Email: SWINTER@JONES CARTER.COM

Owner HINES ACQUISITIONS LLC

Name: BRIAN STIDHAM Title: DIRECTOR

Mailing Address: 609 MAIN STREET City: HOUSTON State: TX

Zip: 77002

Phone: (713) 237 5747 Fax: (713) 237 5657 Email: BRIAN.STIDHAM@HINES.COM

Engineer/Surveyor (if applicable)

Name: _____ Title: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____

Phone: () Fax: () Email: _____

Description of Proposed Project: _____

Physical Location of Property: _____

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

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

www.tomballtx.gov

Legal Description of Property: TRACTS 1; 39.49 AC, TRACT 2; 4.953; TRACT 3; 4.1376 AC
AND TRACT 4; 55.1226 ACRES [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
TOMBALL, TX; 55.1226 ACRES OUT OF THE JESSE PRUITT SURVEY, A. 629
HCAD Identification Number: 035290000 0338, Acreage: 103.7 AC.
035290000 0382, 035290000 0360, 035292000 0358, 035292000 0343, 035292000 0353
Current Use of Property: VACANT

Proposed Use of Property: SINGLE FAMILY MASTER PLAN

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 STWA 5-1-19
Signature of Applicant Date

X B-S 5-1-19
Signature of Owner Date

Legal Description of Property: TRACTS 1: 39.49 AC, TRACT 2; 4.953; TRACT 3; 4.1376

AND TRACT 4; 55.1226 ACRES OUT OF THE JESSE PRUITT SURVEY, A. 629
TOMBALL, TX.

HCAD Identification Number: 035290000338, Acreage: 103.7 AC

035290000382, 035290000360, 035292000358, 035292000343, 035292000353
035292000364, 035292000525, 035292000526

Current Use of Property: VACANT

Proposed Use of Property: SINGLE FAMILY MASTER PLAN

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 STUA 5-1-19
Signature of Applicant Date

DocuSigned by:
X Tawn Raburn Seal 5/26/2019
Signature of Owner Date

EXHIBIT B
Planned Development
Raburn Reserve

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

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Development Regulations for non-residential uses.
- Amenities and Landscape Regulations
- Sidewalks and Trails
- Building Regulations

B. General Provisions.

1. The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a SF-6 (Standard Single Family Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit B-1a:	<i>Location Map</i>
Exhibit B-1b:	<i>Jurisdiction Map</i>
Exhibit B-2:	<i>Site Plan</i>
Exhibit B-3:	<i>Landscape, Open Space & Amenities Plan</i>
Exhibit B-4:	<i>Plant List</i>
Exhibit B-5:	<i>Local Residential Street – Cross Section</i>
Exhibit B-6:	<i>Entry Street – Cross Section</i>

4. As shown on *Exhibit B-1a, Location Map*, the PD encompasses 103.7 acres, located west of Huffsmith Kohrville Road, east of S. Persimmon Street and primarily north of future Medical Complex Drive.

C. Land Uses.

1. Commercial: Permitted land uses for the Commercial tract on *Exhibit B-2, Site Plan* shall be those uses permitted within GR- General Retail District of the Zoning Ordinance.
2. Flex: Permitted land uses for the tracts identified as “Flex” on *Exhibit B-2, Site Plan* shall be either of those uses permitted in SFR listed below or with General Retail District, GR of the Zoning Ordinance.

3. SFR: Permitted land uses are listed below.

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

- D. Development Regulations for Single Family Lots** – Maximum 400 lots permitted, total lot count, generally in a configuration and location as shown on [Exhibit B-2, Site Plan](#), single-family home sites within the PD shall be developed in accordance with the following regulations:

1. The minimum lot width shall be 45 feet wide. Except: the maximum number of lots 45 feet wide shall not exceed, 200 lots - 50 percent of the total maximum number of lots.
2. Lots shown on [Exhibit B-2, Site Plan](#)
 - (a) Minimum lot area:
 - i. 45' wide lots shall have a minimum area of 5,500 square feet.
 - ii. 50' wide and greater, lots shall have a minimum area of 6,000 square feet.
 - (b) Minimum lot width: 45 feet
 - (c) Minimum lot depth 115 feet
 - (d) Maximum lot coverage: 60%
3. Minimum building setbacks:
 - (a) Front yard: 20 feet;
 - (b) Rear yard: 15 feet;
 - (c) Side yard: 5 feet, 15 feet on street side of a corner lot.

- E. Development Regulations for non-residential uses.** – . All provisions and regulation regarding height, area regulations, maximum lot coverage, and maximum floor-area-ratios applicable in a GR (General Retail) zoning district.

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

1. Recreation sites and amenities:
 - (a) A minimum 1.5 acres recreational reserve, centrally located within the development, shall be located near the main project entry, shall include a swimming pool with dressing rooms, playground and picnic facilities.
 - (b) A minimum 6, off-street parking spaces shall be provided. And at a minimum, one bicycle rack which will accommodate a minimum of five bicycles.
 - (c) Amenities shall include:
 - A swimming pool.
 - Restroom facilities rooms and shade structure
 - Playground
 - Picnic facilities.
2. Landscape buffers:
 - (a) 15-foot minimum buffer shall be provided along all major thoroughfares and adjacent the boulevard entry streets. As shown on [Exhibit B-6, Entry Streets – Cross Sections](#)
 - (b) 10-foot minimum buffer, contiguous to lot lines, shall be provided along non-boulevard entry street(s). As shown on [Exhibit B-6, Entry Streets – Cross Sections](#)

- (c) Required buffers along major thoroughfares and boulevard entry streets shall include one shade tree for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need not be placed evenly.
- (d) Required buffers may include trails.

3. Open Space:

- (a) Minimum 5% open space, to be distributed as shown on *Exhibit B-3, Landscape, Open Space, & Amenities Plan*.
- (b) All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's homeowner's association. *Exhibit B-3, Landscape, Open Space, & Amenities Plan*.

4. Shade trees:

- (a) A minimum of one tree shall be placed within the front yard setback on each residential lot. As shown on *Exhibit B-5, Local Residential Streets – Cross Sections*
- (b) In addition, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback. As shown on *Exhibit B-5, Local Residential Streets – Cross Sections*
- (c) Within street medians trees shall be provided at one tree per 30 linear feet of median or portion thereof.
- (d) Shade trees shall have a minimum 2-inch caliper and minimum 6-foot height as measured at ground level when planted.

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

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

1. Sidewalks & trails:

- (a) Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
- (b) All sidewalks shall be paved with concrete.

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

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), stucco, and glass.
 - a. Single Story and first floor of a two (plus) story house – Front and side elevations shall comprise of at least 75% primary finishes. (Excluding doors and windows.) Rear elevations may be primary or secondary finishes.
 - b. Upper Story of a two (plus) story house – Front elevation shall comprise of at least 75% primary finishes. (Excluding doors and windows.) Side and Rear elevations may be comprised of primary and secondary finishes.
2. Secondary exterior finishes shall include wood, ceramic tiles, and fiber cement siding such as or similar to Hardie Board or Hardie Plank, and engineered wood siding such as or similar to LP Smartside.
3. Use of architectural metals is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. The Director may approve alternative Primary or Secondary exterior finishes not specified herein if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings, substantially equal to or better than a specified Primary or Secondary exterior finish in quality, durability, and appearance, and the use thereof will not violate any provision of this Final Development Plan.
5. The following building materials shall not be used on the exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Smooth or untextured concrete surfaces.
 - (c) Exterior Insulated Finish Systems (E.I.F.S.)

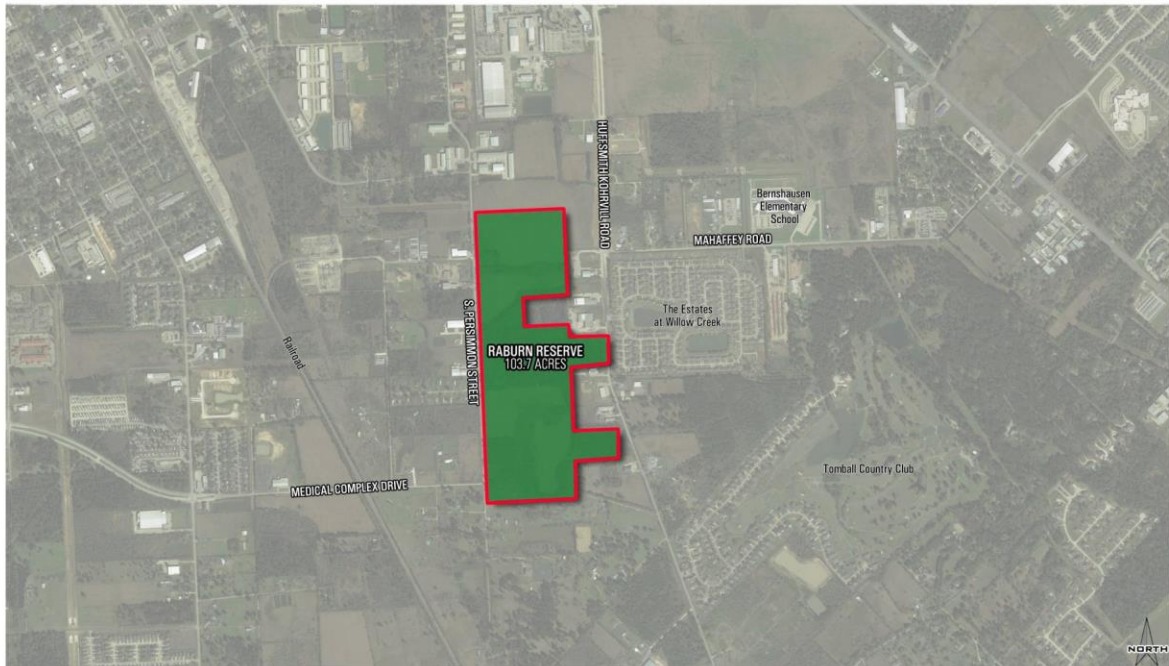


EXHIBIT B-1a



JONES CARTER

LOCATION MAP

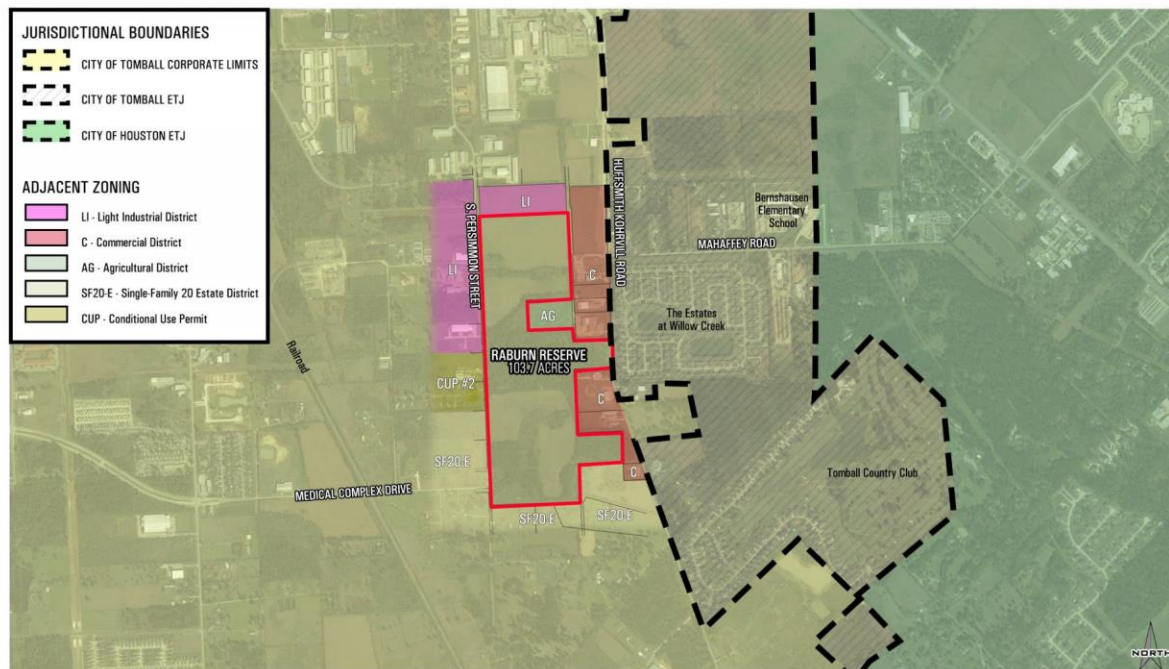


EXHIBIT B-1b



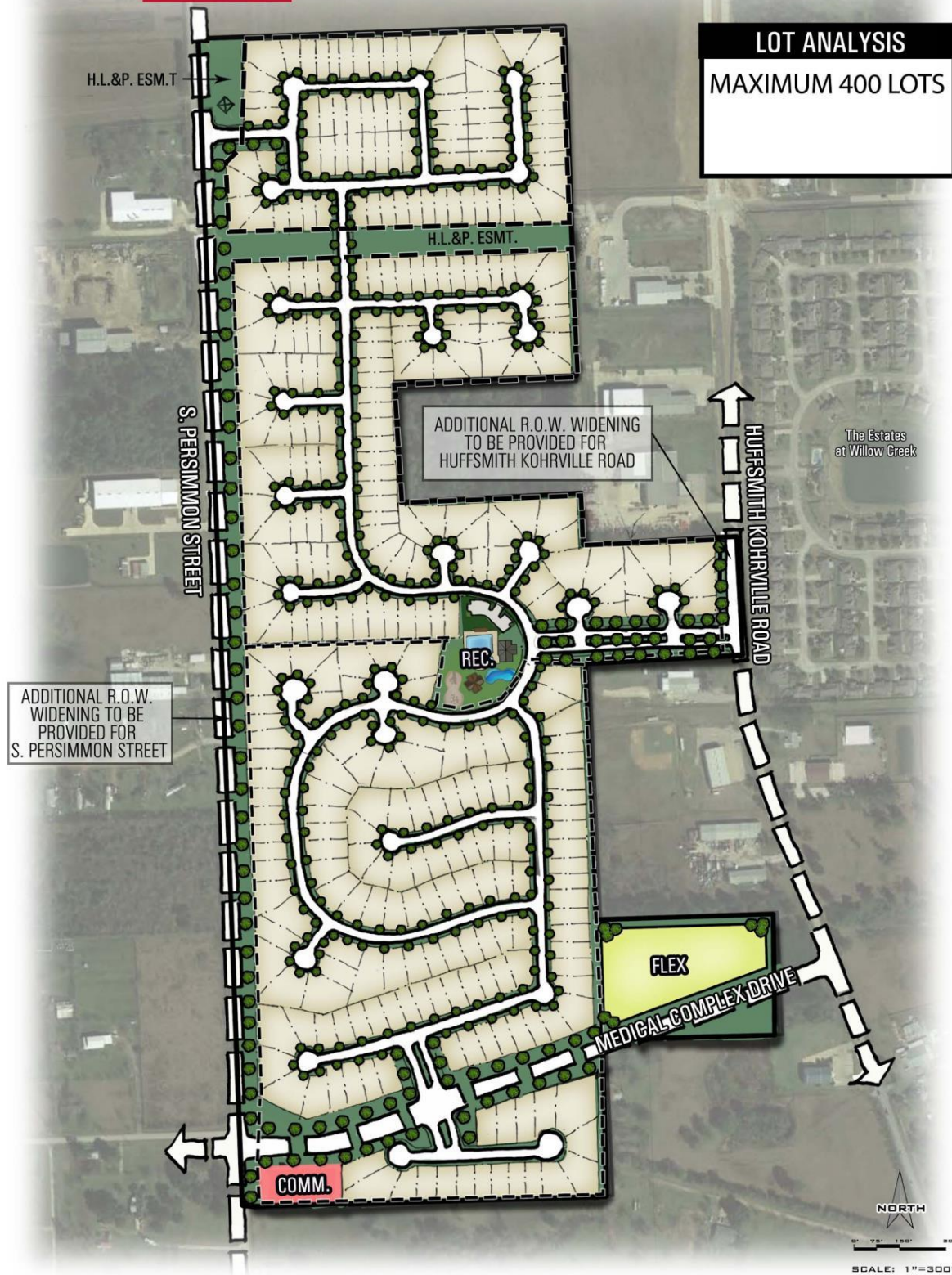
JONES CARTER

JURISDICTION MAP

RABURN RESERVE

by

Hines



SITE PLAN

EXHIBIT B-2

RABURN RESERVE

by

Hines



LANDSCAPE, OPEN SPACE AND AMENITIES PLAN

EXHIBIT B-3

Exhibit B-4

Plant List for Raburn Reserve

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

Shade Trees:

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

Small & Ornamental Trees:

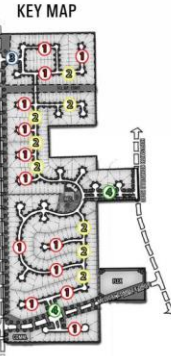
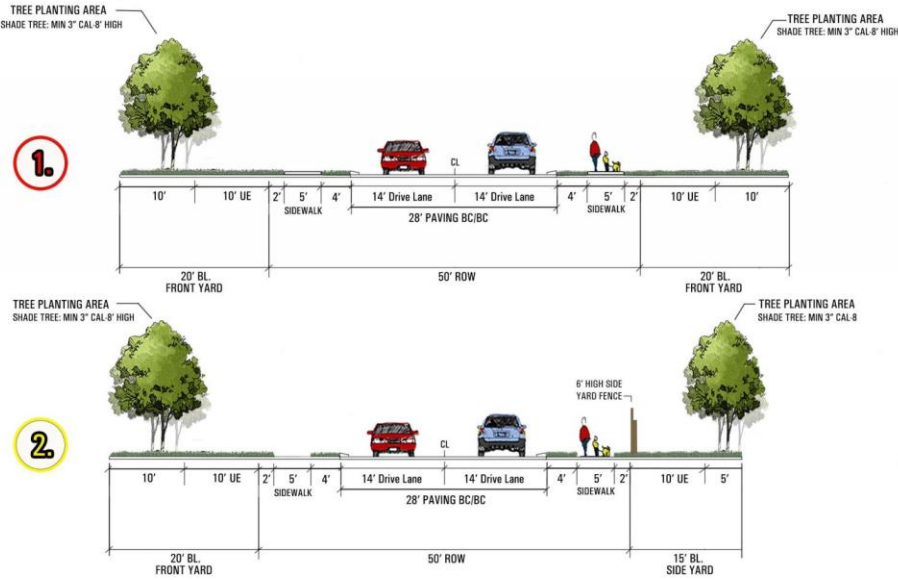
Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper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

Shrubs:

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

RABURN RESERVE

50' LOCAL RESIDENTIAL STREET - CROSS SECTIONS



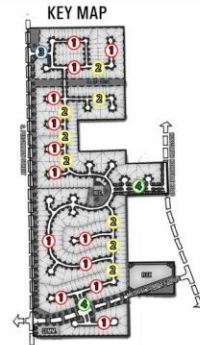
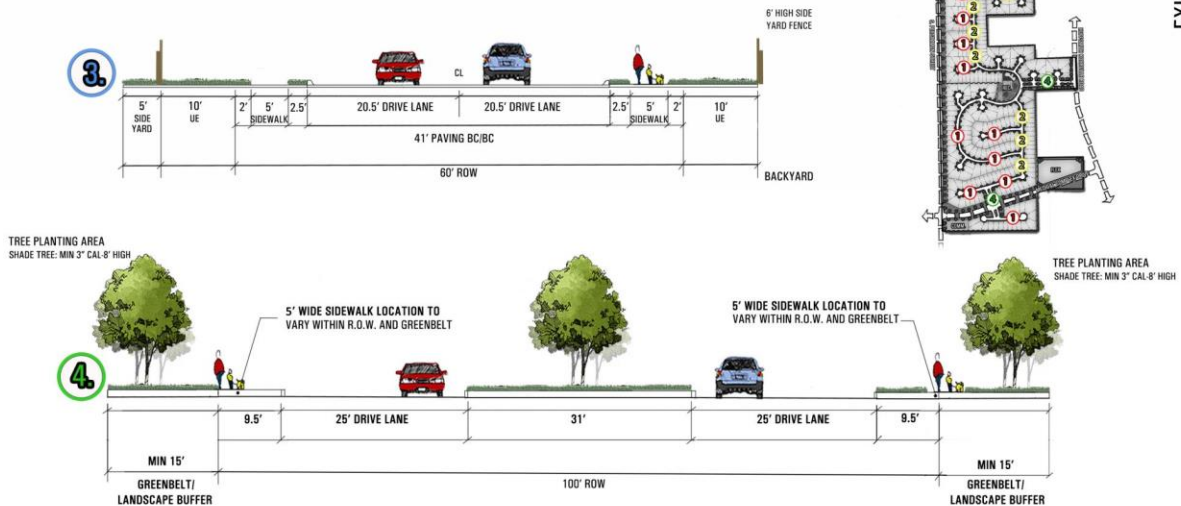
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DATE: 05-24-2019



EXHIBIT B-5

RABURN RESERVE

ENTRY STREET - CROSS SECTIONS



SCALE: 1" = 10'



EXHIBIT B-6