

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



MONDAY, DECEMBER 10, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, December 10, 2018 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 November 12, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **SNOOK LANE BUSINESS PARK**
SECTION ONE: A commercial subdivision of 5.0260 acres of land in the Jesse

Pruitt Survey, A-629, the City of Tomball, Harris County, Texas.

- 5.2 Consideration to Approve Replat of **AMTREVCO TRACT**: A subdivision of 0.3214 acre tract (14,000 square feet) being a replat of lots 37,38, 39 and 40 of the revised map of Tomball as recorded in Volume 4, Page 25, Harris County map records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve Replat of **MAGGIO PLAT**: A replat of Lots 17 and 18 of Saburov Lots, an addition in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 684509 of the Map Records of Harris County, Texas into New Lot 17. Said Saburov Lots lying in original Block 85 of Tomball Townsite, in the Ralph Hubbard Survey, Abstract 383.
- 5.4 Consideration to Approve Replat of **GRAND JUNCTION SEC 1**: A subdivision of 12.7068 acres (553,508.58 square feet), situated in the Ralph Hubbard Survey, Abstract 383, City of Tomball, Harris County, Texas.
- 5.5 Consideration to Approve Replat 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.
- 5.6 Consideration to Approve **Zoning Case P18-162**: Request by W D Hill to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Kane Street and Baker Drive, from the Single-Family 6 District to the Old Town & Mixed Use District.
- Conduct Public Hearing on **Zoning Case P18-162**
- 5.7 Consideration to Approve **Zoning Case P18-168**: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, generally located at the southwest corner of Barbara Street and Holderrieth Boulevard, from the Single-Family 6 District to the Old Town & Mixed Use District.
- Conduct Public Hearing on **Zoning Case P18-168**
- 5.8 Consideration to Approve **Zoning Case P18-176**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, and is zoned General Retail District.
- Conduct Public Hearing on **Zoning Case P18-176**

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of December, 2018 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: December 10, 2018

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: December 10, 2018

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: December 10, 2018

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 12, 2018.

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:

11.12.18 Minutes

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

MONDAY, NOVEMBER 12, 2018



6:00 P.M.

1.0 The meeting was called to order by Chair Tague at 6:02 p.m. Other members present were:

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

Others present:

Craig Meyers – Community Development Director
David W. Olson – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – Assistant City Engineer
Elizabeth Jones – Board Secretary
Robert Hauck – City Manager
Susan Harris – Board of Adjustments Alternate Member
Lori Klein Quinn – Council Member

Draft

2.0 No Public Comments were received.

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

- City Council approved the Text Amendment for Coffee Roasting.
- City Council approved the Copan Conditional Use Permit.

4.0 Motion was made by Commissioner Benson, second by Commissioner Roquemore, to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 8, 2018.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to Approve Preliminary Plat of **SNOOK LANE BUSINESS PARK SECTION ONE:** A commercial subdivision of 5.0260 acres of land in the Jesse Pruitt Survey, A-629, the City of Tomball, Harris County, Texas.

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

contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **SNOOK LANE BUSINESS PARK SECTION ONE**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **ARROWHEAD PROPERTIES**: A subdivision of 1.8813 acre tract(81, 955.35 Square Feet) being a replat of lots 1, 2, and 3, Block 1 of Tomahawk Properties, as recorded in Film Code No. 619161, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **ARROWHEAD PROPERTIES**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **TR 1, LOT 17-24 COMMON GROUNDS**: A subdivision of land containing 0.4591 acres (19,999.99 Square Feet) of land in the Abstract 34 J House, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **TR 1, LOT 17-24 COMMON GROUNDS**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **PEREZ ESTATES**: Being a 0.2663 acre tract and being a replat of a portion of Lots 25 and 26, of Anderson's Subdivision, a subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.

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

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **PEREZ ESTATES**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Replat of **VANN SNYDER ADDITION**: Being a 2.4370 acre tract and being a replat of Lot 1, of Snyder Subdivision, a subdivision situated in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, according to the map or plat thereof recorded in Volume 392, Page 117, of the Map Records of Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **VANN SNYDER ADDITION**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve **Zoning Case P18-161**: Request by Timothy Hertel, on behalf of DFLEX POWER, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land legally described as Tract 253A Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the west side of Pitchford Road at 902 Pitchford Road, from the Agricultural District to the Light Industrial District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Tim Hertel, applicant with DFLEX POWER, (11 Desert Roads Place, The Woodlands, Texas) spoke on behalf of the case.

The Public Hearing was opened by Chair Tague at 6:29 p.m.

Samuel Shannon (823 Lizzie Lane) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:31 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P18-161**, Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Dunagin	<u>Nay</u>

Motion carried, with 3 Votes Aye and 2 Votes Nay.

- 5.7 Consideration to Approve **Zoning Case P18-166**: Request by Great Oak School to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10 acres of land legally described as Lot 1 Block 1 Welling Owens Quadrplexes, within the City of Tomball, Harris County, Texas, generally located on the east side of Lovett Street, south of Carrell Street, from the Planned Development 2 District to the Office District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

J R Batek, representative (22911 River Birch Drive) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:54 p.m.

Lynda Evans (922 Bolton Court) spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:56 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson to approve **Zoning Case P18-166**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried, unanimously.

- 5.8 Consideration to Approve **Zoning Case P18-167**: Request by Great Oak School for a Conditional Use Permit to operate a *School, other than public or denominational* on approximately 10 acres of land legally described as Lot 1 Block 1 Welling Owens Quadrplexes, within the City of Tomball, Harris County, Texas. The property is generally located on the east side of Lovett Street, south of Carrell Street, and is zoned Office District.

Amelia Lindley, City Planner, presented the case and recommendation of approval with conditions.

J R Batek, representative (22911 River Birch Drive) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:01 p.m.

Hearing no comments, the Public Hearing was closed at 7:01 p.m.

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **Zoning Case P18-167**,

Commissioner Benson, seconded by Commissioner Dunagin, amended their motions to reflect City Staff recommended conditions. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried, unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 7:04 p.m.

Elizabeth Jones
Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:
Consideration to Approve Final Plat of **SNOOK LANE BUSINESS PARK SECTION ONE:** A commercial subdivision of 5.0260 acres of land in the Jesse Pruitt Survey, A-629, the 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:

Plat Comments
Snook Lane Business Park

CITY OF TOMBALL

Plat Name: Snook Lane Business Park Section One Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: December 10, 2018

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:

- Set survey markers
- Correct typo
- Pay fees

Community Development recommends approval of this plat with contingencies.

Z:\HARRIS-COUNTY\Jesse Pruitt, A-629\18-B-46 5 acres (Snook Ln)\Snook Lane Business Park (Final Plat).dwg

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve Replat of **AMTREVCO TRACT:** A subdivision of 0.3214 acre tract (14,000 square feet) being a replat of lots 37,38, 39 and 40 of the revised map of Tomball as recorded in Volume 4, Page 25, Harris County map records, situated in the Joseph House Survey, Abstract 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:

Plat Comments
Amtrevco Tract

CITY OF TOMBALL

Plat Name: Amtrevco Tract Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: December 10, 2018

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:

- Show adjacent landowner information.
- Set survey markers.
- Remove building line note.
- Update area accuracy.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

WE, TREVOR W. THRASH, RANDY W. THRASH AND HEATHER THRASH, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.3214 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AMTREVCO TRACT, 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 TREVOR W. THRASH, RANDY W. THRASH AND HEATHER THRASH, THIS _____ DAY OF _____, 2018.

BY: _____
TREVOR W. THRASH, OWNER

BY: _____
RANDY W. THRASH, OWNER

BY: _____
HEATHER THRASH, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TREVOR W. THRASH, RANDY W. THRASH AND HEATHER THRASH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DATE OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 AMTREVCO TRACT 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 _____, 2018.

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

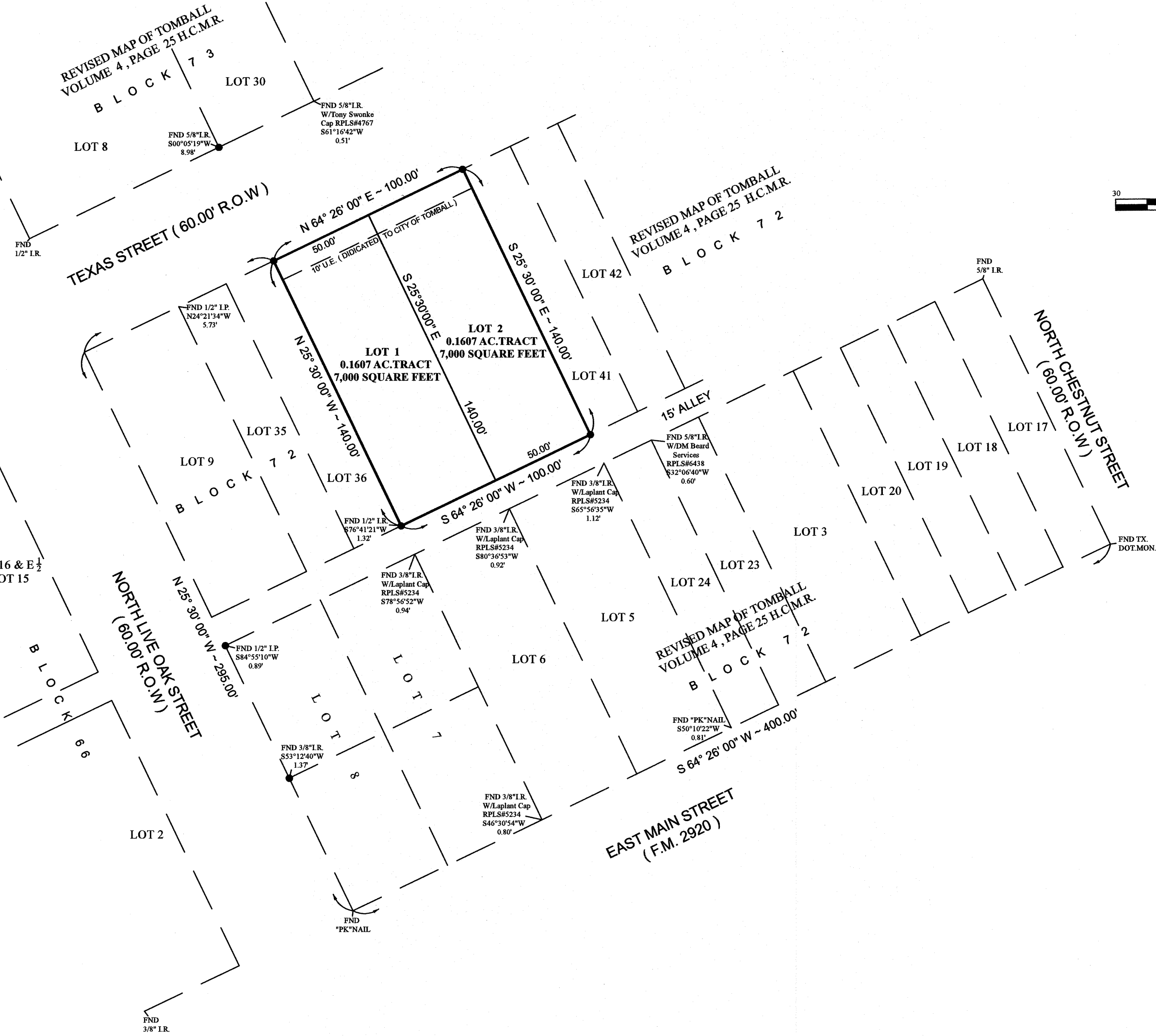


I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M, AND DULY RECORDED ON _____, 2018, AT _____ O'CLOCK _____ M, AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY, FOR SAID COUNTY.

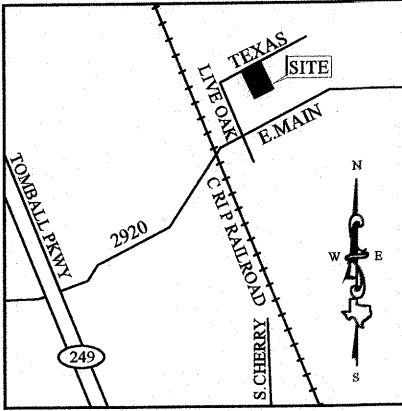
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



SCALE 1" = 30'



VICINITY MAP
SCALE 1" = 2640'
KEY MAP 288-H

GENERAL NOTES :

1. B.L. INDICATES " BUILDING LINES "
2. U.E. INDICATES " UTILITIES EASEMENT "
3. D.E. INDICATES " DRAINAGE EASEMENT "
3. R.O.W INDICATES " RIGHT-OF-WAY "
4. VOL. INDICATES " VOLUME "
5. PG. INDICATES " PAGE "
6. AC. INDICATES " ACRE "
7. ESMT. INDICATES " EASEMENT "
8. H.C.M.R. INDICATES " HARRIS COUNTY MAP RECORDS "
9. H.C.D.R. INDICATES " HARRIS COUNTY DEED RECORDS "
10. INDICATES " FOUND 5/8" IRON ROD WITH CAP STAMPED E.I.C.SURVEYING CO. "
11. 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.
12. 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.
13. All oil/ gas pipelines or pipeline easements with ownership through the subdivision have been shown.
14. All oil/ gas wells with ownership (plugged, abandoned, and/ or active) through the subdivision have been shown.
15. 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.
16. This plat does not attempt to amend or remove any valid covenants or restrictions.
17. 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.

AMTREVCO TRACT

A SUBDIVISION OF 0.3214 ACRE TRACT, 14,000 SQUARE FEET
BEING A REPLAT OF LOTS 37, 38, 39 AND 40 OF
REVISED MAP OF TOMBALL
AS RECORDED IN VOLUME 4 , PAGE 25,
HARRIS COUNTY MAP RECORDS ,
SITUATED IN THE JOSEPH HOUSE SURVEY , ABSTRACT 34 ,
CITY OF TOMBALL
HARRIS COUNTY , TEXAS

CONTAINING

2 LOT 1 BLOCK

DECEMBER 2018

(REASON FOR REPLAT IS TO COMBINE 4 LOTS INTO TWO RESIDENTIAL LOTS)

OWNER

TREVOR W. THRASH ,
RANDY W. THRASH AND
HEATHER THRASH

519 MILL CREEK ROAD
PINEHURST, TEXAS 77362
(832) 433 - 4543

SURVEYOR

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

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve Replat of **MAGGIO PLAT:** A replat of Lots 17 and 18 of Saburov Lots, an addition in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 684509 of the Map Records of Harris County, Texas into New Lot 17. Said Saburov Lots lying in original Block 85 of Tomball Townsite, in the Ralph Hubbard Survey, Abstract 383.

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:

Plat Comments
Maggio Plat

CITY OF TOMBALL

Plat Name: Maggio Plat Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: December 10, 2018

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

OWNER:

Jon M. Maggio
16150 Stuebner Airline Road
Spring, TX 77379

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve Replat of **GRAND JUNCTION SEC 1:** A subdivision of 12.7068 acres (553,508.58 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:

Plat Comments
Grand Junction Sec 1

CITY OF TOMBALL

Plat Name: Grand Junction Sec 1 Plat Type: Replat

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

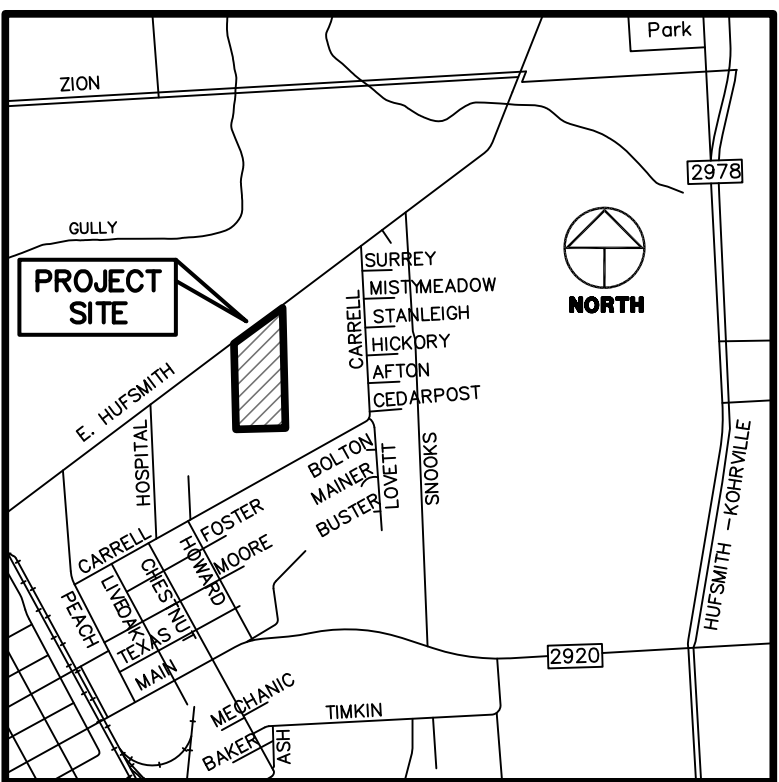
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

City Planning Commission Date: December 10, 2018

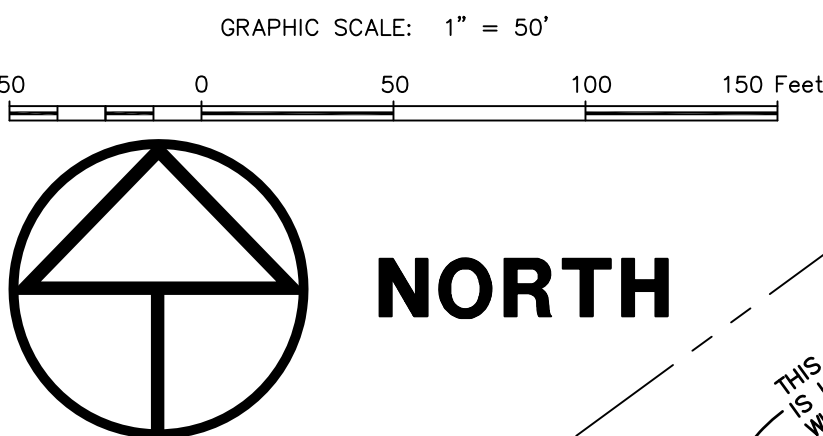
The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Add lien holder signature and notary blocks.

Community Development recommends approval of this plat with contingencies.



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



NORTH

RESTRICTED RESERVE "A"
1.6994 ACRES / 74,025.37 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

RESTRICTED RESERVE "B"
0.2082 ACRES
9,067.40 SQ. FT.
(LANDSCAPE / OPEN SPACE / DETENTION)

LOT TABLE

LOT	SQ. FT.	ACREAGE
BLOCK 1		
1	6,000.02	0.1377
2	6,000.17	0.1377
3	6,000.00	0.1377
4	6,670.05	0.1531
5	12,908.20	0.2963
6	10,189.20	0.2339
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	6,000.00	0.1377
11	6,000.00	0.1377
12	6,000.00	0.1377
13	6,000.00	0.1377
14	6,000.00	0.1377
15	6,000.00	0.1377
16	6,000.00	0.1377
17	6,000.00	0.1377
18	8,312.40	0.1908
19	13,716.55	0.3149
20	7,539.01	0.1731
21	6,000.00	0.1377
22	6,000.00	0.1377
23	6,000.00	0.1377
24	8,517.37	0.1955
25	13,677.22	0.3140
26	7,379.66	0.1694
27	6,000.03	0.1377
28	6,000.00	0.1377
29	6,000.00	0.1377
30	6,000.00	0.1377
31	6,000.00	0.1377
32	6,000.00	0.1377
33	6,000.00	0.1377
34	6,000.00	0.1377
35	6,000.00	0.1377
36	6,028.21	0.1384
37	6,307.01	0.1448
BLOCK 2		
1	7,073.35	0.1624
2	6,007.79	0.1379
3	6,000.00	0.1377
4	6,000.00	0.1377
5	6,000.00	0.1377
6	6,000.00	0.1377
7	6,000.00	0.1377
8	6,000.00	0.1377
9	6,000.00	0.1377
10	7,063.94	0.1622
11	6,000.88	0.1378
12	6,003.14	0.1378

STATE OF TEXAS
COUNTY OF HARRIS

We, Tomball Grand Junction, LLC, a Texas limited liability company, acting by and through Will Benson, Jr., Sole Member, Owners, hereinafter referred to as Owners (whether one or more) of the 12.7068 acre tract described in the above and foregoing map of GRAND JUNCTION SEC 1, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, 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 Grand Junction, 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 _____, 2018.

By: _____
Will Benson, Jr.
Sole Member

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Will Benson, Jr., 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 _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires: _____

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore,
Vice Chairman

I, Stan Stanart, 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 _____, 2018, at _____

o'clock____M., and duly recorded on _____, 2018, 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.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Kevin M. Reidy, 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.



KEVIN M. REIDY
Registered Professional Land Surveyor
Texas Registration No. 6450

GRAND JUNCTION SEC 1

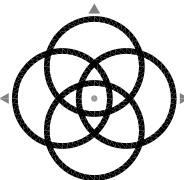
A SUBDIVISION OF
12.7068 AC. / 553,508.58 SQ. FT.

SITUATED IN THE
RALPH HUBBARD SURVEY
ABSTRACT NO. 383
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

2 BLOCKS 3 RESERVES 49 LOTS
OCTOBER 17, 2018

Owners
TOMBALL GRAND JUNCTION, LLC,
A TEXAS LIMITED LIABILITY COMPANY
12402 NORMONT DR
HOUSTON TX 77070

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LINE	BEARING	DISTANCE
L1	N 36°13'28" W	74.24'
L2	N 77°08'37" E	20.07'
L3	N 43°32'11" E	6.50'
L4	S 46°23'46" E	6.50'
L5	S 43°35'54" E	6.50'
L6	S 46°22'13" E	14.14'
L7	S 46°22'33" E	14.14'
L8	N 43°37'27" E	14.14'
L9	N 43°37'47" E	14.14'
L10	N 36°13'28" W	2.39'
L11	N 53°46'32" E	43.36'
L12	N 44°21'01" E	67.54'
L13	S 57°19'24" W	27.14'
L14	N 01°23'33" W	9.34'

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

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	250.00'	27°25'25"	119.66'	N 22°30'46" W	118.52'
C2	25.00'	87°36'52"	38.23'	S 52°36'29" E	34.61'
C3	325.00'	04°52'09"	27.62'	S 86°01'10" W	27.61'
C4	25.00'	22°30'42"	9.82'	N 77°11'53" E	9.76'
C5	50.00'	135°11'17"	117.97'	S 46°27'49" E	92.45'
C6	25.00'	22°30'42"	9.82'	S 09°52'28" W	9.76'
C7	25.00'	22°36'56"	9.87'	S 12°41'21" E	9.80'
C8	50.00'	135°12'06"	117.99'	S 43°36'14" W	92.46'
C9	25.00'	22°36'56"	9.87'	N 80°06'11" W	9.80'
C10	25.00'	22°35'25"	9.86'	S 77°17'39" W	9.79'
C11	50.00'	135°11'54"	117.98'	N 46°24'06" W	92.45'
C12	25.00'	22°35'25"	9.86'	N 09°54'09" E	9.79'
C13	200.00'	34°49'55"	121.59'	N 18°48'31" W	119.72'
C14	25.00'	83°29'22"	36.43'	N 40°21'08" E	33.29'
C15	275.00'	06°21'26"	30.51'	N 85°16'32" E	30.50'
C16	25.00'	90°09'53"	39.34'	S 46°27'49" E	35.41'
C17	25.00'	89°58'15"	39.26'	S 43°36'14" W	35.35'
C18	25.00'	90°01'06"	39.28'	N 46°24'06" W	35.36'
C19	225.00'	34°49'55"	136.79'	N 18°48'31" W	134.69'
C20	300.00'	11°18'38"	59.22'	N 82°47'56" E	59.13'
C21	50.00'	90°09'53"	78.68'	S 46°27'49" E	70.81'
C22	50.00'	89°58'15"	78.51'	S 43°36'14" W	70.69'
C23	50.00'	90°01'05"	78.56'	N 46°24'06" W	70.72'
C24	30.00'	90°00'00"	47.12'	N 81°13'28" W	42.43'
C25	30.00'	90°00'00"	47.12'	N 08°46'32" E	42.43'
C26	30.00'	50°51'06"	26.63'	N 28°20'59" E	25.76'
C27	30.00'	46°28'58"	24.34'	S 77°01'01" W	23.68'

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS SHOWN ON THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAN.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED NOVEMBER 2, 2017, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2017, 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 OF 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-HUFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE FOREMENTIONED STREET(S).
- APPROXIMATE LOCATION OF PLUGGED OIL WELL, API #20100510 SHELL OIL COMPANY BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve Replat 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:

Plat Comments
Timber Trails

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 ☐

City Planning Commission Date: December 10, 2018

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 20' City of Tomball Utility Easement on Hufsmith Road.
- Set survey markers.
- Show easements outlined in title report.
- Correct typos.

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

I, Jayanti K. Patel, 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.

WITNESS my hand in the city of Tomball, Texas,

this _____ day of _____, 20018.

By: _____
Jayanti K. Patel

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Jayanti K. Patel, 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 _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires: _____

I, Kevin M. Reidy, 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.



KEVIN M. REIDY
Registered Professional Land Surveyor
Texas Registration No. 6450

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 hereon and authorized the recording of this plat this

_____ day of _____, 2018.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore,
Vice Chairman

I, Stan Stanart, 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 _____, 2018, at _____ o'clock____M., and duly recorded on _____, 2018, at _____ o'clock____M., and at Film Code No. _____ of the Map Records of Harris County for said county.

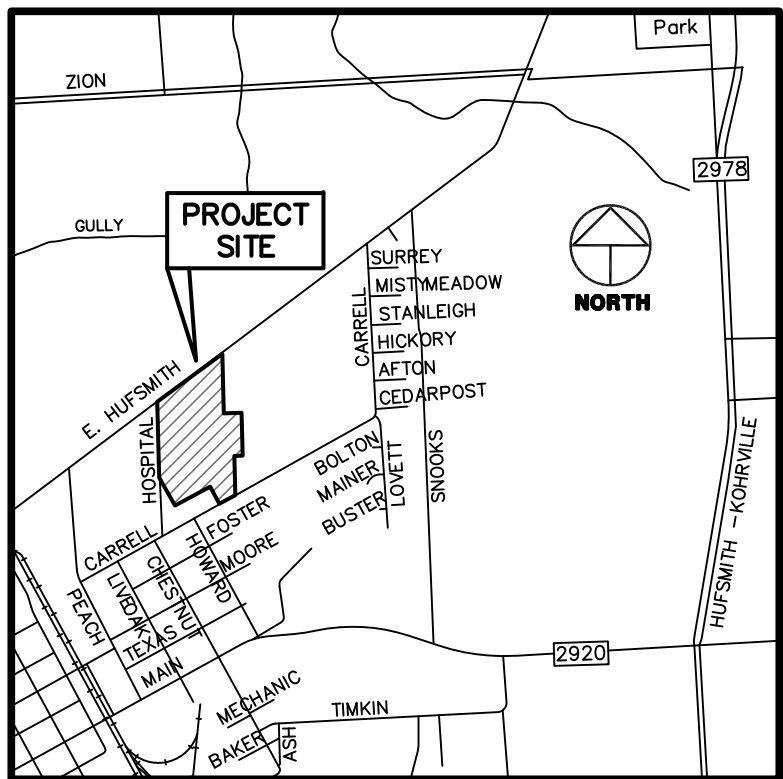
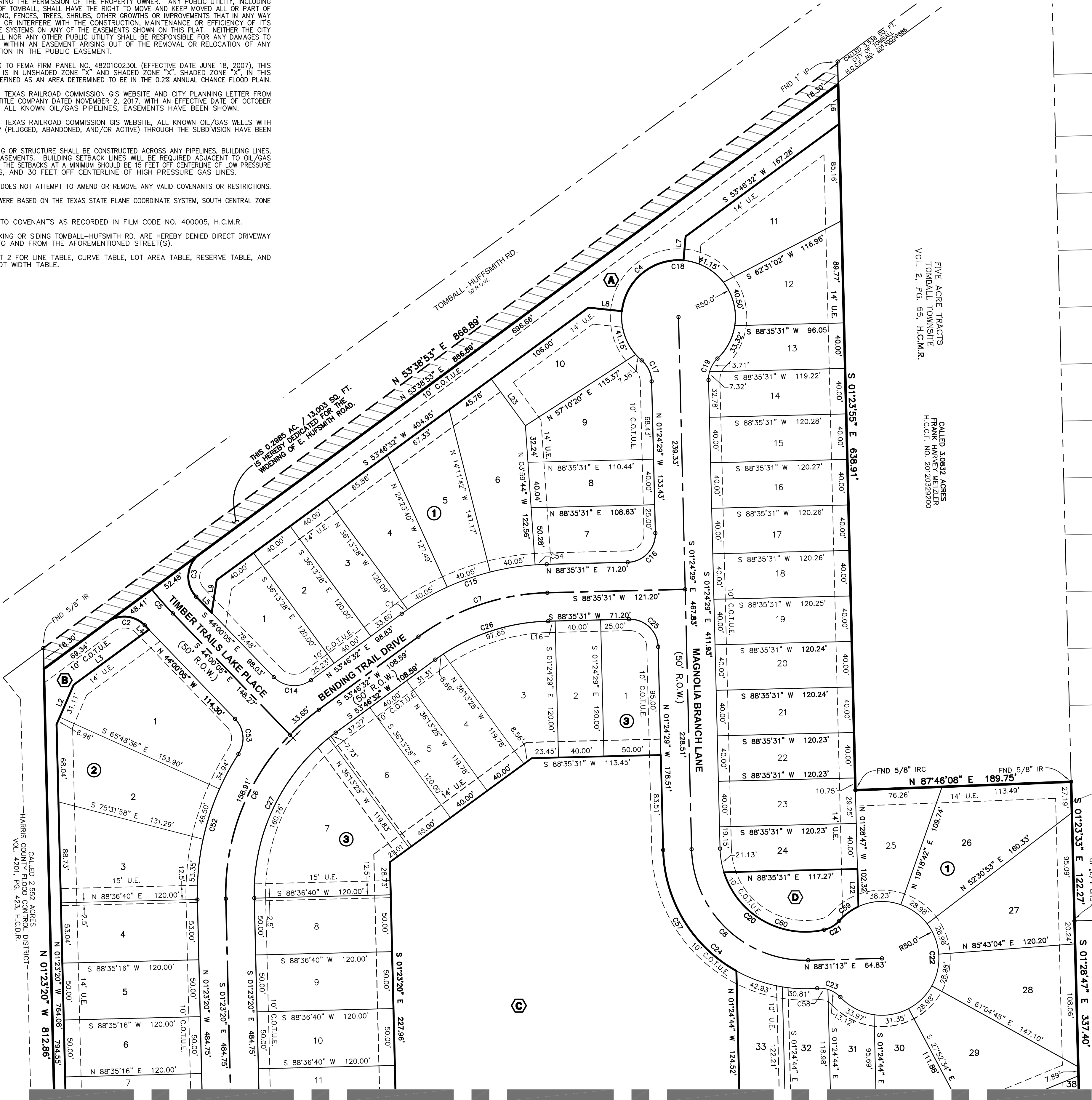
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

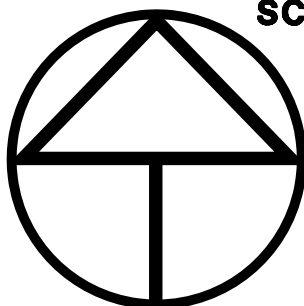
By: _____
Deputy

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN UNSHADED ZONE "X" AND 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.
- BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED NOVEMBER 2, 2017, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2017, 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).
- SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, LOT AREA TABLE, RESERVE TABLE, AND RADIAL LOT WIDTH TABLE.



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



NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50 100 150 Feet

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

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

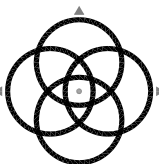
3 BLOCKS 6 RESERVES 105 LOTS

DECEMBER 2018

Owner

Jayanti K. Patel
6021 CALHOUN RD
HOUSTON TX 77021

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

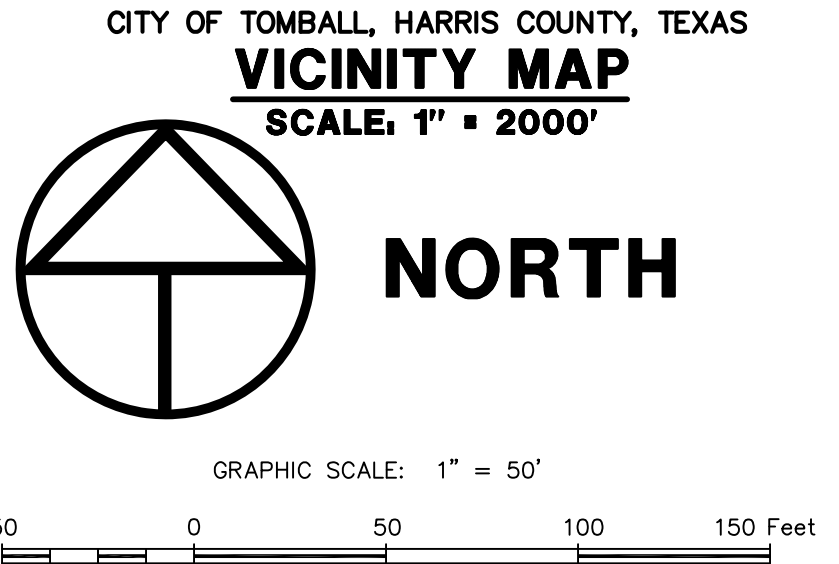
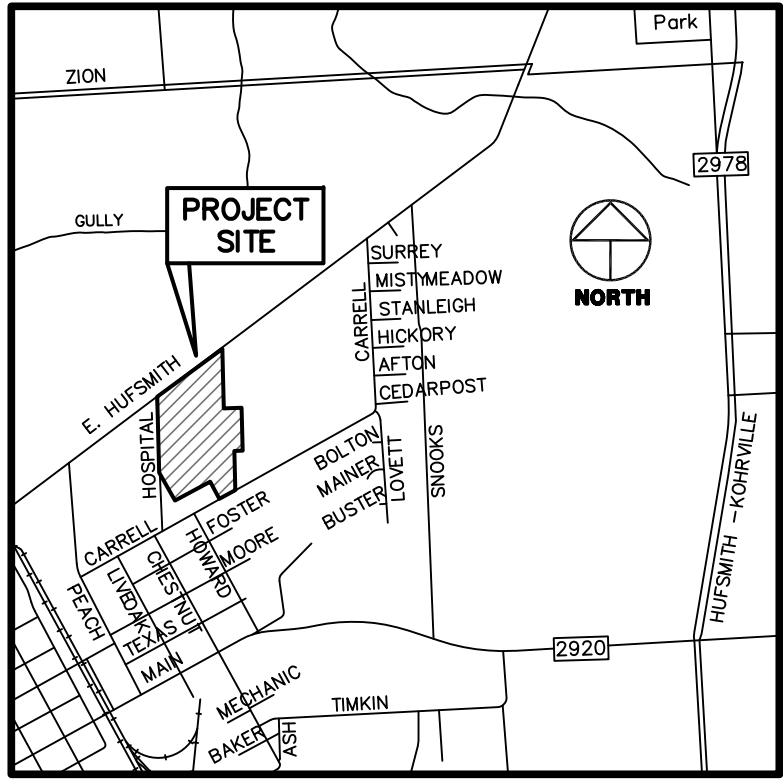
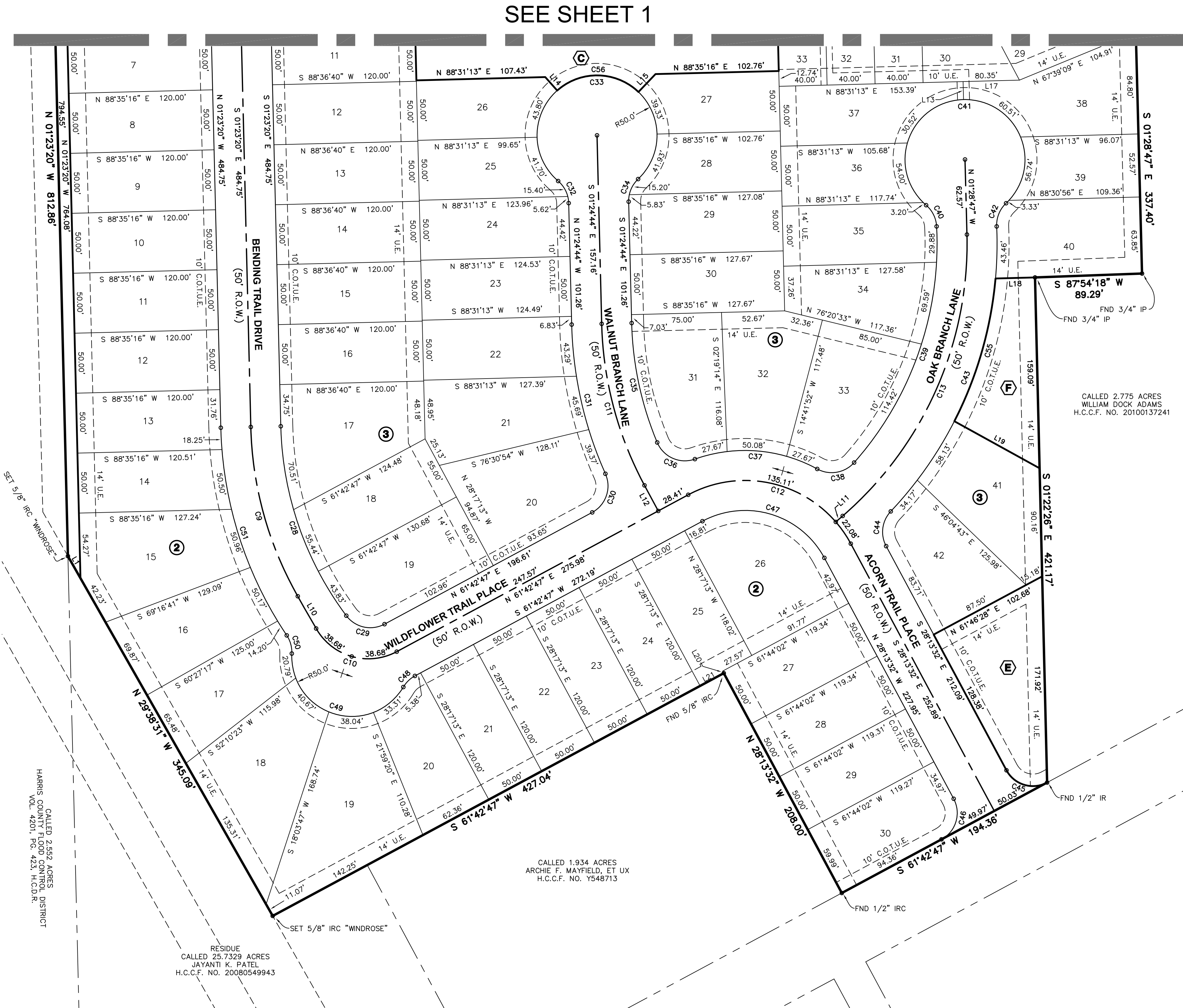
LOT AREA TABLE			
BLOCK	LOT	AC.	SQ. FT.
1	1	0.1444	6,290.42
1	2	0.1102	4,800.00
1	3	0.1102	4,800.19
1	4	0.1485	6,470.51
1	5	0.1632	7,108.84
1	6	0.1863	8,113.21
1	7	0.1203	5,241.65
1	8	0.1006	4,381.35
1	9	0.1663	7,243.41
1	10	0.1477	6,431.81
1	11	0.2091	9,109.74
1	12	0.1481	6,450.41
1	13	0.0973	4,240.39
1	14	0.1104	4,808.60
1	15	0.1104	4,810.87
1	16	0.1104	4,810.61
1	17	0.1104	4,810.35
1	18	0.1104	4,810.10
1	19	0.1104	4,809.84
1	20	0.1104	4,809.58
1	21	0.1104	4,809.32
1	22	0.1104	4,809.06
1	23	0.1104	4,809.40
1	24	0.1100	4,790.93
1	25	0.1311	5,709.95
1	26	0.2300	10,017.61
1	27	0.2084	9,075.85
1	28	0.1942	8,460.93
1	29	0.1928	8,398.22
1	30	0.1248	5,434.94
1	31	0.0969	4,220.26
1	32	0.1106	4,816.74
1	33	0.1179	5,137.13
2	1	0.2707	11,791.18
2	2	0.1920	8,363.65
2	3	0.2001	8,718.21
2	4	0.1461	6,362.43
2	5	0.1377	6,000.00
2	6	0.1377	6,000.00
2	7	0.1377	6,000.00
2	8	0.1377	6,000.00
2	9	0.1377	6,000.00
2	10	0.1377	6,000.00
2	11	0.1377	6,000.00
2	12	0.1377	6,000.00
2	13	0.1378	6,003.12
2	14	0.1414	6,160.95
2	15	0.2206	9,610.52
2	16	0.1735	7,555.77
2	17	0.1588	6,917.92
2	18	0.2437	10,614.98
2	19	0.2654	11,562.73
2	20	0.1468	6,395.93
2	21	0.1377	6,000.00
2	22	0.1377	6,000.00
2	23	0.1377	6,000.00
2	24	0.1377	6,000.00
2	25	0.1365	5,945.27
2	26	0.2211	9,629.36
2	27	0.1370	5,966.83
2	28	0.1370	5,966.83
2	29	0.1370	5,966.83
2	30	0.1612	7,022.65
3	1	0.1347	5,865.87
3	2	0.1102	4,800.00
3	3	0.1850	8,058.84
3	4	0.1102	4,799.38
3	5	0.1102	4,800.00
3	6	0.1240	5,399.56
3	7	0.2809	12,235.93
3	8	0.1377	6,000.00
3	9	0.1377	6,000.00
3	10	0.1377	6,000.00
3	11	0.1377	6,000.00
3	12	0.1377	6,000.00
3	13	0.1377	6,000.00
3	14	0.1377	6,000.00
3	15	0.1377	6,000.00
3	16	0.1377	6,000.00
3	17	0.2113	9,205.81
3	18	0.1623	7,068.28
3	19	0.1897	8,262.69
3	20	0.2147	9,350.63
3	21	0.1773	7,724.37
3	22	0.1439	6,266.37
3	23	0.1429	6,224.00
3	24	0.1428	6,221.82
3	25	0.1250	5,443.16
3	26	0.1222	5,325.20
3	27	0.1241	5,404.63
3	28	0.1286	5,603.91
3	29	0.1466	6,386.66
3	30	0.1466	6,387.96
3	31	0.1883	8,204.49
3	32	0.1808	7,877.22
3	33	0.1997	8,698.37
3	34	0.1502	6,544.40
3	35	0.1457	6,346.05
3	36	0.1225	5,337.82
3	37	0.1479	6,443.72
3	38	0.1746	7,607.13
3	39	0.1187	5,172.74
3	40	0.1767	7,695.53
3	41	0.1794	7,815.95
3	42	0.1755	7,646.17

RESERVE TABLE			
RESERVE	AC.	SQ. FT.	USAGE
A	0.4781	20,825.95	(LANDSCAPE/OPEN SPACE/DETENTION)
B	0.2430	10,584.23	(LANDSCAPE/OPEN SPACE/DETENTION)
C	1.8462	80,419.81	(LANDSCAPE/OPEN SPACE/DETENTION)
D	0.1146	4,991.03	(PARKLAND)
E	0.2218	9,659.91	(LANDSCAPE/OPEN SPACE/DETENTION)
F	0.1613	7,024.68	(LANDSCAPE/OPEN SPACE/DETENTION)

RADIAL LOT WIDTH TABLE			
BLOCK	LOT	LOT WIDTH AT 20' B.L.	
1	10	54.69'	
1	11	61.24'	
1	12	49.56'	
1	13	45.13'	
1	25	45.21'	
1	26	40.57'	
1	27	40.57'	
1	28	40.57'	
1	29	40.57'	
1	30	40.57'	
1	31	44.95'	
2	17	53.99'	
2	18	52.47'	
2	19	52.02'	
2	20	54.44'	
3	19	55.82'	
3	20	55.57'	
3	21	55.02'	
3	22	55.75'	
3	29	55.76'	
3	30	51.77'	
3	31	48.94'	
3	32	54.02'	
3	33	58.91'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	01°37'53"	224.92'	6.40'	S 54°35'27" W 6.40'
C2	82°21'02"	25.00'	35.93'	N 85°10'36" W 32.92'
C3	97°38'58"	25.00'	42.61'	N 04°49'24" E 37.63'
C4	89°02'21"	300.00'	77.70'	S 50°30'43" W 70.12'
C5	52°12'37"	300.00'	28.05'	S 41°19'23" E 28.04'
C6	55°09'52"	200.00'	192.58'	S 26°11'36" W 185.21'
C7	34°48'59"	200.00'	121.53'	N 71°11'01" E 119.67'
C8	90°04'18"	100.00'	157.20'	S 46°26'38" E 141.51'
C9	28°15'11"	300.00'	147.93'	N 15°30'55" W 146.44'
C10	88°38'42"	50.00'	77.36'	S 73°57'52" E 68.87'
C11	28°51'14"	300.00'	140.61'	N 14°50'21" W 139.32'
C12	90°03'42"	100.00'	157.19'	S 73°15'23" E 141.50'
C13	50°36'15"	300.00'	264.96'	N 23°49'21" E 256.43'
C14	82°13'24"	25.00'	35.88'	S 85°06'47" E 32.88'
C15	34°48'59"	200.00'	121.53'	N 71°11'01" E 119.67'
C16	90°00'00"	25.00'	39.27'	N 43°35'31" E 35.36'
C17	48°11'23"	25.00'	21.03'	N 25°30'10" W 20.41'
C18	276°22'46"	50.00'	241.19'	N 88°35'16" E 66.67'
C19	48°11'23"	25.00'	21.03'	S 22°41'13" W 20.41'
C20	101°23'32"	75.00'	132.72'	S 52°06'15" E 116.07'
C21	35°51'51"	25.00'	15.88'	N 59°16'04" E 15.39'
C22	275°37'59"	50.00'	240.54'	S 00°50'52" E 67.13'
C23	51°46'30"	25.00'	22.59'	N 68°55'08" W 21.83'
C24	93°23'54"	125.00'	203.76'	N 48°06'26" W 181.94'
C25	90°00'00"	25.00'	39.27'	N 46°24'29" W 35.36'
C26	34°48'59"	200.00'	121.53'	N 71°11'01" E 119.67'
C27	55°09'52"	175.00'	168.49'	S 26°11'36" W 162.06'
C28	35°22'28"	275.00'	169.79'	S 19°04'34" E 167.10'
C29	81°31'25"	25.00'	35.57'	S 77°31'31" E 32.65'
C30	85°45'16"	25.00'	37.42'	N 18°50'09" E 34.02'
C31	22°37'46"	325.00'	128.36'	N 12°43'57" W 127.53'
C32	48°11'23"	25.00'	21.03'	N 25°30'25" W 20.41'
C33	276°22'46"	50.00'	241.19'	N 88°35'16" E 66.67'
C34	48°11'23"	25.00'	21.03'	S 22°40'58" W 20.41'
C35	21°19'35"	275.00'	102.36'	S 12°04'31" E 101.77'
C36	86°49'02"	25.00'	37.88'	S 66°08'49" E 34.36'
C37	48°19'09"	125.00'	105.42'	S 85°23'46" E 102.32'
C38	77°13'42"	25.00'	33.70'	N 80°08'58" E 31.20'
C39	44°33'47"	275.00'	213.89'	N 19°15'13" E 208.54'
C40	46°32'52"	25.00'	20.31'	N 26°18'06" W 19.76'
C41	276°20'59"	50.00'	241.16'	N 88°35'57" E 66.69'
C42	49°20'13"	25.00'	21.53'	S 22°06'20" W 20.87'
C43	45°53'56"	325.00'	260.35'	S 20°23'12" W 253.45'
C44	71°33'41"	25.00'	31.22'	S 07°33'19" W 29.23'
C45	90°03'42"	25.00'	39.30'	S 73°15'23" E 35.37'
C46	89°56'18"	25.00'	39.24'	N 16°44'37" E 35.34'
C47	90°03'42"	75.00'	117.19'	N 73°15'23" W 127.53'
C48	31°05'12"	25.00'	13.56'	S 46°10'11" W 13.40'
C49	152°10'58"	50.00'	132.80'	N 73°16'56" W 97.07'
C50	36°39'07"	25.00'	15.99'	N 15°31'01" W 15.72'
C51	32°27'14"	325.00'	184.09'	N 17°36'57" W 181.64'
C52	34°19'33"	225.00'	134.80'	N 15°46'28" E 132.79'
C53	76°56'17"	25.00'	33.57'	N 05°31'56" W 31.10'
C54	02°35'17"	224.96'	10.16'	S 87°17'53" W 10.16'
C55	21°57'56"	325.00'	124.60'	N 16°04'53" E 123.83'
C56	85°17'03"	50.00'	74.42'	S 88°58'54" E 67.74'
C57	54°48'56"	125.00'	119.52'	N 33°36'54" W 115.02'
C58	21°42'12"	25.00'	9.47'	N 83°57'17" W 9.47'
C59	24°10'08"	50.00'	21.09'	S 53°25'13" E 20.94'
C60	85°14'58"	75.00'	111.59'	N 60°10'32" W 101.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°38'31" E	21.13'
L2	N 23°23'34" E	38.07'
L3	N 53°46'32" E	81.88'
L4	S 44°00'05" E	5.33'
L5	N 44°00'05" W	19.54'
L6	S 01°23'55" E	34.93'
L7	S 05°01'53" W	21.19'
L8	N 84°00'28" W	29.65'
L9	S 08°46'32" W	29.16'
L10	S 29°38'31" E	30.95'
L11	N 49°07'28" E	7.61'
L12	S 28°15'58" E	24.20'
L13	S 01°28'47" E	15.00'
L14	S 41°37'26" E	15.02'
L15	N 43°39'37" 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 61°06'06" W	81.13'
L20	S 28°13'05" E	1.99'
L21	S 61°42'47" W	22.43'
L22	S 01°28'47" E	33.07'
L23	N 36°13'28" W	50.99'



GENERAL NOTES

- 1. 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 GROUNDS 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.
- 2. ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (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.
- 3. BASED ON TEXAS RAILROAD COMMISSION GIS WEBSITE AND CITY PLANNING LETTER FROM CHARTER TITLE COMPANY DATED NOVEMBER 2, 2017, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2017, ALL KNOWN OIL/GAS PIPELINES, EASEMENTS HAVE BEEN SHOWN.
- 4. 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.
- 5. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDINGS SETBACKS SHALL BE ADJUSTED 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.
- 6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 7. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 8. SUBJECT TO COVENANTS AS RECORDED IN FILM CODE NO. 400005, H.C.M.R.
- 9. LOTS BACKING OR SIDING TOMBALL-HUFSMITH RD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET(S).

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

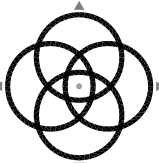
3 BLOCKS 6 RESERVES 105 LOTS

DECEMBER 2018

Owner

Jayanti K. Patel
6021 CALHOUN RD
HOUSTON TX 77021

Surveyor



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

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve **Zoning Case P18-162**: Request by W D Hill to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Kane Street and Baker Drive, from the Single-Family 6 District to the Old Town & Mixed Use District.

- Conduct Public Hearing on **Zoning Case P18-162**

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Planning Division

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

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
Staff Report
Response Forms

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 10, 2018
&
CITY COUNCIL
DECEMBER 17, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 10, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 17, 2018, 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 P18-162: Request by W D Hill to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Kane Street and Baker Drive, from the Single-Family 6 District to the Old Town & Mixed Use District.

Zoning Case P18-168: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, generally located at the southwest corner of Barbara Street and Holderrieth Boulevard, from the Single-Family 6 District to the Old Town & Mixed Use District.

Zoning Case P18-176: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, and is zoned General Retail 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

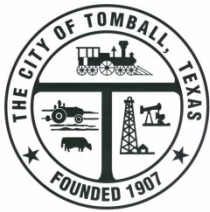
Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **December 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones

Administrative Assistant

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: P18-162

APPLICANT/OWNER: Request by W D Hill

LOCATION: Generally located at the northeast corner of Kane Street and Baker Drive

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, from the Single-Family 6 District to the Old Town & Mixed Use District.

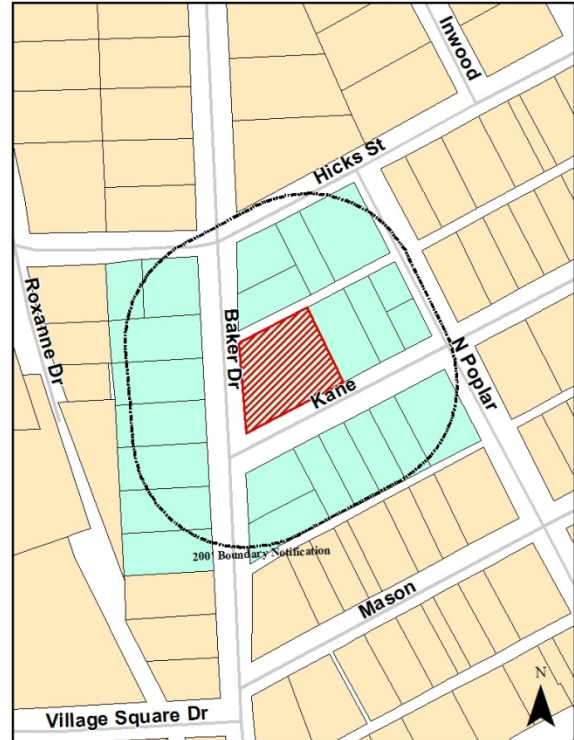
CONTACT: Amelia Lindley, Planner

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, December 10, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, December 17, 2018, 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: December 10, 2018
City Council Public Hearing Date: December 17, 2018

Rezoning Case: P18-162
Property Owner(s): W D Hill
Applicant(s): William Hill
Legal Description: Lots 19 thru 24 Block 94 Tomball
Location: Northeast corner of Kane Street and Baker Drive (Exhibit “A”)
Area: 0.568 acres
Comp Plan Designation: Old Town Use (Exhibit “B”)
Present Zoning and Use: Single-Family 6 District (Exhibit “C”) / Single-family residence (Exhibit “D”)
Request: Rezone from the Single-Family 6 District to the Old Town & Mixed District

Adjacent Zoning & Land Uses:

North: General Retail District / Office

South: Old Town & Mixed Use District / Office

West: Single-Family 6 District / Single-family residences

East: Single-Family 6 District / Single-family residences

BACKGROUND

City Staff received a Rezoning Application from the applicant in September 2018.

ANALYSIS

The property is currently zoned Single-Family 6 District and is used as a single-family residence. Properties in the immediate area are zoned General Retail to the north, Old Town & Mixed Use to the south and Single-Family 6 District to the west and east. The proposed rezoning would generally blend with the surrounding zoning districts.

The majority of the surrounding properties are single-family residences; however, there are two small offices to the north and south of the subject site.

The Comprehensive Plan designates the property as Old Town Use. Properties to the north, east and south are also designated as Old Town Use and properties to the west are Medium Density Residential. According to the Comprehensive Plan, the purpose of the Old Town Use designation is to be “the historic hub and heart of the community” and should “include mature

single family neighborhoods, dense commercial uses, a civic core, and high density residential”. The request appears to be consistent with the City’s Comprehensive Plan.

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 Old Town & Mixed Use District are not typically considered intense and appear to be appropriate for the immediate area. The nature of the Old Town & Mixed Use District is a mixture of nonresidential and residential uses integrated together throughout the district. The proposed rezoning would add to the already well-blended area.

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

Adequate utilities are available to serve this property and the existing streets adjacent to the property can accommodate traffic generated by an Old Town & Mixed Use District 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.**

There is vacant land in the City zoned Old Town & Mixed Use. There does not appear to be any special circumstances which 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 Old Town & Mixed Use District in the City.

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

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

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

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

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

The Future Land Use Map designates the property as Old Town Use which is intended to be the “historic hub and heart of the community”. The request appears to be consistent with the Future Land Use Map. The Comprehensive Plan also states the importance of transitioning from residential to nonresidential uses in a way that protects the character and integrity of the area. The subject site appears to be located in a transition area and the rezoning to Old Town & Mixed Use would be appropriate with the goals of the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 21, 2018. The Notice of Public Hearing was published in the paper on November 28, 2018. 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 P18-162 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 generally 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

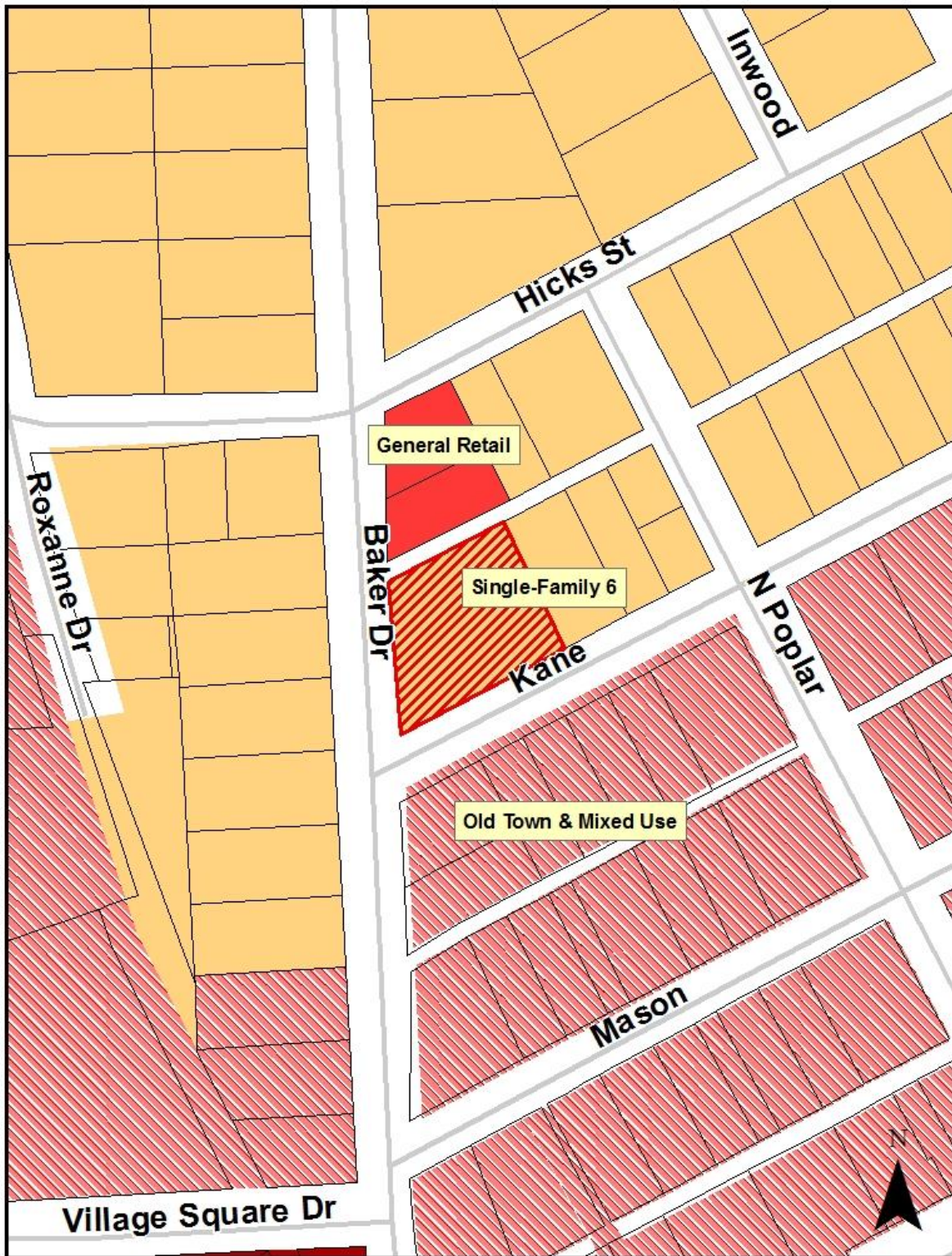
Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Exhibit "E" Application

Revised 5/19/15



18-162 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: W D Hill Title: Individual/Owner
Mailing Address: 28623 Sharon Louise City: Magnolia State: TX
Zip: 77355-4612
Phone: (281) 789-7294 Fax: () Email: wd.hill@comcast.net
MOBILE 281-351-2500

Owner

Name: W D Hill Title: Individual/Owner
Mailing Address: 28623 Sharon Louise City: Magnolia State: TX
Zip: 77355-4612
Phone: (281) 789-7294 Fax: () Email: wd.hill@comcast.net

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Rezone property described from SF to MU

Physical Location of Property: 710 Kane St, Tomball TX 77375 (at corner of Baker Dr)
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lots 19 thru 24, Block 94 in the city of Tomball, TX
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-6

Current Use of Property: Single Family Dwelling

Proposed Zoning District: OT & MU

Proposed Use of Property: Office & Studio

HCAD Identification Number: 0352790940019 Acreage: .568

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 

Signature of Applicant

09/26/2018

Date

X 

Signature of Owner

09/26/2018

Date

CITY OF TOMBALL
281-351-5484

REC#: 01048044 10/08/2018 12:21 PM
OPER: MF TERM: 002
REF#: W ZONING FEE

TRAN: 130.0000 PLANNING AND ZONING
W D HILL
710 KANE ST
100-5446
ZONING FEES- OTHER 410.00CR

TENDERED: 410.00 CHECK
APPLIED: 410.00-

CHANGE: 0.00

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

www.tomballtx.gov

Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), in Block Ninety-Four (94), of REVISED MAP OF TOMBALL TOWNSITE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.





Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

RHONDA SCHIEL

(please print)

Address:

26307 DECKER PRAIRIE RSHL RD.
MAGNOLIA TX 77355

Signature:

Rhonda Schiel

Date:

11/30/18

☒ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P18-162**. (Please state reasons below)

☐ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P18-162**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

Not needed in this area.

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: WARREN D. STRICKLAND
(please print)
Address: 707 HICK STREET
TOMBALL TX 77375
Signature: [Signature]
Date: 11-26-2018

☒

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P18-162. (Please state reasons below)

☐

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P18-162. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

Looks Like A Logical Decision

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve **Zoning Case P18-168**: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, generally located at the southwest corner of Barbara Street and Holderrieth Boulevard, from the Single-Family 6 District to the Old Town & Mixed Use District.

- Conduct Public Hearing on **Zoning Case P18-168**

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Planning Division

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
--	--	-------

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
Staff Report
Response Forms

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 10, 2018
&
CITY COUNCIL
DECEMBER 17, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 10, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 17, 2018, 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 P18-162: Request by W D Hill to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .568 acres of land legally described as Lots 19 thru 24 Block 94 Tomball, within the City of Tomball, Harris County, Texas, generally located at the northeast corner of Kane Street and Baker Drive, from the Single-Family 6 District to the Old Town & Mixed Use District.

Zoning Case P18-168: Request by Ahmad Adnan Aslam to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, generally located at the southwest corner of Barbara Street and Holderrieth Boulevard, from the Single-Family 6 District to the Old Town & Mixed Use District.

Zoning Case P18-176: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, and is zoned General Retail 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

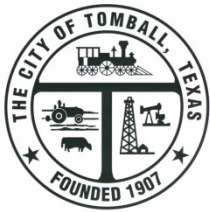
Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of **December 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones

Administrative Assistant

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: P18-168

APPLICANT/OWNER: Request by Ahmad Adnan Aslam

LOCATION: Generally located at the southwest corner of Barbara Street and Holderrieth Boulevard

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 1 & 2 Block 6 Main Street - Tomball, within the City of Tomball, Harris County, Texas, from the Single-Family 6 District to the Old Town & Mixed Use District.

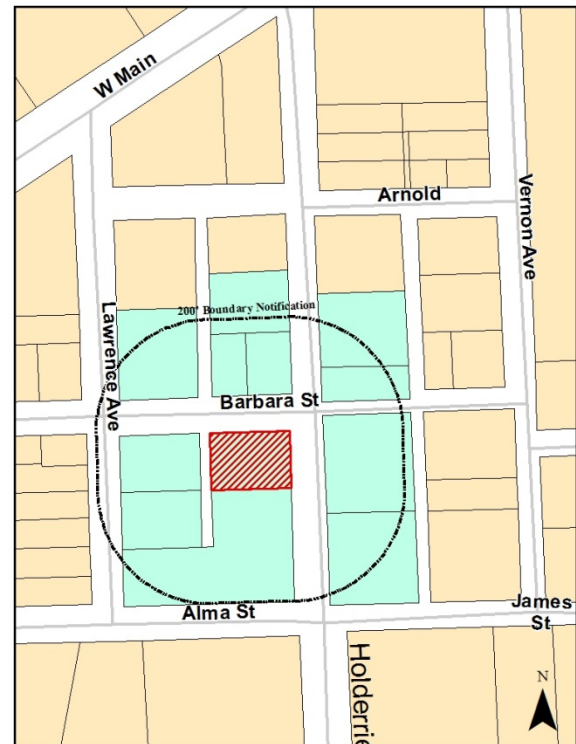
CONTACT: Amelia Lindley, Planner

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.

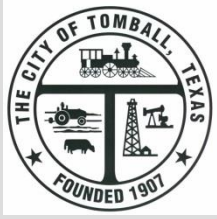


**Planning & Zoning Commission
Public Hearing:
Monday, December 10, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, December 17, 2018, 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: December 10, 2018
City Council Public Hearing Date: December 17, 2018

Rezoning Case: P18-168
Property Owner(s): Tomball and Magnolia Properties LLC
Applicant(s): Ahmad Adnan Aslam
Legal Description: Lots 1 & 2 Block 6 Main Street – Tomball
Location: Southwest corner of Barbara Street and Holderrieth Boulevard (Exhibit “A”)
Area: 0.32 acres
Comp Plan Designation: Mixed Use (Exhibit “B”)
Present Zoning and Use: Single-Family 6 District (Exhibit “C”) / Single-family residence (Exhibit “D”)
Request: Rezone from the Single-Family 6 District to the Old Town & Mixed Use District

Adjacent Zoning & Land Uses:

North: Old Town & Mixed Use District / Single-family residence and undeveloped land

South: Old Town & Mixed Use District / Medical office building

West: Old Town & Mixed Use District / Undeveloped

East: General Retail District / Medical office building

BACKGROUND

City Staff received a Rezoning Application from the applicant in October 2018.

ANALYSIS

The subject property is 0.32 acres (approximately 14,000 square feet) and has frontage on both Barbara Street and Holderrieth Boulevard. The site is currently zoned Single-Family 6 District and has been used as a single-family dwelling. Surrounding land uses in the area include two medical office buildings to the south and east, undeveloped property to the north and west. There are also single-family residences in the area.

Surrounding properties are zoned Old Town & Mixed Use to the north, west and south and General Retail to the east. There are also properties in the area zoned Single-Family 6 District.

The Comprehensive Plan designates the property and all surrounding properties as Mixed Use. According to the Comprehensive Plan, the purpose of the Mixed Use designation is to “include a

mix of office, retail/commercial and high density residential uses”. The requested rezoning district would allow office, retail, commercial, and residential uses.

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 Old Town & Mixed Use District appear to be appropriate for the immediate area. According to Section 50-79 (Old Town & Mixed Use District), the Old Town & Mixed Use Zoning District is “suitable for a mixture of retail, commercial and other nonresidential uses, along with single-family homes and multifamily uses”. The proposed rezoning would add to the already well-blended mixture of single-family residences and office uses of the area.

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

Adequate utilities are available to serve this property and the existing streets adjacent to the property can accommodate traffic generated by a use permitted in the Old Town & Mixed Use District.

- 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 Old Town & Mixed Use District. It does not appear to be any special circumstances which 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 Old Town & Mixed Use District in the City.

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

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

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

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

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

The Future Land Use Map designates the property as Mixed Use. The proposed rezoning would be compatible with the Mixed Use designation because the uses permitted in the Old Town & Mixed Use District include a variety of retail, commercial, office and single-family and multifamily developments.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 21, 2018. The Notice of Public Hearing was published in the paper on November 28, 2018. 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 P18-168 for the following reasons:

1. The request is consistent with the goals of the Comprehensive Plan;
2. The request is in conformance with the Future Land Use Map;
3. The request is generally appropriate with the immediate zoning districts in the area;
4. The uses allowed in the Old Town & Mixed Use District would be appropriate with the general area and the City as a whole.

EXHIBITS

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

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

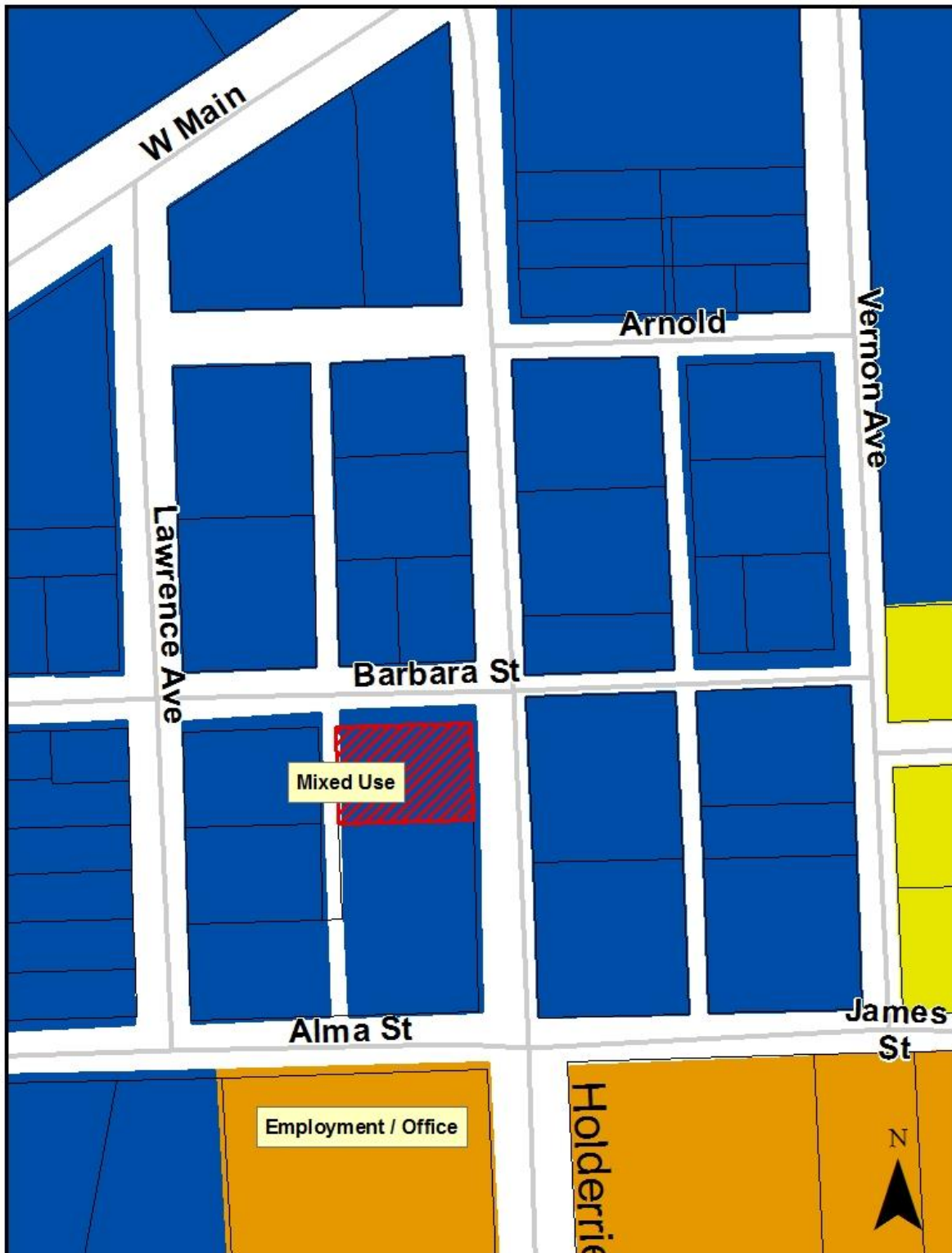
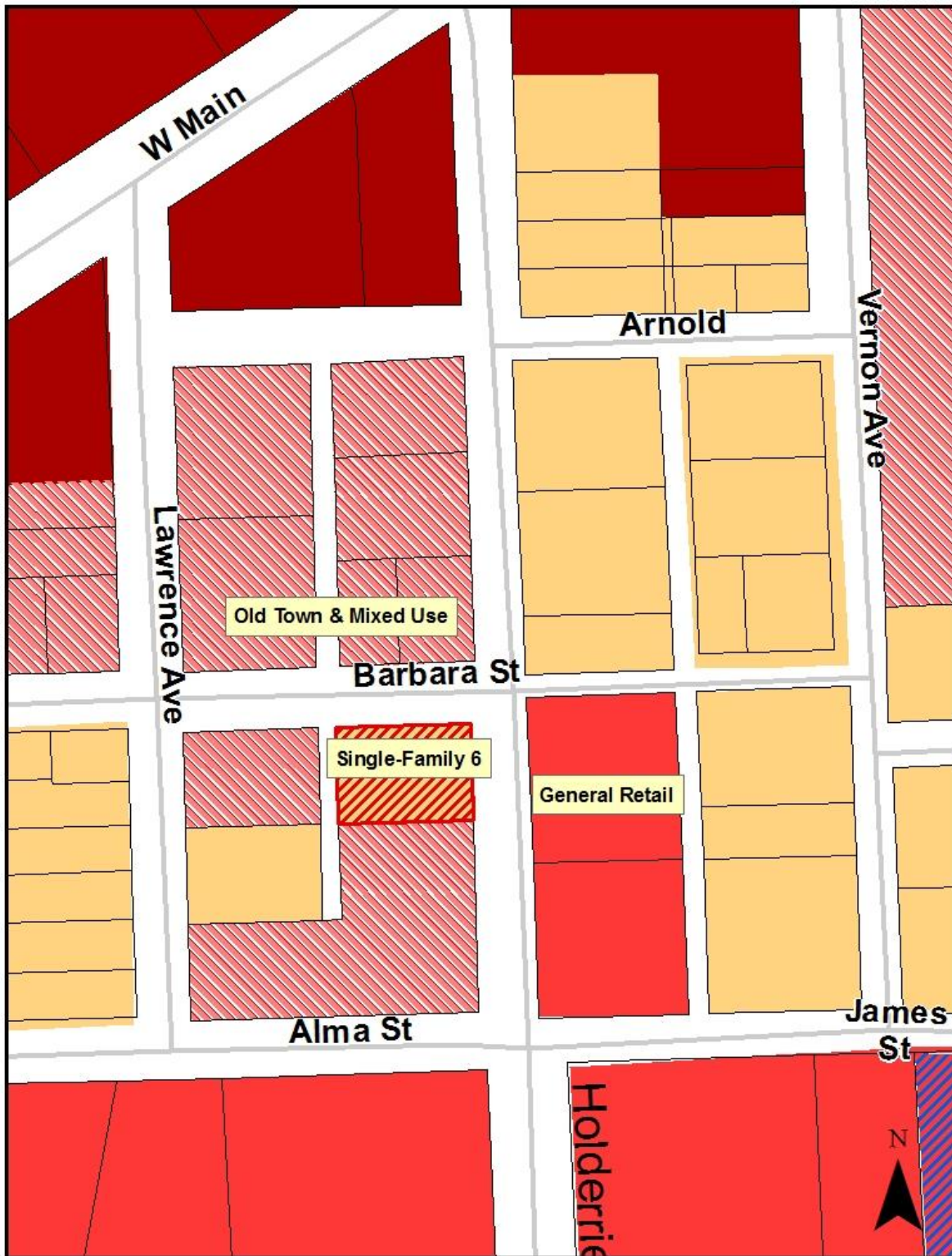


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



View from Holderrieth Boulevard



View from Barbara Street

Exhibit "E"
Application

Revised 5/19/15



18-168

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: AHMAD ADNAN ASLAM Title: MD
Mailing Address: 308 HALDENRIETH BLVD City: TOMBALL State: TX
Zip: 77375
Phone: (832) 524 2504 Fax: (281) 351 4915 Email: houston

Owner

Name: Tomball and Magnolia Properties LLC Title: _____
Mailing Address: 308 Haldenrieth Blvd City: Tomball State: TX
Zip: 77375
Phone: (832) 524 2504 Fax: (281) 351 4915 Email: houstonheartcenter@yahoo.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Build office for expansion

Physical Location of Property: 300 Haldenrieth Blvd Tomball TX 77375

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

Legal Description of Property: Lots 1 & 2 Block 6 Main Street Tomball 0.3 AC

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

Current Zoning District: SF-6

Current Use of Property: lot + and old home on the lot

Proposed Zoning District: OT and MU old town and mixed use district

Proposed Use of Property: office building

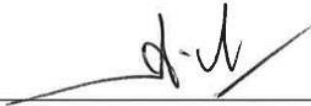
HCAD Identification Number: _____ **Acreage:** 0.32 AC

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.

<u>X</u>		<u>10/12/18</u>
Signature of Applicant		Date
<u>X</u>		<u>10/12/18</u>
Signature of Owner		Date

Community Development Department Planning Division
for our lot located at ~~911~~ 300 HOLDERRIETH BLVD
Tomball Tx 77375. LTS 142 Block 6 main
Street Tomball 0.3 AC. We respectfully
request to change zoning from SF-6 to
OT& MU so that we can build office
for expansion of our current office to
house our billing and other office staff. My
current office location is 308 Halderneth
Blvd. which is zoned as OT& MU

Sincerely 
Ahmad Adnan Aslam
on behalf of
Tomball and Magnolia Properties LLC
10/12/2018

Page 11 of 11
Page 15 of 19



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

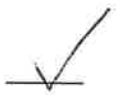
Name:

(please print)

Address:

Signature:

Date:



I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

FRED FABIAN

(please print)

Address:

300 HOLDERRIETH BLV.

Signature:

FABIAN

Date:

11/26/18

☒

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

☐

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

the rest of the area around this
address is already rezoned, so makes no
sense to have one property within as single family

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Tomball of Magnolia properties

Signature:

Date:

dl

11/24/18

☒

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

☐

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P18-168. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

E. Wheeler B. Jr.

P.O. Box 340

Tomball tx 77377

E. Wheeler B. Jr.

11/24/18

☒ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P18-168**. (Please state reasons below)

☐ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P18-168**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, December 10, 2018 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, December 17, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

None

You may also comment via email to ALindley@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: December 10, 2018

Topic:

Consideration to Approve **Zoning Case P18-176**: Request by Lance Langenhoven for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, and is zoned General Retail District.

- Conduct Public Hearing on **Zoning Case P18-176**

Background:

Origination:

Community Development Department

Recommendation:

Approval

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

Planning Division

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
--	--	-------

ATTACHMENTS:

Notice of Public Hearing

Property Owner Notification

Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
NOVEMBER 12, 2018
&
CITY COUNCIL
NOVEMBER 19, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 12, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, November 19, 2018, 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 P18-161: Request by Timothy Hertel, on behalf of DFLEX POWER, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land legally described as Tract 253A Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the west side of Pitchford Road at 902 Pitchford Road, from the Agricultural District to the Light Industrial District.

Zoning Case P18-166: Request by Great Oak School to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 10 acres of land legally described as Lot 1 Block 1 Welling Owens Quadrplexes, within the City of Tomball, Harris County, Texas, generally located on the east side of Lovett Street, south of Carrell Street, from the Planned Development 2 District to the Office District.

Zoning Case P18-167: Request by Great Oak School for a Conditional Use Permit to operate a *School, other than public or denominational* on approximately 10 acres of land legally described as Lot 1 Block 1 Welling Owens Quadrplexes, within the City of Tomball, Harris County, Texas. The property is generally located on the east side of Lovett Street, south of Carrell Street, and is zoned Office 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

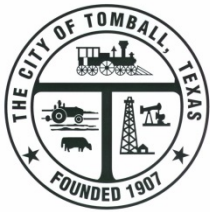
Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **8th** day of **November 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones

Administrative Assistant

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 Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P18-176

APPLICANT/OWNER: Request by Lance Langenhoven

LOCATION: Generally located on the north side of East Hufsmith at Hospital Road

PROPOSAL: A Conditional Use Permit to operate an *office showroom/warehouse* facility at 419 East Hufsmith Road. The property is approximately 5.86 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat, within the City of Tomball, Harris County, Texas, and is zoned General Retail District.

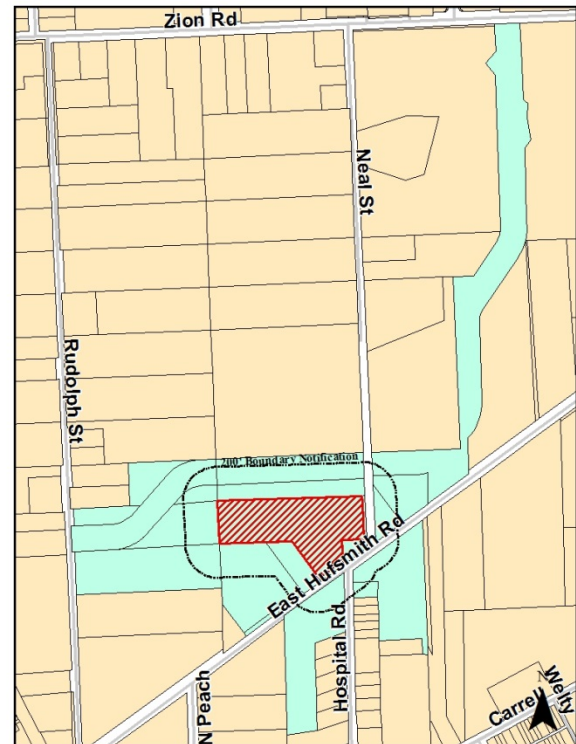
CONTACT: Amelia Lindley

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. Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.

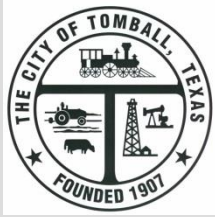


**Planning & Zoning Commission
Public Hearing:
Monday, December 10, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, December 17, 2018, 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.



Conditional Use Permit (CUP) Staff Report

Planning & Zoning Commission Public Hearing Date: December 10, 2018
City Council Public Hearing Date: December 17, 2018

Rezoning Case: P18-176
Property Owner(s): SATX ASSETS LLC SERIES 6 419 E HUFSMITH
Applicant(s): Lance Langenhoven
Legal Description: Lot 61 Block 1 Abandoned Animal Rescue Replat
Location: 419 East Hufsmith Road - North side of East Hufsmith Road at Hospital Road (Exhibit "A")
Area: 5.86 acres
Comp Plan Designation: Rural Residential (Exhibit "B")
Present Zoning and Use: General Retail District (Exhibit "C") / Office/general retail (Exhibit "D")
Proposed Use(s): Office/warehouse
Request: Conditional Use Permit (CUP) to allow the operation of an *office showroom/warehouse* facility

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate / Undeveloped land
South: Agricultural and Single-Family 9 / Undeveloped land and single-family residence
West: Agricultural and Single-Family 20 Estate / Single-family residence
East: Agricultural and Single-Family 20 Estate / Single-family residence

BACKGROUND

In January 2018, City Council approved a Conditional Use Permit to allow the operation of a *mini warehouse/self-storage* facility at the subject site. City Staff met with the applicant in September 2018 to further discuss the development of the site. The applicant expressed interest in office/warehouse space, as well as the already approved boat and recreational vehicle storage. The *office showroom/warehouse* land use is separate from the *mini warehouse/self-storage* land use and also requires the approval of a CUP.

ANALYSIS

According to Section 50-81 (f) of the Chapter 50 (Zoning), when considering applications for a CUP, the City shall, on the basis of the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties

and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

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

The Comprehensive Plan identifies the subject site as Rural Residential. It does not appear that the request is consistent with the goals of the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan “encourage[s] new development that is compatible with existing adjacent neighborhoods”. The location of the subject site appears to be an appropriate transition from nonresidential to large lot residential. East of the railroad tracks, on the north side of East Hufsmith, which is designated by the City’s Major Thoroughfare Plan as a major arterial, there is a photography studio, baseball complex, undeveloped property and two single-family residences. Adjacent to the subject site is the Neal Street right-of-way, currently undeveloped, which creates a buffer or transition to the large lot residences to the west. The proposed use also should not generate an excessive amount of traffic.

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

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

According to Section 50-76, the purpose of the General Retail District is “to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. The General Retail District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.” The proposed use would provide a service to the area. East Hufsmith is considered a major arterial by the City’s Major Thoroughfare Plan and could accommodate the traffic generated by the proposed use. The request appears to be consistent with the intent of the General Retail District.

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

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

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

The proposed use appears to be compatible with the adjacent developments. There are a few single-family residences in the area. The other land uses in the area include baseball

fields, a Harris County Flood Control ditch and undeveloped land. The proposed land use should not generate substantial traffic or noise.

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

Staff does not anticipate any adverse effects on surrounding properties. The property does abut single-family residential district, and will therefore be subject to additional screening requirements to protect the adjacent residences.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 21, 2018. A Notice of Public Hearing was published in the paper on November 28, 2018. 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 P18-176.

EXHIBITS

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

Exhibit "A"
Aerial Photo

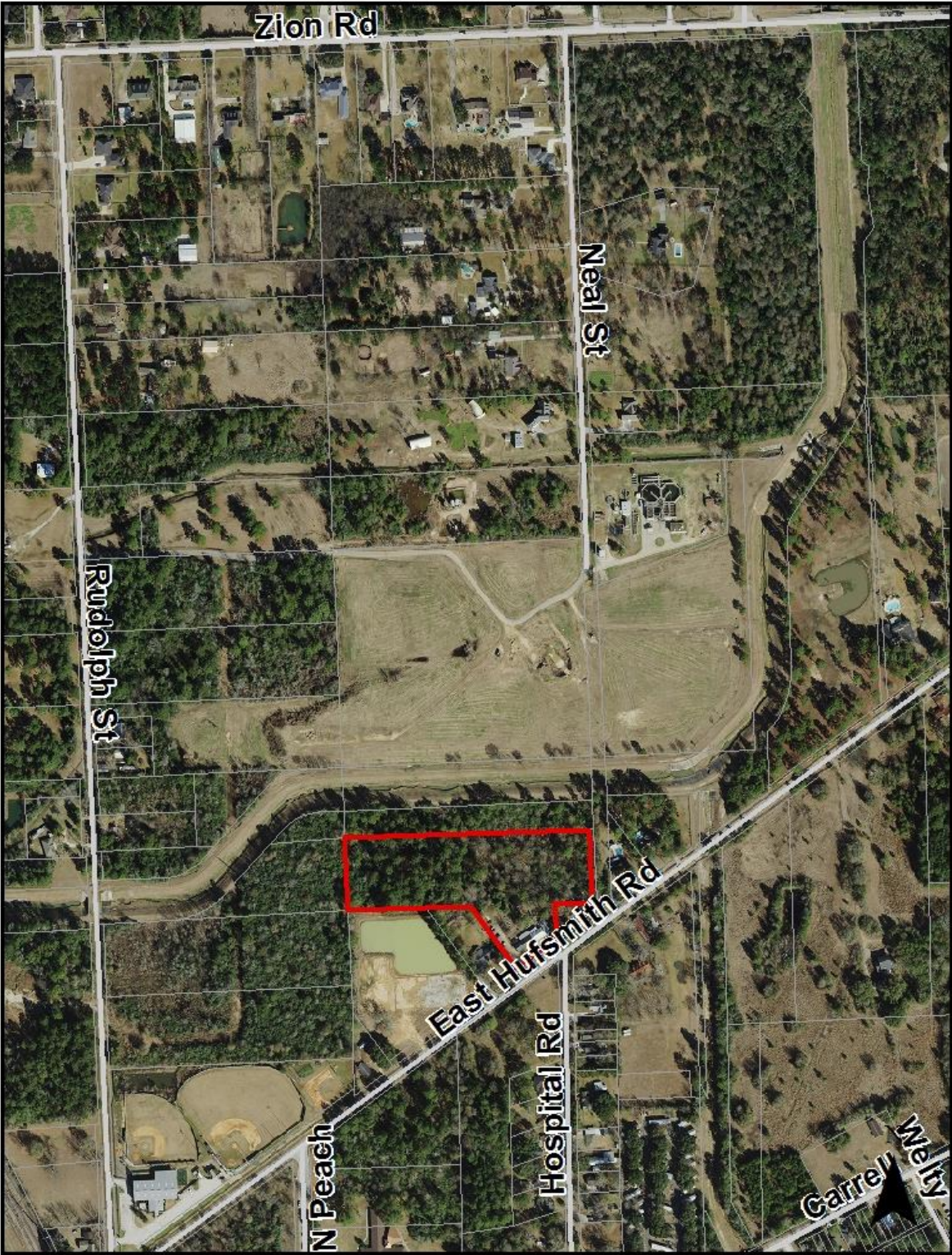


Exhibit "B"
Comprehensive Plan

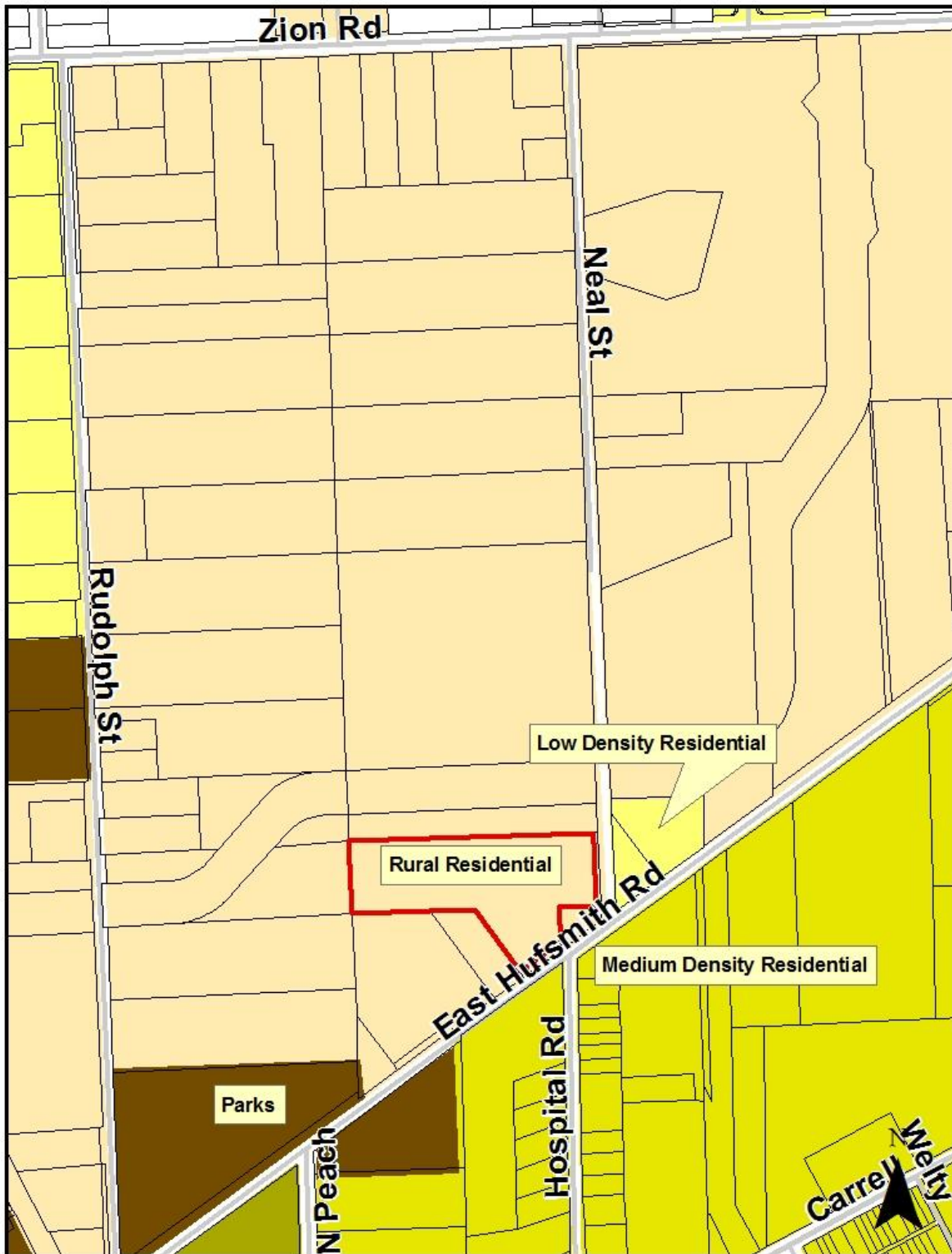
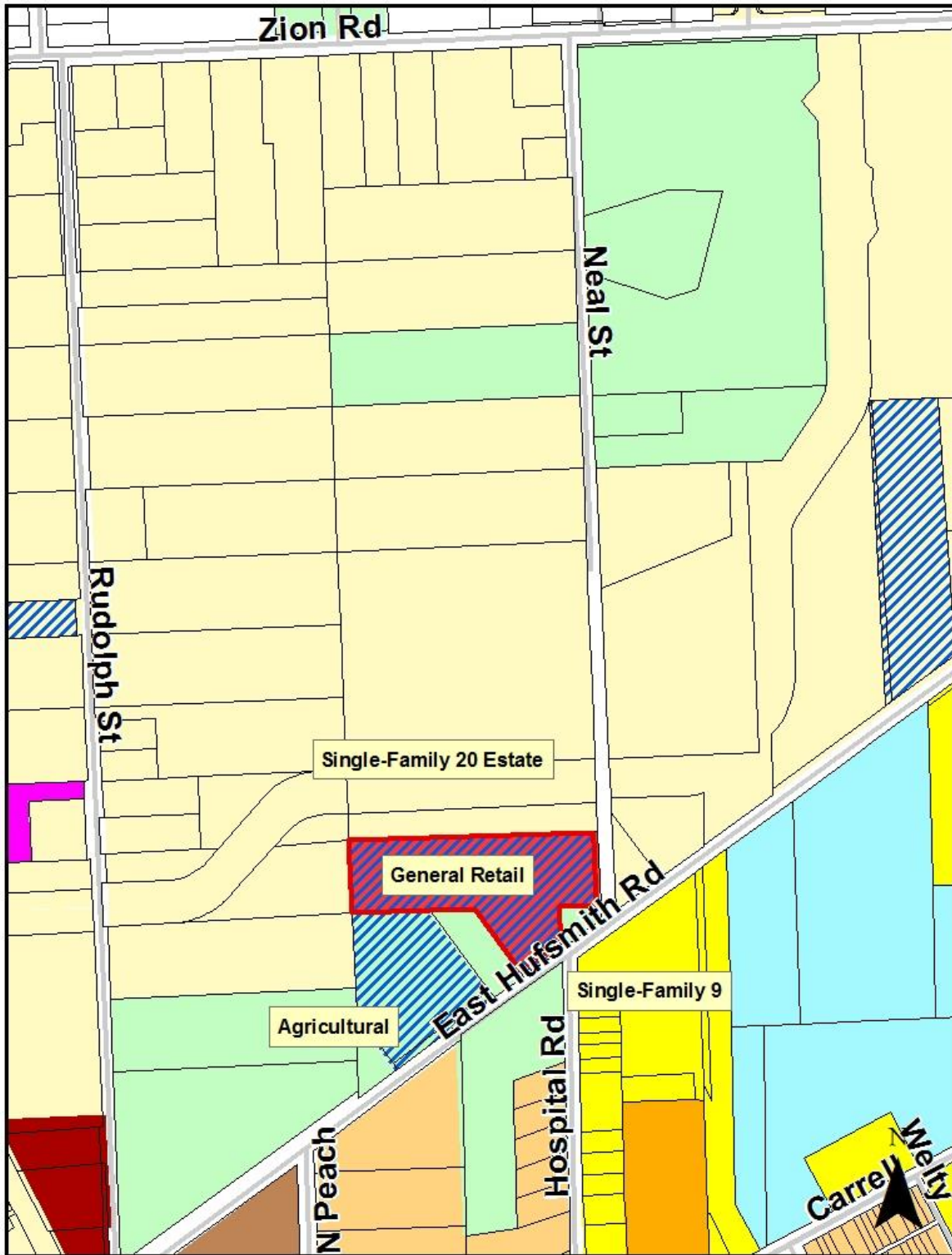


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

CUP Application

Revised 5/19/15



APPLICATION FOR CONDITIONAL USE PERMIT

Community Development Department
Planning Division

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

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

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

Applicant

Name: LANCE LANGENHOVEN Title: _____
Mailing Address: EVERGREEN CIRCLE # 200 City: THE WOODLANDS State: TX
Zip: 77380
Phone: 832 483 8655 Fax: (____) _____ Email: lance@bpg-realty.com

Owner

Name: SATX ASSETS LLC, SERIES 6 Title: _____
Mailing Address: 1095 EVERGREEN CIR, # 200 City: WOODLANDS State: TX
Zip: 77380
Phone: 832 483 8655 Fax: (____) _____ Email: lance@bpg-realty.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: BOAT & RV STORAGE + SMALL-OFFICE WAREHOUSE.

Physical Location of Property: 419 E. HUFSMITH, TOMBALL, TX, 77375.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: L7 61 BLK 1 ABANDONED ANIMAL RESCUE R/P
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

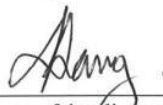
HCAD Identification Number: 1269440020001 Acreage: 5.86

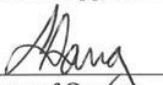
Current Use of Property: AWAITING CERTIFICATE OF OCCUPANCY + VACANT LAND.

Proposed Use of Property: RESALE SHOP, BOAT & RV STORAGE, SMALL-OFFICE WAREHOUSE.

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  30 OCT. 2018.
Signature of Applicant Date

X  30 OCT. 2018.
Signature of Owner Date

Letter stating reason for request

The underlying zoning for the property is General Retail. A CUP was approved for "mini-warehouse / Self-Storage".

After reviewing the site plan a number of times it was decided that the prudent course of action would be to add a small-office warehouse component to the project.

This would:

- Reduce the total boat & rv storage units somewhat & thus reduce the risk of oversupply
- Introduce a product that works very well alongside boat & rv storage

Other similar sites that offer both storage and small-office warehouse are:

- Community Storage: 4155 Louetta Rd, Spring, TX 77388 (storage + small-office warehouse)
- U-Haul: 24540 I-45, Spring, TX 77386 (storage + small-office warehouse)
- All Purpose Self Storage: 23410 Snook Ln, Tomball, TX 77375 (storage + small-office warehouse)

Figure "F"
Concept Plan

