

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



MONDAY, JULY 9, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, July 9, 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
 - 1.1 Election of Chairman and Vice Chairman
- 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 June 11, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **PIZZI SUBDIVISION**: Being a 1.0553

acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County.

- 5.2 Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 9 REPLAT:** A subdivision of 25.1176 acres / 1,094,120.59 SQ. FT. Being a Replat of Lot 9 of Tomball Business and Technology Park Replat of Lot 9, Film Code NO. 678808 H.C.M.R., in the Elizabeth Smith Survey, Abstract NO. 70 City of Tomball, Harris County, Texas.
- 5.3 Consideration to Approve Replat of **DOLLAR MANOR:** A subdivision of 0.4017 acres of land, being Lots 41,42,43,44, and 45, Block 99, of the revised map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof in Volume 4, Page 25, of the map records of Harris County, Texas.
- 5.4 Consideration to Approve Final Plat of **BUI PLACE:** Being all of a called 6.2149 acres recorded under County Clerk's File Number No. RP-2016-279476 of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, Harris County, Texas.
- 5.5 Consideration to Approve **Zoning Case P18-079:** Request by Jason Young, of SRP Medical Investments, L.P., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Michel Street and School Street, from the Agricultural District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P18-079**

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 7th day of June, 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: July 9, 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: July 9, 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: July 9, 2018

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 11, 2018.

Background:

Origination:

Recommendation:

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

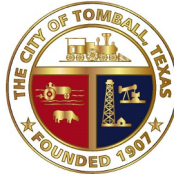
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

6.11.18 Minutes

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

MONDAY, JUNE 11, 2018



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:01 p.m. Other members present where:

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

Others present:

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

draft

- 2.0 No Public Comments were received.

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

- City Council approved Zoning Case P18-055 (Rezoning of 0.0803 acres on Chestnut Street)
- Beth Jones was hired as the City of Tomball Public Works Director.

- 4.0 Motion was made by Commissioner Anderson, second by Commission Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 14, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary of **BUI PLACE:** Being all of a called 6.2149 acres recorded under County Clerk's File Number No. RP-2016-279476 of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **BUI PLACE**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **CANNON'S PLACE**: 5.9922 acres (261021.59 square feet) located in the J. Pruitt Survey, A – 629 Harris County, Texas, City of Tomball.

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

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **CANNON'S PLACE**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **SRP GECAP TOMBALL MOB**: A subdivision of 3.135 acres of land being a Replat of a portion of Outlots 166, 170, 174 of Tom Ball Townsite as recorded in Volume 2, Page 65, Harris County Map Records located in the J.R. Pruitt Survey, A-629 & William Hurd Survey, A-378 City of Tomball, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **SRP GECAP TOMBALL MOB**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **PECAN HOUSE SUBDIVISION**: Being 0.3979 (17,331.80 sq.ft) of an acre in the William Hurd Survey, A-371, Harris County, Texas, being a replat of a portion of OUTLOT 131, Tomball Townsite-Five Acre Outlot Tracts, a subdivision recorded in Volume 2, at Page 65, Map Records, Harris County, Texas, being all of that called 0.399 of an acre recorded in Harris County Clerk File No. RP-2017-466280, Official Public Records of Real Property, Harris County.

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

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **PECAN HOUSE SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to Approve Preliminary Plat of **PIZZI SUBDIVISION**: Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County.

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **PIZZI SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.6 Consideration to Approve Replat of **ALEXANDER ESTATES**: A subdivision of 70.361 acres of land being a part of the Elizabeth Smith Survey, A-70 Harris County, Texas. Also being a partial replat for the reason to create 164 lots and 12 reserves. Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R.

The applicant pulled the replat of **ALEXANDER ESTATES**.

Commissioner Benson recused himself from New Business Action 5.7 due to a conflict of interest by leaving the council chambers.

- 5.7 Consideration to Approve Replat of **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.

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

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **GRAND JUNCTION SEC 1**, with contingencies.

Motion carried unanimously.

Commissioner Benson rejoined the meeting.

- 5.8 Consideration to Approve **Zoning Case P18-072**: Request by Rene Rodriguez of LJA Engineering, Inc., on behalf of Tomball 39 Partners, LLP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3 acres of land from the Commercial District and approximately 36 acres from the Agricultural District to the Single-Family 6 District. The lots are legally described as Tracts 198,

202 & 206 Tomball Outlots and Tracts 4L 21 & 22 of the C.N. Pillot Survey, Abstract 632 and are generally located on the south side of Theis Lane, west of Pine Meadows Subdivision and the north side of Holderrieth Road, west of South Cherry Street within the City of Tomball, Texas.

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

Alan McKey, with LJA Engineering (2929 Briarpark Suite 600, Houston, Texas, 77042) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:21 p.m.

Dennis Faske, HOA President for Pine Meadows, (12815 Pine Meadows Street, Tomball, Texas, 77375) spoke of drainage concerns and opposition of the case.

Hearing no comments, the Public Hearing was closed at 6:23 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P18-072**. Vote was as follows:

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

Motion carried unanimously.

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

Motion carried unanimously.

The meeting was adjourned at 6:34 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Wesley Stolz
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 9, 2018

Topic:

Consideration to Approve Final Plat of **PIZZI SUBDIVISION**: Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk’s File Number RP-2018-113418 of the Real Property Records of Harris County.

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:

Pizzi Subdivision Plat

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Frank Paul Pizzi, Jr. and Linda J. Pizzi, acting individually, owners hereinafter referred to as owners of the 1.0553 acre tract described in the above and foregoing plat of PIZZI SUBDIVISION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') 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 dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the 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 our hands in the City of Tomball, Texas, this _____ day of _____, 2018.

Frank Paul Pizzi, Jr. Linda J. Pizzi

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Paul Pizzi, Jr., and Linda J. Pizzi known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, 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 Number _____ of the Map Records of Harris County for said County.

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

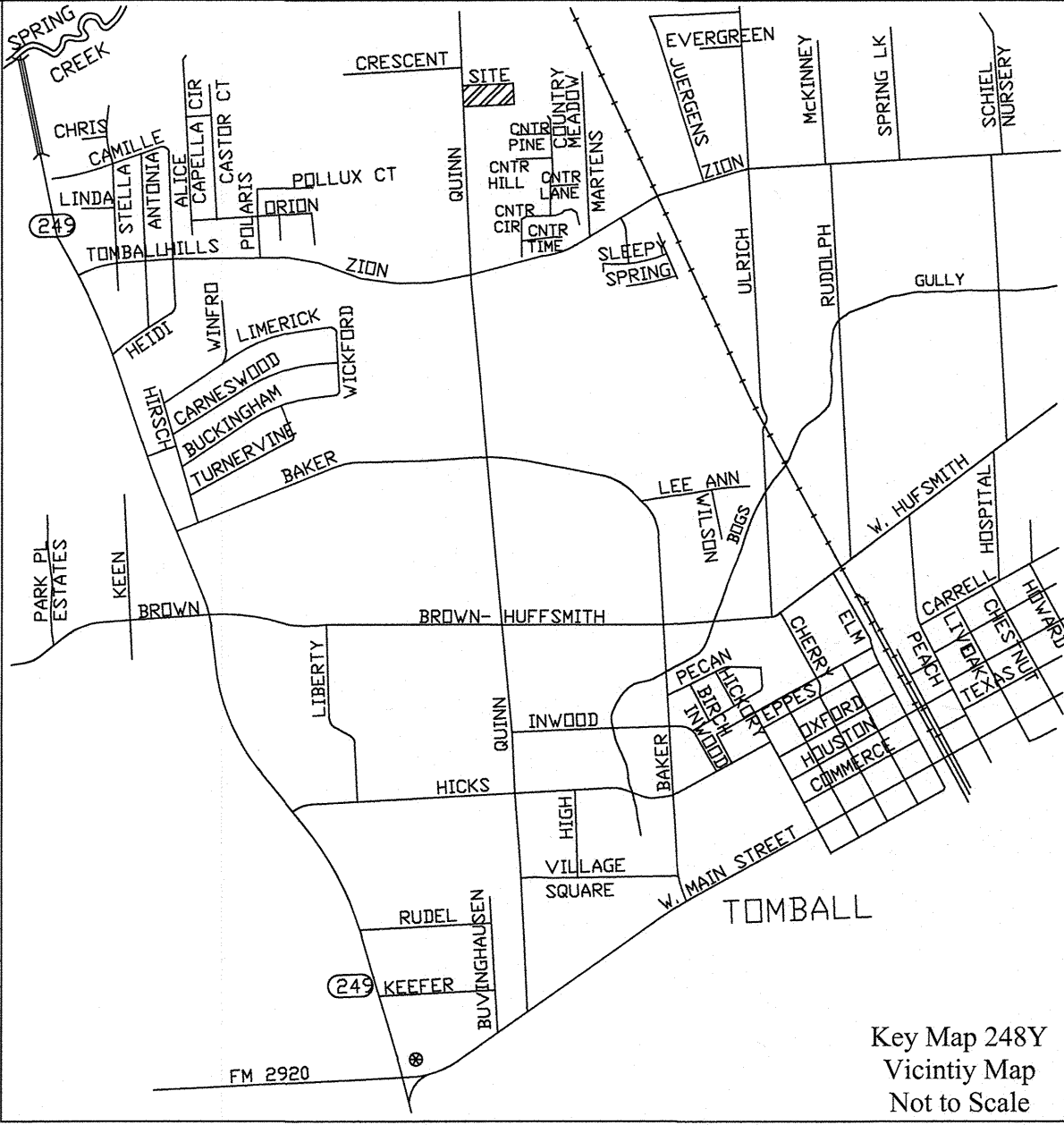
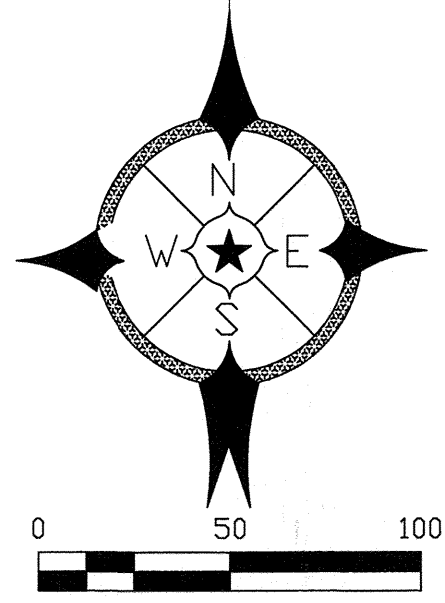
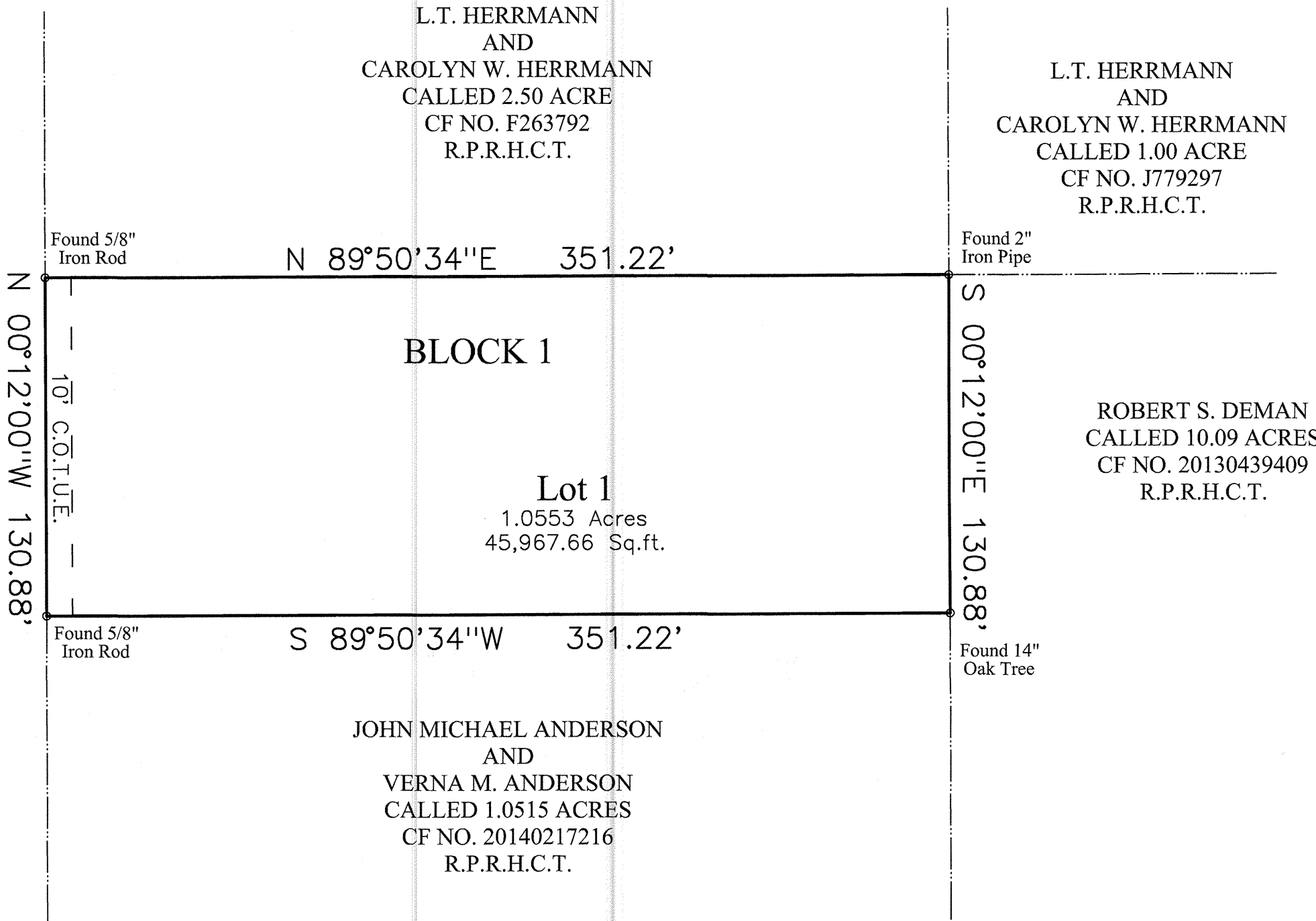
Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy

I, Steven L. Crews, 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 all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron 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.

Steven L. Crews
Texas Registration Number 4141

QUINN ROAD



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and, upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at 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.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL.
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

FINAL PLAT PIZZI SUBDIVISION

Being a 1.0553 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number RP-2018-113418 of the Real Property Records of Harris County, Texas.

1 Lot, 1 Block

Owners:
Frank Paul Pizzi, Jr.
Linda J. Pizzi
37622 Meadowwood Green
Magnolia, Texas 77355
713-725-0484

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935
survey@ccsurveying.com
www.ccsurveying.com

July 2018
Sheet 1 of 1
18-0246

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 9, 2018

Topic:

Consideration to Approve Replat of **TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 9 REPLAT**: A subdivision of 25.1176 acres / 1,094,120.59 SQ. FT. Being a Replat of Lot 9 of Tomball Business and Technology Park Replat of Lot 9, Film Code NO. 678808 H.C.M.R., in the Elizabeth Smith Survey, Abstract NO. 70 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Tomball Business and Technology Park Lot 9 Replat Plat

STATE OF TEXAS
COUNTY OF HARRIS

We, Tomball Economic Development Corporation, acting by and through Gretchen Fegan, President of the Board of Directors, being an officer of Tomball Economic Development Corporation, and Nickson Tomball Industrial, Ltd., a Texas limited partnership, acting by and through Tara Builders L.L.C., a Texas Limited Liability Company, its General Partner, acting by and through Charles G. Nickson, Manager of Tara Builders L.L.C., owners hereinafter referred to as Owners (whether one or more) of the 25.1176 acre tract described in the above and foregoing map of TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 2 REPLAT LOT 9 REPLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

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

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

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Tomball Economic Development Corporation, has caused these presents to be signed by Gretchen Fegan, President of the Board of Directors, hereunto authorized, attested by the Secretary of the Board of Directors, W. E. (Bill) Sumner, Jr., and its common seal hereunto affixed this _____ day of _____, 2018.

Tomball Economic Development Corporation

By: _____
Gretchen Fegan
President of the Board of Directors

Attest: _____
W. E. (Bill) Sumner, Jr.
Secretary of the Board of Directors

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Fegan and W. E. (Bill) Sumner, Jr., President and Secretary of the Board of Directors of Tomball Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires:

IN TESTIMONY WHEREOF, Tara Builders L.L.C., a Texas Limited Liability Company, has caused these presents to be signed by Charles G. Nickson, its Manager, thereunto authorized, and its common seal hereunto affixed this

the _____ day of _____, 2018.

Tara Builders L.L.C., a Texas Limited Liability Company

By: _____
Charles G. Nickson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles G. Nickson, Manager of Tara Builders L.L.C., a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



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 TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 2 REPLAT LOT 9 REPLAT 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

the _____ day of _____, 2018.

By: _____
Barbara Teague
Chairman

By: _____
Darell Roquemore
Vice Chairman

DESCRIPTION

DESCRIPTION OF A 25.1176 ACRES
(1,094,120.59 SQ. FT.) TRACT OF LAND SITUATED
IN THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

BEING A 25.1176 ACRES (1,094,120.59 SQUARE FEET) TRACT OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, A-70 CITY OF TOMBALL, HARRIS COUNTY, TEXAS, SAID 25.1176 ACRES TRACT BEING OUT OF LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AS RECORDED UNDER FILM CODE NO. 653006 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH THE BASIS OF BEARINGS BEING THE TEXAS STATE PLANE COORDINATE SYSTEM AND 83, SOUTH CENTRAL ZONE NO. 4204 (NAD 83) (ALL COORDINATES SHOWN HEREON ARE GRID COORDINATE AXES AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.000052283. ALL DISTANCES SHOWN ARE SURFACE.):

BEGINNING (N=13,953,777.18, E=3,046,057.35) AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH PERSIMMON STREET (80' RIGHT-OF-WAY) RECORDED UNDER FILM CODE 653006 OF THE HARRIS COUNTY MAP RECORDS, IN A SOUTHWEST CORNER OF LOT 2 OF THE SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT FOR A SOUTHWEST CORNER OF SAID TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 40 DEG. 28 MIN. 25 SEC., A CHORD BEARING NORTH 56 DEG. 24 MIN. 04 SEC. WEST, A CHORD DISTANCE OF 718.91 FEET AND AN ARC LENGTH OF 134.05 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH PERSIMMON STREET, FOR AN ANGLE POINT IN SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AND FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 78 DEG. 37 MIN. 16 SEC. WEST, WITH A SOUTH LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A WEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 277.08 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE SOUTHEAST CORNER OF A 1.8603 ACRES TRACT OF LAND CONVEYED TO 2978 INDUSTRIAL PROPERTIES, LLC BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20190129724 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, TO A WEST CORNER OF SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND TO A WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 13 DEG. 22 MIN. 44 SEC. EAST, WITH A WEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A WEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 427.76 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE SOUTHWEST CORNER OF A 13.000 ACRES TRACT OF LAND CONVEYED TO PHILIP GUYON PASSAFIUMA, SR. AND WIFE, ROBERTA D. PASSAFIUMA BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. E566736 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, TO A NORTH CORNER OF SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND TO A NORTH CORNER IN THE SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 46 DEG. 42 MIN. 29 SEC. EAST, WITH A SOUTHWEST LINE OF THE SAID 15.000 ACRE TRACT, WITH A NORTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 386.59 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 42 DEG. 46 MIN. 13 SEC. EAST, WITH A SOUTHEAST LINE OF THE SAID 15.000 ACRE TRACT, WITH A NORTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 1,122.13 FEET TO A 1/2-INCH IRON ROD FOUND IN A WEST LINE OF LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT AS RECORDED UNDER FILM CODE NO. 632199 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND FOR A NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 47 DEG. 13 MIN. 47 SEC. EAST, WITH A SOUTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT, WITH A NORTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 34.08 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 44 DEG. 30 MIN. 33 SEC. EAST, WITH A SOUTHEAST LINE OF THE SAID LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT, WITH A NORTHWEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTHWEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 130.94 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF LOT 2 OF THE TOMBALL SOUTH COMMERCIAL PLAT, FOR A NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 05 DEG. 03 MIN. 09 SEC., A CHORD BEARING S 22 DEG. 53 MIN. 22 SEC. E, A CHORD DISTANCE OF 23.80 FEET AND AN ARC LENGTH OF 23.81 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT IN THE WEST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND AN EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 20 DEG. 21 MIN. 47 SEC. EAST, WITH A WEST LINE OF THE SAID LOT 2 AND LOT 3 OF THE TOMBALL SOUTH COMMERCIAL, WITH AN EAST LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND AN EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 668.52 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 69 DEG. 38 MIN. 13 SEC. EAST, WITH A SOUTH LINE OF THE SAID LOT 3 OF THE TOMBALL SOUTH COMMERCIAL, WITH A NORTH LINE OF THE SAID LOT 2 OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK, AND A NORTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 180.00 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR A NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 20 DEG. 21 MIN. 47 SEC. EAST, WITH A WEST LINE OF LOT 1 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT, THE EAST LINE OF LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK PLAT AND THE EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 316.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR A SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 81 DEG. 52 MIN. 18 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 529.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 15 DEG. 03 MIN. 37 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A WEST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 217.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEG. 40 MIN. 47 SEC., A CHORD BEARING NORTH 03 DEG. 46 MIN. 47 SEC. EAST, A CHORD DISTANCE OF 21.00 FEET AND AN ARC LENGTH OF 21.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 179 DEG. 21 MIN. 34 SEC., A CHORD BEARING SOUTH 74 DEG. 58 MIN. 13 SEC. WEST, A CHORD DISTANCE OF 77.65 FEET AND AN ARC LENGTH OF 292.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEG. 40 MIN. 47 SEC., A CHORD BEARING SOUTH 39 DEG. 54 MIN. 03 SEC. EAST, A CHORD DISTANCE OF 21.00 FEET AND AN ARC LENGTH OF 21.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 15 DEG. 03 MIN. 37 SEC. EAST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH AN EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 575.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR A SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

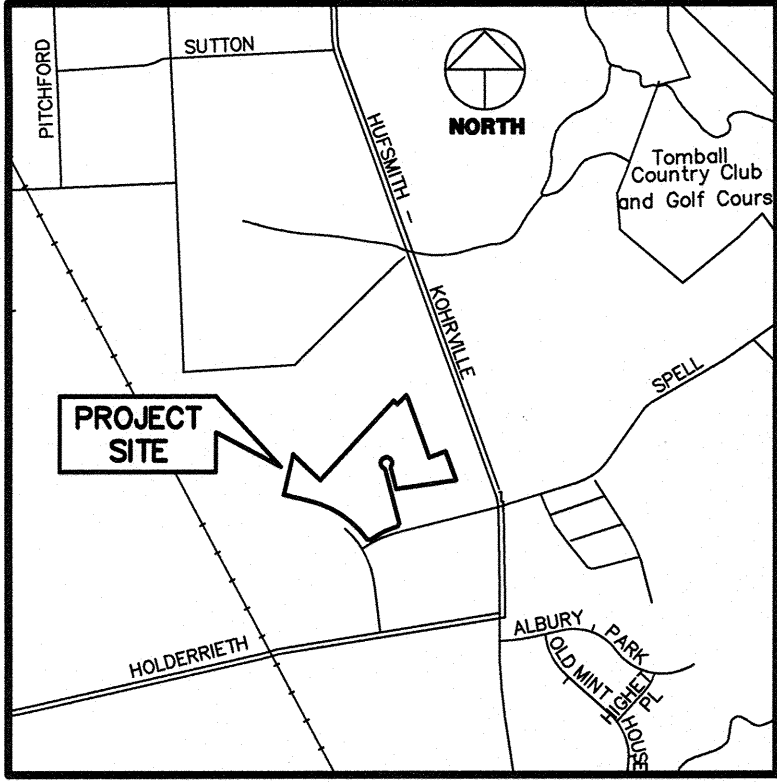
THENCE SOUTH 28 DEG. 50 MIN. 16 SEC. WEST, OVER AND ACROSS SAID LOT 2 OF SAID TOMBALL BUSINESS AND TECHNOLOGY PARK AND WITH A SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 28.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET IN THE NORTHERN RIGHT-OF-WAY LINE OF SPELL ROAD (80' RIGHT-OF-WAY) RECORDED UNDER FILM CODE 653006 OF THE HARRIS COUNTY MAP RECORDS, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A WESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 14 DEG. 47 MIN. 03 SEC., A CHORD BEARING SOUTH 64 DEG. 47 MIN. 34 SEC. WEST, A CHORD DISTANCE OF 267.61 FEET AND AN ARC LENGTH OF 268.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON, TX" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

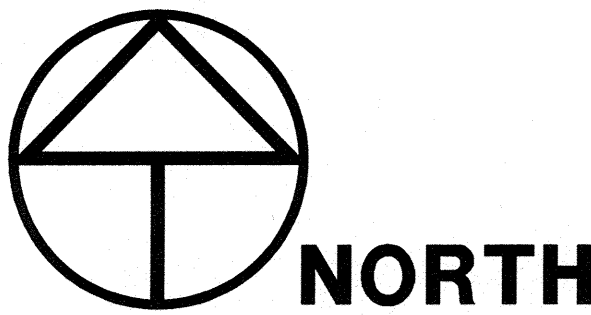
THENCE SOUTH 57 DEG. 24 MIN. 03 SEC. WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPELL ROAD, AND WITH THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 54.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.1176 ACRES (1,094,120.59 SQUARE FEET) OF LAND.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2018-0240 OF CHARTER TITLE COMPANY, DATED JUNE 18, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999942131.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- 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 AT 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4820100200, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.



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



GRAPHIC SCALE: 1" = 100'
100 0 100 200 300 Feet

ABBREVIATIONS

A.E. — AERIAL EASEMENT
D.E. — DRAINAGE EASEMENT
ESMT. — EASEMENT
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
B.L. — BUILDING LINE
W.L.E. — WATER LINE EASEMENT
S.S.E. — SANITARY SEWER EASEMENT
C.U.T.E. — CITY OF TOMBALL UTILITY EASEMENT

FINAL PLAT

TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 9 REPLAT

A SUBDIVISION OF
25.1176 ACRES / 1,094,120.59 SQ. FT.
BEING A REPLAT OF LOT 9 OF TOMBALL
BUSINESS AND TECHNOLOGY PARK REPLAT OF LOT 9,
FILM CODE NO. 678808 H.C.M.R.,
IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 7 LOTS

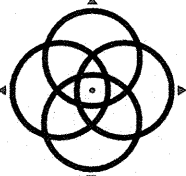
JULY 2018

Owners

Tomball Economic
Development Corporation
29201 Quinn Road
Tomball TX 77375
281-401-4086

Nickson Tomball Industrial, Ltd.
a Texas limited partnership
2807 Eastgrove Lane
Houston, TX 77027

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

CORRECTED MAP OF
TOMBALL OUTLOTS
VOL. 4, PG. 75
H.C.M.R.

ROBERTA PASSAFUMA
CALLED 2.0 ACRES
FILE NO. 20100443954
H.C.O.P.R.R.P.

TOMBALL TOWNSITE
VOL. 2, PG 65
H.C.M.R.

PHILIP EUGENE PASSAFUMA, SR.,
AND WIFE, ROBERTA D. PASSAFUMA
CALLED 15,000 ACRES
FILE NO. E556736
H.C.O.P.R.R.P.

LOT 9
2,5207 AC.
109,800.25 SQ. FT.

LOT 10
4,0010 AC.
174,282.04 SQ. FT.

LOT 13
2,9352 AC.
127,857.67 SQ. FT.

LOT 12
2,8741 AC.
125,196.40 SQ. FT.

LOT 11
2,7631 AC.
120,360.14 SQ. FT.

LOT 14
6,1041 AC.
265,892.94 SQ. FT.

LOT 15
3,9195 AC.
170,731.74 SQ. FT.

LOT 2
TOMBALL BUSINESS
AND TECHNOLOGY PARK
LOT 2 REPLAT
FILM CODE NO. 678808, H.C.M.R.

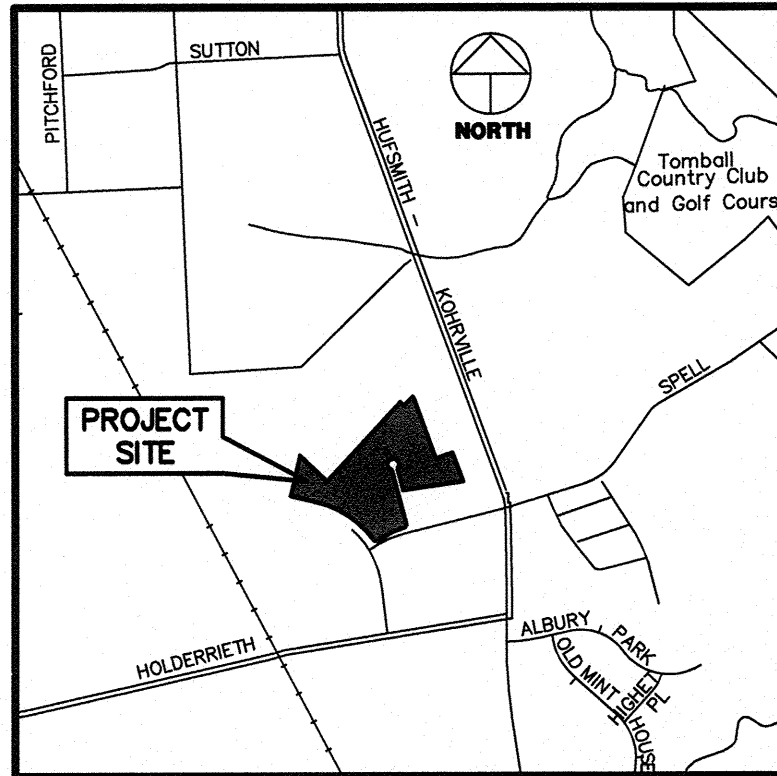
TOMBALL ECONOMIC DEVELOPMENT CORPORATION
H.C.C.F. NO. 20150129685
F.C. NO. ER 067-60-2113
O.P.R.R.P.H.C.

TOMBALL BUSINESS
AND TECHNOLOGY PARK
LOT 4 PARTIAL REPLAT
FILM CODE NO. 674930, H.C.M.R.

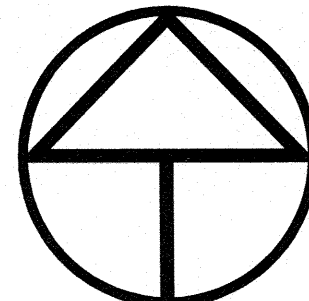
AREA TABLE		
LOT	ACRES	SQ. FT.
LOT 1	3.9195	170,731.74
LOT 2	6.1041	265,892.94
LOT 3	2.9352	127,857.67
LOT 4	2.8741	125,196.40
LOT 5	2.7631	120,360.14
LOT 6	4.0010	174,282.04
LOT 7	2.5207	109,800.25
TOTAL	25.1176	1,094,120.59

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°50'16" W	28.82'
L2	S 57°24'03" W	54.60'
L3	N 79°02'45" W	36.24'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	270.00'	05°03'09"	23.81'	S 22°53'22" E	23.80'
C2	25.00'	49°40'47"	21.68'	N 09°46'47" E	21.00'
C3	60.00'	279°21'34"	292.54'	S 74°56'23" W	77.65'
C4	25.00'	49°40'47"	21.68'	S 39°54'00" E	21.00'
C5	1040.00'	14°47'03"	268.35'	S 64°47'34" W	267.61'
C6	1040.00'	40°26'25"	734.05'	N 56°24'04" W	718.91'



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



NORTH

GRAPHIC SCALE: 1" = 100'
100 0 100 200 300 Feet

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- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- C.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
- Ⓢ - SET CAPPED 5/8" IR "WINDROSE"

FINAL PLAT

TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 9 REPLAT

A SUBDIVISION OF
25.1176 ACRES / 1,094,120.59 SQ. FT.
BEING A REPLAT OF LOT 9 OF TOMBALL
BUSINESS AND TECHNOLOGY PARK REPLAT OF LOT 9,
FILM CODE NO. 678808 H.C.M.R.,
IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 7 LOTS

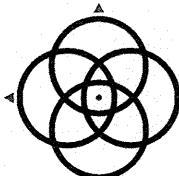
JULY 2018

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281-401-4086

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Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10198800 | WINDROSESERVICES.COM

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 9, 2018

Topic:

Consideration to Approve Replat of **DOLLAR MANOR:** A subdivision of 0.4017 acres of land, being Lots 41,42,43,44, and 45, Block 99, of the revised map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof in Volume 4, Page 25, of the map records of 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:

Dollar Manor Plat

STATE OF TEXAS
COUNTY OF HARRIS

We, David Dollar and Lori Dollar being Owners of the 0.4017 acre tract, being Lots 41, 42, 43, 44 and 45, in Block 99 of the revised Map of Tomball as described in the above and foregoing map of DOLLAR MANOR, an addition to the City of Tomball, Harris County, Texas, do hereby make and establish said subdivision and development plan of said property according all lines, dedications, restrictions and notations on said map or plat and hereby to 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 to the land so dedicated.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land 25 feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS our hand, this ____day of _____, 2018.

By: _____ By: _____
David Dollar, Owner Lori Dollar, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared David Dollar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that one executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 2018.

Notary Public in and for the State of Texas
NAME _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lori Dollar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that one executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 2018.

Notary Public in and for the State of Texas
NAME _____
MY COMMISSION EXPIRES: _____

This is to certify that the Planning Commission of the City of Tomball, Texas, has approved this plat and subdivision of DOLLAR MANOR 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: _____ By: _____
Barbara Tague Darrell Roquemore
Chairman 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 ____day of _____, 2018, at ____ o'clock ____M., and duly recorded on the ____day of _____, 2018, at ____ o'clock ____M., and filed under Film Code Number No. _____ of the Map Records of Harris County, Texas.

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

Stan Stanart
County Clerk
of Harris County, Texas

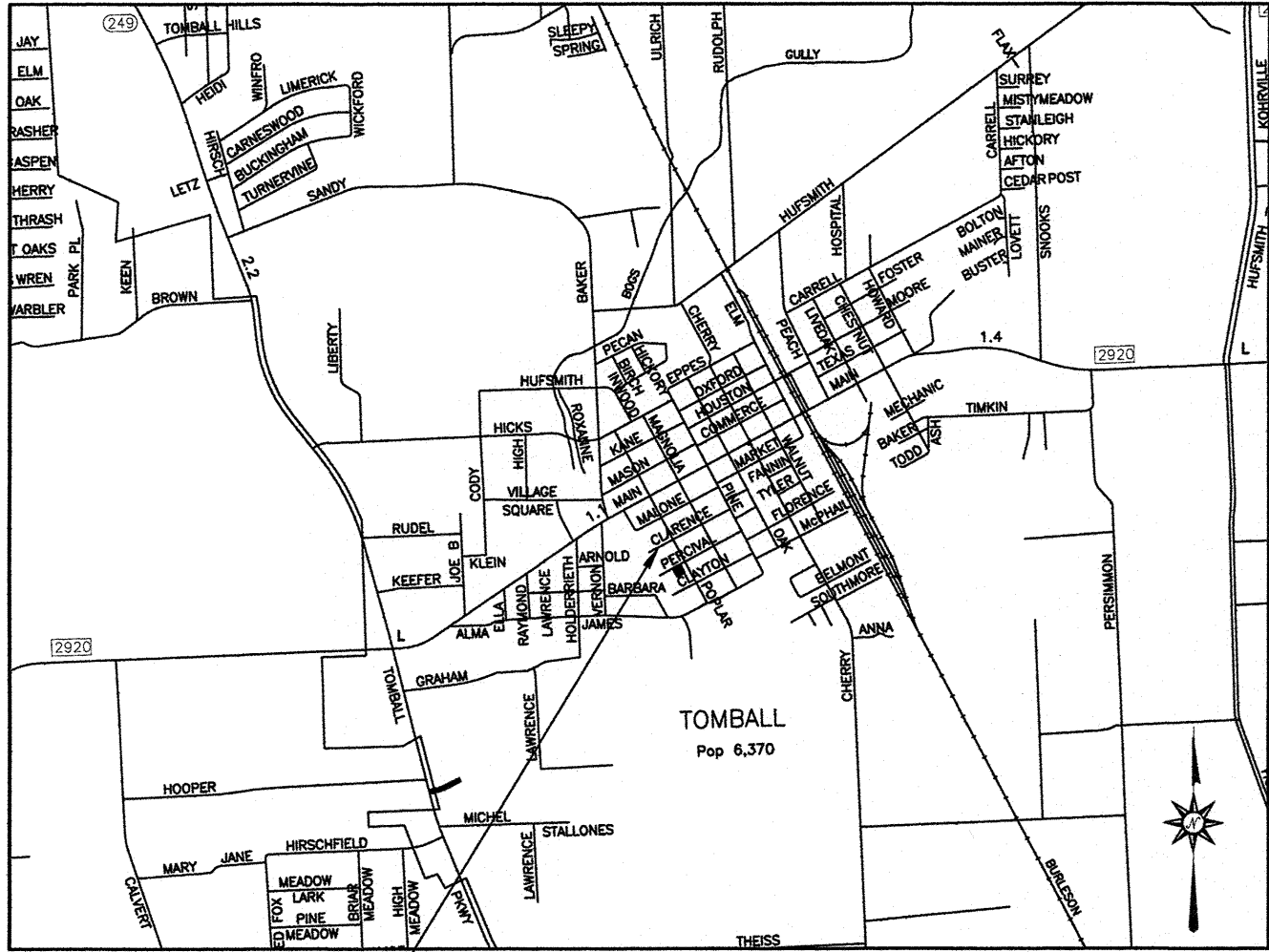
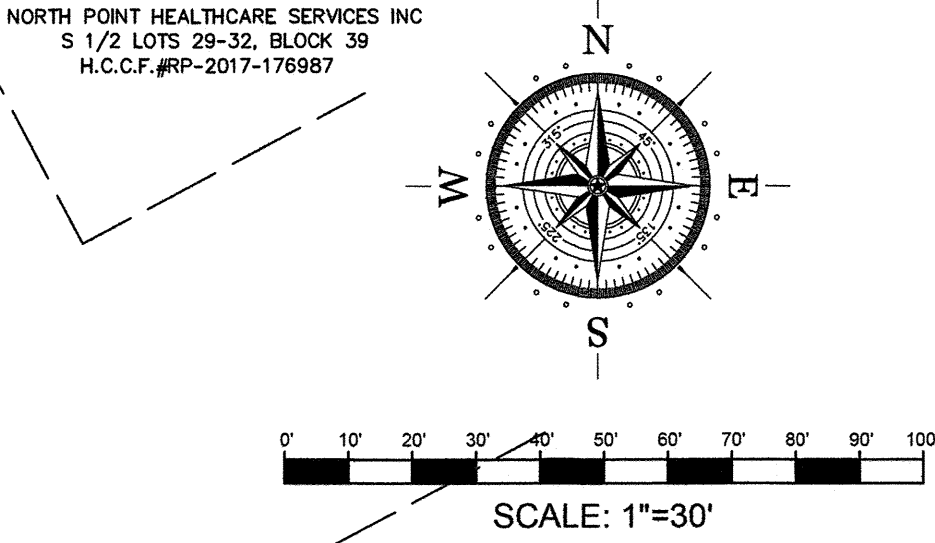
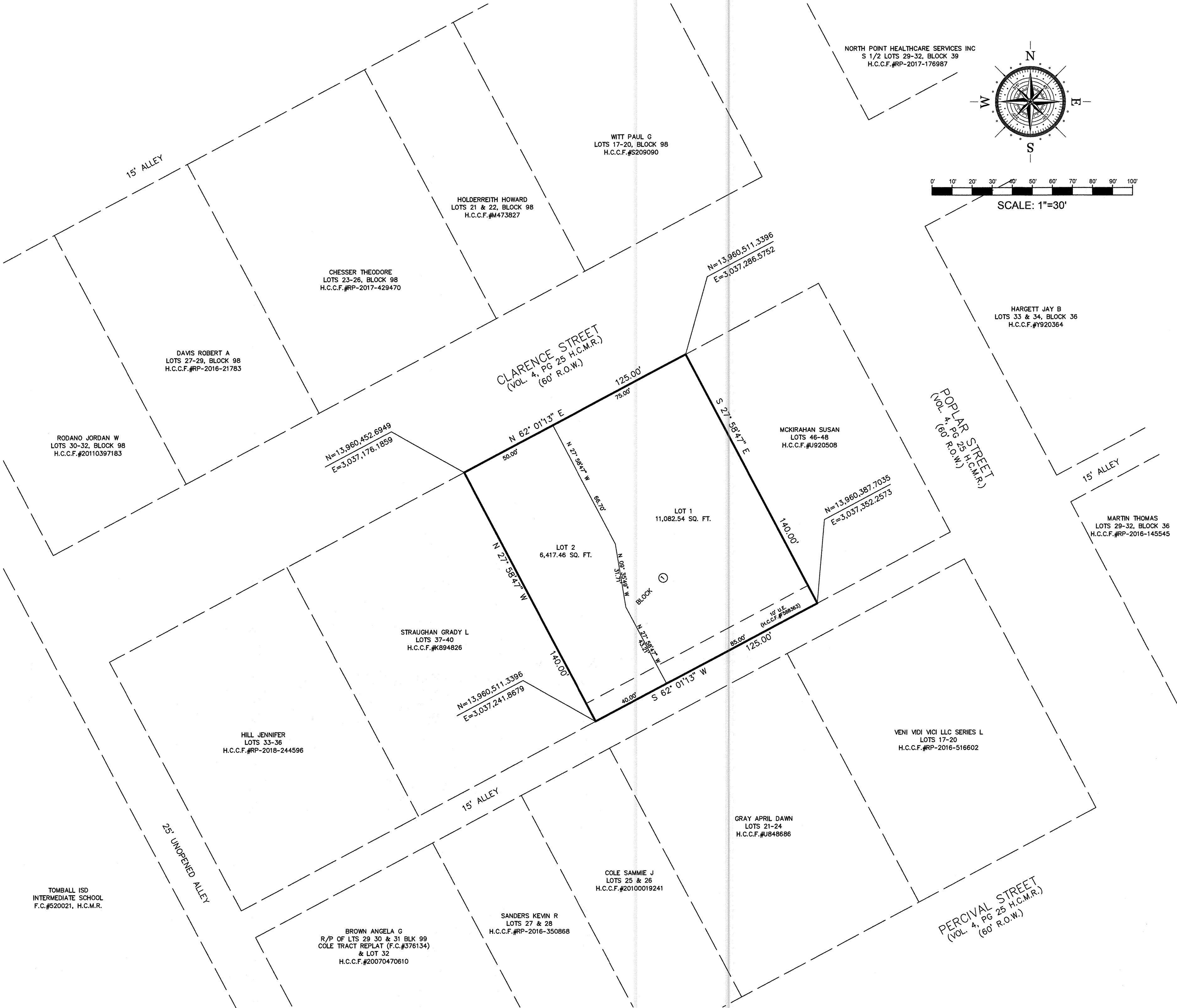
By: _____
Deputy

Toby Paul Couchman, RPLS # 5565

I, Toby Paul Couchman, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 06/28/2018

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"



VICINITY MAP
KEY MAP PAGE XXX-X
LEGEND
● = MONUMENT
⊙ = CONTROL MONUMENT
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
F.C. = FILM CODE
R.O.W. = RIGHT OF WAY
C.M.R. = HARRIS COUNTY MAP RECORDS
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
M.E. = MAINTENANCE EASEMENT
P.T. = POINT OF TANGENCY
V./P. = VOLUME/PAGE
P.C. = POINT OF CURVATURE

- GENERAL NOTES:
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown
 - All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown
 - No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required, adjacent to all oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines and 25 feet of centerline of high pressure gas lines.
 - This plat does not attempt to amend or remove any valid restrictions or covenants.

PUBLIC EASEMENTS:
Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding 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 easements arising out of the removal or relocation of any obstruction in the public easement.

FLOOD INFORMATION:
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 48201C0230L (Dated 06/18/2007), this property lies within Zone "X" and is not in the 500 Year Flood Plain.

CITY OF TOMBALL

REPLAT OF LOTS

Lots 41, 42, 43, 44 and 45, in Block 99 of the revised Map of Tomball

DOLLAR MANOR

A SUBDIVISION OF 0.4017 ACRES OF LAND, BEING LOTS 41, 42, 43, 44, AND 45, BLOCK 99, OF REVISED MAP OF TOMBALL, AN ADDITION 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

JUNE 28 2018

2 LOTS 1 BLOCK

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH.281.996.1113

OWNER
DAVID DOLLAR
LORI DOLLAR
16830 PARK ISLAND CT
TOMBALL, TX 77377
PH: 281-755-4926

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 9, 2018

Topic:

Consideration to Approve Final Plat of **BUI PLACE:** Being all of a called 6.2149 acres recorded under County Clerk’s File Number No. RP-2016-279476 of the official Public Records Real Property of Harris County, Texas, situated in the Joseph House Survey, Abstract No. 34, 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:

Bui Place Plat

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 9, 2018

Topic:

Consideration to Approve **Zoning Case P18-079**: Request by Jason Young, of SRP Medical Investments, L.P., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Michel Street and School Street, from the Agricultural District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P18-079**

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Notice of Public Hearing
Property Owner Notification
Property Owner Notification Response Form
P18-079 Staff Report

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 9, 2018
&
CITY COUNCIL
JULY 16, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 9, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 16, 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 P18-079: Request by Jason Young, of SRP Medical Investments, L.P., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Michel Street and School Street, from the Agricultural District to the Commercial 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 Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

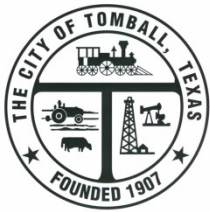
C E R T I F I C A T I O N

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 **5th** day of **July 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: P18-079

APPLICANT/OWNER: Jason Young, of SRP Medical Investments, LP

LOCATION: Generally located at the southeast corner of Michel Street and School Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District.

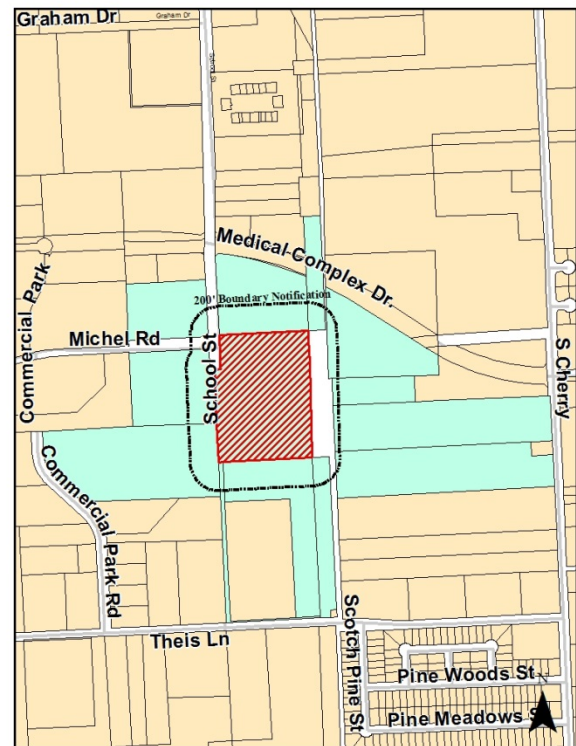
CONTACT: Amelia Lindley, Planner

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, July 9, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, July 16, 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.



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:

DR. BRIAN HARRIS

(please print)

Address:

485 SCHOOL STREET

TOMBALL, TX 77375

Signature:

MHB

Date:

27 Jun 2018

☒

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P18-079. (Please state reasons below)

☐

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P18-079. (Please state reasons below)

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

Monday, July 9, 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, July 16, 2018, 6:00 PM

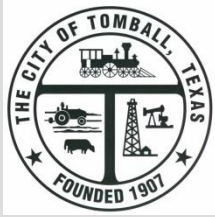
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

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.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 9, 2018
City Council Public Hearing Date: July 16, 2018

Rezoning Case: P18-079
Property Owner(s): GECAP, LTD.
Applicant(s): Jason Young, SRP Medical Investments, L.P.
Legal Description: Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots
Location: Southeast corner of Michel Street and School Street (Exhibit "A")
Area: 13.36 acres
Comp Plan Designation: Employment/Office (Exhibit "B")
Present Zoning and Use: Agricultural District (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

North: Agricultural District / Undeveloped

South: Agricultural District / Undeveloped and large lot residence

West: Agricultural and Light Industrial District / Undeveloped

East: Agricultural and Light Industrial District / M121 West Drainage Ditch

BACKGROUND

City Staff met with the applicant in January 2018 to discuss the development of a medical office facility on the subject site.

ANALYSIS

The subject property abuts properties that are zoned Agricultural and Light Industrial. It is anticipated that as development continues in this area, most of the properties zoned Agricultural will be rezoned. The site is also directly adjacent to the M121 West Drainage Ditch, which is intended to provide regional detention for developments.

There are not many land uses in the area, as most of the surrounding properties remain undeveloped. The closest development is a nursing home, Park Manor of Tomball, located northwest of the subject site. North of Park Manor, on Medical Complex Drive, construction has begun on Village Green Alzheimer's Care. The site is in close proximity to multiple other medical related facilities along Medical Complex Drive and School Street.

The Comprehensive Plan designates the property as Employment/Office. Properties to the north and east are also designated as Employment/Office. Properties to the south and west are designated as Business/Industrial. According to the Comprehensive Plan, “Employment/Office indicates where employment uses that are not industrially focused should occur.” The Comprehensive Plan also states that uses in the Employment/Office area are expected to have regular traffic flow and should not produce a lot of noise, light or vibration. 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 Commercial District appear to be appropriate for the immediate area. While most of the adjacent properties are zoned Agricultural and undeveloped, there are some established non-residential uses in the area on School Street, Michel Road and Medical Complex Drive. According to Section 50-77 (Commercial District) of the Tomball Code of Ordinances, the purpose of the Commercial District is to provide service related uses in non-residential areas with convenient access to thoroughfares and collector streets.

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 Commercial 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 Commercial. 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 Commercial 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 Employment/Office which is intended for “headquarters, regional offices, professional offices, light enclosed manufacturing or assembly facilities, offices/showrooms, and small business office suites”. The request appears to be consistent with the Future Land Use Map. The Comprehensive Plan also states the need for employment/office uses to be located in areas with access to collectors or arterial roadways to ensure traffic does not use residential streets for access. Both School Street and Michel Road are designated as collector streets by the City’s Major Thoroughfare Plan and have convenient access to Medical Complex Drive, an arterial street, and State Highway 249.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on June 21, 2018. The Notice of Public Hearing was published in the paper on June 27, 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 P18-079 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. As development continues in the area, it is anticipated that other parcels of land will be rezoned.

EXHIBITS

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

Exhibit "A"
Aerial Photo

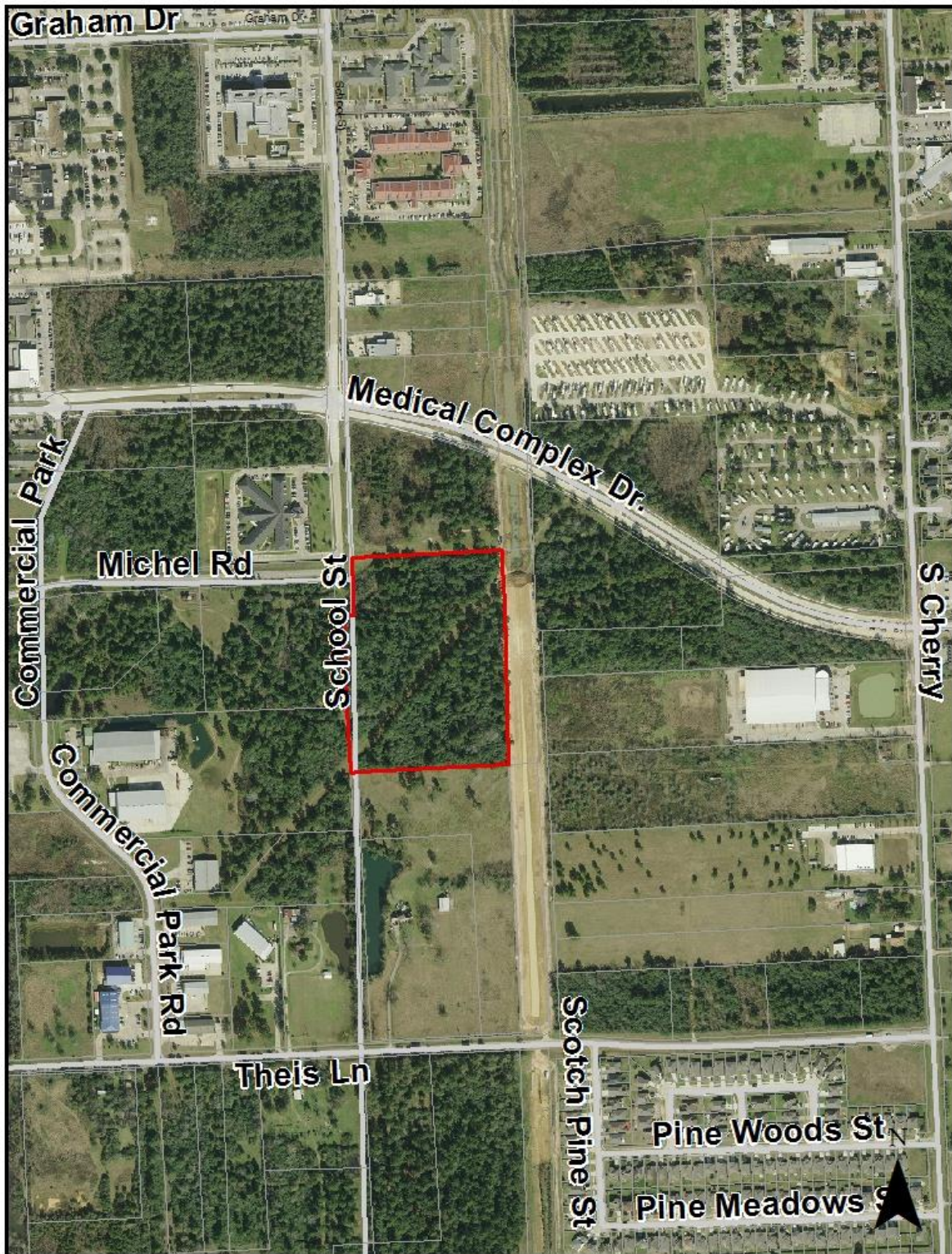


Exhibit “B”
Comprehensive Plan

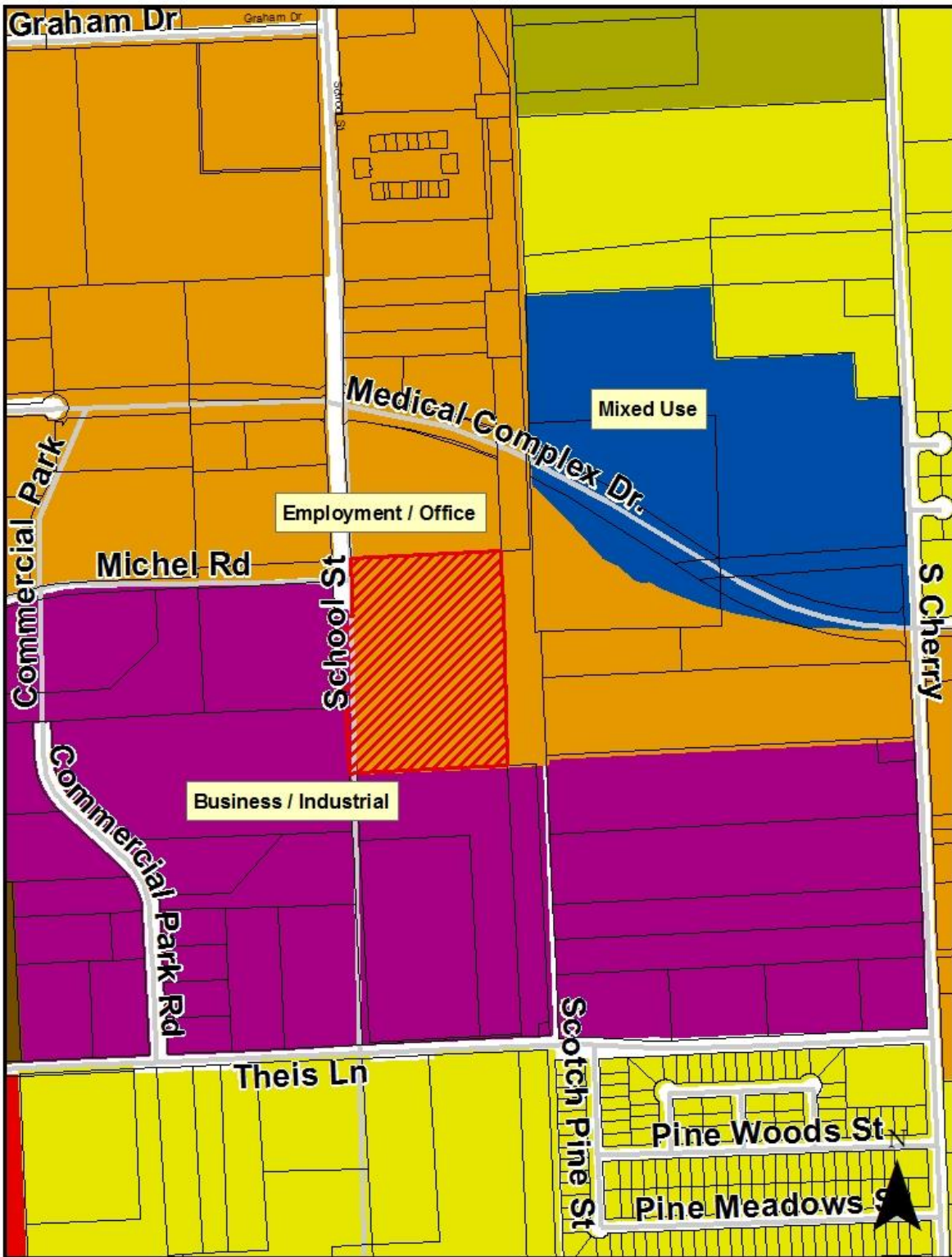
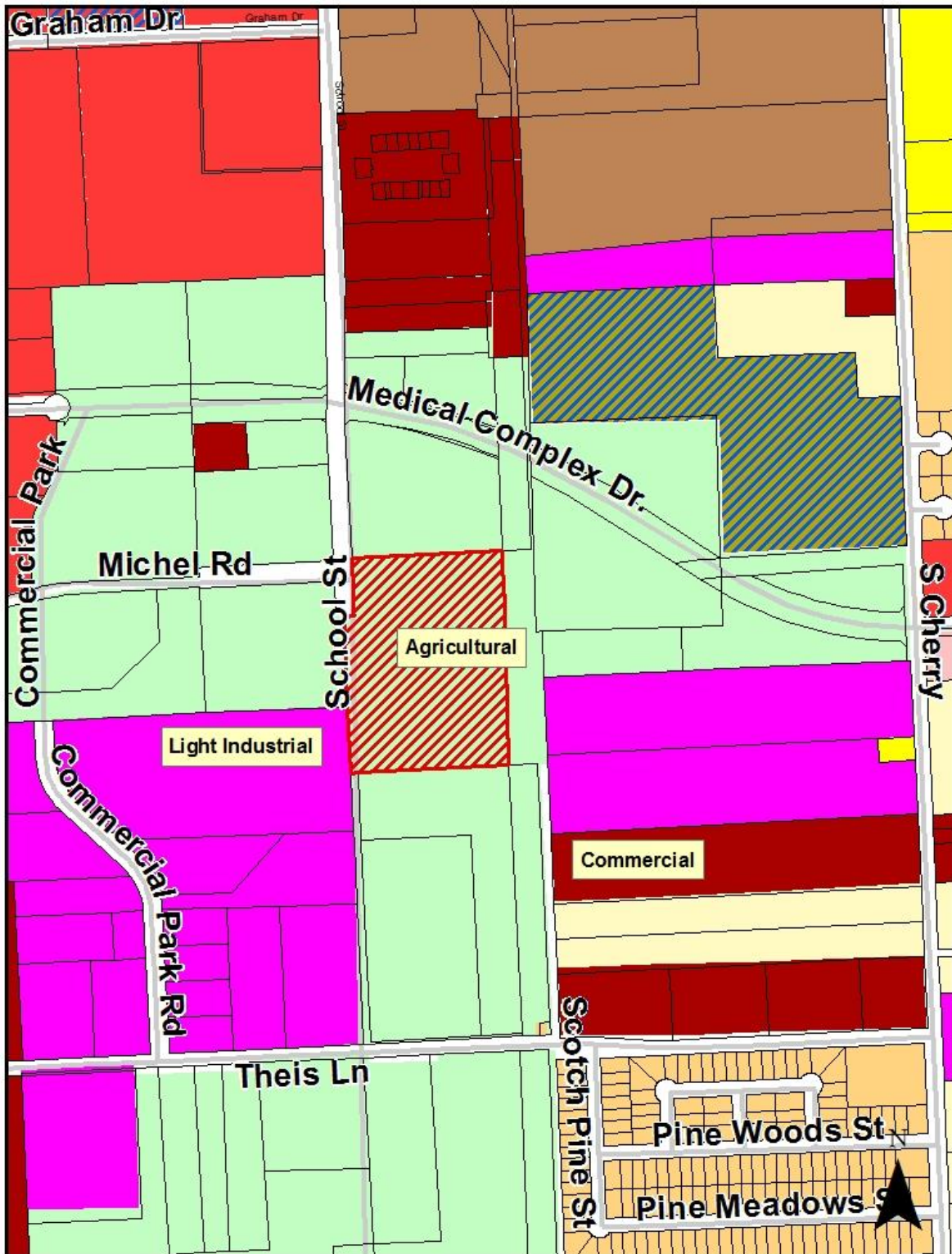


Exhibit "C"
Zoning Map

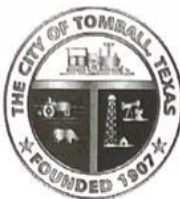


**Exhibit “D”
Site Photos**



Exhibit "E" Application

Revised 5/19/15



P18-079

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: Jason Young, SRP Medical Investments, L.P. Title: Vice President
Mailing Address: 8343 Douglas Avenue, Suite 350 City: Dallas State: TX
Zip: 75225
Phone: (214) 635-4759 Fax: (N/A) Email: jason.young@srpmedical.com

Owner

Name: GECAP, LTD. Title: _____
Mailing Address: 3845 Cypress Creek Pkwy, Ste 340 City: Houston State: TX
Zip: 77068-3531
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: Andy Hall (Engineer) Title: Project Manager
Mailing Address: 11700 Katy Freeway, Suite 800 City: Houston State: TX
Zip: 77079
Phone: (281) 920-6577 Fax: () Email: andy.hall@kimley-horn.com

Description of Proposed Project: Medical Office Building

Physical Location of Property: Southeast Corner of School Street and Michel Road
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lots 174 & 17B & Tracts 166B, 170, 170A, & 170B Tomball Outlots
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Agricultural, AG

Current Use of Property: Undeveloped

Proposed Zoning District: Commercial, C

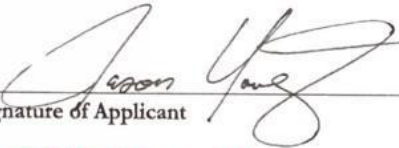
Proposed Use of Property: Medical Office Building

HCAD Identification Number: 0352860000170 Acreage: 13.36

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		5/29/18
	Signature of Applicant	Date
X		5/30/18
	Signature of Owner	Date
		



May 30, 2018

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

Re: Proposed Rezoning
SWC of School Street & Michel Road (13.36 acres)
Tomball, Texas

Dear Mr. Meyers,

SRP Medical Investments, L.P., as applicant, requests acceptance of the attached Rezoning Application for the 13.36 acre property located at the southeast corner of School Street and Michel Road, more specifically described by the metes and bounds included in the attached application. Per the published City of Tomball Zoning Map, the subject property is zoned Agricultural, AG. The application proposes that the subject site's zoning designation to be revised to Commercial, C.

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

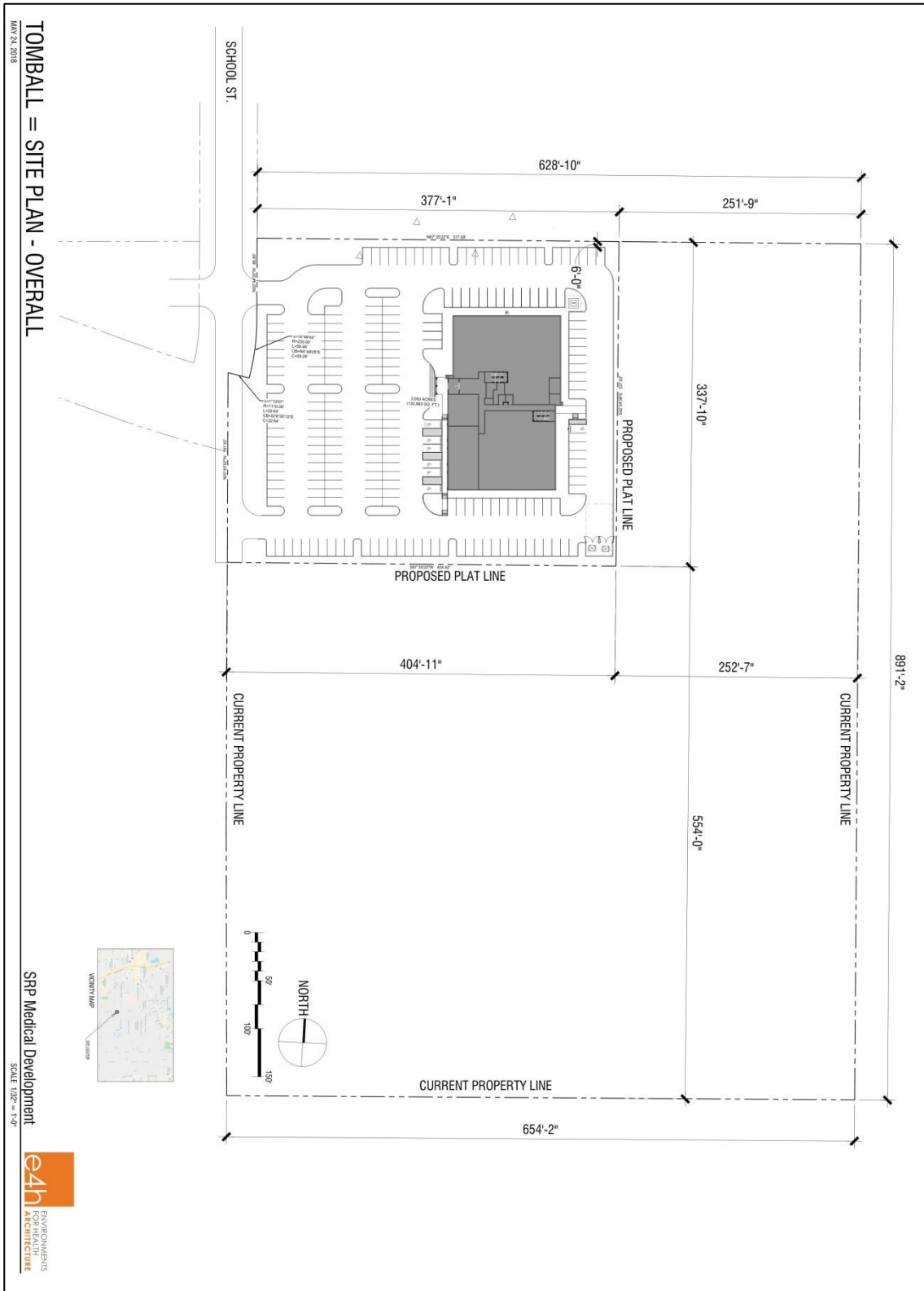
Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Young".

Jason Young
Vice President

cc: Andy Hall, Kimley Horn

8343 DOUGLAS AVENUE, SUITE 350 DALLAS, TEXAS 75225
WWW.SRPMEDICAL.COM





3000 Wilcrest Drive, Suite 210 – Houston, Texas 77042 – (713) 993-0327 – FAX (713) 993-9231

**METES AND BOUNDS DESCRIPTION
13.36 ACRES (581,853 SQUARE FEET)
J.R. PRUITT SURVEY, A-629
TOMBALL, HARRIS COUNTY, TEXAS**

Being a tract or parcel containing 13.36 acres (581,853 square feet) of land situated in the J.R. Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas; being all of the remainder of Outlots 166, 170, 174 & 178, of Tom Ball Townsite, a subdivision of record in Volume 2, Page 65 of the Map Records of Harris, Texas, same being all of a called 13.3535 acre tract as described in deed to Geocap, Ltd under Harris County Clerk's File Number 2016153076; said 13.36 acre tract being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83);

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of School Street (called 60 feet wide), as recorded under Harris County Clerk's File Numbers J819954, J819955, J819959 and J819960, same being the southwest corner of Lot 6 of Tomball Medical Park, Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision of record at Film Code Number 571288 of the Map Records of Harris County, Texas, the northwest corner of said remainder of Outlot 166 and the northwest corner of the herein described tract;

THENCE North 87°35'22" East, along the south line of said Lot 6 and the north line of said remainder of Outlot 166, a distance of 628.84 feet (called 628.64 feet), to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of said Lot 6, the southeast corner of Reserve "C" of Final Plat, Tomball Medical Park, a subdivision of record at Film Code Number 495100 of the Map Records of Harris County, Texas, the northwest corner of M121 West Parcel 4B, as described in deed to the City of Tomball under Harris County Clerk's File Number Y036714, the northeast corner of said remainder of Outlot 166 and the northeast corner of the herein described tract;

THENCE South 02°32'59" East, along the east line of said remainder of Outlots 166, 170, 174 & 178, a distance of 891.13 feet (called 891.10 feet) to a 5/8-inch iron rod found in the west line of M121 West Parcel 4A, as described in deed to the City of Tomball under Harris County Clerk's File Number Y036714, same being the northeast corner of Lot 2 of Hausman Replat, a subdivision of record at Film Code Number 670179 of the Map Records of Harris County, Texas, the southeast corner of said remainder of said Outlot 178 and the southeast corner of the herein described tract;

THENCE South 87°26'06" West, along the north line of said Lot 2 and the south line of said Outlot 178, a distance of 654.18 (called 654.46 feet) to a 2-inch iron pipe found in the east line of Lot 7, Block 3 of Final Subdivision Plat for Tomball Industrial Park, a subdivision of record at Film Code Number 437033 of the Map Records of Harris County, Texas, same being the northwest corner of a 30 foot strip of land dedicated to the City of Tomball for right-of-way purposes, as recorded at Film Code Number 670179, the southwest corner of said remainder of Outlot 178 and the southwest corner of the herein described tract;

THENCE North 03°02'51" West, along the east line of said lot 7 and the west line of said remainder of Outlot 178, a distance of 283.69 feet to a 1/2-inch iron rod inside a 2-inch iron pipe found marking the northeast corner of said Lot 7, the southeast corner of the remainder of a called 8.183 acre tract, as described in deed to RYM Company, Ltd. under Harris County Clerk's File Number Y990591 and an angle point in the west line of the herein described tract;

THENCE North 02°43'52" West, along the east line of said remainder of a called 8.183 acre tract and the west line of said remainder of Outlots 170, 174 and 178, a distance of 468.91 feet (called 468.42 feet) to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the east right-of-way line of Michel Road (called 80 feet wide), as recorded under Harris County Clerk's File Number J819955 and in the south right-of-way line of the aforesaid School Street, same being an angle corner in the west line of the herein described tract and the beginning of a curve to the left;

THENCE Easterly, along the south right-of-way line of School Street, a distance of 22.64 feet along the arc of said curve to the left, having a radius of 1,110.00 feet, a central angle of 01°10'07" and a chord which bears South 78°50'12" East, 22.64 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the intersection of the south right-of-way line of said School Street and the east right-of-way line of said School Street and the beginning of a curve to the left;

THENCE Northerly, along the east right-of-way line of said School Street, a distance of 59.46 feet along said curve to the left, having a radius of 230.00 feet, a central angle of 14°48'44" and a chord which bears North 04°48'05" East, 59.29 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the end of said curve;

THENCE North 02°44'30" West, continuing along the east right-of-way line of said School Street, a distance of 86.80 feet to the **POINT OF BEGINNING** and containing 13.36 acres (581,853 square feet) of land. This description is based on an ALTA/NSPS Land Title Survey made by Terra Surveying Company, Inc., dated June 14, 2016, TSC Project Number 2206-1601-S.

Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
2206-1601 13.36ac MB.docx

