

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



MONDAY, FEBRUARY 12, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, February 12, 2018 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas, 77355, 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 January 8, 2018.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **NERY CASA**: A Subdivision of land containing 1.000 Acres (43,560 Square Feet) of land in the Jesse Pruitt Survey, A-

629, Harris County, Texas.

- 5.2 Consideration to Approve Final Plat of **VASQUEZ AT PERCIVAL**: Being a Replat of lots 36 & 37, Block 100, Revised Map of Tomball as recorded in Volume 4, Page 25, of the Plat Records of Harris County, Texas.
- 5.3 Consideration to Approve **Zoning Case P18-004**: 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 11 & 12 Block 6 Main Street - Tomball, Harris County, Texas, generally located at the southeast corner of Barbara Street and Lawrence Street, from the Single-Family 6 District to the Old Town & Mixed Use District.
- Conduct Public Hearing on Zoning Case P18-004
- 5.4 Consideration to Approve **Zoning Case P18-008**: Request by Daniel & Rebecca Morgan to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1 acre of land legally described as Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street Tomball, Harris County, Texas, generally located on the east side of Raymond Street, between Barbara Street and Alma Street, from the Single-Family 6 District to the Old Town & Mixed Use District.
- Conduct Public Hearing on Zoning Case P18-008

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 8th day of February, 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: February 12, 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: February 12, 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: February 12, 2018

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 8, 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:

01.08.2018 Minutes

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

MONDAY, JANUARY 8, 2018



6:00 P.M.

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

Commissioner Richard Anderson
Commissioner Darrell Roquemore
Commissioner Will Benson

Commissioner Dane Dunagin – Excused Absence

Others present:

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

draft

- 2.0 No Public Comments were received.

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

- City Council approved Zoning Case P17-0131 (Rezoning by High Meadows)
- The City of Tomball Comprehensive Plan stakeholder meetings will be held on February 6th and 7th. Information will be conveyed to each Commissioner regarding their specific meeting times and locations.

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 11, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **CITY OF TOMBALL RAILROAD MUSEUM**: A Subdivision of 2.135 Acres (93,000 SQ FT.) being a replat of lots 1-12 in block 6, being a portion of Florence Street abandoned, lots 1-5 in block 26, lots

1-6 in block 27 of the revised map of Tomball, an addition in Harris County, Texas, as recorded in volume 4, page 25, of Harris County map records, situated in the William Hurd Survey, A-371, Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve **CITY OF TOMBALL RAILROAD MUSEUM**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **R SPINKS SUBDIVISION**: 1.8261 acres (79,543.35 Square Feet) located in the J House Survey, A-34 Harris County, Texas.

Beth Jones, City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **R SPINKS SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve **Zoning Case P17-0137**: Request by Lance Langenhoven to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5.8588 acres of land 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, from the Agricultural District to the General Retail District.

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

Lance Langenhoven, Applicant, (700 West Summer Storm Circle, Woodlands, Texas 77381) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:20 p.m.

Hearing no comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P17-0137**. Vote was as follows:

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

Motion failed, with 2 Votes Aye and 2 Vote Nay.

- 5.4 Consideration to Approve **Zoning Case P17-0166**: Request by Lance Langenhoven for a Conditional Use Permit to operate a *mini-warehouse / self-storage* facility at 419 E. Hufsmith Road. The property is approximately 5.8588 acres, legally described as Lot 61 Block 1 Abandoned Animal Rescue Replat within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith at Hospital Road, and is zoned Agricultural District.

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

Lance Langenhoven, Applicant, (700 West Summer Storm Circle, Woodlands, Texas 77381) was introduced and spoke on behalf of the request.

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

Denise Oliphant (202 Saddlebrook Lane, Tomball, Texas 77375) was introduced and spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:30 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P17-0166**. Vote was as follows:

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

Motion failed, with 1 Vote Aye and 3 Votes Nay.

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

Motion carried unanimously.

The meeting was adjourned at 6:35 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: February 12, 2018

Topic:

Consideration to Approve Final Plat of **NERY CASA:** A Subdivision of land containing 1.000 Acres (43,560 Square Feet) of land in the Jesse Pruitt Survey, A-629, Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval with Contingencies

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

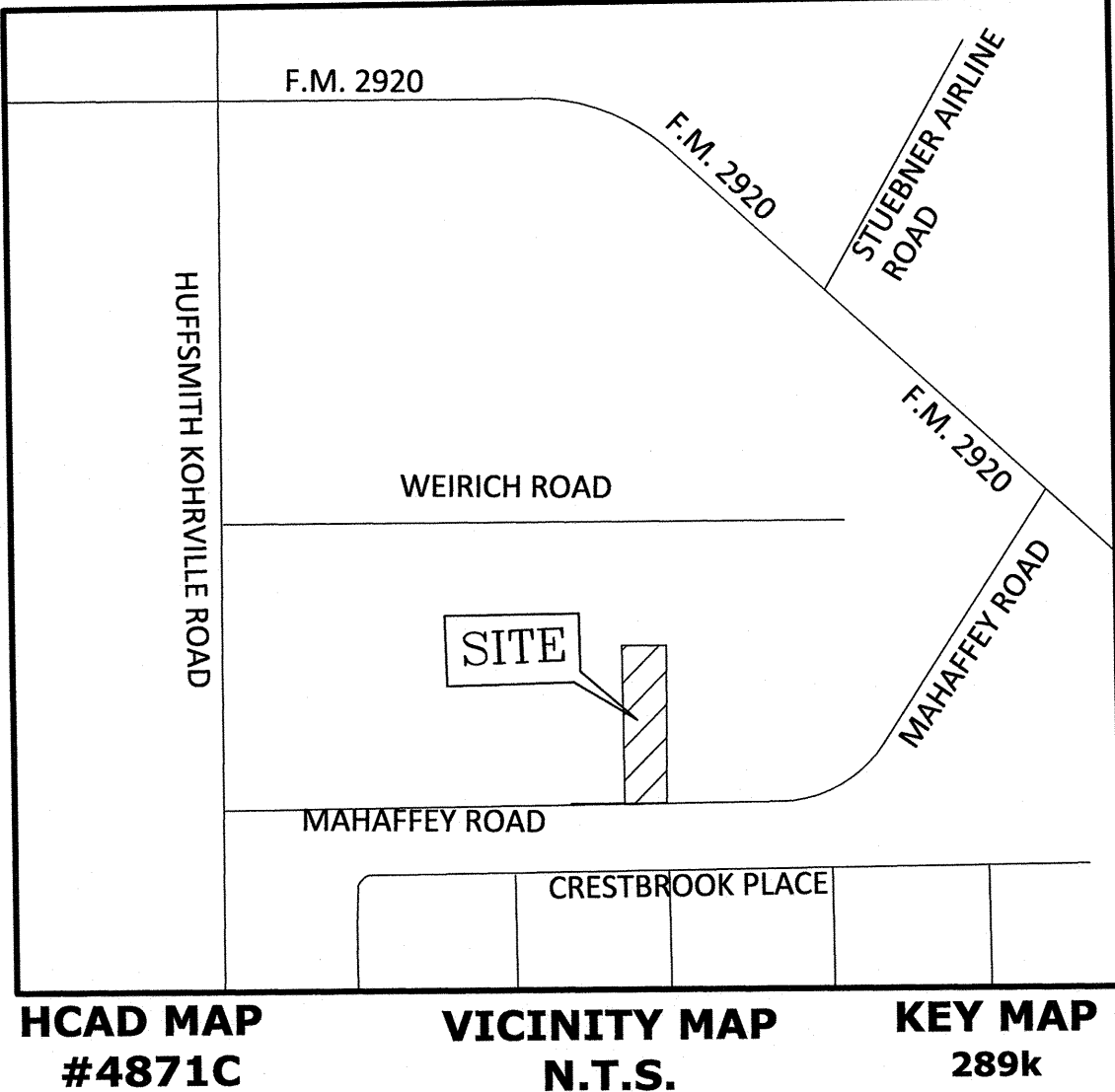
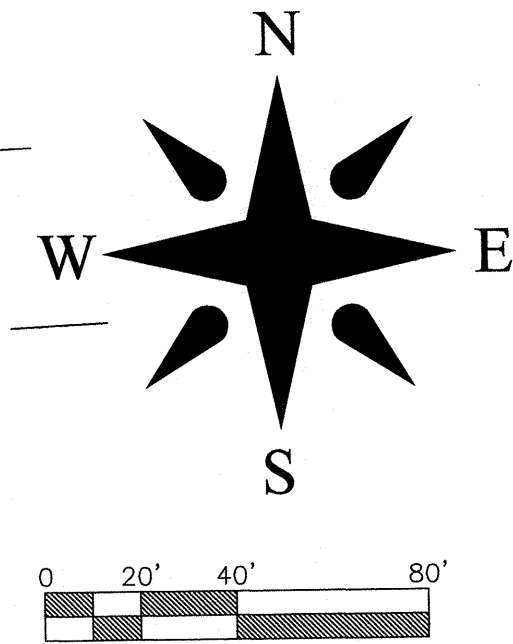
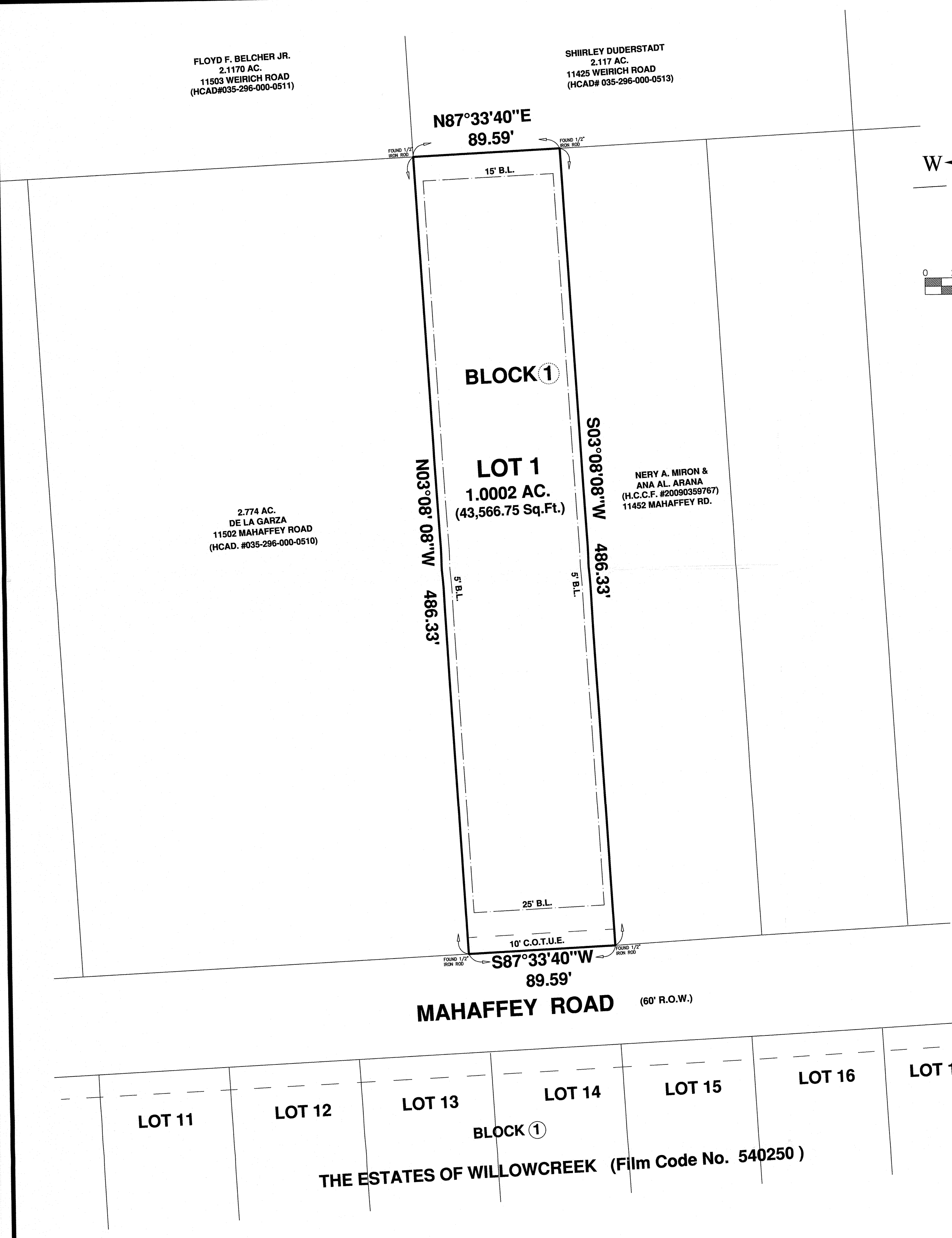
Engineering Division

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Nery Casa



- NOTES:
1. ALL VISIBLE EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN WITHIN THE LIMITS OF THE SUBDIVISION.
 2. THERE ARE NO VISIBLE EXISTING OIL/GAS WELLS (PLUGGED, ABANDONED AND/OR ACTIVE) WITHIN THE LIMITS OF THE SUBDIVISION.
 3. REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED STEWART TITLE COMPANY, G.F. NO. 1810051CPL HAVING AN EFFECTIVE DATE OF JANUARY 24, 2018. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY ROBINSON SURVEYING, INC..
 4. 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 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 OF THIS PLAT. NEITHER THE CITY OF TOMBALL OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR THE REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTION ON THE PUBLIC EASEMENTS.
 5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS AN AREA CONSIDERED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS REFLECTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 48201C 0230 LFOR HARRIS COUNTY UNINCORPORATED AREAS, DATED JUNE 18, 2007.
 6. ALL OIL-GAS PIPELINES OR PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 7. ALL OIL-GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED, AND-OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 8. 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.
 9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 10. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE ANY BUILDING LINES REQUIRED BY THE CITY OF TOMBALL CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
 11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POST AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THE BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 12. . C.O.T.U.E. = CITY OF TOMBALL UTILITY EASEMENT
 13. THE BASIS OF BEARING FOR SUBJECT TRACT IS THE SOUTH LINE OF MAHAFFEY ROAD AND NORTH LINE OF THE ESTATES AT WILLOWCREEK SUBDIVISION (Film Code 540250, H.C.M.R.).

STATE OF TEXAS
COUNTY OF HARRIS

I, Pedro Salazar, hereinafter referred to as Owner of the 1.000 acre tract described in the above and foregoing map of NERY CASA, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots o this plat are are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries shall be 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, gullies, creeks, draws, ravines, 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

Witness my hand in the City of Houston, Texas, this _____ day of _____, 2018.

BY: _____ ATTEST BY: _____
PEDRO SALAZAR
Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared PEDRO SALAZAR, 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 purpose 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, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

John R. Blount, P.E., LEED AP
County Engineer

This is to certify that the Tomball Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of NERY CASA 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.

By: _____ By: _____
Barbara Tague, Chair 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, Stan Stanart, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2018 by an order entered into the minutes of the court.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Thomas G. Robinson, 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.

Thomas G. Robinson
Texas Registration No. 1874

LEGEND

C.O.T.U.E. - INDICATES "CITY OF TOMBALL UTILITY EASEMENT"
B.L. - INDICATES "BUILDING LINE"
R.O.W. - INDICATES "RIGHT OF WAY".
VOL., PG. - INDICATES "VOLUME, PAGE".
H.C.D.R. - INDICATES "HARRIS COUNTY DEED RECORDS".
H.C.M.R. - INDICATES "HARRIS COUNTY MAP RECORDS".
H.C.C.F. NO. - INDICATES "HARRIS COUNTY CLERK'S FILE NO.".
U.E - INDICATES UTILITY EASEMENT.
O.P.R.P.H.C.T. - INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS."
PP=POWER POLE
OHP=OVERHEAD POWERLINE

NERY CASA

A REPLAT OF TOMBALL OUTLOTS 478 AND 479

A SUBDIVISION OF LAND CONTAINING 1.000 ACRES (43,560 SQUARE FEET) OF LAND IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS

FEBRUARY, 2018 SCALE: 1" = 40'

PROPERTY ADDRESS:
11456 MAHAFFEY ROAD
TOMBALL, TX. 77375

OWNER: P.E.S. HOLDING, LLC
12803 HAYNES ROAD
HOUSTON, TEXAS, 77070
281-802-9997

SURVEYOR: ROBINSON SURVEYING, INC.
P.O. BOX 11925
SPRING, TEXAS 77391-1925
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 12, 2018

Topic:

Consideration to Approve Final Plat of VASQUEZ AT PERCIVAL: Being a Replat of lots 36 & 37, Block 100, Revised Map of Tomball as recorded in Volume 4, Page 25, of the Plat Records of Harris County, Texas.

Background:

Origination:

Community Development Department

Recommendation:

Approval with Contingencies

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

Engineering Division

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

ATTACHMENTS:

Vasquez at Percival Plat

STATE OF TEXAS
COUNTY OF HARRIS

WE, ELIDIO F. VASQUEZ, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 0.16 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VASQUEZ AT PERCIVAL, 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 IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN 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 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 (15) 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 HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, ELIDIO F. VASQUEZ ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ELIDIO F. VASQUEZ, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2018.

ELIDIO F. VASQUEZ
BY: ELIDIO F. VASQUEZ

BY: _____
ELIDIO F. VASQUEZ
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIDIO F. VASQUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EVACUATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

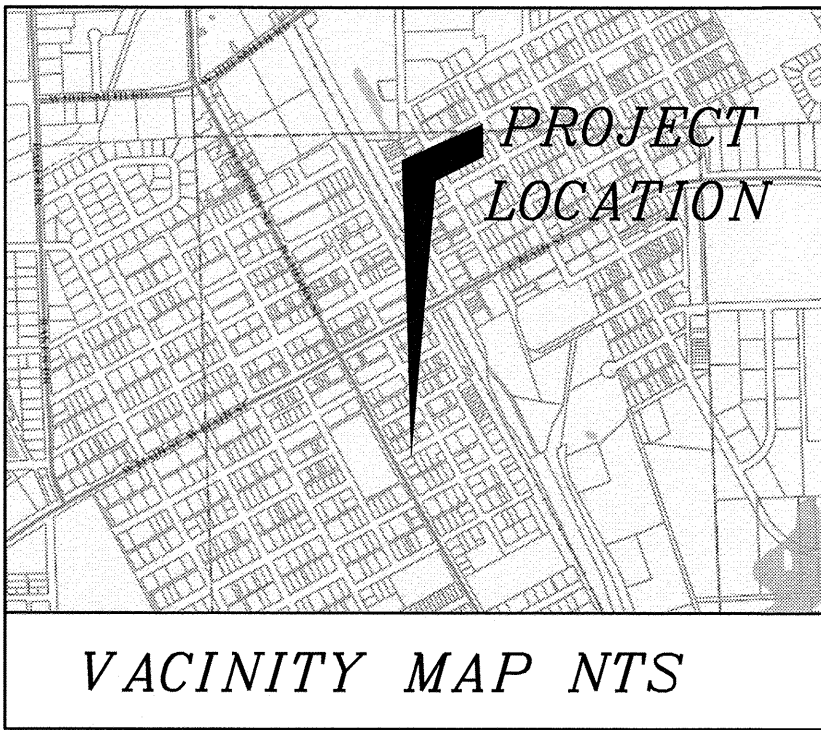
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, LUTHER J. DALY 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 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 EIGHTS (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

LUTHER J. DALY, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150



LEE JOHN & KATHLEEN
LOT 33-35
VOL. 4, PG.25
H.C.M.R.

0.1600 ACRE TRACT
UNRESTRICTED RESERVE
7000.00 SQ. FT.
VOL. 4, PG.25
H.C.M.R.

COLE, SAMMIE J.
LOT 38-39
VOL. 4, PG.25
H.C.M.R.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VASQUEZ AT PERCIVAL, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

BY: _____
BARBARA TAGUE
CHARMAN

BY: _____
DARRELL ROQUEMORE
VICE CHARMAN

LEGEND

- ⊙ SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "OVERLAND" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

REASON FOR THE PLAT:

TO COMBINE TWO LOTS TO MAKE RESIDENTIAL
1 LOT - 1 BLOCK - 0 RESERVE

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 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.
- ACCORDING TO FEMA FIRM PANEL 48201C0230L (JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X" AND IS WITHIN / NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN OR ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X" AND WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN.
- "H.C.M.R" INDICATES "HARRIS COUNTY MAP RECORDS".
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, NAD83. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000013
- 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.

VASQUEZ AT PERCIVAL

BEING REPLAT OF
LOTS 36 & 37, BLOCK 100,
REVISED MAP OF TOMBALL
AS RECORDED IN VOLUME 4, PAGE 25 ,
OF THE PLAT RECORDS OF
HARRIS COUNTY, TEXAS.

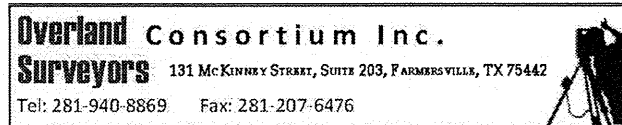
BEING A SUBDIVISION OF 0.1600 ACRES
LOCATED IN THE
JOSEPH HOUSE SURVEY, A-34
HARRIS COUNTY, TEXAS

DATE: FEBRUARY, 2018

OWNER:

ELIDIO F. VASQUEZ
17118 W STRACK DR.
Spring, TX 77379

PREPARED BY:



TBPLS Firm Registration No. 101907-100
(CONTRACTED TO LUTHER DALY)
5531 Mangrove Creek Ln., Sugar Land, Texas 77479

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 12, 2018

Topic:

Consideration to Approve **Zoning Case P18-004**: 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 11 & 12 Block 6 Main Street - Tomball, Harris County, Texas, generally located at the southeast corner of Barbara Street and Lawrence Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

- Conduct Public Hearing on Zoning Case P18-004

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
P18-004 Property Owner Notification
P18-004 Response Forms
P18-004 Staff Report

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



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 12, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, February 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 P18-004: 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 11 & 12 Block 6 Main Street - Tomball, Harris County, Texas, generally located at the southeast corner of Barbara Street and Lawrence Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

Zoning Case P18-008: Request by Daniel & Rebecca Morgan to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1 acre of land legally described as Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street Tomball, Harris County, Texas, generally located on the east side of Raymond Street, between Barbara Street and Alma Street, from the Single-Family 6 District to the Old Town & Mixed Use 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.

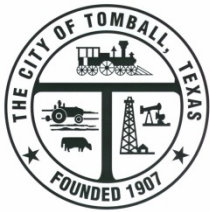
C E R T I F I C A T I O N

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 **8th** day of **February 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: P18-004

APPLICANT/OWNER: Ahmad Adnan Aslam

LOCATION: Generally located at the southeast corner of Barbara Street and Lawrence Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.32 acres of land legally described as Lots 11 & 12 Block 6 Main Street - Tomball, Harris County, Texas, from the Single-Family 6 District to the Old Town & Mixed Use District.

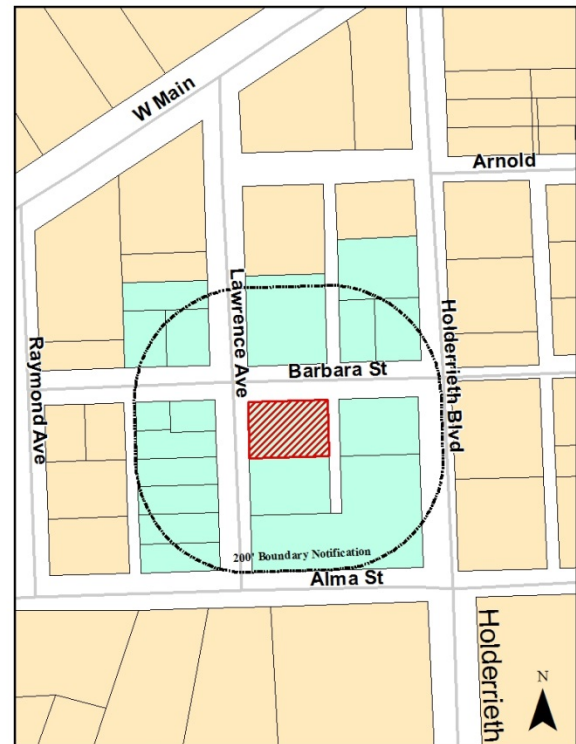
CONTACT: Amelia Lindley, Planner

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, February 12, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, February 19, 2018, 6:00 PM**

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

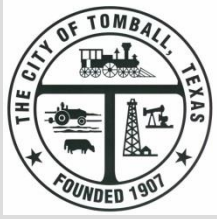
*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.

Amelia Lindley

From: Wheeler Coe <wheelercoe@aol.com>
Sent: Monday, January 29, 2018 3:41 PM
To: Amelia Lindley
Subject: Zoning CaseP-18-004

I have no objection to the rezoning request.

E. Wheeler Coe, Jr.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: February 12, 2018
City Council Public Hearing Date: February 19, 2018

Rezoning Case: P18-004
Property Owner(s): Tomball & Magnolia Properties
Applicant(s): Ahmad Adnan Aslam
Legal Description: Lots 11 & 12 Block 6 Main Street - Tomball
Location: Southeast corner of Barbara Street and Lawrence Street (Exhibit "A")
Area: 0.32 acres
Comp Plan Designation: Mixed Use (Exhibit "B")
Present Zoning and Use: Single-Family 6 District (Exhibit "C") / Undeveloped land (Exhibit "D")
Request: Rezone from the Single-Family 6 District to the Old Town & Mixed District

Adjacent Zoning & Land Uses:

North: Old Town & Mixed Use District / Tomball Diesel & Auto

South: Single-Family 6 District / Single-family residence

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

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

BACKGROUND

City Staff met with the applicant to discuss the development of offices on the subject site. Staff informed the applicant that a rezoning would be required for the proposed development.

ANALYSIS

The subject site is approximately 0.32 acres, located at the southeast corner of Barbara Street and Lawrence Street. The owner of the subject site also owns the medical office building located nearby at the northwest corner of Alma Street and Holderrieth Boulevard. The applicant intends on constructing office buildings on the site.

Surrounding zoning districts include Old Town & Mixed Use to the north and Single-Family 6 to the south, east and west. There are mostly single-family residences in the area; however to the

north of the subject site there is an auto body repair shop. There are also multiple medical care facilities in close proximity to the site.

The property and all surrounding properties are designated as Mixed Use by the City's Comprehensive Plan Future Land Use Map. The purpose of the Mixed Use designation is to "include a mix of office, retail/commercial and high density residential uses in a master planned, integrated manner".

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. The established land uses in the area include single-family residences, multiple medical office buildings and an auto body repair shop. The nature of the Old Town & Mixed Use District is a mixture of nonresidential and residential uses integrated together throughout the district.

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; however, this property is near an existing development by the same owners. 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 Mixed Use which is intended for “a mix of office, retail/commercial, dense commercial uses, a civic core, and high density residential”. The request appears to be consistent with the Future Land Use Map. The Comprehensive Plan also endorses the continuation of the mixture of uses and specifically states that retail, office, single-family, duplex, and multifamily are the most appropriate uses in this area.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 26, 2018. The Notice of Public Hearing was published in the paper on January 31, 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 P18-004 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 Photo
- E. Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

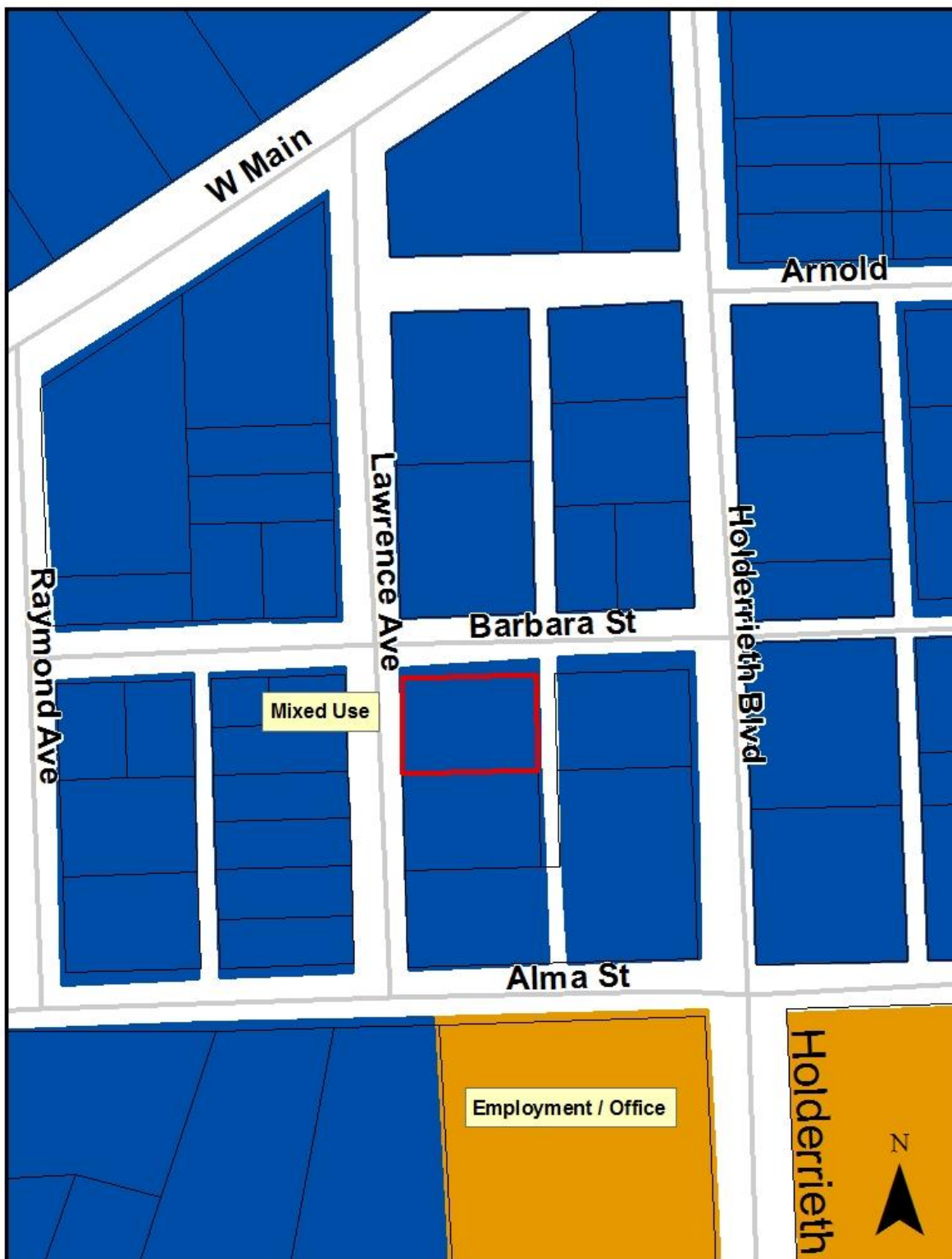
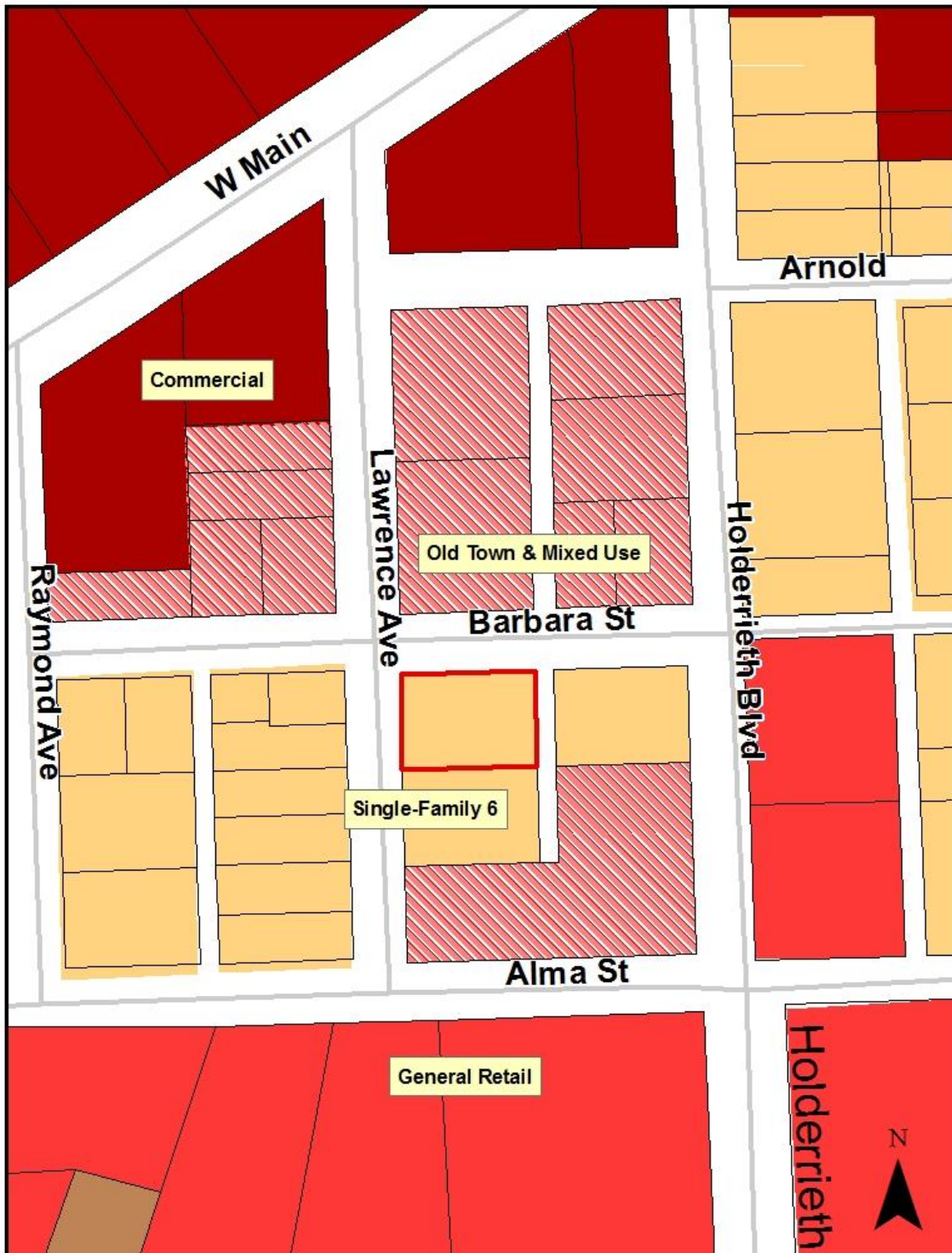


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Subject site is currently undeveloped.

Exhibit "E"
Application

Revised 5/19/15



18-004

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 HOLDERRIETH BLVD City: TOMBALL State: TX
Zip: 77375
Phone: (832) 524-2504 Fax: (281) 351-4915 Email: houstonheartcenter@yahoo.com

Owner

Name: Tomball & Magnolia Properties LLC Title: _____
Mailing Address: 308 HOLDERRIETH 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 to house 4-6 employees

Physical Location of Property: 911 Barbara Street Tomball TX 77375

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

Legal Description of Property: Lts 11&12 BLK 6 MAIN-STREET - TOMBALL 0.3214 AC

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

Current Zoning District: SF-6

Current Use of Property: VACANT LOT

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

Proposed Use of Property: office building

HCAD Identification Number: _____ **Acreage:** 0.3214 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>12/28/2017</u>
Signature of Applicant		Date
<u>X</u>		<u>12/28/2017</u>
Signature of Owner		Date

CITY OF TOMBALL
281-351-5484

REC#: 01011274 12/29/2017 11:31 AM
OPER: RP TERM: 005
REF#: W 5071

TRAN: 130.0000 PLANNING AND ZONING
911 BARBARA ST
AHMAD ADNAN ASLAM
100-5441
REZONING APPLICATIO 410.00CR

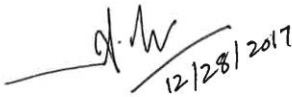
TENDERED: 410.00 CHECK
APPLIED: 410.00-

CHANGE: 0.00

Community Development Department Planning division

For our lot located at 911 Barbara street Tomball, TX 77375. LTS 11&12 BLK 6 MAIN STREET-TOMBALL 0.3214 AC. we respectfully request to change zoning from SF-6 to OT&MU so that we can build office to house 4-6 of our employees. My current office location is 308 Holderrieth Blvd. which is zoned as OT&MU.

Sincerely



Ahmad Adnan Aslam

on behalf of

Tomball and Magnolia Properties LLC

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 12, 2018

Topic:

Consideration to Approve **Zoning Case P18-008:** Request by Daniel & Rebecca Morgan to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1 acre of land legally described as Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street Tomball, Harris County, Texas, generally located on the east side of Raymond Street, between Barbara Street and Alma Street, from the Single-Family 6 District to the Old Town & Mixed Use District.

- Conduct Public Hearing on Zoning Case P18-008

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
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ATTACHMENTS:

Notice of Public Hearing
P18-008 Property Owner Notification
P18-008 Staff Report

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



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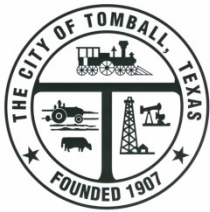
C E R T I F I C A T I O N

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Elizabeth Jones

Elizabeth Jones
Administrative Assistant

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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: P18-008

APPLICANT/OWNER: Daniel & Rebecca Morgan

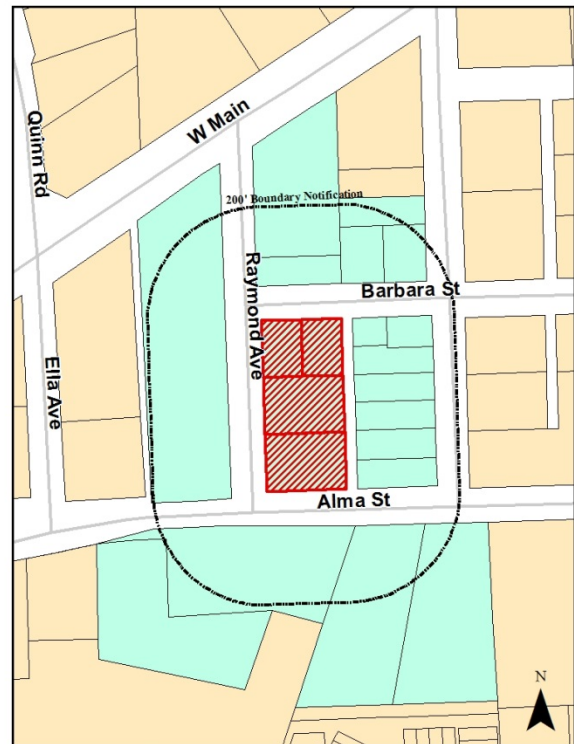
LOCATION: Generally located on the east side of Raymond Street, between Barbara Street and Alma Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1 acre of land legally described as Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street 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.

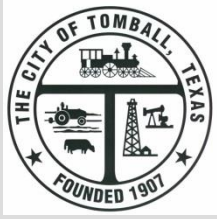
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**Planning & Zoning Commission
Public Hearing:
Monday, February 12, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, February 19, 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: February 12, 2018

City Council Public Hearing Date: February 19, 2018

Rezoning Case: P18-008

Property Owner(s): Daniel & Rebecca Morgan

Applicant(s): Daniel & Rebecca Morgan

Legal Description: Lots 7, 8, 9 & 10 Block 8 Main Street Addition and Tract 11A, 11B, 12A & 12B Block 8, Part of Lots 11 & 12 Main Street Tomball

Location: East side of Raymond Street, between Barbara Street and Alma Street (Exhibit "A")

Area: 1 acre

Comp Plan Designation: Mixed Use (Exhibit "B")

Present Zoning and Use: Single-Family 6 District (Exhibit "C") / Single-family residences (Exhibit "D")

Request: Rezone from the Single-Family 6 District to the Old Town & Mixed District

Adjacent Zoning & Land Uses:

- North:** Old Town & Mixed Use District / Undeveloped
- South:** General Retail District / Office building
- West:** Commercial District / Church
- East:** Single-Family 6 District / Single-family residences

BACKGROUND

City Staff met with the applicant to discuss the property in January 2018. The applicant expressed interest in rezoning the property to allow for residential or non-residential development.

ANALYSIS

The whole subject site is multiple lots totaling to approximately one acre. The properties are on the east side of Raymond Street, between Alma Street and Barbara Street. There are currently four single-family residences on the separate lots. Across Alma Street, there is an office building and a restaurant. Across Raymond Street, Tomball Assembly of God operates. On the north side

of Barbara Street, there is an undeveloped property and a medical office building and all other surrounding properties are single-family residences, separated by an alley.

The property is currently zoned Single-Family 6 District. Properties directly to the east are also zoned Single-Family 6 District. Properties to the north are zoned Old Town & Mixed Use, to the west, Commercial and to the south of the site is General Retail.

The property and all surrounding properties are designated as Mixed Use by the City's Comprehensive Plan Future Land Use Map. The purpose of the Mixed Use designation is to "include a mix of office, retail/commercial and high density residential uses in a master planned, integrated manner".

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. The established land uses in the area include single-family residences, office buildings and a church. The nature of the Old Town & Mixed Use District is a mixture of nonresidential and residential uses intergraded together throughout the district.

- 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 Mixed Use which is intended for “a mix of office, retail/commercial, dense commercial uses, a civic core, and high density residential”. The request appears to be consistent with the Future Land Use Map. The Comprehensive Plan also endorses the continuation of the mixture of uses and specifically states that retail, office, single-family, duplex, and multifamily are the most appropriate uses in this area.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on January 26, 2018. The Notice of Public Hearing was published in the paper on January 31, 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 P18-008 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

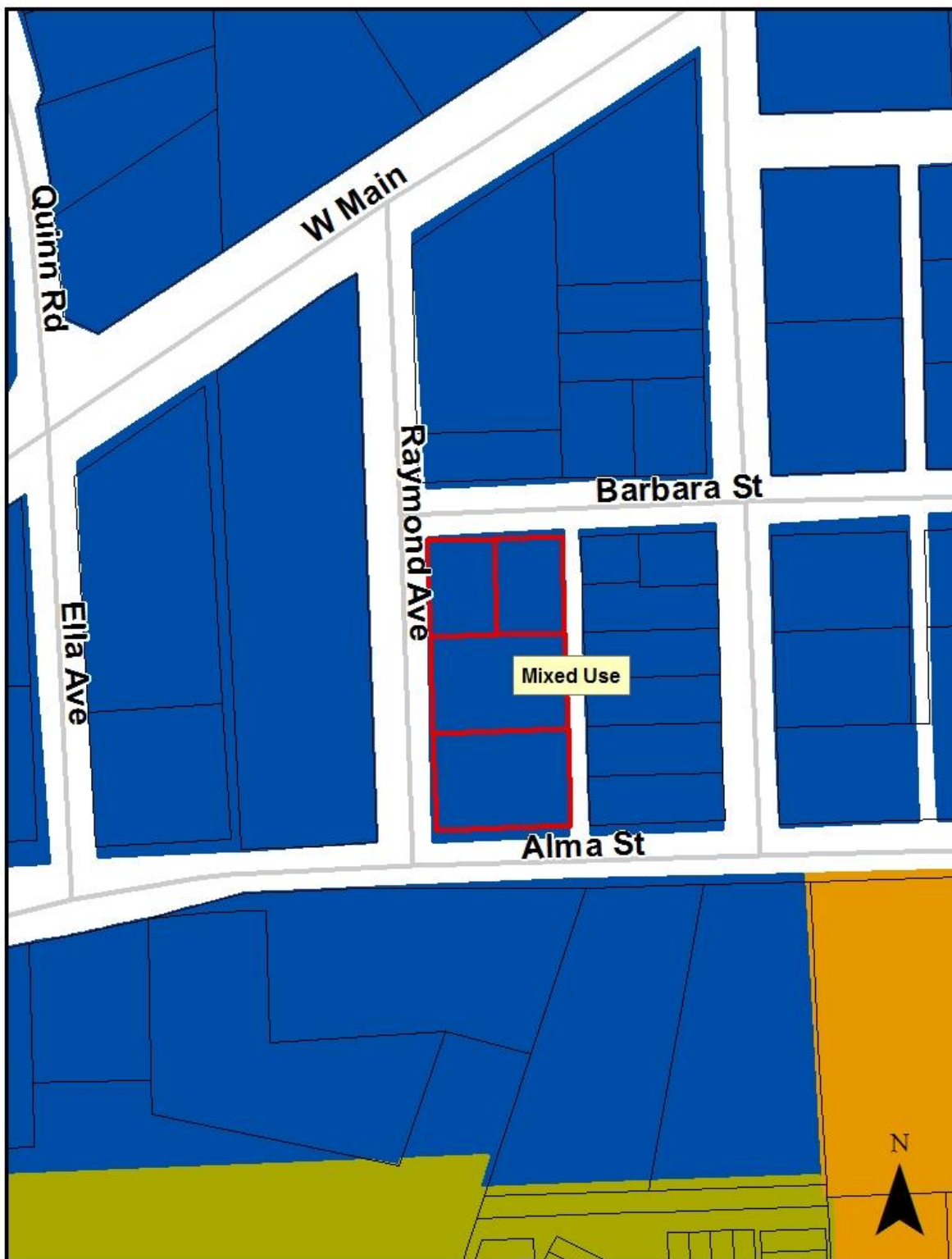
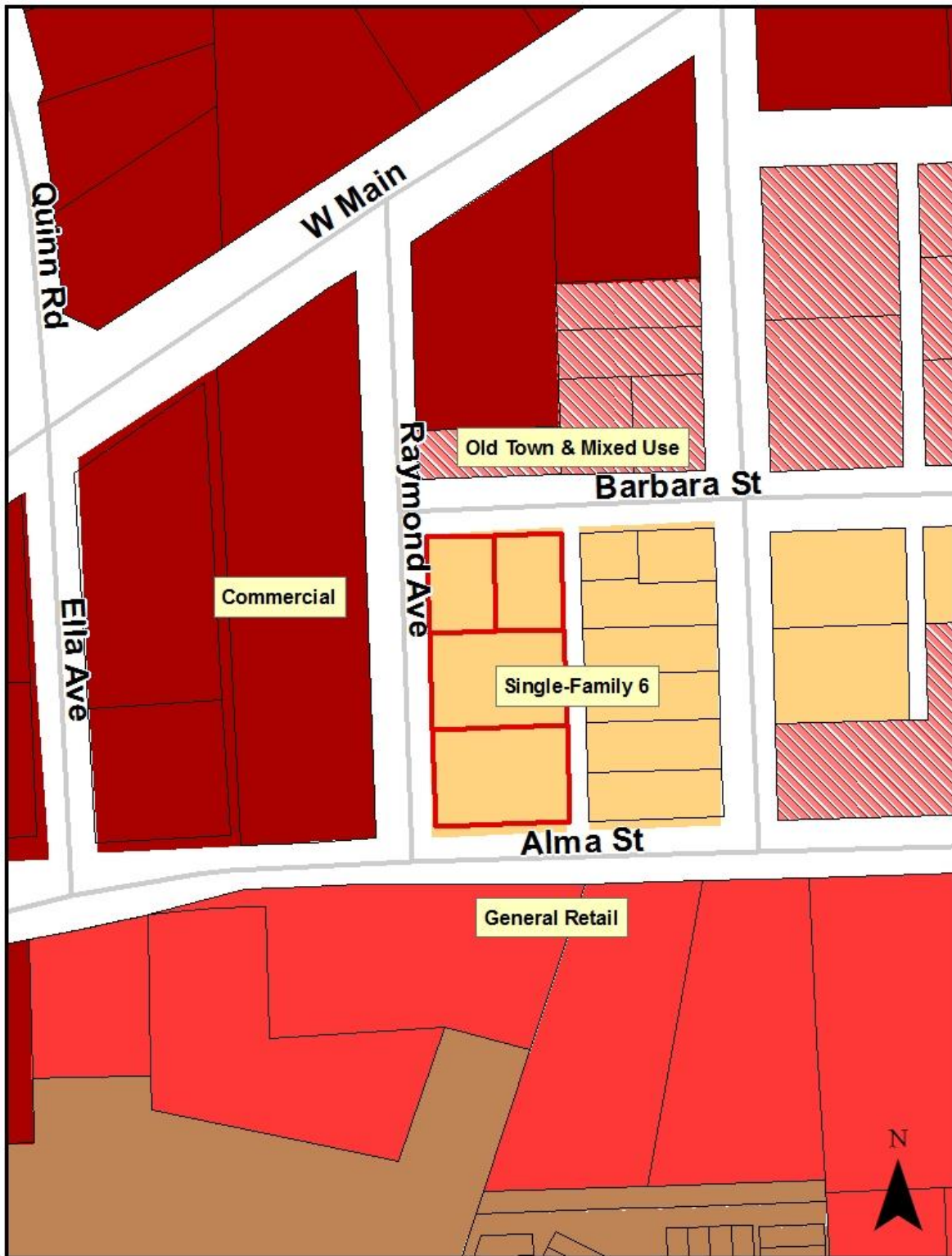


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Subject site view from Raymond Street



Subject site view from Barbara Street



Subject site view from Alma Street

Exhibit "E"
Application

Revised 5/19/15



18-008

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 Abby Morgan

Name: Daniel & Rebecca Morgan Title: _____

Mailing Address: 26407 Dobbin Hufsmith City: Magnolia State: Tx

Zip: 77354

Phone: (713) 992-7545 Fax: (281) 259-8676 Email: mmleasing@att.net

Owner

Name: Same Title: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

Engineer/Surveyor (if applicable)

Name: _____ Title: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: To Be Determined

Physical Location of Property: 203 Raymond, Tomball, tx. 77375

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

Legal Description of Property: Lots Nine & Ten, in Block 8 of Main St.

Addition in Harris County, Tx
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: S6

Current Use of Property: Residential

Proposed Zoning District: Old Town & Mixed Use

Proposed Use of Property: To Be Determined

HCAD Identification Number: 0670990080010 Acreage: _____

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 Rebecca E. Morgan 1/5/18
Signature of Applicant Date

X Rebecca E. Morgan 1/5/18
Signature of Owner Date

CITY OF TOMBALL
281-351-5484

REC#: 01012026 1/05/2018 11:36 AM
OPER: LS TERM: 005
REF#: W 8035

TRAN: 130.0000 PLANNING AND ZONING
ABBY MORGAN RAYMOND STREET
100-5441
REZONING APPLICATIO 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

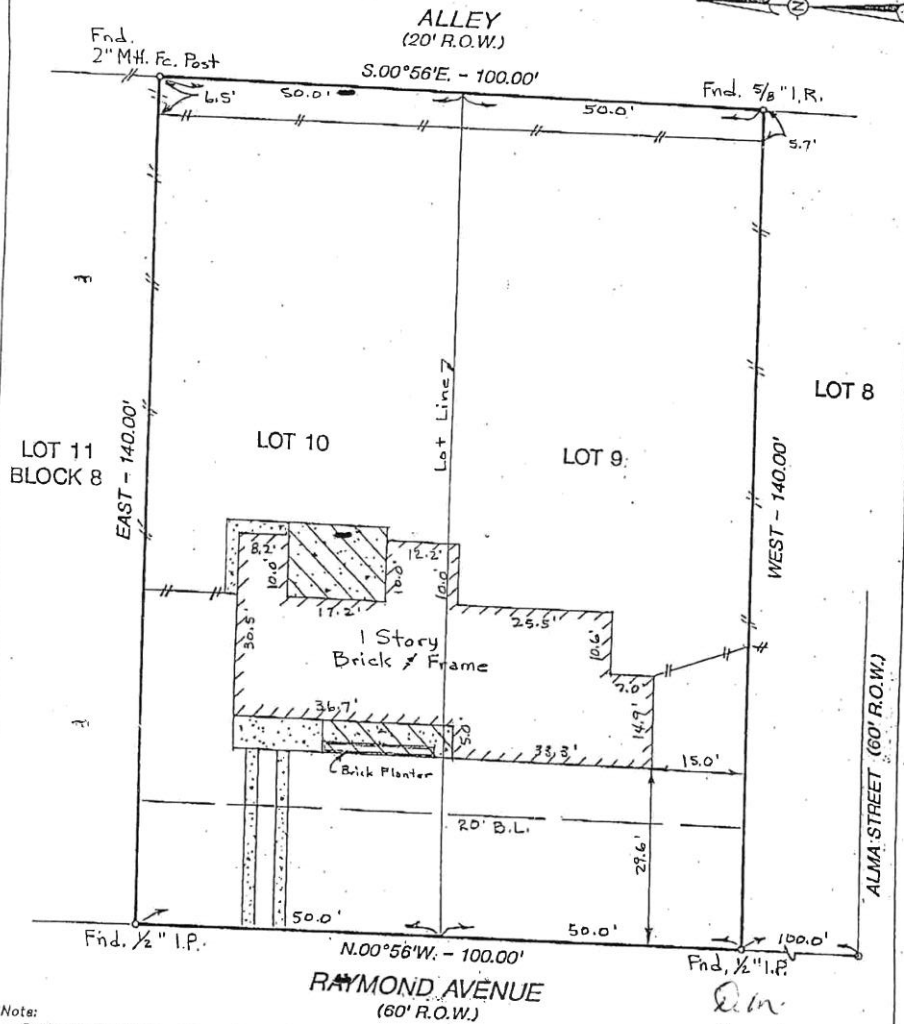
www.tomballtx.gov

May. 17 2006 09:56AM P2

The property is not located in the 100 year flood plain, & is in insurance rate map zone X, as per map 48201C0040G
Dated 9-28-90

Scale: 1" = 20'

Note: All fences are 4' chlk. unless otherwise noted.



Note:

- Basis for Bearings: assumed as plotted
- Distances shown are ground distances
- All abstracting done by title company

I hereby certify that this survey was made on the ground under my supervision on 28 July 1974 and that this plot represents the facts found at the time of survey.

D. E. West

D. E. West R.P.L.S. No. 1229 Date 1/29



9 & 10	8	MAIN STREET ADDITION		SECTION
VOLUME 15, PAGE 43		MAP RECORDS	COUNTY	STAR
ADDRESS		HARRIS	TEXAS	
203 RAYMOND AVENUE		TOMBALL 77375	NATIONS BANK MORTGAGE CORP.	
PURCHASER		GEREMIA F. MATTERA AND WIFE, JUDY A. MATTERA	CHICAGO TITLE INS. COMPANY	1894 19

G GULLETT & ASSOCIATES, INC.
P.O. BOX 230107
WALTON 2510 54322

Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS COUNTY APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

Tax Year: **2017**

iFile Number: **01133190**

www.hcad.org/iFile

PROPERTY DESCRIPTION:
LTS 9 & 10 BLK 8
MAIN STREET - TOMBALL

03/31/2017

Please use this ACCOUNT NUMBER → **0670990080010**
when inquiring about your property.



26-2

2017 0670990080010 03/31/2017 0000040205

MORGAN DANIEL & REBECCA

26407 DOBBIN HUFFSMITH RD

MAGNOLIA TX 77354-4037

PROPERTY LOCATION:

203 RAYMOND ST
TOMBALL, TX 77375

Dear Property Owner:

This letter is your official notice of the 2017 property tax appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. You can find additional information about the reappraisal on our website at www.hcad.org and selecting Resources and then Reappraisal from the menu. If you have a homestead exemption and your 2017 market value increased by more than 10%, your 2017 appraised value may be less than the market value.

As of January 1, 2017, we appraised your property as shown below:

2017 Market Value: \$142,607

2017 Appraised Value: \$125,171

If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. You can file until **May 31, 2017**, or 30 days after the date this letter was mailed, whichever is later.

I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/iFile, using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org.

Sincerely,

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris County Appraisal District

0059



201700048 0000040205



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: Daniel & Rebecca Morgan Title: _____
Mailing Address: 26407 Dobbin Hufsmith City: Magnolia State: Tx
Zip: 77354
Phone: (713) 992-7545 Fax: (281) 259-8676 Email: mmleasing@att.net

Owner

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

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: To Be Determined

Physical Location of Property: 201 Raymond, Tomball Tx 77375

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

Legal Description of Property: TRS 11B & 12B Block 8, PT LTS 11 & 12
Main Street Tomball

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

Current Zoning District: S6

Current Use of Property: Residential

Proposed Zoning District: Old Town & Mixed Use

Proposed Use of Property: To Be Determined

HCAD Identification Number: 0670990080012 Acreage: _____

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

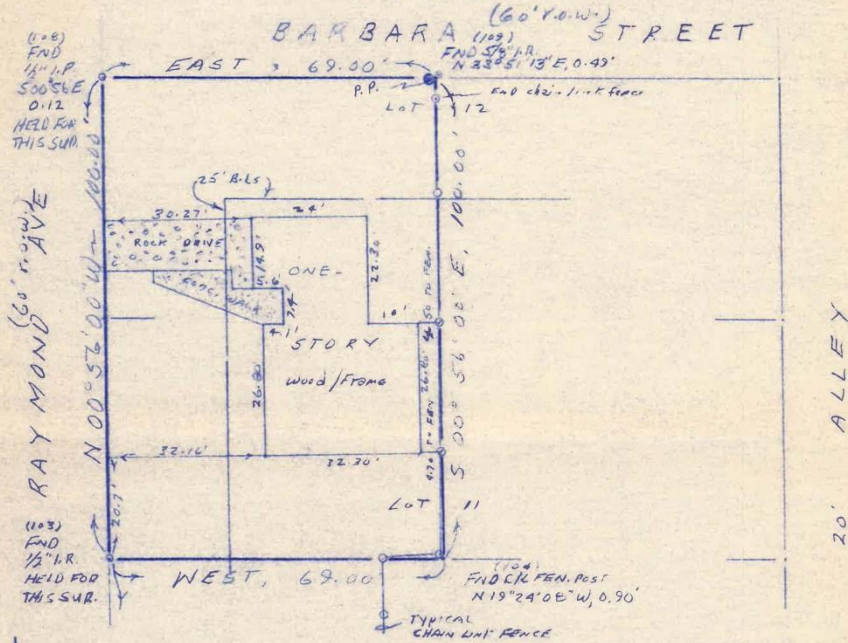
Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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X Renée E. Morgan 1/5/18
Signature of Applicant Date

X Renée E. Morgan 1/5/18
Signature of Owner Date

BURKLIN SURVEYING COMPANY
1431 GRAHAM DRIVE
TOMBALL, TEXAS 77375
PHONE 1-800-351-7153



PLAT
prepared for

DAN AND REBECCA MORGAN
located at 201 Raymond Avenue, Tomball, Texas

BEING THE WEST 69 FEET OF LOTS 11 AND 12, BLOCK 8 OF MAIN STREET ADDITION, AN ADDITION TO THE CITY OF TOMBALL, TEXAS IN THE JOSEPH HONE SURVEY, ABSTRACT 34, ACCORDING TO THE PLAT OR MAP THEREOF FILED FOR RECORD IN VOLUME 15, PAGE 43, MAP RECORD, HARRIS COUNTY, TEXAS. (see field notes attached)

FEDERAL INSURANCE RATE MAP FOR THE CITY OF TOMBALL, HARRIS COUNTY, MAP NO. 4820100040 G; EFFECTIVE DATE: SEPTEMBER 28, 1990 SHOWS THIS PARCEL OF LAND TO BE IN ZONE "2" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

ELMER E. COON
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1679

DATED: OCTOBER 12, 1994





APPLICATION FOR REZONING

Community Development Department
Planning Division

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Applicant

Name: Daniel & Rebecca Morgan Title: _____

Mailing Address: 26407 Dobbin Hufsmith City: Magnolia State: Tx

Zip: 77354

Phone: (713) 992-7545 Fax: (281) 259-8676 Email: mmleasing@att.net

Owner

Name: Same Title: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

Engineer/Surveyor (if applicable)

Name: _____ Title: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____

Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: To Be Determined

Physical Location of Property: 205 Raymond, Tomball, Tx.

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

Legal Description of Property: Lots 7 & 8 in Block 8 of Main St. Addition
to the city of Tomball, Harris County

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

Current Zoning District: S6

Current Use of Property: Residential

Proposed Zoning District: Old Town & Mixed Use

Proposed Use of Property: To Be Determined

HCAD Identification Number: 0670990080007 Acreage: _____

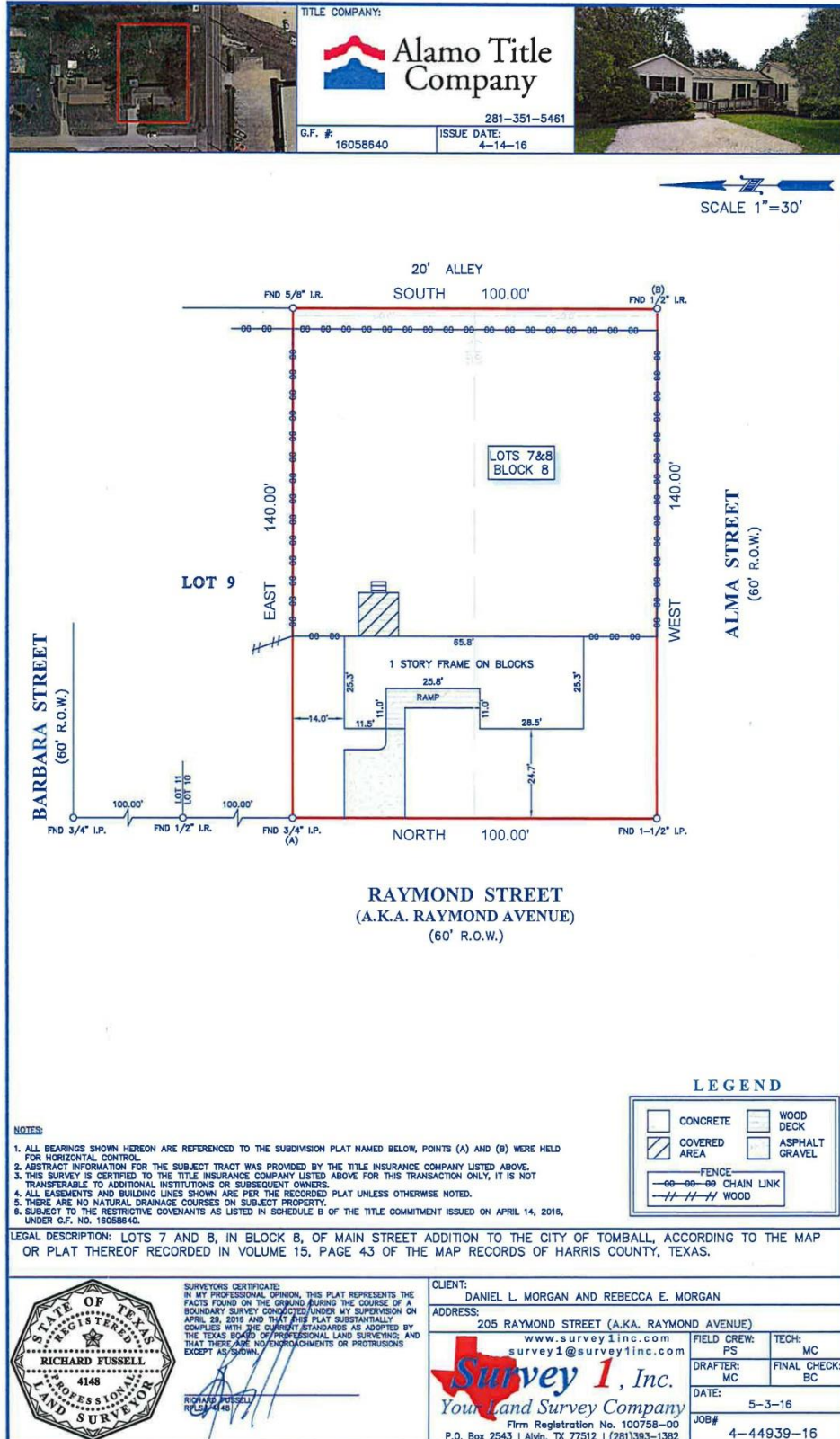
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

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X Rebecca E. Morgan 1/5/18
Signature of Applicant Date

X Rebecca E. Morgan 1/5/18
Signature of Owner Date





APPLICATION FOR REZONING

Community Development Department
Planning Division

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Zip: 77354
Phone: (713) 992-7545 Fax: (281) 259-8676 Email: mmleasing@att.net

Owner

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

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: To Be Determined

Physical Location of Property: 1007 Barbara, Tomball, Tx. 77375

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

Legal Description of Property: Lots 11 & 12 in Block 8 of the Main St.
Addition to the city of Tomball, Harris County
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: S6

Current Use of Property: Residential

Proposed Zoning District: Old Town & Mixed Use

Proposed Use of Property: To Be Determined

HCAD Identification Number: 0670990080011 Acreage: _____

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

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X Rebecca E. Morgan 1/5/18
Signature of Applicant Date

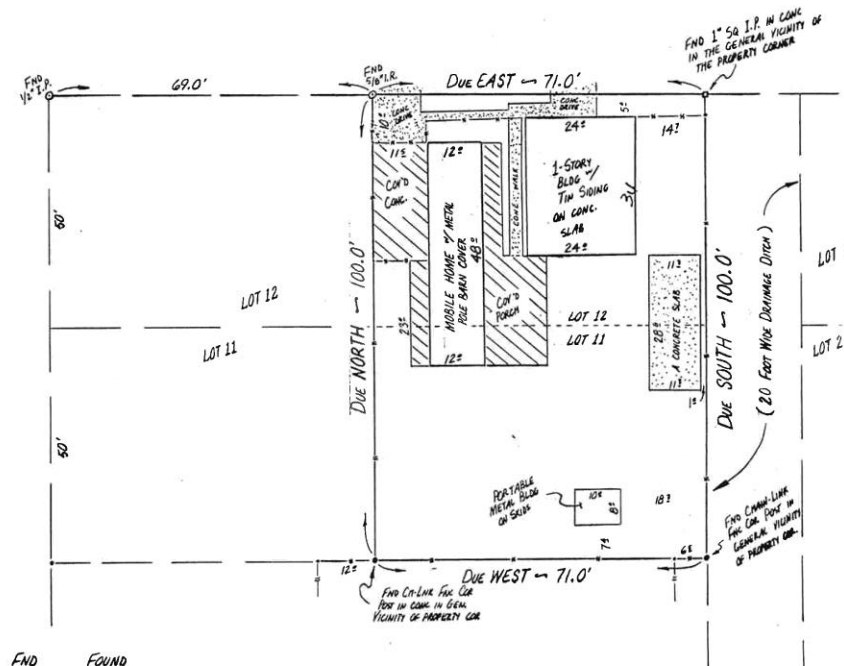
X Rebecca E. Morgan 1/5/18
Signature of Owner Date

A PLAT OF THE EAST 71 FEET OF LOTS 11 AND 12 IN
BLOCK 8 OF MAIN STREET ADDITION, AN ADDITION IN HARRIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
15, PAGE 43, OF THE MAP RECORDS OF HARRIS COUNTY.

Ex B

BARBARA STREET
(60 FT. R.O.W.)

RAYMOND AVENUE
(60 FT. R.O.W.)



FND FOUND
I.P. IRON PIPE
I.R. IRON ROD
— CHAIN-LINK FENCE

ADDRESS: 1007 BARBARA ST.

I do hereby certify that this survey was made by me on the ground
of the property described and depicted above and is correct in all that it
implies. All improvements are shown and there are no conflicts, discrepancies,
shades in area or boundary lines, or any overlapping of improvements except
as shown herein. All visible easements and rights-of-way are shown.

Survey, stamped, and dated this 28th day of February, 1992.

SCALE: 1"=20 FEET
0 10 20 30

PREPARED
for
TRAVIS WHITAKER
by

TONY SWONKE LAND SURVEYING
100 N. Main St.
Tomball, TX 77375
(713) 351-5777 (7789)



Ex A

BEING a tract of land out of Lots 11 and 12 in Block 8 of the Main Street Addition to the City of Tomball, Harris County, Texas, as shown by a map or plat thereof recorded in Volume 15, page 43 of the Map Records of Harris County, Texas, said tract of land being described by metes and bounds as follows:

BEGINNING at an iron pipe set for the Northwest corner of said Lot 12, same also being in the East line of Raymond Street and the South line of Barbara Street;

THENCE South 100 feet along the East line of Raymond Street to an iron pipe set for corner; said point also being the Southwest corner of Lot 11;

THENCE East 69 feet along the South line of said Lot 11 to an iron pipe set for corner;

THENCE North 100 feet, parallel to the West line of said Lot 11 and 12 to an iron pipe set for corner in the North line of the said Lot 12;

THENCE West 69 feet along the North line of said Lot 12 and the South line of Barbara Street to the PLACE OF BEGINNING.

PAGE 1 OF 1 EXHIBIT A PAGES



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY REPEALED AND MADE UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

MAR 10 1992



Quita Rodriguez
COUNTY CLERK,
HARRIS COUNTY, TEXAS

Quita Rodriguez
COUNTY CLERK
HARRIS COUNTY, TEXAS

92 MAR 10 PM 2:33

FILED

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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.

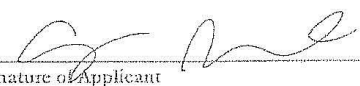
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Daniel L. Morgan 1/5/18
Signature of Applicant Date

X Daniel L. Morgan 1/5/18
Signature of Owner Date

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X  1/4/18
Signature of Applicant Date

X  1/4/18
Signature of Owner Date

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov