

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



MONDAY, MAY 11, 2015

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, May 11, 2015 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 & 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 April 13, 2015.

5.0 New Business:

- 5.1 Consideration to approve **Tomball Townsite Lot 24 Replat**: Being a Subdivision of 0.2755 Acre of Land, Being all of Lots 21,22,23 and 24 of Block 80 of Revised Map of Tomball Townsite, Volume 4, Pg. 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.
- 5.2 Consideration to approve **CSS Real Estate Holding I**: Being all of a Called 0.8556 Acres Recorded under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.
- 5.3 Consideration to approve **KCS Subdivision**: Being a subdivision of 8.2680 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.
- 5.4 Consideration to approve **Tomball Business and Technology Park Lot 4 Partial Replat**: A subdivision of 258.1764 Acres, Being a Replat of Lot 4 of Tomball Business and Technology Park as recorded in Film Code No. 653006 of the Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.
- 5.5 Consideration to approve **Reserve at Spring Lake Section Two**: Being a Replat of Unrestricted Reserve "D" of Replat of the Final Plat Reserve at Spring Lake Section One Located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641 Harris County, Texas City of Tomball, Texas.
- 5.6 Consideration to approve **ZONING CASE P15-039**: Request by Diane Deaton, on behalf of Kathy A. Gibson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 1 & 2, Block 3, Main Street – Tomball, within the City of Tomball, Harris County, Texas, generally located south of Barbara Street and west of South Vernon Street, from the Single-Family Residential-6 District to the Old Town & Mixed Use District.
 - Conduct Public Hearing on **ZONING CASE P15-039**

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 May 2015 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding 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: May 11, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: May 11, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: May 11, 2015

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 13, 2015.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

4/13/15 Draft Minutes

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

MONDAY, APRIL 13, 2015



6:00 P.M.

- 1.0 The meeting was called to order by Chair Tague at 6:00 p.m. Other member present were:

Commissioner Evelyn Torres
Commissioner Harry Byrd
Commissioner Derrell Roquemore

Commissioner Richard Anderson – Excused Absence

Others present:

City Attorney – Loren Smith
City Engineer – Lori Lakatos
City Planner – Harold Ellis
Community Development Coordinator – Amelia Vasquez

- 2.0 No Public Comments were received.

- 3.0 Reports and Announcements

Board Appreciation Dinner scheduled for Tuesday, April 21, 2015 at 6:00 p.m.
Renovations to Council Chambers

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Byrd, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 9, 2015.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve the Preliminary Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

draft

Motion was made by Commissioner Byrd, second by Commissioner Torres, to approve **Broussard Community Park**.

Motion carried unanimously.

- 5.2 Consideration to approve the Final Plat of **Broussard Community Park**: A 16.6372 Acre Tract of Land Being all of a Called 16.637 Acre Tract Recorded Under Harris County Clerk's File No. W130528 in the John S. Smith Survey, Abstract No. 730 City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Torres, second by Commissioner Byrd, to approve the Final Plat of **Broussard Community Park**.

Motion carried unanimously.

- 5.3 Consideration to approve the Preliminary Plat of **CSS Real Estate Holding I**: 0.8556 Acres Being all of a Called 0.8556 Acres Recorded Under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendation.

Motion was made by Commissioner Torres, second by Commissioner Roquemore, to approve the Final Plat of **CSS Real Estate Holding I**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **P D & J Enterprises**: Being a subdivision of 0.3213 acre of land situated in the William Hurd Survey, Abstract Number 371, of Harris County, Texas, and being a replat of Lots 20, 21, 22 and 23, in Block 81 of Revised Map of Tomball, according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Lori Lakatos, City Engineer, presented comments and recommendation.

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve the Final Plat of **P D & J Enterprises**, with contingencies.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Roquemore, second by Commissioner Byrd, to adjourn.

Motion carried unanimously.

Meeting adjourned at 6:08 p.m.

PASSED AND APPROVED this ____ day of _____ 2015.

Amelia Vasquez
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **Tomball Townsite Lot 24 Replat**: Being a Subdivision of 0.2755 Acre of Land, Being all of Lots 21,22,23 and 24 of Block 80 of Revised Map of Tomball Townsite, Volume 4, Pg. 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Tomball Townsite Lot 24

STATE OF TEXAS
COUNTY OF HARRIS

We, Tommyboy Investments, LP, a Texas limited partnership and Thomas Rayburn, President, owners hereinafter referred to as Owners of the 0.2755 acre tract described in the above and foregoing plat of TOMBALL TOWNSITE LOT 24 REPLAT, do hereby make and establish said subdivision and development plan of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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 hand, in the City of Tomball, Texas this the _____ day of _____, 2015

By: _____
Thomas Rayburn, President

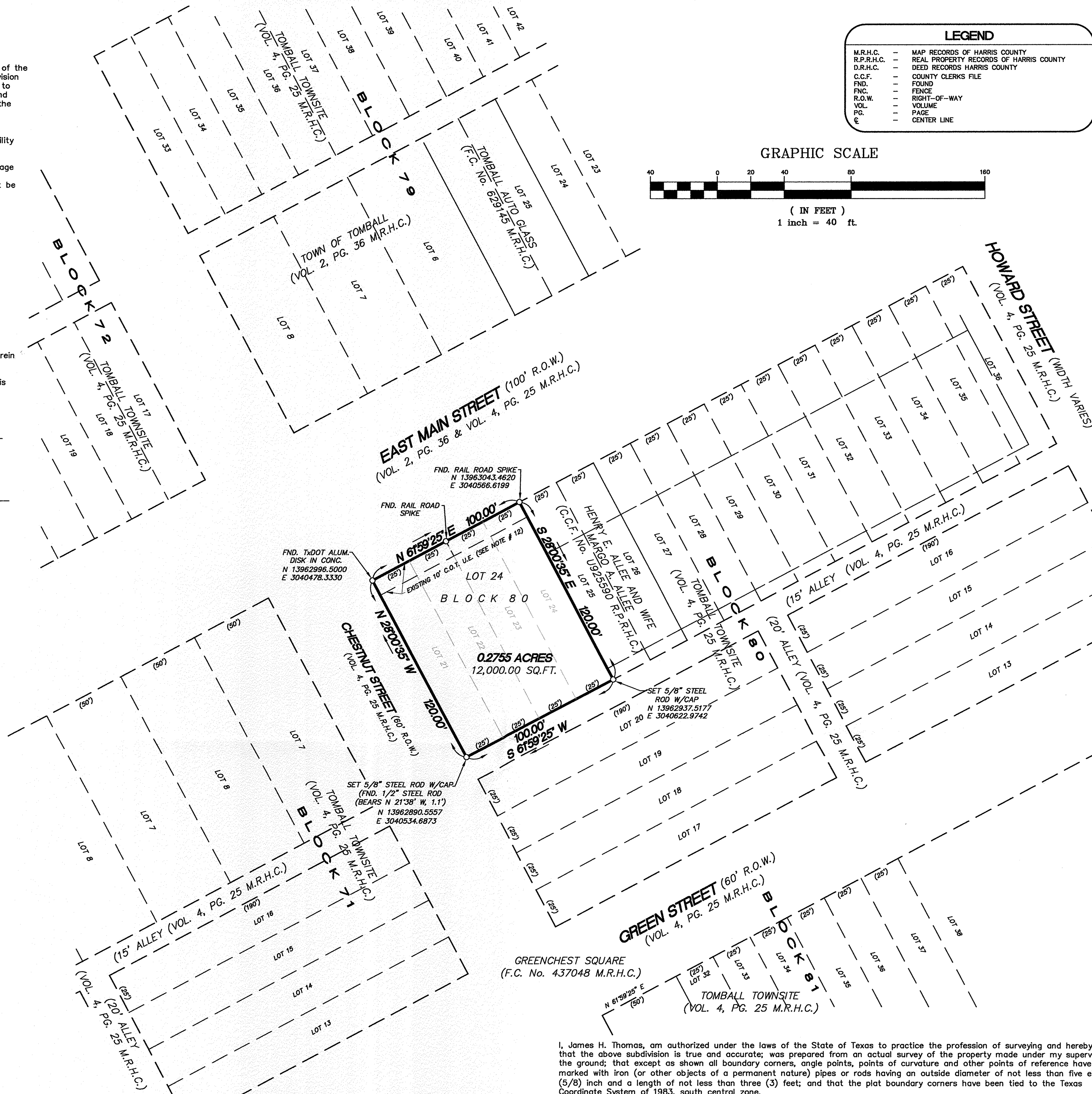
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

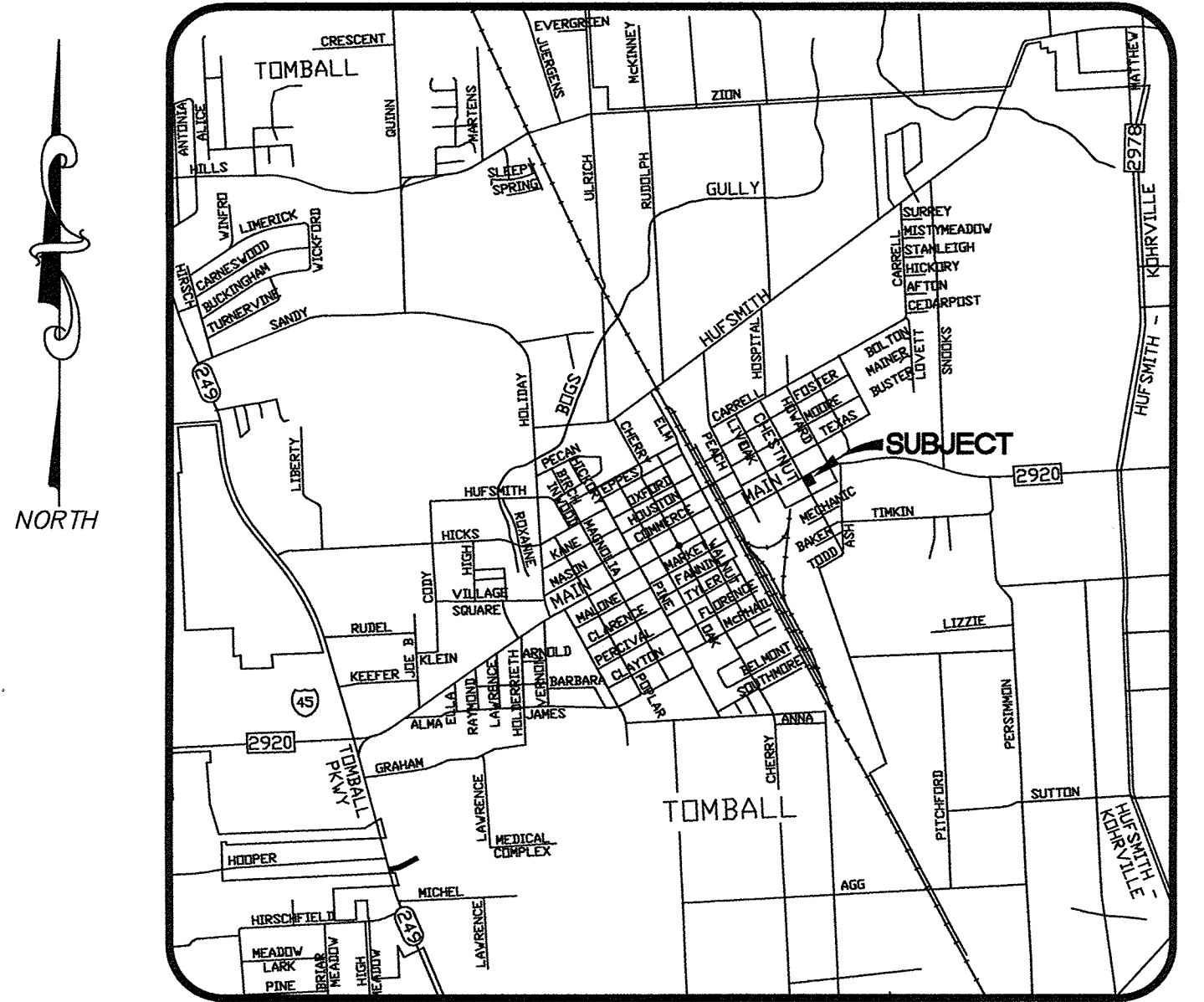
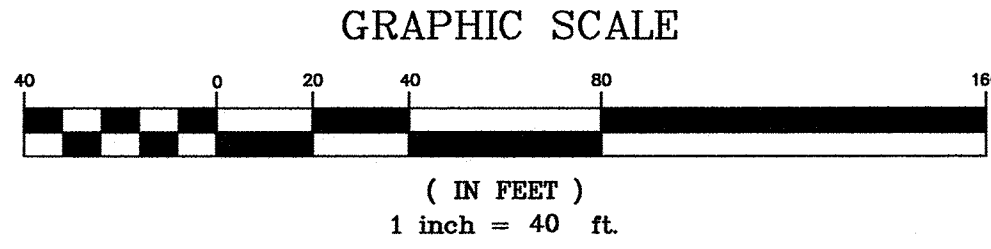
GIVEN UNDER MY HAND AND SEAL OF OFFICE this
_____ day of _____, 2015.

Notary Public in and for the State of Texas
Print Name

My Commission Expires: _____



LEGEND	
M.R.H.C.	MAP RECORDS OF HARRIS COUNTY
R.P.R.H.C.	REAL PROPERTY RECORDS OF HARRIS COUNTY
D.R.H.C.	DEED RECORDS HARRIS COUNTY
C.C.F.	COUNTY CLERK'S FILE
FND.	FOUND
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CL.	CENTER LINE



VICINITY MAP NOT TO SCALE
KEY MAP No. 288 H

Notes:

- 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.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
- Parcels designated as "Lots" on this plat shall be restricted to single family residential use.
- 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 0.999952072412.
- Site drainage plans for the future development of this reserve must be approved by the Harris County Flood Control District and Engineering Division of Harris County Public Infrastructure Department.
- Absent written authorization by the affected utilities, all CenterPoint Energy and City of Houston utility 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 the utility at the owner's expense.
- This property is subject to an easement agreement for surface site over the most Northwesterly 10' of the subject property as set forth by instrument filed for record under County Clerk's File No(s). D703440 of the Real Property Records of Harris County.
- 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 restrictions or covenants.
- This Plat is subject to a 10' City of Tomball Utility Easement described in instrument recorded under County Clerk's File No. D703440 of the Real Property Records of Harris County, Texas.

Public Easements:

Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on 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.

Flood Information:

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 48201C0230L for the City of Tomball, Texas, dated June 18, 2007.

TOMBALL TOWNSITE LOT 24 REPLAT

BEING A SUBDIVISION OF 0.2755 ACRE OF LAND,
BEING ALL OF LOTS 21, 22, 23, AND 24 OF BLOCK 80
OF REVISED MAP OF TOMBALL TOWNSITE, VOLUME
4, PG. 25 OF THE MAP RECORDS OF HARRIS
COUNTY, OUT OF THE WILLIAM HURD SURVEY,
ABSTRACT NO. 371, IN THE CITY OF TOMBALL, IN
HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK

DATE: 04/17/2015 SCALE: 1" = 40'

OWNER/DEVELOPER: TOMMYBOY INVESTMENTS, LP, a Texas limited partnership
21006 SKYHAVEN COURT
SPRING, Texas 77379-0090
PHONE: (713) 319-5748

SURVEYOR: THOMAS LAND SURVEYING
14340 Torrey Chase, Suite 270
Houston, Texas 77014
PHONE : (281) 440-7730
FAX : (281) 440-7737
Jim@thomaslandsurveying.com

JOB NO.: 16197

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 _____, 2015, at _____ o'clock _____ M., and duly recorded on _____, 2015, 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

We the City Manager and City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball Ordinances.

George Shackelford, City Manager

Lori Lakatos, P.E. City Engineer
Engineering & Planning

This is to certify that the City accepts the Planning and Zoning Commission's authorized approval and acceptance of all dedicated public easements 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 _____, 2015.

By: _____
Gretchen Fagan, Mayor

By: _____
Doris Speer, City Secretary

I, James H. Thomas, 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.

James H. Thomas, RPLS # 5736

WE, Whitney Bank, a Louisiana state chartered bank, owner and holder of liens against the property described in the plat known as TOMBALL TOWNSITE LOT 24 REPLAT, said liens being evidenced by instrument(s) of record under County Clerk's File No(s). 20140272813 and 20140272813 of the O.P.R.O.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and hereby confirm that we are the present owner(s) of said liens and have not assigned the same nor any part thereof.

By: _____
Print Name

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this
_____ day of _____, 2015.

Notary Public in and for the State of Texas
Print Name

My Commission Expires: _____

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **CSS Real Estate Holding I**: Being all of a Called 0.8556 Acres Recorded under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

CSS Real Estate Holding I

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **KCS Subdivision**: Being a subdivision of 8.2680 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

KCS Subdivision Plat

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **Tomball Business and Technology Park Lot 4 Partial Replat**: A subdivision of 258.1764 Acres, Being a Replat of Lot 4 of Tomball Business and Technology Park as recorded in Film Code No. 653006 of the Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Tomball Business and Technology Park Lot 4 Partial Replat

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, TOMBALL ECONOMIC DEVELOPMENT CORPORATION, ACTING BY AND THROUGH GRETCHEN FAGAN, PRESIDENT OF THE BOARD OF DIRECTORS, BEING AN OFFICER OF TOMBALL ECONOMIC DEVELOPMENT CORPORATION, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 25.1764 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 4 PARTIAL REPLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LEINS, 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 DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED SERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

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.

IN TESTIMONY WHEREOF, THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GRETCHEN FAGAN, PRESIDENT OF THE BOARD OF DIRECTORS, THEREUNTO AUTHORIZED, ATTESTED BY THE SECRETARY OF THE BOARD OF DIRECTORS, W. E. (BILL) SUMNER, JR., AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ____ DAY OF _____, 2015.

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

BY: _____
GRETCHEN FAGAN
PRESIDENT OF THE BOARD OF DIRECTORS

ATTEST:

BY: _____
W. E. (BILL) SUMNER, JR.
SECRETARY OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRETCHEN FAGAN AND W. E. (BILL) SUMNER, JR., PRESIDENT AND SECRETARY RESPECTIVELY OF THE BOARD OF DIRECTORS OF TOMBALL ECONOMIC DEVELOPMENT CORPORATION, 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, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2012.

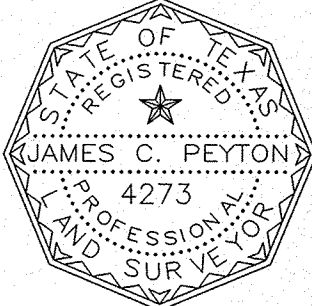
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

1. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48201C0230 L, EFFECTIVE DATE JUNE 18, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WEISSER ENGINEERING CO. MAKES NO WARRANTY AS TO ITS ACCURACY.
2. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
3. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
4. 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.
5. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
6. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO AND SHALL NOT LIMIT OR REPLACE ANY BUILDING LINES REQUIRED BY THE CITY OF TOMBALL CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
7. THE AREAS SHOWN HEREON HAVE BEEN CARRIED TO THE NUMBER OF DECIMAL PLACES REQUIRED BY THE CITY OF TOMBALL, WHICH EXCEEDS THE PRECISION PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
8. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED AVERAGE ADJUSTMENT FACTOR OF 0.999942131.
9. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, THE SURVEYOR RELIED ON TITLE REPORTS ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED MAY XX, 2015, OF NO. XXXXXXXXX.
10. 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.
11. THE AREAS SHOWN HEREON HAVE BEEN CARRIED TO THE NUMBER OF DECIMAL PLACES REQUIRED BY THE CITY OF TOMBALL, WHICH EXCEEDS THE PRECISION PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

I, JAMES C. PEYTON, 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN DIMENSIONED TO THE NEAREST SURVEY CORNER.



JAMES C. PEYTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4273

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 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 _____, 2015.

BY: _____
BARBARA TAGUE, CHAIRMAN OR
DARRELL ROQUEMORE, VICE-CHAIRMAN

BY: _____
EVELYN CHERVENAK, SECRETARY

WE, THE CITY MANAGER AND THE CITY ENGINEER FOR THE CITY OF TOMBALL, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF TOMBALL ORDINANCE.

GEORGE SHACKELFORD
CITY MANAGER

LORI LAKATOS, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY OF TOMBALL ACCEPTS THE PLANNING AND ZONING COMMISSION'S AUTHORIZED APPROVAL AND ACCEPTANCE OF ALL DEDICATED PUBLIC EASEMENTS 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 _____, 2015.

BY: _____
GRETCHEN FAGAN, MAYOR

BY: _____
DORIS SPEER, CITY SECRETARY

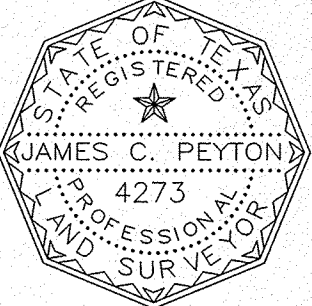
I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ DAY OF _____, 2015, AT ____ O'CLOCK ____ M., AND IN FILM CODE NUMBER ____ OF THE MAP RECORDS ____ OF HARRIS COUNTY.

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

STAN STANART, CLERK OF
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, JAMES C. PEYTON, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS, AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE SUBDIVIDERS OWN OR HAVE A LEGAL INTEREST IN.



JAMES C. PEYTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4273

DESCRIPTION OF A 17.3578 ACRES
(756,107.25 SQ. FT.) TRACT OF LAND SITUATED
IN THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

Being a 17.3578-acre (756,107.25 square foot) tract of land situated in the Elizabeth Smith Survey, A-70, City of Tomball, Harris County, Texas. Said 17.3578-acre tract being out of Lot 4 of the Tomball Business and Technology Park plot as recorded under Film Code No. 653006 of the Harris County Plat 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, NAD 83, South Central Zone No. 4204 (the coordinates shown hereon are surface and may be brought to the grid by applying the combined scale factor of 0.999942131):

BEGINNING at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west right-of-way line of Huffmuth Kohrville Road (right-of-way varies) recorded under Volume 2549, Page 325 of the Harris County Deed Records and in the northeast corner of Unrestricted Reserve "A", of Yam Plaza, recorded under Film Code 594151 of the Harris County Map Records, Harris County for the southwest corner of said tract herein described;

THENCE, South 84 deg. 40 min. 07 sec. West, with the north line of the said Unrestricted Reserve "A", of Yam Plaza, and a south line of said tract herein described, a distance of 386.51 feet from which a found 5/8-inch iron rod with cap bears North 00° 07' West, a distance of 0.31 feet, for an angle point of said tract herein described;

THENCE North 61 deg. 02 min. 11 sec. West, over and across said Lot 4 of Tomball Business and Technology Park and a south line of said tract herein described, a distance of 109.72 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a non-tangent curve to the left;

THENCE in a westerly direction, over and across said Lot 4 of Tomball Business and Technology Park, along said curve to the left, having a radius of 60.00 feet, a central angle of 177 deg. 28 min. 29 sec., a chord being N 59 deg. 46 min. 26 sec. W, a chord distance of 119.97 feet and an arc length of 185.85 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 westerly direction, over and across said Lot 4 of Tomball Business and Technology Park, 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 being S 56 deg. 19 min. 43 sec. W, 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 81 deg. 10 min. 07 sec. West, over and across said Lot 4 of Tomball Business and Technology Park, a distance of 565.44 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 North 54 deg. 56 min. 00 sec. West, over and across said Lot 4 of Tomball Business and Technology Park, a distance of 28.82 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the east right-of-way line of South Persimmon Street (right-of-way varies) recorded under Film Code No. 653006, of the Map Records of Harris County, Texas and the west corner of said tract herein described;

THENCE North 08 deg. 49 min. 53 sec. West, with the east right-of-way line of said South Persimmons Street, and a west line of said tract herein described, a distance of 53.03 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 northerly direction, with an east right-of-way line of said South Persimmons Street, and with a west line of said tract herein described, along said curve to the left, having a radius of 1,040.00 feet, a central angle of 20 deg. 11 min. 11 sec., a chord being N 18 deg. 25 min. 28 sec. W, a chord distance of 364.52 feet and an arc length of 366.41 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the westerly most northwest cutback corner of the intersection of the east right-of-way line of South Persimmon Street and the south right-of-way line of said Spell Road (80' ROW) as recorded under Film Code No. 653006, of the Map Records of Harris County, Texas for the westerly most northwest corner of said tract herein described;

THENCE North 13 deg. 50 min. 50 sec. East, with the southeast right-of-way line of said cutback corner, with the northwest line of said tract herein described, a distance of 36.24 feet to a point in the south right-of-way line of said Spell Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a west corner of said tract herein described;

THENCE North 57 deg. 24 min. 03 sec. East, with the south right-of-way line of said Spell Road, and a north line of said tract herein described, a distance of 54.60 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 an easterly direction, with a south right-of-way line of said Spell Road, and with a north line of said tract herein described, along said curve to the right, having a radius of 960.00 feet, a central angle of 24 deg. 29 min. 38 sec., a chord being N 69 deg. 38 min. 51 sec. E, a chord distance of 407.28 feet and an arc length of 410.40 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 North 81 deg. 53 min. 40 sec. East, with the south right-of-way line of said Spell Road, and a north line of said tract herein described, a distance of 463.44 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 an easterly direction, with a south right-of-way line of said Spell Road, and with a north line of said tract herein described, along said curve to the right, having a radius of 530.00 feet, a central angle of 11 deg. 08 min. 52 sec., a chord being N 87 deg. 28 min. 06 sec. E, a chord distance of 102.96 feet and an arc length of 103.12 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reverse curve to the left;

THENCE in an easterly direction, with a south right-of-way line of said Spell Road, and with a north line of said tract herein described, along said curve to the left, having a radius of 530.00 feet, a central angle of 11 deg. 08 min. 52 sec., a chord being N 87 deg. 28 min. 06 sec. E, a chord distance of 102.96 feet and an arc length of 103.12 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 North 81 deg. 53 min. 40 sec. East, with a south right-of-way line of said Spell Road, and a north line of said tract herein described, a distance of 172.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the north cutback corner of the intersection of the south right-of-way line of said Spell Road and the west right-of-way line of said Huffmuth Kohrville Road for the northerly most northeast corner of said tract herein described;

THENCE South 52 deg. 26 min. 00 sec. East, with the southwest right-of-way line of said cutback corner, with the northeast line of said tract herein described, a distance of 34.95 feet to a point in the east right-of-way line of said Huffmuth Kohrville Road to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a non-tangent curve to the right;

THENCE in an southerly direction, with a west right-of-way line of said Huffmuth Kohrville Road, and with an east line of said tract herein described, along said curve to the right, having a radius of 1950 feet, a central angle of 08 deg. 31 min. 05 sec., a chord being S 03 deg. 08 min. 32 sec. E, a chord distance of 221.71 feet and an arc length of 221.83 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 00 deg. 07 min. 01 sec. West, with the west right-of-way line of said Huffmuth Kohrville Road, and with the east line of said tract herein described, a distance of 455.26 feet to the POINT OF BEGINNING and containing 17.3578 acres (756,107.25 square feet) of land.

DESCRIPTION OF A 7.8185 ACRES
(340,575.62 SQ. FT.) TRACT OF LAND SITUATED
IN THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

Being a 7.8185-acre (340,575.62 square foot) tract of land situated in the Elizabeth Smith Survey, A-70, City of Tomball, Harris County, Texas. Said 7.8185-acre tract being out of Lot 4 of the Tomball Business and Technology Park plot as recorded under Film Code No. 653006 of the Harris County Plat 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, NAD 83, South Central Zone No. 4204 (the coordinates shown hereon are surface and may be brought to the grid by applying the combined scale factor of 0.999942131):

BEGINNING at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north right-of-way of Holderrieth Road (80' ROW) and in the southwest corner of Unrestricted Reserve "A", of Yam Plaza, recorded under Film Code 594151 of the Harris County Map Records, Harris County for the southeast corner of said tract herein described;

THENCE South 81 deg. 10 min. 07 sec. West, with the north right-of-way line of said Holderrieth Road, and with the south line of said tract herein described, a distance of 740.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the south cutback corner of the intersection of the north right-of-way line of said Holderrieth Road and the east right-of-way line of South Persimmon Street (right-of-way varies) recorded under Film Code No. 653006, of the Map Records of Harris County, Texas for the southerly most southwest corner of said tract herein described;

THENCE North 53 deg. 49 min. 53 sec. West, with the northeast right-of-way line of said cutback corner, with the southwest line of said tract herein described, a distance of 35.36 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 North 08 deg. 49 min. 53 sec. West, with the east right-of-way line of said South Persimmons Street, and a west line of said tract herein described, a distance of 109.72 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 northerly direction, with an east right-of-way line of said South Persimmons Street, and with a west line of said tract herein described, along said curve to the right, having a radius of 530.00 feet, a central angle of 11 deg. 08 min. 52 sec., a chord being N 14 deg. 24 min. 19 sec. W, a chord distance of 102.96 feet and an arc length of 103.12 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a reverse curve to the right;

THENCE in a northerly direction, with an east right-of-way line of said South Persimmons Street, and with a west line of said tract herein described, along said curve to the right, having a radius of 530.00 feet, a central angle of 11 deg. 08 min. 59 sec., a chord being N 14 deg. 24 min. 15 sec. W, a chord distance of 102.97 feet and an arc length of 103.14 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 North 08 deg. 49 min. 53 sec. West, with the east right-of-way line of said South Persimmons Street, and a west line of said tract herein described, a distance of 66.52 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE South 54 deg. 56 min. 00 sec. East, over and across said Lot 4 of Tomball Business and Technology Park, a distance of 28.82 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;

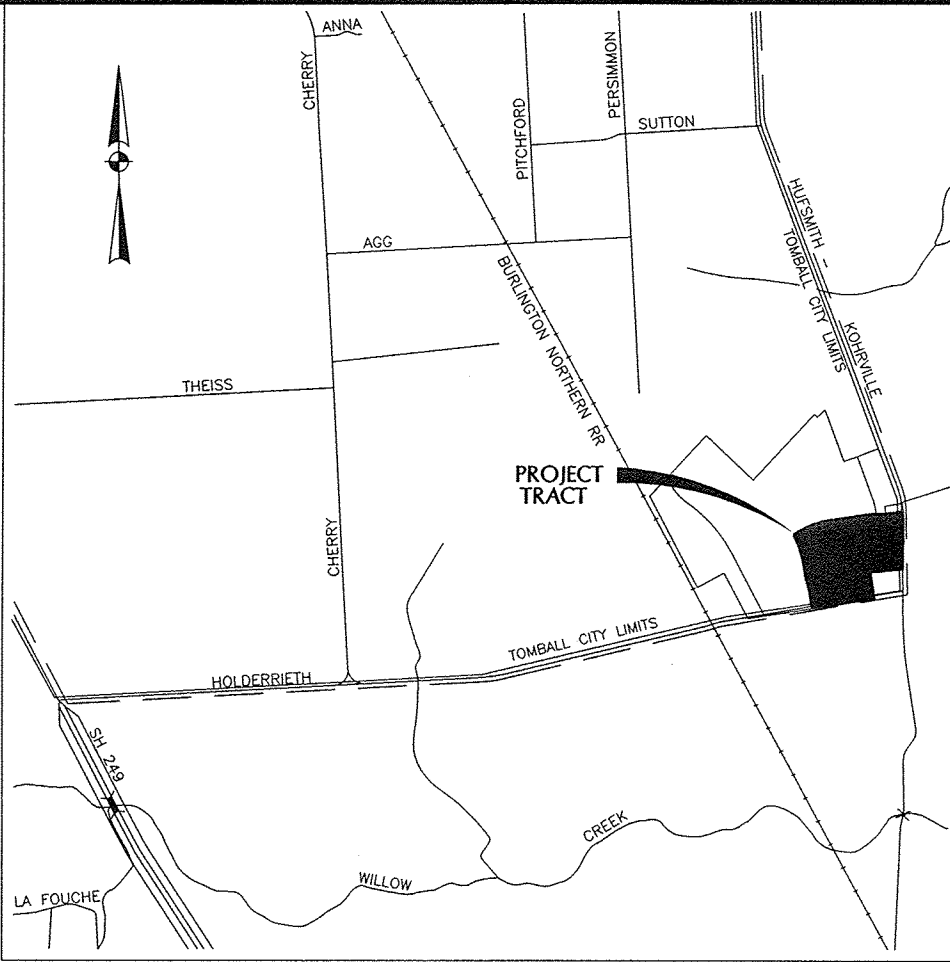
THENCE North 81 deg. 10 min. 07 sec. East, over and across said Lot 4 of Tomball Business and Technology Park, a distance of 565.44 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the left;

THENCE in an easterly direction, over and across said Lot 4 of Tomball Business and Technology Park, 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 being N 56 deg. 19 min. 43 sec. E, 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 right;

THENCE in an easterly direction, over and across said Lot 4 of Tomball Business and Technology Park, along said curve to the right, having a radius of 60.00 feet, a central angle of 177 deg. 28 min. 29 sec., a chord being N 59 deg. 46 min. 26 sec. W, a chord distance of 119.97 feet and an arc length of 185.85 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 61 deg. 02 min. 11 sec. East, over and across said Lot 4 of Tomball Business and Technology Park and with a north line of said tract herein described, a distance of 109.72 feet from which a found 5/8-inch iron rod with cap bears North 00° 07' West, a distance of 0.31 feet, for the northeast corner of said tract herein described;

THENCE South 08 deg. 49 min. 53 sec. East, with the west line of the said Unrestricted Reserve "A", of Yam Plaza, and the east line of said tract herein described, a distance of 315.00 feet to the POINT OF BEGINNING and containing 7.8185 acres (340,575.62 square feet) of land.



VICINITY MAP
N.T.S.
KEY MAP NO. 288-F.G.K & L

FINAL PLAT TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 4 PARTIAL REPLAT

A SUBDIVISION OF 25.1764 ACRES (1,096,682.87 SQ.FT.),
BEING A REPLAT OF LOT 4 OF TOMBALL BUSINESS AND
TECHNOLOGY PARK AS RECORDED IN FILM CODE NO. 653006
OF THE HARRIS COUNTY MAP RECORDS, IN THE ELIZABETH SMITH
SURVEY, ABSTRACT NO. 70, CITY OF TOMBALL, HARRIS
COUNTY, TEXAS

OWNERS:

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

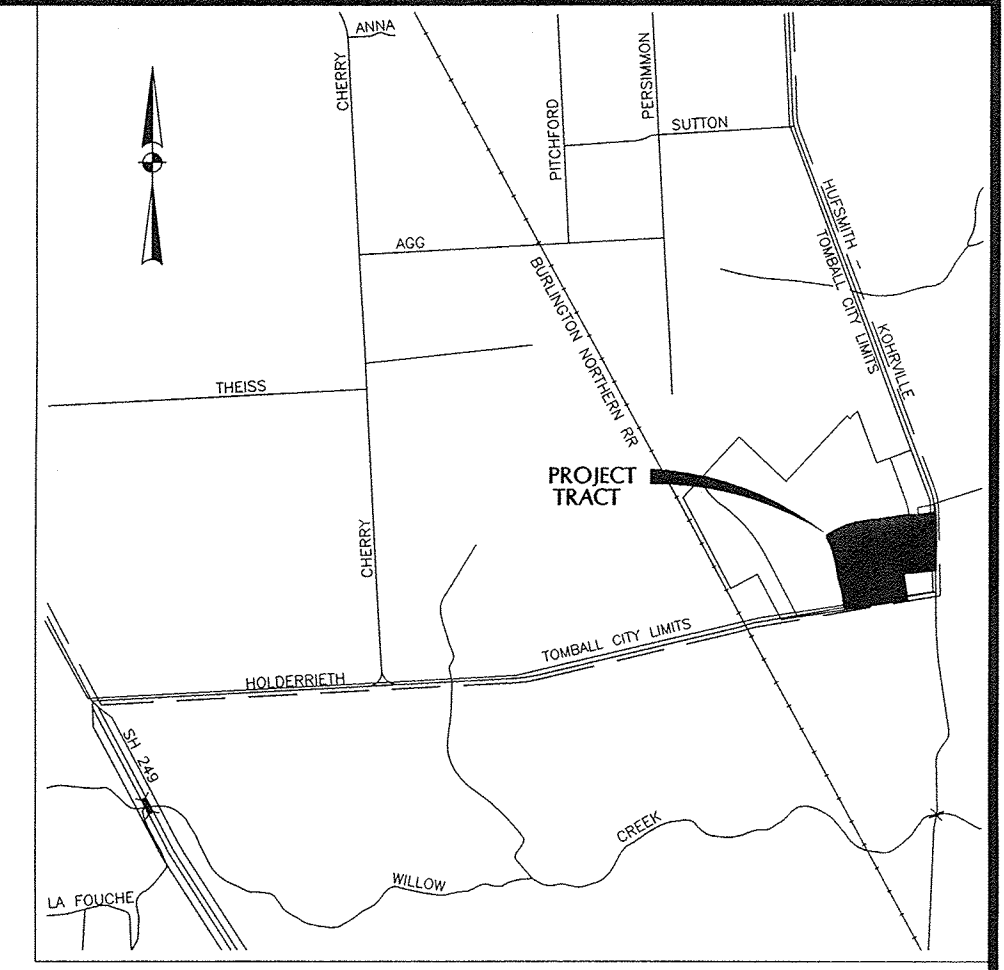
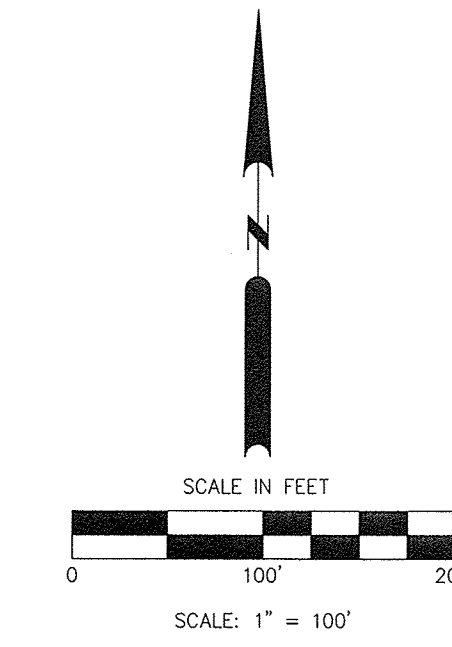
SURVEYOR / ENGINEER:



**WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579-7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

2 LOTS

SCALE: 1"=100' APRIL, 2015



VICINITY MAP
N.T.S.
KEY MAP No. 289-S & T

CURVE TABLE					
NO.	ARC	DELTA	RADIUS	CHORD BRG	CHORD DIST
C1	103.12'	11°08'52"	530.00'	N14°24'19"W	102.96'
C2	103.14'	11°08'59"	530.00'	N14°24'15"W	102.97'
C3	366.41'	20°11'11"	1040.00'	N18°55'28"W	364.52'
C4	410.40'	24°29'38"	960.00'	N69°38'51"E	407.28'
C5	103.12'	11°08'52"	530.00'	N87°28'06"E	102.96'
C6	103.12'	11°08'52"	530.00'	N87°28'06"E	102.96'
C7	221.83'	06°31'05"	1950.00'	S03°08'32"E	221.71'
C8	21.68'	49°40'47"	25.00'	S56°19'43"W	21.00'
C9	185.85'	177°28'29"	60.00'	N59°46'26"W	119.97'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N53°49'53"W	35.36'
L2	N13°50'50"E	36.24'
L3	N57°24'03"E	54.60'
L4	S52°26'00"E	34.95'
L5	N54°56'00"W	28.82'

FINAL PLAT TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 4 PARTIAL REPLAT

A SUBDIVISION OF 25.1764 ACRES (1,096,682.87 SQ.FT.), BEING A REPLAT OF LOT 4 OF TOMBALL BUSINESS AND TECHNOLOGY PARK AS RECORDED IN FILM CODE NO. 653006 OF THE HARRIS COUNTY MAP RECORDS, IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, CITY OF TOMBALL, HARRIS COUNTY, TEXAS

OWNERS:

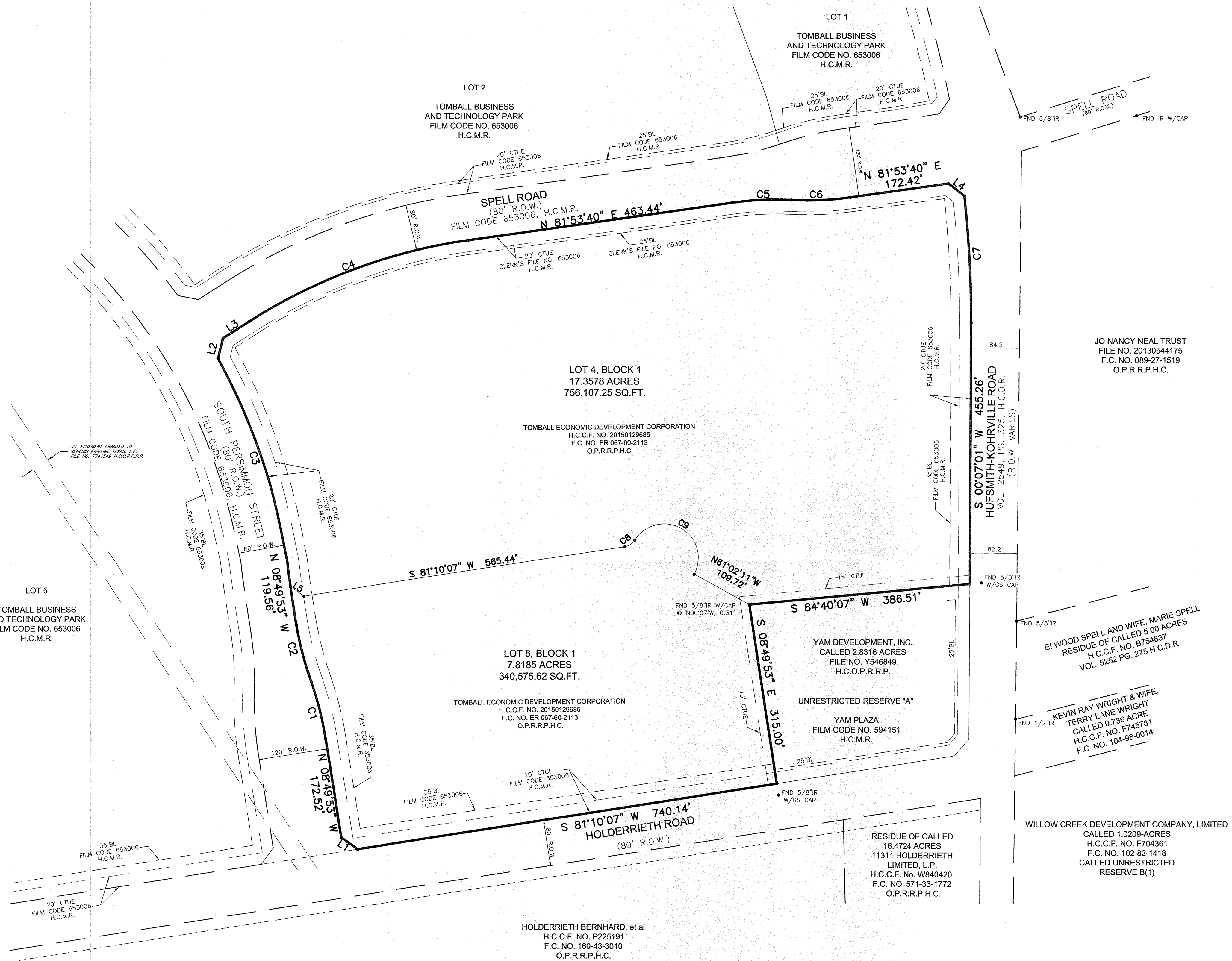
Tomball Economic
Development Corporation
29201 Quinn Road
Tomball TX 77375
281-401-4086

SURVEYOR / ENGINEER:

 **WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
TBPLS Reg. No. 100518-00
TBPE Reg. No. F-68

2 LOTS
SCALE: 1"=100' APRIL, 2015

- ABBREVIATIONS:
1. BL INDICATES BUILDING LINE.
 2. CTUE INDICATES CITY OF TOMBALL UTILITY EASEMENT.
 3. SSE INDICATES SANITARY SEWER EASEMENT.
 4. WLE INDICATES WATER LINE EASEMENT.
 5. STM SE INDICATES STORM SEWER EASEMENT.
 6. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 7. H.C.O.P.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
 8. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.



Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **Reserve at Spring Lake Section Two**: Being a Replat of Unrestricted Reserve "D" of Replat of the Final Plat Reserve at Spring Lake Section One Located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641 Harris County, Texas City of Tomball, Texas.

Background:

Origination:

Recommendation:

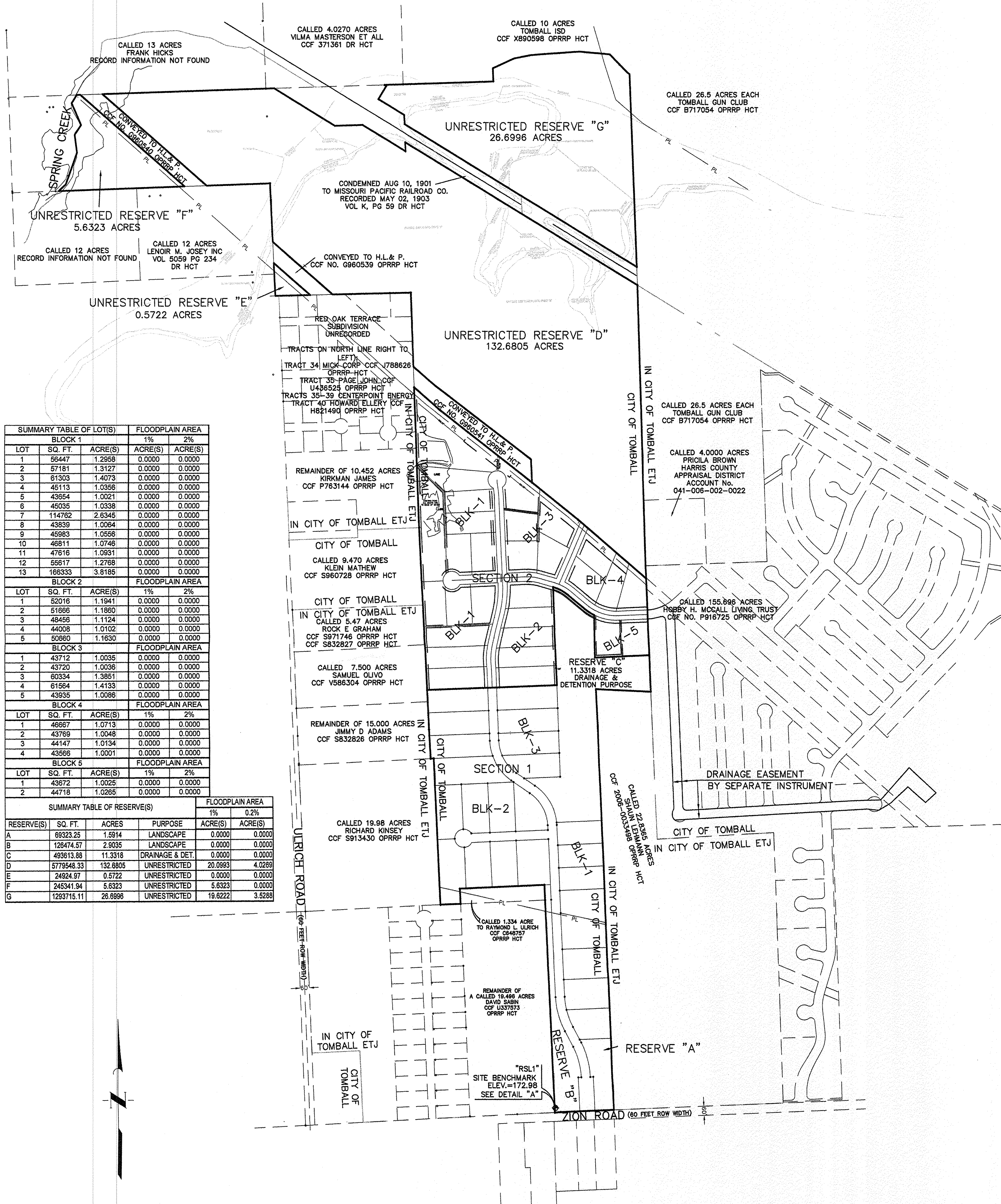
Funding:

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

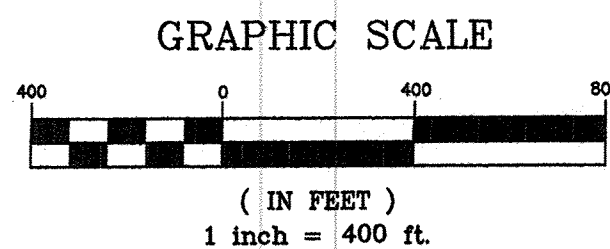
ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Reserve at Spring Lake Section Two Plat



SUMMARY TABLE OF LOT(S)				FLOODPLAIN AREA	
BLOCK 1				1%	2%
LOT	SQ. FT.	ACRE(S)	ACRE(S)		
1	56447	1.2958	0.0000	0.0000	
2	57181	1.3127	0.0000	0.0000	
3	61303	1.4073	0.0000	0.0000	
4	45113	1.0356	0.0000	0.0000	
5	43654	1.0021	0.0000	0.0000	
6	45035	1.0338	0.0000	0.0000	
7	114762	2.6345	0.0000	0.0000	
8	43839	1.0064	0.0000	0.0000	
9	45983	1.0556	0.0000	0.0000	
10	49811	1.0748	0.0000	0.0000	
11	47616	1.0831	0.0000	0.0000	
12	55617	1.2788	0.0000	0.0000	
13	166333	3.8185	0.0000	0.0000	
BLOCK 2				FLOODPLAIN AREA	
LOT	SQ. FT.	ACRE(S)	ACRE(S)	1%	2%
1	52016	1.1941	0.0000	0.0000	
2	51686	1.1893	0.0000	0.0000	
3	48456	1.1124	0.0000	0.0000	
4	44008	1.0102	0.0000	0.0000	
5	50860	1.1630	0.0000	0.0000	
BLOCK 3				FLOODPLAIN AREA	
LOT	SQ. FT.	ACRE(S)	ACRE(S)	1%	2%
1	43712	1.0035	0.0000	0.0000	
2	43720	1.0036	0.0000	0.0000	
3	80334	1.3851	0.0000	0.0000	
4	61564	1.4133	0.0000	0.0000	
5	43935	1.0086	0.0000	0.0000	
BLOCK 4				FLOODPLAIN AREA	
LOT	SQ. FT.	ACRE(S)	ACRE(S)	1%	2%
1	46887	1.0713	0.0000	0.0000	
2	43789	1.0048	0.0000	0.0000	
3	44147	1.0134	0.0000	0.0000	
4	43686	1.0001	0.0000	0.0000	
BLOCK 5				FLOODPLAIN AREA	
LOT	SQ. FT.	ACRE(S)	ACRE(S)	1%	2%
1	43972	1.0025	0.0000	0.0000	
2	44718	1.0285	0.0000	0.0000	
SUMMARY TABLE OF RESERVE(S)				FLOODPLAIN AREA	
RESERVE(S)	SQ. FT.	ACRES	PURPOSE	ACRE(S)	ACRE(S)
A	69323.25	1.5914	LANDSCAPE	0.0000	0.0000
B	128474.57	2.9035	LANDSCAPE	0.0000	0.0000
C	493613.88	11.3318	DRAINAGE & DET.	0.0000	0.0000
D	5776546.33	132.6805	UNRESTRICTED	20.0893	4.0289
E	24924.97	0.5722	UNRESTRICTED	0.0000	0.0000
F	245341.94	5.6323	UNRESTRICTED	5.6323	0.0000
G	1293715.11	29.6996	UNRESTRICTED	19.6222	3.5289



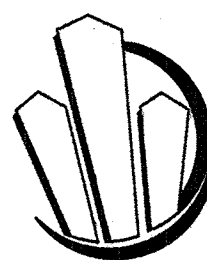
GENERAL NOTES:

- 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.
- 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.
- Bearings based on Texas South Central State Plane Coordinates (Nad 83).
- Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provisions of Chapter 14, Code of Ordinances, City of Tomball, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (Nad83) and may be brought from surface by applying the following combined scale factor of .99992227.
- All corners are set 5/8 inch iron rods w/cap unless otherwise shown or noted.
- There is a One-foot reserve dedicated as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested for street right-of-way purposes.
- Private Access Easement dedicated for use as temporary road until street is extended in a recorded plat.
- Gas and Water lines are located along Ulrich Road.
- Magnolia Pipeline Company Easement recorded in Volume 1554, Page 135, Volume 1554, Page 136 and Volume 1546, Page 296, Humble Oil Refining Company Easement recorded in Volume 1663, Page 389 and Teppco Crude Pipeline, L.P. recorded in Volume 941, Page 258 of the Deed Records of Harris County, Texas are blanket easements.
- Right-of-Way and easement for pipeline purposes, as granted to Humble Oil and Refining Company, now known as Exxon Corporation by instruments recorded in Volume 2844, Page 672 and Volume 3496, Page 459, both of the Deed Records of Harris County, Texas amended and defined by instrument filed for record under Harris County Clerk's File No. K547140. It does not affect subject property.
- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- Subject tract any and all easements, building lines, etc., as set out by the plat recorded under Film Code No. 645045 of the Map Records of Harris County, Texas.
- Agreement for Underground Electric Service filed under Clerk's File No. 20120477324 of the Real Property Records of Harris County, Texas, is blanket in nature and affects all of Section 1.
- Short Form Blanket Easement for Certain Utilities as granted by instrument filed under Clerk's File No. 20120478547 of the Real Property Records of Harris County, Texas, is blanket in nature and affects all of Section 1.
- Memorandum of Agreement by and between Zion Road Properties, LLC and Legend Classic Homes, Ltd. d/b/a Princeton Classic Homes by instrument filed under Clerk's File No. 20120178700 of the Real Property Records of Harris County, Texas, affects Section 1.

OWNER/DEVELOPER:
ZION ROAD PROPERTIES
ROBERT M. ALLEN, PRESIDENT
9977 W. SAM HOUSTON PKWY N., #150
HOUSTON, TX 77064
PH: 281-477-8688

ENGINEER:
DAVID P. KELLY II, P.E.
DPK ENGINEERING, LLC
32719 WINDSOR TERRACE
FULSHEAR, TX 77441
PH: 281-346-2616

SURVEYOR:

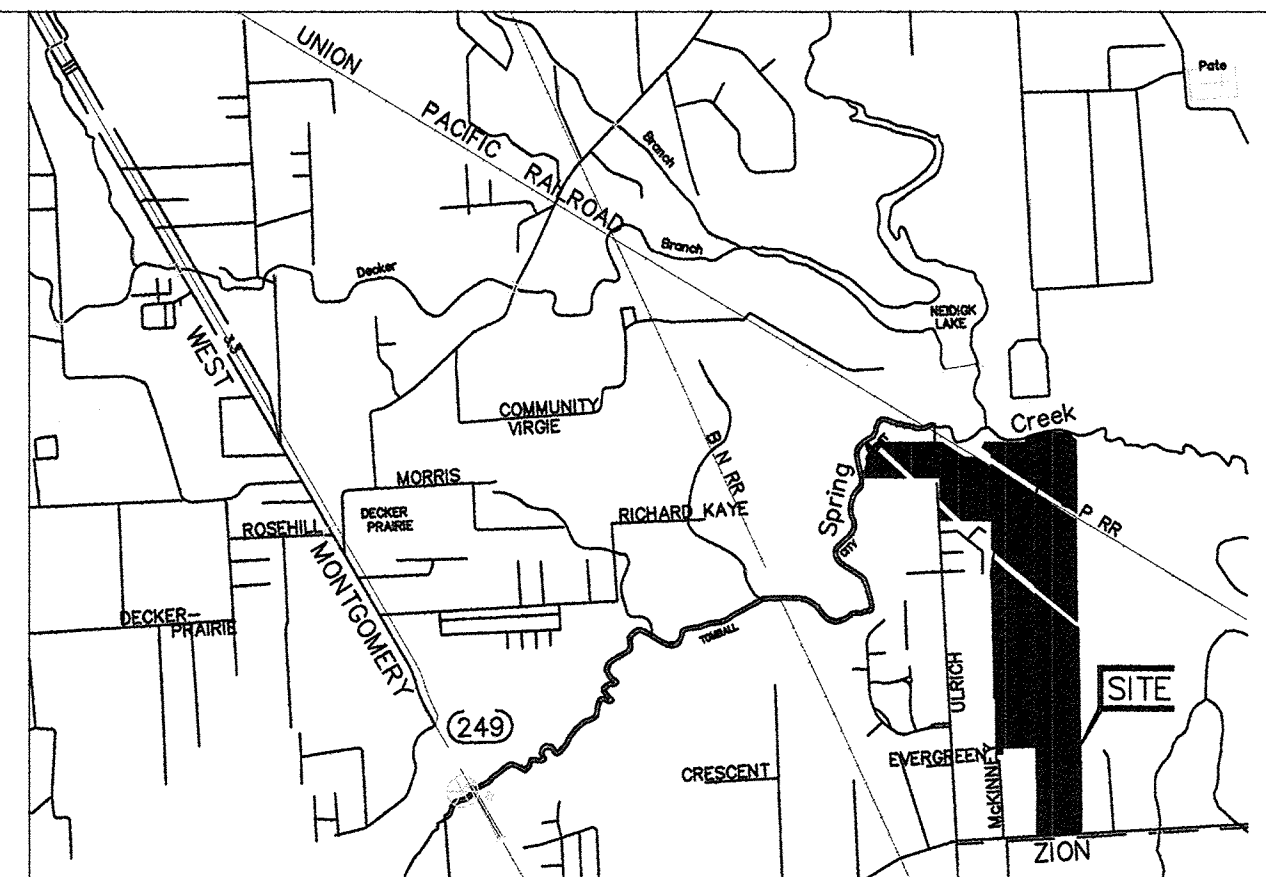


TOWN & COUNTRY SURVEYORS, LLC
28507 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281) 465-9730
FAX (281) 465-9731

LEGEND:

BUILDING LINE
UTILITY EASEMENT
AERIAL EASEMENT
CITY OF TOMBALL UTILITY EASEMENT
DRAINAGE EASEMENT (PRIVATE)
FOUND 5/8 INCH IRON RODS
BLOCK NUMBER
SURVEY LINE

B.L.
U.E.
A.E.
C.O.T. U.E.
D.E.
⑤
①



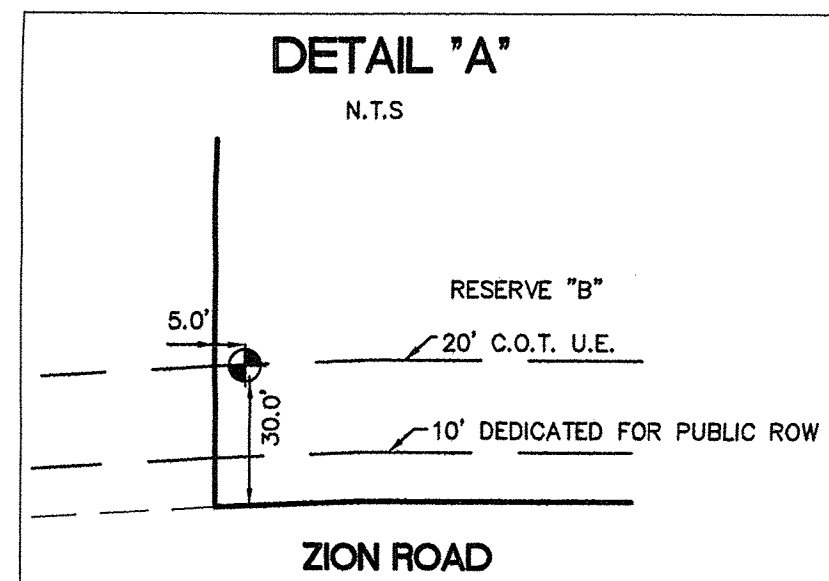
VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

According to FEMA Firm Panel No. 48201C0230L & 48201C0265L (Effective Date June 18, 2007), part of this property is in Zone "X" and determined to be outside 100 year flood plain. No portion of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

Warning: Part of this site is within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

Floodplain	Acres (approximate)
Floodway	0.00 acres
1% Floodplain	0.00 acres
0.2% Floodplain	0.00 acres
Zone "X" Floodplain (outside 0.2%)	41.26 acres



SITE BENCHMARK - SET BRASS DISK IN CONCRETE STAMPED "RSL1" LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBDIVISION, 30 FEET NORTH OF ZION ROAD, AND 5 FEET EAST OF PROPERTY LINE AS SHOWN. ELEVATION=172.98

RESERVE AT SPRING LAKE SECTION TWO

41.26 Acres (1,797,375 Sq. Ft.)

BEING A REPLAT OF

UNRESTRICTED RESERVE "D" OF

REPLAT OF THE FINAL PLAT

RESERVE AT SPRING LAKE

SECTION ONE

LOCATED IN THE

JOSEPH MILLER LEAGUE, A-50

W.H. CLEMENS SURVEY, A-1641

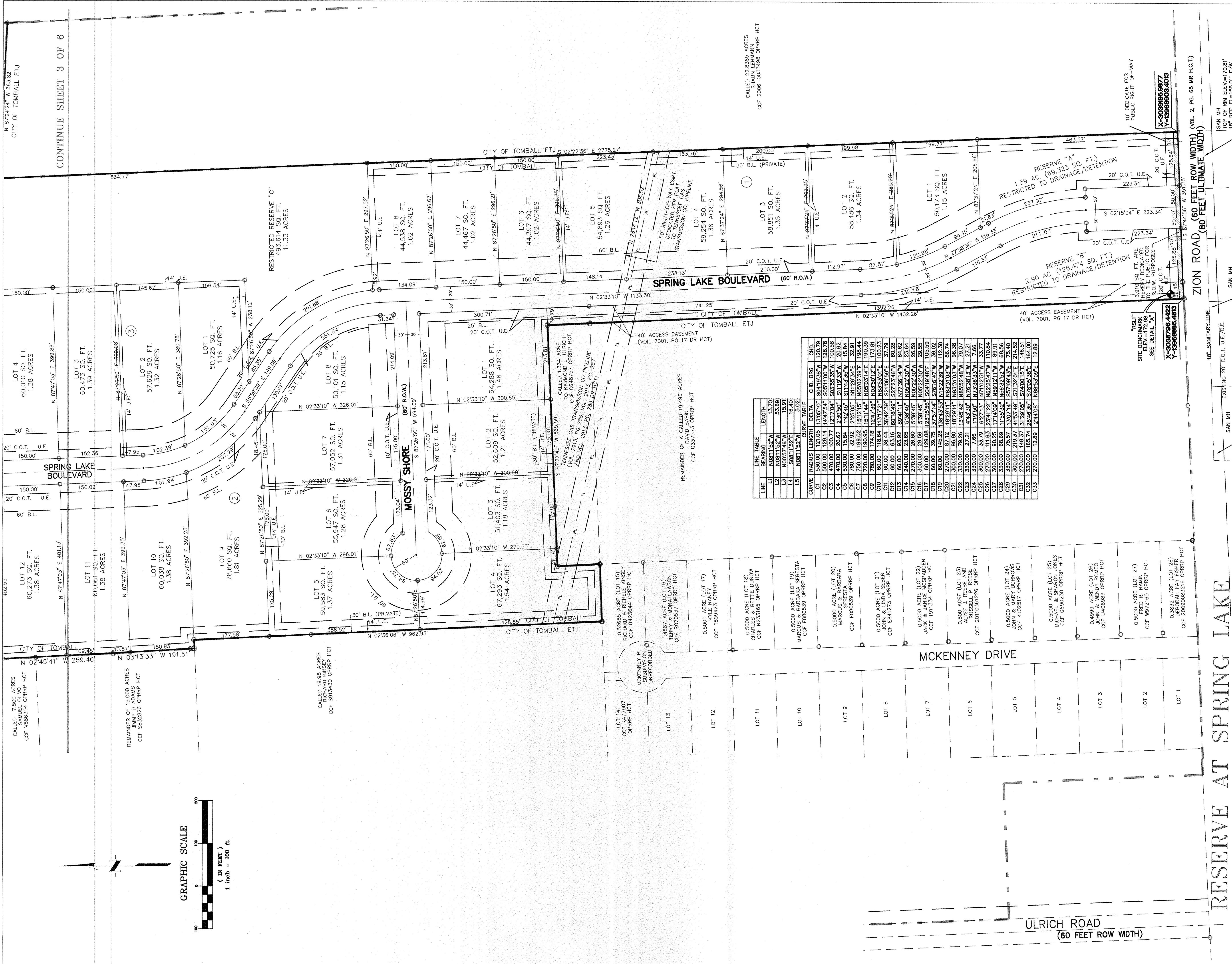
HARRIS COUNTY, TEXAS

CITY OF TOMBALL, TEXAS

5 BLOCKS 29 LOTS 0 RESERVES

APRIL 2015

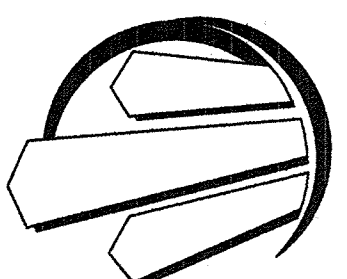
SHEET 1 OF 6



RESERVE AT SPRING LAKE
SECTION TWO

41.26 Acres (1,797,375 Sq. Ft.)
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UNRESTRICTED RESERVE "D" OF REPLAT OF THE FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
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JOSEPH MILLER LEAGUE, A-50
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HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
5 BLOCKS 29 LOTS 0 RESERVES
APRIL 2015

LINE	BEARING	LENGTH	CHD. BRG.	CHD.
C1	N 87°24'24" W	365.89'	130°55'10"	120.79'
C2	N 87°24'24" W	365.89'	130°55'10"	120.79'
C3	N 87°24'24" W	365.89'	130°55'10"	120.79'
C4	N 87°24'24" W	365.89'	130°55'10"	120.79'
C5	N 87°24'24" W	365.89'	130°55'10"	120.79'
C6	N 87°24'24" W	365.89'	130°55'10"	120.79'
C7	N 87°24'24" W	365.89'	130°55'10"	120.79'
C8	N 87°24'24" W	365.89'	130°55'10"	120.79'
C9	N 87°24'24" W	365.89'	130°55'10"	120.79'
C10	N 87°24'24" W	365.89'	130°55'10"	120.79'
C11	N 87°24'24" W	365.89'	130°55'10"	120.79'
C12	N 87°24'24" W	365.89'	130°55'10"	120.79'
C13	N 87°24'24" W	365.89'	130°55'10"	120.79'
C14	N 87°24'24" W	365.89'	130°55'10"	120.79'
C15	N 87°24'24" W	365.89'	130°55'10"	120.79'
C16	N 87°24'24" W	365.89'	130°55'10"	120.79'
C17	N 87°24'24" W	365.89'	130°55'10"	120.79'
C18	N 87°24'24" W	365.89'	130°55'10"	120.79'
C19	N 87°24'24" W	365.89'	130°55'10"	120.79'
C20	N 87°24'24" W	365.89'	130°55'10"	120.79'
C21	N 87°24'24" W	365.89'	130°55'10"	120.79'
C22	N 87°24'24" W	365.89'	130°55'10"	120.79'
C23	N 87°24'24" W	365.89'	130°55'10"	120.79'
C24	N 87°24'24" W	365.89'	130°55'10"	120.79'
C25	N 87°24'24" W	365.89'	130°55'10"	120.79'
C26	N 87°24'24" W	365.89'	130°55'10"	120.79'
C27	N 87°24'24" W	365.89'	130°55'10"	120.79'
C28	N 87°24'24" W	365.89'	130°55'10"	120.79'
C29	N 87°24'24" W	365.89'	130°55'10"	120.79'
C30	N 87°24'24" W	365.89'	130°55'10"	120.79'
C31	N 87°24'24" W	365.89'	130°55'10"	120.79'
C32	N 87°24'24" W	365.89'	130°55'10"	120.79'
C33	N 87°24'24" W	365.89'	130°55'10"	120.79'



TOWN & COUNTRY SURVEYORS, LLC
25507 NORTH FREEMAN, SUITE 100
HOUSTON, TEXAS 77060
(281) 466-8750
FAX (281) 466-8751

LINE	BEARING	LENGTH
L1	N08°11'52"W	13.70
L2	N08°11'52"W	53.69
L3	N00°57'46"W	13.91
L4	S08°11'52"E	16.40
L5	N08°11'52"W	5.02

UNRESTRICTED RESERVE "D"
5,779.565 SQ. FT.
132.68 ACRES

CURVE	RADIUS	LENGTH	DELTA	CHD.	BRG.	CHD.
C1	530.00	121.05	13°05'10"	504°19'38"W	120.79	504°19'38"W
C2	500.00	129.14	14°47'54"	505°11'00"W	128.78	505°11'00"W
C3	470.00	100.77	12°17'04"	503°55'35"W	100.58	503°55'35"W
C4	470.00	20.62	2°30'50"	S11°19'33"W	20.62	S11°19'33"W
C5	530.00	15.84	1°42'45"	S11°43'35"W	15.84	S11°43'35"W
C6	780.00	32.92	2°25'05"	N11°26'34"E	32.91	N11°26'34"E
C7	750.00	199.02	15°12'15"	N05°02'59"E	198.44	N05°02'59"E
C8	720.00	190.95	15°11'44"	N05°03'14"E	190.39	N05°03'14"E
C9	780.00	174.18	12°47'39"	N03°50'12"E	173.61	N03°50'12"E
C10	60.00	118.64	11°31'21"	N8°35'01"E	100.23	N8°35'01"E
C11	60.00	38.44	36°42'39"	S21°06'59"E	37.79	S21°06'59"E
C12	60.00	63.16	60°18'49"	S27°33'46"W	60.28	S27°33'46"W
C13	60.00	93.92	89°41'11"	N7°36'14"W	84.62	N7°36'14"W
C14	240.00	23.65	5°38'45"	N05°22'30"W	23.64	N05°22'30"W
C15	270.00	29.58	5°38'45"	N05°22'30"W	29.55	N05°22'30"W
C16	300.00	29.58	5°38'45"	N05°22'30"W	29.55	N05°22'30"W
C17	60.00	129.08	12°31'56"	S04°19'48"E	128.59	S04°19'48"E
C18	60.00	59.75	37°57'14"	S76°16'47"W	59.02	S76°16'47"W
C19	60.00	145.28	138°43'53"	N15°22'39"W	112.30	N15°22'39"W
C20	270.00	87.12	18°29'11"	N8°31'03"W	86.74	N8°31'03"W
C21	300.00	96.80	18°29'11"	N8°31'03"W	96.38	N8°31'03"W
C22	330.00	79.26	13°45'42"	N85°52'48"W	79.07	N85°52'48"W
C23	330.00	27.21	4°43'30"	N76°38'13"W	27.21	N76°38'13"W
C24	300.00	7.66	1°19'50"	N73°36'33"W	7.66	N73°36'33"W
C25	300.00	33.79	6°27'13"	N71°02'51"W	33.77	N71°02'51"W
C26	270.00	111.63	23°41'22"	N62°25'47"W	110.84	N62°25'47"W
C27	300.00	90.25	17°14'09"	N59°12'11"W	89.91	N59°12'11"W
C28	330.00	68.69	11°55'32"	N56°32'52"W	68.56	N56°32'52"W
C29	330.00	75.57	13°07'14"	S57°08'43"E	75.40	S57°08'43"E
C30	300.00	219.37	41°53'49"	S74°00'15"E	214.52	S74°00'15"E
C31	270.00	148.37	31°29'05"	S74°00'15"E	146.51	S74°00'15"E
C32	330.00	165.74	28°46'35"	S78°05'38"E	164.00	S78°05'38"E
C33	270.00	12.89	2°44'08"	N88°53'09"E	12.89	N88°53'09"E

CALLED 26.5 ACRES EACH
TOMBALL GUN CLUB
CCF 877054 OPRRP HCT

CALLED 4,000 ACRES
HARRIS COUNTY APPRAISAL DISTRICT
ACCOUNT NO. 041-006-002-0022

CALLED 155.686 ACRES
HUBBY H. MCALL LIVING TRUST
CCF NO. PH16725 OPRRP HCT
PROPOSED SUBDIVISION

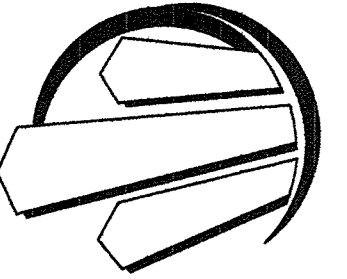
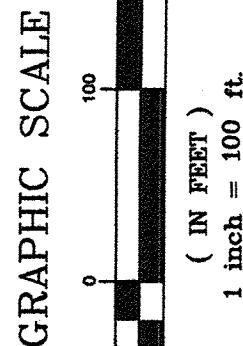
CALLED 7,500 ACRES
SAMUEL OLIVO
CCF V565304 OPRRP HCT

REMAINDER OF 15,000 ACRES
JIMMY D. ADAMS
CCF S832826 OPRRP HCT

RESERVE AT SPRING LAKE SECTION TWO

41.26 Acres (1,797,375 Sq. Ft.)
BEING A REPLAT OF
UNRESTRICTED RESERVE "D" OF
REPLAT OF THE FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE

LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
5 BLOCKS 29 LOTS 0 RESERVES
APRIL 2015



TOWN & COUNTRY SURVEYORS, LLC
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281) 465-8730
FAX (281) 465-8731

RESERVE AT SPRING LAKE SECTION TWO

41.26 Acres (1,797,375 Sq. Ft.)

BEING A REPLAT OF

UNRESTRICTED RESERVE "D" OF REPLAT OF THE FINAL PLAT

RESERVE AT SPRING LAKE

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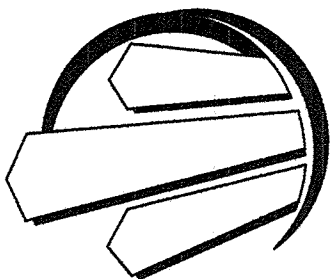
W.H. CLEMENS SURVEY, A-1641

HARRIS COUNTY, TEXAS

CITY OF TOMBALL, TEXAS

5 BLOCKS 29 LOTS 0 RESERVES

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CALLLED 10 ACRES
TOMBALL ISD
CCF X890598 OPRRP HCT

TEPPCO CRUDE PIPELINE FORMERLY
STANOUNG PIPE LINE COMPANY
VOL 941, PG 258 OR HCT

CALLLED 26.5 ACRES EAC
TOMBALL GUN CLUB
CCF B717054 OPRRP HC

UNRESTRICTED RESERVE "D"
1,283,719 SQ. FT.
26.70 ACRES

UNRESTRICTED RESERVE "D"
5,779,565 SQ. FT.
132.68 ACRES

CONTINUE SHEET 3 OF 6

CONTINUE SHEET 5 OF 6

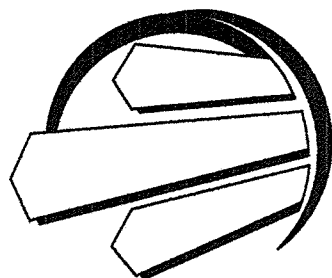
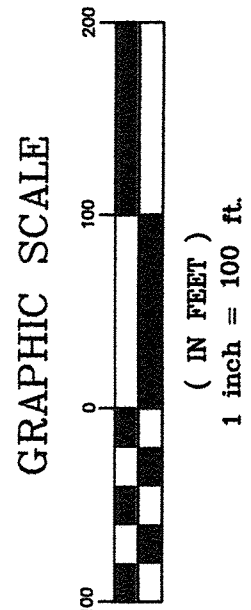
RED OAK TERRACE
SUBDIVISION
UNRECORDED
TRACTS ON NORTH LINE RIGHT TO LEFT
TRACT 35 PAGE JOHN CCF
TRACT 34 PAGE JOHN CCF
TRACTS 33-38 CENTERPOINT ENERGY
TRACT 40 TOWARD ELLERY CCF H821490 OPRRP HCT

RESERVE AT SPRING LAKE
SECTION TWO

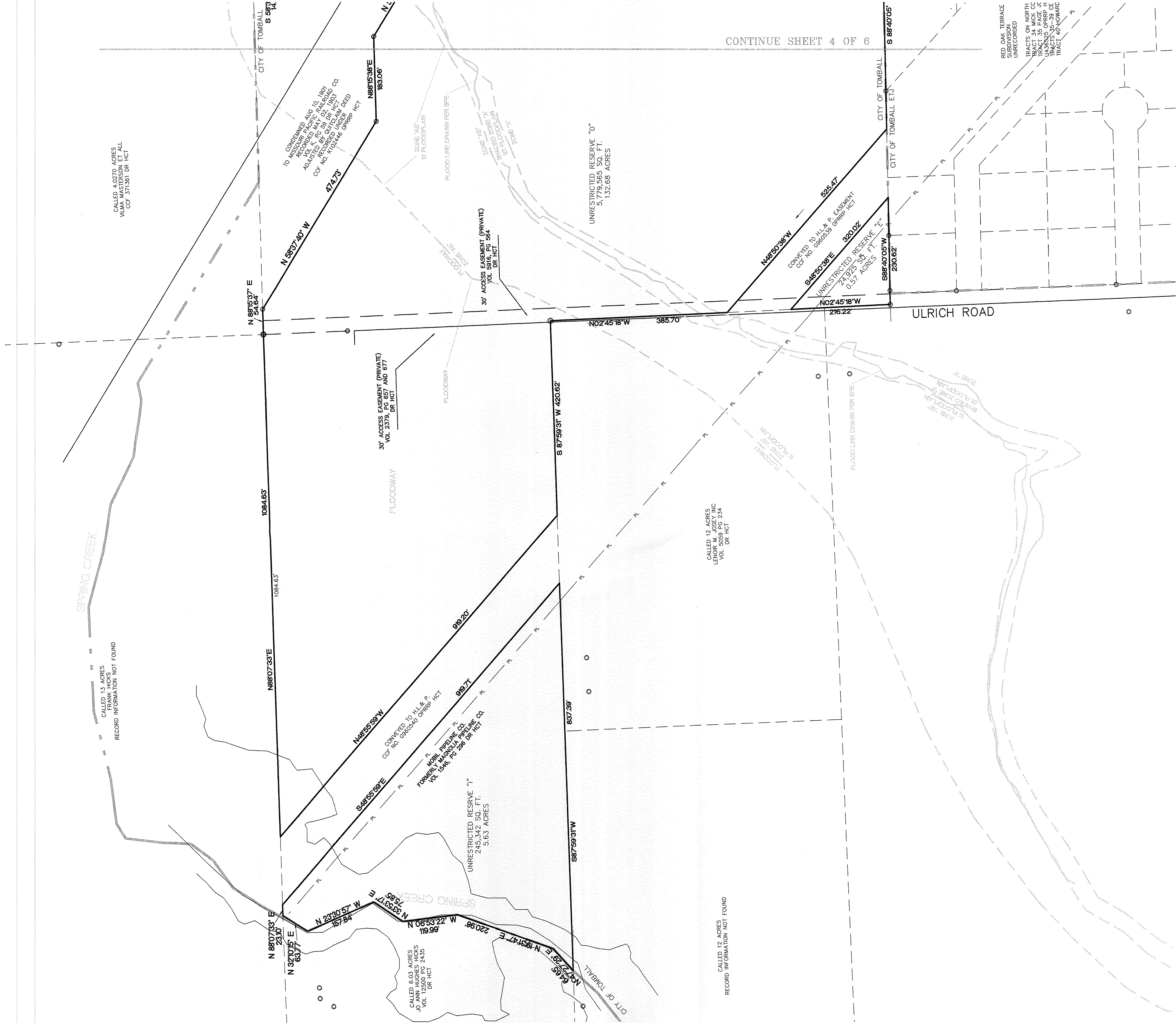
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HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS

5 BLOCKS 29 LOTS 0 RESERVES
APRIL 2015



TOWN & COUNTRY SURVEYORS, LLC
25807 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
TEL (281)466-8700
FAX (281)466-8731



STATE OF TEXAS
COUNTY OF HARRIS

WE, Zion Road Properties, LLC, acting by and through Robert M. Allen, General Manager, being officer of Zion Properties, LLC, hereinafter referred to as owners of the 41.26 acre tract described in the above and foregoing plat of RESERVE AT SPRING LAKE SECTION TWO, do hereby make and establish said subdivision and development plat of said property according to all liens, 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 purpose 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 an unobstructed aerial easements, five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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 Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any 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.

IN TESTIMONY WHEREOF, Zion Road Properties, LLC, has caused these presents to be signed by Robert M. Allen, its General Manager, thereunto authorized, attested by its Secretary, Gary Kolkhorst, and its common seal hereunto affixed this _____ day of _____, 2015.

Zion Road Properties, LLC

By: _____ Attest:
Robert M. Allen, General Manager Gary Kolkhorst, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert M. Allen and Gary Kolkhorst, General Manager of Zion Properties, LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015

Notary Public in and for the State of Texas
Print name: _____
My Commission expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

We, Commercial State Bank, owners and holders of a lien against the property described in the plat known as Reserve at Spring Lake Section Two, said lien being evidenced by instrument of record in Clerk's File Nos. 20120109562, 20120109565, 2014131818, 20130108089, 20130108099, 20140358187 & 20140358188 of the Official Public Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Commercial State Bank
10203 Birchridge, Suite 100
Humble, Texas 77338

THE STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

I, David Strauss, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

David Strauss, Registered Professional Land Surveyor
Texas Registration No. 4833

We, The City Manager and City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball's Ordinances.

By: George Shackelford City Manager By: Lori Lakatos, P.E. City Engineering

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Reserve at Spring Lake Section Two 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 _____, 2015.

By: Barbara Tague, Chairman By: Darrell Roquemore, Vice Chairman

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements 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 _____, 2015.

By: Gretchen Fagan, Mayor By: Doris Speer, City Secretary

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 _____, 2015, at _____ o'clock ____M., and duly recorded on _____, 2015, 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

OWNER\DEVELOPER:
ZION ROAD PROPERTIES
ROBERT M. ALLEN, PRESIDENT
9977 W. SAM HOUSTON PKWY N., #150
HOUSTON, TX 77064
PH: 281-477-8688

ENGINEER:
DAVID P. KELLY II, P.E.
DPK ENGINEERING, LLC
32719 WINDSOR TERRACE
FULSHEAR, TX 77441
PH: 281-346-2616



SURVEYOR:

TOWN & COUNTRY SURVEYORS, LLC
26307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281) 465-8730
FAX (281) 465-8731

RESERVE AT SPRING LAKE
SECTION TWO
41.26 Acres (1,797,375 Sq. Ft.)
BEING A REPLAT OF
UNRESTRICTED RESERVE "D" OF
REPLAT OF THE FINAL PLAT
RESERVE AT SPRING LAKE
SECTION ONE
LOCATED IN THE
JOSEPH MILLER LEAGUE, A-50
W.H. CLEMENS SURVEY, A-1641
HARRIS COUNTY, TEXAS
CITY OF TOMBALL, TEXAS
5 BLOCKS 29 LOTS 0 RESERVES
APRIL 2015

SHEET 6 OF 6

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: May 11, 2015

Data Sheet

Topic:

Consideration to approve **ZONING CASE P15-039**: Request by Diane Deaton, on behalf of Kathy A. Gibson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 1 & 2, Block 3, Main Street – Tomball, within the City of Tomball, Harris County, Texas, generally located south of Barbara Street and west of South Vernon Street, from the Single-Family Residential-6 District to the Old Town & Mixed Use District.

- Conduct Public Hearing on **ZONING CASE P15-039**

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Notice of Public Hearing

P15-039 Staff Report

Property Owner Notification Letter

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
MAY 11, 2015
&
CITY COUNCIL
MAY 18, 2015**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, May 11, 2015, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, May 18, 2015, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the P&Z and City Council will consider the following:

ZONING CASE P15-039: Request by Diane Deaton, on behalf of Kathy A. Gibson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 1 & 2, Block 3, Main Street – Tomball, within the City of Tomball, Harris County, Texas, generally located south of Barbara Street and west of South Vernon Street, from the Single-Family Residential-6 District to the Old Town & Mixed Use District.

At the public hearings, parties in 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, holidays excepted, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Rodney Schmidt, at (281) 290-1410, rschmidt@tomballtx.gov.

CERTIFICATION

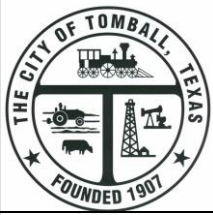
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of May 2015 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Vasquez

Amelia Vasquez

Secretary of the Board

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.



Rezoning Staff Report

Planning and Zoning Commission Hearing Date: May 11, 2015
City Council Public Hearing Date: May 18, 2015

Zoning Case: P15-039
Property Owner(s): Kathy A. Gibson
Applicant(s): Diane Deaton
Legal Description: Lots 1 & 2, Block 3, Main Street – Tomball
Location: South of Barbara Street and west of South Vernon Street (Exhibit “A”)
Area: 0.32 acres
Present Zoning and Use: Single-Family Residential-6 (SF-6) District (Exhibit “B”) / Single-family residence (Exhibit “C”)
Comp Plan Designation: Mixed Use (Exhibit “D”)
Proposed Zoning and Use: Old Town & Mixed Use (OT&MU) District¹ / Any use permitted in the OT&MU District
Adjacent Zoning and Use:
North: SF-6 District / Barbara Street and single-family residences
South: SF-6 District / Single-family residences
West: General Retail (GR) District / Unimproved alleyway and medical clinic
East: SF-6 District / South Vernon Street and single-family residences

BACKGROUND

In March 2015, the applicant, Diane Deaton, turned in a rezoning application requesting the property’s zoning classification be changed from the SF-6 District to the GR and Commercial Districts (Exhibit “E”). City staff met with Ms. Deaton after the application was submitted to inform her that the rezoning request appeared to be incompatible with the Mixed Use classification of the Comprehensive Plan. City staff also informed Ms. Deaton that the OT&MU District appeared to be more compatible with the Comprehensive Plan’s Mixed Use classification. Ms. Deaton subsequently revised her application to request the property be rezoned to the OT&MU District.

¹ Any use permitted in the proposed district would be allowed at this location if the zoning is changed. The Planning and Zoning Commission and City Council may consider zoning classifications other than that sought by the applicant for this property.

ANALYSIS

According to Section 50-79 of the Tomball Code of Ordinances, the OT&MU District "...is intended to provide a zoning mechanism for a variety of uses in the original town site and those areas that have a diverse mixture of uses." Furthermore, "The Old Town and Mixed Use District is also intended for those areas outside the Old Town Area that either currently have or are suitable for a mixture of retail, commercial and other nonresidential uses, along with single family homes and multiple-family uses and are designated for such mixed use on the adopted Comprehensive Plan."

There is a mixture of land uses in the vicinity. To the north are Barbara Street and single-family residences; to the south are residences and medical offices; to the west are an unimproved alleyway and a medical clinic; and to the east are South Vernon Street, single-family residences, and Tomball Intermediate School. The OT&MU District is intended for those areas that have a mixture of retail, commercial, other non-residential, and single- and multi-family residences. This area has a mixture of single-family and non-residential uses and therefore the OT&MU District appears to be compatible with the existing land uses in the vicinity.

There is a mixture of zoning districts in the vicinity. To the north is the SF-6 District; to the south is the SF-6 and GR Districts; to the west is the GR, SF-6, and OT&MU Districts; and to the east is the SF-6 and OT&MU Districts. The OT&MU District appears to be compatible with the existing zoning districts in the vicinity.

The Comprehensive Plan designates the subject site as Mixed Use. Mixed Use is intended to include a mix of office, retail/commercial, and high density residential uses in a master planned, integrated manner. The OT&MU District is intended for those areas that have a mixture of retail, commercial, other non-residential, and single- and multi-family residences and therefore appears to be compatible with the Comprehensive Plan's Mixed Use designation.

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 OT&MU District is intended for those areas that have a mixture of retail, commercial, other non-residential, and single- and multi-family residences. This area has a mixture of single-family and non-residential uses and therefore the OT&MU District appears to be compatible with the existing land uses in the vicinity.

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

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

- 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 are no vacant properties in the vicinity zoned OT&MU District. There are numerous vacant properties elsewhere in the City zoned OT&MU District.

- 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 City-wide in the OT&MU District.

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

If the proposed rezoning is approved, few, if any affects on other areas designated for similar developments are anticipated.

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

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 Comp Plan.**

The Comprehensive Plan designates the subject site as Mixed Use. Mixed Use is intended to include a mix of office, retail/commercial, and high density residential uses in a master planned, integrated manner. The OT&MU District is intended for those areas that have a mixture of retail, commercial, other non-residential, and single- and multi-family residences and therefore appears to be compatible with the Comprehensive Plan's Mixed Use designation.

PUBLIC COMMENT

Property owners within 200 feet of the subject site were mailed notification of this proposal on April 30, 2015. No public comment forms have been received as of May 7, 2015.

RECOMMENDATION

Based on the findings outlined in the analysis and zoning considerations sections of this staff report, City staff recommends approval of Zoning Case P15-039.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Site Photo(s)
- D. Comprehensive Plan Map
- E. Rezoning Application

Exhibit "A"
Aerial Photo

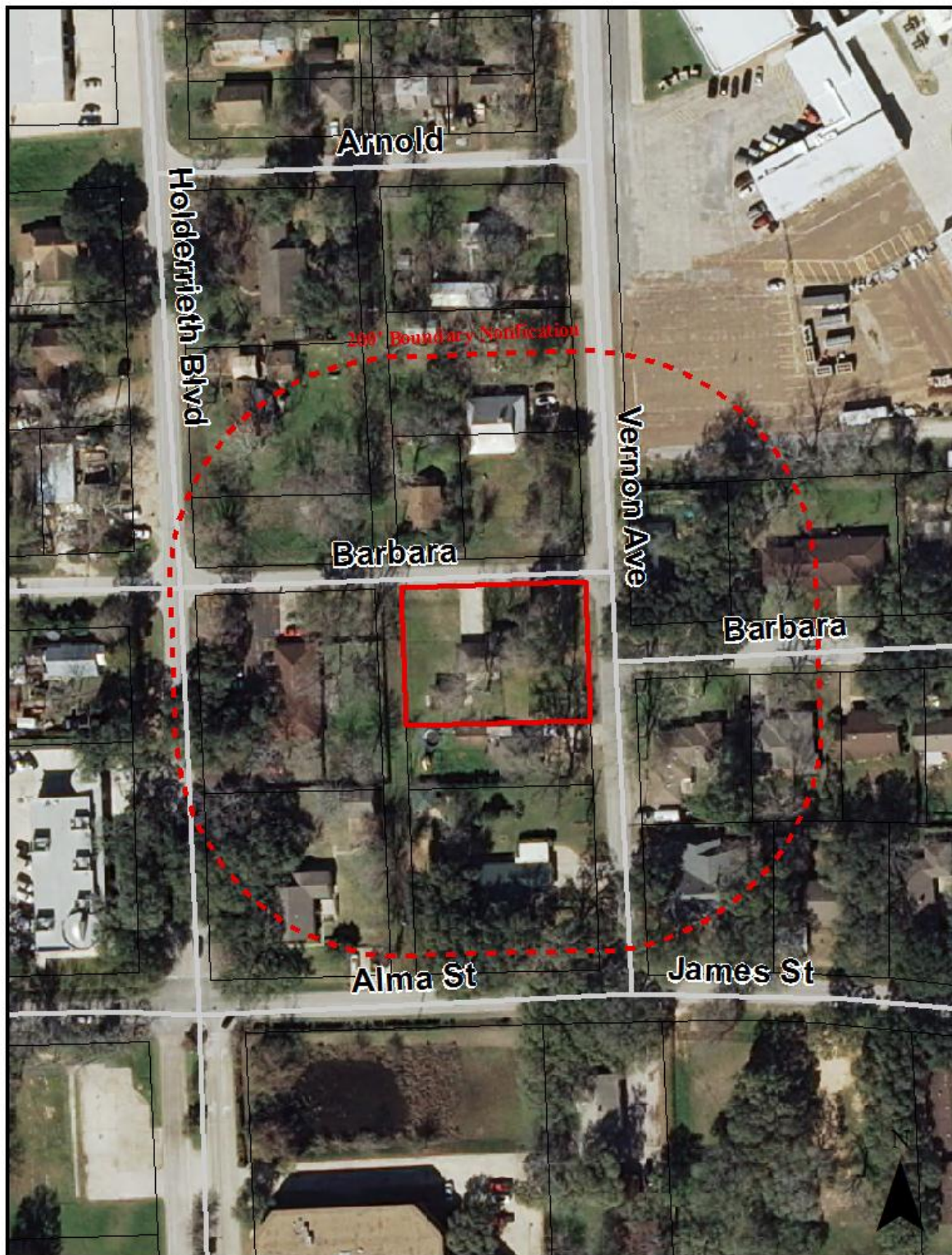
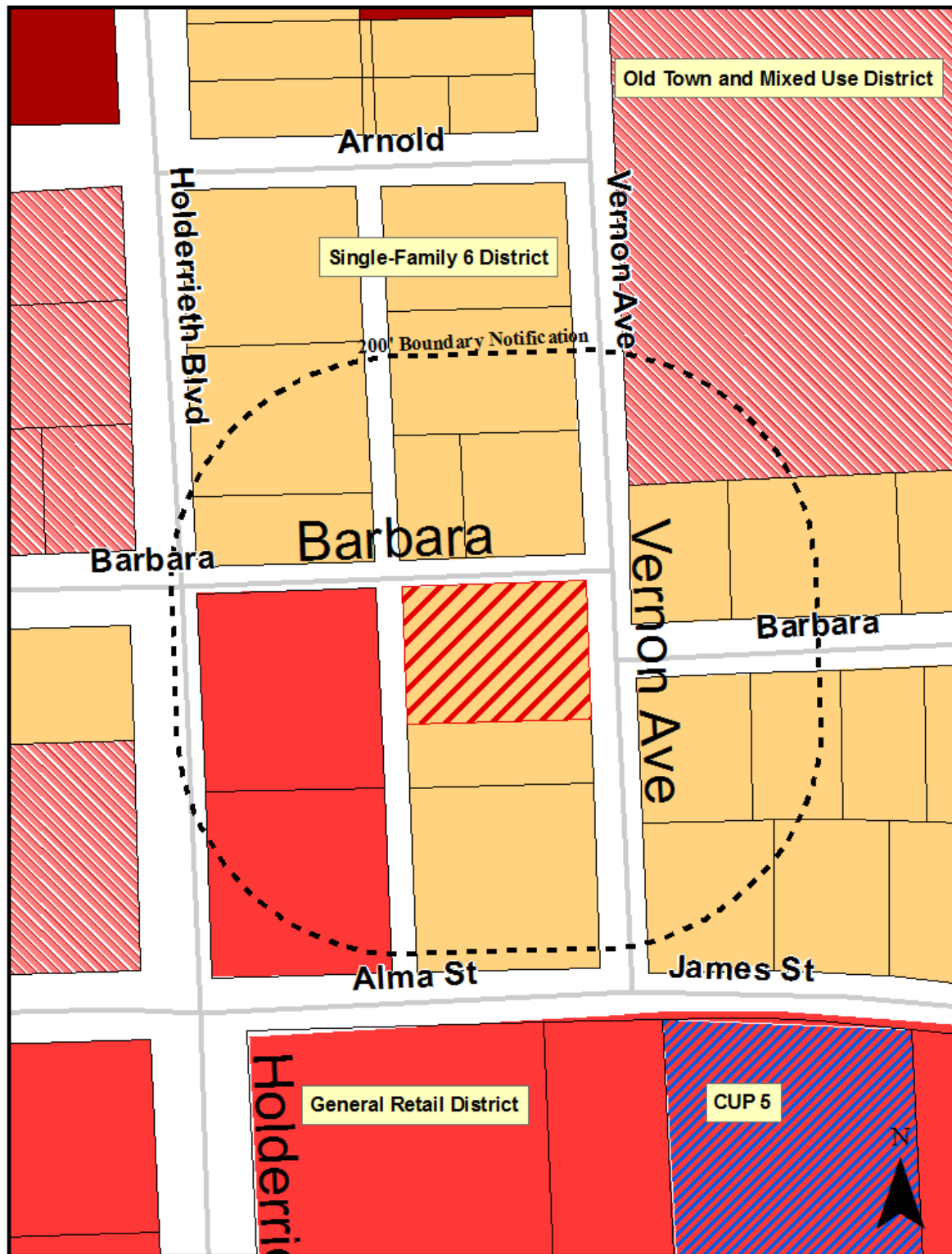


Exhibit "B"
Zoning Map



**Exhibit “C”
Site Photo(s)**



Figure 1: Westerly view of subject site.
Source: City of Tomball



Figure 2: Southerly view of subject site.
Source: City of Tomball

Exhibit "D"
Comprehensive Plan Map

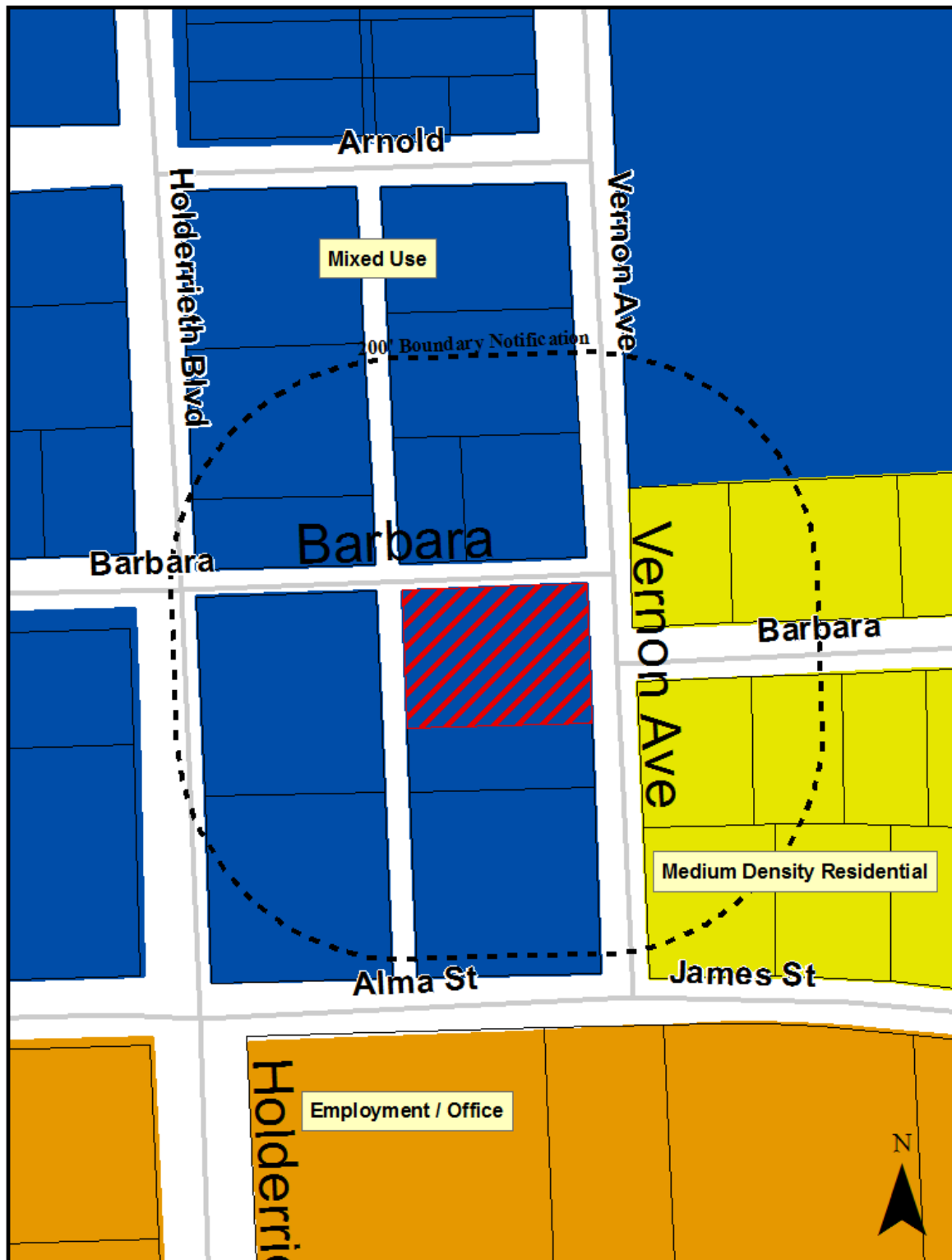
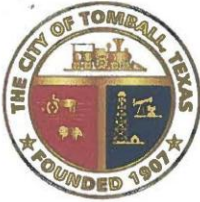


Exhibit "E"
Rezoning Application

PKS-039 Revised 1/20/09



APPLICATION FOR REZONING
Engineering & Planning Department

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: DIANE DEATON Title: REAL ESTATE BROKER
Mailing Address: 7022 NAPIER LANE City: HOUSTON State: TX
Zip: 77069
Phone: (281) 4678396 Fax: () Email: diane@deatonrealestate.net

Owner

Name: KATHY A. GIBSON Title: OWNER
Mailing Address: 200 PRIVATE ROAD 4811 City: GONZALES State: TX
Zip: 78629-6123
Phone: (830) 9576949 Fax: () Email: kgiwork@yahoo.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: REZONE RESIDENTIAL TO ~~COMMERCIAL~~ OT & MU ^{See}

Physical Location of Property: 300 S. VERNON, TOMBALL, TX 77375
CORNER OF S. VERNON AND BARBARA
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: LTS 1 & 2 BLK 3 MAIN STREET- TOMBALL
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF 6

Current Use of Property: RESIDENTIAL

Proposed Zoning District: ~~GR, G~~ OT & MU ^{See}

Proposed Use of Property: ~~COMMERCIAL OR RETAIL~~

any use permitted in OT & MU ^{See}

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

www.ci.tomball.tx.us

HCAD Identification Number: 0670990030001 Acreage: .32

LAND USE CODE 1001 FACET- 47712

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 Diana Deaton 3/24/15
Signature of Applicant Date

X Kathy Gibson 3/25/15
Signature of Owner Date



March 24, 2015

City of Tomball
Engineering and Planning Dept.
501 James
Tomball, Texas 77375

Re: Application for Rezoning
300 S. Vernon, Tomball, Texas 77375

Dear Sir/Madam:

I am Diane Deaton, a real estate broker in Houston and the surrounding areas, representing Mrs. Kathy A. Gibson, owner of the above property in the matter of the application for rezoning.

I have enclosed the following in accordance with the Submittal Requirements:

- Application for Rezoning;
- A check in the amount of \$410.00;
- Copies of real estate tax payments;
- Copies of two deeds with legal description, dd. 9/23/04 and 2/2/11; and
- A current rezoning map indicating location of 300 S. Vernon with a black "X" and adjacent/surrounding areas showing Commercial District, Old Town and Mixed Use District and General Retail District.

Reason for Request for Rezoning:

300 S. Vernon as indicated above is adjacent and surrounded almost on three sides of this site by clinics, law firm and a school. Her house actually backs up to a clinic on Holderreith Blvd. At the end of her street on Alma is an Allergy

7022 Napier Lane, Houston, Texas 77069 • 281 467 8396 • diane@deatonrealestate.net

Clinic. Her residence is well suited for a commercial/or retail use as it is situated on a corner. She is requesting your consideration of this Application.

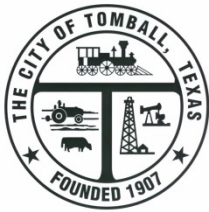
Should you need additional information, please contact me at 281 467 8396.

Thanks for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Diane Deaton".

Diane Deaton
Deaton & Associates, Inc.
281 467 8396
diane@deatonrealestate.net



Notice of Public Hearing

YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P15-039

APPLICANT/OWNER: Diane Deaton, on behalf of Kathy A. Gibson

LOCATION: Southwest corner of Barbara and Vernon Ave.

PROPOSAL: Request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 1 & 2, Block 3, Main Street – Tomball, within the City of Tomball, Harris County, Texas, from the Single-Family Residential-6 District to the Old Town & Mixed Use District.

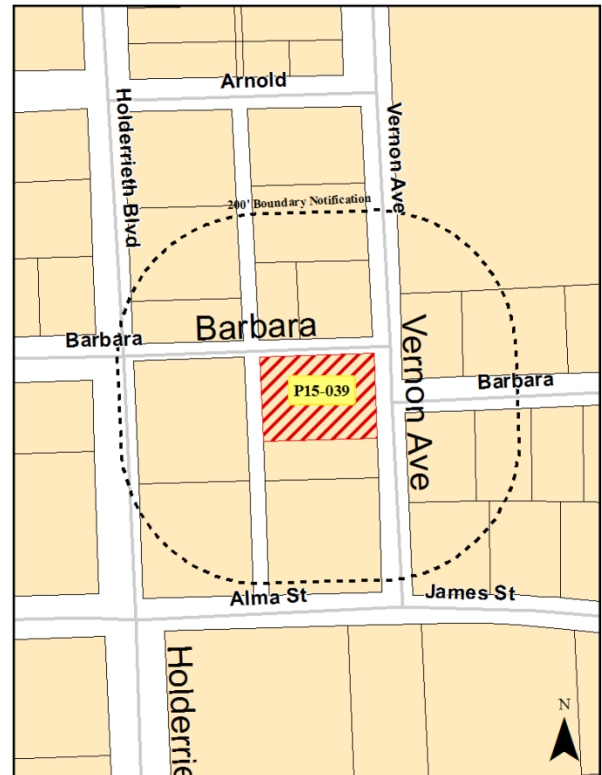
CONTACT: Rodney Schmidt

PHONE: (281) 290-1410

E-MAIL: rschmidt@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll. Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.



**Planning & Zoning Commission
Public Hearing:
Monday, May 11, 2015, 6:00 PM**

**City Council Public Hearing:
*Monday, May 18, 2015, 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.