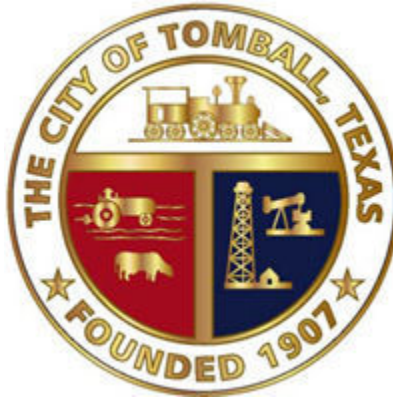


**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, APRIL 9, 2012

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, April 9, 2012 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 12, 2012.
- 5.0 New Business:

- 5.1 Consideration to approve **TOMBALL 2920 REPLAT NO. 1**: Being a subdivision of 26.4208 acres of land; being a Replat of Lot 1 of Tomball 2920 as recorded at Film Code Number 644123, Harris County Map Records; located in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas.
- 5.2 Consideration to approve **BJS MANUFACTURING CENTER**: Being a subdivision of 71.362 acres of land out of the Jesse Pruitt Survey, A-629, City of Tomball, Harris County, Texas; Being a Replat of Restricted Reserve "A" and Reserve "B" of BJ Services Tract., Film Code No. 537089, M.R.H.C.; Being a Replat of Lots 327 and 328 of Tomball Townsite, Colume 2, Page 65 M.R.H.C.; and Being a Replat of Lots 330 and 333 of Corrected Map of Tomball Outlots, Volume 4, Page 75 M.R.H.C.
- 5.3 Consideration to approve **ZONING CASE P12-421**: Request by Shintaro Yoshida, on behalf of Baker Oilfield Operations, Inc., to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 10 acres of land, legally described as Lots 330 and 333, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located easterly of South Persimmon Road, southerly of F.M. 2920, from the Agricultural District to the Light Industrial District.
- Conduct a Public Hearing on **ZONING CASE P12-421**

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 4th day of April 2012 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Doris Speer
Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: April 9, 2012

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: April 9, 2012

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

Meeting Date: April 9, 2012

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 12, 2012.

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:

Regular P&Z Meeting Minutes 03.12.12

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

MONDAY, MARCH 12, 2012



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Vice Chairman Chervenak at 6:07 p.m. Other members present were:

Commissioner Tague
Commissioner Kendler
Commissioner Beauvais

Chairman Wallace – Excused Absence

Others present:

Director of Community Development – Narciso Lira
Assistant City Engineer – Lori Lakatos
Engineering & Planning Senior Administrative Assistant – Brandy Pate

Draft

2.0 No public comments were received

3.0 No Reports and Announcements were heard

4.0 Motion was made by Commissioner Tague to approve the Minutes of the Regular Planning & Zoning Commission meeting of February 13, 2012; second by Commissioner Kendler.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve FREY'S BACKYARD: Being a Commercial Plat of 0.743 Acre (Block 1, Lot 1) located in the J.M. Hooper Survey, A-375 in the City of Tomball, Harris County, Texas.

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Beauvais made a motion to approve **FREY'S BACKYARD** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 5.2 Consideration to approve **FLEUR DE LIS ESTATE**: Being a Replat of Lots 17, 18, and 19, in Block 30 of the Revised Map of Tomball as recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas and all of Unrestricted Reserve if “S & D Lauve Tract” as recorded under Film Code No. 597002 of the Map Records of Harris County, Texas

Lori Lakatos, Acting City Engineer presented comment recommendations.

Commissioner Tague made a motion to approve **FLEUR DE LIS ESTATE** with contingencies; second by Commissioner Kendler.

Motion carried unanimously.

- 5.3 Consideration to approve **FINAL PLAT ACQUEST TOMBALL**: Being a Subdivision of 7.0434 Acres situated in the Joseph House Survey, A-34, City of Tomball, Harris County, Texas.

Commissioner Beauvais made a motion to approve **FINAL PLAT ACQUEST TOMBALL** with contingencies; second by Commissioner Tague.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Beauvais to adjourn; second by Commissioner Kendler.

Motion carried unanimously.

Meeting adjourned at 6:17 p.m.

PASSED AND APPROVED this _____ day of _____ 2012.

Brandy Pate
P&Z Commission Secretary

Lori Wallace
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 9, 2012

Data Sheet

Topic:

Consideration to approve **TOMBALL 2920 REPLAT NO. 1**: Being a subdivision of 26.4208 acres of land; being a Replat of Lot 1 of Tomball 2920 as recorded at Film Code Number 644123, Harris County Map Records; located in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

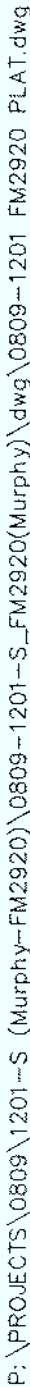
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

Tomball 2920 Replat No. 1



Page 10 of 31

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 9, 2012

Data Sheet

Topic:

Consideration to approve **BJS MANUFACTURING CENTER**: Being a subdivision of 71.362 acres of land out of the Jesse Pruitt Survey, A-629, City of Tomball, Harris County, Texas; Being a Replat of Restricted Reserve "A" and Reserve "B" of BJ Services Tract., Film Code No. 537089, M.R.H.C.; Being a Replat of Lots 327 and 328 of Tomball Townsite, Colume 2, Page 65 M.R.H.C.; and Being a Replat of Lots 330 and 333 of Corrected Map of Tomball Outlots, Volume 4, Page 75 M.R.H.C.

Background:

Origination:

Recommendation:

Funding:

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

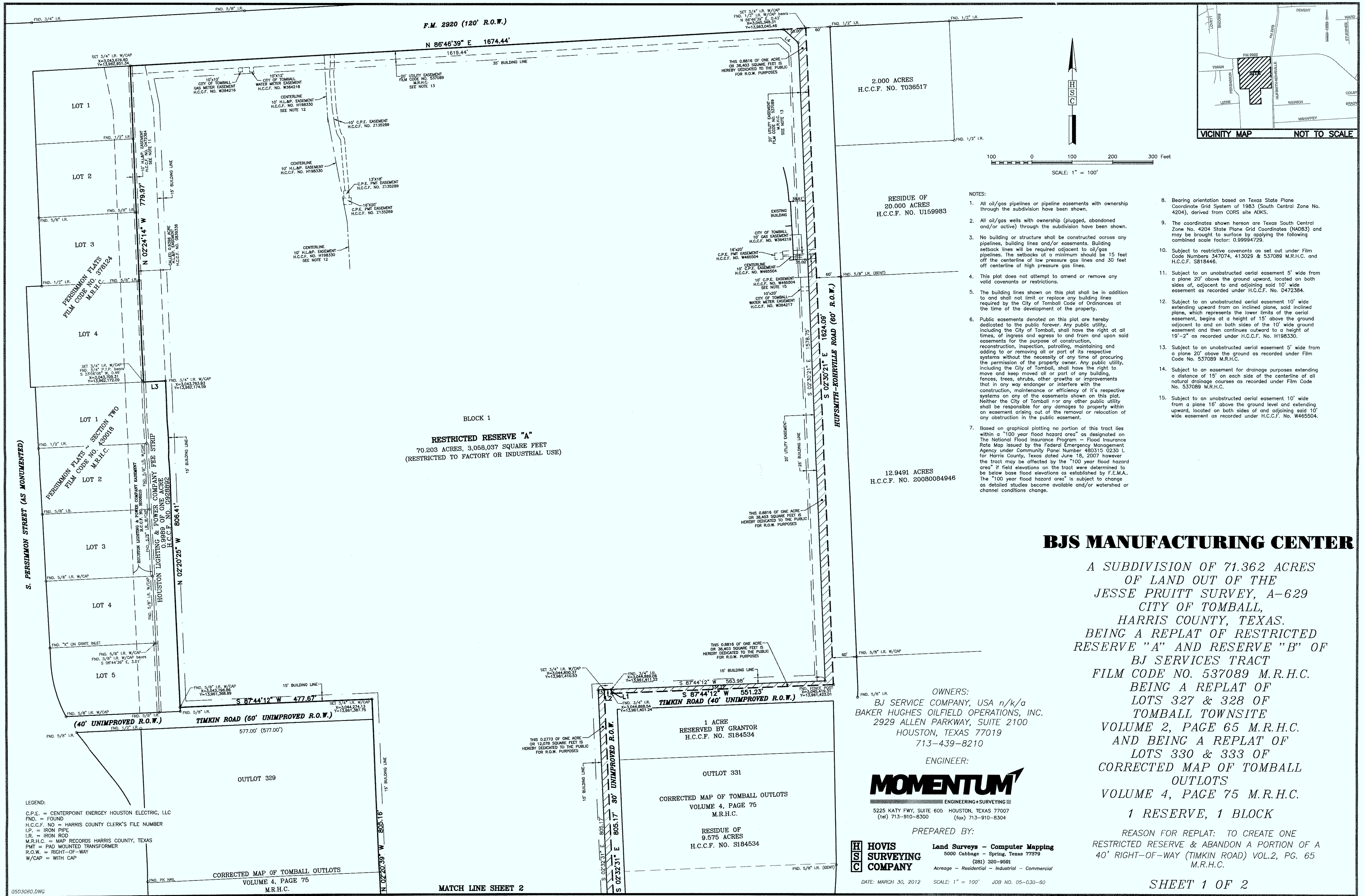
Engineering and Planning

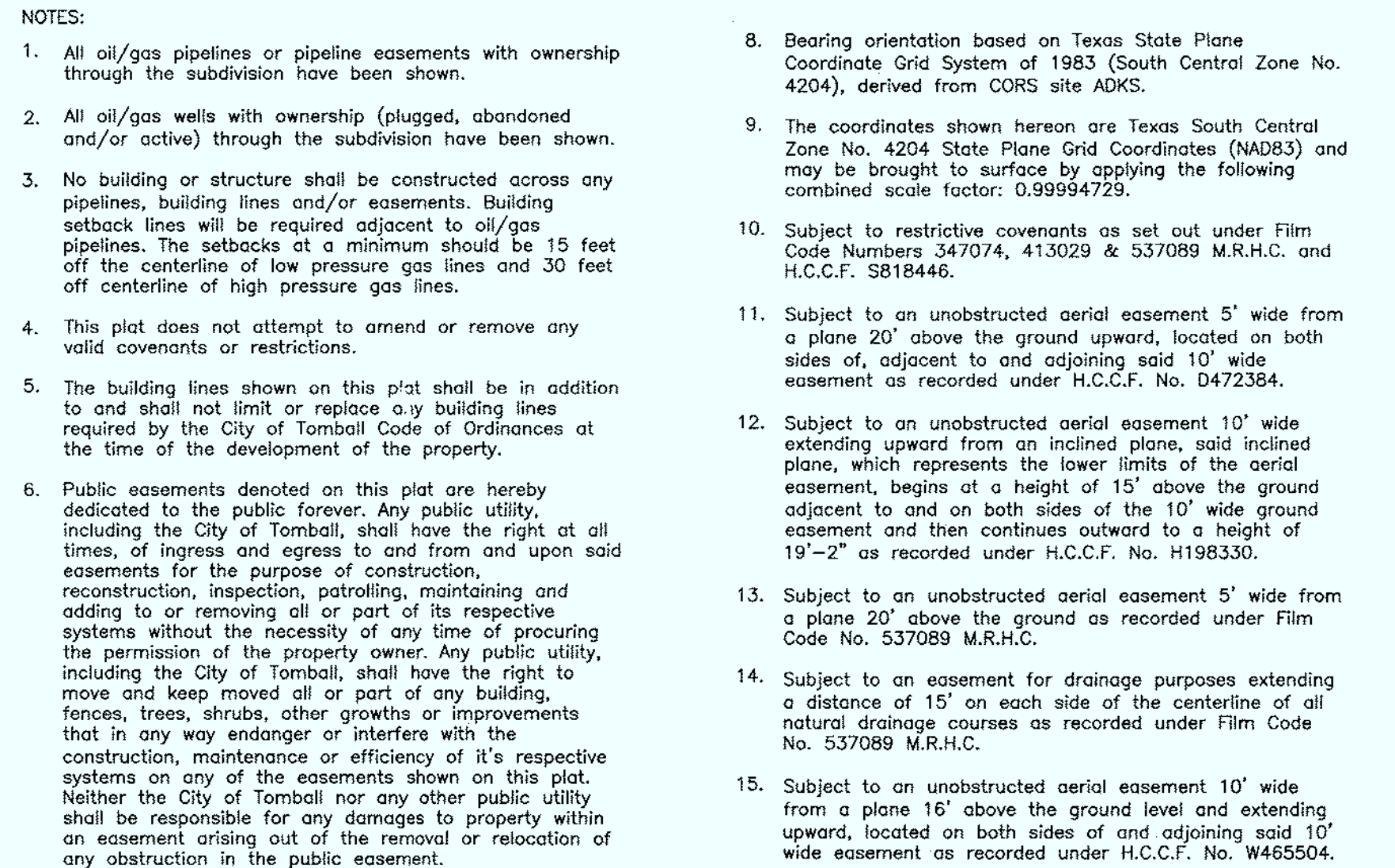
ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

BJS Manufacturing Center Plat 1 of 2

BJS Manufacturing Center Plat 2 of 2





My Commission expires: _____

By: _____
Deputy

SCALE: 1" = 100' JOB NO. 05-030-60

GC 01995-E-1

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: April 9, 2012

Data Sheet

Topic:

Consideration to approve **ZONING CASE P12-421**: Request by Shintaro Yoshida, on behalf of Baker Oilfield Operations, Inc., to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 10 acres of land, legally described as Lots 330 and 333, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located easterly of South Persimmon Road, southerly of F.M. 2920, from the Agricultural District to the Light Industrial District.

- Conduct a Public Hearing on **ZONING CASE P12-421**

Background:

Origination:

Shintaro Yoshida, on behalf of Baker Oilfield Operations, Inc.

Recommendation:

Funding:

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

Engineering and Planning

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

ATTACHMENTS:

Notice of Public Hearing

Property Owner Notification Letter

P12-421 Staff Report

**NOTICE OF PUBLIC HEARINGS
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
APRIL 9, 2012
&
CITY COUNCIL
APRIL 16, 2012**



Notice is Hereby Given that Public Hearings will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, April 9, 2012, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, April 16, 2012, 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 Planning & Zoning Commission and City Council will consider the following:

ZONING CASE P12-421: Request by Shintaro Yoshida, on behalf of Baker Oilfield Operations, Inc., to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 10 acres of land, legally described as Lots 330 and 333, Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located easterly of South Persimmon Road, southerly of F.M. 2920, from the Agricultural District to the Light Industrial District.

Persons interested in these cases will be given an opportunity to be heard. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Should the Planning & Zoning Commission vote to table a decision/recommendation on one or more of the above cases, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a decision/recommendation is forwarded to the City Council by the Planning and Zoning Commission. The application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Engineering & Planning Department office, located at 501 James Street, Tomball, TX 77375. **Contact Assistant City Planner** Rodney Schmidt, (281) 290-1410, rschmidt@ci.tomball.tx.us

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 5th day of April 2012 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Pate

Brandy Pate

Senior Administrative Assistant

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.



Notice of Public Hearing

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

CASE NUMBER: P12-421

APPLICANT: Shintaro Yoshida, on behalf of Baker Oilfield Operations, Inc.

LOCATION: Easterly of South Persimmon Road, southerly of F.M. 2920

PROPOSAL: Request to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 10 acres of land, legally described as Lots 330 and 333, Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Light Industrial District.

* * *

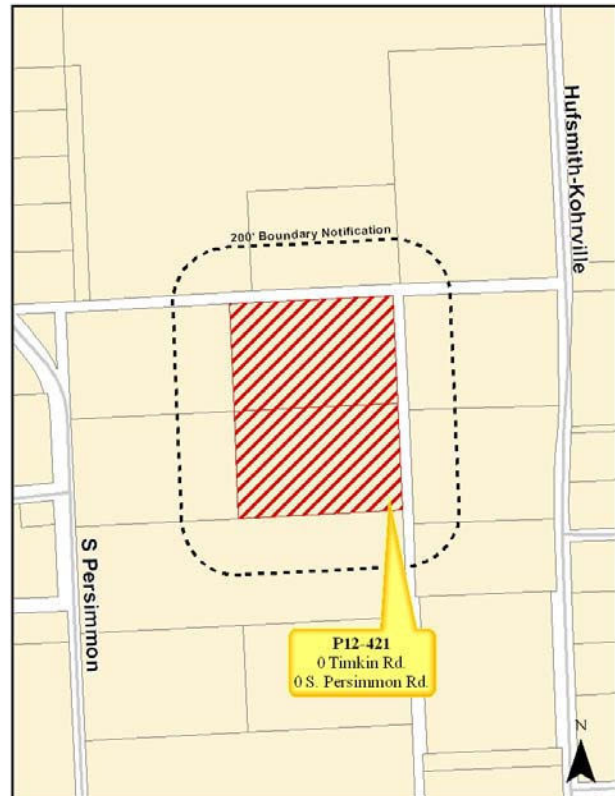
CONTACT PLANNER: Rodney Schmidt

PHONE: (281) 290-1410

E-MAIL: rschmidt@ci.tomball.tx.us

Interested parties may contact the City Planner between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The rezoning application is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Engineering and Planning 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 and Zoning Commission
Public Hearing:**

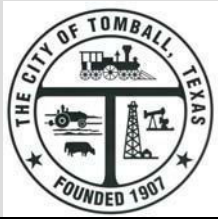
Monday, April 9, 2012, 6:00 PM

City Council Public Hearing:

***Monday, April 16, 2012, 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 and Zoning Commission.



Rezoning Staff Report

Planning and Zoning Commission Public Hearing Date: April 9, 2012

Rezoning Case: P12-421
Property Owner(s): Baker Oilfield Operations, Inc.
Applicant(s): Shintaro Yoshida
Legal Description: Lots 330 and 333, Tomball Outlots
Location: Generally located easterly of South Persimmon Road, southerly of F.M. 2920
Area: 10 acres
Present Zoning and Use: Agricultural District / Undeveloped
Comp Plan Designation: Business / Industrial
Proposed Zoning and Use: Light Industrial District / Detention Pond and Warehouse

It should be noted, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning & Zoning Commission may consider zoning classifications other than that sought by the applicant for this property.

Adjacent Zoning & Land Uses:

North: Light Industrial District / Undeveloped City of Tomball Right-of-Way and Baker Oilfield Operations Campus
South: Agricultural District / Undeveloped
East: Agricultural District / Single-Family Residences and Undeveloped
West: Commercial District / Commercial and Warehouse

BACKGROUND

The subject site is legally described as Lots 330 and 333, Tomball Outlots within the City of Tomball, Harris County, Texas totaling approximately 10 acres. The site is generally located between Hufsmith-Kohrville and South Persimmon Roads, southerly of F.M. 2920, is undeveloped (Exhibit "A"), and is currently zoned Agricultural District (Exhibit "B").

On February 29, 2012, the Community Development Department received a rezoning application and letter for the subject site (Exhibits "C" and "D") from the applicant, Shintaro Yoshida of Energy Architecture. According to their application, "We request rezoning of Baker Hughes owned lands that are currently classified as agricultural to light industrial. This will allow Baker Hughes to utilize the entire site as indicated on the proposed plan." The conceptual site plan

(Exhibit “E”) shows Lots 330 and 333 being utilized for a detention pond and 50,000 square foot warehouse. The proposed detention will replace the existing detention pond on the south side of the Baker Hughes Oilfield Operations campus.

ANALYSIS

According to the Tomball Zoning Ordinance, “The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.”

There is a mixture of land uses in the vicinity (Exhibits “A” and “B”). To the north of the subject site is an undeveloped City of Tomball right-of-way and the Baker Hughes oilfield operations campus within the Light Industrial District; to the south is undeveloped land within the Agricultural District; to the east is undeveloped land and single-family residences within the Agricultural District; and to the west are commercial and warehouse uses in the Commercial District.

The Comprehensive Plan’s future land use map identifies the site as “Business/Industrial” (Exhibit “F”). It states the “Business/Industrial” land use classification is “where industrial and intensive employment activities should occur. Activities that will require unenclosed assembly, repair and/or storage and require heavy truck or rail transportation support are acceptable. Also included would be warehousing and distribution facilities, as well as offices and showrooms.” The proposed rezoning to the Light Industrial District and the expansion of the Baker Hughes oilfield operations campus are generally consistent with the Comprehensive Plan. **It should be noted that any use permitted in the Light Industrial District would be allowed at this location if the zoning is changed.**

As a matter of information, the future development of this site will require the applicant to comply with the City’s platting requirements as well as the use and area regulations outlined in the Zoning Ordinance. A site plan application, which requires civil drawings, including all proposed grading, paving, drainage, and utility plans, building elevations, and landscape plans are required to be submitted and approved by the Engineering & Planning Department and Fire Marshal’s Office prior to a building permit application submittal.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission 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.**

There is a mixture of land uses in the vicinity (Exhibits “A” and “B”). To the north of the subject site is an undeveloped City of Tomball right-of-way and the Baker Hughes oilfield operations campus within the Light Industrial District; to the south is undeveloped land within the Agricultural District; to the east is undeveloped land and single-family residences within the Agricultural District; and to the west are commercial

and warehouse uses in the Commercial District. See the attached site photos (Exhibit “G”).

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 public schools, streets, water supply, sanitary sewers, or 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 is an undeveloped 10.4 acre tract at the southeast corner of the Baker Hughes oilfield operations campus zoned Light Industrial.

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 and within the vicinity in the Light Industrial 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 zoning change were approved, there should be few if any affects on other areas designated for similar developments.

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

The proposed zone change is not anticipated to adversely affect health, safety, morals, or general welfare.

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

According to the Comprehensive Plan, rezonings are “to conform to the intended future land use pattern shown on the Future Land Use Plan and should occur only when economic, physical, social, and other factors will allow the proposed land use to be developed:

- Within the capacities of existing or funded infrastructure and public facilities and services;
- In a compatible manner with surrounding land uses;
- To standards specified for and appropriate to the proposed land use; and
- In a way that furthers or helps achieve the goals of the Plan.”

The Comprehensive Plan's future land use map identifies the site as "Business/Industrial" (Exhibit "F"). It states the "Business/Industrial" land use classification is "where industrial and intensive employment activities should occur. Activities that will require unenclosed assembly, repair and/or storage and require heavy truck or rail transportation support are acceptable. Also included would be warehousing and distribution facilities, as well as offices and showrooms." The proposed rezoning to the Light Industrial District and the expansion of the Baker Hughes oilfield operations campus are generally consistent with the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on March 29, 2012 and, as of the writing of this report, no public comment forms were received.

RECOMMENDATION

That the Planning and Zoning Commission recommend:

1. APPROVAL of Zoning Case P12-421 based on the following:
 - a. The proposed zoning of Light Industrial District is compatible with the Tomball Comprehensive Plan.
 - b. The proposed zoning of Light Industrial District will not negatively impact public schools, streets, water supply, sanitary sewers, or other utilities to the area.
 - c. There is sufficient utility capacity to service a light industrial use on this site.
2. APPROVAL of the staff report as the Planning and Zoning Commission's final recommendation to the City Council.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Rezoning Application
- D. Rezoning Request Letter
- E. Conceptual Site Plan
- F. Comprehensive Plan Future Land Use Map
- G. Site Photos

**Exhibit “A”
Aerial Photo**



**Exhibit “B”
Zoning Map**

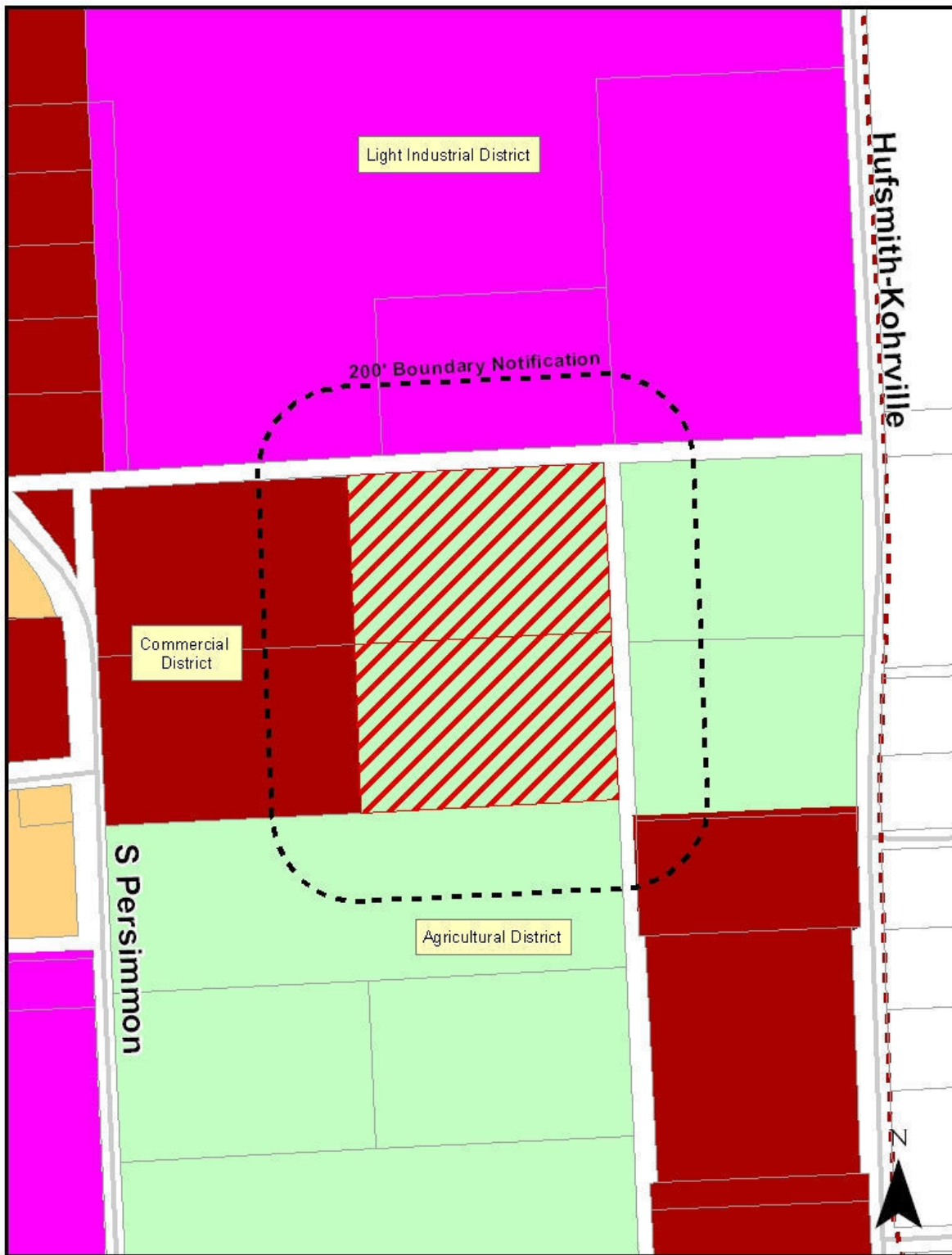


Exhibit "C"
Rezoning Application

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: Shintaro Yoshida Title: Project Manager
Mailing Address: 2777 Allen Parkway, Suite 460 City: Houston State: TX
Zip: 77019
Phone: (713) 487-3416 Fax: (713) 554-3077 Email: shintaroy@energyarch.com

Owner

Name: Baker Oilfield Operations, Inc. successor by merger to BJ Services Company, U.S.A. Title: _____
Mailing Address: 2929 Allen Parkway, Suite 2100 City: Houston State: TX
Zip: 77019
Phone: (713) 439-8600 Fax: (713) 439-8558 Email: george.bernhardt@bakerhughes.com

Engineer/Surveyor (if applicable)

Name: Salman Qadir, P.E. Title: President
Mailing Address: 12651 Briar Forest, Suite 151 City: Houston State: TX
Zip: 77077
Phone: (281) 741-1998 Fax: (281) 741-2068 Email: sal@momentumtx.com

Description of Proposed Project: Manufacturing facilities for an oilfield service company.

Physical Location of Property: 11211 FM 2920, Tomball, TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lots 330 and 333 Tomball Outlots
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Agriculture District

Current Use of Property: Agriculture

Proposed Zoning District: Light Industrial

Proposed Use of Property: Detention Pond to serve light industrial facility

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

www.ci.tomball.tx.us

035-290-000-0330

HCAD Identification Number: 035-290-000-0333

Acreage: 10.0242 Acres

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 Shivara 2/10/12
Signature of Applicant Date

X Daniel E E FEB 9, 2012
Signature of Owner Date

Exhibit "D"
Rezoning Request Letter

DATE: February 28, 2012

TO: City of Tomball Engineering & Planning Department
501 James Street
Tomball, TX 77375

RE: 11211 FM 2920 Baker Hughes Oilfield Operations Inc.

To Whom it May Concern,

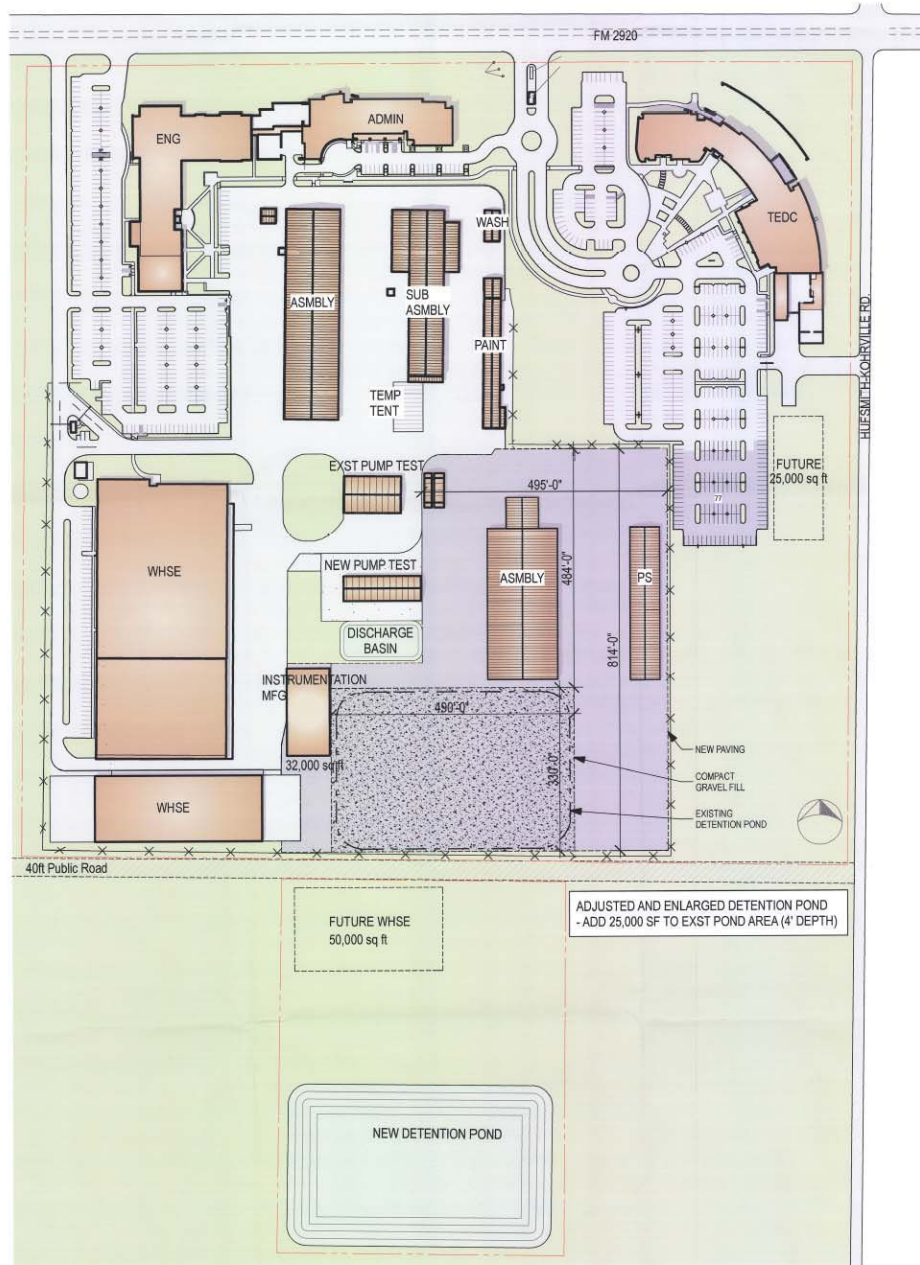
We request rezoning of Baker Hughes owned lands that are currently classified as agricultural to light industrial. This will allow Baker Hughes to utilize the entire site as indicated on the proposed plan.

Sincerely,

Shintaro Yoshida
Energy Architecture
2777 Allen Parkway, Suite 460
Houston, TX 77019

Exhibit "E"

Conceptual Site Plan



1 PROPOSED PLAN
SCALE: 1" = 200'

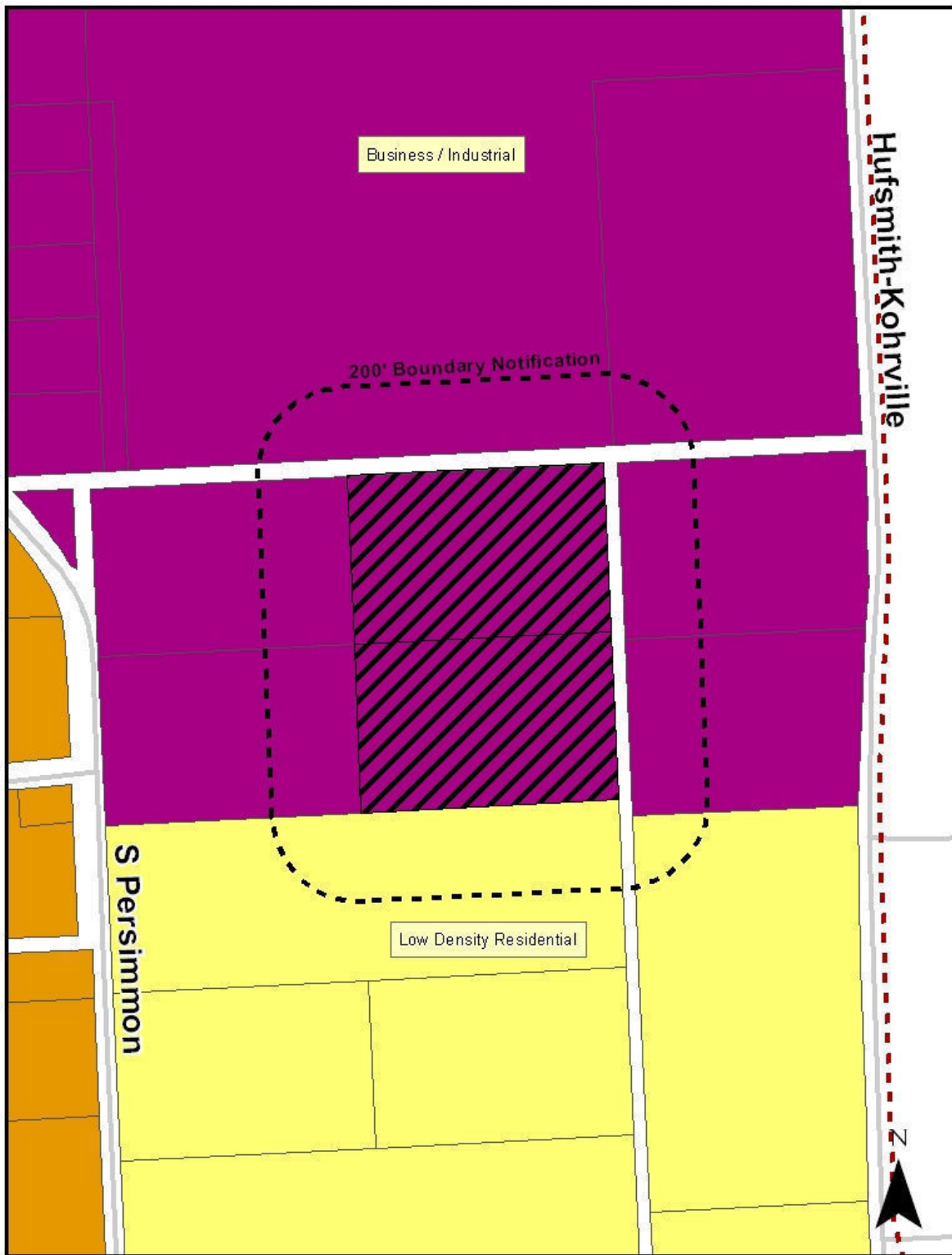
0 200' 400'

energy
ARCHITECTURE
6699 Portwest Drive, Suite 120
Houston, Texas
77024
713.554.3070 ph
713.554.3077 fx

Tomball Campus Office Test Fit
MASTER PLAN PROPOSED
12/15/11
11084

**BAKER
HUGHES**

Exhibit “F”
Comprehensive Plan Future Land Use Map



**Exhibit “G”
Site Photos**



Figure 1: Baker Hughes campus to the north of subject site.



Figure 2: Undeveloped property to the south of subject site.



Figure 3: Commercial property to the west of subject site.



Figure 4: Residences to the east of subject site.