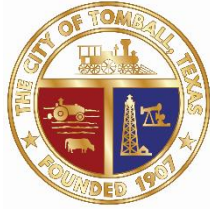


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, December 14, 2020
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, December 14, 2020 at 6:00 PM, 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.

- A. Call to Order
- B. 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 - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - 1. Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 9, 2020.
- E. New Business
 - 2. Consideration to Approve Final Plat of **CHERRY PINES, SECTION 3:** A Subdivision of 39.2628 Acres of Land Situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
 - 3. Consideration to Approve Replat of **WANKO ONE:** A Replat of Lots 41 & 42 in Block 104 of Revised Map of Tomball, an Addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 25, of the Map

Records of Harris County, Texas. Said Block 104 lying in the Ralph Hubbard Survey (A-383).

- [4.](#) Consideration to Approve Replat of **NIKHILL REPLAT:** Being 5.4735 Acre (238,435.31 Square Feet) Tract of Land Situated in the Chauncey Goodrich Survey, A-311, and the Joseph House Survey, A-34, in Harris County, Texas, Being a replat of a portion of Lot 2, Block 1, of Nikhill Subdivision as recorded in Film Code Number 626095, of the Map Records of Harris County, Texas.

- [5.](#) Consideration to Approve **Zoning Case P20-321:** Request by Trung Le and Sandy Pham to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Tract 10A-1 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located on the north side of Holderrieth Road at 12118 Holderrieth Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P20-321**

- [6.](#) Consideration to Approve **Zoning Case P20-332:** Request by 7Gen Planning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.78 acres of land legally described as Tract 9N-2 Abstract 632 C N Pillot, from the Agricultural District to the Single-Family 6 District. The property is generally located on the east side of Cherry Street, across from the Cherry Pines Subdivision, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P20-332**

- [7.](#) Consideration to Approve **Zoning Case P20-338:** Request by David Weekly Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development and Single-Family 20 Estate Districts to the Single-Family 6 District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P20-338**

F. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of December 2020 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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 contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

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

Item 1.

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

MONDAY, NOVEMBER 9, 2020



6:00 P.M.

- 1.0 The meeting was Called to Order by Vice Chair Roquemore at 6:02 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross

Chair Barbara Tague – Absent

Others present:

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

Draft

- 2.0 No Public Comments were received.

- 3.0 Reports and Announcements

- Craig Meyers, Community Development Director, announced the following:
 - o Zoning Case P20-238, rezoning request for Raburn Reserve Development to rezone approximately 5 acres of land from the Agricultural District to the Planned Development (PD-12) District, was approved at City Council.

- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 12, 2020.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **WOOD LEAF RESERVE, SECTION ONE:** Being Approx. 33.39 Acres of Land containing 122 Lots (40’/50’ X 120’ TYP.) and Ten Reserves in Six Blocks, out of the Claude N. Pillot Survey, A-632, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **NUBIA WAREHOUSES:** A Subdivision of 1.5229 Acre Tract, (66,338.15 Square Feet), being a replat of Lots 1, Block 3 of Lezzie-Persimmon Subdivision, as recorded in Film Code 352080, Harris County Map Records, and Lot 5, Block 1, Persimmon Flats, Section 2 as recorded in Film Code 430018, Harris County Map Records, Situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, TX.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **DANIELS BUILDING:** Being 0.1607 Acre (7000.00 Square Feet), track of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 16 and 17, in Block 69, of the Revise Map of Tomball as recorded in Volume 4, Page 25, of the Map Record of Harris County, Texas.

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

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve with contingencies.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **TOMBALL CARRELL STREET**: Being a Subdivision of 2.0969 Acres (91,339 Square Feet), situated in the Ralph Hubbard Survey, Abstract 383, City of Tomball, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P20-295**: Request by the City of Tomball to amend Section 50-79 (Old Town & Mixed Use District) of the Tomball Code of Ordinances by amending Section 50-79(d) (*Area regulations for residential uses*) and Section 50-79(e) (*Area regulations for nonresidential uses*).

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

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:13 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P20-295**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

Commissioner Anderson	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Ross	<u>Aye</u>

Motion carried unanimously.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

The meeting adjourned at 6:19 p.m.

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: Cherry Pines Section 3 Plat Type: Final

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

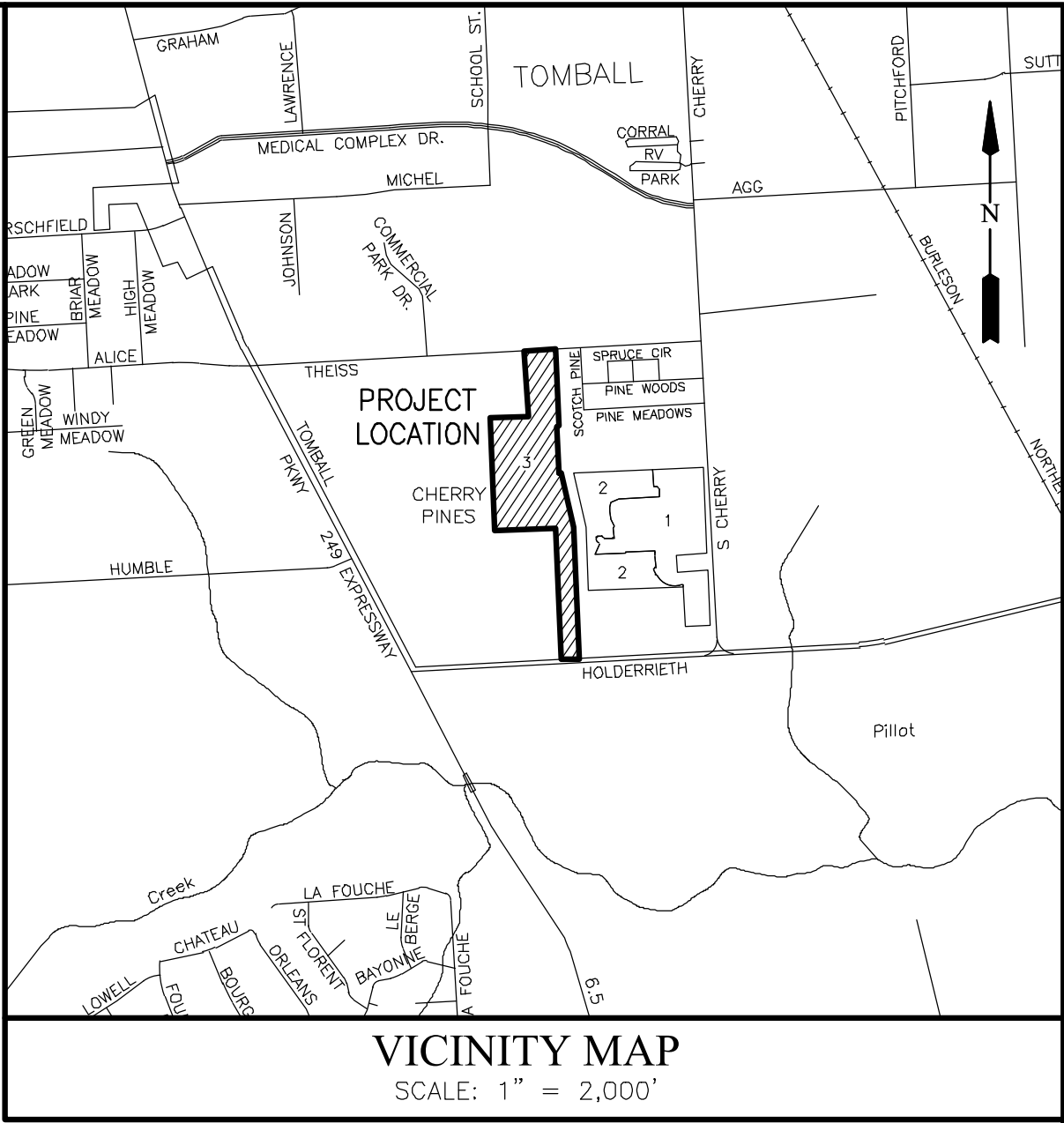
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 14, 2020

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

- Set survey markers
- Correct typos

Community Development recommends approval of this plat with contingencies.



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 288Q

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KYLE DAVISON, DIVISION PRESIDENT, BEING AN OFFICER OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 39.2628 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CHERRY PINES SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 GOVERNMENT 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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS 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, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KYLE DAVISON, ITS DIVISION PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
KYLE DAVISON, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE DAVISON, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF CHERRY PINES SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
BARBARA TAGUE, CHAIR

BY: _____
DARRELL ROQUEMORE, VICE CHAIR

I, TENESHIA HUDSPETH, 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 _____, 20____, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 20____, 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.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

CHERRY PINES SECTION 3

A SUBDIVISION OF 39.2628 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

126 LOTS 5 RESERVES (9.4440 ACRE) 3 BLOCKS
DECEMBER 7, 2020 JOB NO. 2040-5230.309

OWNERS:

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

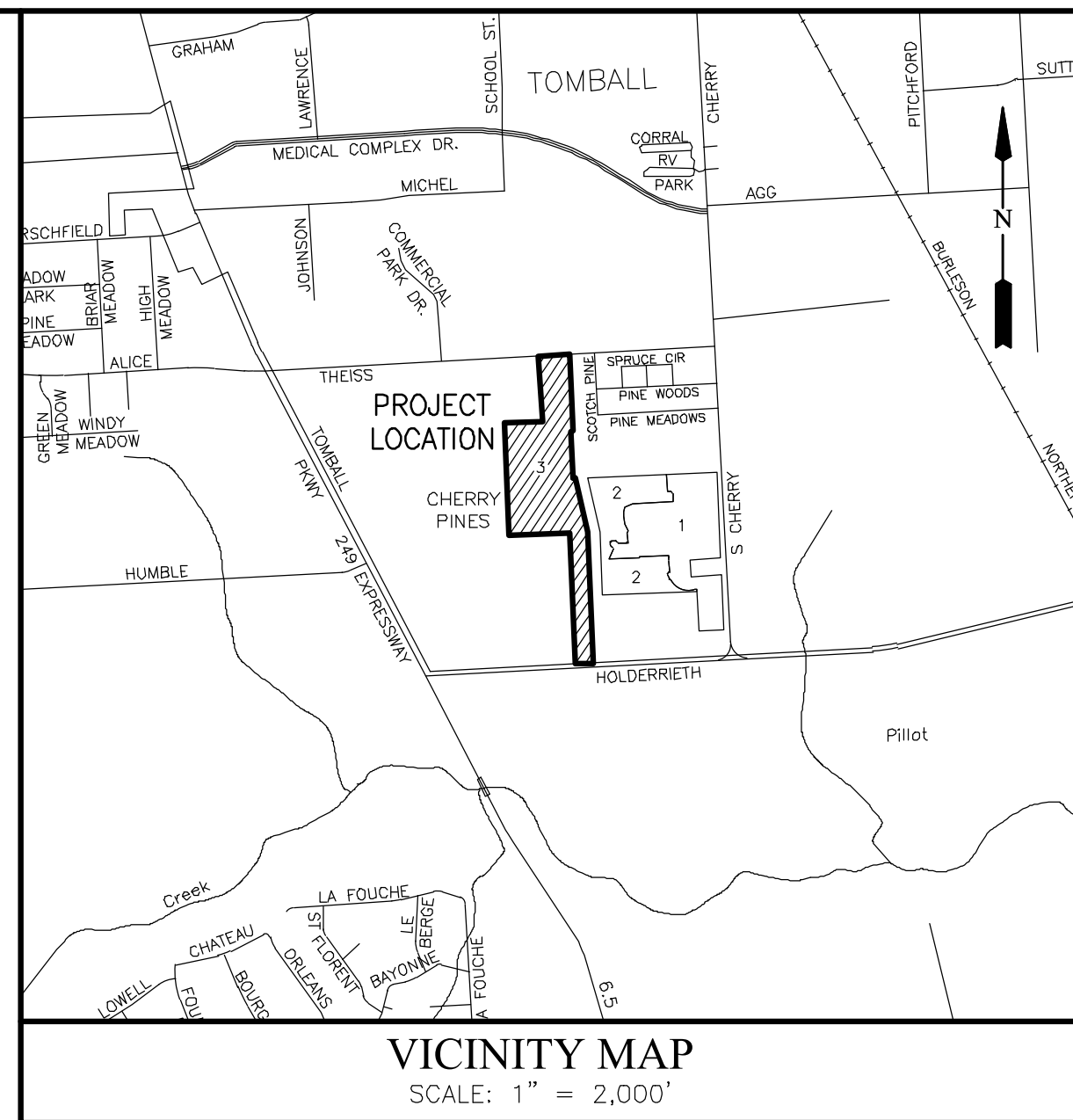
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

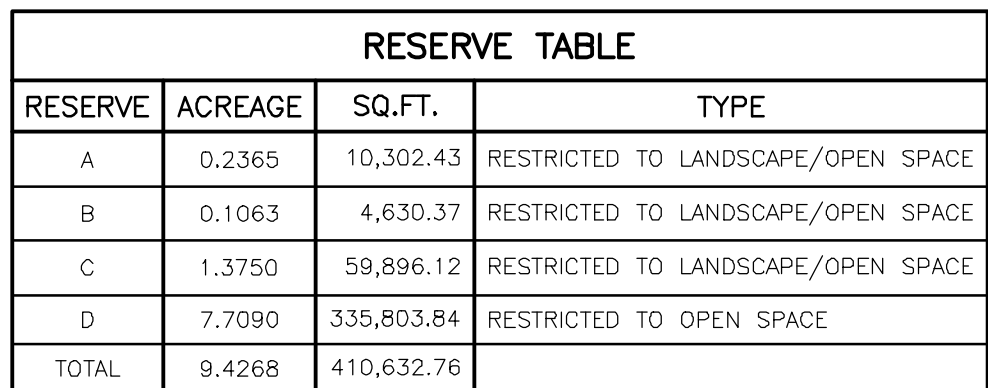
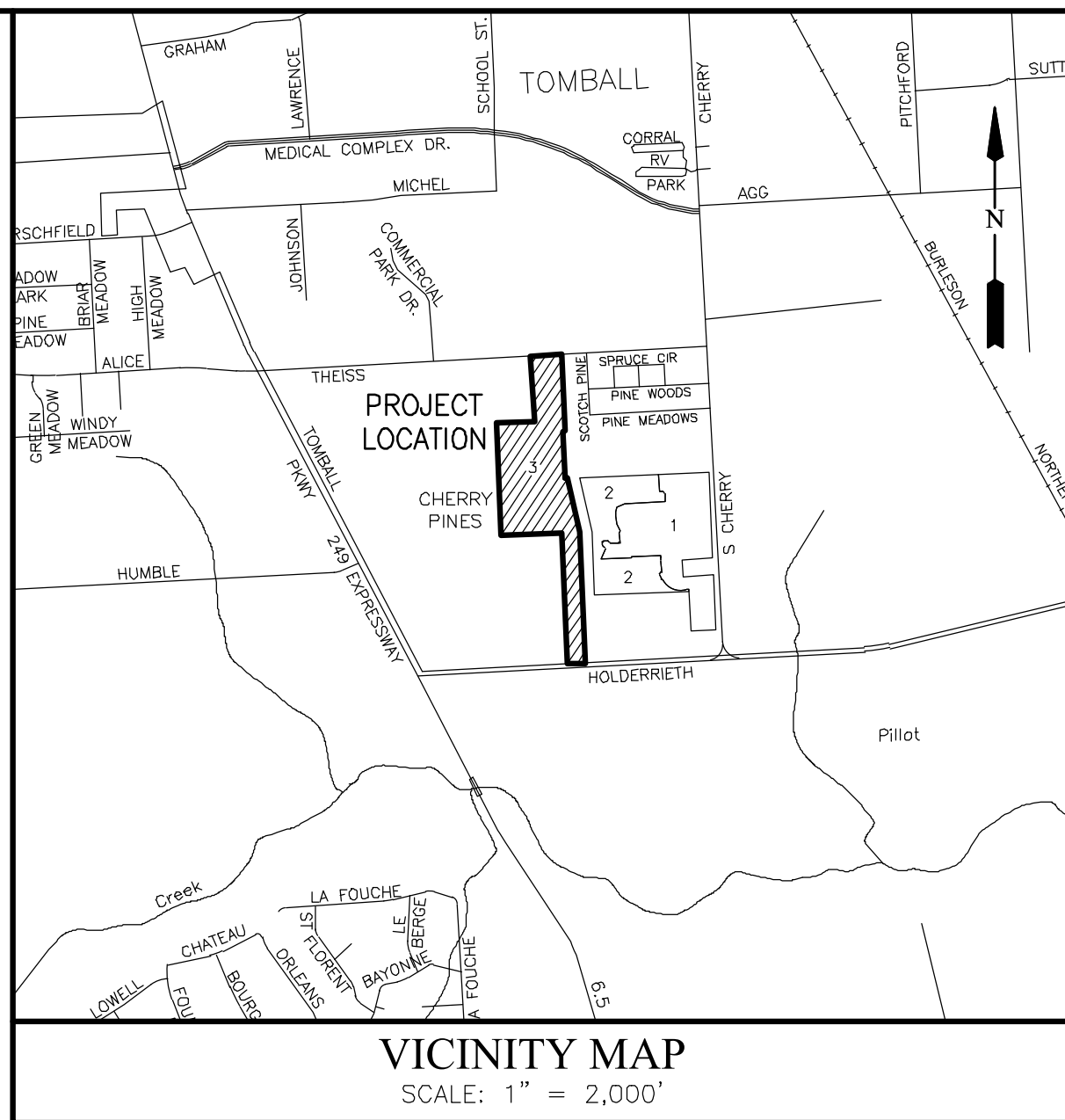


BLOCK 1		BLOCK 2		BLOCK 3	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	7,018.32	1	7,806.53	1	7,065.87
2	10,224.18	2	7,093.72	2	6,000.00
3	15,068.32	3	6,817.85	3	6,351.23
4	10,049.55	4	6,487.37	4	9,682.04
5	12,484.95	5	6,424.98	5	9,742.76
6	8,231.14	6	5,362.60	6	9,036.35
7	8,380.37	7	6,300.21	7	6,475.00
8	7,619.90	8	6,385.84	8	6,475.00
9	7,075.81	9	6,250.00	9	7,395.46
10	6,732.28	10	6,250.00	10	8,737.78
11	6,579.55	11	6,250.00	11	9,782.41
12	6,613.35	12	6,250.00	12	10,238.44
13	6,834.62	13	6,005.39	13	7,083.99
14	7,249.59	14	9,671.19	14	7,270.92
15	7,870.11	15	12,095.23	15	13,476.12
16	8,890.94	16	6,439.06	16	11,693.77
17	8,533.84	17	7,249.09	17	7,141.95
18	8,924.55	18	6,250.00	18	8,802.33
19	9,920.92	19	6,250.00	19	8,581.07
20	9,203.58	20	6,250.00	20	6,179.70
21	7,457.99	21	6,250.00	21	6,021.65
22	6,426.86	22	6,250.00	22	6,171.18
23	6,250.00	23	6,250.00	23	6,028.36
24	6,250.00	24	6,250.00	24	6,503.38
25	6,250.00	25	6,250.00	25	7,201.23
26	6,412.95	26	6,250.00	26	6,000.00
27	7,086.28	27	6,250.00	27	6,000.00
28	9,411.74	28	6,250.00	28	6,000.00
29	7,263.20	29	6,250.00	29	6,000.00
30	7,020.89	30	6,250.00	30	6,000.00
31	6,778.57	31	6,250.00	31	6,000.00
32	6,854.43	32	6,250.00	32	6,000.00
33	7,196.63	33	6,250.00	33	6,654.80
34	6,742.28	34	6,172.64	34	7,857.87
35	7,477.29	35	7,485.04	35	10,201.61
		36	13,182.01	36	10,555.35
		37	7,739.07	37	11,211.29
		38	6,155.49	38	10,758.19
		39	9,266.82	39	7,843.65
		40	6,275.24		
		41	7,635.52		
		42	8,356.74		
		43	6,913.01		
		44	7,202.88		
		45	7,664.33		
		46	8,035.32		
		47	8,235.50		
		48	8,274.16		
		49	8,153.08		
		50	7,517.80		
		51	7,022.54		
		52	7,491.21		

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

RESERVE TABLE			
RESERVE	ACREAGE	SO.FT.	TYPE
A	0.2365	10,302.43	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.1063	4,630.37	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.3750	59,896.12	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	7.7090	335,803.84	RESTRICTED TO OPEN SPACE
TOTAL	9.4268	410,632.76	

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
H.C.D.R.	INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
P.P.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
RES.	INDICATES RESERVE
+	INDICATES STREET NAME CHANGE
S.N.	INDICATES SEE NOTE
F.N.	INDICATES FILE NUMBER
(F)	FOUND 5/8" IRON ROD STAMPED "LJA SURV
(S)	SET 5/8" IRON ROD STAMPED "LJA SURVE
R.O.W.	INDICATES RIGHT-OF-WAY
C.O.T.	INDICATES CITY OF TOMBALL



CURVE TABLE						
CURVE	RADIUS	DELTA/3	ARC	CHORD BEARING	CHORD	
C1	400.00'	25°07'43"	175.43'	S 1°51'50" E	174.03'	
C2	800.00'	41'36"36"	380.89'	S 07°37'23" E	568.30'	
C3	450.00'	24°23'09"	191.53'	S 25°22'29" E	190.08'	
C4	900.00'	45'56"15"	556.01'	S 82°37'32" W	155.81'	
C5	500.00'	1°25'46"	12.48'	S 88°18'23" E	12.47'	
C6	55.00'	88'31'33"	84.93'	N 46°43'08" W	76.77'	
C7	55.00'	90°00'00"	86.39'	N 42°32'29" E	77.78'	
C8	225.00'	90°26'02"	355.13'	S 47°14'30" E	319.41'	
C9	420.00'	15°51'07"	110.67'	S 09°57'02" E	110.31'	
C10	900.00'	140'56'30"	223.31'	S 10°46'05" E	222.74'	
C11	55.00'	80°13'56"	77.74'	S 38°01'57" W	71.43'	
C12	55.00'	96°30'33"	85.52'	S 52°12'47" E	83.96'	
C13	25.00'	89°29'38"	42.10'	S 39°01'45" W	37.30'	
C14	370.00'	19°12'37"	124.05'	S 18°49'23" E	123.47'	
C15	25.00'	11°55'17"	48.83'	S 84°23'20" E	41.43'	
C16	500.00'	22°42'48"	196.18'	S 27°56'45" E	92.45'	
C17	25.00'	10°53'30"	47.95'	S 29°30'43" W	40.93'	
C18	830.00'	38'36'57"	559.40'	S 06°07'33" E	548.87'	
C19	480.00'	18°28'37"	154.84'	S 22°25'23" W	154.17'	
C20	25.00'	75°20'02"	32.87'	S 06°00'09" E	30.55'	
C21	258.00'	41°38'41"	185.34'	S 22°50'49" E	181.29'	
C22	370.00'	15°51'07"	102.37'	S 08°57'02" E	102.04'	
C23	930.00'	10°54'54"	177.13'	S 12°25'08" E	176.90'	
C24	25.00'	86°26'40"	38.59'	S 51°11'02" E	34.87'	
C25	870.00'	6°56'03"	105.29'	N 81°07'37" E	105.23'	
C26	930.00'	9°55'54"	161.21'	S 82°37'32" W	161.01'	
C27	530.00'	1°25'46"	13.22'	S 88°18'23" E	13.22'	
C28	25.00'	35°16'35"	15.39'	S 71°22'59" W	15.15'	
C29	50.00'	15°04'22"	138.82'	N 46°43'08" W	98.34'	
C30	25.00'	35°16'35"	15.39'	N 15°10'46" E	15.15'	
C31	25.00'	35°23'39"	15.44'	N 20°09'21" W	15.20'	
C32	500.00'	160°47'19"	140.31'	S 42°32'29" E	98.60'	
C33	25.00'	35°23'39"	15.44'	S 74°45'41" E	15.20'	
C34	256.00'	26°05'01"	116.08'	S 78°25'00" E	115.09'	
C35	25.00'	82°35'05"	36.17'	N 72°10'57" E	33.09'	
C36	420.00'	17°33'30"	128.71'	N 21°57'40" E	128.21'	
C37	770.00'	21°46'35"	559.20'	N 07°37'23" E	546.99'	
C38	430.00'	40'36"36"	155.99'	N 18°02'09" E	155.13'	
C39	25.00'	85°04'50"	37.12'	N 50°11'01" W	33.81'	
C40	90.00'	90°00'00"	59.21'	N 42°32'29" E	35.36'	
C41	195.00'	80°26'02"	307.78'	N 47°14'30" E	276.81'	
C42	430.00'	3°26'38"	25.85'	S 03°44'48" E	25.84'	
C43	25.00'	83°59'32"	36.65'	S 36°31'39" W	33.45'	
C44	25.00'	20°11'41"	8.81'	S 88°37'15" E	8.77'	
C45	50.00'	124°56'17"	109.03'	S 36°14'57" W	88.68'	
C46	25.00'	23°45'40"	10.37'	S 14°20'21" E	10.29'	
C47	25.00'	27°42'01"	10.20'	S 11°22'40" W	11.96'	
C48	50.00'	142°31'13"	124.37'	S 46°02'46" E	94.70'	
C49	25.00'	1°20'19"	6.69'	N 70°21'47" E	6.67'	
C50	25.00'	84°05'28"	36.68'	S 59°55'19" E	33.49'	
C51	870.00'	102°35'51"	157.98'	S 12°40'36" E	157.69'	
C52	25.00'	95°04'07"	41.48'	S 40°03'26" W	36.88'	
C53	470.00'	1°25'46"	11.73'	S 88°18'23" W	11.73'	
C54	25.00'	88°31'13"	38.62'	N 46°43'08" W	34.90'	
C55	25.00'	11°21'09"	48.59'	N 53°13'03" E	41.29'	
C56	50.00'	222°21'17"	194.35'	N 02°27'31" W	93.14'	
C57	25.00'	11°21'09"	48.59'	N 58°08'05" E	41.29'	

A SUBDIVISION OF 39.2628 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILLOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

OWNERS:

KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042 T

LJA Engineering, Inc
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

CITY OF TOMBALL

Plat Name: Wanko One Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 14, 2020

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

- Update Harris County Clerk signature block

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

I, Thomas J. Wanko, hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of "WANKO ONE", do hereby make and establish said subdivision 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 (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, owner does hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS my hand, this _____ day of _____, 20____.

Thomas J. Wanko

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Wanko, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has 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 owner.

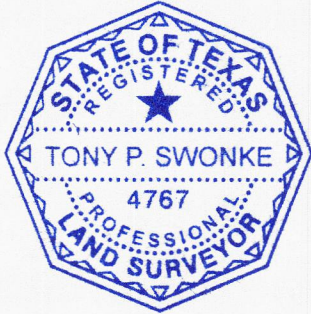
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

My Commission expires on the _____ day of _____, 20____.

I, Tony P. Swonke, 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 the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than three-quarters of an 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.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of "WANKO ONE", 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 on this _____ day of _____, 20____.

Barbara Tague
Chairman

Darrell Raquemore
Vice-Chairman

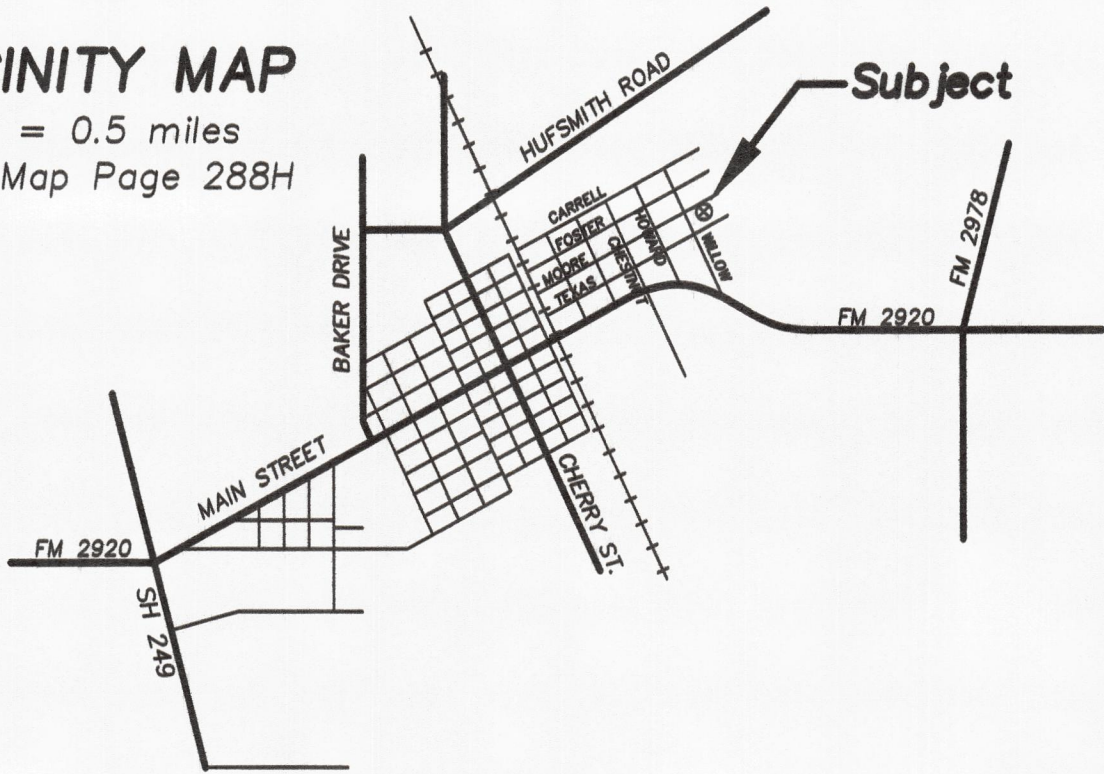
I, Chris Hollins, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded on the _____ day of _____, 20____, at _____ o'clock _____ M. and filed under Film Code No. _____ of the Map Records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.
Chris Hollins
Clerk of the County Court
Harris County, Texas

Deputy

VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



SCALE: 1" = 20 Ft.
0 5 10 15 20

- Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5: A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter in the public easement.

FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

PUBLIC EASEMENT:

Public easements denoted on this plat are hereby dedicated to the use of 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 parts 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.



"WANKO ONE"

A replat of Lots 41 & 42 in Block 104 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
Said Block 104 lying in the Ralph Hubbard Survey (A-383).

Containing: 1 Lot / 1 Block

PREPARED BY:
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281 351 7789

DATE: December 7, 2020

OWNER:
Thomas J. Wanko
30210 E. Geneva Drive
Spring, TX 77386
713.408.4893

CITY OF TOMBALL

Plat Name: Nikhill Replat Plat Type: Replat

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

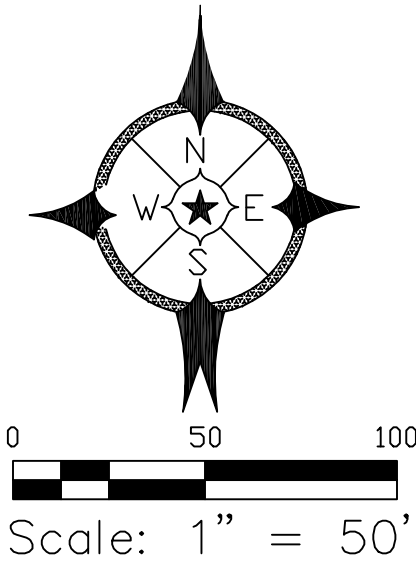
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: December 14, 2020

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

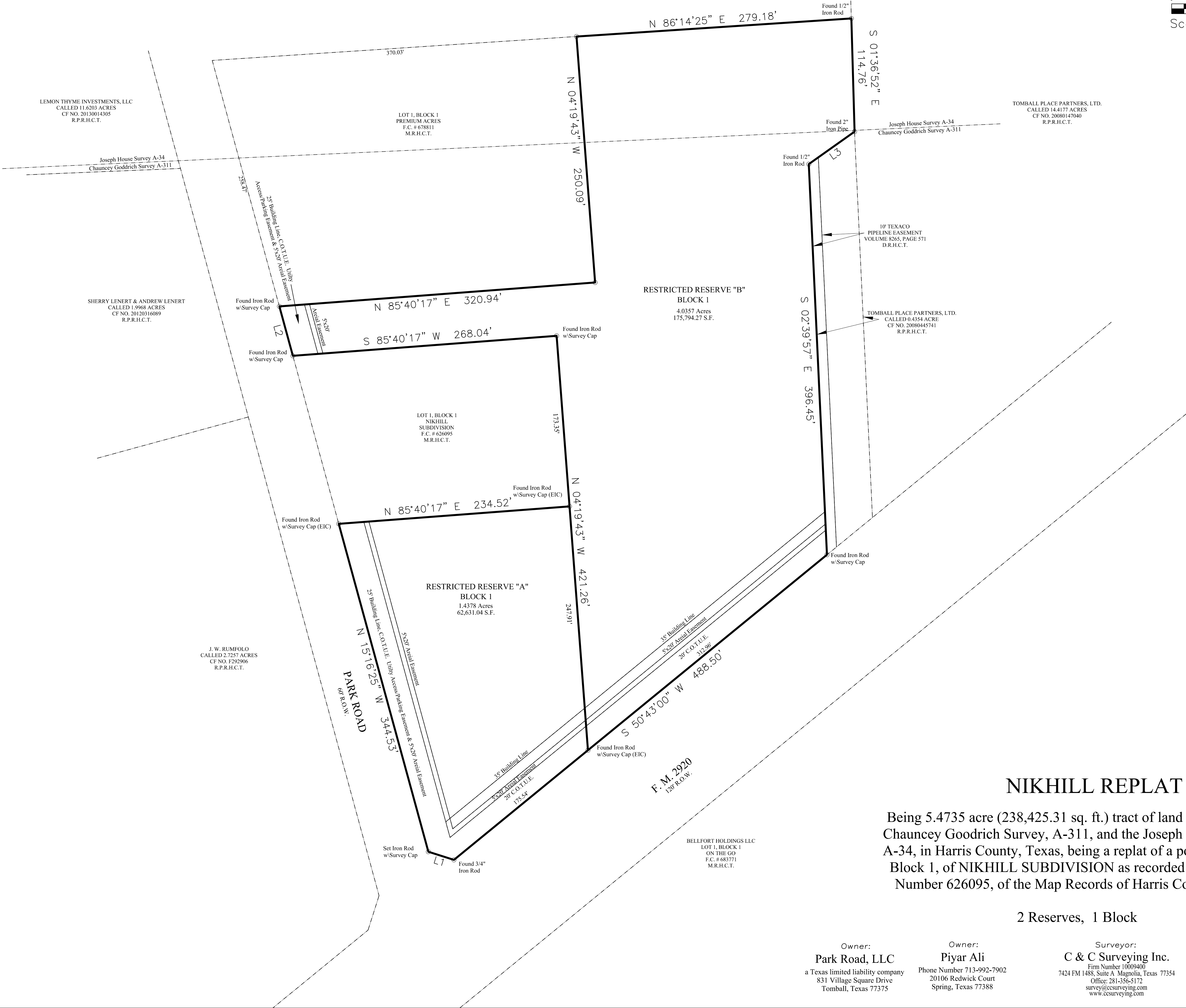
- Locate or notate all easements listed in the title report
- Remove all building lines from the plat
- Fix typo

Community Development recommends approval of this plat with contingencies.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°16'50" W	27.22'
L2	N 15°16'25" W	51.94'
L3	S 54°36'53" W	56.92'

MATTHEW BAKIES
CALLED 4.00 ACRES
CF NO. 2011032484
R.P.R.H.C.T.



NIKHILL REPLAT

Being 5.4735 acre (238,425.31 sq. ft.) tract of land situated in the Chauncey Goodrich Survey, A-311, and the Joseph House Survey, A-34, in Harris County, Texas, being a replat of a portion of Lot 2, Block 1, of NIKHILL SUBDIVISION as recorded in Film Code Number 626095, of the Map Records of Harris County, Texas.

2 Reserves, 1 Block

Owner:
Park Road, LLC
a Texas limited liability company
831 Village Square Drive
Tomball, Texas 77375

Owner:
Piyar Ali
Phone Number 713-992-7902
20106 Redwick Court
Spring, Texas 77388

Surveyor:
C & C Surveying Inc.
Firm Number 10609400
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

December 2020
Sheet 2 of 2
20-0342

THE STATE OF TEXAS

COUNTY OF HARRIS

We, **Piyar Ali**, acting individually, and **Park Road, LLC**, a Texas limited liability company, acting by and through **Jodi A. Oliver**, manager, owners hereinafter referred to as owners of the 5.4735 acre tract described in the above and foregoing plat of **NIKHILL REPLAT**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

WITNESS my hand in the City of Tomball, Texas, this ____ day of _____, 202__.

PIYAR ALI, owner

IN TESTIMONY WHEREOF, PARK ROAD, LLC, a Texas Limited liability company, has caused these presents to be signed by **Jodi A. Oliver**, manager, thereunto authorized, on this ____ day of _____, 202__.

By: **Jodi A. Oliver**, Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Piyar Ali**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Jodi A. Oliver**, Manager of **Park Road, LLC**, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of **NIKHILL REPLAT** in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 202__.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

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

Steven L. Crews
Texas Registration Number 4141

Harris County Clerk Certificate of Filing:

I, **Teneshia Hudspeth**, 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 _____, 202__, at ____ o'clock __.M., and duly recorded on _____, 202__, 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.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

We, **Park Road, LLC**, a Texas limited liability company, owner and holder of a lien against the property described in the plat known as **NIKHILL REPLAT**, said lien being evidenced by instruments of record in Clerk's File Numbers 20090413973, 20090413974 and 20120486009, of the R.P.R.H.C.T. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and the effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Jodi A. Oliver
Manager of **Park Road, LLC**, a Texas limited liability company

STATE OF TEXAS

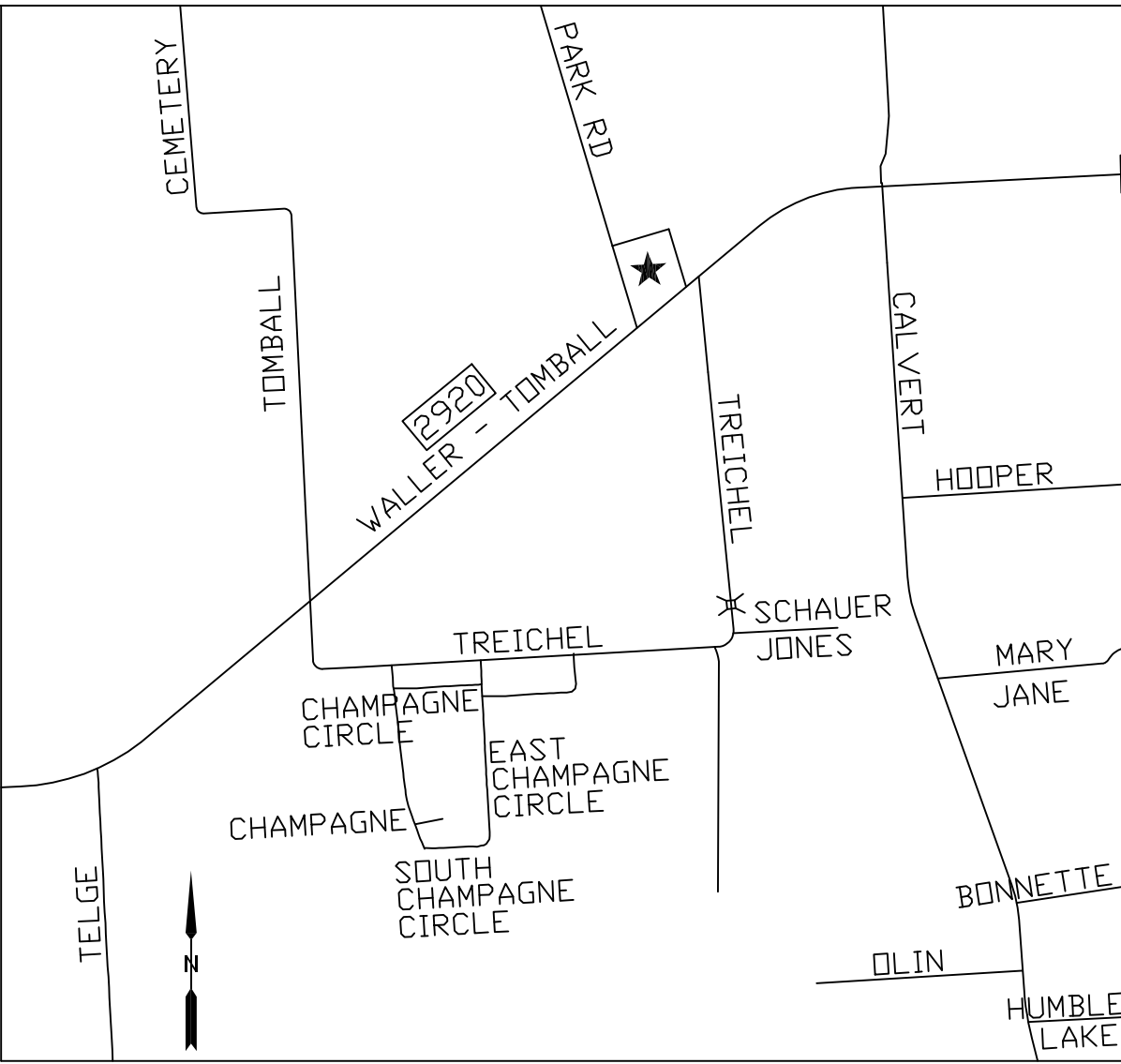
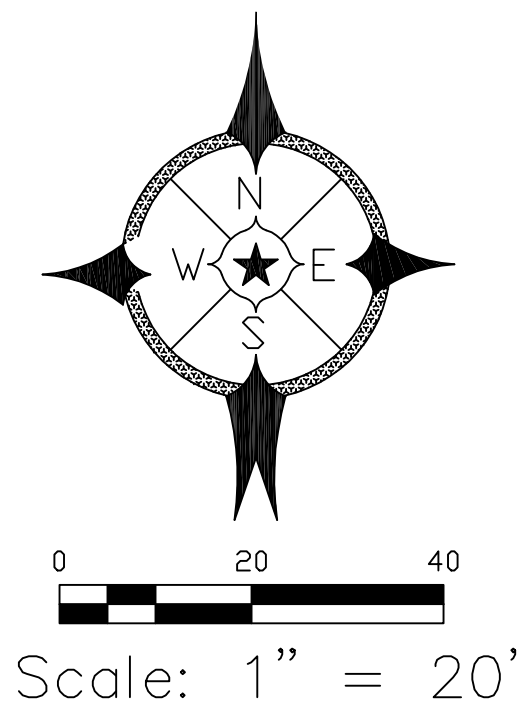
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Jodi A. Oliver**, manager of **Park Road, LLC**, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission expires: _____



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

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

NIKHILL REPLAT

Being 5.4735 acre (238,425.31 sq. ft.) tract of land situated in the Chauncey Goodrich Survey, A-311, and the Joseph House Survey, A-34, in Harris County, Texas, being a replat of a portion of Lot 2, Block 1, of **NIKHILL SUBDIVISION** as recorded in Film Code Number 626095, of the Map Records of Harris County, Texas.

2 Reserves, 1 Block

Owner:
Park Road, LLC
a Texas limited liability company
831 Village Square Drive
Tomball, Texas 77375

Owner:
Piyar Ali
Phone Number 713-992-7902
20106 Redwick Court
Spring, Texas 77388

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

November 2020
Sheet 1 of 2
20-0342

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 14, 2020
&
CITY COUNCIL
DECEMBER 21, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 14, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 21, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P20-321: Request by Trung Le and Sandy Pham to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Tract 10A-1 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located on the north side of Holderrieth Road at 12118 Holderrieth Road, within the City of Tomball, Harris County, Texas.

Zoning Case P20-332: Request by 7Gen Planning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.78 acres of land legally described as Tract 9N-2 Abstract 632 C N Pillot, from the Agricultural District to the Single-Family 6 District. The property is generally located on the east side of Cherry Street, across from the Cherry Pines Subdivision, within the City of Tomball, Harris County, Texas.

Zoning Case P20-338: Request by David Weekly Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Single-Family 6 District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

CERTIFICATION

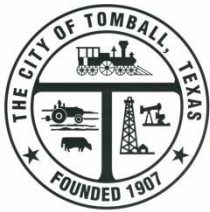
Item 5.

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 **10th** day of **December 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P20-321

APPLICANT/OWNER: Trung Le and Sandy Pham

LOCATION: Generally located on the north side of Holderrieth Road at 12118 Holderrieth Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Re-Zoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Tract 10A-1 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Light Industrial District.

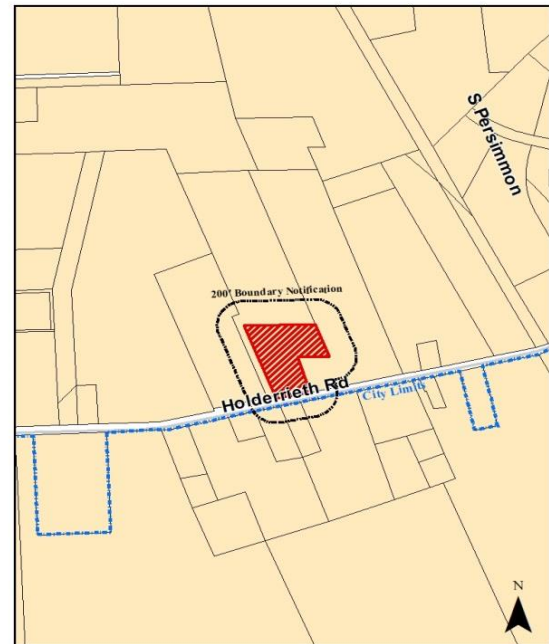
CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



**Planning & Zoning Commission
Public Hearing:
Monday, December 14, 2020 6:00 PM**

**City Council Public Hearing:
*Monday, December 21, 2020 6:00 PM**

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

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

Amelia Lindley

From: Charlotte Willeford <charlotte.willeford@gmail.com>
Sent: Monday, December 7, 2020 1:53 PM
To: Amelia Lindley
Cc: rwhitaker@newquest.com
Subject: Resining

I'm the owner of the 12 acres next door to the site you are referring to and I am in support of our Rezoning effort.

Thank You,

Charlotte Willeford

Sent from my iPhone

Amelia Lindley

From: Melvin Michel <michel_auto@sbcglobal.net>
Sent: Tuesday, December 8, 2020 1:15 PM
To: Amelia Lindley
Subject: Dunlap Property

Good Afternoon Amelia,

My name is Melvin Michel and I own property across the street from Steve Dunlap. After talking to Steve, I give my approval for a zoning change to commercial for the property at 12118 Holderrieth Road.

Melvin Michel
Michel Auto Cares
12205 Holderrieth Road
Tomball Texas, 77375

Amelia Lindley

From: Scott Wright <scottw@prodelcorp.com>
Sent: Tuesday, November 24, 2020 12:08 PM
To: Amelia Lindley
Cc: Alan Kasper; steve Steve
Subject: 12118 Holderrieth Rd, Tomball, TX 77375 Rezoning

Amelia,

We understand that Steve Dunlap has been speaking to you about getting approval to sell his property at 12118 Holderrieth Rd, Tomball, TX 77375.

The proposed buyer would like to build a 9,000 sqft fully air conditioned facility on the northwest corner of the property.

We would have no objections to this.

Scott Wright

President - Prodel Corporation
12107 Holderrieth RD
Tomball, TX 77375
O: 281-351-0799
C: 713-545-2730
scottw@prodelcorp.com

From: steve Steve <steve@dunlapsupply.com>
Sent: Tuesday, November 24, 2020 6:06 AM
To: Scott Wright <scottw@prodelcorp.com>
Cc: Alan Kasper <alankasper.krg@gmail.com>
Subject: Holderrieth

Scott, thanks for taking the time to talk with me about our rezoning efforts, your opinion is important to us and I know it is with the city.

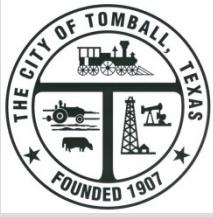
The company wanting to purchase our property is LUC Technologies, and they would like to build in two years. They have approximately 5 full time employees and they are proposing to build a 9,000 sqft fully air conditioned facility on the northwest corner of the property.

Will you please provide Amelia Lindley, the City Planner, with an email stating you are in support of our rezoning effort? Her email is listed below:

alindley@tomballtx.gov

Thanks again for your help,

Steve Dunlap
281-830-1295



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 14, 2020
City Council Public Hearing Date: December 21, 2020

Rezoning Case:	P20-321
Property Owner(s):	Stephen A. Dunlap and Connie J. Dunlap
Applicant(s):	Trung Le and Sandy Pham
Legal Description:	Tract 10A-1 Abstract 632 C N Pillot
Location:	North side of Holderrieth Road at 12118 Holderrieth Road (Exhibit "A")
Area:	5 acres
Comp Plan Designation:	Corridor Commercial (Exhibit "B")
Present Zoning and Use:	Single-Family 20 Estate District (Exhibit "C") / Single-family residence (Exhibit "D")
Proposed Use(s):	Commercial/Light Industrial (Exhibit "E")
Request:	Rezone from the Single-Family 20 Estate District to the Light Industrial District
Adjacent Zoning & Land Uses:	
North:	Agricultural District / Undeveloped
South:	Outside City limits / Single family residence
West:	Agricultural District / Undeveloped
East:	Single-Family 20 Estate District / Single-family residence

BACKGROUND

In October 2020, City staff met with the applicants to discuss the development of a manufacturing facility of the property.

ANALYSIS

The property is approximately 5 acres of land on Holderrieth Road. The applicant is requesting a rezoning to the Light Industrial District for the development of a manufacturing facility, with future retail strip in the front of the property. The property is currently zoned Single-Family 20 Estate District and has a single-family residence in the front area. Surrounding properties are zoned Single-Family 20 Estate to the east, and Agricultural to the north and west. Properties on the south side of Holderrieth Road are outside the City limits.

This area of Holderrieth Road is mostly large-lot residential or undeveloped. The City anticipates this changing, especially with the Harris County expansion of Holderrieth Road in the future.

The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for “predominantly nonresidential uses along high-traffic, regionally serving thoroughfares”. The Light Industrial District is not specifically listed as a compatible zoning district in this category, however, it is likely this area will become industrial due to the close proximity to major thoroughfares, the railroad and the existing business park. The south side of Holderrieth Road is in the City’s ETJ and is designated as Business Park and Industrial by the Future Land Use Map.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 23, 2020. A Notice of Public Hearing was published in the paper on November 25, 2020. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P20-321.

1. The proposed rezoning is compatible with the anticipated future development of the area;
2. The proposed rezoning conforms to the Comprehensive Plan and Future Land Use Map.

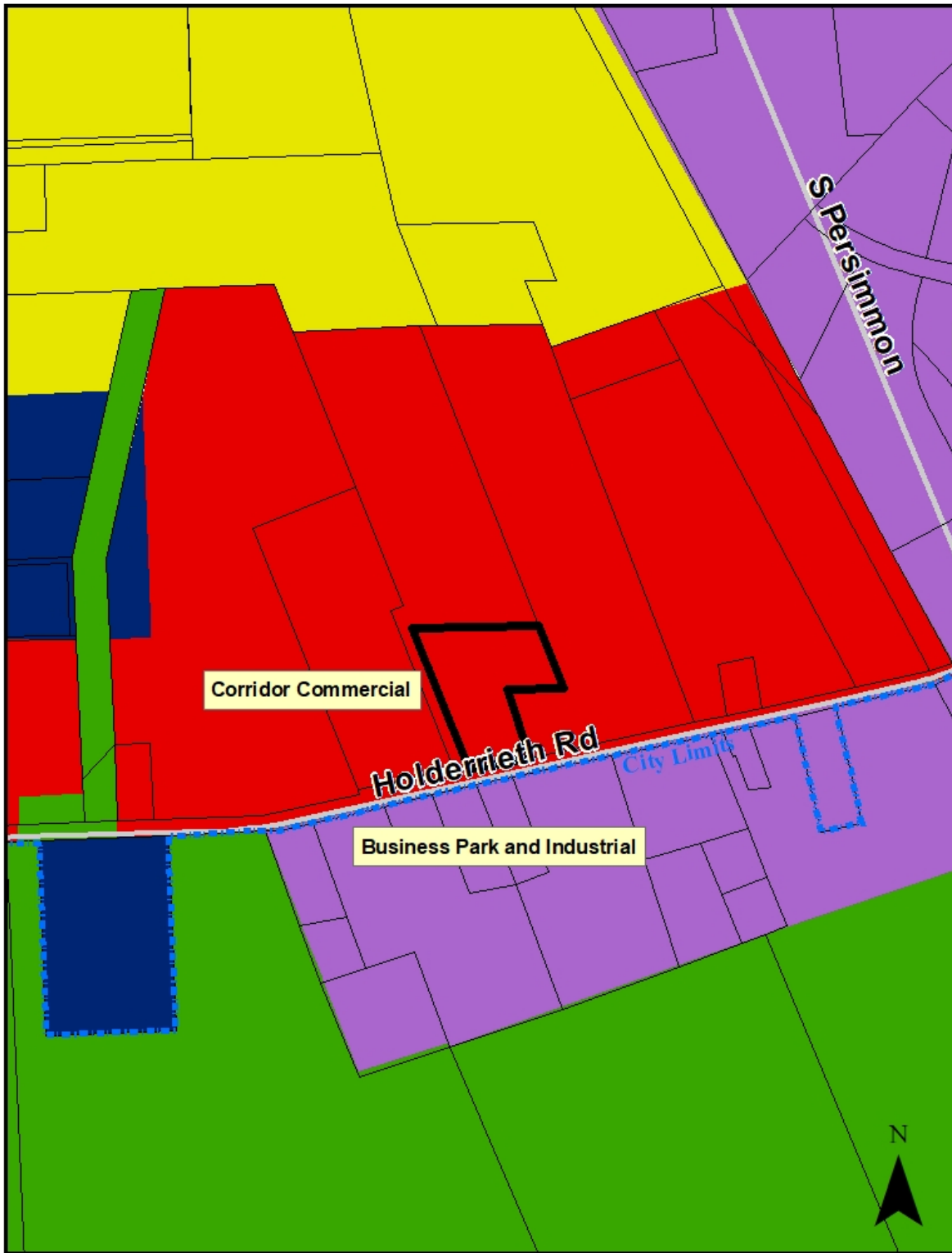
EXHIBITS

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

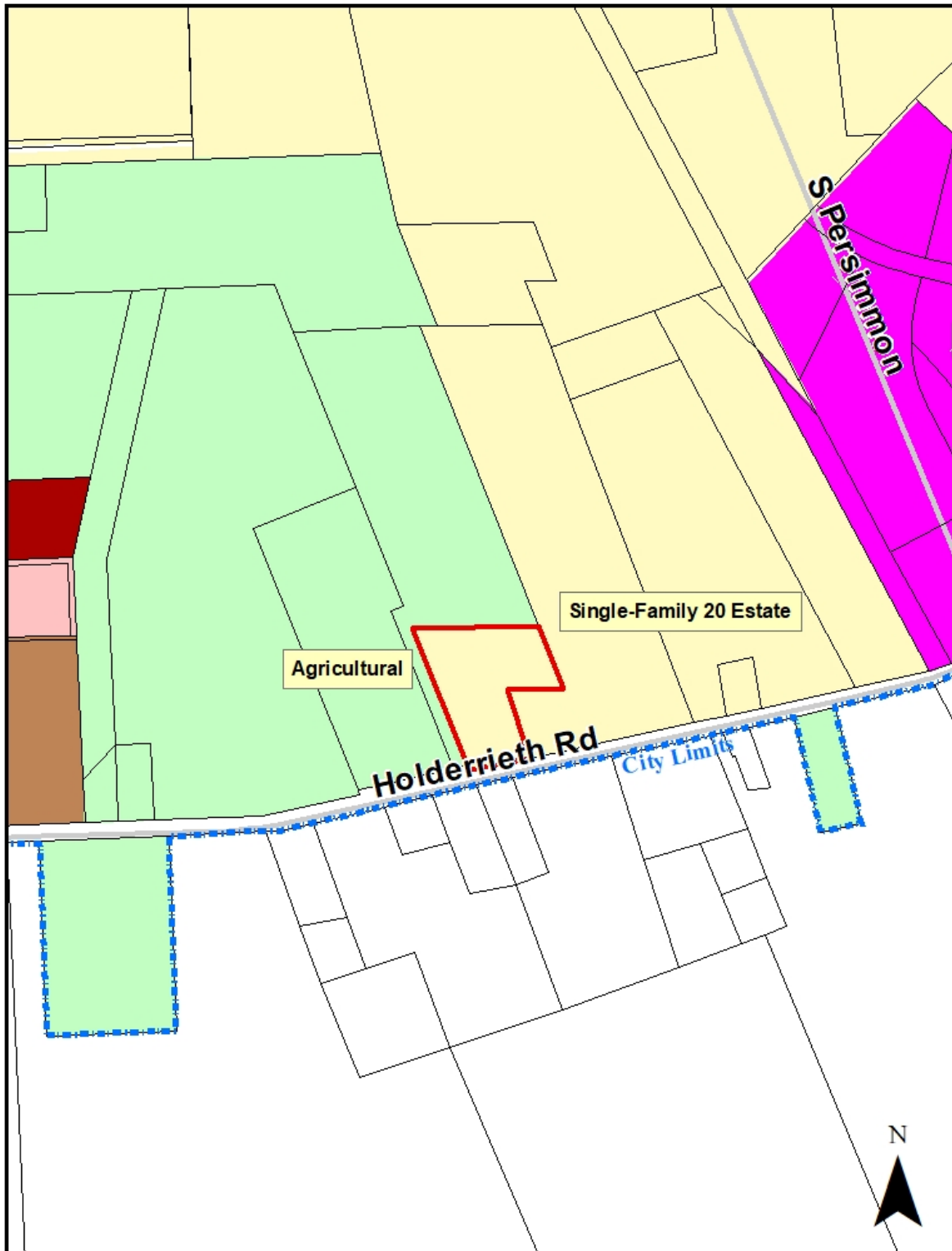
**Exhibit “A”
Aerial Photo**



**Exhibit “B”
Comprehensive Plan**



**Exhibit “C”
Zoning Map**



**Exhibit “D”
Site Photo**



Exhibit "E"
Rezoning Application

Item 5.

dotloop signature verification: dotloop.us/Q99Y-a685-z3p9



RECEIVED (KC)
10/20/2020 9:54:31 AM
10/19/2020

Revised: 4/13/2020
P&Z #20-321
\$450.00 PD

APPLICATION FOR RE-ZONING
Community Development Department
Planning Division

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

Applicant

Name: Trung Le, Sandy Pham Title: _____
Mailing Address: 17614 Rosel Oaks Ln City: Tomball State: Texas
Zip: 77377 Contact: _____
Phone: (832) 326-5876 Email: trung.le@luc-tech.com

Owner

Name: STEPHEN A DUNLAP, CONNIE J DUNLAP Title: _____
Mailing Address: 116 FOREST WIND CIR City: MONTGOMERY State: TX
Zip: 77316 Contact: _____
Phone: (281.830.1295) Email: Steve@dunlapsupply.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Rezone 12118 Holderrieth Road

Physical Location of Property: 12118 Holderrieth Road, Tomball, TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 10A-1 ABST 632 C N PILLOT
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-20-E, Single-Family Residential-20 district

Current Use of Property: Residential-Business

Proposed Zoning District: Commercial/Light Industrial

Proposed Use of Property: Commercial/Light Industrial

HCAD Identification Number: 0440580000212 Acreage: 4.99

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

Revised: 4/13/2020

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 Trung Le & Sandy Pham 10/13/2020
Signature of Applicant Date

X Cherie Dunlap dotloop verified 10/15/20 11:27 AM CDT JNGP-HYWK-T8KM-MJQD Steve Dunlap dotloop verified 10/15/20 11:27 AM CDT LLKG-MMGV-KSHN-RF3N
Signature of Owner Date

October 15, 2020

RE: Rezoning
12118 Holderrieth Rd
Tomball, TX 77375

Dear Sir or Ma'am,

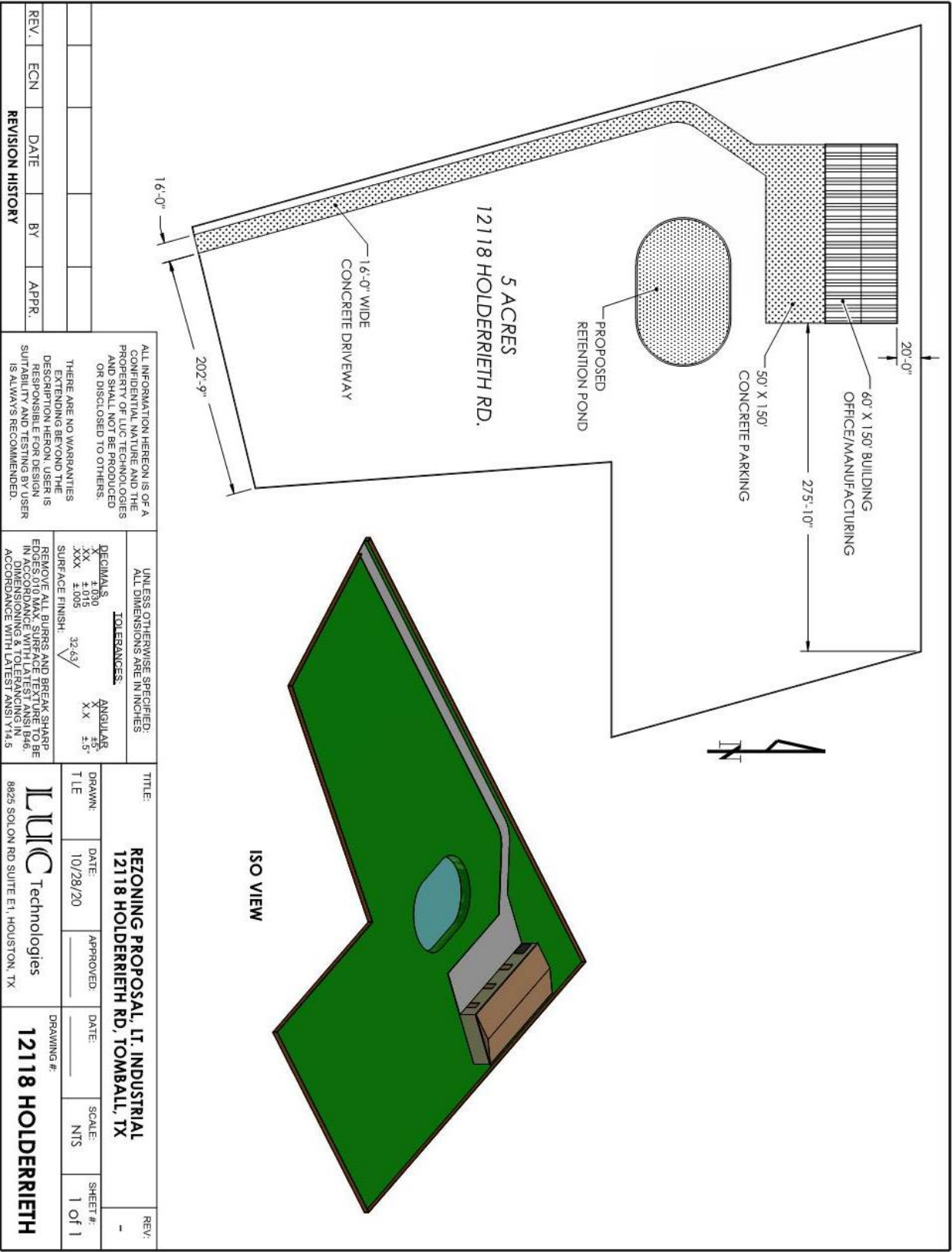
As long-time residents of the city of Tomball, we have seen tremendous growth and opportunity. We are requesting the rezoning of the above mentioned property from single family residence to commercial use for the future home of our business, LUC Technologies, LLC. LUC is a small business with less than 10 employees. We engineer, design, and manufacture customized PEEK connectors. We plan for LUC to be on the back side of the property. Additionally, in the future we would like to build a small retail strip in the front of the property facing Holderrieth.

We believe these plans coincide with the city's plans to commercialize this area and will bring value to the area and its' residents and hoping you agree with this assessment of Tomball's future.

Kind regards,

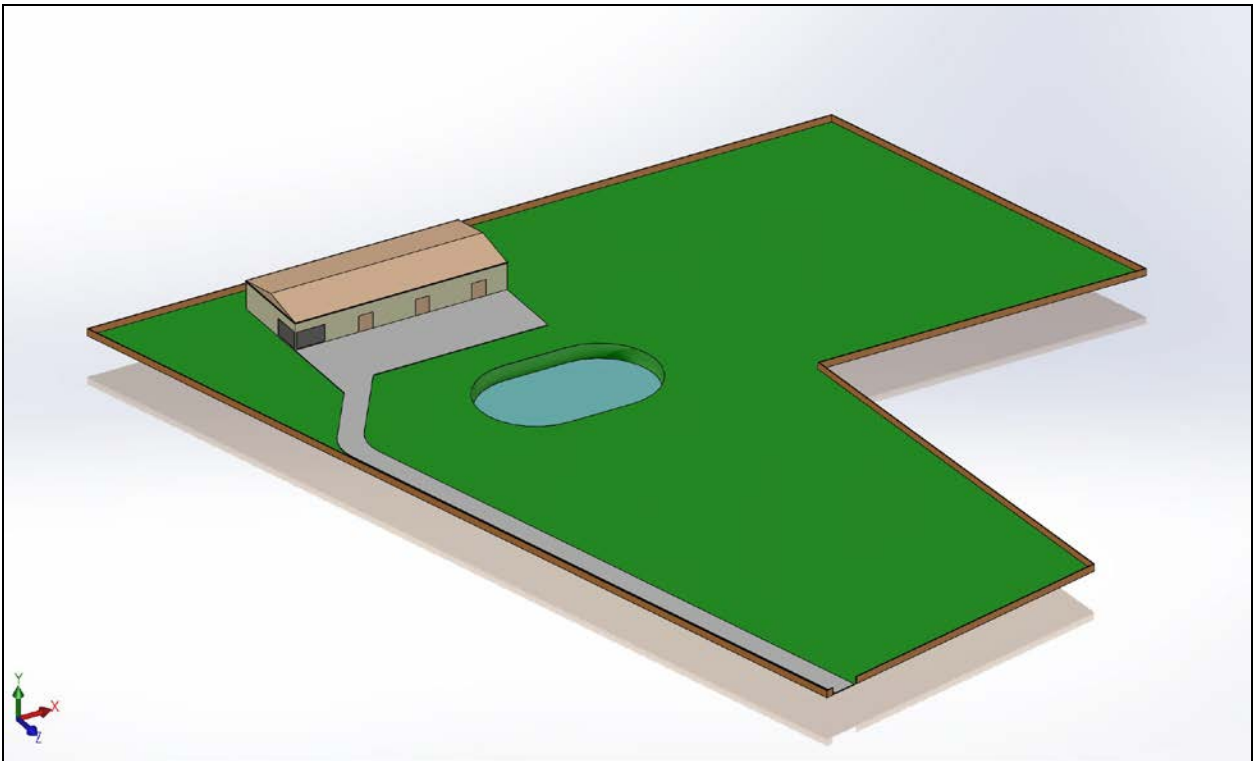
Trung Le, Sandra Pham
17614 Rosel Oaks Ln
Tomball, TX 77377

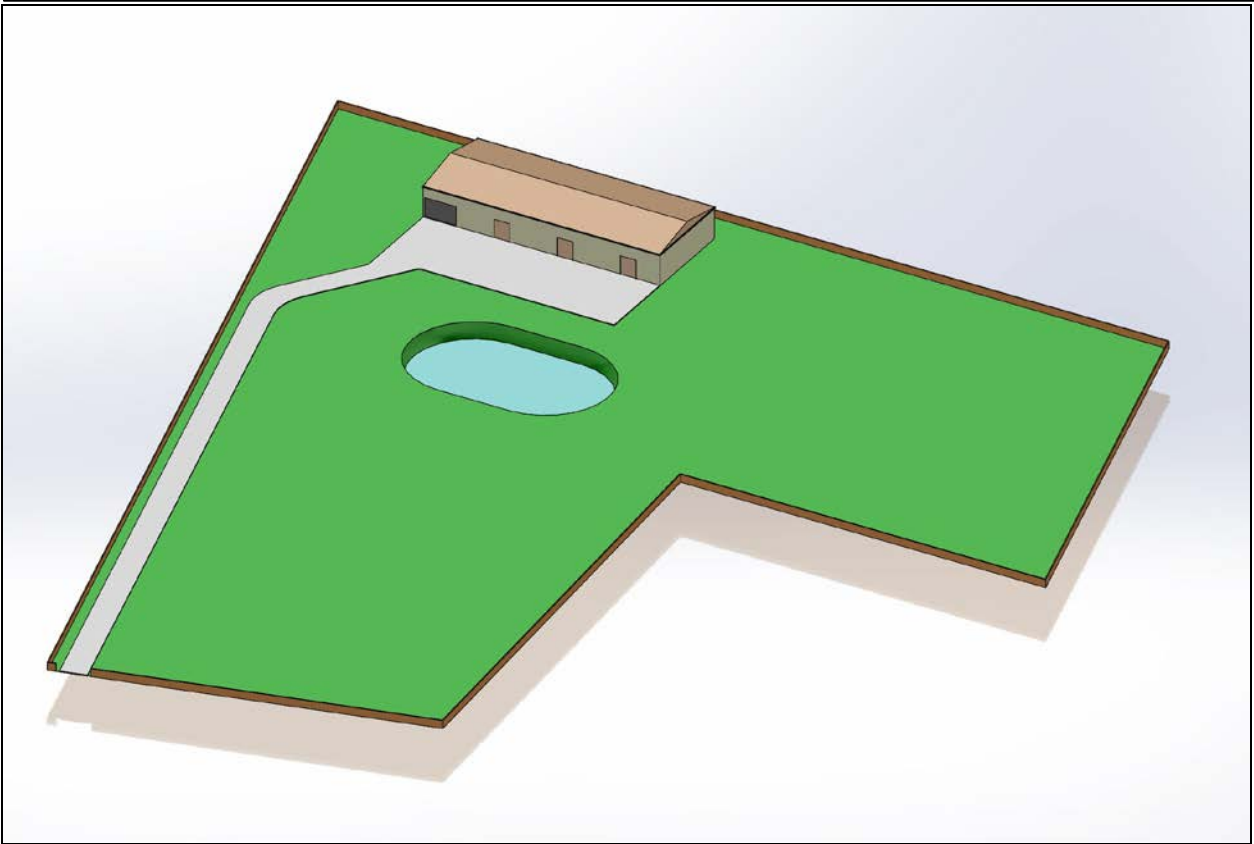
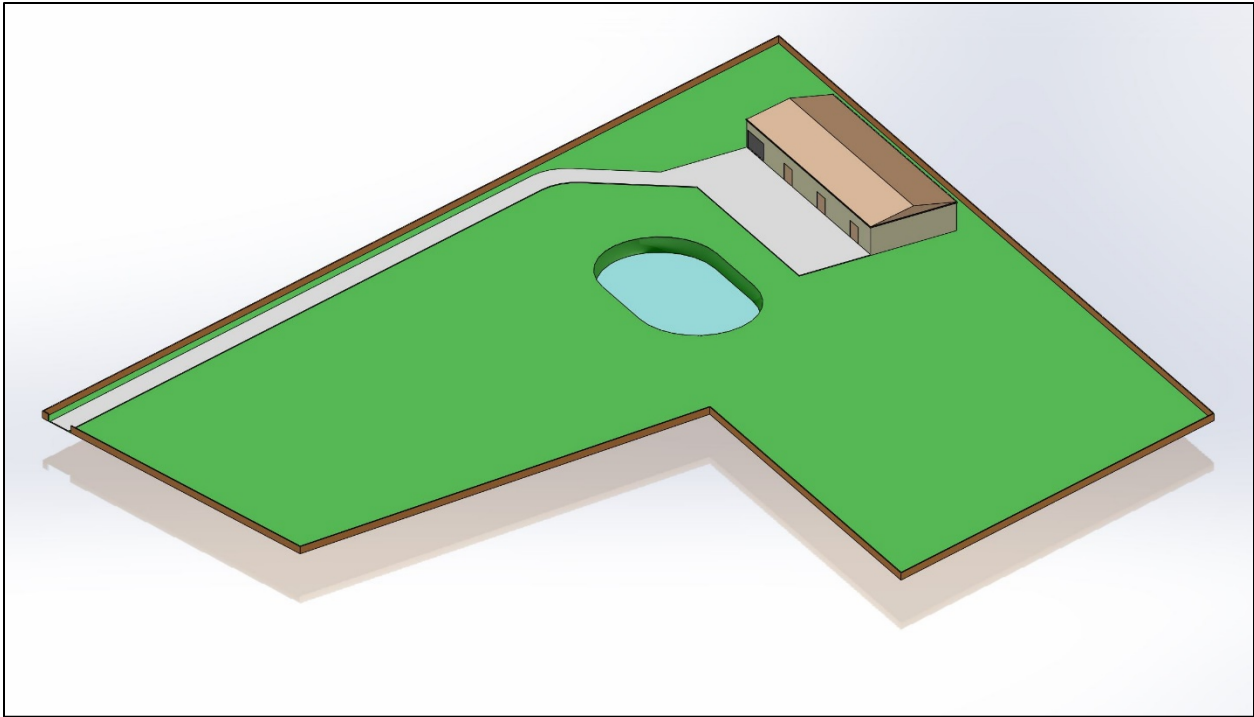
** TOTAL PAGE.01 **

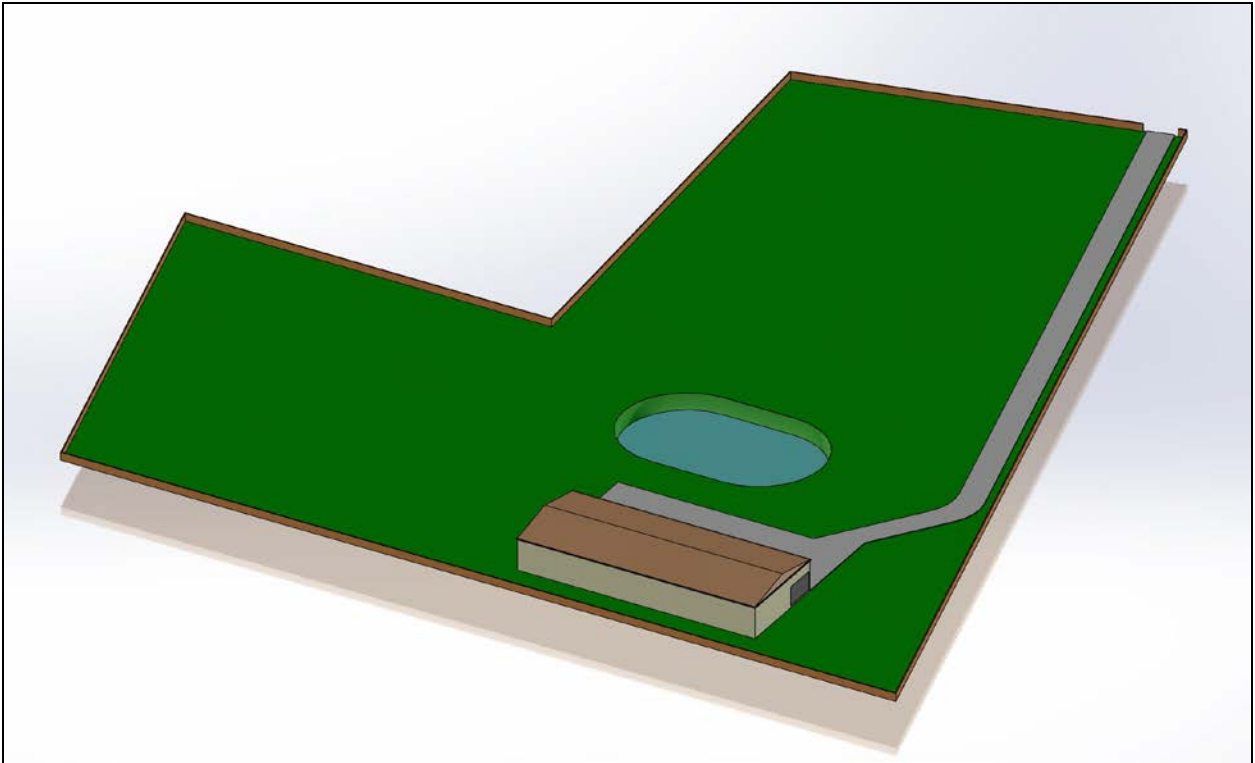


D:\Dropbox (LUC-Tech)\LUC-Tech Workspace\Land Info\12118 Holderrieth 3D\Rezoning Presentation\Presentation Rev. -. Last Change: 10/29/2020 3:21:51 PM by Trung Le









**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 14, 2020
&
CITY COUNCIL
DECEMBER 21, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 14, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 21, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P20-321: Request by Trung Le and Sandy Pham to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Tract 10A-1 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located on the north side of Holderrieth Road at 12118 Holderrieth Road, within the City of Tomball, Harris County, Texas.

Zoning Case P20-332: Request by 7Gen Planning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.78 acres of land legally described as Tract 9N-2 Abstract 632 C N Pillot, from the Agricultural District to the Single-Family 6 District. The property is generally located on the east side of Cherry Street, across from the Cherry Pines Subdivision, within the City of Tomball, Harris County, Texas.

Zoning Case P20-338: Request by David Weekly Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Single-Family 6 District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

CERTIFICATION

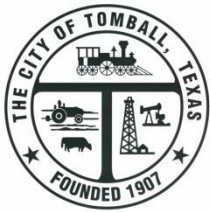
Item 6.

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 **10th** day of **December 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P20-332

APPLICANT/OWNER: 7Gen Planning

LOCATION: Generally located on the east side of Cherry Street, across from the Cherry Pines Subdivision, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Re-Zoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.78 acres of land legally described as Tract 9N-2 Abstract 632 C N Pillot, from the Agricultural District to the Single-Family 6 District.

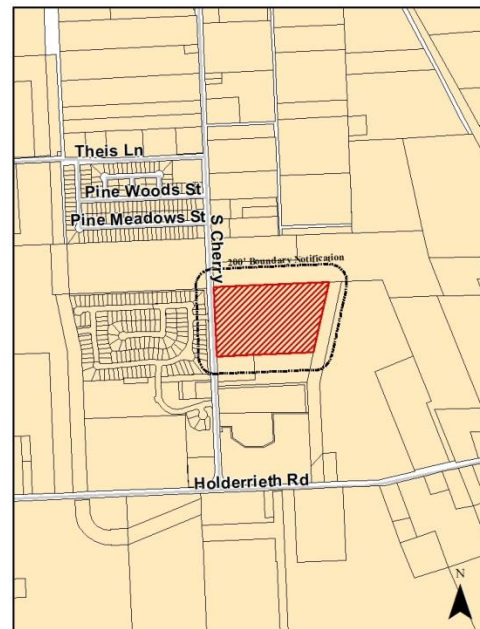
CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

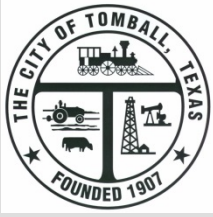


**Planning & Zoning Commission
Public Hearing:
Monday, December 14, 2020 6:00 PM**

**City Council Public Hearing:
*Monday, December 21, 2020 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.



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 14, 2020
City Council Public Hearing Date: December 21, 2020

Rezoning Case:	P20-332
Property Owner(s):	TEJUMA CHERRY STREET LLC
Applicant(s):	7Gen Planning
Legal Description:	9N-2 Abstract 632 C N Pillot
Location:	East side of Cherry Street, across from the Cherry Pines Subdivision (Exhibit "A")
Area:	20.78 acres
Comp Plan Designation:	Neighborhood Residential and Public & Institutional (Exhibit "B")
Present Zoning and Use:	Agricultural District (Exhibit "C") / Undeveloped (Exhibit "D")
Proposed Use(s):	Single-family residential community (Exhibit "E")
Request:	Rezone from the Agricultural District to the Single-Family 6 District
Adjacent Zoning & Land Uses:	
North:	Agricultural Estate District / Undeveloped
South:	Commercial District / Commercial facility (City Masonry)
West:	Single-Family 6 District / Single-family residences (Cherry Pines subdivision under construction)
East:	Agricultural District / City of Tomball M121E Drainage Channel

BACKGROUND

In June 2020, City staff met with the applicant and other representatives to discuss the development of a single-family residential community on the property.

ANALYSIS

The property is approximately 20.78 acres of land on the east side of South Cherry Street. The applicant is requesting a rezoning to the Single-Family 6 District for the development of approximately 65 single-family residential lots. The property is zoned Agricultural District. Surrounding properties are zoned Agricultural to the north and east, Commercial to the south, and Single-Family 6 to the west.

The property is currently undeveloped. There is a single-family residential subdivision, Cherry Pines, across South Cherry Street currently under construction and a single-family residential subdivision at South Cherry Street and Theis Lane, Pine Meadows, that was completed in 2016. There is undeveloped property to the north, a commercial establishment (City Masonry) to the south, and a city drainage channel to the east.

A portion of the property is designated as Public and Institutional, but most of the property is designated as Neighborhood Residential by the Comprehensive Plan Future Land Use Map. This category is intended for single-family detached housing. The Single-Family 6 District is a compatible zoning district for the Future Land Use designation and area.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 23, 2020. A Notice of Public Hearing was published in the paper on November 25, 2020. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P20-332.

1. The proposed rezoning is compatible with the surrounding zoning districts in the area;
2. The proposed development is consistent with the surrounding land uses in the area;
3. The proposed rezoning conforms to the Comprehensive Plan and Future Land Use Map.

EXHIBITS

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

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

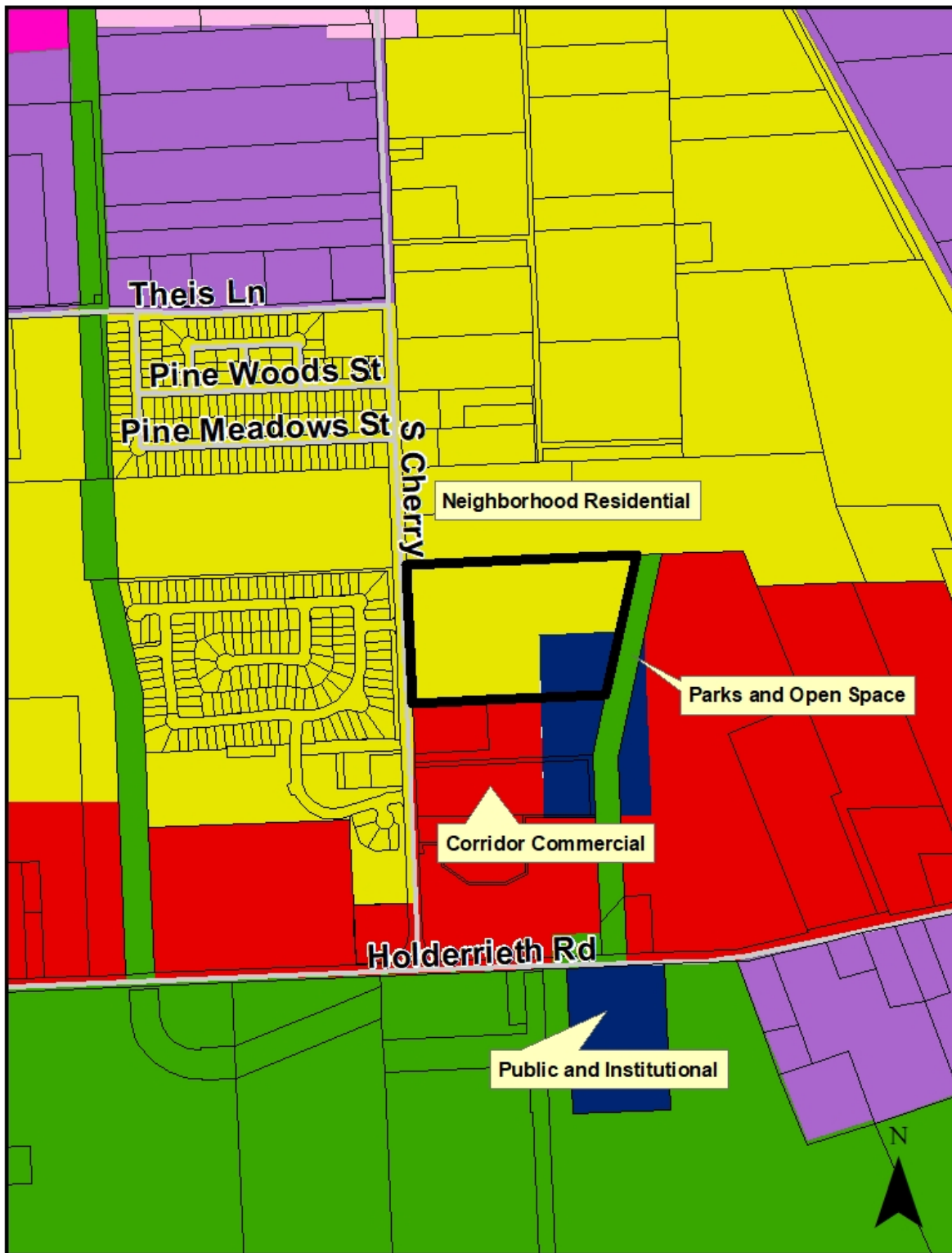
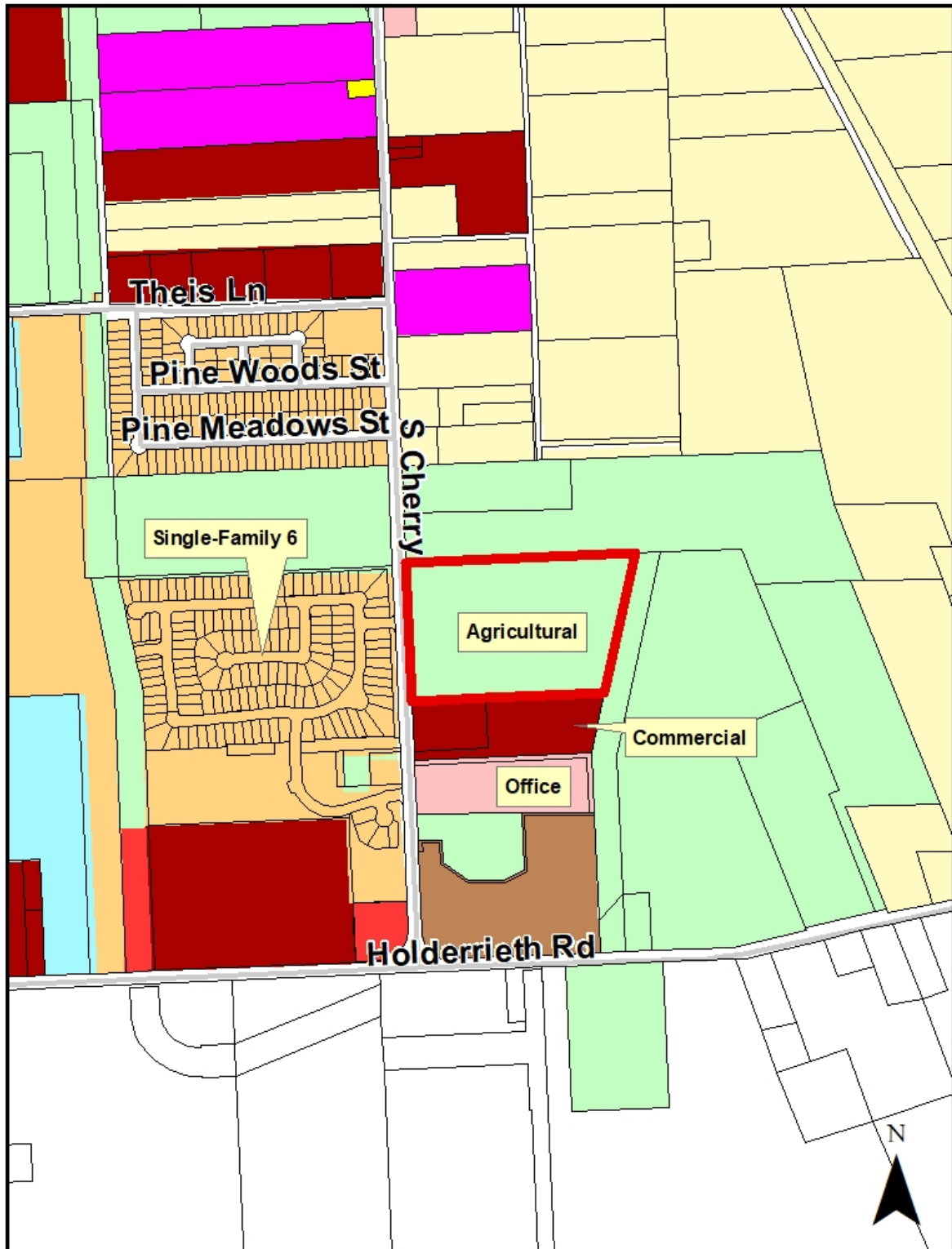


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photos**



Exhibit "E"
Rezoning Application

Item 6.



RECEIVED (KC)
11/02/2020 2:15:22 PM

Revised: 4/13/2020

P&Z #20-332

\$607.80

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

Applicant

Name: 7Gen Planning Title: Planner
Mailing Address: 2107 City West Blvd, Suite 400 City: Houston State: Texas
Zip: 77042 Contact: Arya C Karve
Phone: (713) 579 3833 Email: akarve@7genplanning.com

Owner

Name: Tejuma Cherry Street LLC Title: Owner
Mailing Address: 20703 Sundance Spring Lane City: Spring State: Texas
Zip: 77379 Contact: Arya C Karve
Phone: (713) 579 3833 Email: akarve@7genplanning.com

Engineer/Surveyor (if applicable)

Name: Costello Inc. Title: Engineer
Mailing Address: 2107 City West Blvd, Suite 300 City: Houston State: Texas
Zip: 77042 Contact: Linh Tran
Phone: (713) 783 7788 Fax: (____) _____ Email: btran@costelloinc.com

Description of Proposed Project: 20.78 Ac Low Density Single Family Subdivision

Physical Location of Property: 0 Cherry Street, Tomball, Tx 77375-Aprox 1,450' North of Cherry St and Holderrieth intersection.

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

Legal Description of Property: TR 9N-2 Abstract 632 C N Pilot

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

Current Zoning District: Agriculture (AG)

Current Use of Property: Agriculture

Proposed Zoning District: Single Family Residential 6 (SF-6)

Proposed Use of Property: Low Density Single Family Residential Lots

HCAD Identification Number: 0440580000273 Acreage: 20.78 Ac

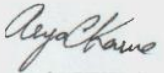
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

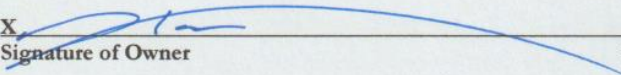
www.tomballtx.gov

Revised: 4/13/2020

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  11/2/2020
Signature of Applicant Date

X  11/2/2020
Signature of Owner Date



COSTELLO, INC.
Engineering and Surveying
2167 CITYVIEW BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77058







October 28, 2020

City of Tomball
Planning Division
501 James St.
Tomball, Tx 77375

Rezone request for 20.78 Ac Cherry Street Tract (HCAD ID # 0440580000273)

To whomever it may concern:

We, 7Gen Planning are submitting a request to rezone the above-mentioned property on behalf of the owner, Tejuma Cherry Street LLC.

This tract is currently zoned as Agricultural (AG). We are requesting it to be rezoned to Single Family Residential - 6 (SF-6). The intent is to develop the property in accordance with the zoning ordinance, as a low density detached, single family residences on lots larger than 6,000 square feet.

Please find a copy of the proposed site plan attached herewith for your reference.

Sincerely,

A handwritten signature in black ink, appearing to read "Arya C Karve", is written over a horizontal line.

Arya C Karve
Planner.

9050 N. Capital of Texas Hwy., Bldg. 3, Suite 390
Austin, Texas 78759
512.646.3445

2107 CityWest Blvd., 4th Floor
Houston, Texas 77042
713.343.0394

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

TEJUMA CHERRY STREET LLC
20703 SUNDANCE SPRINGS LN
SPRING, TX 77379-8224
USA

Legal Description

TR 9N-2
ABST 632 C N PILLOT

Parcel Address: 0 CHERRY ST

Legal Acres: 20.7759

< - - -

- - - >

Account Number: 044-058-000-0273

Certificate No: 12170720

Certificate Fee: \$10.00

Print Date: 10/15/2020 09:33:37 AM

Paid Date:

Issue Date: 10/15/2020

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2019. TAXES THRU 2019 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2020.

Exemptions:

OPEN SPACE

Certified Owner:

TEJUMA CHERRY STREET LLC
20703 SUNDANCE SPRINGS LN
SPRING, TX 77379-8224
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
45 Lone Star College System
83 City of Tomball
679 Emergency Service Dist #8 (E.M.S.)

2019 Value:	449,652
2019 Levy:	\$13.04
2019 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GR) No: N/A

Issued By: *Epic Arla*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Page 1 of 1 Pages

County: Harris
 Project: Cherry Tract
 C.I. No.: 1226-18R
 Job Number: 2020117-20

METES AND BOUNDS FOR 20.78 ACRES

Being a 20.78-acre tract of land located in the C. N. Pillot Survey, A-632, Harris County, Texas; said 20.78-acre tract being all of a called 20.7832-acre tract of land conveyed to Chesmar Homes, LLC in Clerk's File Number RP-2020-443580 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C.), Texas; said 20.78-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, NAD 83, South Central Zone):

Beginning at a 1/2-inch iron rod found for the northwest corner of said 20.7832-acre tract and the southwest corner of a called 42-acre tract of land recorded in Clerk's File Number W888872 of the O.P.R.R.P.H.C., same being the east Right-of-Way (R.O.W.) line of South Cherry Street (80-feet wide);

1. Thence, with the common line of said 20.7832-acre tract and said 42-acre tract, North 87 degrees 31 minutes 44 seconds East, a distance of 1,274.73 feet to a 5/8-inch iron rod with cap found for the northeast corner of said 20.7832-acre tract and the northwest corner of a called 6.3664-acre tract recorded in Clerk's File Number W515871 of the O.P.R.R.P.H.C.;
2. Thence, with the common line of said 20.7832-acre tract and said 6.3664-acre tract, South 12 degrees 08 minutes 03 seconds West, a distance of 798.09 feet to a 5/8-inch iron rod found for the southeast corner of said 20.7832-acre tract and the northeast corner of Tomball Renewal Center Replat, a subdivision recorded in Film Code Number 617162 of the Harris County Map Records (H.C.M.R.);
3. Thence, with the common line of said 20.7832-acre tract and said Tomball Renewal Center Replat, South 87 degrees 39 minutes 40 seconds West, a distance of 1,073.18 feet to a 5/8-inch iron rod with cap found at the southwest corner of said 20.7832-acre tract and the northwest corner of said Tomball Renewal Center Replat, same being on the east R.O.W. line of aforesaid South Chery Street;
4. Thence, with said east R.O.W. line, North 02 degrees 29 minutes 38 seconds West, a distance of 769.82 feet to the **Point of Beginning** and containing 20.78 acres of land.

09/30/2020



TAX CERTIFICATE FOR ACCOUNT : 0440580000273
 AD NUMBER: 0440580000273
 GF NUMBER:
 CERTIFICATE NO : 2579910

COLLECTING AGENCY
 Kristi Williams
 PO Box 276
 Tomball TX 77377-0276

REQUESTED BY
 COSTELLO INC

9990 RICHMOND AVE #450
 HOUSTON TX 77042

DATE : 10/28/2020
 FEE : \$10.00

PROPERTY DESCRIPTION
 TR 9N-2|ABST 632 C N PILLOT

0000000 CHERRY ST
 20.7759 ACRES

PROPERTY OWNER
 TEJUMA CHERRY STREET LLC
 20703 SUNDANCE SPRINGS LN
 SPRING TX 773798224

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES			
LAND MKT VALUE:	1,039	IMPROVEMENT :	0
AG LAND VALUE:	448,613	DEF HOMESTEAD:	0
APPRAISED VALUE:	449,652	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2020	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2020 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2020 : \$ 0.00

ISSUED TO : COSTELLO INC
 ACCOUNT NUMBER: 0440580000273

CERTIFIED BY :



TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2021 tax year have not been calculated as of the above date.

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
DECEMBER 14, 2020
&
CITY COUNCIL
DECEMBER 21, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, December 14, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, December 21, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P20-321: Request by Trung Le and Sandy Pham to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Tract 10A-1 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located on the north side of Holderrieth Road at 12118 Holderrieth Road, within the City of Tomball, Harris County, Texas.

Zoning Case P20-332: Request by 7Gen Planning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 20.78 acres of land legally described as Tract 9N-2 Abstract 632 C N Pillot, from the Agricultural District to the Single-Family 6 District. The property is generally located on the east side of Cherry Street, across from the Cherry Pines Subdivision, within the City of Tomball, Harris County, Texas.

Zoning Case P20-338: Request by David Weekly Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Single-Family 6 District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

CERTIFICATION

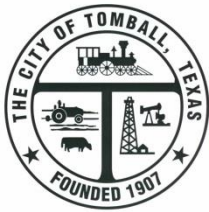
Item 7.

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 **10th** day of **December 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P20-338

APPLICANT/OWNER: David Weekly Homes

LOCATION: Generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Re-Zoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Single-Family 6 District.

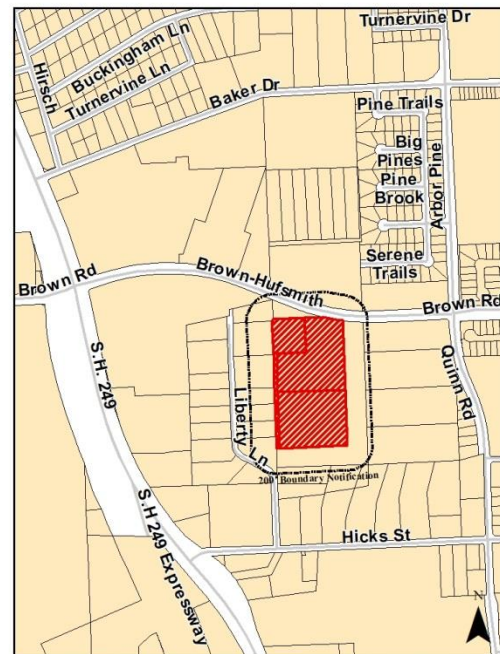
CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

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

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



**Planning & Zoning Commission
Public Hearing:
Monday, December 14, 2020 6:00 PM**

**City Council Public Hearing:
*Monday, December 21, 2020 6:00 PM**

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

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

Amelia Lindley

From: Amber Michelle Webb <amichelle.webb@gmail.com>
Sent: Tuesday, December 8, 2020 5:35 PM
To: Amelia Lindley
Subject: Re-zoning Request by David Weekly - Please No

Hello,

It has been brought to the attention of myself and my neighbors that David Weekly would like to build homes on much smaller lots than what is currently zoned on Hicks, Brown and Quinn. I have been a resident of Tomball since 2006. My husband and I recently bought a home in Spring Pines Estates. Our neighbor is councilman Mark Stoll. The trees, wildlife, beautiful custom homes and small town feel of this part of Tomball is what makes this town so special. I have never felt more at home in Tomball than what I have since we have moved to this part. Please do not allow David Weekly to build cookie cutter homes on small lots in this beautiful area. It will cause drainage issues, more traffic congestion, displaced wildlife and not to mention bring down the values of homes and desirability of neighborhoods like Spring Pines Estates, Sherwood Forest and surrounding areas.

Please keep Tomball as the charming community we all love by not allowing David Weekly to build these homes.

Thank you,
Amber Michelle Webb and family

Amelia Lindley

From: Cheryl Longa <wethree2000@att.net>
Sent: Tuesday, December 8, 2020 4:11 PM
To: Gretchen Fagan; John Ford; Mark Stoll; Chad Degges; Derek Townsend; Lori Klein Quinn;
Amelia Lindley
Subject: Case P20-338

I am saddened to hear about the pending Case P20-338 proposed by David Weekly Homes.

As lifetime residents of Tomball (53 years), and my parents who are still living and have lived in Tomball 82 and 78 years, we are all against this proposal. I live in Springwood Subdivision which is right across from where this proposed subdivision would be. The homes being crammed into such small lot spaces is rampant in Tomball, we do not need another one.

There is a "boutique rental" neighborhood across from us as well on tiny lots where they are throwing up several houses a day. The quality of our neighborhoods and Tomball in general are in jeopardy with these small cookie cutter subdivisions.

I would ask that the mayor and board sincerely decline this case and that the current zoning for larger lots not be changed.

Respectfully yours,
Cheryl Longa
1323 Serene Trail
Tomball TX 77375

Amelia Lindley

From: Dave Webb <txshovel@yahoo.com>
Sent: Wednesday, December 9, 2020 1:17 PM
To: Amelia Lindley
Subject: Rezone

Hello,

My wife and myself first moved our family from League City to Tomball close to 15 years ago because of the big corporations moving in and developing so fast the city could not keep up with it. We lived in one city and my kids went to school in another city.

Tomball has a small town flavor that my wife and myself love. We purchased a house in a quite sub division here in Tomball and was planning to retire here after our kids finished school.

I would hate to see Tomball sell out to the big corporations, just as other cities around Houston have.

Please reconsider rezoning to big corporations.

Thank you

[Sent from Yahoo Mail on Android](#)

Amelia Lindley

From: Donna R. Dusek <tigersgeaux88@yahoo.com>
Sent: Tuesday, December 8, 2020 5:33 PM
To: Gretchen Fagan; John Ford; Mark Stoll; Chad Degges; Derek Townsend; Lori Klein Quinn; Amelia Lindley
Subject: Opposition to Re-Zoning Request by David Weekly ***** CASE P20-338

Re-Zoning Request by David Weekly *** CASE P20-338**

I would like to respectfully request that this re-zoning request be denied. This proposal would create unnecessary noise, congestion and crime, not to mention disturbance to wildlife. Tomball is a small quiet friendly town, adding more cookie-cutter homes will ruin this. We moved to Tomball from Cypress to get away from flooding, traffic congestion and noise. Tomball is an incorporated city with its own history and culture and does NOT need to turn into a subdivision of Houston. I feel these developers have only money on their minds, and do not take citizens into consideration.

David Weekly bought the property fully knowing the restrictions. If we allow them to change that, the next developer will take advantage and do the same. We do NOT need this.

Please consider the long time citizens' wishes over the developer's monetary greed. We the citizens will be paying the taxes, shopping small businesses and supporting the ISD.

Thank you for your time.

Donna,
☞ Sent from my iPhone



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name: James & Susan Bryant

(please print)
Address: 29502 Liberty Ln
Tomball, TX 77375

Signature: [Signature] [Signature]

Date: 12.3.20

☐ I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

☒ I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

Date, Location & Time of City Council meeting:

Monday, December 21, 2020 6:00 PM

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

COMMENTS:

We oppose the rezoning (Zoning Case P20.338) for the
following reasons. We believe the addition of so many houses
will increase the risk of flooding, we will lose the shade &
cover of the trees in our backyards. These trees insulate us
from traffic sounds & also provide cover & food for our small
herd of deer & other small animals & birds.

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

Please reference the case number in the subject line.

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

(over)

We also think this many houses so close will reduce the value of our homes that we have worked so hard to maintain. We chose this home in Tomball due to the neighborhood that provided quiet country living but with access to the city of Tomball amenities. With the zoning in place we believe we should work to maintain the quality decisions ~~put in place~~ made wisely by our City Council.



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name:

Justin Blan

(please print)

Address:

29611 Liberty Lane

Tomball, TX 77375

Signature:

Justin Blan

Date:

12/8/2020

I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

X

I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

Date, Location & Time of City Council meeting:

Monday, December 21, 2020 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

COMMENTS:

I am against the Re-Zoning because of increased traffic, flooding and reduced green space in Tomball.

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

Please reference the case number in the subject line.

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

Amelia Lindley

From: Justin Blan <agentjsb@gmail.com>
Sent: Tuesday, December 8, 2020 12:15 PM
To: Amelia Lindley
Subject: Zoning Case P20-338
Attachments: P20-338 Public Comment Blan.pdf; ATT00001.txt

Good afternoon Amelia,

My name is Justin Blan and I have been a resident of Tomball since 2007. Tomball is a great city and a great community. I usually don't get involved with the city's zoning decisions, but with Zoning Case P20-338 I must express my opposition.

Re-zoning that area to smaller lots would result in increased traffic, reduced property values, reduced green space and potential for flooding.

I am against re-zoning!! I also attached a public comment form.

Respectfully,

Justin Blan
29611 Liberty Ln
Tomball, TX 77375

Amelia Lindley

From: Pam Hanks <pjhanks_@hotmail.com>
Sent: Thursday, December 10, 2020 6:25 AM
To: Amelia Lindley
Subject: Case P20-338

Please do not allow David Weekly's rezoning efforts succeed. This is all about them and making money. The vision of Tomball as a small town community is fading fast enough. I would rather us be the exception, and not be swallowed up by big city thinking that will make this town into nothing special.

Pamela Hanks
1322 Pine Trl., Tomball, Texas

Sent from my iPad



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name: SCOTT & JONNA GUIN

(please print)

Address: 29503 Liberty Lane
TOMBALL, TX 77375

Signature: [Signature]

Date: DEC 3, 2020

 I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

X I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

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

Monday, December 21, 2020 6:00 PM

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

COMMENTS:

See Attached document

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

Please reference the case number in the subject line.

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

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

December 3, 2020

REF: **Case Number: P20-338**

Dear City of Tomball:

We are writing to express our **strong opposition** to **CASE NUMBER: P20-338**, the proposed rezoning south of Brown Road between SH 249 and Quinn Road from Single-Family 20 Estate Districts to the Single-Family 6 District. Residents in the Liberty Springs neighborhood are completely opposed to the rezoning that will cause additional traffic and safety problems, destroy local wildlife habitat, increase flooding and potentially lower the property values of the existing community.

Property values are likely to go down in the area if SF6 is approved considering the immediate surrounding neighborhoods are consistent to SF20 estate districts. Smaller lots or "Starter Homes" are inconsistent with the neighborhoods developed in the area and may bring additional crime in. Please don't stoop down to David Weekly's level and destroy our neighborhood ambiance that we love, just to put more money in their pocket. They don't have to live with the consequences of their bad actions.

Wildlife has been observed in the area, and any development will destroy their habitat and green space. Any planned development of the property should consider the continuing impact to local wildlife habitat like the loss of trees will displace animals that call it home like deer, racoons, birds, opossums, squirrels and snakes that rely on the natural environment to thrive.

We urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott & Jonna Guin". The signature is fluid and cursive, with the first name "Scott" being more prominent and stylized.

Scott & Jonna Guin
Liberty Springs Estate
29503 Liberty Lane
Tomball, TX 77375



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name:

Octavio Chacon

(please print)

Address:

29510 Liberty Dr

Tomball TX 77375

Signature:

[Signature]

Date:

12/02/2020

I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

☒ I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

Date, Location & Time of City Council meeting:

Monday, December 21, 2020 6:00 PM

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

COMMENTS:

Please Do NOT allow the zoning to be changed.
Please help our community

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

Please reference the case number in the subject line.

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name:

(please print)

Address:

David & Annette McWhorter

29607 Liberty Ln

Tomball, TX 77375

Signature:

Date:

David McWhorter Annette McWhorter

2 Dec 20

I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

☒ I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

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

Monday, December 21, 2020 6:00 PM

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

COMMENTS:

Please protect our property values and quality of life.
Keep the zoning as is.

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

Please reference the case number in the subject line.

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name:

Thomas and Debbie Porter

(please print)

Address:

29507 Liberty Lane

Tomball, TX. 77375

Signature:

Thomas Porter

Date:

Dec 3, 2020

I am **FOR** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

☒ I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for **Zoning Case P20-338**. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

Date, Location & Time of City Council meeting:

Monday, December 21, 2020 6:00 PM

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

COMMENTS:

Zoning was established in this case to provide assurance of property value. Rezoning is not appropriate as it would degrade property values that were used to encourage current tenants of Liberty Lane to build and/or live there. Significantly increased traffic would diminish the quality of an established neighborhood. Construction of single family homes on the property as currently zoned must not change.

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

Please reference the case number in the subject line.

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

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

Name:

(please print)

Address:

Signature:

Date:

Maria Tragori
29510 Liberty Dr
Tomball TX 77375
[Signature]
12/02/2020

I am **FOR** the requested Re-Zoning as explained on the attached public notice for Zoning Case P20-338. (Please state reasons below)

☒ I am **AGAINST** the requested Re-Zoning as explained on the attached public notice for Zoning Case P20-338. (Please state reasons below)

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

Monday, December 14, 2020 6:00 PM

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

Date, Location & Time of City Council meeting:

Monday, December 21, 2020 6:00 PM

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

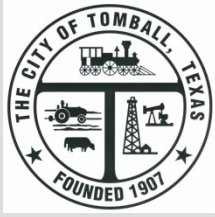
COMMENTS:

Please help us keep our community and our trees.
We cannot even imagine the issues that these smaller
lots will bring including increased potential for flooding, loss
of value of our homes, crime increase by low income homes
humble increase in traffic. Please keep the zoning as it is

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

Please reference the case number in the subject line.

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



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: December 14, 2020
City Council Public Hearing Date: December 21, 2020

Rezoning Case: P20-338
Property Owner(s): Roy C & Carolyn Hohl
Applicant(s): David Weekly Homes
Legal Description: Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House
Location: South side of Brown Road between SH 249 and Quinn Road (Exhibit “A”)
Area: 13.4 acres
Comp Plan Designation: Neighborhood Residential (Exhibit “B”)
Present Zoning and Use: Planned Development (PD-1) and Single-Family 20 Estate District (Exhibit “C”) / Mostly undeveloped, single-family residence (Exhibit “D”)
Proposed Use(s): Single-family residential development (Exhibit “E”)
Request: Rezone from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Single-Family 6 District

Adjacent Zoning & Land Uses:

North: Office and Planned Development (PD-1) Districts / Office and undeveloped property
South: Single-Family 20 Estate District / Drainage channel
West: Single-Family 20 Estate District / Single-family residences
East: Planned Development (PD-1) and Single-Family 20 Estate Districts / Drainage channel

BACKGROUND

In June 2020, City staff met with the applicant to discuss the development of a single-family residential community.

ANALYSIS

The subject site is comprised of three properties totaling approximately 13.4 acres of land. The applicant, David Weekly Homes, plans to develop a single-family residential subdivision with approximately 54 residential homes. The subject site is zoned Planned Development (PD-1)

District on the northern portion and Single-Family 20 Estate District on the southern portion. Surrounding properties are zoned Office and Planned Development (PD-1) Districts to the north, Single-Family 20 Estate and Planned Development (PD-1) to the east, and Single-Family 20 Estate District to the south and west.

Surrounding properties in the area include single-family residences on Liberty Lane, a drainage channel to the south and east and an office to the north. There are two new single-family residential subdivisions on Brown Road in the area: Yaupon Trails (completed) and Sydney Park (under construction). The proposed development appears to be appropriate for the area.

The property is designated as Neighborhood Residential by the Comprehensive Plan Future Land Use Map. This category is intended for single-family detached housing. The Single-Family 6 District is a compatible zoning district for this category. The proposed rezoning meets the intent of the Future Land Use category.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on November 23, 2020. A Notice of Public Hearing was published in the paper on November 25, 2020. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P20-338.

1. The proposed rezoning is compatible with the surrounding residential zoning districts in the area;
2. The proposed development is consistent with the surrounding land uses in the area;
3. The proposed rezoning conforms to the Comprehensive Plan Future Land Use Map.

EXHIBITS

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

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

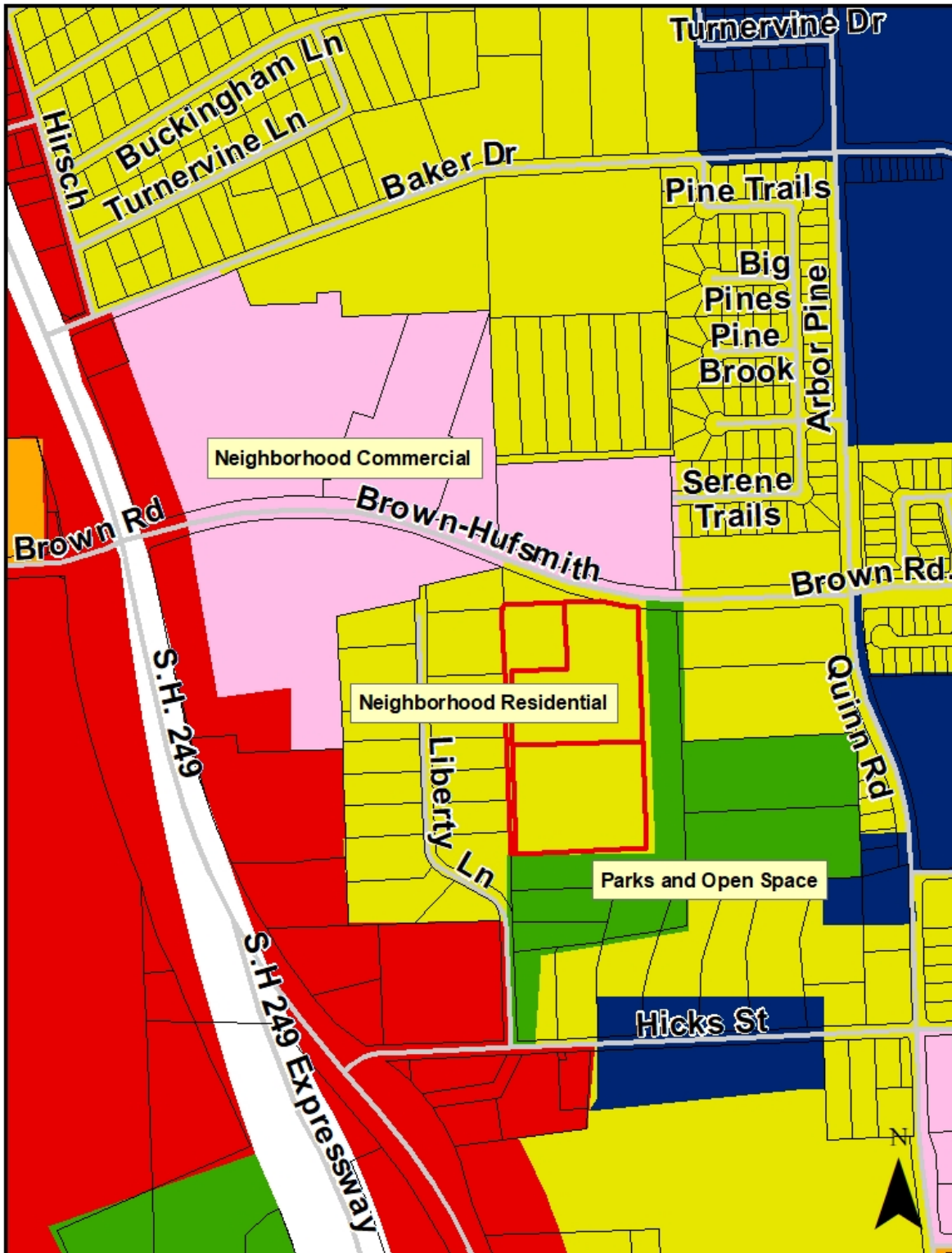
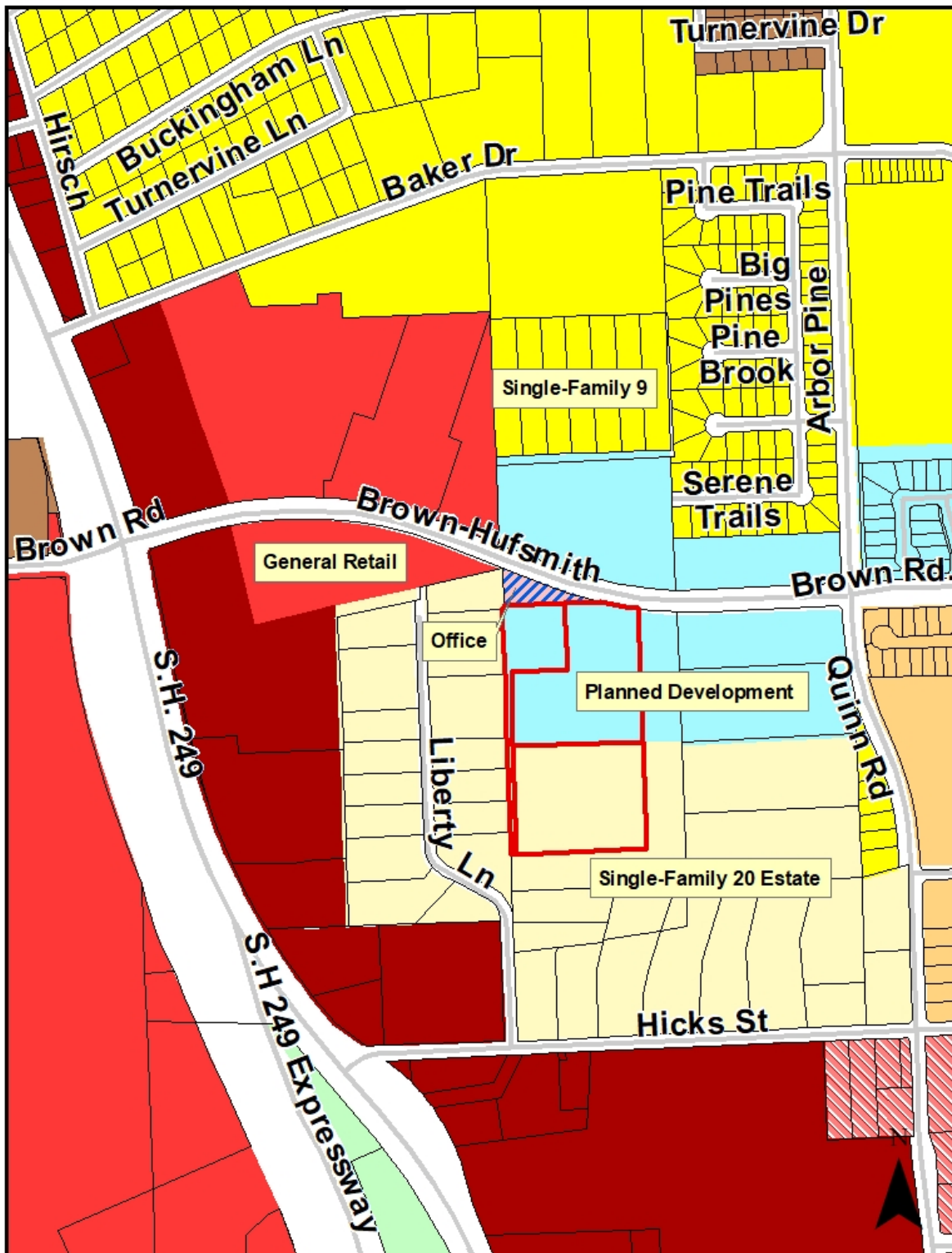


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**

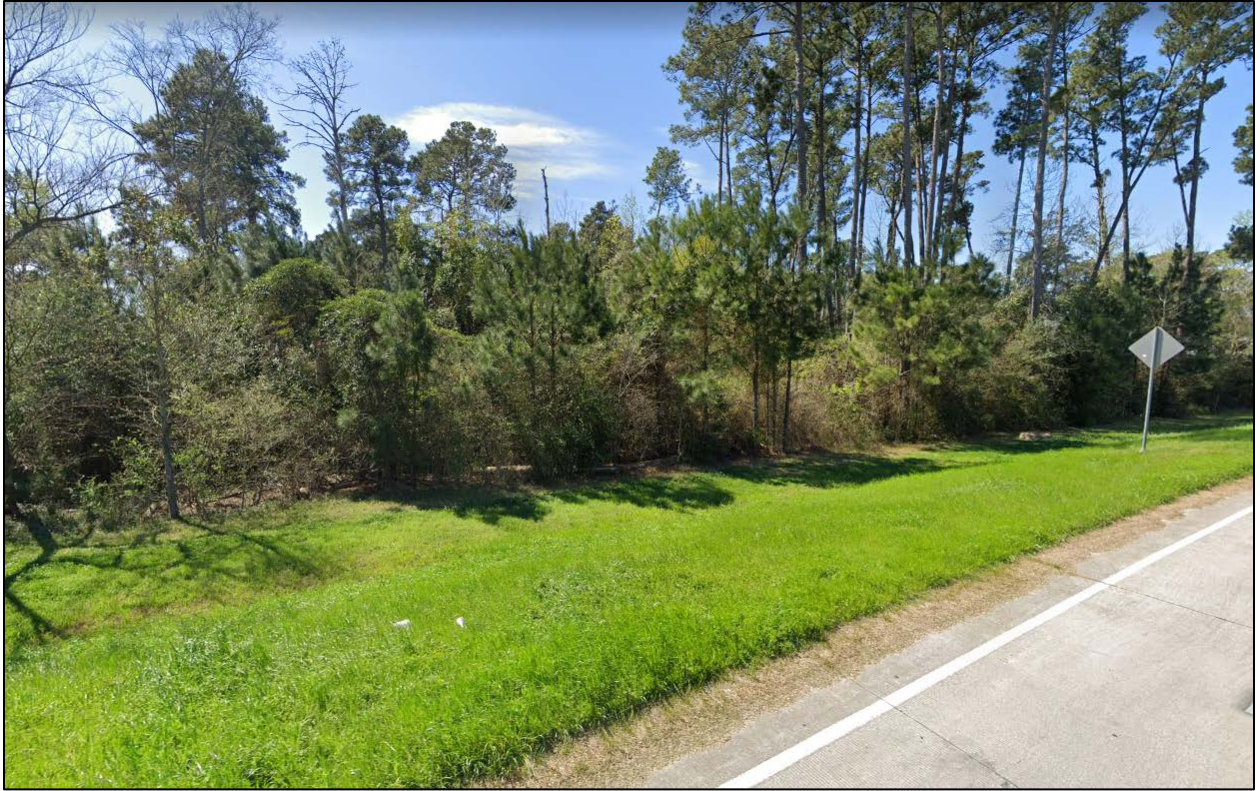


Exhibit "E"

Rezoning Application



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

RECEIVED (KC)
11/04/2020 10:32:03 AM

Revised: 4/13/2020
P&Z Case #20-338
\$540.00 PD

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: David Weekley Homes Title: Development Manager
Mailing Address: 1111 N Post Oak Road City: Houston State: Texas
Zip: 77055 Contact: Todd Morgan
Phone: (713) 545-9798 Email: TMorgan@DWHomes.com

Owner

Name: Ellen Hohl Stutts *Executor of Carolyn Hohl Estate* Title: Executor of Carolyn Hohl Estate
Mailing Address: 410 Stephen Hohl Dr *13607 Loop* City: Tomball State: TX
Zip: 77375 Contact: Stephen Hohl
Phone: 832.368.3835 Email: Stephen.Hohl@gmail.com

Engineer/Surveyor (if applicable)

Name: Crestline Engineering Title: Principal
Mailing Address: 2000 S. Dairy Ashford Rd, Ste 200 City: Houston State: TX
Zip: 77077 Contact: Mark D. Shelfer, P.E.
Phone: (713) 314-7029 Fax: () Email: mark@crestlineeng.com

Description of Proposed Project: Single-family residential development

Physical Location of Property: South of Brown Road, approximately 2,000' east of Texas S.H. 249
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: J. House Survey, Abstract 34, Tracts 17H, 17H-1, 17H-2, 17J & 17J-1
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: PD-1 and SF-20-E

Current Use of Property: Residential: Single-family

Proposed Zoning District: SF 6 - Single Family 6

Proposed Use of Property: Single Family Residential Development

HCAD Identification Number: 0402700010145, 0402700010146, 0402700010147 Acreage: 13.378 acres

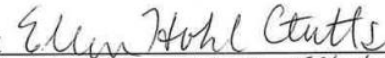
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 4/13/2020

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  11-4-20
Signature of Applicant Date

X  Exec. - Estate of Carolyn K. Hohl 10-29-2020
Signature of Owner Date

401 Market Street
401 Market Street
Tomball, TX 77375
(281) 351-5484

DATE : 11/4/2020 8:32 AM
OPER : RP
TKBY : rp
TERM : 2
REC# : R01241219

130.0000 PLANNING AND ZONING 540.00
the weekly group south of brown road eas

Paid By: the weekly group south of brown
2-CK 540.00 REF: w 2934949

APPLIED	540.00
TENDERED	540.00
CHANGE	0.00

Building Dreams, Enhancing Lives.
David Weekley Homes

City of Tomball
Planning & Zoning Commission
401 Market Street
Tomball, TX 77375

Dear City of Tomball Planning & Zoning Commission,

This letter is meant to serve as supplemental documentation to accompany the request of the Estate of Carolyn K Hohl and David Weekley Homes for a zone change on the referenced property near Brown Road and Quinn Road in Tomball, TX. Attached along with this letter is the Rezoning Application as well as Proposed Site Plan for the development.

David Weekley Homes desires to develop an upscale community of 53 homes on this 13.378 acre property. The current zoned status of the property is a mix of Single-Family Estate (SF-20-E) as well as a Planned Development (PD-1). The zone change request is to rezone the entire property to Single Family 6 District (SF-6).

This zone change will allow us to efficiently develop the property into single family homes in line with the City of Tomball's Future Land Use Plan being Neighborhood Residential. This will allow David Weekley Homes to develop an upscale community that will not only deliver a quality product for future or existing Tomball residents looking for a new home within the City of Tomball but provide additional revenue to the city. Our desire is to create a community with the aesthetic appeal and quality of one of our previous communities near the reference property developed by Will Benson, Yaupon Trails.

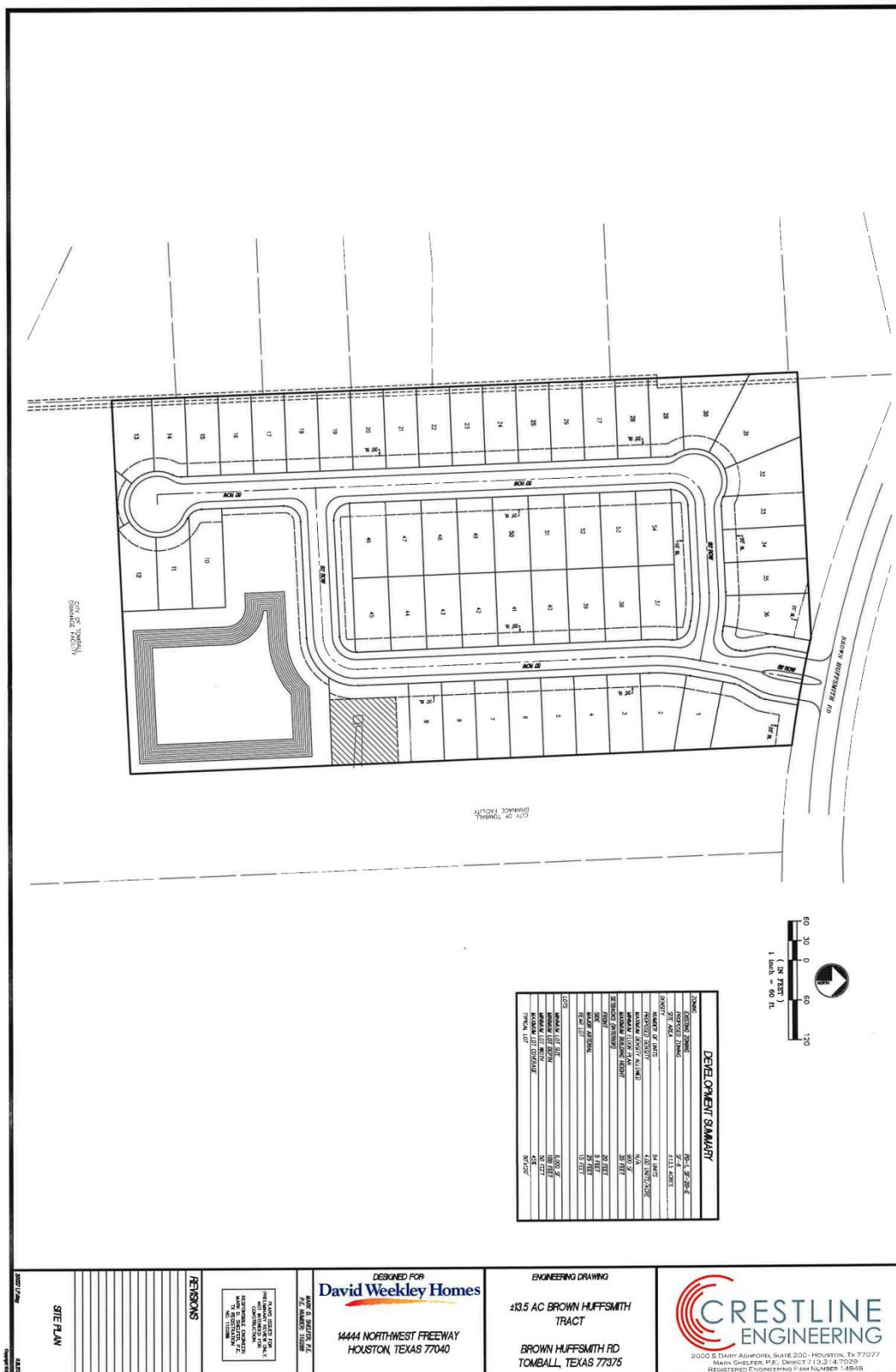
We believe that this development will allow David Weekley Homes to deliver an upscale new home community that will not only benefit those residents that purchase homes in the community but contribute to the City of Tomball's continued success.

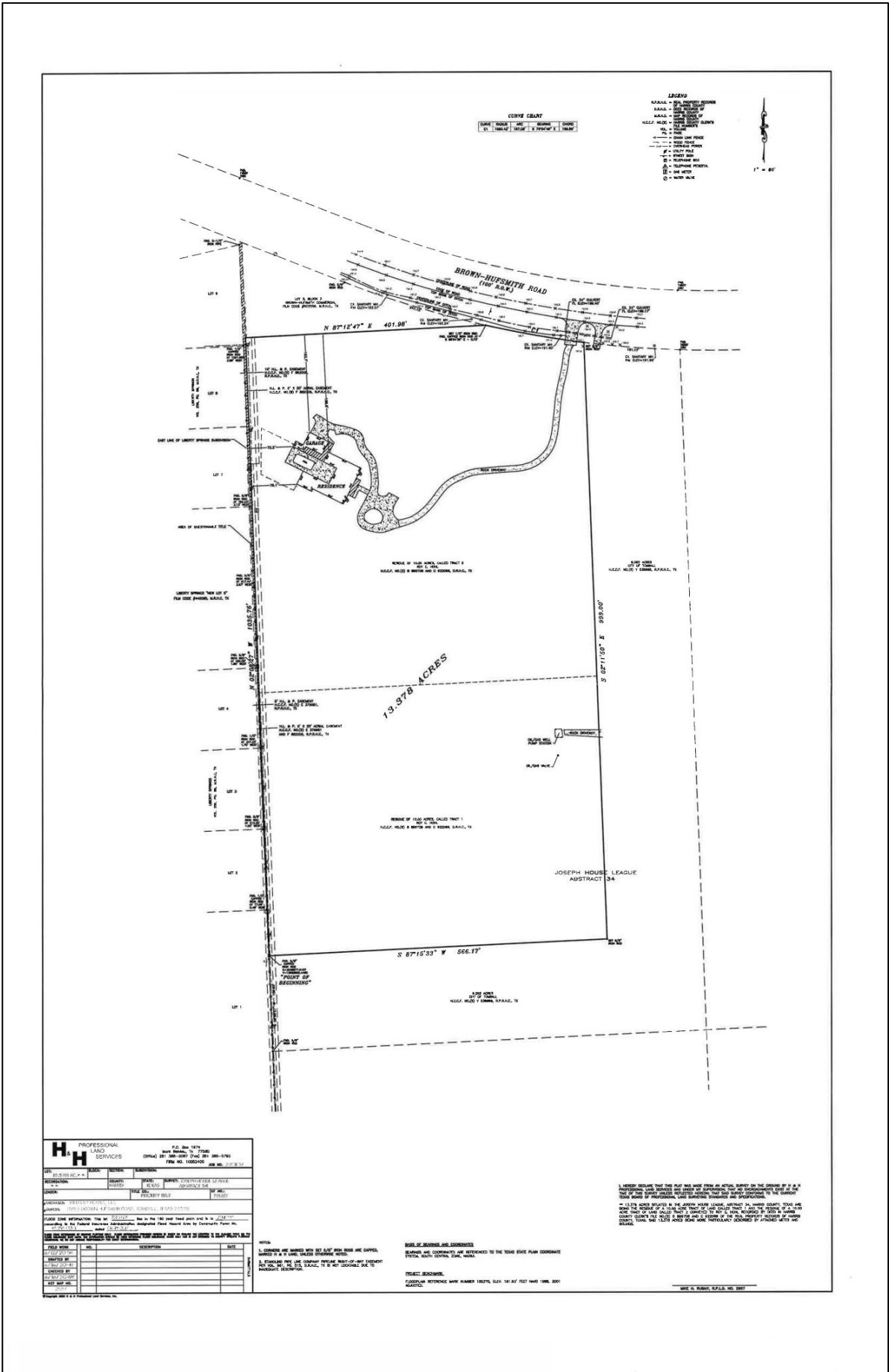
Thank you so much for your time and consideration of our zone change request.

Sincerely,



Scott Black
David Weekley Homes





“ EXHIBIT A “

FIELD NOTES OF A TRACT OF LAND CONTAINING 13.378 ACRES SITUATED IN THE JOSEPH HOUSE LEAGUE, ABSTRACT 34, HARRIS COUNTY, TEXAS AND BEING THE RESIDUE OF A 10.00 ACRE TRACT OF LAND CALLED TRACT 1 AND THE RESIDUE OF A 10.00 ACRE TRACT OF LAND CALLED TRACT 2 CONVEYED TO ROY C. HOHL RECORDED BY DEED IN HARRIS COUNTY CLERK'S FILE NO.(S) B 899708 AND C 922066 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. SAID 13.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

BEGINNING at a 5/8" capped iron rod, found, being an exterior corner in the west line of a 6.292 acre tract of land conveyed to City of Tomball recorded by deed in Harris County Clerk's File No.(s) Y 538668 of the Real Property Records of said county and for the **southwest corner** of the herein described tract (X=3032877.6167, Y=13962802.4460), from which a 5/8" iron rod, found, being the southwest corner of said 6.292 acres bears S 02°08'27" E, a distance of 159.93 feet;

THENCE, N 02°08'27" W, along the west line of said Tract 1 and 2, a distance of 1035.76 feet to a 1/2" capped iron rod, set, being the southwest corner of Lot 2, Block 2, Brown-Hufsmith Commercial, a subdivision in said county according to the map or plat thereof recorded in Film Code #622259 of the Map Records of said county, the northwest corner of said Tract 2 and for the **northwest corner** of the herein described tract;

THENCE, N 87°12'47" E, along the south line of said Lot 2 and the north line of said Tract 2, a distance of 401.98 feet to a 1/2" capped iron rod, set, in the south right-of-way line of Brown-Hufsmith Road (100 foot right-of-way), the east corner of said Lot 2 and for the **"Point of Curve"** in the north line of the herein described tract;

THENCE, along a curve to the left with the south right-of-way line of said Brown-Hufsmith Road having a radius of 1690.42 feet and an arc length of 167.06 feet with a chord bearing of S 79°54'49" E, a distance of 166.99 feet to a 5/8" capped iron rod, set, being the northwest corner of said 6.292 acres and for the **northeast corner** and **"Point of Tangent"** of the herein described tract;

THENCE, S 02°11'50" E, along the west line of said 6.292 acres, a distance of 999.00 feet to a 5/8" capped iron rod, set, being an interior corner in the west line of said 6.292 acres and for the **southeast corner** of the herein described tract;

THENCE, S 87°15'33" W, along an exterior line of said 6.292 acres, a distance of 566.17 feet to the **"Point of Beginning"** and containing 13.378 acres of land, more or less.

Surveyed: May 06, 2020

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. 220107
Date: 06-17-2020
hh

