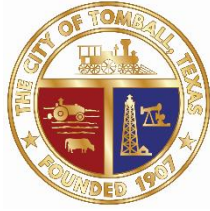


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, April 11, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, April 11, 2022 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
 - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 14, 2021.
- E. Old Business
 - E.1 Update to **ZONING CASE P22-016:** Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps.
- F. New Business
 - [F.1](#) Consideration to Approve Preliminary Plat of **WOOD LEAF RESERVE, SECTION #2:** Being 58.66 acres of land containing 176 Lots (40'x50' x 120'

TYP.) and Nine Reserves in Five Blocks. Out of the Claude N. Pillot Survey, A-632 Harris County, Texas.

[F.2](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-048:** Request by Glenn R. Stumpner to amend the official zoning map for the City of Tomball by rezoning approximately 1.77 acres of land out of Tract 53 from Abstract 34 J House, from Multi-Family Residential (MF) District to a Commercial (C) District. Being generally located within the 300-400 blocks of W. Hufsmith Rd (south side), between Baker Drive and N. Cherry Street, at 457 Hufsmith Road, within the City of Tomball, Harris County, Texas.

[F.3](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-069:** Request by Baker Hughes Oilfield Operation LLC, represented by META Planning + Design to amend the official zoning map for the City of Tomball by rezoning approximately 70.4 acres of land legally described as being part of Lot 2, Block 1 of Baker Hughes Education Center, from Light Industrial (LI) district to a Planned Development (PD) district to promote a mixture of commercial and single-family residential development. The property is generally located near the northeast corner of the intersection of FM 2920 Road and Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

[F.4](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-072:** Request by Mehendi Maknoji, represented by Midstream and Terminal Services LLC, to amend the official zoning map for the City of Tomball by rezoning approximately 3.07 acres of land out of Jesse Pruitt Survey, Abstract Number 629, from Agricultural (AG) district to a Commercial (C) district. The property is generally located within the 21700-21800 blocks (east side) of Hufsmith-Kohrville Road, at 21830 Hufsmith-Kohrville Road, within Harris County, Texas.

G. Discussion Item

G.1 There is no Discussion or Update at this time for the proposed Amendments to the existing City of Tomball Tree Planting List and proposed Tree and Shrub Ordinance.

H. 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 8th day of April 2022 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.

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

MONDAY, MARCH 14, 2022



6:00 P.M.

- A. The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Susan Harris
Commissioner Tana Ross

Others present:

Jessica Rogers – Assistant City Manager
Justin Pruitt – City Attorney
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator

draft

- B. No Public Comments were received.

- C. Reports and Announcements:

- Jessica Rogers, Assistant City Manager, announced the following:
 - Formally introduced Jared Smith as the new City Planner.
 - Discussed the distribution of the Informational Flyer for the FM 2920 Main Street Town Hall Meeting to be held on March 31st relating to the proposed reconstruction project from SH 249 to willow street. Flyer to be mailed out to all property owners along FM 2920 as well as out through social media and various other channels.

- D. Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 14, 2022.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. New Business:

- E.1 Consideration to Approve Preliminary Plat of **ENTERPRISE TOMBALL:** A subdivision of 3.000 acres of land in the John M. Hooper Survey, A-375, City of Tomball, Harris County, Texas.

Jessica Rogers, Assistant City Manager, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.2 Consideration to Approve Replat of **RAD PROPERTY:** A replat of Lots 28, 29, 30, 31 and 32 in Block 34 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume r, Page 25, of the Map Records of Harris County, Texas. Said Block 34 lying in the William Hurd Survey (A-371).

Jessica Rogers, Assistant City Manager, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.3 Consideration to Approve Final Plat of **TELSCHOW TRAILS:** A subdivision of 1.4998 acres, (65,335.23 Square Feet), located in the J. Hooper, Abstract 375 Harris County, Texas, City of Tomball.

Jessica Rogers, Assistant City Manager, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.4 Consideration to Approve **Zoning Case P22-061**: Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps.

Jessica Rogers, Assistant City Manager, presented the case.

Lori Klein Quinn (13415 Lost Creek Road, Tomball, TX 77375) spoke in opposition of the request.

Kyle Bertrand with Gunda Corporation, representing the applicant (11750 Katy Fwy., Suite 300, Houston, TX 77079), gave an explanation and details to the history of the City of Tomball's Major Thoroughfare Plan and how this proposed project would affect the City of Tomball's Comprehensive Plan.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P22-061**.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Ross	<u>Nay</u>
Commissioner Dunagin	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Harris	<u>Nay</u>

Motion failed unanimously.

No action was taken.

Commission has requested to research and explore this amendment further before any changes can be considered.

F. Discussion Item

F.1 Tree Planting List

There was no Discussion or Update at for the proposed Amendments to the existing City of Tomball Tree Planting List and proposed Tree and Shrub Ordinance.

G. Motion was made by Commissioner Anderson, second by Commissioner Harris, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:00 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: WOOD LEAF RESERVE, SECTION #2 Plat Type: Preliminary

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 11, 2022

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:

Community Development recommends approval of this plat with contingencies.

- Re-number proposed blocks and lots in a manner that will prevent duplication of lot and block numbers within the Wood Leaf Reserve Subdivision.
- Remove “PROPOSED” from School St.
- Clearly illustrate and identify the dimensional extent of ROW that will be made available for School Street, between Wood Leaf Section 2 and Cherry Pines subdivision (80’)
- Label proposed right-of-way width for School St.
- Clearly identify the width of ROW proposed to be dedicated toward Holderrieth Road.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, CHESMAR HOMES, LLC, a Texas limited liability company acting by and through Donald P. Klein, its Chief Executive Officer, owner in this section after referred to as owners (whether one or more) of the 58.73 acre tract described in the above and foregoing plat of WOOD LEAF RESERVE SEC TWO, 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 in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon. anyone.

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, 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 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, the CHESMAR HOMES, LLC, a Texas limited liability company has caused these presents to be signed by Donald P. Klein, its Chief Executive Officer thereunto authorized, and its common seal hereunto affixed

this ____ day of _____, 20____

CHESMAR HOMES, LLC
a Texas limited liability company

By: _____
Donald P. Klein
Chief Executive Officer

STATE OF TEXAS §
COUNTY OF Harris §

Before me, the undersigned, personally appeared Donald P. Klein known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office

this ____ day of _____, 2022.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF HARRIS §

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

Name: _____
Registered Professional Land Surveyor
No. _____

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WOOD LEAF RESERVE SEC TWO in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this _____ day of _____, 2022.

Barbara Tague, Chair

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 _____, 2022, at

_____ o'clock _____M., and duly recorded on _____, 2022, 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

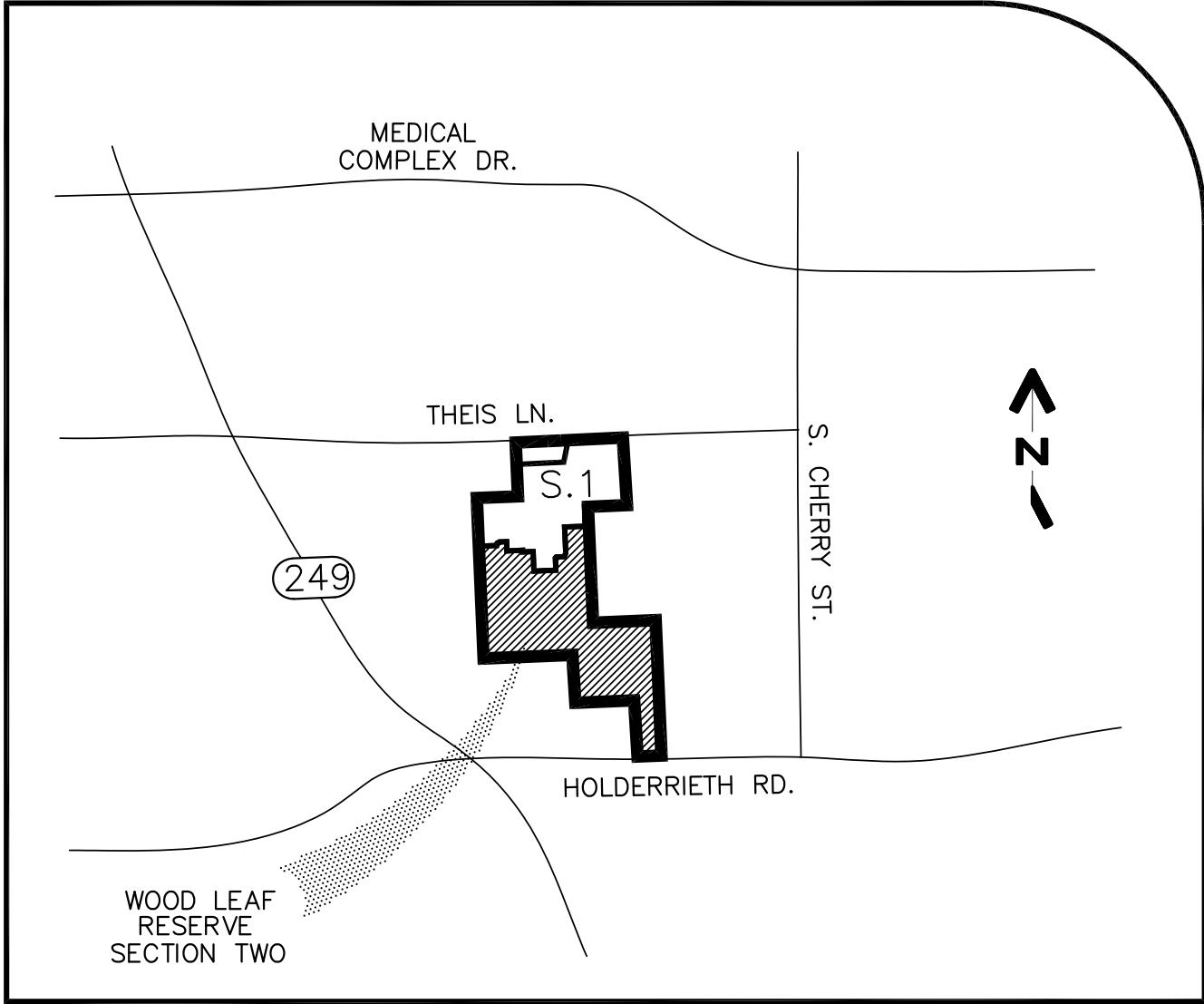
LOT AREA SUMMARY

BLOCK 1			
LOT	SQ. FT.	WIDTH	DEPTH
1	6,360	53'	120'
2	6,000	50'	120'
3	6,000	50'	120'
4	6,059	51'	110'
5	6,195	50'	113'
6	6,250	50'	125'
7	6,250	50'	125'
8	6,250	50'	125'
9	6,250	50'	125'
10	6,250	50'	125'
11	6,250	50'	125'
12	6,250	50'	125'
13	6,250	50'	125'
14	7,492	61'	125'
15	7,751	50'	155'
16	7,218	50'	155'
17	6,033	51'	120'
18	7,565	53'	122'
19	6,117	50'	125'
20	6,250	50'	125'
21	6,250	50'	125'
22	6,250	50'	125'
23	6,250	50'	125'
24	6,250	50'	125'
25	6,250	55'	125'
26	6,250	50'	125'
27	6,250	50'	125'
28	6,250	50'	125'
29	6,250	50'	125'
30	6,250	50'	125'
31	6,250	50'	125'
32	6,250	50'	125'
33	6,250	50'	125'
34	6,296	50'	125'
35	6,582	50'	125'
36	6,533	50'	115'

BLOCK 2			
LOT	SQ. FT.	WIDTH	DEPTH
1	6,316	40'	146'
2	5,791	40'	155'
3	6,038	41'	129'
4	6,331	40'	120'
5	6,027	40'	128'
6	7,680	40'	130'
7	9,790	40'	125'
8	7,784	40'	153'
BLOCK 3			
1	4,924	40'	110'
2	5,000	40'	125'
3	5,000	40'	125'
4	5,000	40'	125'
5	5,000	40'	125'
6	5,000	40'	125'
7	5,000	40'	125'
8	5,000	40'	125'
9	5,000	40'	125'
10	5,000	40'	125'
11	5,000	40'	125'
12	5,000	40'	125'
13	5,000	40'	125'
14	5,000	40'	125'
15	5,000	40'	125'
16	5,000	40'	125'
17	5,000	40'	125'
18	5,000	40'	125'
19	5,000	40'	125'
20	4,968	40'	120'
21	6,974	41'	133'
22	11,712	40'	154'
23	6,421	42'	122'
24	5,540	40'	139'
25	5,592	40'	136'
26	5,469	40'	135'
27	5,337	40'	132'
28	5,204	40'	128'
29	5,428	40'	130'
30	6,797	40'	154'
31	8,032	40'	171'
32	9,452	40'	189'
33	11,077	51'	189'
34	6,608	42'	151'
35	5,949	40'	136'
36	5,619	40'	128'
37	5,000	40'	125'
38	5,000	40'	125'
39	5,000	40'	125'
40	5,000	40'	125'
41	5,000	40'	125'
42	5,000	40'	125'
43	5,000	40'	125'
44	4,950	40'	115'

BLOCK 3			
LOT	SQ. FT.	WIDTH	DEPTH
45	4,950	40'	115'
46	5,000	40'	125'
47	4,999	40'	125'
BLOCK 4			
1	6,365	46'	120'
2	4,800	40'	120'
3	4,800	40'	120'
4	4,800	40'	120'
5	4,800	40'	120'
6	4,800	40'	120'
7	4,800	40'	120'
8	4,800	40'	120'
9	4,800	40'	120'
10	4,800	40'	120'
11	4,800	40'	120'
12	4,800	40'	120'
13	5,487	50'	120'
14	6,150	61'	120'
15	6,184	61'	122'
16	6,219	61'	122'
17	6,121	61'	111'
18	6,171	61'	120'
19	5,251	47'	121'
20	4,800	40'	120'
21	4,800	40'	120'
22	4,800	40'	120'
23	6,000	50'	128'
24	6,000	50'	120'
25	6,000	50'	120'
26	6,000	50'	120'
27	6,000	50'	120'
28	6,000	50'	120'
29	6,000	50'	120'
30	7,189	61'	120'
31	7,186	61'	120'
32	6,000	50'	120'
33	6,000	50'	120'
34	6,000	50'	120'
35	6,000	50'	120'
36	6,000	50'	120'
37	6,000	50'	120'
38	6,000	50'	120'
39	6,000	50'	120'
40	6,000	50'	120'
41	6,906	51'	115'
42	8,787	51'	110'
43	6,720	50'	116'
44	6,000	50'	120'
45	6,000	50'	120'
46	6,000	50'	120'
47	6,000	50'	120'
48	6,000	50'	120'
49	6,000	50'	120'
50	6,000	50'	120'

BLOCK 5			
LOT	SQ. FT.	WIDTH	DEPTH
1	8,032	78'	132'
2	6,434	64'	120'
3	4,800	40'	120'
4	4,800	40'	120'
5	4,800	40'	120'
6	6,558	50'	120'
7	5,723	43'	120'
8	4,800	40'	120'
9	4,800	40'	120'
10	4,800	40'	120'
11	4,874	41'	110'
12	4,800	40'	120'
13	4,800	40'	120'
14	4,800	40'	120'
15	4,800	40'	120'
16	4,800	40'	120'
17	4,800	40'	120'
18	4,800	40'	120'
19	4,800	40'	120'
20	4,800	40'	120'
21	4,800	40'	120'
22	5,423	46'	120'
23	6,586	56'	120'
24	6,000	50'	120'
25	6,000	50'	120'
26	6,000	50'	120'
27	6,000	50'	120'
28	6,000	50'	120'
29	6,000	50'	120'
30	6,000	50'	120'
31	6,000	50'	120'
32	5,096	42'	120'
33	5,117	40'	120'
34	5,536	40'	121'
35	6,280	51'	127'



Vicinity Map
SCALE: 1"=2000'
KEY MAP NO: 228Q & U

- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- 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.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated to 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.
- Subject to the Terms, Conditions, and Stipulations as set forth in the following documents; 2019-7817, E010306, N192738, 2019-166911, U523760, 2019-166910 of the Real Property Records of Harris County, Texas; Also Subject to the following which cannot be located or shown on the face of the plat: Vol. 932, Pg. 359; Vol. 1221, Pg. 22; R35887; R359206; S231246; U701457; X075312; Vol. 933, Pg. 231; Vol. 1034, Pg. 337; Vol. 7883, Pg. 150 (D047816); S551088; S551090; W325844; Vol. 222, Pg. 215; Vol. 223, Pg. 445; Vol. 225, Pg. 376; Vol. 231, Pg. 50; Vol. 1042, Pg. 608; Vol. 1107, Pg. 313; Vol. 1135, Pg. 500; Vol. 1137, Pg. 1; Vol. 2325, Pg. 30; Vol. 3445, Pg. 157; Vol. 218, Pg. 643; Vol. 224, Pg. 22; Vol. 231, Pg. 590; Vol. 224, Pg. 676; Vol. 227, Pg. 245, M185071; RP-23020-633401 of the Real Property Records of Harris County, Texas.

A PRELIMINARY PLAT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.66± ACRES OF LAND
CONTAINING 176 LOTS (40'/50' X 120' TYP.) AND
NINE RESERVES IN FIVE BLOCKS.

OUT of THE
CLAUDE N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS

OWNER:
CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
PHONE: 281-932-8907

PLANNER:

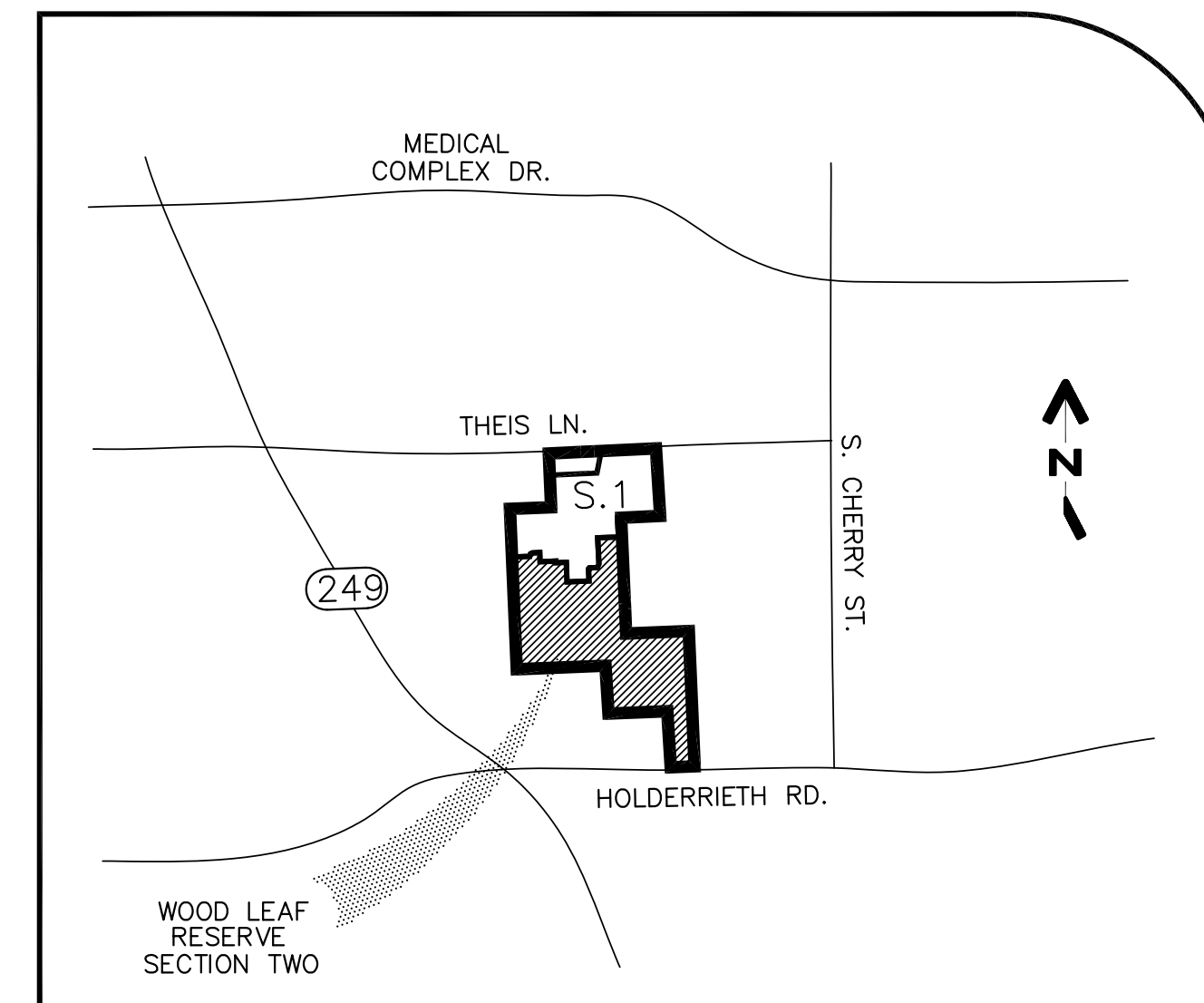
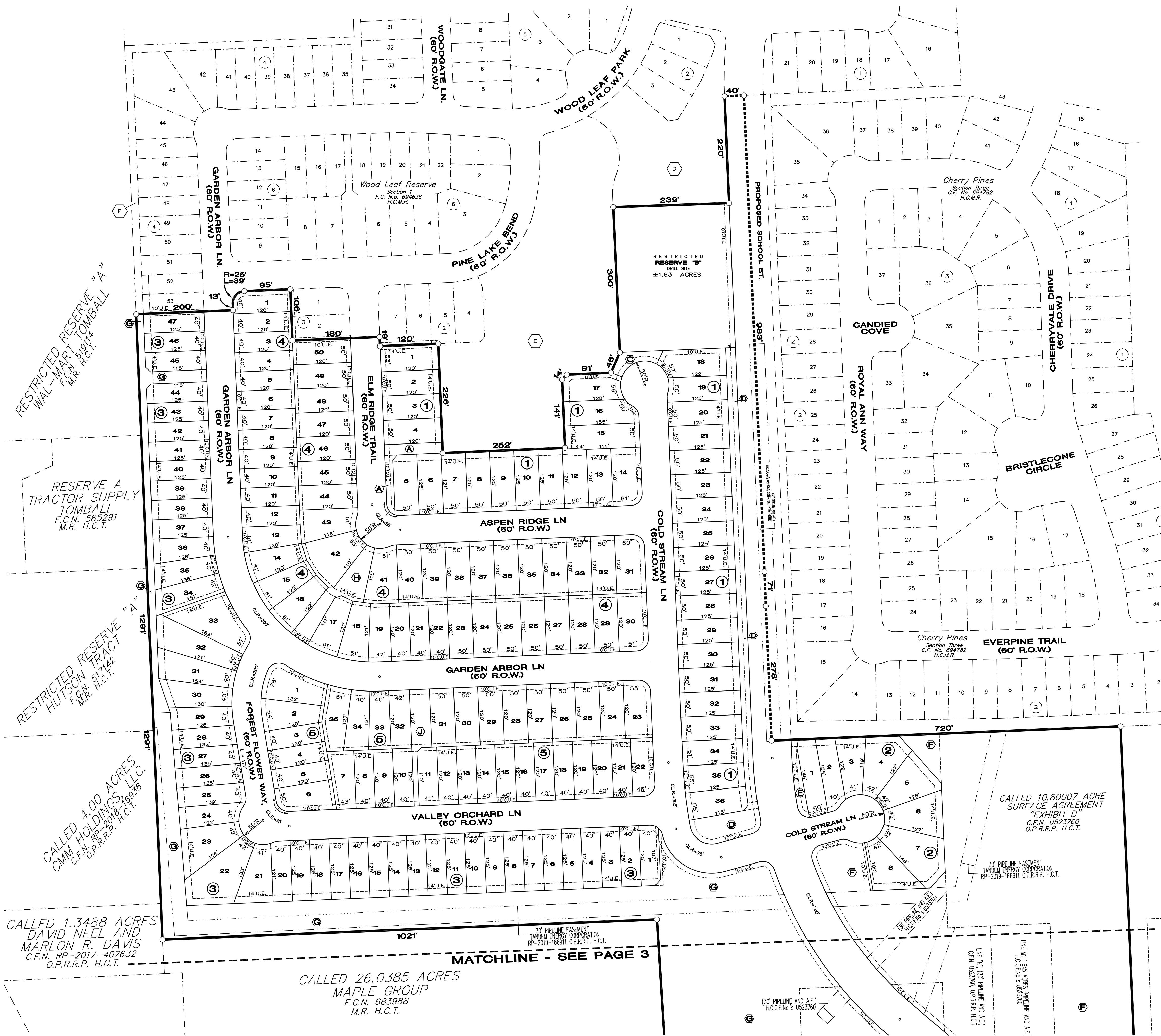


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 3
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 03, 2022
MTA# 62001

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TOMBALL SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF TOMBALL PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Vicinity Map

SCALE: 1"=2000'

KEY MAP NO: 228Q & U

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "C.U.E." INDICATES CITY OF TOMBALL UTILITY EASEMENT.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) LOTS BACKING OR SIDING THEIR LANE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- 6.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

NOTE:

- | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.10 ACRE | F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±9.33 ACRES |
| B RESTRICTED RESERVE "B" DRILL SITE ±1.63 ACRES | G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±11.23 ACRES |
| C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.06 ACRE | H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.21 ACRE |
| D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.60 ACRE | J RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.14 ACRE |
| E RESTRICTED RESERVE "E" DRAINAGE/DETENTION ±0.06 ACRE | |

A PRELIMINARY PLAT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.66± ACRES OF LAND CONTAINING 176 LOTS (40'/50' X 120' TYP.) AND NINE RESERVES IN FIVE BLOCKS.

OUT of THE CLAUDE N. PILLOT SURVEY, A-632 HARRIS COUNTY, TEXAS

OWNER:

CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
PHONE: 281-932-8907

PLANNER:

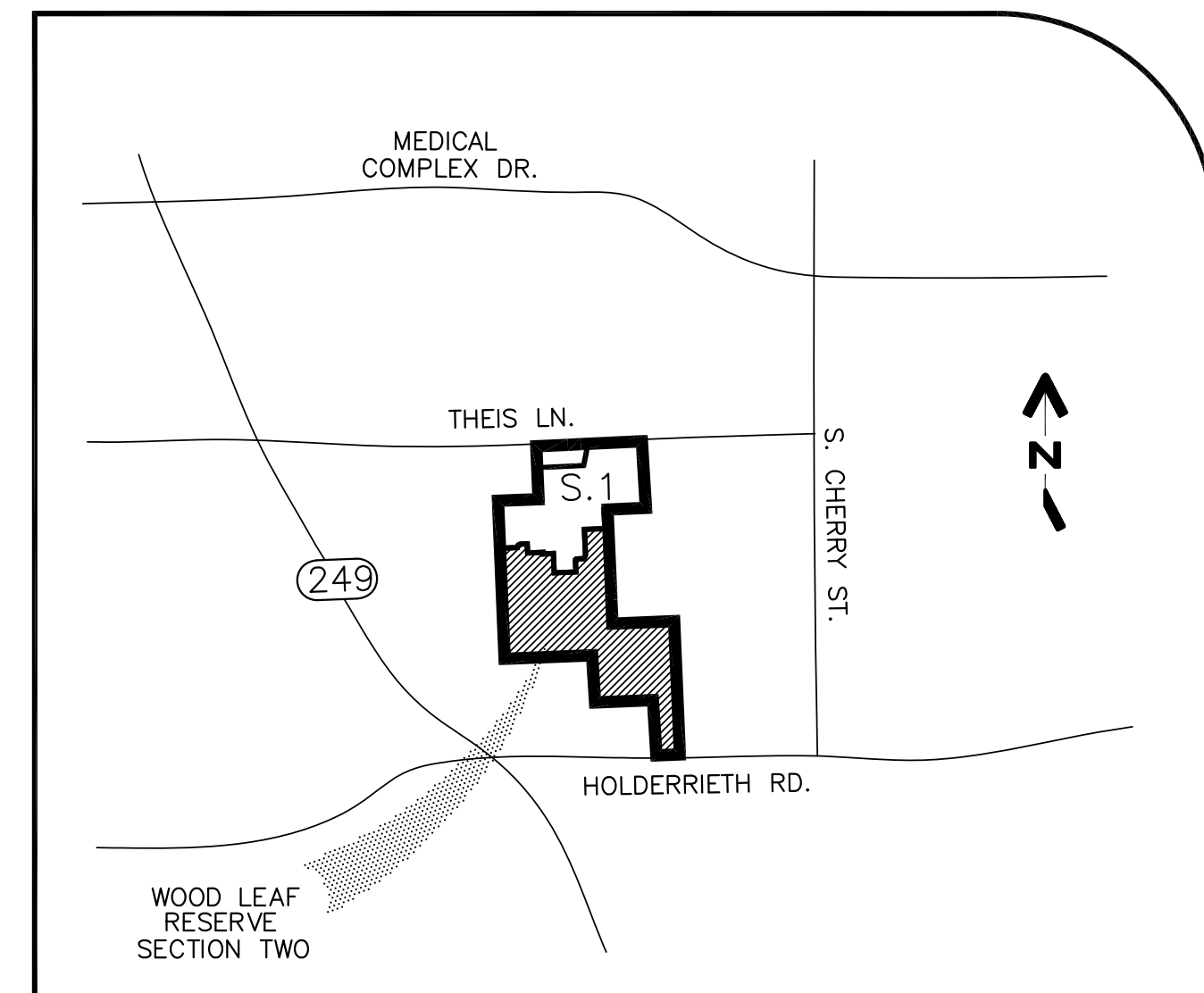
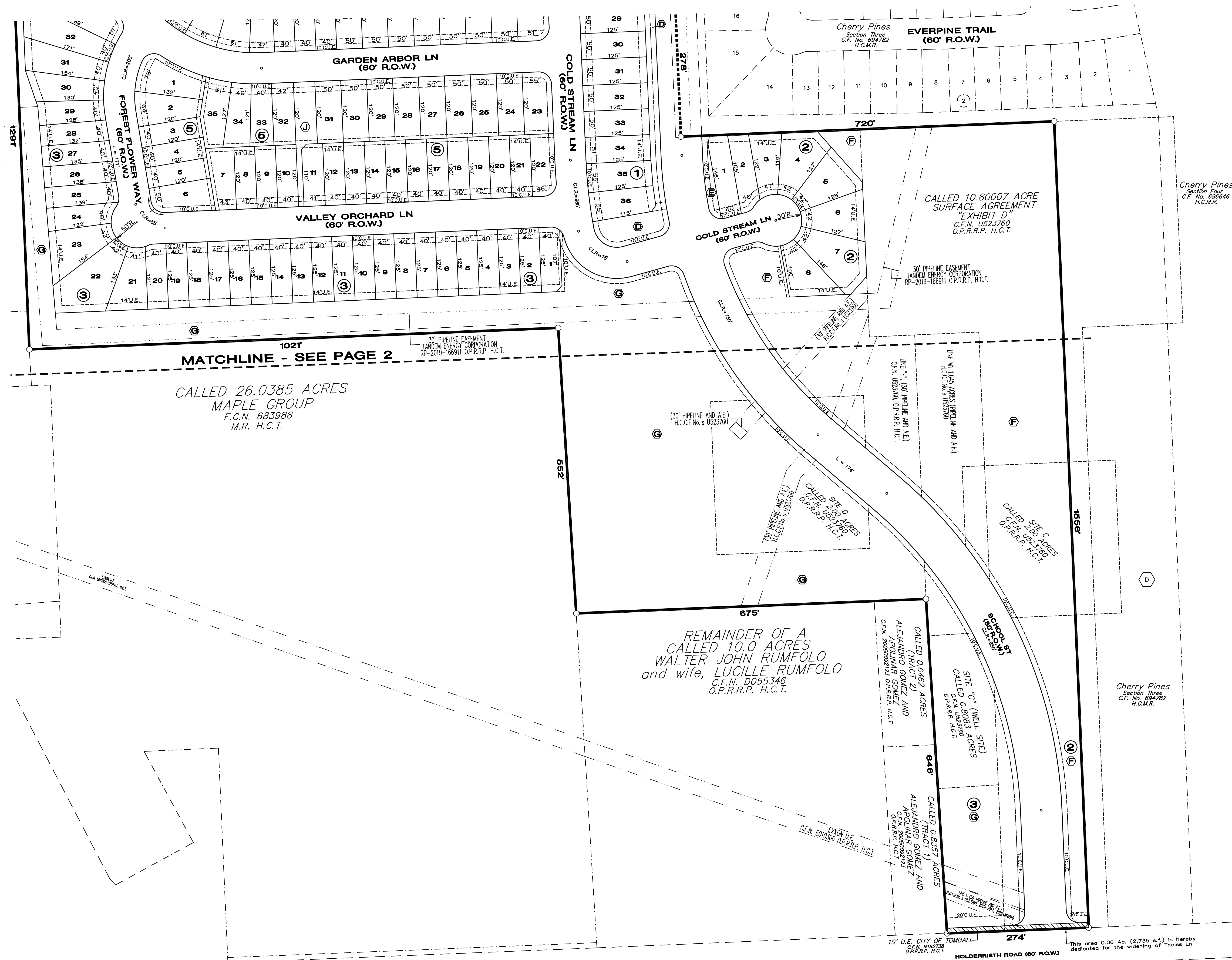


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 2 OF 3
SCALE: 1"=100'

0 50 100 200

FEBRUARY 03, 2022
MTA# 62001



Vicinity Map
SCALE: 1"=2000'
KEY MAP NO: 228Q & U

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "C.U.E." INDICATES CITY OF TOMBALL UTILITY EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING OR SIDING THEIS LANE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- PROPOSED SURVEY MONUMENTS TO BE SET

NOTE:

- | | |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.10 ACRE | F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE
±9.33 ACRES |
| B RESTRICTED RESERVE "B"
DRILL SITE
±1.63 ACRES | G RESTRICTED RESERVE "G"
LANDSCAPE/OPEN SPACE
±11.23 ACRES |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.06 ACRE | H RESTRICTED RESERVE "H"
LANDSCAPE/OPEN SPACE
±0.21 ACRE |
| D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.60 ACRE | J RESTRICTED RESERVE "J"
LANDSCAPE/OPEN SPACE
±0.14 ACRE |
| E RESTRICTED RESERVE "E"
DRAINAGE/DETENTION
±0.06 ACRE | |

A PRELIMINARY PLAT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.66± ACRES OF LAND
CONTAINING 176 LOTS (40'/60' X 120' TYP.) AND
NINE RESERVES IN FIVE BLOCKS.

OUT OF THE
CLAUDE N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS

OWNER:
CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
PHONE: 281-932-8907

PLANNER:

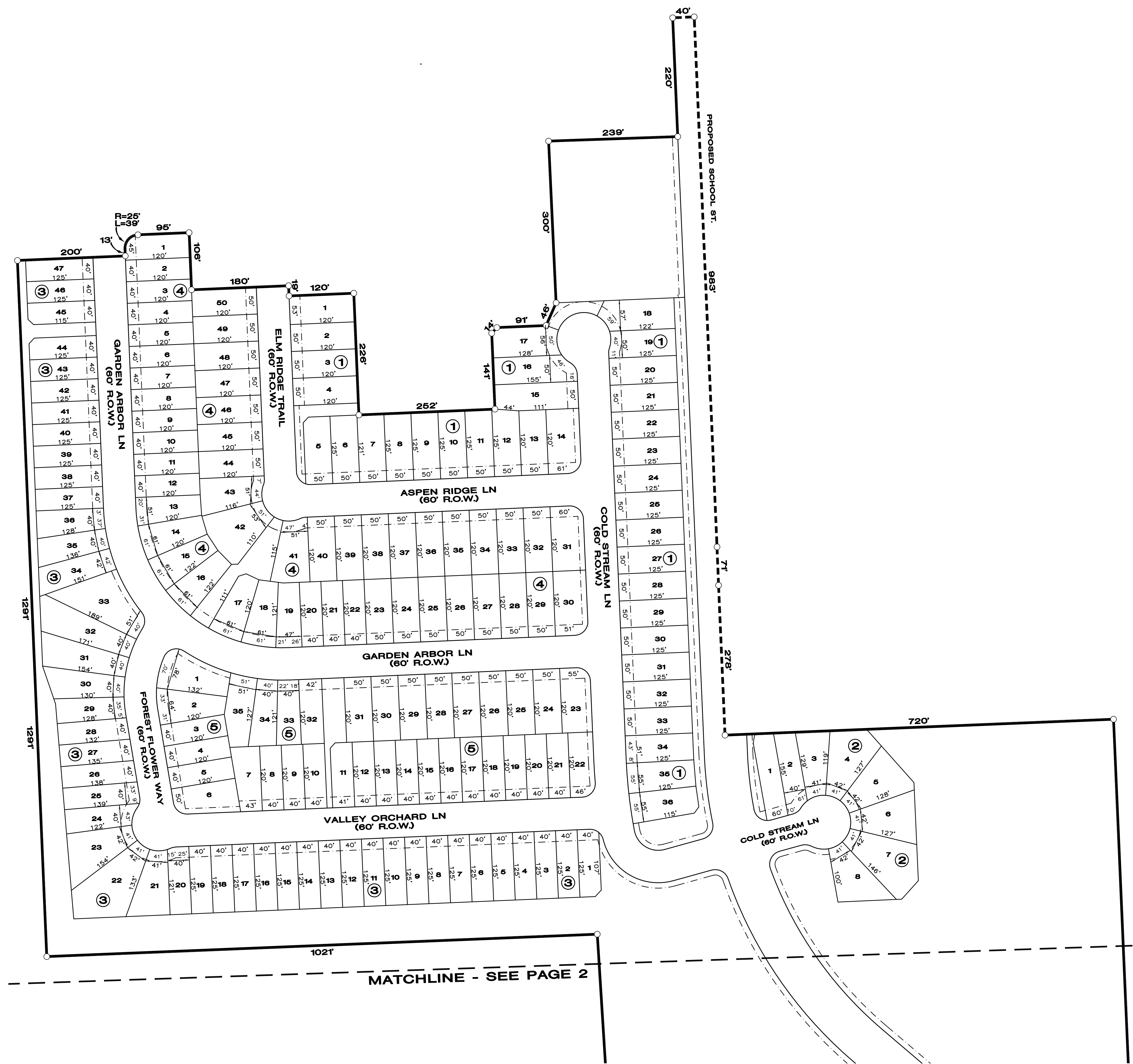


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 3 OF 3
SCALE: 1"=100'
0 50 100 200

FEBRUARY 03, 2022
MTA# 62001

MICHEL FAMILY IRREVOCABLE
TRUST



A LOT WIDTH EXHIBIT OF

WOOD LEAF RESERVE SECTION TWO

BEING 58.73± ACRES OF LAND
CONTAINING 176 LOTS (40'/50' X 120' TYP.) AND
NINE RESERVES IN FIVE BLOCKS.

OUT of THE
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HARRIS COUNTY, TEXAS

OWNER:
CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
PHONE: 281-932-8907

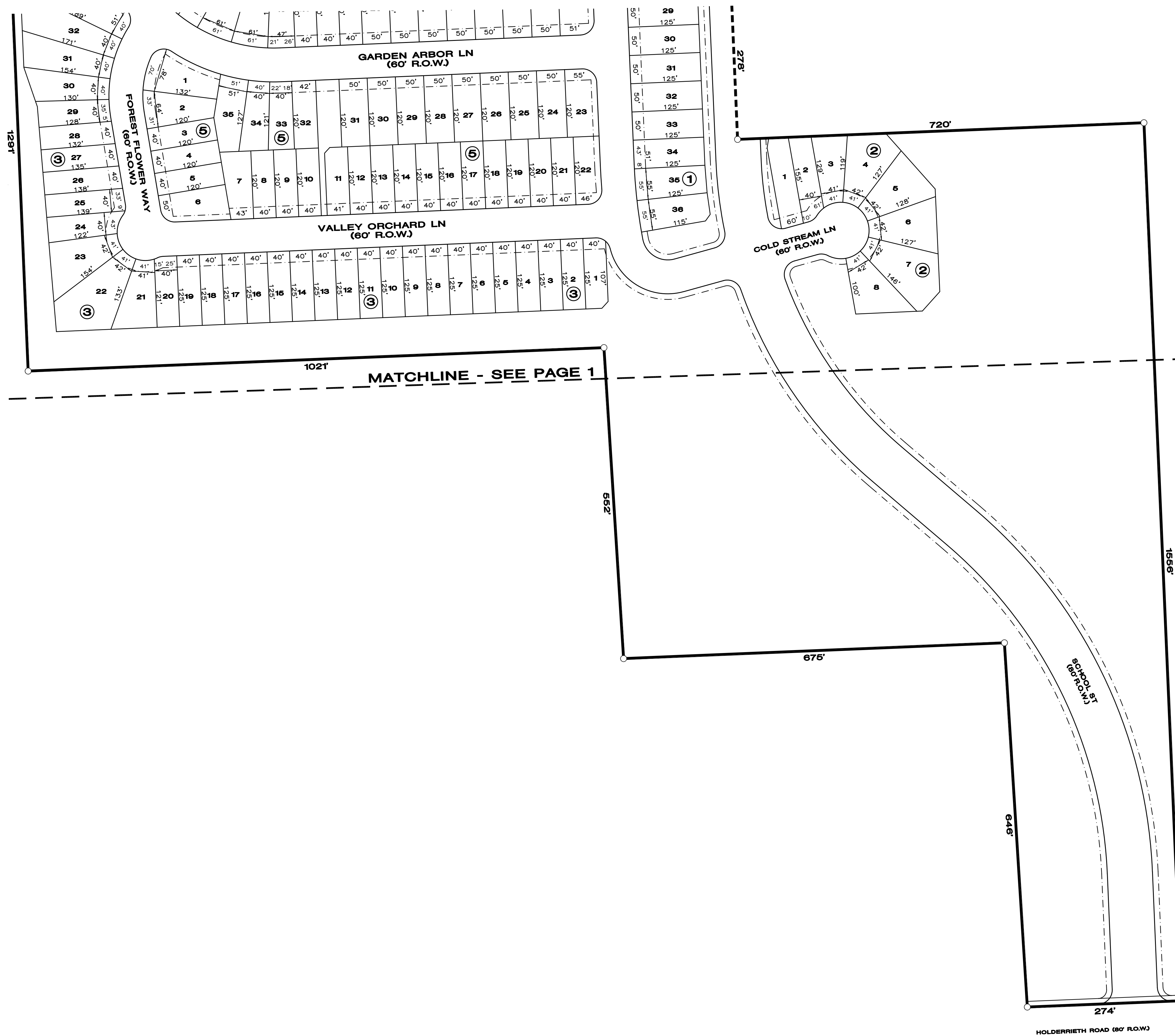
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 08, 2022
MTA# 62001



A LOT WIDTH EXHIBIT OF
**WOOD LEAF
RESERVE
SECTION TWO**

**BEING 58.73± ACRES OF LAND
CONTAINING 176 LOTS (40'/60' X 120' TYP.) AND
NINE RESERVES IN FIVE BLOCKS.**

OUT of THE
CLAUDE N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS

OWNER:
CHESMAR HOMES, LLC
480 WILDWOOD FOREST DR, SUITE 803
SPRING, TEXAS 77380
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PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 2 OF 2
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 08, 2022
MTA# 62001

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 11, 2022
&
CITY COUNCIL
APRIL 18, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 11, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, April 18, 2022 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 P22-048: Request by Glenn R. Stumpner to amend the official zoning map for the City of Tomball by rezoning approximately 1.77 acres of land out of Tract 53 from Abstract 34 J House, from Multi-Family Residential (MF) District to a Commercial (C) District. Being generally located within the 300-400 blocks of W. Hufsmith Rd (south side), between Baker Drive and N. Cherry Street, at 457 Hufsmith Road, within the City of Tomball, Harris County, Texas.

Zoning Case P22-069: Request by Baker Hughes Oilfield Operation LLC, represented by META Planning + Design to amend the official zoning map for the City of Tomball by rezoning approximately 70.4 acres of land legally described as being part of Lot 2, Block 1 of Baker Hughes Education Center, from Light Industrial (LI) district to a Planned Development (PD) district to promote a mixture of commercial and single-family residential development. The property is generally located near the northeast corner of the intersection of FM 2920 Road and Huffsmith Kohrville 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, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov

CERTIFICATION

Item F.2

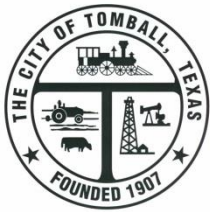
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of April 2022 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith

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: P22-048

APPLICANT/OWNER: Glenn R. Stumpner

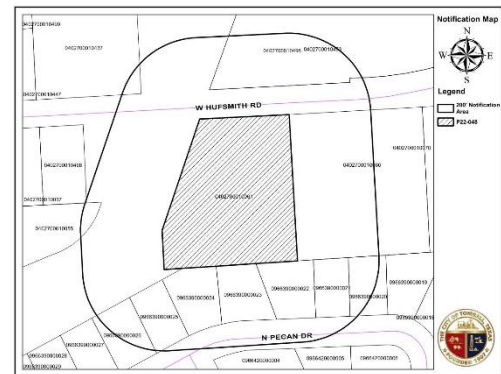
LOCATION: Generally located within the 300-400 blocks of W. Hufsmith Rd (south side), between Baker Drive and N. Cherry Street, at 457 Hufsmith Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend the official zoning map for the City of Tomball by rezoning approximately 1.77 acres of land out of Tract 53 from Abstract 34 J House, from Multi-Family Residential (MF) District to a Commercial (C) District.

CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, April 11, 2022 @ 6:00 PM**

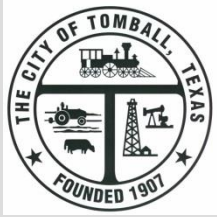
**City Council Public Hearing:
*Monday, April 18, 2022 @ 6:00 PM**

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

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.

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



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: April 11, 2022
City Council Public Hearing Date: April 18, 2022

Rezoning Case: P22-048

Property Owner(s): Glenn R. Stumpner

Applicant(s): Glenn R. Stumpner

Legal Description: Being a portion of Tract 53 from Abstract 34 of the J House Survey

Location: 300-400 blocks of W. Hufsmith Rd (south side), between Baker Drive and N. Cherry Street, at 457 Hufsmith Road, City of Tomball, Harris County, Texas

Area: 1.77 acres

Comp Plan Designation: Transitional Residential (Exhibit “B”)

Present Zoning and Use: Multi-Family Residential (MF) (Exhibit “C”)
Automotive Repair/Paint Shop (Exhibit “D”)

Request: Rezone from Multi-Family Residential (MF) the Commercial (C) District

Adjacent Zoning & Land Uses:

- North:** Single Family – 20 (SF-20)/ Undeveloped
- South:** Single-Family – 6 (SF-6)/ Single Family Residential Neighborhood
- West:** Single Family – 6 (SF-6) / Drainage Channel
- East:** Multi-Family Residential (MF) / Apartment Complex

BACKGROUND

The subject property has been embraced within the City of Tomball since 1907. The applicant has owned the subject property since 1995. A building permit was issued to construct a paint booth on the subject property in 1995. Since this time the existing building(s) at the location have been occupied as an automotive repair and paint shop. In 2008, when the City of Tomball adopted zoning the subject property was embraced within a Multi-Family Residential (MF) district.

ANALYSIS

Description: The subject property is approximately 1.77 acres located on the south side of West Hufsmith Road. Immediately south of the subject property are single-family residences within Single Family Residential (SF-6) zoning, west of the subject property is an existing multi-family apartment complex within Multi-Family Residential (MF) zoning. The properties on the north side of West Hufsmith Road are currently undeveloped and zoned for Single-Family Estate Residential (SF-20) which requires large acreage residential lots that are approximately ½ acre in size. The property to the west of the subject property is within Single Family Residential (SF-6) zoning and is comprised of a drainage channel measuring approximately 130-linear feet in width. These surrounding zoning districts have been in effect since the City of Tomball adopted zoning in 2008. As previously stated, building permits were issued to construct the buildings which presently occupy the subject property in 1995. At this time the property was occupied as an automotive repair/paint shop. This use became legally nonconforming when Tomball adopted zoning and the property was embraced within its current Multi-Family (MF) zoning classification. The rezoning of this property to Commercial (C) would remedy the property owners' legally nonconforming status and transition to a legally conforming use.

According to Section 50-77 in the City of Tomball Code of Ordinance; Commercial (C) districts are “generally not compatible with residential uses and even some nonresidential uses. Commercial districts allow uses that may often be considered inappropriate when in close proximity to residential land uses. Taking this into consideration the rezoning of the subject property to a Commercial district may be contrary to the public interest in the immediate area of concern. Furthermore, rezoning the subject property to Commercial would effectively create a “spot” zoning situation in which the subject property would be the only commercial property wedged mid-block within an otherwise residential area. It is worth noting that the subject property is 1.77 acres in size, Section (50-73) of the Code of Ordinance specifies that a minimum of 50% of this property must be dedicated as “Green Space”, taking this into consideration, paired with the minimum parking requirement of 2 units/dwelling; approximately 10 dwelling units could be provided on this site if it were to be developed with multi-family residential apartments. Given the restrictive size of this subject property it may be best suited for duplex, townhome, or single-family detached developments.

Comprehensive Plan Recommendations: The property is designated as “Transitional Residential” by the Comprehensive Plans Future Land Use Map. This Transitional Residential category “is intended to provide more housing choices for the full lifecycle of Tomball residents. This district is intended to be equally designed for the pedestrian and the automobile, and to allow for an appropriate transition between areas of lower (e.g., neighborhood residential) and higher (e.g., commercial or industrial) intensity.”

According to the Comprehensive Plan, “land uses should encourage a variety of housing types, including single-family detached, single-family attached, duplex, and apartments. Secondary uses include accessory dwelling units, parks, schools, and other public facilities.”

The Comprehensive Plan recommends that zoning districts of – PD (Planned Developments), SF-6 (Single-Family Residential – 6), D (Duplex Residential), MF (Multi-family Residential) for the transitional residential land use designation.

Additionally, the Comprehensive Plan states – “The following considerations should be used as guidance for regulatory modifications or as part of decision making: New transitional residential development should be integrated into or complimented by the surrounding development.

Nonresidential mixed uses should be allowed provided it is part of a planned unit development and does not constitute more than 25 percent of the development. Transitional residential should be used as a buffer between single-family development and more intense uses.

Staff Review Comments:

Conformance to the Comprehensive Plan: The existing zoning of Multi-Family (MF) encourages the development of apartments, duplexes, and townhomes at this location; such uses would achieve the goal of creating a mixture of housing opportunities while providing an adequate transitional land use buffer between West Hufsmith Road (a major arterial street) and the existing single-family residences immediately south of the subject property. The request to rezone to a Commercial district is contrary to the intent of the Future Land Use Map and the principles outlined in the Comprehensive Plan as it encourages land uses that may not provide the desired land use transitional buffer. Furthermore, rezoning to a Commercial (C) district may promote uses that could be considered incompatible with nearby single-family residences.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on March 30, 2022. 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 denial of Zoning Case P22-048.

EXHIBITS

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

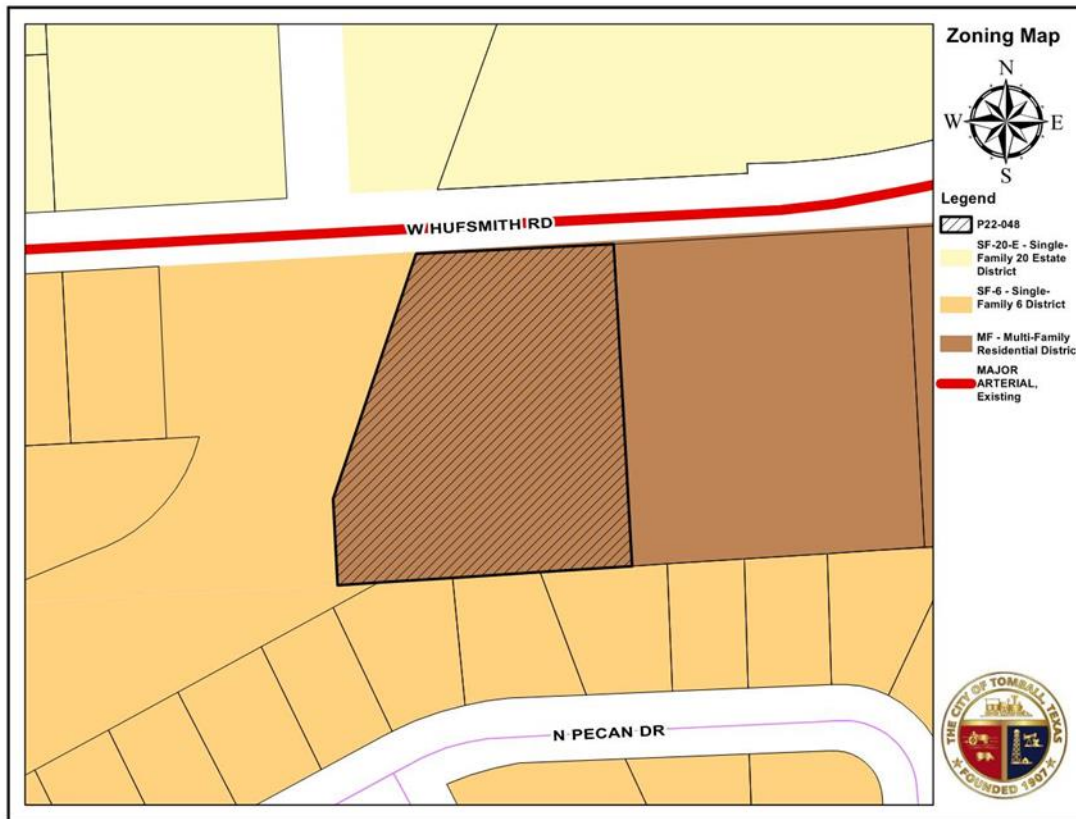
**Exhibit “A”
Aerial Photo**



**Exhibit “B”
Comprehensive Plan**



Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



Revised: 4/13/2020

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: Glenn R. Stumpner Title: _____
 Mailing Address: 457 W. Hutsmith City: Tomball State: TX
 Zip: 77375 Contact: _____
 Phone: (281) 782-1753 Email: gstumpner@gmail.com

Owner

Name: Glenn R. Stumpner Title: _____
 Mailing Address: 14258 Carneswood City: Tomball State: TX
 Zip: 77375 Contact: _____
 Phone: (281) 782-1753 Email: gstumpner@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: No Project

Physical Location of Property: 2 blocks West of Baker Dr. : Hutsmith Rd
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: Joseph House Survey Abstract No. 34
[Survey/ Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Multi Family residential

Current Use of Property: Commercial

Proposed Zoning District: Commercial

Proposed Use of Property: Commercial

HCAD Identification Number: 0402700010061 **Acreage:** 1.77

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
Signature of Applicant

2/15/2022
Date

X
Signature of Owner

2/15/2022
Date

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

DATE : 2/15/2022 1:57 PM
OPER : TW
TKBY : TW
TERM : 5
REC# : R01303678

130.0000 PLANNING AND ZONING 420.00
457 W Hufsmith 420.00

508.0000 CREDIT CARD 12.60
FEES-GENERAL FUND
100-5561 12.60

Paid By: Miscellaneous Receipt
4-CC 432.60 AUTH: 29202B REF: W MC

APPLIED 432.60
TENDERED 432.60

CHANGE 0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.

City of Tomball, Texas 501 J

www.tomballtx.gov

Jared Smith

From: Glenn Stumpner <gstumpner@gmail.com>
Sent: Friday, April 1, 2022 10:19 AM
To: Jared Smith
Subject: 457 W. Hufsmith

To whom it may concern,

My name is Glenn R. Stumpner, and I am the owner of the property in question. I purchased this land in 1995 and built the first building on the West side of the property to move my business from Elm Street (a property I rented from the city for 10 years). I built the second building in 1997 to be used as a dance studio. The first property is now being used as a Body and Repair shop, and has always been automobile based since day one. The zoning change request is based on the need of smaller buildings to store not only the used sheet metal being removed from the damaged automobiles,(most insurance companies require us to hold on to these damage panels for inspection for up to 3 weeks after the repairs are complete), but also the new parts being delivered everyday. As it is now, these damaged panels are being stacked outside in huge piles, causing quite the eye sore. This industry has a delivery service known as OPS, which delivers overnight to repair shops, but they require a secured building that they will have access to daily. I certainly can not let them have a key to the main building for this purpose. This delivery system can cut as much as 2 days off of each repair, which we are held to strict completion dates from the insurance companies.(If we run late, we will be asked to pay the extra rental car days). It's very important to our business to do what we can to help streamline the repair process, and parts delivery is a huge part of this process. I don't have any plans to build any new large buildings, as I feel we have enough square footage with the existing structures on the property to allow us to continue to serve the people in our community, by moving the paint department over to the second building, but new parts stacked in every corner we can find takes up alot of that footage needed repair space. Thank you for your consideration on this matter, Glenn



**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 11, 2022
&
CITY COUNCIL
APRIL 18, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 11, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, April 18, 2022 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:

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CERTIFICATION

Item F.3

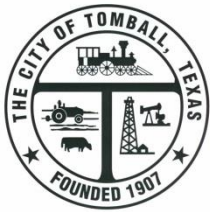
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of April 2022 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith

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: P22-069

APPLICANT/OWNER: Baker Hughes Oilfield Operation LLC

LOCATION: Generally located near the northeast corner of the intersection of FM 2920 Road and Huffsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend the official zoning map for the City of Tomball by rezoning approximately 70.4 acres of land legally described as being part of Lot 2, Block 1 of Baker Hughes Education Center, from Light Industrial (LI) district to a Planned Development (PD) district to promote a mixture of commercial and single-family residential development.

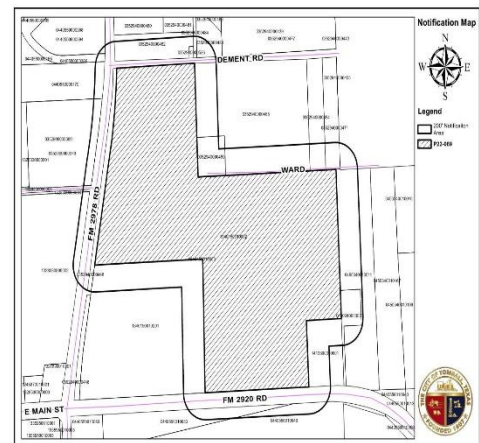
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@tomballtx.gov

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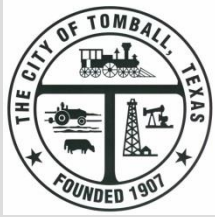


**Planning & Zoning Commission
Public Hearing:
Monday, April 11, 2022 @ 6:00 PM**

**City Council Public Hearing:
*Monday, April 18, 2022 @ 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: April 11, 2022
City Council Public Hearing Date: April 18, 2022

Rezoning Case: P22-069
Property Owner(s): Baker Hughes Oilfield Operations LLC
Applicant(s): META Planning + Design
Legal Description: Part of Lot 2, Block 1 of Baker Hughes Education Center
Location: Near the northeast corner of the FM 2920 Road and Huffsmith Kohrville Road intersection (Exhibit "A")
Area: 70.4 acres
Comp Plan Designation: Business Park and Industrial (Exhibit "B")
Present Zoning and Use: Light Industrial (LI) (Exhibit "C") / Vacant Land (Exhibit "D")
Proposed Use(s): Mix of Commercial and Single-Family Residential (Exhibit "E")
Request: Rezone from Light Industrial (LI) to Planned Development (PD-?) District

Adjacent Zoning & Land Uses:

North: Not Applicable (ETJ) / Single-Family Residence & Business Park north of Dement Rd.

South: Light Industrial (LI) and Not Applicable (ETJ south of FM 2920) / Baker Hughes Education Center & Vacant Undeveloped Land (south of FM 2920)

West: Commercial (C) & Agricultural (AG) / Vacant Undeveloped Land & Metal Fabrication Shop

East: Not Applicable (ETJ) / Automotive Collision Center & Vehicle Salvage Yard

BACKGROUND

In December of 2012, the subject property was annexed into the City limits of Tomball. Following annexation, in January of 2013 City Council approved a request to amend the Comprehensive Plans Future Land Use (FLU) Map from "Mixed-Use" to "Business/Industrial". Additionally, City Council rezoned the subject property from Agricultural (AG) to the Light Industrial (LI) zoning classification that presently embraces the property. These efforts were in order to accommodate the Baker Hughes Education Center that presently occupies approximately 25-acres at the northwest corner of FM 2920 and Huffsmith Kohrville Road adjacent to the subject property. The applicant wishes to rezone the subject property from Light Industrial (LI) to a Planned

Development District (PD). The intent of this Planned Development is to integrate a mixture of commercial and single family residential activity along FM 2920 and Huffsmith Kohrville Road.

ANALYSIS

Description: The subject property is approximately 70.4 acres of land generally located at the northeast corner of the intersection of FM 2920 and Huffsmith Kohrville Road. The applicant, Baker Hughes Oilfield Operations LLC, represented by META Planning + Design, plan to construct a mixed-use development comprised of a single-family residential subdivision with a maximum of 200 residential lots as well as approximately 14 acres of commercial development along FM 2920 and Huffsmith Kohrville Road. The surrounding properties north and east of the subject property fall outside the City limits of Tomball within the Extraterritorial Jurisdiction (ETJ), subsequently these properties are not embraced within a zoning classification. However, the land uses are as follows, immediately north of the subject property is a single family residence and north of Dement Road is an existing business park. East of the subject property are an automotive collision center and salvage yard. Immediately southwest of the subject property is the current site for Baker Hughes Education Center, which is located within a Light Industrial (LI) district. South of FM 2920 is vacant undeveloped land in the ETJ. West of the subject property across Huffsmith Kohrville Road is vacant undeveloped property within a Commercial (C) district, as well as a legally non-conforming metal fabrication shop within an Agricultural (AG) district.

Section 50-80(a)(1) of the Tomball Code of Ordinances outlines the general purpose and description of the Planned Development District:

“The PD Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., Single-Family, Multifamily, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- a. To provide for a superior design on lots or buildings;
- b. To provide for increased recreation and open space opportunities for public use and enjoyment;
- c. To provide amenities or features that would be of special benefit to the property users or to the overall community;
- d. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, views, or wildlife habitats;
- e. To protect or preserve existing historical buildings, structures, features or places;
- f. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- g. To meet or exceed the standards of this chapter.”

According to the Planned Development Application (Exhibit “E”) and the development regulations, the proposed Planned Development will be a mixed use single-family residential community with convenient access to commercial uses and shall include amenities such as open space recreational reserve(s) and walking trails/sidewalks that will promote connectivity between the residential development, open space/recreational reserves, and commercial land uses.

All residential lots will have a minimum area of 4,950 square feet, a minimum lot width of 45' and a minimum lot depth of 100'. There shall be a minimum of 2 acres dedicated as parkland, said reserve(s) must be centrally located within the planned development to allow for convenient access throughout the community. Within the required recreational reserve(s), a minimum of three (3) community serving amenities must be provided as specified in the PD ordinance. Moreover, no less than 20% of the overall development shall be dedicated as open space. Enhanced landscaping standards shall be implemented by means of required street trees along all arterial, collector and neighborhood entry streets.

Regarding commercial land uses, in order to promote attractive gateways into the City of Tomball outdoor storage shall be prohibited, and all vehicle parking/maneuvering areas shall be screened from public rights-of-ways as well as residentially zoned properties. Furthermore, with this Planned Development District, in coordination with the City of Tomball the development shall include a "Welcome to Tomball" gateway entrance sign along FM 2920; said sign shall be constructed in a manner that is architecturally consistent with the overall design of the Planned Development District. Additionally, to promote an attractive gateway into the City of Tomball and prevent "cluttering" of airspace; freestanding pole signs shall be prohibited. Pertaining to freestanding advertising signs, individual businesses within the commercial aspect of the Planned Development shall be limited to monument signs. To mitigate adverse effects of commercial activity near proposed residential development; additional land use buffering requirements shall be utilized; this includes a proposed 25-foot-wide vegetative buffer yard along all property boundaries separating more intense zoning districts/land uses from less intense zoning districts/land uses. Within this required land use buffer, a minimum of one tree shall be provided for every 25 linear feet as well as an opaque fence/wall at least 6-feet in height.

Comprehensive Plan: The property is designated as "Business Park & Industrial" by the Comprehensive Plans Future Land Use Map. This Business Park & Industrial category is "intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight. These areas may require more intensive screening and buffering from surrounding developments.

According to the Comprehensive Plan, "land uses should encourage office, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses."

The Comprehensive Plan recommends zoning districts of – LI (Light Industrial), C (Commercial), O (Office), PD (Planned Development) for the Business Park & Industrial land use designation.

Additionally, the Comprehensive Plan states – "The following considerations should be used as guidance for regulatory modifications or as part of decision-making: New development should include landscape buffers between any property that is zoned to a non-business park & industrial district. Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way. New Business Park & industrial development should be designed in a manner which orients loading docks and bays away from the front property line or public rights-of-way.

The request to allow a commercial and residential mixed use development at the subject property will promote the Comprehensive Plans goals and objectives pertaining to land use development and community livability.

Staff Review Comments:

Conformance to the Comprehensive Plan: The proposed residential and commercial mixed use development that will be promoted by this Planned Development District will achieve the Comprehensive Plans land use and development goal of encouraging development with a mixture of uses within a walkable environment. According to the Comprehensive Plan “location of community facilities and services and limited commercial services within and near existing and proposed neighborhoods has the potential to create mutually-beneficial synergies and a higher quality of life”. Additionally, the Planned Development District will achieve community livability goals by promoting recreation and leisure opportunities, while providing accessibility to parks, trails and other public facilities; subsequently improving the quality of life for residents while positively impacting property values. Lastly, provisions within the Planned Development ordinance prohibiting outdoors storage, requiring land use buffering, screening of parking lots, and limitation on signage as well as implementation of “Welcome to Tomball” gateway signage will promote the Comprehensive Plans objective of enhancing gateways and thoroughfares, to enforce a sense of place upon arrival to Tomball.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on March 30, 2022. 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 P22-069, with conditions outlined in the Planned Development Ordinance, to include the following:

- Landscaped boulevard must be provided along the entry street from Hufsmith-Kohrville Rd.
- Elevated fencing planned to include masonry columns must be provided along all rear and side residential property boundaries visible from entry streets, FM 2920, and Hufsmith-Kohrville Rd.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Planned Development Application, Regulations & Concept Plan

Exhibit "A" Aerial Photo

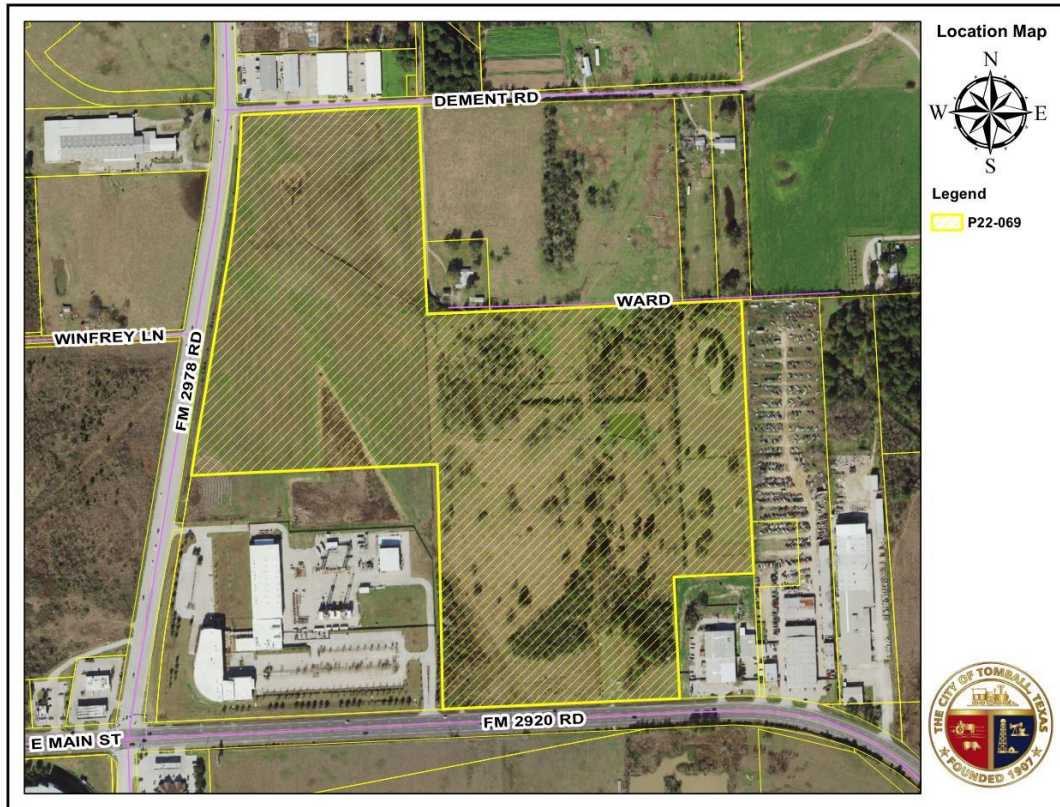


Exhibit "B" Comprehensive Plan

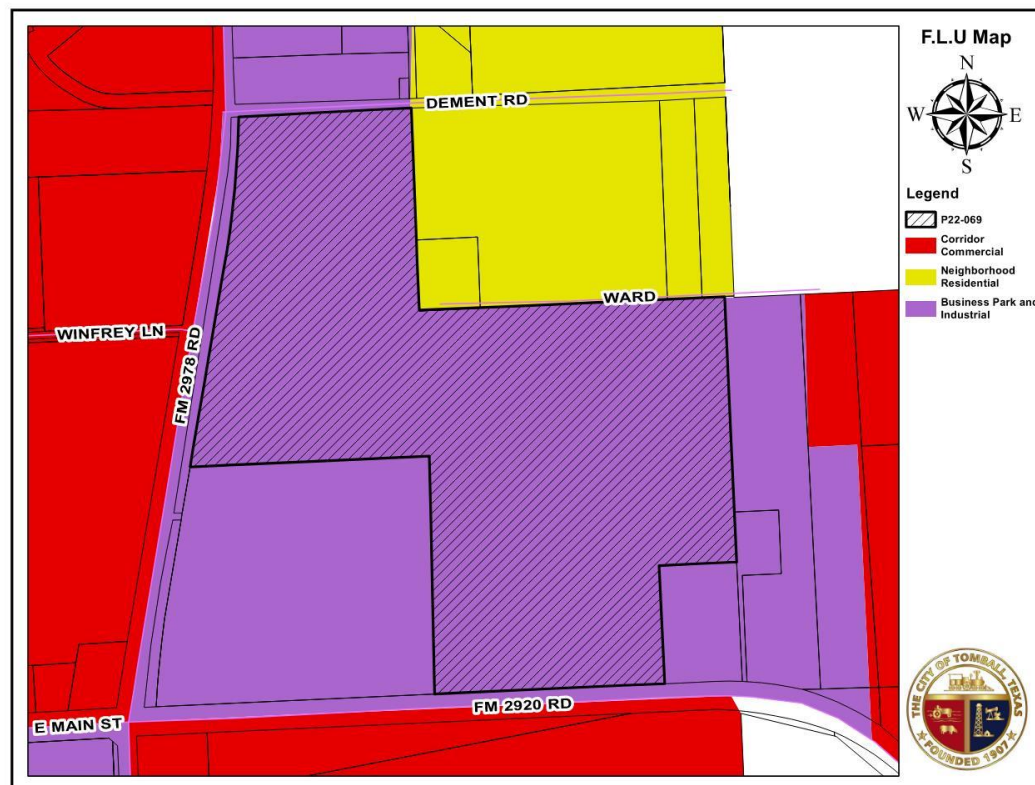
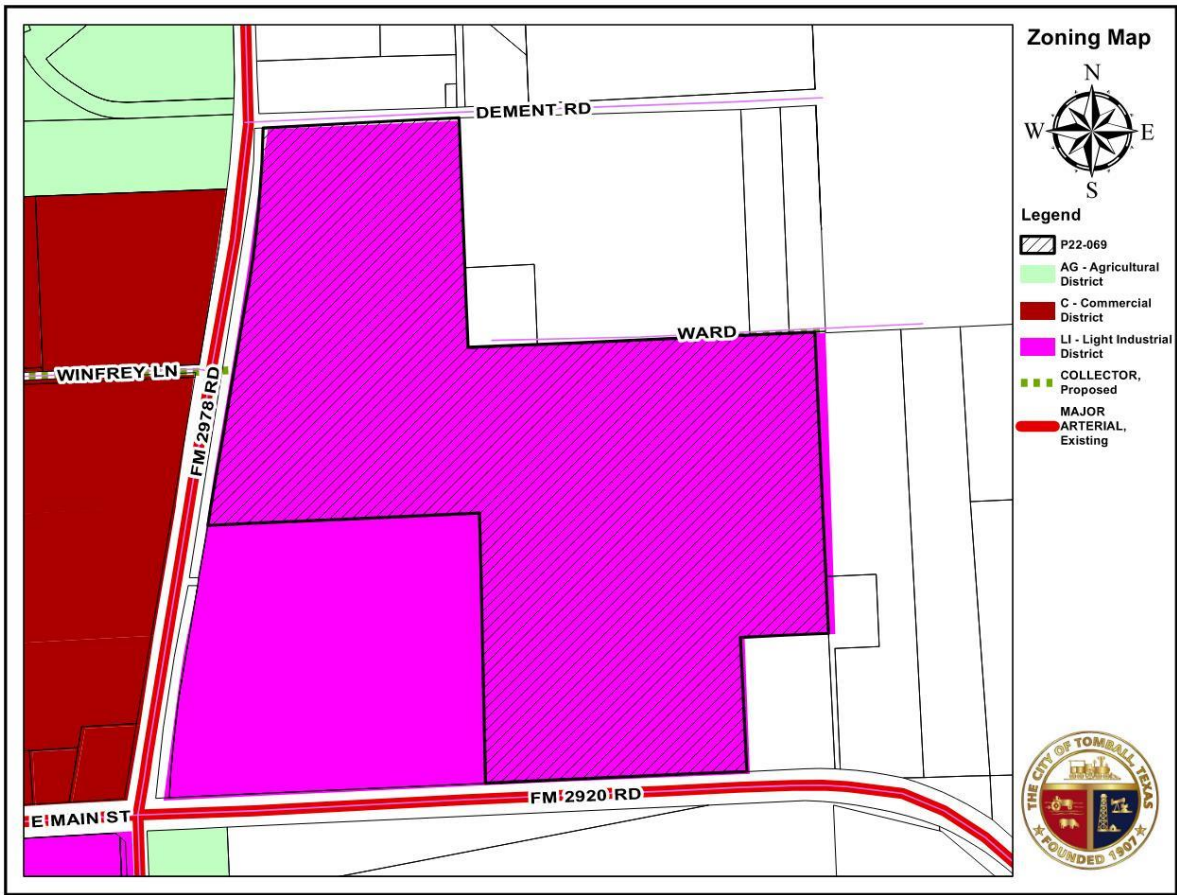


Exhibit "C"
Zoning Map

Item F.3



**Exhibit “D”
Site Photo(s)**



Exhibit "E"

Planned Development Application, Regulations & Concept Plan



RECEIVED (KC)
03/04/2022

Revised 5/19/15
P&Z #22-061

APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

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: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Baker Hughes Oilfield Operations LLC Title: _____
Mailing Address: 17021 Aldine Westfield Rd. City: Houston State: TX
Zip: 77073
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: 70.4 Ac FM 2920 PD - 70 Acres Mixed Use Development

Physical Location of Property: North of FM 2920, East of Huffsmith Kohrville Rd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: see attached description
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 1340150010002 Acreage: 70 Ac

Current Use of Property: Vacant

Proposed Use of Property: Planned Development - Residential, Commercial, and Multi family

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.

☒ Kodhuz Parker 3/1/2022
 Signature of Applicant Date

☒ Mike Csizmadia 22 February 2022
 Signature of Owner Date

Digitally signed by: Mike Csizmadia
 DN: CN = Mike Csizmadia email = mike.csizmadia@bakerhughes.com, C = US, O = Baker Hughes, OU = Legal
 Date: 2022.02.22 15:41:58 -0600

Exhibit B

Planned Development

70 Ac FM 2920

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or GR (General Retail) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the above stated districts in effect on the effective date of this ordinance apply to this PD as written herein, except to the extent the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

Exhibit C2 – Fencing Plan

4. As shown on Exhibit C, the PD encompasses +/- 70 acres, located East of Huffsmith-Kohrville Dr and north of FM 2920.

C. Land Uses.

1. Single Family Residential: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Accessory Building/Structure	
Home Occupation	
Residential Sales Office (Temporary)	
Wetlands	

2. Commercial: Permitted uses of the Commercial tracts on Exhibit C shall be those uses permitted within GR – General Retail of the Zoning Ordinance with the following exceptions.
 - a. Prohibited Uses:
 - i. Painting and Refinishing Shop
 - ii. Auto Body Repair/Painting
 - iii. Auto Paint Shop
 - iv. Auto Repair (major)
 - v. Propane Sales Filing (Retail)
 - vi. Any Manufacture or Industrial Process Not listed and Not prohibited by Law
 - vii. Concrete or Asphalt Mixing/Batching Plant (Temporary)
 - viii. Outdoor storage

- D. **Development Regulations for Single Family Lots** – Maximum 200 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

 1. The minimum lot width shall be 45 feet wide.
 2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 45' wide lots shall have a minimum area of 4,950 square feet.
 - ii. Lot width shall be measured at the building line.
 - b. Minimum lot width: 45 feet. Lot width shall be measured at the building line.
 - c. Minimum lot depth: 100 feet
 - d. Maximum lot coverage: 60% (lot coverage shall include building footprint only)
 3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured from front building line)
 - b. Rear yard: 10 feet;
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.

- E. **Development Regulations for non-residential uses**- All non residential development must adhere to standards ordinarily applicable within General Retail (GR) zoning, except as modified within this ordinance.
 1. Outdoor storage/sales:
 - a. Outdoor storage/sales shall be prohibited
 2. Parking lot screening:
 - a. All vehicle parking/maneuvering areas shall be screened from public rights-of-ways and residentially zoned properties by means of evergreen hedges, berms, or masonry walls that are consistent with the overall architectural design of the Planned Development. Said screening must be a minimum height of 36 inches.

- F. **Amenities and Landscape Regulations** – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:

1. Landscaping plans submitted for review must adhere to all landscaping standards outlined in this planned development. All landscape materials utilized within this planned development must be visually consistent in design and theme.
2. All landscaping standards ordinarily applicable within General Retail (GR) zoning shall apply to commercial developments, except as modified within this ordinance.
3. Recreation site and amenities:
 - a. A minimum one and one half (1.5) acres of recreational reserve shall be provided, within the development. This may be provided over no more than two (2) separate locations.
 - b. A minimum of 6, off-street parking spaces shall be provided. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both.
 - c. Amenities must include (but are not limited to) a total of three of the following items throughout the development:
 - Playground
 - Picnic Facilities
 - Walking, Biking, Hiking Trails (Pervious or impervious materials)
 - Pavilions
 - Recreation Centers
 - Swimming Pool(s)/Splash Pad(s)
 - Dog park
 - Active Recreation Facilities (basketball, tennis, soccer, baseball, etc.)
4. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all arterials and within commercial areas contiguous to residential lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to residential lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1. All Required buffers along arterials, collectors, and entry streets shall include one (1) large tree per 40 linear feet (or portion thereof) of street frontage. Trees should be grouped or clustered to facilitate site design and to provide an aesthetically pleasing natural-looking planting arrangement.
 - c. Required buffers along arterials, collectors, and entry streets shall include one (1) large tree per 40 linear feet (or portion thereof) of street frontage. Trees should be grouped or clustered to facilitate site design and to provide an aesthetically pleasing natural-looking planting arrangement.
 - d. Required buffers may include trails.
5. Open Space:
 - a. Minimum 20% space required throughout the entire development, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, detention, lakes, and wetlands.
 - c. At a minimum one and one half (1.5) acres shall be provided as parks (over a maximum of two sites).

- d. All required open spaces (including detention sites) shall be fully landscaped with trees and shrubs. Said landscaping shall be grouped or clustered to facilitate site design and provide an aesthetically pleasing natural-looking planting arrangement.
 - For every 20,000 square feet of designated recreation reserves/park space, four (4) trees must be planted.
 - For all detention areas that count toward the required open space, there must be a minimum of two (2) trees for every 20,000 square feet.
 - Said trees must be a minimum of two-inches in caliper, measured six inches above the ground, and shall be a minimum of five feet in height at the time of planting.
 - e. Where possible, preservation of mature trees shall be promoted. Tree preservation credits shall be granted in accordance with standards outlined in the City of Tomball's Code of Ordinances. All mature trees planned to be preserved must be called out on landscape plans submitted for review/approval, and appropriate measures must be taken throughout the course of construction to ensure their preservation. If a planned preserved tree dies, the number of required trees reduced by the allotted credits for the mature tree must be planted in its place.
 - f. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1
 - g. The primary entry street into the Planned Development from FM 2920 must be provided fully landscaped boulevards. Said boulevard sections must be a minimum of eighty (80) feet right of way extended the entire linear extent of commercial activity.
- G. **Sidewalks** - As shown on Exhibit C1, the PD shall be developed in accordance with the following:
- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.
 - 2. Walking, Biking, Hiking Trails:
 - a. Minimum 6-foot wide multi-use paths shall be included within the boundaries of this planned development, providing ample connectivity between residential, commercial, and open space land uses. This should also be included as part of an exhibit showing the connectivity and cohesiveness of the development internally and externally.
 - b. Trails may be composed of pervious or impervious material.
 - 3. Crosswalks:
 - a. All pedestrian crossings must be defined by demarcated features (i.e. raised crosswalks, pedestrian "bump out" islands, crosswalk striping/painting, etc.)
 - b. Defined pedestrian crosswalks must be provided where commercial land uses are separated by entry streets.

H. Signage:

1. Given that this property's southeastern corner is the easternmost extent of the City limits of Tomball and located along FM 2920 a "Welcome to Tomball" gateway entrance sign shall be provided near the southeastern corner of the development along FM 2920. Any such signage shall be constructed and landscaped in a manner that will be cohesive architecturally with the overall Planned Development; announcing both the overall development as well as the entrance into the City of Tomball.
2. Freestanding pole signs shall be prohibited
3. All signage within this PD must be monument-style signs. Said monument signs must be architecturally similar to the design of the overall planned development district.
4. All signage must be provided with landscaping that is generally consistent with the landscaping design of the overall site.
5. The City Manager or their designee shall be the reviewing body and hold final authority in the approval/disapproval of all signs associated with commercial and residential development(s). In determining the suitability of signage within this PD, signs shall be reviewed to ensure architectural and overall design consistency is maintained throughout the Planned Development.

I. Land Use Buffer(s):

1. A minimum 25-foot-wide unobstructed vegetative buffer yard along all property boundaries separating a more intense zoning classification from a less intense zoning classification.
 - a. Along said property boundaries, a minimum of one (1) two-inch caliper tree shall be provided per 25 lineal feet and one (1) one-inch caliper tree shall be planted alternating between the larger trees at staggered intervals.
 - b. An opaque fence or wall with a minimum height of 6-feet shall be provided along the property boundary of the more intensive use. Existing fences/walls may be utilized to achieve this requirement. All residential property boundaries adjoining right-of-ways for Hufsmith Kohrville and Winfrey must be furnished with community fencing that has a minimum height of 6-feet in the locations as depicted on Exhibit C-2. The community fencing must consist of an upgraded wood fence with masonry columns. The fence design must be submitted to the City of Tomball's Planning Office for review and approval, prior to final approval of the residential subdivision final plats.
 - c. Pipeline easements can be used toward the total buffer yard width requirement.

J. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance to the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

1. Modifications to internal street patterns are allowed
2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.

3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.



EXHIBIT C

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING IS A SKETCHED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY NOT INCORPORATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAIN, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a conceptual development plan for
FM 2920 TRACT
 ±70.4 ACRES OF LAND

META
 PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

SCALE
 0 100 200 300

MTA-1-721A
 APRIL 7, 2022

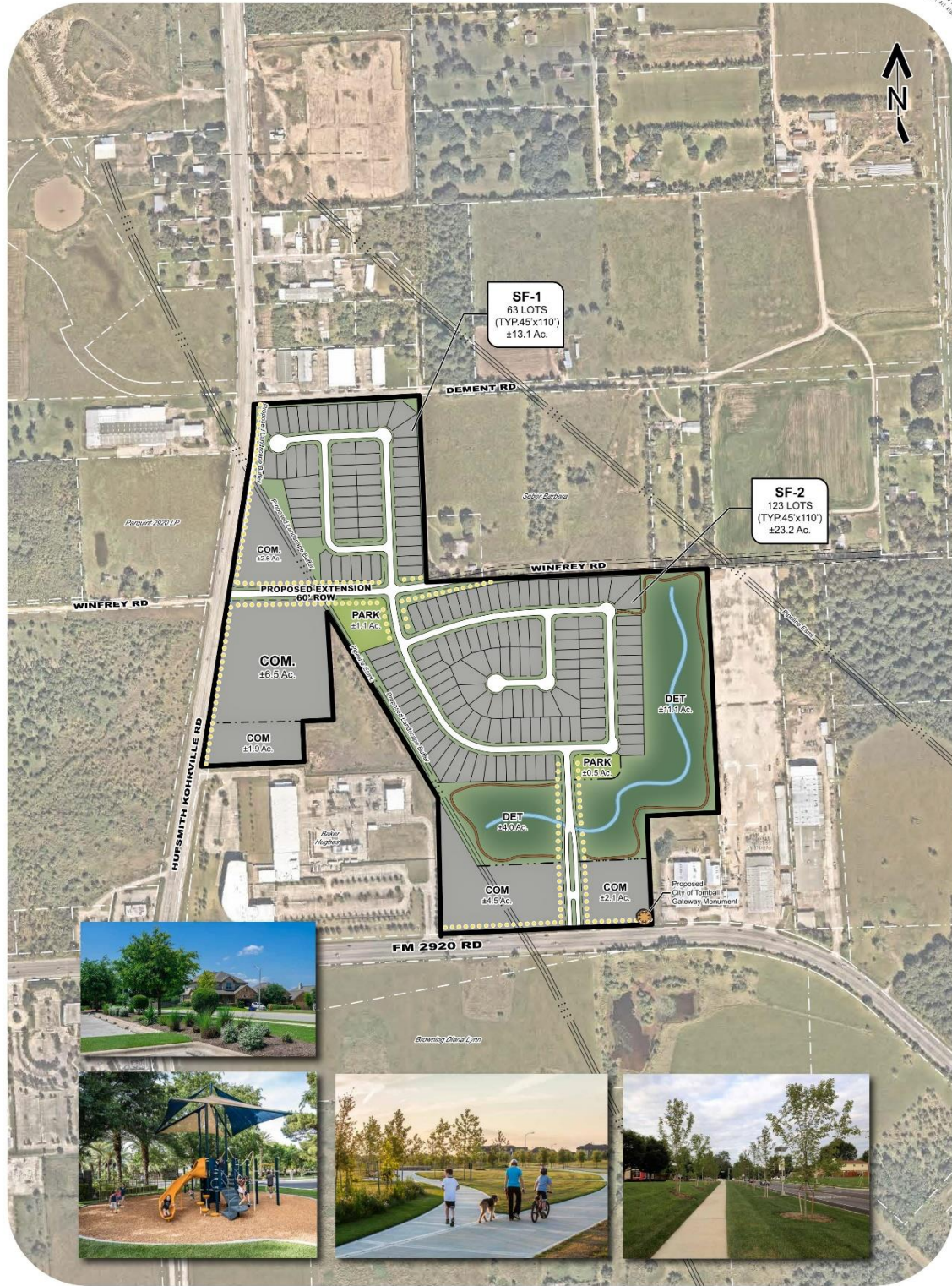


EXHIBIT C1

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

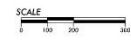
LEGEND

- ● ● PROPOSED 5' SIDEWALK
(Additional sidewalks will extend adjacent to all SF lots)
- PROPOSED 6' TRAIL

an open space exhibit for FM 2920 TRACT ±70.4 ACRES OF LAND



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-1-721A
APRIL 7, 2022

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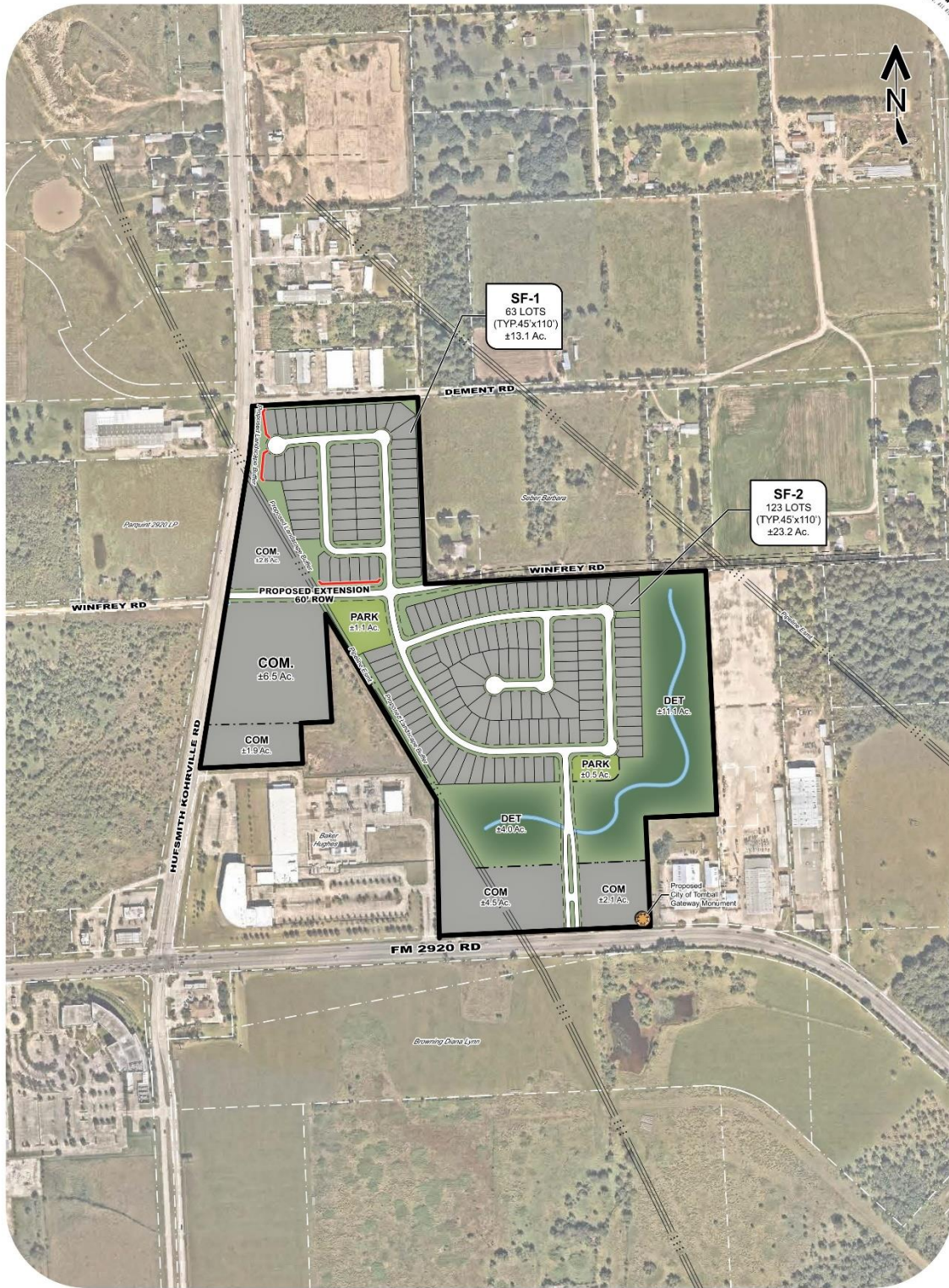


EXHIBIT C2

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

LEGEND

PROPOSED FENCING
(6' upgraded wood fence with masonry columns)

a fencing exhibit for
FM 2920 TRACT
±70.4 ACRES OF LAND

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 300

MTA-1-721A
APRIL 7, 2022

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March 1, 2022

Nathan Dietrich
Planning Department
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: 70 Ac FM 2920 PLANNED DEVELOPMENT

Dear Nathan,

On behalf of our client, we are submitting the application for the creation of the 70 Ac FM 2920 Tract Planned Development.

The developer intends to develop the 70-acre tract into a single-family residential community. The tract is located north of FM 2920, east of Huffsmith-Kohrville Rd. It is located behind Baker Hughes.

Below is a list of the items that are included with this submittal:

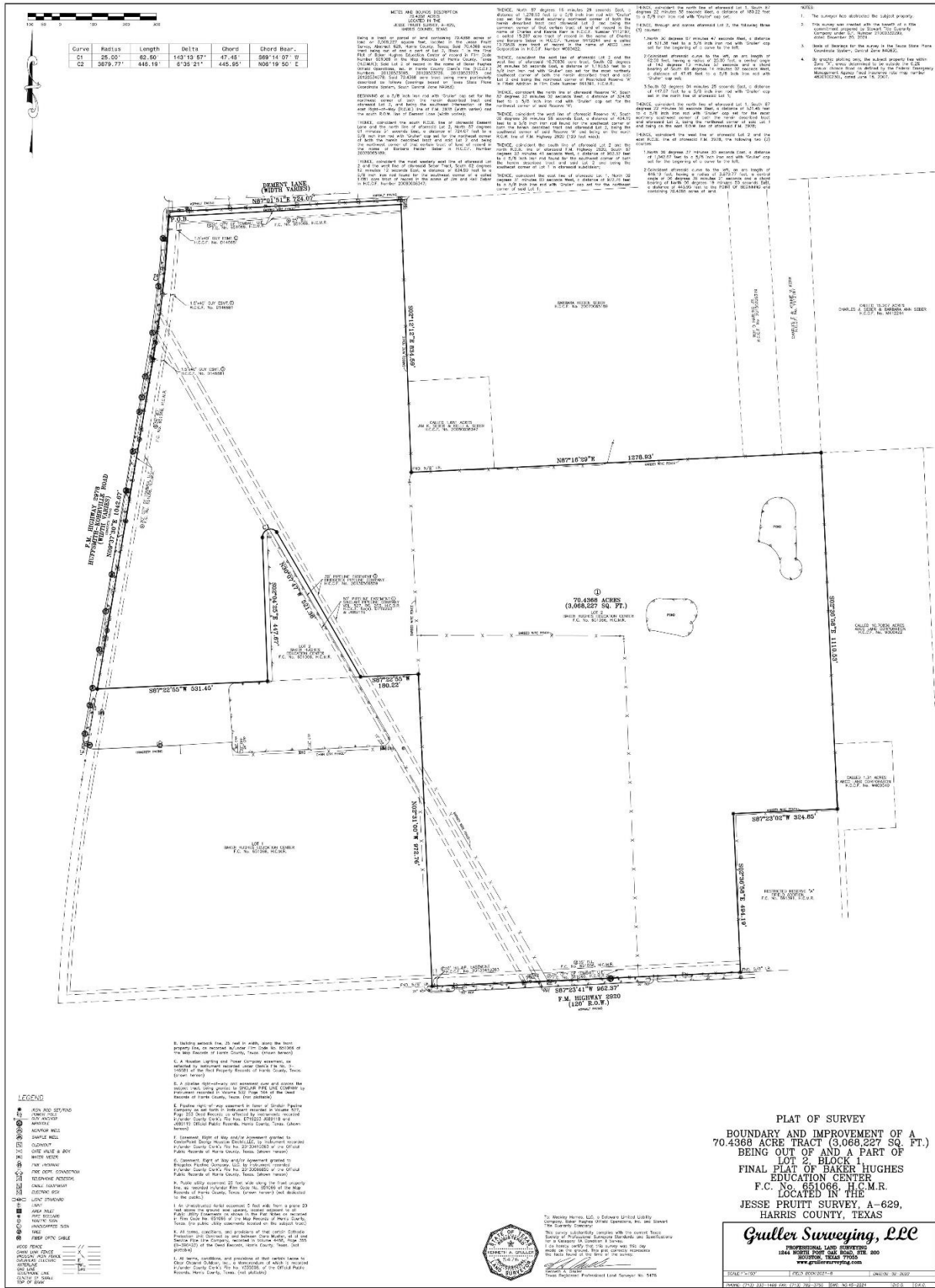
- 1) Completed application form
- 2) List of HCAD tracts that comprise tract
- 3) Survey/Metes & Bounds
- 4) Exhibit B - Planned Development Text
- 5) Exhibit C - Concept Plan
- 6) Exhibit C-1 - Open Space Plan
- 7) Tax Certificates (Tomball ISD; Harris County Tax Certificates are forthcoming – the county is currently delayed on getting those out. A request has been submitted and we will forward the certificate as soon as it is received.)

Feel free to contact me if you have any questions or need any additional information.

Sincerely,

Kathryn Parker
Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422



TAX CERTIFICATE FOR ACCOUNT : 1340150010002

AD NUMBER: 1340150010002

GFNUMBER:

CERTIFICATE NO : 2709899

COLLECTING AGENCY

Kristi Williams

PO Box 276

Tomball TX 77377-0276

DATE : 2/23/2022

FEE : \$10.00

PROPERTY DESCRIPTIONLT 2 BLK 1(TAX ABATEMENT IMPS
*1340150010003)BAKER HUGHES E
DUCATION CENTER0000000 FM 2920 RD
72.4786 ACRES**REQUESTED BY**

META PLANNING

PROPERTY OWNER

BAKER HUGHES OILFIELD OPERATIONS INC

TX

P O BOX 4740

HOUSTON TX 772104740

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:		5,386,379		IMPROVEMENT:		0	
AG LAND VALUE:		0		DEF HOMESTEAD:		0	
APPRAISED VALUE:		5,386,379		LIMITED VALUE:		0	
EXEMPTIONS:							
LAWSUITS:							
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2021SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2022 : \$ 0.00

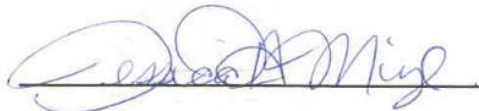
ISSUED TO:

META PLANNING

ACCOUNT NUMBER:

1340150010002

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 2022 tax year have not been calculated as of the above date.

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1340150010002

Tax Year: 2022

 [Print](#)

Owner and Property Information										
Owner Name & Mailing Address: BAKER HUGHES OILFIELD OPERATIONS INC P O BOX 4740 HOUSTON TX 77210					Legal Description: LT 2 BLK 1 (TAX ABATEMENT IMPS*1340150010003) BAKER HUGHES EDUCATION CENTER 0 FM 2920 RD TOMBALL TX 77375					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map 1/2
D2 -- Real, Unqualified Agricultural Land	8003 -- Land Neighborhood Section 3		0	3,157,168 SF	0	0	5987.23	400 -- ISD 26 - Tomball ISD	4871A	289F

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	026	TOMBALL ISD	Pending	Pending	1.250000	
	040	HARRIS COUNTY	Pending	Pending	0.376930	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.033490	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.008720	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.162210	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004990	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	083	CITY OF TOMBALL	Pending	Pending	0.333339	
	679	HC EMERG SERV DIST 8	Pending	Pending	0.094245	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	5,386,379		Land		
Improvement	0		Improvement		
Total	5,386,379	5,386,379	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	958,320	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8004 -- Land Neighborhood Section 4	4300	SF	2,198,848	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 11, 2022
&
CITY COUNCIL
MAY 2, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 11, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, May 2, 2022 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 P22-072: Request by Mehendi Maknoji, represented by Midstream and Terminal Services LLC, to amend the official zoning map for the City of Tomball by rezoning approximately 3.07 acres of land out of Jesse Pruitt Survey, Abstract Number 629, from Agricultural (AG) district to a Commercial (C) district. The property is generally located within the 21700-21800 blocks (east side) of Hufsmith-Kohrville Road, at 21830 Hufsmith-Kohrville Road, within 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, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

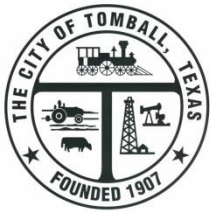
C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of **April 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
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: P22-072

APPLICANT/OWNER: Mehendi Maknoji,
represented by Midstream and Terminal Services LLC

LOCATION: Generally located within the 21700-21800 blocks (east side) of Huffsmith-Kohrville Road, at 21830 Huffsmith-Kohrville Road, within Harris County, Texas.

PROPOSAL: A Rezoning to amend the official zoning map for the City of Tomball by rezoning approximately 3.07 acres of land out of Jesse Pruitt Survey, Abstract Number 629, from Agricultural (AG) district to a Commercial (C) district.

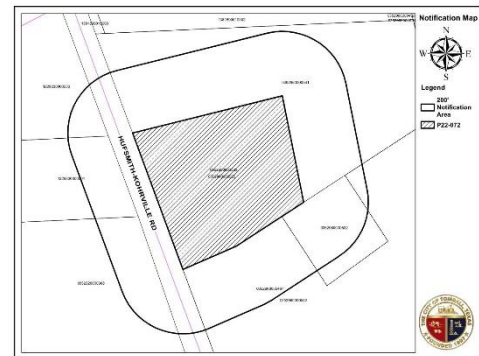
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@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:**

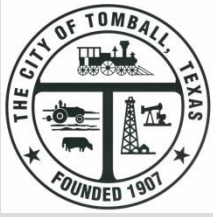
Monday, April 11, 2022 @ 6:00 PM

City Council Public Hearing:

***Monday, May 2, 2022 @ 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: April 11, 2022

City Council Public Hearing Date: May 2, 2022

Rezoning Case: P22-072

Property Owner(s): Mehendi Maknojia

Applicant(s): Midstream and Terminal Services LLC

Legal Description: Being a portion Abstract Number 629 of the Jesse Pruitt Survey

Location: 21700-21800 blocks (east side) of Hufsmith-Kohrville Road, at 21830 Huffsmith-Kohrville Road, within Harris County, Texas.

Area: 3.07 acres

Comp Plan Designation: Neighborhood Residential (Exhibit “B”)

Present Zoning and Use: N/A (Exhibit “C”)
Single Family Residence/Vacant Commercial Building(s) (Exhibit “D”)

Request: Rezone from Agricultural (AG) to Commercial (C) District

Adjacent Zoning & Land Uses:

- North:** Not Applicable / Undeveloped
- South:** Not Applicable/ Single Family Residence
- West:** Commercial (C) / Office, professional and general business
- East:** Not Applicable / Undeveloped

BACKGROUND

The subject property presently falls outside the City Limits of Tomball. The Tomball City Council is scheduled to consider the annexation of the subject property during the May 2, 2022, public hearing. Following the annexation of the subject property, an Agricultural (AG) zoning classification will become applicable. The property owner wishes to adopt a Commercial (C) zoning district following its annexation in order to allow a “Food Court – Restaurant and Bar”.

ANALYSIS

Description: The subject property is approximately 3.07 acres located on the east side of Hufsmith Kohrville Road. Immediately south of the subject property is a single-family residence outside the City Limits within the City of Tomball’s 1-mile Extraterritorial Jurisdiction (ETJ), the properties north and east of the subject property are currently undeveloped and also fall outside the City limits of Tomball. West of the subject property, across Hufsmith Kohrville Road, is an existing office building within Commercial (C) zoning as well as vacant property that falls within Single Family Estate Residential – 20 (SF-20) zoning. Based on historic aerial imagery, structures have existed on this subject property since at least 1944.

According to Section 50-77 in the City of Tomball Code of Ordinance; Commercial (C) districts “will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.” The subject property is located along Hufsmith Khorville Road and near the intersection of Medical Complex Drive each of which are identified as major arterial streets in the City of Tomball’s master thoroughfare plan. Additionally, the master thoroughfare plan identifies a proposed major arterial street running east and west immediately north of the subject property. Given the proximity to an intersection of two major streets, it would seem appropriate to locate some level of commercial activity within this area. However, because surrounding properties, north, east, and south of the subject property fall outside the city limits, zoning is not currently applicable and it is difficult to gauge exactly what uses may occupy these properties in the future. At this time the properties south of the subject property, appear to be predominately residential land uses, this includes a planned development district approximately .3 miles south of the subject property that was adopted in 2017. In 2016, property that is approximately 350-feet north of the subject property on the east side of Hufsmith Kohrville Road was rezoned from Agricultural (AG) to Commercial (C), a portion of this property has been developed with an office building the remainder is vacant at this time.

Comprehensive Plan Recommendations: The property is designated as “Neighborhood Residential” by the Comprehensive Plans Future Land Use Map. This Neighborhood Residential category is “intended for areas predominately comprised of single-family detached housing. While this area is primarily served by automobiles, the inclusion of sidewalks is important for both improved access and safety.”

According to the Comprehensive Plan, “land uses should focus on promoting safe and desirable neighborhoods, with single-family detached residential being the primary use. Secondary uses that are appropriate include parks, schools, and other public facilities. Limited commercial services and single-family attached residential that do not require large parking lots would be appropriate where residential collector streets meet arterials.

The Comprehensive Plan recommends zoning districts of SF-20-E (Single-Family Estate Residential-20), PD (Planned Development), SF-9 (Single-Family Residential-9), and SF-6 (Single-Family Residential 6).

Additionally, the Comprehensive Plan states – “The following considerations should be used as guidance for regulatory modifications or as part of decision making: Stormwater detention should be integrated into the community to act as an amenity. Subdivision should ensure connections to surrounding areas through enhanced sidewalks or multi-use sidepaths.

Staff Review Comments:

Conformance to the Comprehensive Plan: Given the lack of zoning due to the subject property and surrounding properties being located outside the city limits it is difficult to determine what the future holds for the surrounding area in regards to land use. The Future Land Use Map identifies the subject property as being within “Neighborhood Residential”, per the Comprehensive Plan such land use category may be suitable for “limited commercial services”. Traditional planning considers it to be customarily appropriate for some level of commercial activity to be located at or near the intersection of major arterial streets. Intersections such as this provide the level of accessibility, exposure, and volume of traffic that is typically necessary to ensure the success of commercial businesses. Taking this into consideration, coupled with the fact that Commercial (C) zoning districts presently exist within the surrounding area, the request seems generally consistent with the intent of the Comprehensive Plan and Future Land Use Map.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on March 30, 2022. 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 P22-072.

EXHIBITS

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

Exhibit "A" Aerial Photo



Exhibit "B" Comprehensive Plan

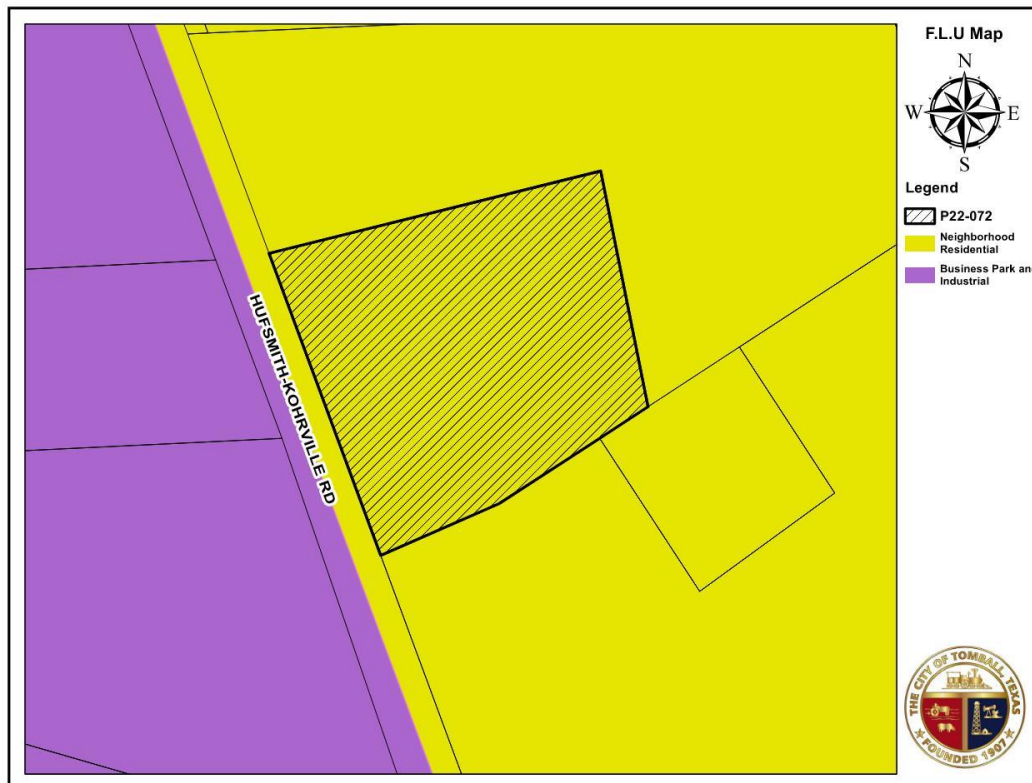
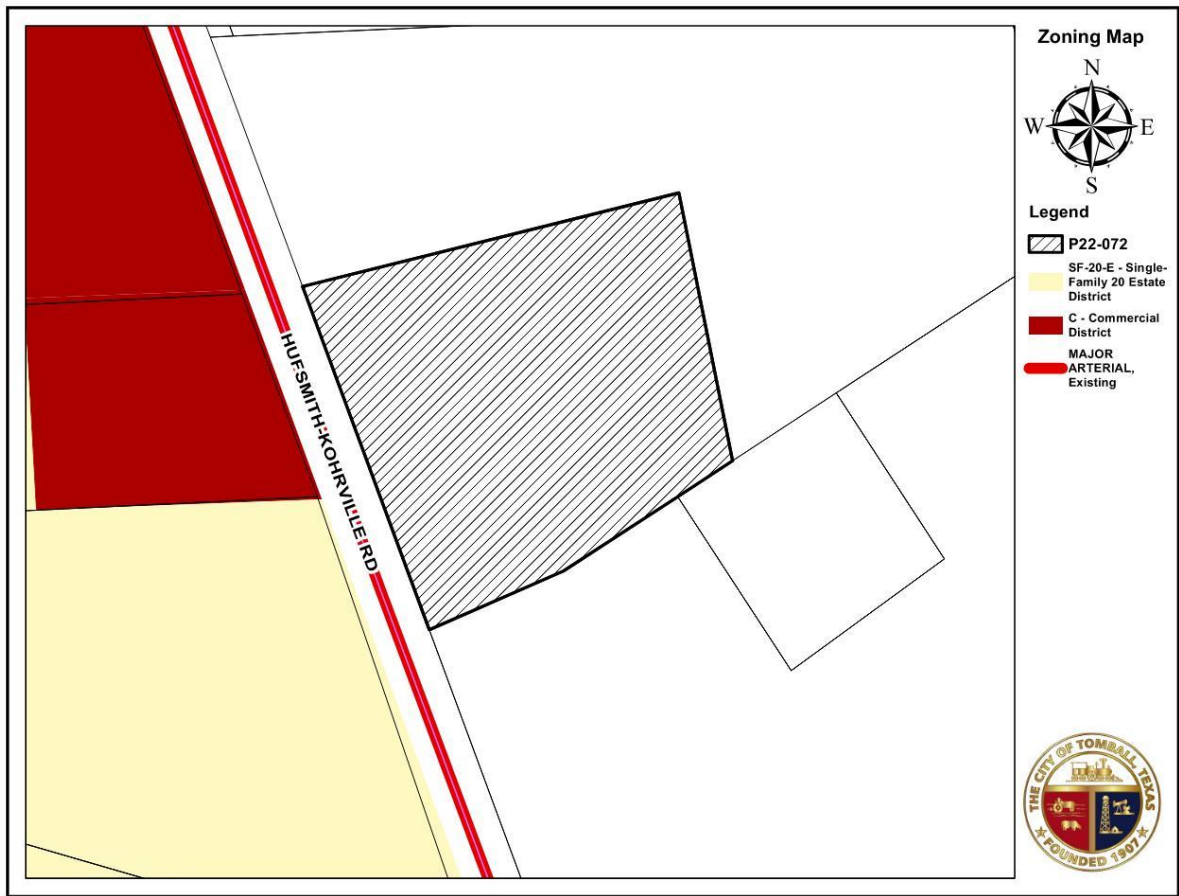


Exhibit "C"
Zoning Map

Item F.4



**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
03/11/2022

Revised: 4/13/2020
P&Z #P22-072

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: Midstream and Terminal Services LLC Title: Consultant
Mailing Address: 9950 Westpark Dr., Suite 426 City: Houston State: Texas
Zip: 77063 Contact: Golam Mostofa
Phone: (281) 253-4849 Email: gmostofa@midstream-terminal.com

Owner

Name: Mehendi Maknojia Title: Owner
Mailing Address: 20830 Windrose Bend Dr City: Spring State: Texas
Zip: 77379 Contact: Mehendi Maknojia
Phone: (281) 839-5666 Email: macmehendi@gmail.com

Engineer/Surveyor (if applicable)

Name: Hovis Surveying Title: Surveyor
Mailing Address: 5000 Cabbage St. City: Spring State: Texas
Zip: 77379 Contact: Harry Hovis, RPLS
Phone: (281) 320-9591 Fax: () Email: hovis@hovissurveying.com

Description of Proposed Project: Bar and Restaurant

Physical Location of Property: 21830 Hufsmith Kohrville Rd, Tomball, Texas 77375

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

Legal Description of Property: Jesse Pruitt Survey, Abstract 629, Tomball Outlots No. 487, 489, 496, 498

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

Current Zoning District: Not Defined or Not known

Current Use of Property: A commercial contractor's office

Proposed Zoning District: C - Commercial District

Proposed Use of Property: Bar and Restaurant

HCAD Identification Number: 0352960000525/0352960000529 Acreage: 3.070

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 Golan Mostafa 3/10/2022
Signature of Applicant Date

X Richard 3/10/2022
Signature of Owner Date

Revised: 4/13/2020

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☒ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☒ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)**
- ☒ **Letter stating reason for request and issues relating to request**
- ☒ **Conceptual Site Plan (if applicable)**
- ☒ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below: N/A**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

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

www.tomballtx.gov

Revised: 4/13/2020

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.



9950 Westpark Dr., Suite 426, Houston, Texas 77063 Phone: (281) 404-4438; (281) 253-4849

March 10, 2022

City of Tomball
501 James Street
Tomball, TX 77375
Ph # (281) 290-1405

Re: Zoning request with Annexation at 21830 Hufsmith-Kohrville Rd, Tomball, TX 77375

We are here by submitting our zoning application with all supporting documents for your review and approval.

Zoning is being requested for following property:

Legal Description of the Property: 3.070 acres of land situated in the Pruitt Survey, Abstract Number 629, Harris County, Texas, being all of that certain called 3.070 acres of land described in deed and recorded in the Official Public Records of real Property of Harris County, Texas, under County Clerk's File Number RP-2021-678359, said 3.070 acres of land being more particularly described by metes and bounds (attached with this application).

Documents Attached:

- Completed Application Form with signature attached
- Copy of recorded Plat/Final Plat is not available at this time
- Check for \$430.70 attached
- Letter Stating reason for request and issues relating to request attached
- Conceptual Site Plan attached
- Metes and Bounds Description attached
- Zoning Map with related to property location attached

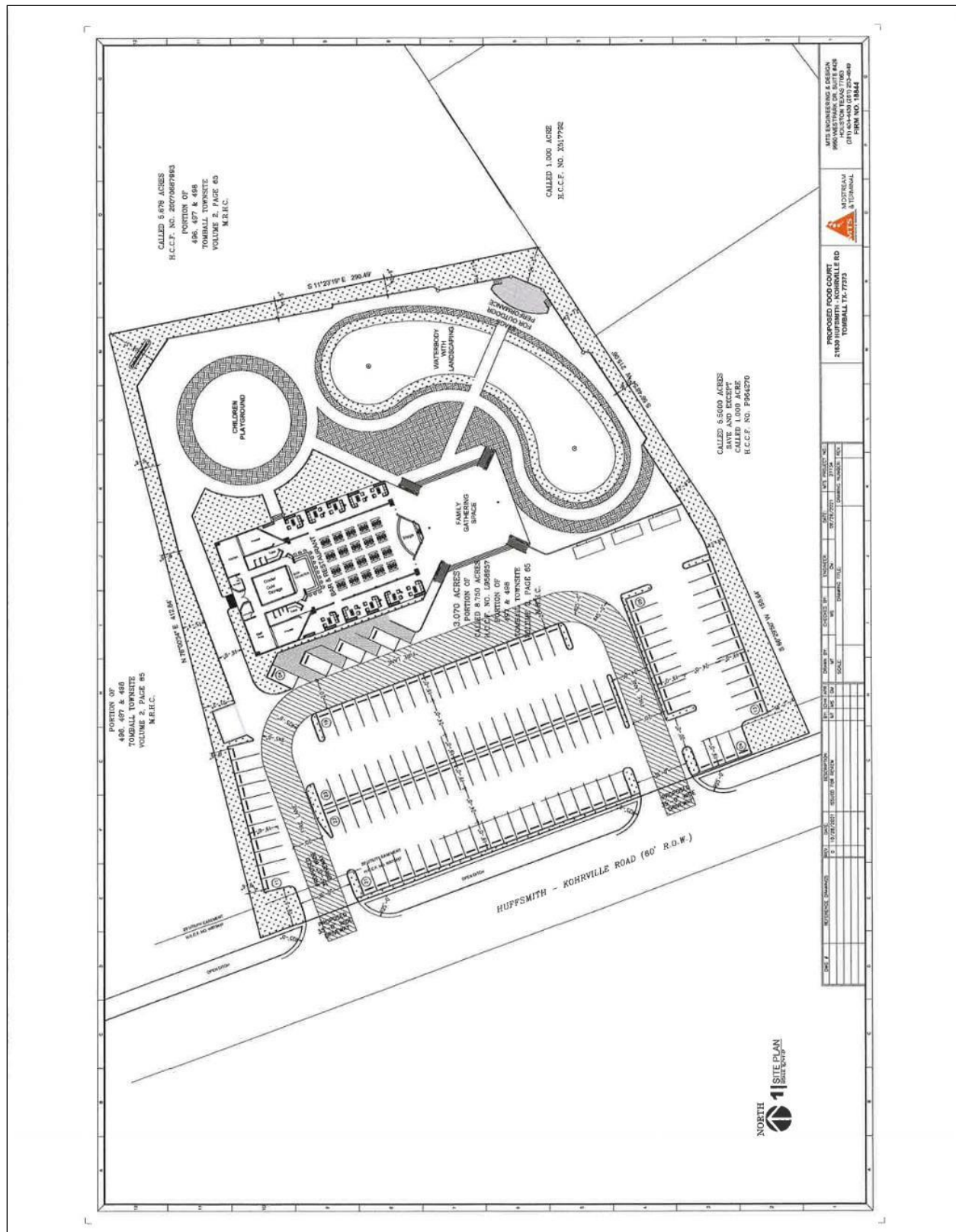
Please feel free to contact us for any other information.

Sincerely,

Golam Mostofa, P.E., PMP
On behalf of the owner

1 of 1

Z



DESCRIPTION

3.070 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, being all of that certain called 3.070 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2021-678359, said 3.070 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Easterly right-of-way line of Huffsmith Kohrville Road (60 foot right-of-way) for the Northwestern corner of that certain called 5.5000 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P964270 and the Southwesterly corner of said 3.070 acre tract;

Thence, N 20°20'37" W, along the Easterly right-of-way line of said Huffsmith Kohrville Road, a distance of 389.00 feet to a 5/8 inch iron rod with cap found for the most Westerly Southwest corner of that certain called 5.678 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20070687993;

Thence, N 76°00'34" E, along a Southerly line of said 5.678 acre tract, a distance of 412.84 feet to a 5/8 inch iron rod with cap found for an interior corner of said 5.678 acre tract;

Thence, S 11°23'19" E, along a Westerly line of said 5.678 acre tract, a distance of 290.49 feet to a 5/8 inch iron rod with cap found in the Northwestern line of that certain called 1.000 acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number X517792, for the most Southerly Southwest corner of said 5.678 acre tract;

Thence, S 56°48'54" W, along the Northwestern line of said 1.000 acre tract and the Northwestern line of said 5.5000 acre tract, a distance of 215.06 feet to an angle point;

Thence, S 66°29'50" W, continuing along a Northwestern line of said 5.5000 acre tract, a distance of 155.64 feet to the POINT OF BEGINNING and containing 3.070 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, DERIVED FROM CORS SITE RODS.

TRACT BEING SHOWN ON MAP (SEE HSC 01516-E)

HOVIS SURVEYING COMPANY, INC.
Texas Firm Registration No. 10030400

By: _____

Date: November 5, 2021
Job No: 21-154-00
Dwg No: HSC 01516-E-5
File No: A21-154.00D
Dwg File: 2115400.dwg
Revised: March 10, 2022



