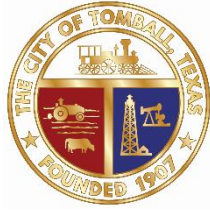


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, June 10, 2024
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, June 10, 2024 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 Special Joint City Council & Planning and Zoning Commission Meeting of May 6, 2024.
 - [D.2](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2024.
 - [D.3](#) Consideration to Approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 20, 2024.
- E. New Business Non-Action Items
 - [E.1](#) Minor Plat of **Holderrieth Office:** Being a 1.6986 acre tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of Northwest Houston Heart Center, a subdivision as recorded in Film Code

Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12 in Block 6 of Main Street Addition to the City of Tomball, a subdivision as recorded in Volume 15, page 43 of said Map Records and two called 0.046 acre tracts as described in deeds recorded in Clerk's File Numbers RP-2024-91358 and RP-2024-91359 of the Real Property Records of Harris County, Texas.

[E.2](#) Minor Plat of **Charlies Business Park**: A subdivision of 11.9861 acres of land out of the J.S. Smith Survey, Abstract No. 730, Harris County, Texas.

[E.3](#) Minor Plat of **TCG Capital Two**: Being a 5.9854 acre (260,724.59 Sq. Ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG Capital as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision as recorded in Film Code Number 678215, of said Map Records.

F. New Business

[F.1](#) Consideration to approve Final Plat of **Wood Leaf Reserve, Section #3**: A subdivision of 40.65 Acres of land out of the Claude N. Pillot Survey, A-632 City of Tomball, Harris County, Texas.

[F.2](#) Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

[F.3](#) Conduct a public hearing and consideration to approve **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

[F.4](#) Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-01**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street*

parking and loading requirements) adding parking regulations within the Single-Family Residential – 7.5 District.

- [E.5](#) Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-02**: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

G. 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 7th day of June 2024 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.

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Consideration to Approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 6, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

***MINUTES OF THE
SPECIAL JOINT CITY COUNCIL & PLANNING AND
ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS***



MONDAY, MAY 6, 2024

draft

- A. The meeting was Called to Order by Chairwoman Tague at 4:00 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Benjamin Lashley – Assistant City Planner

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Introduced representatives of Freese and Nichols, Inc. to present the Unified Development Code project.

- D. New Business:

- D.1 Presentation and discussion by Freese and Nichols, Inc. regarding the Unified Development Code.

Erica Craycraft, representing Freese and Nichols, presented and answered questions.

E. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Moore, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting was adjourned at 5:33 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 13, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

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

MONDAY, MAY 13, 2024



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairwoman Tague at 6:20 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Benjamin Lashley – Assistant City Planner

- B. Public Comments received:

Arlene Knobloch, (12727 Pine Woods Street, Tomball, TX 77375), spoke in favor of Zoning Case Z24-07.

- Motion was made by Commissioner Harris, second by Commissioner Moore, to add the Public Comments from Arlene Knobloch to the Public Hearing on Zoning Case Z24-07.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **Zoning Case Z24-03**: Request by Ken & Betty Vairin, represented by META Planning & Design, Inc., to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 31.12 acres of land legally described as being portions of the J H Edwards Survey, Abstract 20 and the C Goodrich Survey, Abstract 311 from the Agricultural (AG) to Single Family Residential – 6 (SF-6) zoning. The property is generally located within 22100 block (west side) of Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

- City Council Approved **Zoning Case Z24-04:** Request by Houston Deco Balloons LLC, to amend Chapter 50 (*Zoning*) of the Tomball Code of Ordinances, by rezoning approximately 0.87 acres of land legally described as being a portion of Tomball Outlot 286 from Single Family Residential – 20 (SF-20) to Commercial (C) zoning. The property is generally located in the 900 block (North Side) of Agg Road, within the City of Tomball, Harris County, Texas.
- There will be a Joint City Council & Planning and Zoning Meeting on 5/20/2024 at 4:00 p.m. to discuss the Tree Protection Ordinance and amendments to Chapter 18-Environment, Article IV. Noise.

D. Approval of Minutes:

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 8, 2024.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

E. New Business:

- E1 Consideration to approve Final Plat of **Mendoza Estates:** A subdivision of a 2.000 acre tract known as part of Tracts 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990 of the J. Pruitt Survey, Abstract 629, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented the plat and staff recommendation for approval with contingencies.

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

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- E2 Consideration to approve Final Plat of **Tomball Shopping Center:** Being a commercial subdivision of 5.0008 acres of land in the Chauncey Goodrich Survey, A-311, in the City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented the plat and staff recommendation for approval with contingencies.

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

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

- E.3 Conduct a Public Hearing and Consideration to Approve **Zoning Case Z24-07**: Request by Theis Lane and South Cherry Street LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.905 acres of land legally described as Reserve “A”, Block 3 of Pine Meadows from Single Family Residential – 6 (SF-6) to Neighborhood Retail (NR). The property is located at 12703 Theis Lane, at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Matt Lawrence, Representing Lone Star Development, (16023 Rudgewick Lane, Spring, TX 77379), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:47 p.m.

Arlene Knobloch, (12727 Pine Woods Street, Tomball, TX 77375), spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve **Re-Zoning Case Z24-07**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion Carried (Unanimously).

F. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Moore, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting adjourned at 6:55 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair

Planning and Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Consideration to Approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 20, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

***MINUTES OF THE
SPECIAL JOINT CITY COUNCIL & PLANNING AND
ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS***



MONDAY, MAY 20, 2024

draft

- A. The meeting was Called to Order by Chairwoman Tague at 4:02 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney

- B. Public Comments received:

Lucille Lewis, (22835 Huffsmith-Kohrville Road, Tomball, Texas 77375), Noise Ordinance.

Colleen Pye, (207 Florence Street, Tomball, Texas 77375), Noise Ordinance.

Michael Fagan, (1314 Pine Brook, Tomball, Texas 77375), Noise Ordinance.

Gretchen Fagan, (1314 Pine Brook, Tomball, Texas 77375), Noise Ordinance.

Samuel Shannon, (823 Lizzie Lane, Tomball, Texas 77375), Noise Ordinance.

John & Rosalie Dillon, (4166 Turnervine, Tomball, Texas 77375), Noise Ordinance.

Joenelle Vick, (825 Timkin Road, Tomball, Texas 77275), Noise Ordinance.

Deena Wilhight, (309 Texas Street, Tomball, Texas 77375), Noise Ordinance.

- C. No Reports and Announcements were heard.

D. New Business:

1. Presentation and discussion regarding the Draft Tree Protection Ordinance.

- Craig Meyers, Presented the Draft Tree Protection Ordinance.

No Action Taken

2. Presentation and discussion regarding the draft amendments to Chapter 18- Environment, Article IV. Noise.

- Craig Meyers, Presented the draft amendments to Chapter 18- Environment, Article IV. Noise.

No Action Taken

E. Adjournment

The meeting was adjourned at 5:33 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Minor Plat of **Holderrieth Office**: Being a 1.6986 acre tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of Northwest Houston Heart Center, a subdivision as recorded in Film Code Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12 in Block 6 of Main Street Addition to the City of Tomball, a subdivision as recorded in Volume 15, page 43 of said Map Records and two called 0.046 acre tracts as described in deeds recorded in Clerk's File Numbers RP-2024-91358 and RP-2024-91359 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: No:

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Holderrieth Office

Plat Type: Minor

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 10, 2024

The above 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 approves this Plat with no conditions.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, Holderrieth Campus Property Management, LLC, acting by and through Ahmad Adhan Aslam, managing member of Holderrieth Campus Property Management, LLC, owners hereinafter referred to as owner of the 1.6986 acre tract described in the above and foregoing plat of HOLDERRIETH OFFICE, 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, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the 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 Holderrieth Campus Property Management, LLC, has caused these presents to be signed by Ahmad Adhan Aslam, managing member, thereunto authorized this ____ day of _____, 202__.

Holderrieth Campus Property Management, LLC

By: _____
Ahmad Adhan Aslam,managing member

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Ahmad Adhan Aslam, managing member of Holderrieth Campus Property Management, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Comission Expires: _____

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

this ____ day of _____, 202__.

By: _____
Craig Meyers
Community Development Director

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock __M., and duly recorded on _____, 202__, at ____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said County.

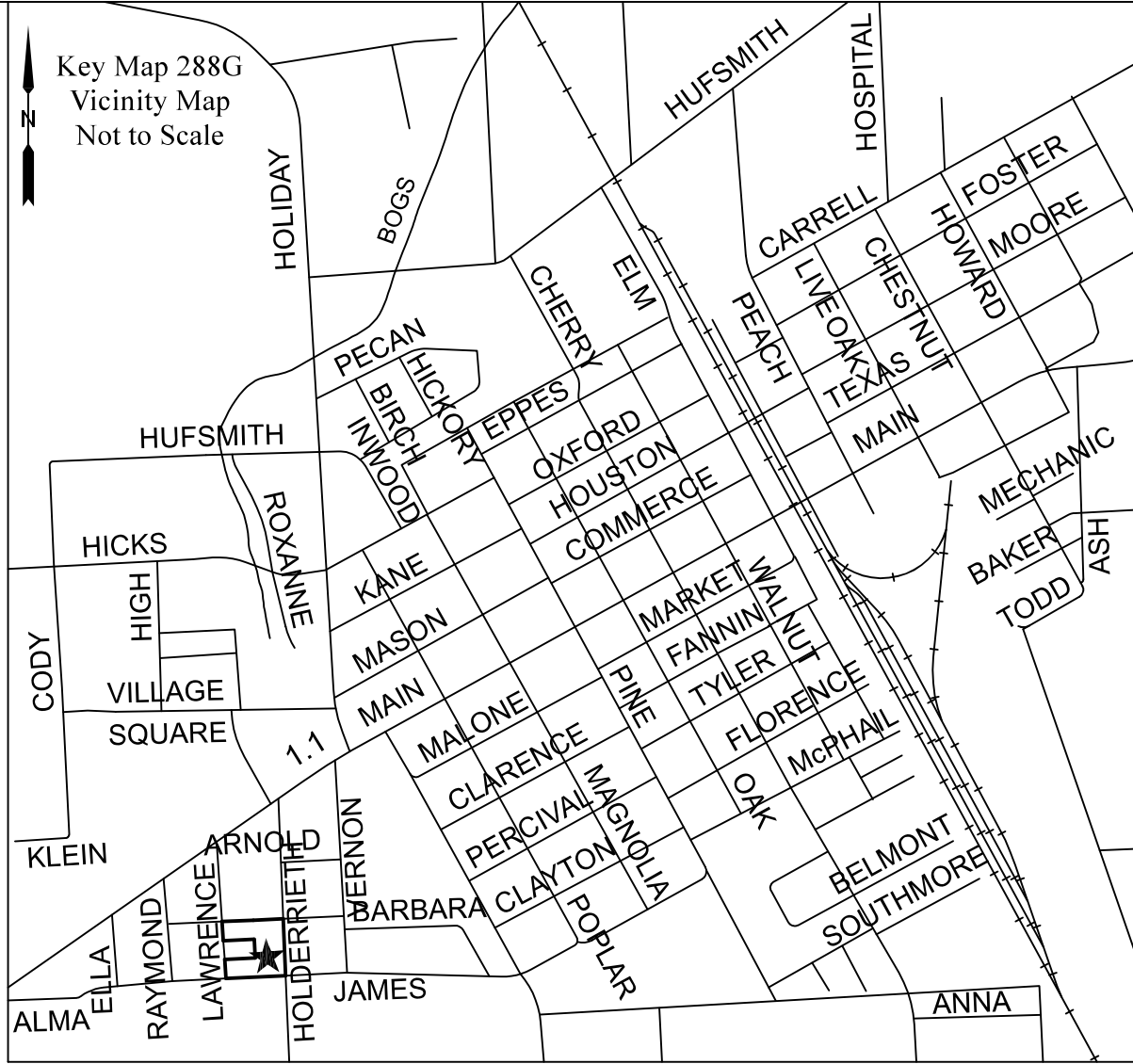
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

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

Steven L. Crews
Texas Registration Number 4141



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83).
8. Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City Ordinances.

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

HOLDERRIETH OFFICE

Being a 1.6986 acre tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lot 1 in Block 1 of NORTHWEST HOUSTON HEART CENTER, a subdivision as recorded in Film Code Number 621269, of the Map Records of Harris County, Texas, together with a replat of Lots 1, 2, 11 and 12, in Block 6, of MAIN STREET ADDITION TO THE CITY OF TOMBALL, a subdivision as recorded in Volume 15, Page 43, of said Map Records, and two called 0.046 acre tracts as described in deeds recorded in Clerk's File Numbers RP-2024-91358 and RP-2024-91359, of the Real Property Records of Harris County, Texas.

1 Lot, 1 Block

Owner:
Holderrieth Campus Property Management, LLC
10402 Creekbend Drive
Cypress, Texas 77433

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

May 2024
Sheet 1 of 2
23-0229



Scale: 1" = 5

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

May 2024
Sheet 2 of 2
23-0229



Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Minor Plat of **Charlies Business Park:** A subdivision of 11.9861 acres of land out of the J.S. Smith Survey, Abstract No. 730, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Charlies Business Park

Plat Type: Minor

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

Plat within City Limits ☐

Within Extraterritorial Jurisdiction ☒

Planning and Zoning Commission Meeting Date: June 10, 2024

The above 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 approves this Plat with no conditions.

STATE OF TEXAS

COUNTY OF HARRIS

We, 10910 FM 2920 INCORPORATED, a Texas corporation, acting by and through Charles Duke, President and Oksana V. Duke, Secretary, being officers of 10910 FM 2920 INCORPORATED, a Texas corporation; and Oksana V. Duke, owners in this section after referred to as owners of the 11.9861 acre tract described in these above and foregoing plat of CHARLIES BUSINESS PARK, 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 therein for the purposes and considerations thereon 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 utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

FURTHER, owners do hereby dedicate to the public a strip of land 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislative and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the 10910 FM 2920 INCORPORATED, a Texas corporation, has caused these presents to be signed by Charles Duke, President and Oksana V. Duke, Secretary, thereunto authorized this _____ day of _____, 2024.

10910 FM 2920 INCORPORATED, a Texas corporation

By: _____
Charles Duke
President

By: _____
Oksana V. Duke
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles Duke and Oksana V. Duke, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

WITNESS my hand in the City of Tomball, Texas this _____ day of _____, 2024.

By: _____
Oksana V. Duke
Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Oksana V. Duke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

This is to certify that the planning and zoning commission of the city of Tomball has approved this plat and subdivision of CHARLIES BUSINESS PARKS in conformance with the laws of the state and he ordinances of the city as shown hereon an authorized the recording of this plat this _____, day of _____, 2024.

By: _____
CRAIG MEYERS
DIRECTOR OF COMMUNITY DEVELOPMENT

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock _____M., and at Film Code Number of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held _____, 20____ by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

We, Private Mortgage Investments, LLC Series 32 c/o Private Mortgage Financing Partners, LLC, owner and holder of liens against the property described in the plat known as CHARLIES BUSINESS PARK said liens being evidenced by instrument of record in the Clerk's File No. RP-2020-3446564 and RP-2022-235428 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: _____
PRINT NAME

TITLE _____

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Charles L. Gilmore, owner and holder of a lien against the property described in the plat known as CHARLIES BUSINESS PARK said lien being evidenced by instrument of record in the Clerk's File No. RP-2020-3446566 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate my interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Charles L. Gilmore

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles L. Gilmore, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

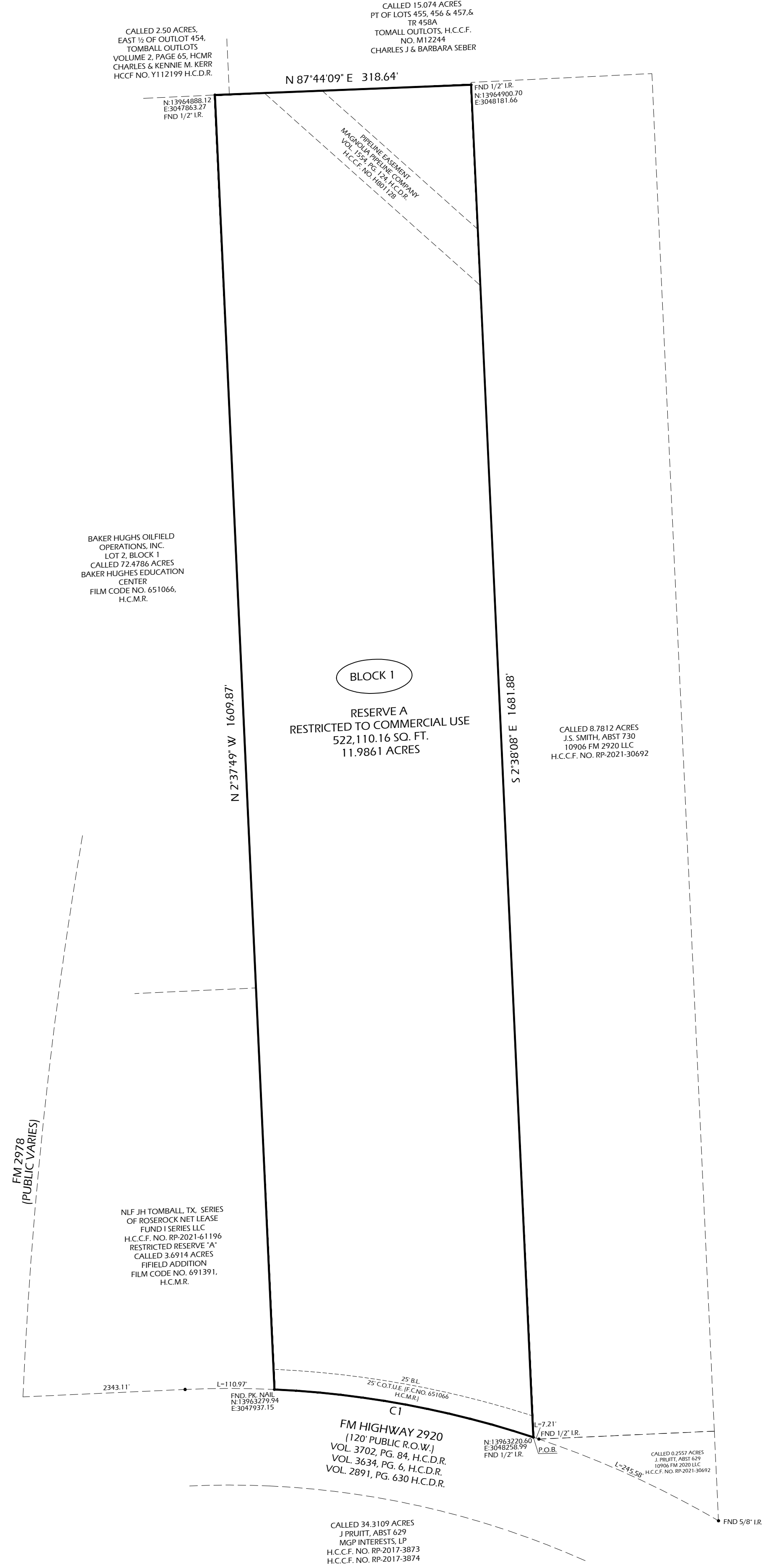
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	328.28'	1,205.92'	15°35'51"	N 79°33'13" W	327.27'



METES & BOUNDS

A tract of land containing 11.9861 acres (522,118 square feet) of land out of the J. S. Smith Survey, Abstract No. 730, Harris County, Texas, being all of a called 1.31 acre tract as recorded under Clerk's File No. W409549 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.) and all of the called 10.70863 acre tract as recorded under Clerk's File No. W000422 O.P.R.R.P.H.C., all bearings and coordinates are based on the monumented west line of the subject tract called North 00 degrees, 04 minutes, 49 seconds West as recorded under Clerk's File No. W000422, said 11.986 acres being more particularly described by metes and bounds as follows:

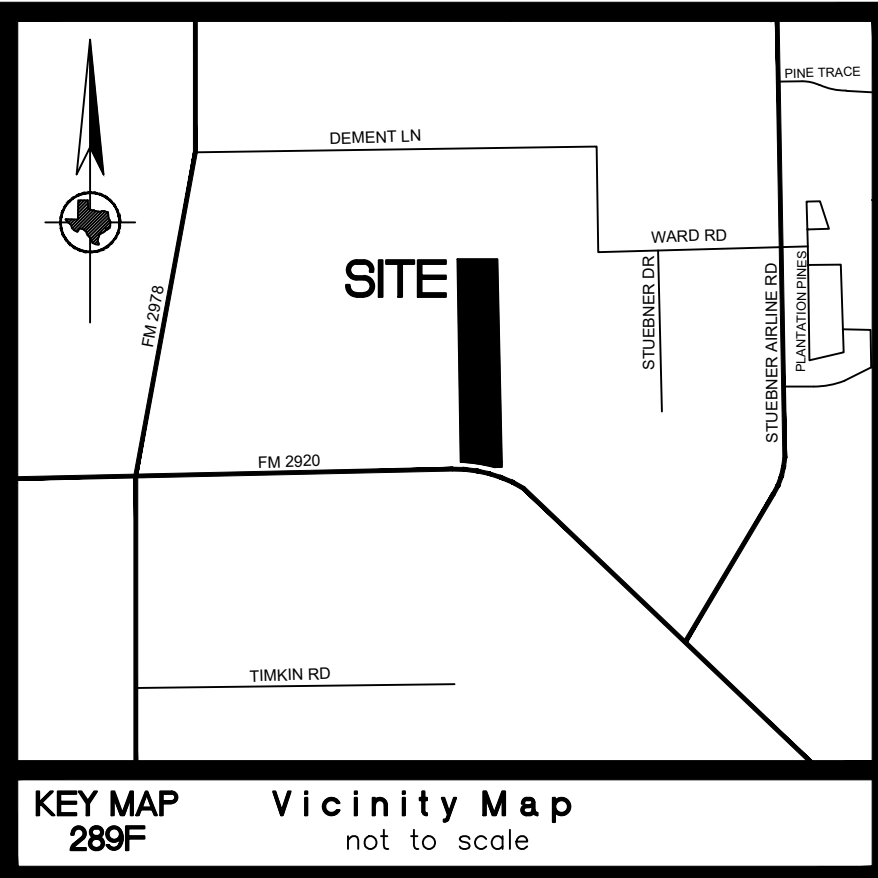
BEGINNING at a ½" iron rod found for a southwestern corner of a called 8.7182 acre tract as recorded under Clerk's File No. T362542 O.P.R.R.P.H.C., lying in the northern right of way of FM Highway 2920, and being the southeast corner of the herein described tract;

THENCE WESTERLY along FM 2920 and a curve to the left through a central angle of 15 degrees 35 minutes 51 seconds to the southwest corner of the herein described tract and the southeast corner of a called 3.69 acre tract as recorded under Clerk's File No. RP-2016-310276 O.P.R.R.P.H.C. from which point a PK Nail bears SOUTH) degrees, 4 minutes 49 seconds WEST, 0.33', said curve having a radius of 1205.92 feet, an arc length of 328.29 feet and a long chord bearing NORTH 77 degrees 00 minutes 13 seconds WEST, 327.27 feet;

THENCE NORTH 00 degrees 04 minutes 49 seconds WEST, 1609.87 feet along the east line of the said 3.69 acre tract and along the east line of Lot 2, Block 1 of the Baker Hughes Education Center subdivision as recorded under Film Code 651066 of the Map Records of Harris County to a ½" iron rod found at the northwest corner of the herein described tract;

THENCE SOUTH 89 degrees 42 minutes 51 seconds EAST, 318.64 feet along the south line of the called 15.207 acres recorded under Clerk's File No. Y112197 O.P.R.R.P.H.C. to a ½" iron rod found at the northeast corner of the herein described tract;

THENCE SOUTH 00 degrees 05 minutes 08 seconds EAST, 1681.88 feet along said west line of the 8.7182 acre tract to the POINT OF BEGINNING of the herein described tract, containing 11.986 acres (522,118 square feet) of land.



LEGEND:

P.O.B. - POINT OF BEGINNING
FND. - FOUND
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
D.C.L. - DIRECTIONAL CONTROL LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY
C.O.T.U.E. - CITY OF TOMBALL EASEMENT
B.L. - BUILDING LINE
VOL. - VOLUME
PG. - PAGE
F.C.NO. - FILM CODE NUMBER

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Fred W. Lawton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

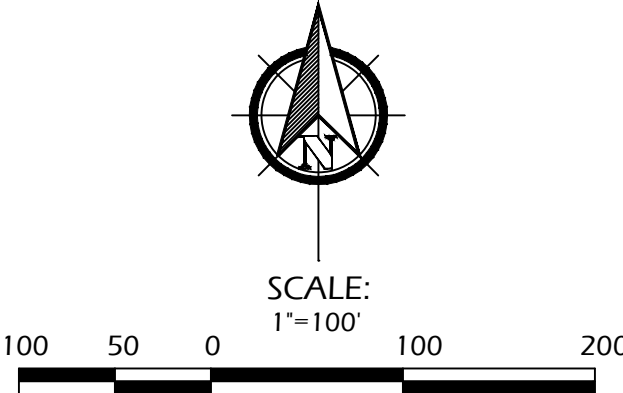


Fred W. Lawton
Texas Registration No. 2321

We, Owens Management Systems, LLC, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the 10910 FM 2920, Incorporated, a Texas Corporation and Oksana V. Duke owns or has a legal interest in.

NOTES:

- 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 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 or 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.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 0.99994892967132.
- According to the FEMA Panel No. 48201C0230L (Effective Date 06-18-2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
- Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- Access and maintenance easements (blanket in nature) affecting the subject property, as set forth by instrument(s) filed for record under Harris County Clerk's File No(s) RP-2016-175173.
- A private pressure cemented Water well cannot be constructed within 50 feet of the property line. A private Non-pressure cemented Water well cannot be constructed within 100 feet of the property line.
- A twenty five 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 and around the gas meter.
- Unlocated pipeline easement(s) affecting the subject property line(s) as set forth and defined by instrument(s) filed for record under Volume 1554, page 124, of the Deed Records of Harris County, Texas.



CHARLIES BUSINESS PARK

A SUBDIVISION OF 11.9861 ACRES OF LAND
OUT OF THE J S SMITH SURVEY, ABSTRACT NO 730
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

OWNER:

10910 FM 2920 INCORPORATED, a Texas corporation
1406 CARNESWOOD LANE
TOMBALL, TEXAS 77375-4008
and
OKSANA DUKE
5523 RANCH HILL DRIVE
MAGNOLIA, TEXAS 77354

DATE: MAY, 2024 SCALE: 1" = 100'

LAND PLANNER:

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333
WWW.OMSBUILD.COM

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 RICHMOND AVE. BLDG J, SUITE 101
HOUSTON, TEXAS 77082
281-556-6918 - (FAX) 281-556-9331
FIRM # 10045400

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Minor Plat of **TCG Capital Two**: Being a 5.9854 acre (260,724.59 Sq. Ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG Capital as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of Swinghammer/Hauck Subdivision as recorded in Film Code Number 678215, of said Map Records.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: TCG Capital Two

Plat Type: Minor

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 10, 2024

The above 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 approves this Plat with no conditions.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, TCG Capital, LLC, a Texas limited liability company, acting by and through Jorge Arturo Campos, Sole Manager of TCG Capital, a Texas limited liability company, owners hereinafter referred to as owners of the 5.9854 acre tract described in the above and foregoing plat of TCG CAPITAL 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 does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

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

IN TESTIMONY WHEREOF, TCG Capital, LLC, a Texas limited liability company, has caused these presents to be signed by Jorge Arturo Campos, its sole manager, thereunto authorized, on this ____ day of _____, 202__.

TCG Capital, LLC, a Texas limited liability company

By: JORGE ARTURO CAMPOS, Sole Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jorge Arturo Campos, Sole Manager of TCG Capital, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

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

this ____ day of _____, 202__.

By: _____
Craig Meyers
Community Development Director

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock __ M., and duly recorded on _____, 202__, at ____ o'clock __ M., and at Film Code Number _____ of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

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

Steven L. Crews
Texas Registration Number 4141

We, Austin Bank, Texas National Association, owner and holder of liens against the property described in the plat known as TCG CAPITAL TWO, said liens being evidenced by instruments of record in Clerk's File Numbers RP-2021-260625, RP-2022-492029 and RP-2022-492028 of the R.P.R.H.C.T. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and the effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

of Austin Bank, Texas National Association

STATE OF TEXAS

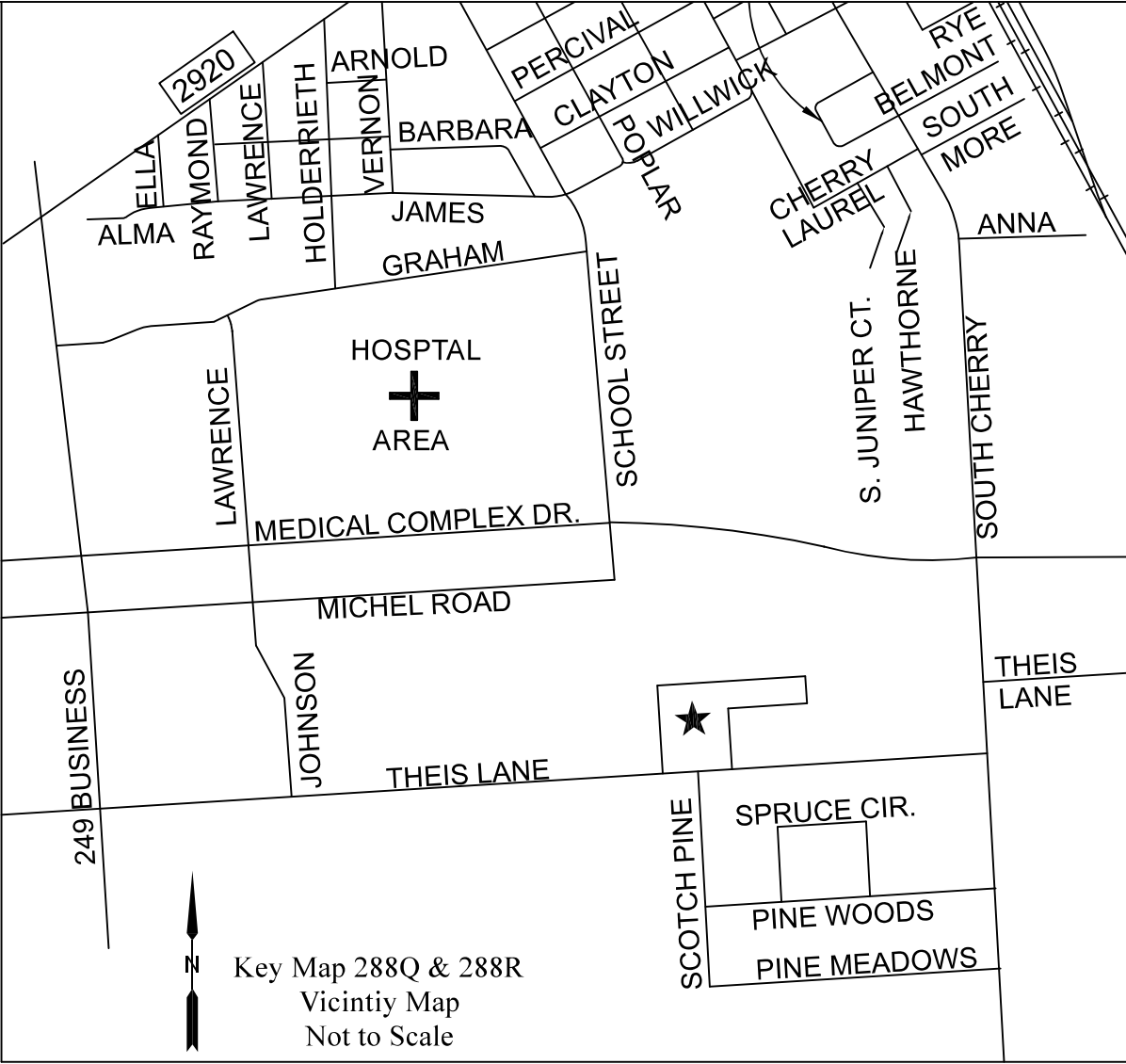
COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission expires: _____



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.999943399814.

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

TCG CAPITAL TWO

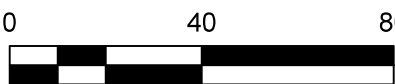
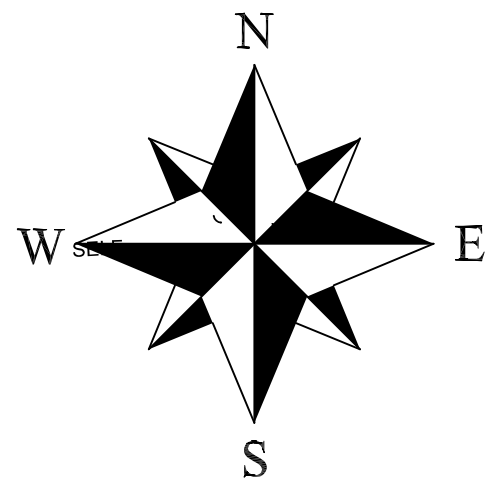
Being 5.9854 acre (260,724.59 sq. ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG CAPITAL as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of SWINGHAMMER/HAUCK SUBDIVISION as recorded in Film Code Number 678215, of said Map Records.

1 Lot, 1 Block

Owner:
TCG Capital, LLC
a Texas Limited Liability Company
Phone Number 713-202-8759
9303 Stratford Place
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

May 2024
Sheet 1 of 2
24-0050



Scale: 1" = 40'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°14'12"	1970.00'	8.14'	N 86°33'32" W	8.14'
C2	6°05'30"	2030.00'	215.83'	N 89°29'11" W	215.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°26'09" W	143.89'
L2	N 86°26'26" W	100.00'

SWINGHAMMER/HAUCK SUBDIVISION
LOT 2, BLOCK 1
FILM CODE # 678215
M.R.H.C.T.

Set Iron Rod w/Survey Cap
X: 3039614.8947
Y: 13955981.6762
Found Iron Rod w/Survey Cap
S 03°00' E 0.93'

QUENTIN BLANCHARD
REMAINDER OF
SWINGHAMMER/HAUCK SUBDIVISION
LOT 1, BLOCK 1
FILM CODE # 678215
M.R.H.C.T.

HIGHTOWER INVESTMENTS,LTD
CALLED 2.684 ACRES
CF No. 20150587574
R.P.R.H.C.T.

HIGHTOWER INVESTMENTS,LTD
REMAINDER OF
CALLED 3.072 ACRES
CF No. 20150587574
R.P.R.H.C.T.

TCG CAPITAL, LLC
CALLED 1.495 ACRES
CF No. RP-2020-164077
R.P.R.H.C.T.

TCG CAPITAL TWO

Being 5.9854 acre (260,724.59 sq. ft.) tract of land situated in the Jesse Pruitt Survey, A-629, Harris County, Texas, being a replat of TCG CAPITAL as recorded in Film Code Number 692638, of the Map Records of Harris County, Texas, together with a replat of a portion of Lot 1, Block 1 of SWINGHAMMER/HAUCK SUBDIVISION as recorded in Film Code Number 678215, of said Map Records.

1 Lot, 1 Block

Owner:
TCG Capital, LLC
a Texas Limited Liability Company
Phone Number 713-202-8759
9303 Stratford Place
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
33300 Egypt Lane, Suite F200, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

May 2024
Sheet 2 of 2
24-0050

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Consideration to approve Final Plat of **Wood Leaf Reserve, Section #3:** A subdivision of 40.6455 Acres of land out of the Claude N. Pillot Survey, A-632 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff recommends approval with conditions

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date

CITY OF TOMBALL

Plat Name: Wood Leaf Reserve Section 3

Plat Type: Final

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

Plat within City Limits ☒

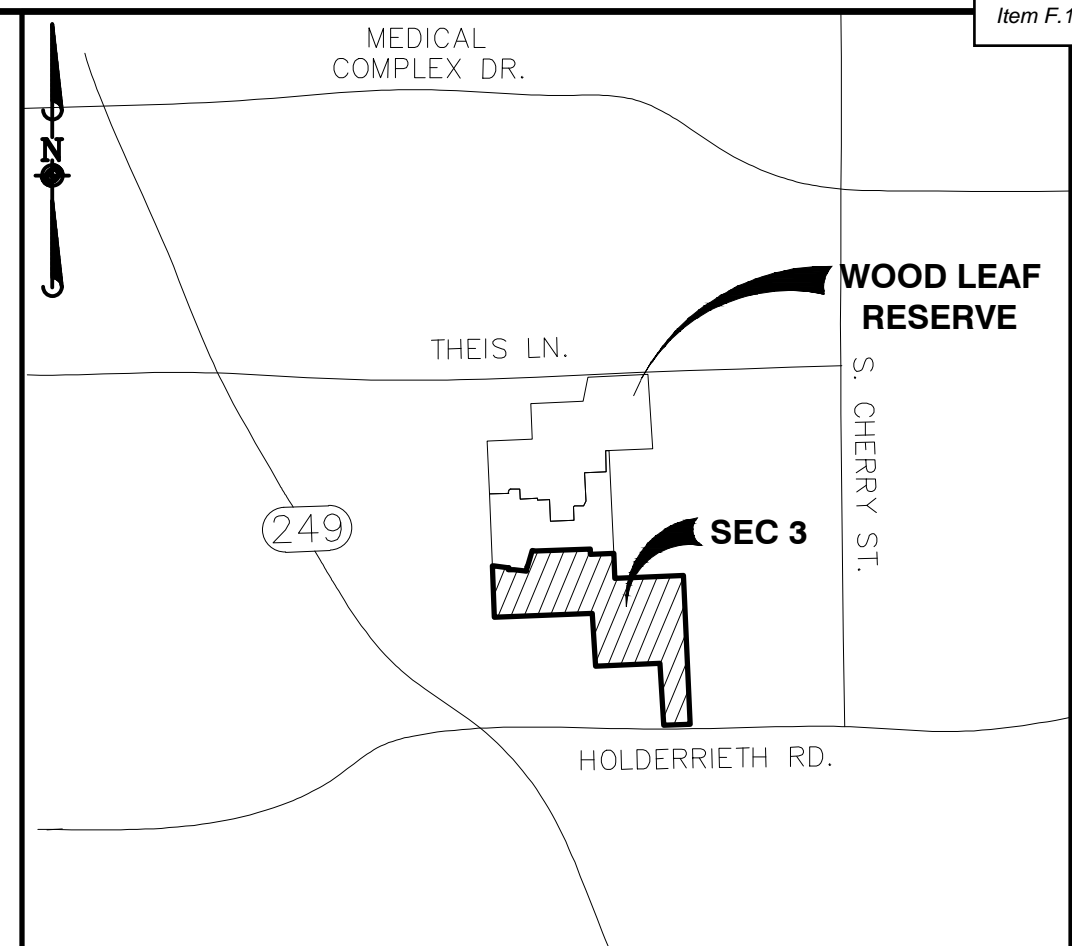
Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 10, 2024

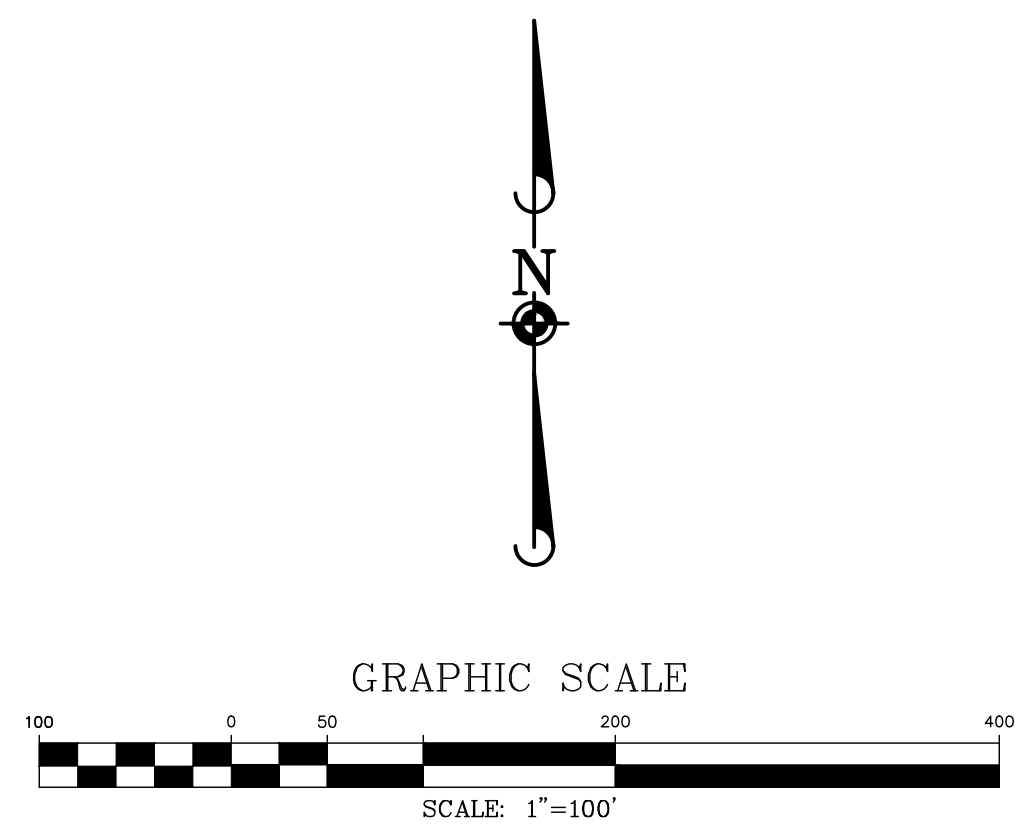
The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

Community Development approves this Plat with conditions:

- Engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of remaining improvements as deemed acceptable by the City Engineer (This includes the School Street connection to Theis Lane).



VICINITY MAP
HARRIS COUNTY KEY MAP: 228Q & 288U
NOT TO SCALE



ABBREVIATIONS

AE=	AERIAL UTILITY EASEMENT
AUE=	ACCESS EASEMENT
COTUE=	CITY OF TOMBALL UTILITY EASEMENT
DE=	DRAINAGE EASEMENT
PLE=	PIPELINE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
HCCF=	HARRIS COUNTY CLERK'S FILE
HCCR=	HARRIS COUNTY DEED RECORDS
HCCD=	HARRIS COUNTY FLOOD CONTROL DISTRICT
HCMR=	HARRIS COUNTY MAP RECORDS
HCCPRR=	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
CAB=	CABINET
FC=	FILM CODE
VOL __ PG __=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
SET IR=	SET 3/4" IR W/ CAP STAMPED "ELS"
	STREET NAME CHANGE
	WELL LOCATION

WOOD LEAF RESERVE SEC 3

A SUBDIVISION OF 40.6455 ACRES OF LAND
OUT OF THE CLAUDE N. PILLOT SURVEY, A-632
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS

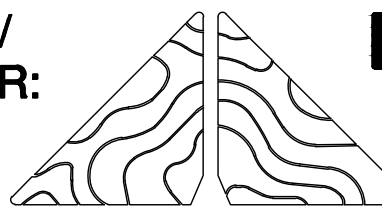
87 LOTS 9 RESERVES 5 BLOCKS

MAY 2024

OWNER/
DEVELOPER:

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
480 WILDWOOD FOREST DR., SUITE 803
SPRING, TEXAS 77380
281-932-8907

ENGINEER/
SURVEYOR:

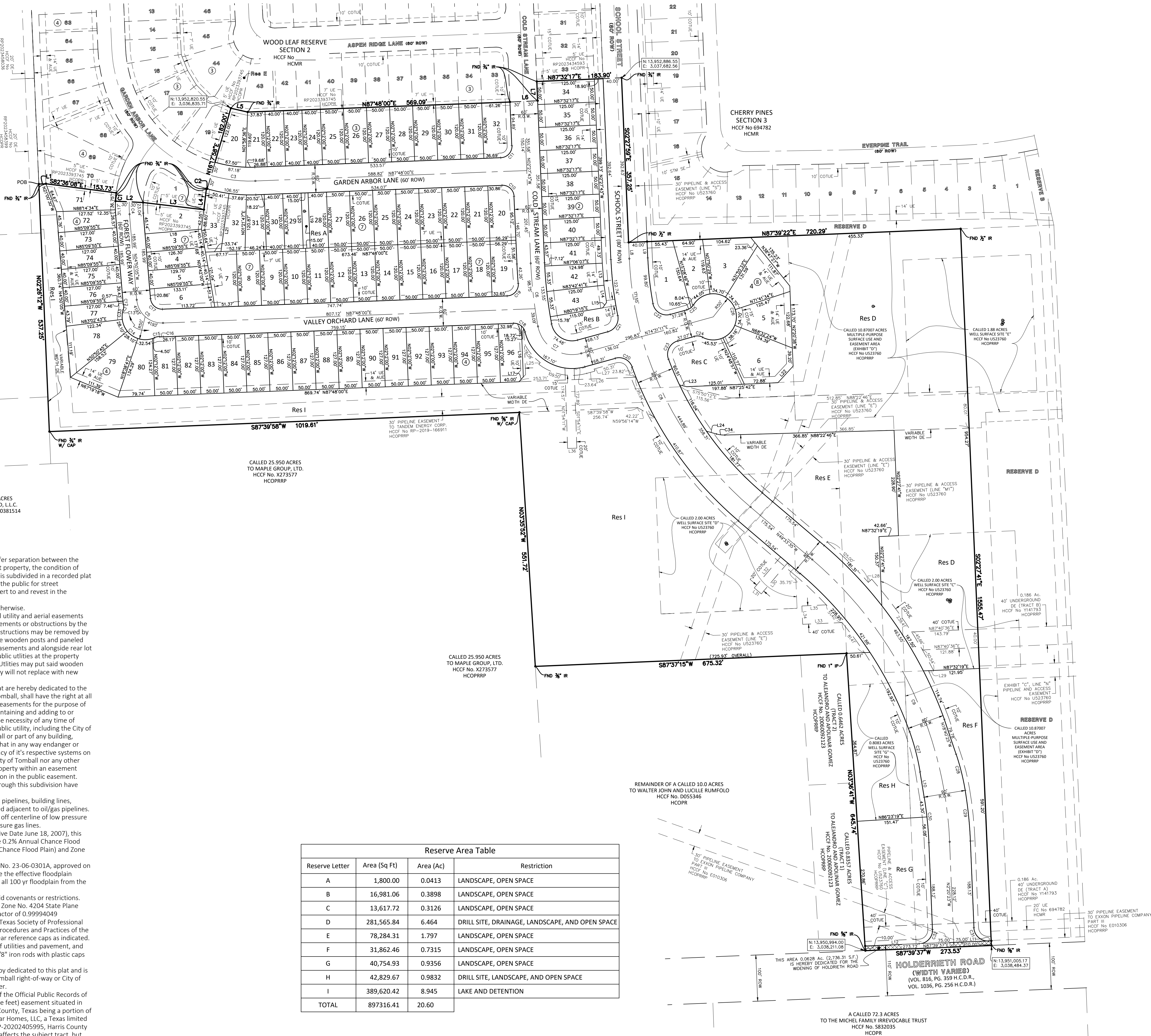


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
0701 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

FINAL PLAT NOTES:

- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs, assigns, or successors.
- All easements are centered on lot lines unless shown otherwise.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by the public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Public Easements: Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of 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.
- All oil/gas wells (plugged, abandoned, and/or active) through this subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum, should be fifteen feet (15') off centerline of low pressure gas lines, and thirty feet (30') off centerline of high pressure gas lines.
- According to FEMA Firm Panel No.48201C0230L (Effective Date June 18, 2007), this property is in the Unshaded Zone "X" (Areas outside the 0.2% Annual Chance Flood Plain), Shaded Zone "X" (Areas within the 0.2% Annual Chance Flood Plain) and Zone "AE" (Areas within the 1% Annual Chance Flood Plain).
There is a Letter of Map Revision Based on Fill, Case No. 23-06-0301A, approved on December 12, 2022 by FEMA. This LOMR-F will revise the effective floodplain boundaries on the subject tract effectively removing all 100 yr floodplain from the the platted boundary including all lots.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.99994049.
- Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Professional Land Surveying and shall bear reference caps as indicated. All interior monuments shall be set after construction of utilities and pavement, and after lots are properly graded. Lot corners will be set 5/8" iron rods with plastic caps stamped "ELS".
- 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.
- The deed recorded in Clerks File No. RP-2023-393745 of the Official Public Records of Harris County refers to a certain 0.0143 acre (625 square feet) easement situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas being a portion of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerks File No. RP-2020405995, Harris County Official Public Records of Real Property. Said easement affects the subject tract, but cannot be located on the ground.

Reserve Area Table				
Reserve Letter	Area (Sq Ft)	Area (Ac)	Restriction	
A	1,800.00	0.0413	LANDSCAPE, OPEN SPACE	
B	16,981.06	0.3898	LANDSCAPE, OPEN SPACE	
C	13,617.72	0.3126	LANDSCAPE, OPEN SPACE	
D	281,565.84	6.464	DRILL SITE, DRAINAGE, LANDSCAPE, AND OPEN SPACE	
E	78,284.31	1.797	LANDSCAPE, OPEN SPACE	
F	31,862.46	0.7315	LANDSCAPE, OPEN SPACE	
G	40,754.93	0.9356	LANDSCAPE, OPEN SPACE	
H	42,829.67	0.9832	DRILL SITE, LANDSCAPE, AND OPEN SPACE	
I	389,620.42	8.945	LAKE AND DETENTION	
TOTAL	897316.41	20.60		



Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 10, 2024

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Background:

The Planned Development (PD-15) District was created in 2021 (Ordinance No. 2021-08) to facilitate the development of an age-restricted single-family residential community with a maximum number of 130 lots. Planned amenities for this community may include a recreational reserve with benches and trails, clubhouse, swimming pool, and pickle ball court. The applicant, CHTA Development, has found that the desired house floor plan for accommodating this community requires a smaller rear yard than the current PD-15 regulations allow for. It has been expressed to City Staff that these homes have an outdoor living concept which primarily utilizes a side yard and will have limited need for a large rear yard.

Origination: CHTA Development, Inc.

Recommendation:

Staff recommends approval of **Zoning Case Z24-08**.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed:

Staff Member Date

Approved by:

City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 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:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, 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 Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

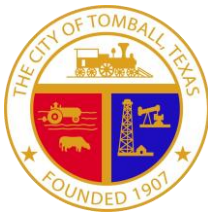
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant 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.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-08

05/16/2024

The Planning & Zoning Commission will hold a public hearing on **June 10, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by CHTA Development, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **rezoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **June 17, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions, please contact Benjamin Lashley, Assistant City Planner at telephone 281-290-1477 or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-08

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name:

Parcel I.D.:

Address:

Mailing To: Community Development Department
501 James St., Tomball TX 77375

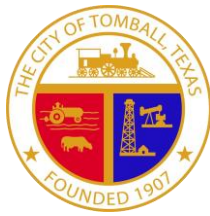
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____

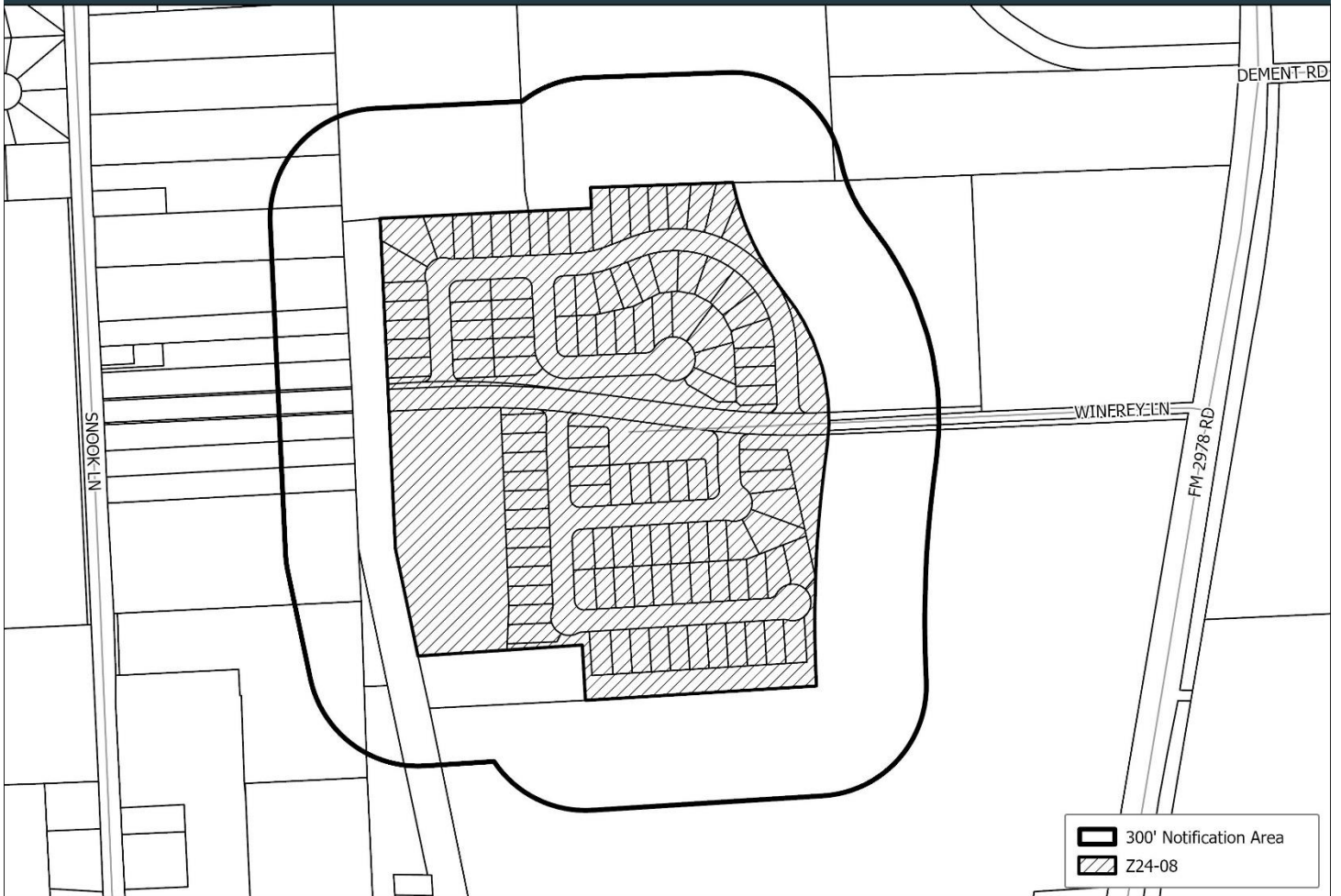


City of Tomball
Community Development Department

Z24-08



Notification Area



CASE #: Z24-08

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CENTURY HYDRAULICS LLC
Parcel I.D.: 1309090010001
Address: 23706 SNOOK LN

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

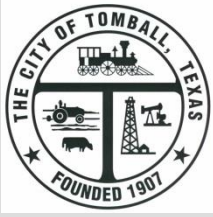
I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024

City Council Public Hearing Date: June 17, 2024

Rezoning Case: Z24-08

Property Owner(s): CHTA Development, Inc.

Applicant(s): CHTA Development, Inc.

Legal Description: Winfrey Estates

Location: West side of FM 2978 at Winfrey Lane (Exhibit “A”)

Area: 33.386 acres

Comp Plan Designation: Corridor Commercial (Exhibit “B”)

Present Zoning: Planned Development (PD-15) (Exhibit “C”)

Request: Amend Planned Development (PD-15) to reduce the minimum building setback in the rear yard from 14-feet to 9-feet.

Adjacent Zoning & Land Uses:

North: Single-Family Residential-9 (SF-9) / Undeveloped

South: Single-Family Residential-9 (SF-9) / Undeveloped

West: Single-Family Residential-9 (SF-9) and Commercial (C) / CenterPoint Energy highline, office/warehouse and storage facilities, undeveloped properties

East: Single -Family Residential-9 (SF-9) and Commercial (C) / Undeveloped

BACKGROUND

The Planned Development (PD-15) District was created in 2021 (Ordinance No. 2021-08) to facilitate the development of an age-restricted single-family residential community with a maximum number of 130 lots. Planned amenities for this community may include a recreational reserve with benches and trails, clubhouse, swimming pool, and pickle ball court. The applicant, CHTA Development, has found that the desired house floor plan for accommodating this community requires a smaller rear yard than the current PD-15 regulations allow for. It has been expressed to City Staff that these homes have an outdoor living concept which primarily utilizes a side yard and will have limited need for a large rear yard.

STAFF REVIEW COMMENTS

This request upholds the original intent of PD-15 and has no significant impact on the nature of the development. Also, the applicant has indicated that there will not be any building encroachments into any easements.

PUBLIC COMMENT

A Notice of Public Hearing was published in the Potpourri and property owners within 300 feet of the property were mailed notification of the proposed amendment on May 16, 2024. 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 within this staff report, City Staff recommends approval of Zoning Case Z24-08.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map

Item F.2



Location

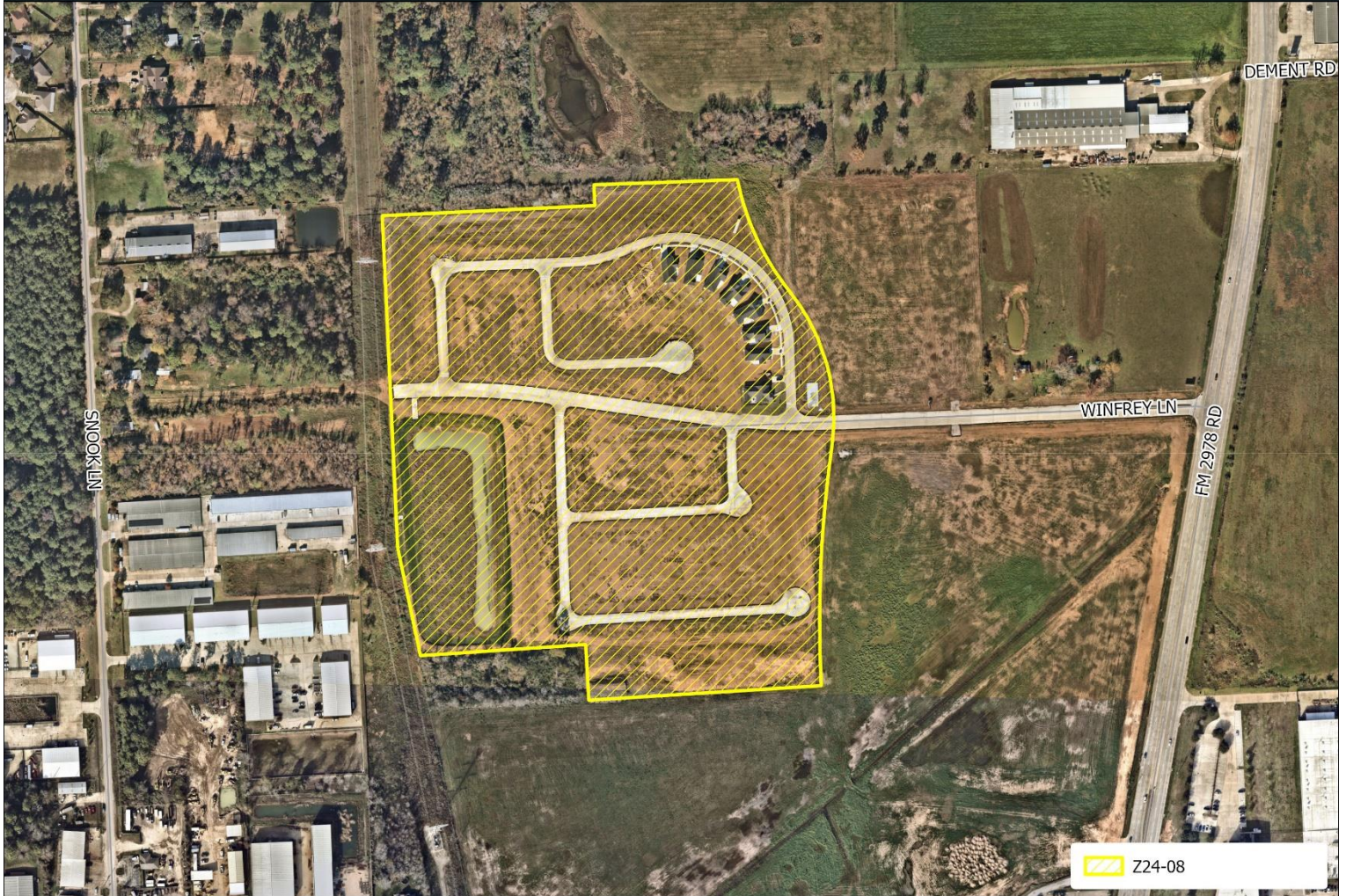
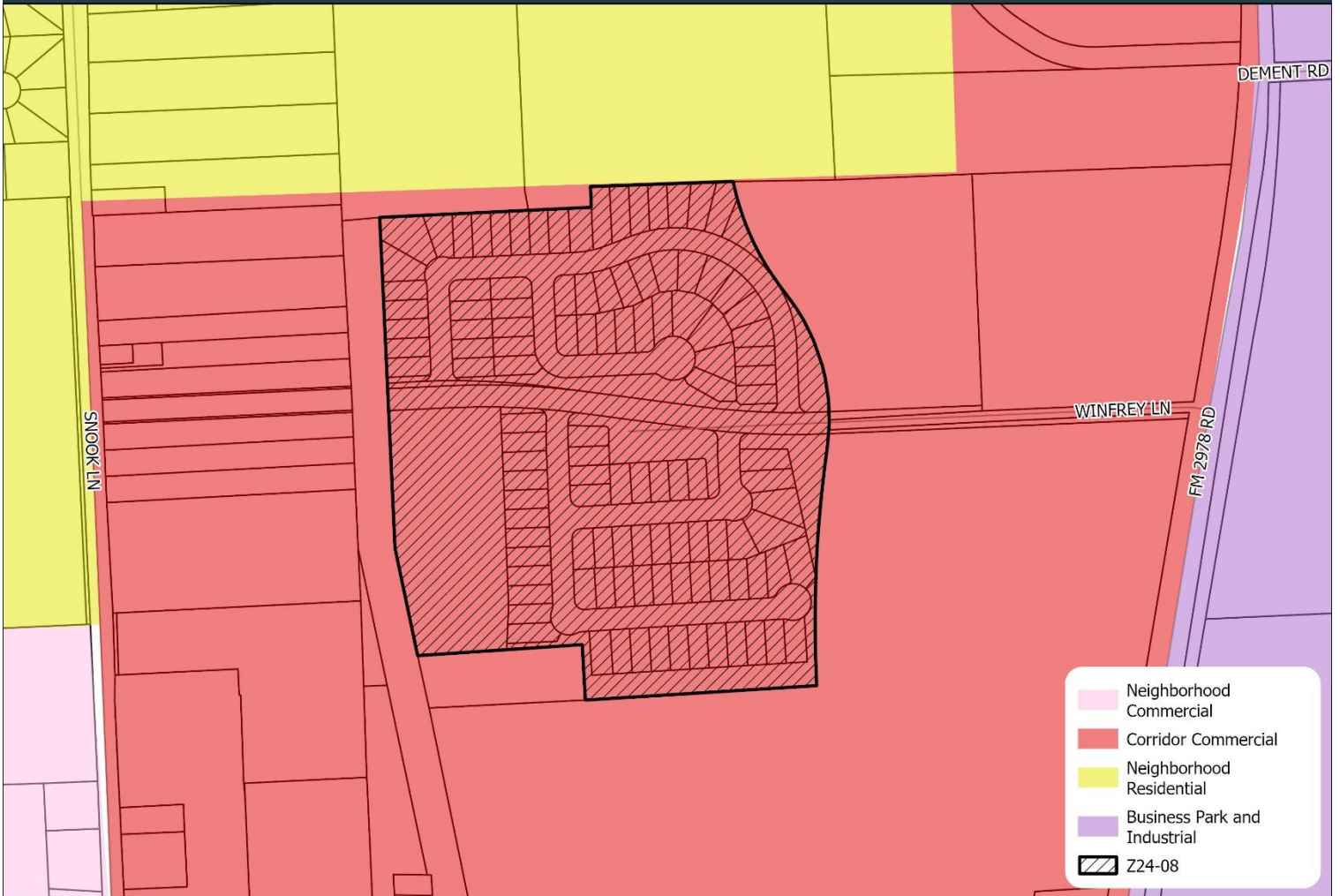


Exhibit "B"
Future Land Use Plan

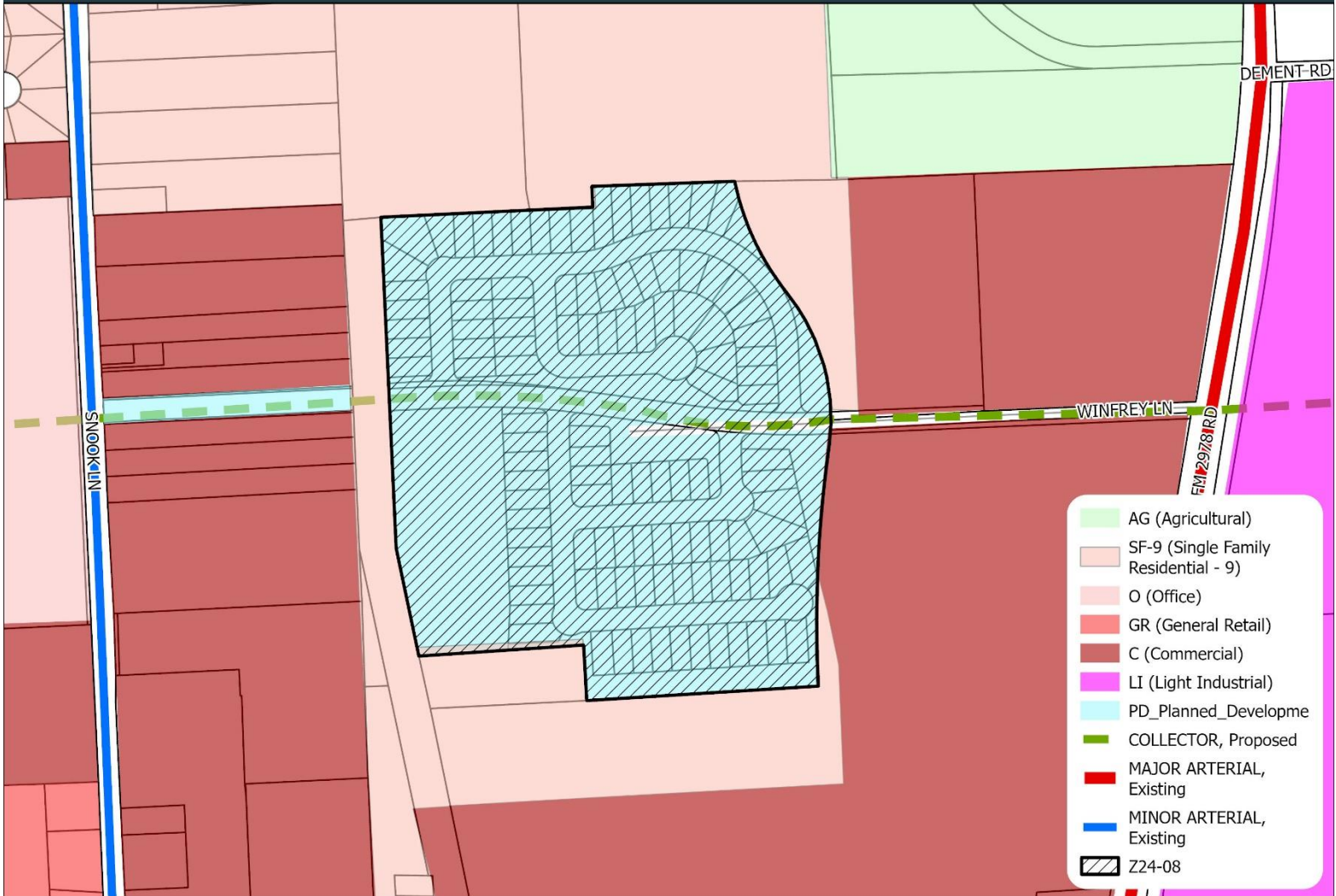


Future Land Use





Zoning



Subject Site



Neighbor (North)



Neighbor (East)

Item F.2



Neighbor (East)



Neighbor (South)



Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: 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.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC. Title: _____
 Mailing Address: 1169 BRITTMOORE RD City: HOUSTON State: TX
 Zip: 77043 Contact: ROLAND RAMIREZ
 Phone: (281) 924-5550 Email: ROLAND@ROC-HOMES.COM

Owner

Name: CHTA DEVELOPMENT, INC. Title: _____
 Mailing Address: 1169 BRITTMOORE RD. City: HOUSTON State: TX
 Zip: 77043 Contact: ROLAND RAMIREZ
 Phone: (281) 924-5550 Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

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

Legal Description of Property: A SUBDIVISION OF 33.3859 ACRES OF LAND LOCATED IN THE JESSEE PRUITT SURVEY, ABSTRACT NO 629 HARRIS COUNTY, TEXAS, BEING A REPLAT OF

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

Current Zoning District: ___ (PD) : Planned Development District ☒

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



www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL
 Proposed Zoning District: (PD) : Planned Development District ☒
 Proposed Use of Property: PD
 HCAD Identification Number: 1328330000001 Acreage: 33.3858

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  4/30/24
 Signature of Applicant Date
 X  4/30/24
 Signature of Owner Date
 For Eric Hymowitz

CHTA DEVELOPMENT, INC.
1169 Brittmoore Rd.
Houston, TX 77043

To whom it may Concern.

CHTA Development and Roc Homes is the Developer and Builder in Winfrey Estates, Tomball, TX.

Because about 15% of our homes are encroaching on the rear building line (14-feet), we are asking for the plat to be amended with a rear building line of 9-feet to accommodate these homes. All of our homes have the concept of "outdoor living" which is primarily to one side of the homes. However, some of the home do have partial "outdoor living" to the back of the house. On some lots, some of our plans encroach into the rear building line anywhere from 6-inches to 5-feet.

At this time we do not know which plans will go on which lots. This is a Buyers choice depending on the guidelines within the CCR's of the HOA.

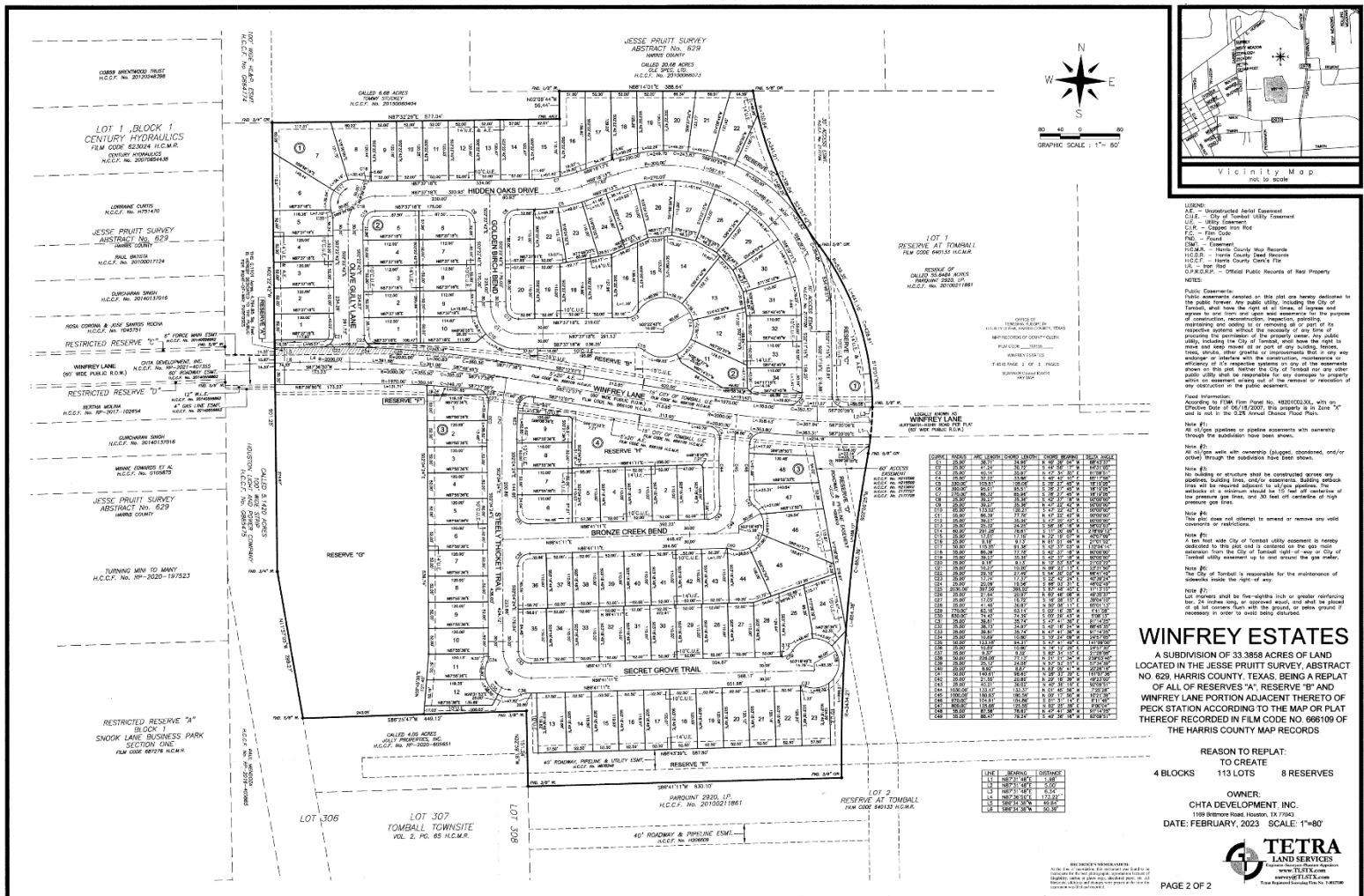
We respectfully request that the Rear Building Line be adjusted to accommodate all of our plans. We understand that, in some areas, the CenterPoint easements will not allow for encroachment into there 14-foot rear Utility Easement and will abide by this.

Thank you for your consideration of this matter.

Sincerely,



Roland Ramirez
Land Acquisition and Development
CHTA Development, Inc.
roland@roc-homes.com
281-924-5550



Dear Nancy Feher,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: 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.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD City: HOUSTON State: TX

Zip: 77043
Phone: (281) 924-5550
1169 BRITTMOORE RD
77043

ROLAND RAMIREZ

Email: ROLAND@ROC-HOMES.COM

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

or: (281) 924-5550 Email:

Mailing Address: 1169 BRITTMOORE RD. City: HOUSTON State: TX

Zip:

Phone:

Engineer/ Surveyor (If applicable)

Name: N/A

Title:

Mailing Address: City: State:

Zip: Contact:

DocuSign Envelope ID: 392C33A3-2B75-46AB-6233-06C20765121B

Cell: () Fax: () Email:

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

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

Legal Description of Property: A SUBDIVISION OF 25.5019 ACRES OF LAND LOCATED IN THE JAMES STREET SURVEY, ABSTRACT NO. 529 HARRIS COUNTY, TEXAS, BEING A PORTION OF

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

Current Zoning District: (PD) : Planned Development District ☐

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

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL
 (PD) : Planned Development District ☐


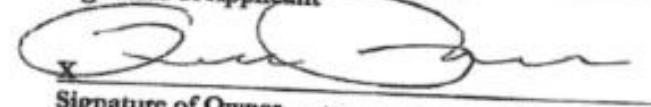
Proposed Zoning: PD District:

Proposed Use of Property:

HCAD Identification Number: 1328330000001 Average: 33.3858

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  4/30/24
 Signature of Applicant Date
 X  4/30/24
 Signature of Owner For Eric Hymowitz Date

DocuSigned by:

Nancy Feher

6/3/2024

Nancy Feher

Date

1318 Hidden Oaks Dr., Tomball, TX

DocuSign Envelope ID: B587C32F-025A-40E9-8B46-D8560AAF7BA6

Dear Dan Schreiner,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: 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.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip:

Phone: (281) 924-5550

ROLAND RAMIREZ

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD

77043

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email:

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip:

Phone:

Engineer/ Surveyor (if applicable)

Name: N/A

Title:

Mailing Address:

City:

State:

Zip:

Contact:

DocuSign Envelope ID: B587C32F-025A-40E9-8B46-D850AA7BA0

Tel: () Fax: () Email:

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

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

Legal Description of Property: A SUBDIVISION OF 31.3688 ACRES OF LAND LOCATED IN THE JESSE HUNT SURVEY, ABSTRACT NO. 828 HARRIS COUNTY, TEXAS, BEING A REPLAT OF

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

Current Zoning District: (PD) : Planned Development District

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

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL
t: (PD) : Planned Development District


Proposed Zoning: PD District:


Proposed Use of Property:

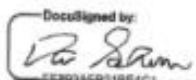
HCAD Identification Number: 1328330000001 Average: 33.3858

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X  4/30/24
Signature of Applicant Date

X  4/30/24
Signature of Owner For Eric Hymowitz Date

DocuSigned by:
 6/3/2024
Dan Schreiner Date
23639 Golden Birch Bend, Tomball, Tx

Dear Maureen Baker,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: 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.

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- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip:

ROLAND RAMIREZ

Phone: (281) 924-5550

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD

77043

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email:

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip:

Phone:

Engineer/ Surveyor (if applicable)

Name: N/A

Title:

Mailing Address:

City:

State:

Zip:

Contact:

DocuSign Envelope ID: D98B4415-0FF2-48CD-B5FC-F61BAE872546

Phone: _____

Cell: (____) _____

Fax: (____) _____

Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITYPhysical Location of Property: 1326 HIDDEN OAKS DR.

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

Legal Description of Property: A SUBDIVISION OF 30 ACRES OF LAND LOCATED IN THE 11TH TRUST SURVEY ABSTRACT TO 409 HARRIS COUNTY, TEXAS, BEING A REPLAT OF

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

Current Zoning District:

(PD) : Planned Development District



City of Tomball, Texas

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

www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property:

RESIDENTIAL

(PD) : Planned Development District



Proposed Zoning:

PD

District:

Proposed Use of Property:

HCAD Identification Number: 1328330000001

Average:

33.3858

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

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Signature of Applicant

4/30/24

Date

Signature of Owner

4/30/24

Date

FOR Eric Hymowitz

Downloaded by:

Maureen Baker

6/3/2024

Maureen Baker

Date

1235 Hidden Oaks Dr, Tomball, Tx

Dear Sparks Adventure, LLC,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip:

ROLAND RAMIREZ

Phone: (281) 924-5550

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD
77043

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email:

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip:

Phone:

Engineer/ Surveyor (if applicable)

Name: N/A

Title:

Mailing Address:

City:

State:

Zip:

Contact:

DocuSign Envelope ID: BE3B2147-A56D-4515-AB01-2013044829D7

Phone: _____

Cell: (____) _____

Fax: (____) _____

Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITYPhysical Location of Property: 1326 HIDDEN OAKS DR.

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

Legal Description of Property: A SUBDIVISION OF 60 ACRES OF LAND LOCATED IN THE JESSE FRUIT DUNN, ABSTRACT NO. 429 HARRIS COUNTY TEXAS, SECOND L. REPLY: 01

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

Current Zoning District:

(PD) : Planned Development District



City of Tomball, Texas

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

www.tomballtx.gov

Revised: 08/25/2023

Current Use of
Property:RESIDENTIAL
t: (PD) : Planned Development District

Proposed Zoning

y: PD

District:

Proposed Use of Property: _____

HCAD Identification Number:
1328330000001

Average:

33.3858

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

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Signature of Applicant

4/30/24

Date

Signature of Owner

4/30/24

Date

For Eric Hymowitz

DocuSigned by:

Melanie McGinley Sparks

DocuSigned by:

Robert Sparks

6/3/2024

Sparks Adventure

Sparks Adventure

Date

1210 Hidden Oaks Dr., Tomball, Tx.

60

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 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:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, 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 Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

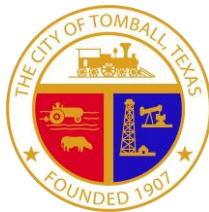
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant 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.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-09

05/16/2024

The Planning & Zoning Commission will hold a public hearing on **June 10, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **rezoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **June 17, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions, please contact Benjamin Lashley, Assistant City Planner at telephone 281-290-1477 or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-09

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Name:

Parcel I.D.:

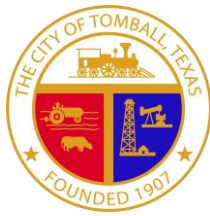
Address:

Email: blashley@tomballtx.gov

I am in favor ☐
Additional Comments:

I am opposed ☐

Signature: _____

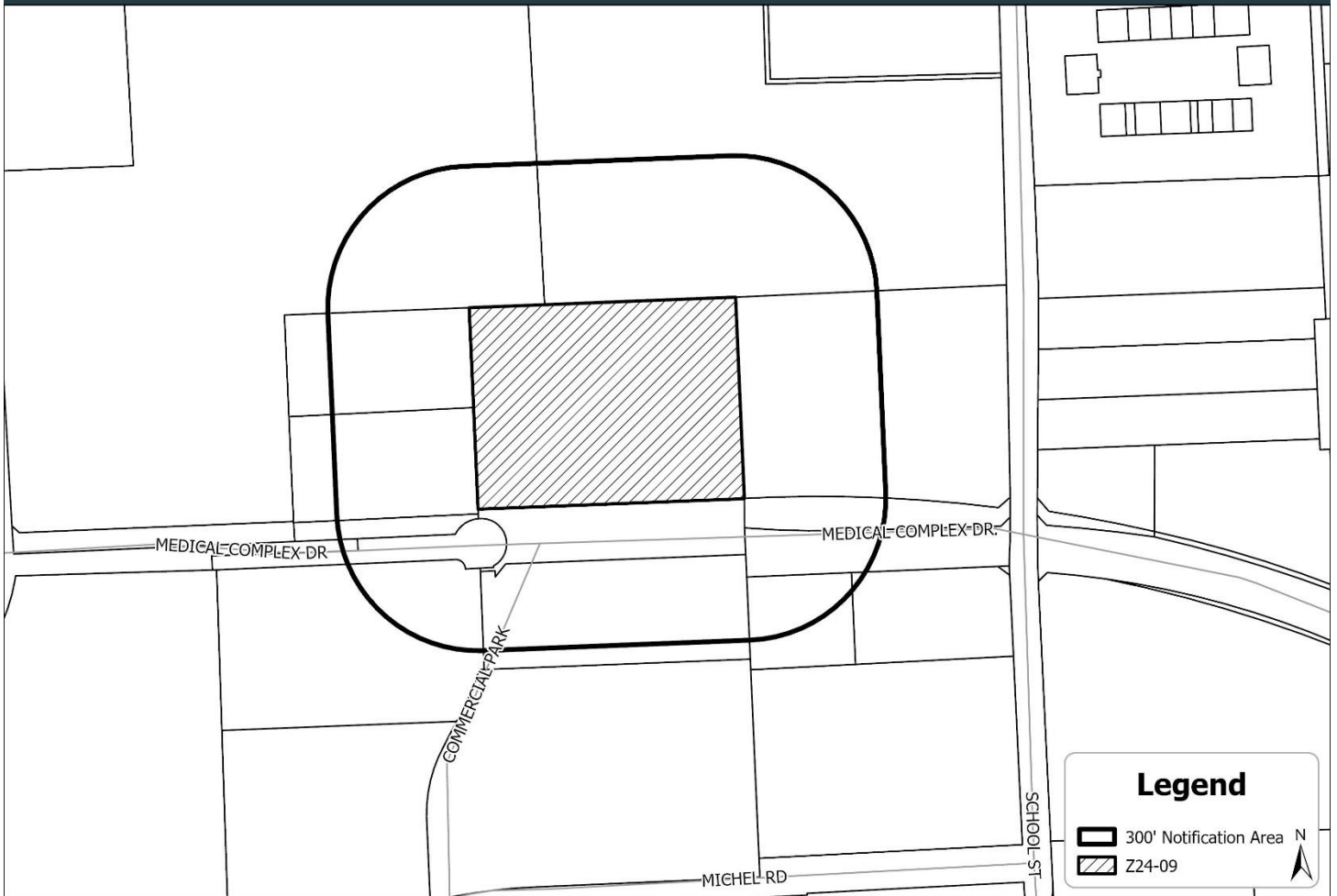


City of Tomball
Community Development Department

Z24-09



Notification Area



CASE #: Z24-09

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TEXAS PROFESSIONAL BLDG LP

Parcel I.D.: 1268010010001

Address: 13406 MEDICAL COMPLEX DR

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: *William Donald Cond*

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024

City Council Public Hearing Date: June 17, 2024

Rezoning Case: Z24-09

Property Owner: Tomball Hospital Authority D/B/A Tomball Regional Health Foundation

Applicant: Conley Land Services, LLC

Legal Description: Tracts 12B & 12C of the William Hurd Survey, Abstract 378

Location: 1300 block (north side) of Medical Complex Drive (Exhibit “A”)

Area: 5.552 acres

Comp Plan Designation: Medical District (Exhibit “B”)

Present Zoning: Agricultural (AG) District (Exhibit “C”)

Request: Rezone from the Agricultural (AG) to the General Retail (GR) District

Adjacent Zoning & Land Uses:

North: General Retail (GR) / Hospital, parking lot, undeveloped land

South: Office (O) / Vacant lot

East: Agricultural (AG) / Vacant lot

West: General Retail (GR) / Medical and professional offices

BACKGROUND

The subject property has been within the Agricultural (AG) zoning district since the City of Tomball adopted zoning in 2008. This property is currently vacant with no structures present. The applicants are requesting the rezoning of the subject property to General Retail (GR) to allow for the development of an approximately 9,400 square foot building what will serve as the headquarters of the Tomball Regional Health Foundation. The development plans to have amenities including a walking path, fitness station, sensory garden, and pavilion.

ANALYSIS

The property is designated as “Medical District” by the Comprehensive Plan’s Future Land Use Map. The Medical District category is intended to further capitalize on a unique, regionally serving area of Tomball that emphasizes healthcare and supporting services.

According to the Comprehensive Plan, land uses should consist of hospitals, clinics, offices, lodging, long-term care, retail, and restaurants. Appropriate secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Medical District category: Planned Development (PD), General Retail (GR), Office (O), and Mixed Use (MU).

The Comprehensive Plan identifies the need to promote the development of a self-serving campus as well as the need to provide appropriate transition developments to the surrounding area. Additionally, open space with a pedestrian focus should be a prominent component of this area.

The request to rezone the subject property to General Retail (GR) is in conformance with the Future Land Use Plan's goals and objectives of building upon the acclaimed Medical District in Tomball. The approval of the requested zoning will promote a new development that is consistent with the types of development endorsed by the Comprehensive Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the Potpourri and property owners within 300 feet of the property were mailed notification of this proposal on May 16, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

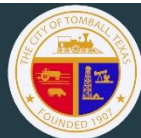
RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-09.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

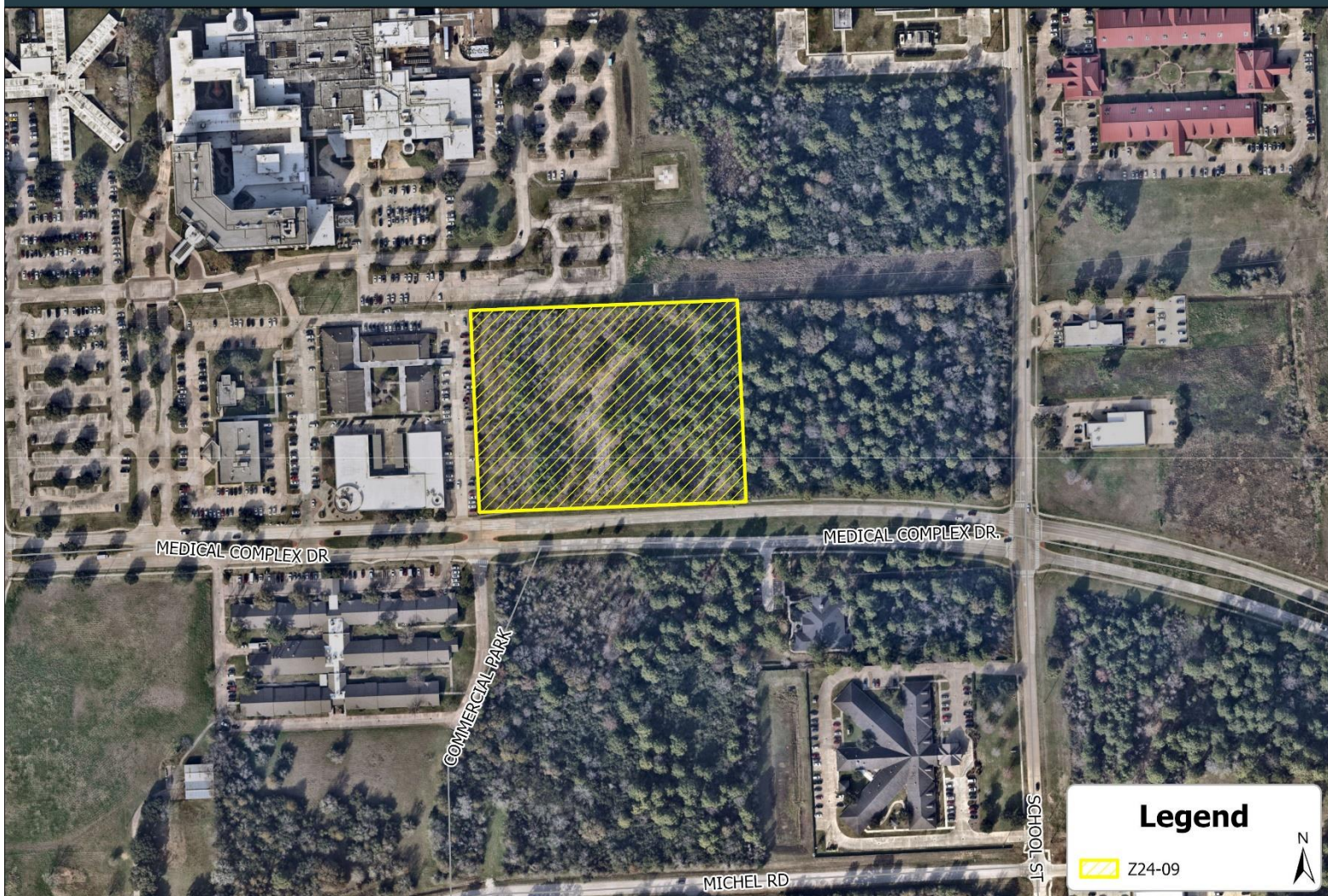


Exhibit "B"
Future Land Use Plan



Future Land Use

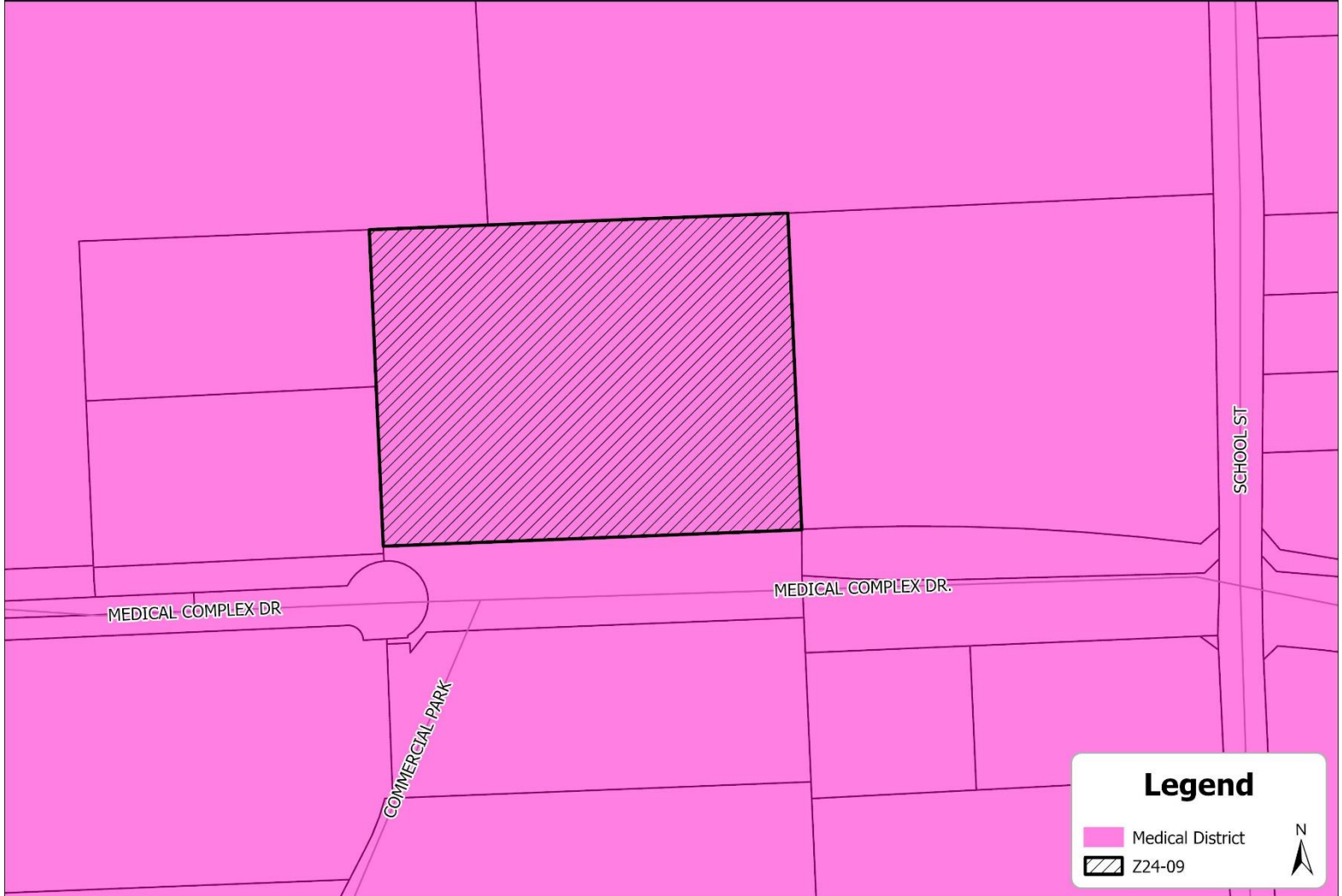
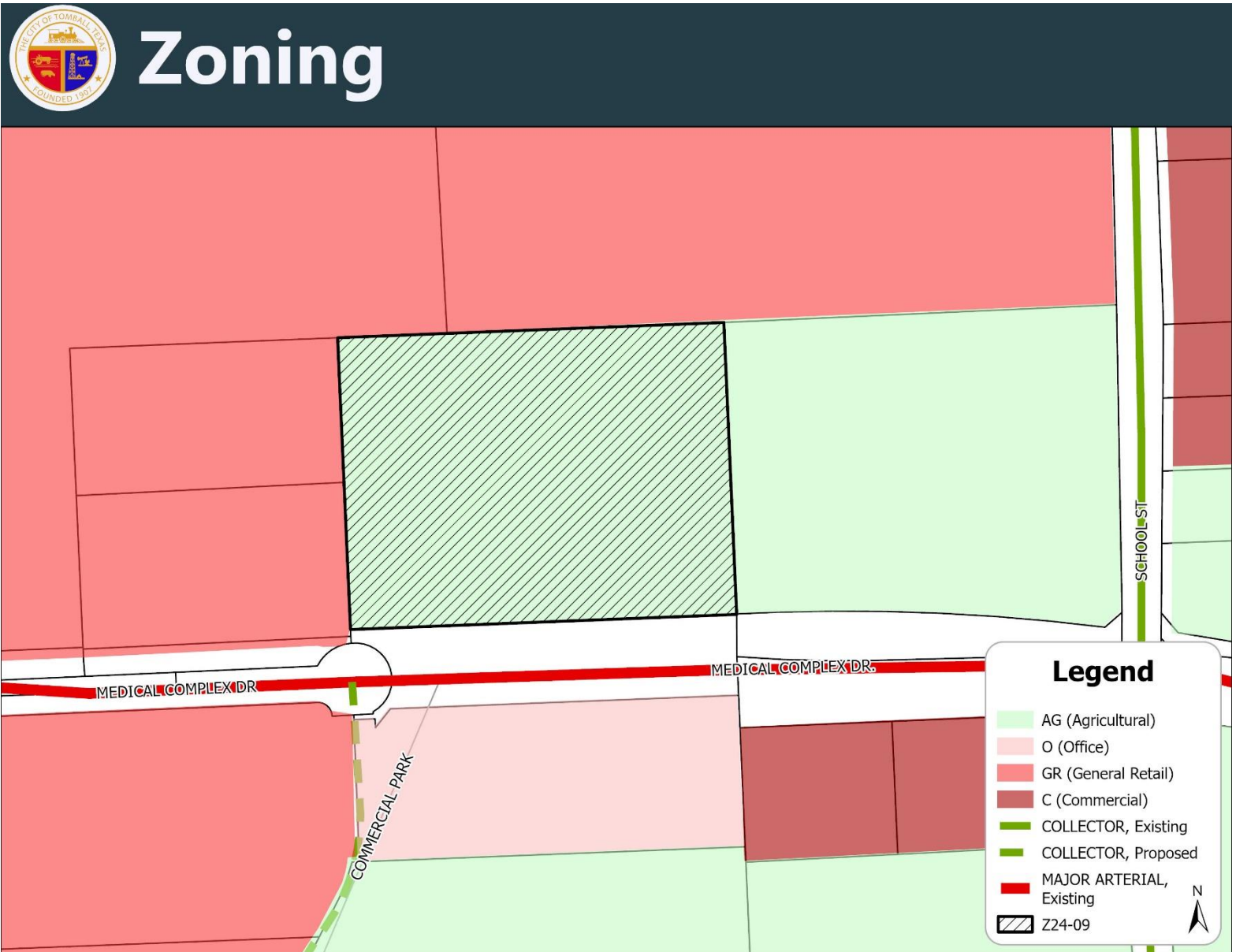


Exhibit "C" Zoning Map



Subject Site



Neighbor (North)



Neighbor (East)

Item F.3



Neighbor (South)

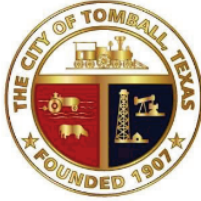


Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 10/1/2022

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: 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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/secure/send
USERNAME: tombalcedd
PASSWORD: Tomball1

Applicant

Name: Conley Land Services, LLC Title: RPLS
Mailing Address: 11003 Buttonwood Creek Trail City: Tomball State: TX
Zip: 77375 Contact: Sean Conley
Phone: (832) 729-4997 Email: sean@conleyland.com

Owner

Tomball Hospital Authority D/B/A
Name: Tomball Regional Health Foundation Title: _____
Mailing Address: 29201 Quinn Road, Ste. A City: Tomball State: TX
Zip: 77375 Contact: Jeffrey Klein
Phone: (832) 559-5511 Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Headquarters for Tomball Regional Health Foundation

Physical Location of Property: 560 feet west of intersection of Medical Complex Dr. and School St.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TRS 12B & 12C of William Hurd Survey, A-378
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Medical District

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


Revised: 10/1/2022

Current Use of Property: vacant, not in useProposed Zoning District: GRProposed Use of Property: Headquarters for Tomball Regional Health FoundationHCAD Identification Number: 0430440000058 Acreage: 5.552

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  4/30/2024
Signature of Applicant Date

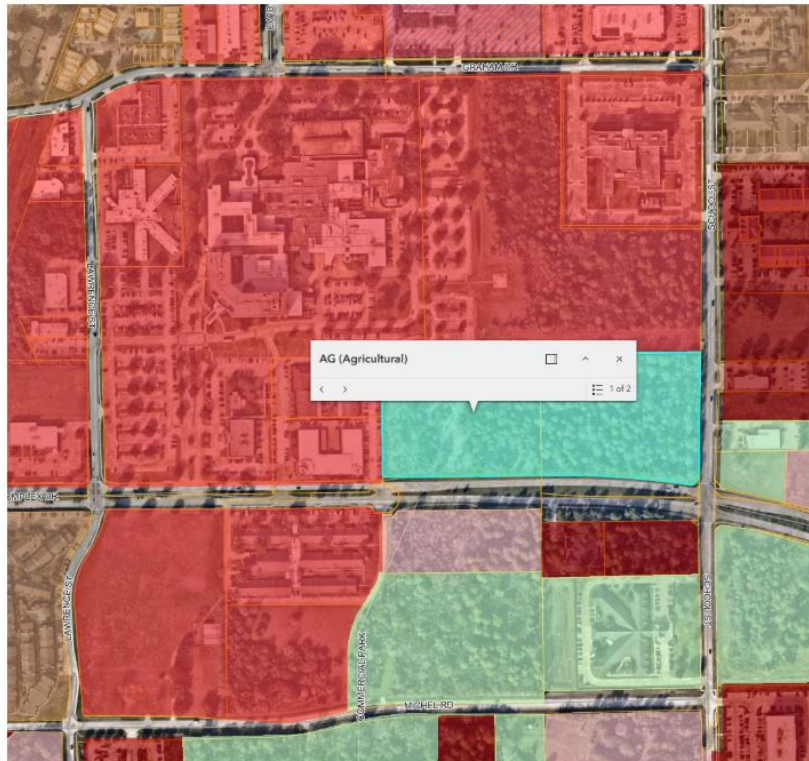
X 
Signature of Owner Date

Community Development Department
201 James St.
Tomball, TX 77375

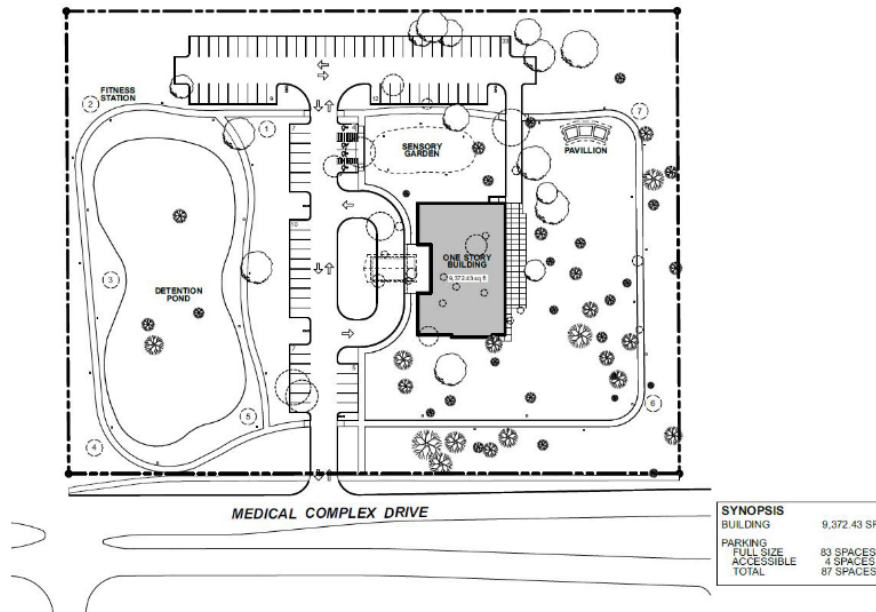
Dear Jared Smith,

We would like to formally request a zoning change for the property located at 0 Medical Complex Drive, Tomball, TX 77375, also identified as TRS 12B & 12C ABST 378 W HURD, HCAD Parcel ID 0430440000058. The parcel is comprised of 5.552 acres of land and is currently zoned as Agriculture. We propose the property to be rezoned as General Retail.

As shown in the existing zoning map below, the site is bounded to the west and north by general retail zoned properties. Said properties contain buildings offering health and wellness services. The current state of the property is undeveloped, covered in grass and trees (mostly pine smaller than 12-inch diameter).



The conceptual plan for the site is to create a one-story building to be utilized as the headquarters for the Tomball Regional Health Foundation (TRHF). Other site features include a detention pond with walking path, fitness station, sensory garden, and pavilion. The development of this site will allow the TRHF to grow and continue its mission "to promote wellness and improve health status for all residents in our communities through programs that enhance access to health care, preventative care and health education." Additionally, the plan for this site will enhance the aesthetic appeal of the surrounding area and community.



Please contact Sean Conley at 832-729-4997 or sean@conleyland.com for any further information. We appreciate your consideration in reviewing this rezoning request and look forward to working with you in our aligned goal of making a positive impact on *our* Tomball Community.

Respectfully,

Sean Conley
Conley Land Services, LLC
On behalf of Tomball Region Health Foundation

**DESCRIPTION OF A 5.552 ACRE TRACT OF LAND
SITUATED IN THE
WILLIAM HURD SURVEY, ABSTRACT 378
CITY OF TOMBALL
HARRIS COUNTY, TEXAS**

Being a 5.552-acre (241,828 square foot) tract of land situated in the situated in the Willaim Hurd Survey, Abstract No. 378, City of Tomball, Harris County, Texas, and being all of a called 5.5516 acre tract of land described in an instrument to Tomball Hospital Authority D/B/A Tomball Regional Health Foundation recorded under Harris County Clerk's File Number RP-2021-280091, said 5.552 acre tract being more fully described by metes and bounds as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "PBS&J CONTROL" lying on the south line of Block 3 of TOMBALL REGIONAL HOSPITAL SUBDIVISION, a subdivision per plat recorded under Film Code Number (F.C. NO.) 424128 of the Harris County Map Records (H.C.M.R.), being the northeast corner of TOMBALL DOCTORS PLAZA SECTION ONE, a subdivision per plat recorded under Volume 306, Page 62 of the H.C.M.R., same being the northwest corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, N 87°43'39" E, with the south line of said Block 3, at a distance of 160.34 feet passing the southwest corner of REPLAT OF FINAL PLAT OF TOMBALL REGIONAL HOSPITAL, a subdivision per plat recorded under F. C. No. 571106 of the H.C.M.R., continuing with the south line of said REPLAT OF FINAL PLAT OF TOMBALL REGIONAL HOSPITAL for a total distance of 565.64 feet to a 5/8-inch iron rod found for the northwest corner of a called 7.799 acre tract of land described in an instrument to North Houston – TRMC, LLC recorded under H.C.C.F. No. RP-2017-295676, same being the northeast corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, S 02°31'09" E, a distance of 427.72 feet with the west line of said 7.799 acre tract to a 5/8-inch iron rod found lying on the north right-of-way line of Medical Complex Drive (width varies) for the southwest corner of said 7.799 acre tract, same being the southeast corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, S 87°45'07" W, a distance of 565.47 feet with the north right-of-way line of said Medical Complex Drive to a scribed "X" in concrete found for the southeast corner of Lot 1 of TEXAS PROFESSIONAL BUILDING SUBDIVISION, a subdivision per plat recorded under F.C. No. 582074 of the H.C.M.R., same being the southwest corner of said 5.5516 acre tract and the herein described tract;

THENCE, N 02°32'30" W, with the east line of said Lot 1, at a distance of 215.64 passing the northeast corner of said Lot 1, continuing with the east line of said TOMBALL DOCTORS PLAZA SECTION ONE for a total distance of 427.48 feet to the **POINT OF BEGINNING** and containing 5.552 acres or 241,828 square feet of land.

SC

04/30/2024

Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
Conleyland.com
TBPELS Firm No. 10194732



RP-2021-280091
05/20/2021 ER \$34.00

GF#21201059858

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: may 18, 2021

Grantor: Tomball 10 Joint Venture, a Texas general partnership

Grantor's Mailing Address:

Tomball 10 Joint Venture
c/o Louis E. Harman, III MD
5930 Royal Ln., Ste. E #322
Dallas, Dallas County, TX 75230

Grantee: Tomball Hospital Authority d/b/a Tomball Regional Health Foundation

Grantee's Mailing Address:

Tomball Regional Health Foundation
29201 Quinn Rd., Ste. A
Tomball, Harris County, TX 77375

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain tract or parcel containing 5.5516 acres of land out of that certain call 9.872 acre tract of land situated in the William Hurd Survey, A-378 in Harris County, Texas, said 9.872 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. H784607, said 5.5516 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with PBS&J cap (found) in the South line of Unrestricted Reserve "A" in Block 3 of Tomball Regional Hospital Subdivision Final Plat, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 428128 of the Harris County Map Records marking the Northeast corner of the remainder of Unrestricted Reserve "A" in Block 1 of Tomball Doctor's Plaza, Section 1, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record in Volume 306, Page 62 of said Harris County Map Records, the Northwest corner of said 9.872 acre tract of land and the Northwest corner of the herein described 5.5516 acre tract

STEWART TITLE

RP-2021-280091

of land;

THENCE N 87°43'42" E, a distance of 565.64 feet, (call S 89°52'02" E, 565.61 feet), along the common line of said Unrestricted Reserve "A" in Block 3 and said 9.872 acre tract of land to a 5/8" iron rod (found) marking the Northwest corner of the remainder of that certain call 7.799 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. V540401, the Northeast corner of said 9.872 acre tract of land and the Northeast corner of the herein described 5.5516 acre tract of land;

THENCE S 02°31'06" E, (call S 00°08'26" E), a distance of 427.72 feet along the common line of said 7.799 acre and said 9.872 acre tracts of land to a 5/8" iron rod (found) in the North right-of-way line of Medical Complex Drive, (variable width), marking the Southwest corner of the remainder of said 7.799 acre tract of land, the Northeast corner of that certain 1.4454 acre tract of land known as Parcel 2 to the City of Tomball as described in a deed filed for record under Harris County Clerk's File No. 20120351956 and the Southeast corner of the herein described 5.5516 acre tract of land;

THENCE S 87°45'10" W, a distance of 565.47 feet along the North right-of-way line of said Medical Complex Drive, the North line of said Parcel 2 and the South line of said 5.5516 acre tract of land to an "x" in concrete (found) in the East line of Lot 1 in Block 1 of Texas Professional Building Subdivision Final, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 582074 of said Harris County Map Records and the West line of said 9.872 acre tract of land marking the Northwest corner of said Parcel 2 and the Southwest corner of the herein described 5.5516 acre tract of land, from this point an "x" in concrete (found) bears N 76°05'03" E, 0.37 feet;

THENCE N 02°32'27" W, (call N 00°08'26" W), along the common line of said 9.872 acre tract of land and said Lot 1 in Block 1, passing at call 215.64 feet the Northeast corner of said Lot 1 in Block 1 and the Southeast corner of the remainder of said Unrestricted Reserve "A" in Block 1, a total distance of 427.48 feet to the POINT OF BEGINNING and containing 5.5516 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the restrictions, encumbrances, easements and conditions listed in Exhibit "A" attached to this deed and incorporated herein by reference, to the extent, but only to the extent, that such title exceptions are presently valid and existing and affect the hereinabove described property. Taxes for 2021 have been prorated as of the date hereof; payment of 2021 taxes, if any, attributable to the period January 1 through the date hereof shall be payable by Grantee.

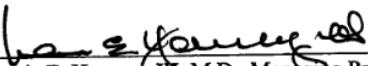
Grantor, for the Consideration and subject to the Reservations from Conveyance

and the Exceptions to Conveyance and Warranty, **GRANTS, SELLS and CONVEYS** to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

SELLER:

TOMBALL 10 JOINT VENTURE

By: 
Louis E. Harman, III, M.D., Managing Partner

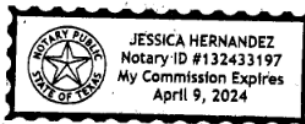
STATE OF TEXAS

§

COUNTY OF ~~HARRIS~~ Dallas

§

This instrument was acknowledged before me on May 18, 2021, by Louis E. Harman, III, M.D., as Managing Partner of Tomball 10 Joint Venture, a Texas general partnership, on behalf said joint venture.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:

Anthony T. Sortino, Attorney
500 W. Main Street

RP-2021-280091

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 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:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, 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 Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

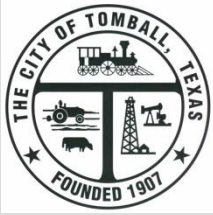
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant 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.



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024

City Council Public Hearing Date: June 17, 2024

Case: OAM24-01

Applicant: City of Tomball

Sections: ADD: Chapter 50-Zoning, Article III.-District Regulations, Section 50-70.1-Single-Family Residential District (SF-7.5)

MODIFY: Chapter 50-Zoning, Article III.-District Regulations, Section 50-82.-Use regulations (charts).

MODIFY: Chapter 50-Zoning, Article IV.-Development Standards, Section 50-112.-Off street parking and loading requirements.

Subject: Add “Single-Family Residential District (SF-7.5)” Zoning District and subsequent development and land use standards, including parking.

Background

Recently there have been several rezoning requests to accommodate higher density single-family detached residential areas. The zoning district options currently available for cases such as this are Single-Family Residential–6 (SF-6) and Single-Family Residential–9 (SF-9). Applicants and City Council have expressed that there is a large gap between these two districts that could be alleviated by a new “middle-ground” density residential district. The goal of the proposed Single-Family Residential–7.5 (SF-7.5) zoning district is to provide more single-family detached residential density when determining appropriate housing densities within the City of Tomball.

Notice of Public Hearing:

A public hearing notice was published in the Potpourri on May 22, 2024.

Proposed Ordinance Amendments:

Code of Ordinance Section(s):

Chapter 50 - Zoning - Article III. – District Regulations

ADD: Sec 50-70.1 – Single-Family Residential District (SF-7.5)

- (a) General purpose and description – The SF-7.5 Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.

- (b) Permitted uses. Those uses listed for the SF-7.5 Single-Family Residential District in the use charts (section 50-82) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. The maximum height in the SF-7.5 district shall be:
 - 1) Two stories, not to exceed 35 feet, for the main building/house.
 - 2) One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations.
 - 1) Size of lots.
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width: 60 feet. Radial lots shall have a minimum width of 70 feet at and for a distance of 30 feet behind the front yard/building line. No lot shall be created that has a front yard less than 30 feet of frontage on the front street.
 - c. Minimum lot depth: 100 feet.
 - d. Nonconforming lots: where a lawfully existing lot having less area, depth, or width than required in this section existed in separate ownership on the effective date of this ordinance from with this chapter is derived, the foregoing regulations relating to the size of such lot shall not prohibit the erection of a single-family dwelling thereon.
 - 2) Size of yards.
 - a. Minimum front yard: 20 feet; where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side yard: five feet. The minimum side yard of a corner lot adjacent to a street shall not be less than 15 feet, except that where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet.
 - c. Minimum rear yard: 15 feet. The minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5 foot minimum rear yard and abutting a 15-foot alley shall have a 7.5 foot minimum rear yard.
 - d. Encroachment by building eaves and air conditioning units: building eaves and air conditioning compressors may encroach not more than three feet beyond building lines into the required rear and side yard on lots created by subdivision plats for single-family residential use duly approved by the city and recorded with the county clerk of either county, as applicable, on or before November 1, 1999.
 - 3) Maximum lot coverage. Maximum lot coverage is 45 percent including main buildings and accessory buildings.
 - 4) Minimum floor area. Minimum floor area per dwelling unit is 1000 square feet of heated and/or air-conditioned floor area.

Chapter 50–Zoning-Article IV.–Development Standards-Section 50-112.–Off-street parking and loading requirements.

MODIFY: (b) Residential districts; off-street parking provisions.

- 1) Parking regulations for the AG, SF-20-E, SF-9, **SF-7.5**, SF-6, and D districts and for planned developments for zero lot line, patio home, townhome and single-family attached dwelling units. For every single-family dwelling unit, a minimum of two off-street parking spaces shall be provided on the same lot as the main structure. For duplexes, two off-street parking spaces for each dwelling unit shall be required. For the purposes of this subsection, the first two parking spaces contained in covered garages and/or covered carports for each dwelling unit shall not be considered as off-street parking spaces. For example, if a dwelling has a three-car garage, one additional off-street parking space would be required in addition to that included within the garage. Off-street parking spaces shall be directly adjacent to a dwelling or garage. If off-street parking spaces are aligned linearly, they shall be directly adjacent to one another. For the purposes of this subsection, the minimum dimensions of each parking space shall be in accordance with table 50-112-1; provided, however, two spaces shall be not less than 12 feet by 40 feet if aligned linearly. All required driveways and parking areas shall have a topping, which is the same as the abutting street, or they may be concrete cement. All additional parking in a required yard must also be of the same material as the abutting street or concrete cement.

Chapter 50 – Zoning - Article III. – District Regulations - Section 50-82 – Use Regulations (charts)

MODIFY:

Types of Land Uses	Residential Zoning Districts					Nonresidential Zoning Districts													OT&MU	Parking ratio (Also see section 50-112)			
	AG	SF-20-E	SF-9	SF-7.5	SF-6			D		MF		MHP	O		NR	GR					C	LI	
Agriculture																							
Bulk grain and/or feed storage	P																		C	C			1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	P	P	P	P	P			P		P		P	P		P	P			P	P		P	None
Feed and grain store/farm supply store ‡	C															C			P	P		C	1 space per 500 square feet
Flour and other grain mills																				P			1 space per 1,000 square feet
Livestock, wholesale/auction	C																						None
Livestock sales/auction	C																						None
Stable, commercial	C																			C			1 space per 1,000 square feet
Stables (private, principal or accessory use) ‡	P				C																		None
Residential																							
Accessory building/structure (business or industry) ‡												P			P	P			P	P		P	None
Accessory building/structure (residential) ‡	P	P	P	P	P			P		P												P	None
Accessory dwelling	P	P	P	P	C			C		C												P	None
Garage/accessory dwelling ‡	P	P	P	P	C			C		C												P	None
Caretaker's, guard's residence ‡	P	C								P		P		P	P				P	P		P	1 space per caretaker/guard
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) ‡										P												P	2 spaces per dwelling
Dwelling, HUD code-manufactured home ‡												P										C	2 spaces per dwelling
Dwelling, industrialized home ‡	P	P	P	P	P			P		P		P										C	2 spaces per dwelling
Dwelling, multiple-family ‡										P												P	2 spaces per dwelling
Dwelling, single-family attached ‡								P		P												P	2 spaces per dwelling
Dwelling—Single-family detached ‡	P	P	P	P	P			P		P												P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡								P		P												P	2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡								P		P												P	2 spaces per dwelling
Home occupation ‡	P	P	P	P	P			P		P						P			P	P		P	None
Residential use ‡	P	P	P	P	P			P		P		P	C		C	C			C			P	2 spaces per dwelling
Private street subdivision	P	P	P	P	P			P		P						C			C			P	None
Office																							
Clinic, emergency care																P			P	P		C	1 space per 150 square feet
Clinic, medical and/or dental												P		P	P				P	P		P	1 space per 300 square feet
Credit agency												P		P	P				P	P		P	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)												P		P	P				P	P		P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)												C		P	P				P	P		P	1 space per 300 square feet
Office, professional and general business ‡												P		P	P				P	P		P	1 space per 300 square feet
Office, parole-probation																P			P	P		C	1 space per 300 square feet
Office showroom/warehouse ‡												C				C			P	P		P	1 space per 300 square feet
Security monitoring company																							1 space per 300 square feet
Temporary real estate field office	P	P	P	P	P			P		P		P	P		P	P			P	P		P	4 spaces
Model home (including sales office)	P	P	P	P	P			P		P		P	P		P	P			C	C		P	2 spaces per model
Personal and Business																							
Ambulance service																C			P	P		C	1 space per 500 square feet
Automobile driving school (including defensive driving)												C			P	P			P	P		P	1 space per classroom seat
Barber/beauty shop (no related school/college)												C			P	P			P	P		P	1 space per 200 square feet
Bed and breakfast inn ‡	P	C	C	C	C			C		C		C		C	P				P			P	2 spaces plus one per guest room
Check cashing service																C			C				1 space per 100 square feet
Dance hall/dancing facility ‡																C			C			P	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	C	C	C	C	C			C		C		C	C		P	P			P	P		P	1 space per 100 square feet
Fortune-telling and similar activities ‡																				C			1 space per 300 square feet
Funeral home ‡																C			P	P		C	See section 50-112
Greenhouse (non-retail/hobby)	P	P	P	P	P			P		P		P										P	None
Health club (indoor)												C			P	P			P	P		P	One space per 300 square feet
Health club (outdoor)															C	P			P	P		P	One space per 300 square feet
Hotel ‡																P			P			C	See section 50-112
Laundromat/washateria/self-service ‡																P			P	P		P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡												C			P	P			P	P		P	1 space per 200 square feet
Loan services (payday/auto title)																C			C				1 space per 100 square feet

Mailing service (private)															P			P	P		P	1 space per 200 square feet
Motel ‡																		C			C	See section 50-112
Pharmacy (retail only)									C		P	P						P	P		P	1 space per 200 square feet
Reception venue	C	C							C		C	P						P	P		P	1 space: 4 seats
Recreational vehicle park									C													
Rehabilitation care facility (halfway house) ‡	C	C	C	C	C			C		C	C		C	P				P	P		C	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	C	C	C	C			C		C			C	P				P	P		P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)									C			P	P					P	P		P	1 per 200 square feet
Sexually oriented business																			C			
Tattoo or body piercing studio ‡																		C				1 space per 200 square feet
Wedding chapel															P			P	P		P	1 per four seats
Retail																						
Antique shop (no outside sales or storage) ‡												P	P					P	P		P	1 space per 500 square feet
Antique shop (with outside storage)													C					P	P		P	1 space per 500 square feet
Apparel shop												P	P					P	P		P	1 space per 200 square feet
Art gallery/museum/dealer ‡									C		P	P						P	P		P	1 space per 500 square feet
Artist or photography studio									C		P	P						P	P		P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡									C		P	P						P	P		P	1 space per 200 square feet
Bakery, retail (with drive-through)											C	P						P	P		P	1 space per 200 square feet
Bakery (wholesale) ‡																		P	P		P	1 space per 500 square feet
Bird and pet shops (retail only)												C	P					P	P		P	1 space per 200 square feet
Book/stationery shop (retail only) ‡												P	P					P	P		P	1 space per 200 square feet
Brewpub									C		C	P						P	P		P	1 space per 1,000 square feet for the brewing of beer, ale
Building material sales/lumber yard ‡													C					P	P		P	1 space per 1,000 square feet
Carpenter shop													C					P	P		P	1 space per 500 square feet
Catering service													P					P	P		P	1 space per 500 square feet
Coffee roasting																		C	P			1 space per 1,000 square feet
Consignment shop												C	C					P	P		P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡									C			P						P	P		C	See section 50-112
Copy shop ‡									C		P	P						P	P		P	1 space per 200 square feet
Drinking establishment									C		C	P						P	P		P	
Drug store (retail only)													P					P	P		P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡												C	C					P	P		P	Greater: 1 per 100 square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡									C		P	P						P	P		P	
Eating establishment (with drive-through service) ‡											C	P						P	P		P	
Electronic goods (retail only)												P	P					P	P		P	1 space per 200 square feet
Florist shop (retail only) ‡									C		P	P						P	P		P	1 space per 200 square feet
Food or grocery store												P	P					P	P		P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡												C	P					P	P		P	1 space per 500 square feet
Furniture store (new and used) ‡												C	P					P	P		P	1 space per 200 square feet
General retail stores (no outside storage)												P	P					P	P		P	1 space per 200 square feet
Gift or card shop (retail only)									C		P	P						P	P		P	1 space per 200 square feet
Hardware store												P	P					P	P		P	1 space per 400 square feet
Hobby and crafts store (retail only)									C			P	P					P	P		P	1 space per 200 square feet
Home improvement center													P					P	P		P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store												P	P					P	P		P	1 space per 200 square feet
Market, open air																		C	C		C	1 space per 200 square feet
Meat and fish market (retail only)													P					P	P		P	1 space per 200 square feet
Mobile food court													C					C	C		C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films													C					P	P		P	1 space per 300 square feet

[illegible]

[illegible]

Community or social buildings ‡	C	C	C	C				C		C		C	P		P	P		P	P		P	1 space per 1,000 square feet
Country club (private) ‡	C	C	C	C				C		C			C		C	C		C	C		P	10 spaces plus one per 300 square feet above 2,000
Earth satellite dish (private, less than 3 feet in diameter)																						See section 50-116
Electric power plant																		C	P		C	1 space per 1,000 square feet
Electric storage system																		C				2 spaces per facility
Electrical substation ‡	C	C	C	C	C			C		C		C	C		C	C		C	C		C	1 space per 1,000 square feet
Exhibition hall ‡															C			P	P		C	1 space per 100 square feet
Fair ground or rodeo ‡	C																	C	C		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	P	P	P			P		P		P	P		P	P		P			P	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡												C		C	P			P	P		P	10 spaces plus 1 per 300 square feet above 2,000
Fraternity or sorority house ‡								C		C		C		C	C			C			C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	C	C	C	C	C			C		C		C	P		P	P		P	P		P	1 space per 300 square feet
Helipad ‡												C			C			C	C		C	3 spaces
Helistop												C		C	C			C	C		C	3 spaces
Hospital ‡												C			P			P	P		P	1 space per bed
Household care facility ‡	P	P	P	P	P			P		P					P			P	P		P	1 space per 6 clients
Household care institution																						1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡																C		C	P		C	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	C	C	C	C	C			C		C		C	C		C	P		P	P		P	1 space per 200 square feet
Municipal facility or use ‡	P	P	P	P	P			P		P		P	P		P	P		P	P		P	1 space per 300 square feet
Museum	C	C	C	C	C			C		C		C	C		C	P		P	P		P	See section 50-112
Park and/or playground (private) ‡	P	P	P	P	P			P		P		P	P		P	P		P	P		P	
Park and/or playground (public, municipal) ‡	P	P	P	P	P			P		P		P	P		P	P		P	P		P	
Penal or correctional institutions	C																	P	P		C	1 space per 500 square feet
Post office (governmental)	P	P	P	P	P			P		P		P	P		P	P		P	P		P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)																P		P	P		C	1 space per 4 seats
Radio, television and communications towers																						See section 50-116
Rectory/parsonage	P	P	P	P	P			P		P		P	P		P	P		P	P		P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡																						See Assisted living facility
Riding academy	P	C	C	C	C			C		C		C	C		C	C		C	P		C	1 space per five stalls
Sanitary landfill (private)																			C			1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)															C	P		P	P		P	1 space per three students, based on design
School, college or university	C	C	C	C	C			C		C		C	C		C	P		P	P		P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡												C		C	P			P	P		P	1 space per student
School, public or denominational ‡	P	P	P	P	P			P		P		P	P		P	P		P	P		P	See section 50-112
School, other than public or denominational ‡												C		C	P			P	P		P	
Sheltered care facility ‡																C		C	C		C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡																						See ch. 34 of this Code
Skilled nursing facility ‡										P			C		C	C		P			C	See section 50-112
Studio for radio and/or television (no towers) ‡													P		P	P		P	P		P	1 space per 200 square feet
Commercial and Wholesale Trade																						
Animal kennel (outdoor pens)	P																	C	P			1 space per 500 square feet
Appliance repair																P		P	P		P	1 space per 500 square feet
Book binding																		P	P		P	1 space per 500 square feet
Carpet and rug cleaning plant																C		P	P		C	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	C																		C			1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡																C		P	P		C	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)															P	P		P	P		P	1 space per 1,000 square feet
Construction contractor with storage yard	C																	P	P			1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles																P		P	P		P	1 space per 1,000 square feet of land

Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P	P	P				P		P			P	P			P	P		P	None	
Distribution center ‡																		P	P		C	1 space per 1,000 square feet	
Electric repair, (domestic equipment and autos)										C			C	P				P	P		P	1 space per 1,000 square feet	
Electronic assembly																		P	P		C	1 space per 1,000 square feet	
Electro-plating/electro-typing																		P	P		C	1 space per 1,000 square feet	
Exterminator service/company (no outdoor sales or storage)														P				P	P		P	1 space per 300 square feet	
Fix-it shops, small engine, saw filing, mower sharpening														C				P	P		C	1 space per 500 square feet	
Fur/hide tanning and finishing																			C			1 space per 1,000 square feet	
Heating and air conditioning sales/services														C				P	P		C	1 space per 1,000 square feet	
Iron works (ornamental)																		C	P			1 space per 1,000 square feet	
Lawnmower repair and/or sales														C				P	P		C	1 space per 500 square feet	
Loading or storage tracks																		P	P		C	None	
Locksmith													P	P				P	P		C	1 space per 500 square feet	
Machine shop																		P	P		C	1 space per 1,000 square feet	
Maintenance and repair service for buildings/antiorial														C				P	P		C	1 space per 500 square feet	
Manufactured home display or sales (new or used) ‡																		C	P		C	1 space per 1,000 square feet	
Mattress, making and renovating																		P	P		C	1 space per 1,000 square feet	
Milk depot, wholesale																		P	P			1 space per 1,000 square feet	
Mini-warehouse/self storage ‡														C				P	P		C	See section 50-112	
Mortuary														C				P	P		C	See section 50-112	
Moving and storage company																		P	P		C	1 space per 1,000 square feet	
News printing																		P	P		C	1 space per 1,000 square feet	
Outdoor sales as a primary use ‡														C				P	P			1 space per 5,000 square feet of land area	
Pawn shop ‡																		P	P		C	1 space per 200 square feet	
Pet and animal grooming shop (no outside kennels) ‡													C	P				P	P		P	1 space per 200 square feet	
Plumbing shop														C				P	P		C	1 space per 200 square feet	
Printing equipment, supplies and repairs														C				P	P		C	1 space per 500 square feet	
Propane sales filling (retail)														C				P	P		C	1 space per 200 square feet	
Publishing and printing company														C				P	P		P	1 space per 500 square feet	
Quick lube/oil change/minor inspection														P				P	P		P	1 space per 200 square feet	
Salvage storage yard ‡																			C			5 per acre	
Scientific and industrial research laboratories (hazardous) ‡																		C	P			1 space per 300 square feet	
Scientific and industrial research laboratories (nonhazardous) ‡											P			C				P	P		P	1 space per 300 square feet	
Scrap metal storage yard																			C			5 space per acre	
Security systems installation company													C	C				P	P		C	1 space per 300 square feet	
Sheet metal shop																		P	P			1 space per 1,000 square feet	
Storage of cement, sands and gravel	C																	C	P			1 space per 5,000 square feet of storage area	
Storage of used lumber and building materials																		C	P			1 space per 5,000 square feet of storage area	
Taxicab storage and repair																		P	P			1 space per 500 square feet	
Taxidermist	C													C				P	P			1 space per 500 square feet	
Tool and machinery rental (indoor storage only) ‡														P				P	P		P	1 space per 200 square feet	
Tool and machinery rental (with outdoor storage) ‡														C				P	P		C	1 space per 200 square feet	
Vacuum cleaner sales and repair ‡														P				P	P		P	1 space per 200 square feet	
Veterinarian clinic (indoor kennels) ‡	P													C	P			P	P		P	1 space per 500 square feet	
Veterinarian clinic (outdoor kennels or pens) ‡	C																	C	P			1 space per 500 square feet	
Warehouse (defined under storage or wholesale warehouse) ‡															C			P	P		C	1 space per 1,000 square feet	
Welding shop															C			P	P		C	1 space per 1,000 square feet	
Wholesale trade, nondurable goods															C			P	P		C	1 space per 1,000 square feet	
Woodworking shops															C			P	P		C	1 space per 1,000 square feet	
Wrecking materials yard ‡																			C			1 space per 1,000 square feet	
Light and Heavy Manufacturing/Industrial																							
Acid manufacture																			C			1 space per 1,000 square feet	
Adhesives and sealants manufacture																		C	C			1 space per 1,000 square feet	
Aircraft parts manufacture																			P			1 space per 1,000 square feet	

Lumber mill/yard																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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RECOMMENDATION

City Staff recommends approval of OAM24-01.

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**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 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:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, 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 Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

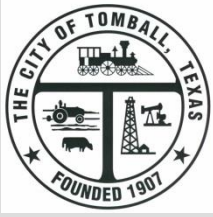
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant 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.



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024

City Council Public Hearing Date: June 17, 2024

Case: OAM24-02

Applicant: City of Tomball

Sections: MODIFY: Chapter 50-Zoning, Article I. In General, Section 50-2-Definitions and Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Subject: Replace “Sheltered care facility” definition with “Boarding home facility” definition. Update the use charts by replacing “Sheltered care facility” with “Boarding home facility”.

Background

City Staff identified a land use in Chapter 50-Zoning that is not defined consistently with the recently adopted Boarding Home Regulations, within Chapter 22, Article VIII of the Tomball Code of Ordinances and Section 260.001 of the State of Texas Health and Safety Code. For consistency, the “Sheltered care facility” land use is proposed to be replaced with “Boarding home facility” land use. This amendment includes modifying Article I. In General, Section 50-2 Definitions and Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Notice of Public Hearing:

A public hearing notice was published in the Potpourri on May 22, 2024.

Proposed Ordinance Amendments:

Code of Ordinance Sections:

Chapter 50-Zoning-Article I. In General, Section 50-2 Definitions

Add:

Boarding home facility – An establishment that furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration or medication but does not provide personal care services to those persons.

Delete:

~~Sheltered care facility means a nonprofit or for-profit boardinghome for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.~~

Chapter 50-Zoning-Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Modify:

P	Designates use permitted in the zoning district indicated
(Blank)	Designates use prohibited (i.e., not allowed) in the zoning district indicated
C	Designates use may be permitted in the zoning district indicated by a CUP (also see section 50-81)
‡	The land use is defined within section 50-2

Types of Land Uses	Residential Zoning Districts										Nonresidential Zoning Districts								Parking ratio		
	AG	SF-20-E	SF-9	SF-6			D		MF		MHP	O		GR			C	LI		OT&MU	Also see section 50-112
Institutional/Government																					
Sheltered care facility ‡ Boarding home facility									C					C			C	C		C	1 space per three beds or 1.5 per dwelling

Recommendation

City Staff recommends approval of OAM24-02.