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
 - <u>D.1</u> Consideration to Approve the Minutes of the Special Joint City Council & Planning and Zoning Commission Meeting of May 6, 2024.
 - <u>D.2</u> 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.

- <u>E.2</u> Minor Plat of <u>Charlies Business Park:</u> 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 <u>TCG Capital Two:</u> 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 <u>Wood Leaf Reserve</u>, <u>Section #3:</u> 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.
- Conduct a public hearing and consideration to approve <u>Ordinance Amendment</u>

 <u>OAM24-02:</u> 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

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 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 She	et		Meeting Date: June 10, 2024	
	to Approve the Minutes of the Meeting of May 6, 2024.	e Special Joint	City Council & Planning and Zoning	
Background:				
Origination:	Community Development			
Recommenda	tion:			
Approval				
Party(ies) res	ponsible for placing this iten	_	Kim Chandler, Community Development Coordinator	
FUNDING (I	F APPLICABLE)			
Are funds speci	fically designated in the current	budget for the fu	all amount required for this purpose?	
Yes: N	No:	If yes, spe	cify Account Number: #	
If no, funds w	ill be transferred from account	t: <u>#</u>	To Account: #	
Signed:		Approve	d by:	
	Staff Member Dat	te	City Manager Date	

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



MONDAY, MAY 6, 2024

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
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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.

Commission Chair Commission Secretary

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

PASSED AND APPROVED this		day of 2024.
W' Cl II	D 1 T	
Kim Chandler	Barbara Tague	
Community Development Coordinator/	Commission Chair	

Planning & Zoning Commission Meeting Agenda Item

Data Sheet	Meeting Date: June 10, 2024
Topic: Consideration to Approve the Minutes of the Reg May 13, 2024.	gular Planning and Zoning Commission Meeting of
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 budge	et 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: #
	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.

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:

E.1 Consideration to approve Final Plat of <u>Mendoza Estates:</u> 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.

Banjamin 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 <u>Tomball Shopping Center:</u> 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.

Banjamin 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 Aye
Commissioner Ross Aye
Commissioner Moore
Commissioner Harris
Commissioner Anderson
Aye

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	Barbara Tague	
Community Development Coordinator/	Commission Chair	
Commission Chair Commission Secretary		

Planning and Zoning Commission Meeting Agenda Item

Data Sheet	Meeting Date: June 10, 2024
Topic: Consideration to Approve the Minutes of the Spe Commission Meeting of May 20, 2024.	cial Joint City Council & Planning and Zoning
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 budge	et 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

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



MONDAY, MAY 20, 2024

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.

_	3. T	D	•
D.	ATT	Rite	iness:
D.	INCW	Duo	mess.

- 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	Barbara Tague	
Community Development Coordinator/	Commission Chair	
Commission Chair Commission Secretary		

Planning & Zoning Commission Agenda Item Data Sheet

Staff Member

Data Sheet	Meeting Date: June 10, 2024
Topic:	
A-34, Harris County, Texas, being a replat of subdivision as recorded in Film Code Number together with a replat of Lots 1, 2, 11 and 12 in subdivision as recorded in Volume 15, page 43	86 acre tract of land situated in the Joseph House Survey. Lot 1 in Block 1 of Northwest Houston Heart Center, a 621269, of the Map Records of Harris County, Texas, Block 6 of Main Street Addition to the City of Tomball, a of said Map Records and two called 0.046 acre tracts as ambers RP-2024-91358 and RP-2024-91359 of the Real
Background:	
Origination:	
Recommendation:	
Staff approved with no conditions.	
Party(ies) responsible for placing this item or	agenda: Benjamin Lashley, Assistant City Planner
FUNDING (IF APPLICABLE)	
Are funds specifically designated in the current budg	get 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: #

_Approved by: _

Date

City Manager

Date

CITY OF TOMBALL

Plat Name: Holderrieth Office	Plat Type: Minor
Construction Drawings for Public Facilitie	s required? Yes No X N/A
Plat within City Limits X	Within Extraterritorial Jurisdiction
Planning and Zoning Commission Meeting	g Date: <u>June 10, 2024</u>
The above Plat has been reviewed for cor City of Tomball, Texas. Based on this presented to the Planning & Zoning Com Process:	s review, the following comments are
Community Development approves this Pl	at 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 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 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 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__.

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 __o'clock __.M., and duly recorded on ___ _____, 202__, at ____o'clock __.M., and at Film 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

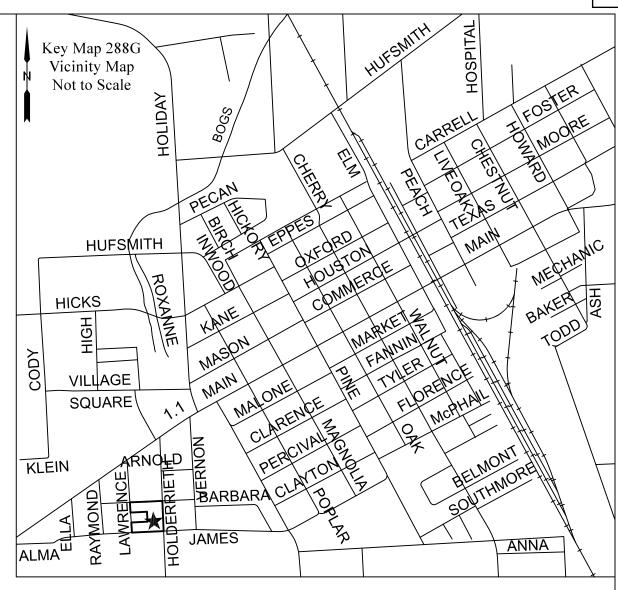
Teneshia Hudspeth County Clerk of Harris County, Texas

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



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

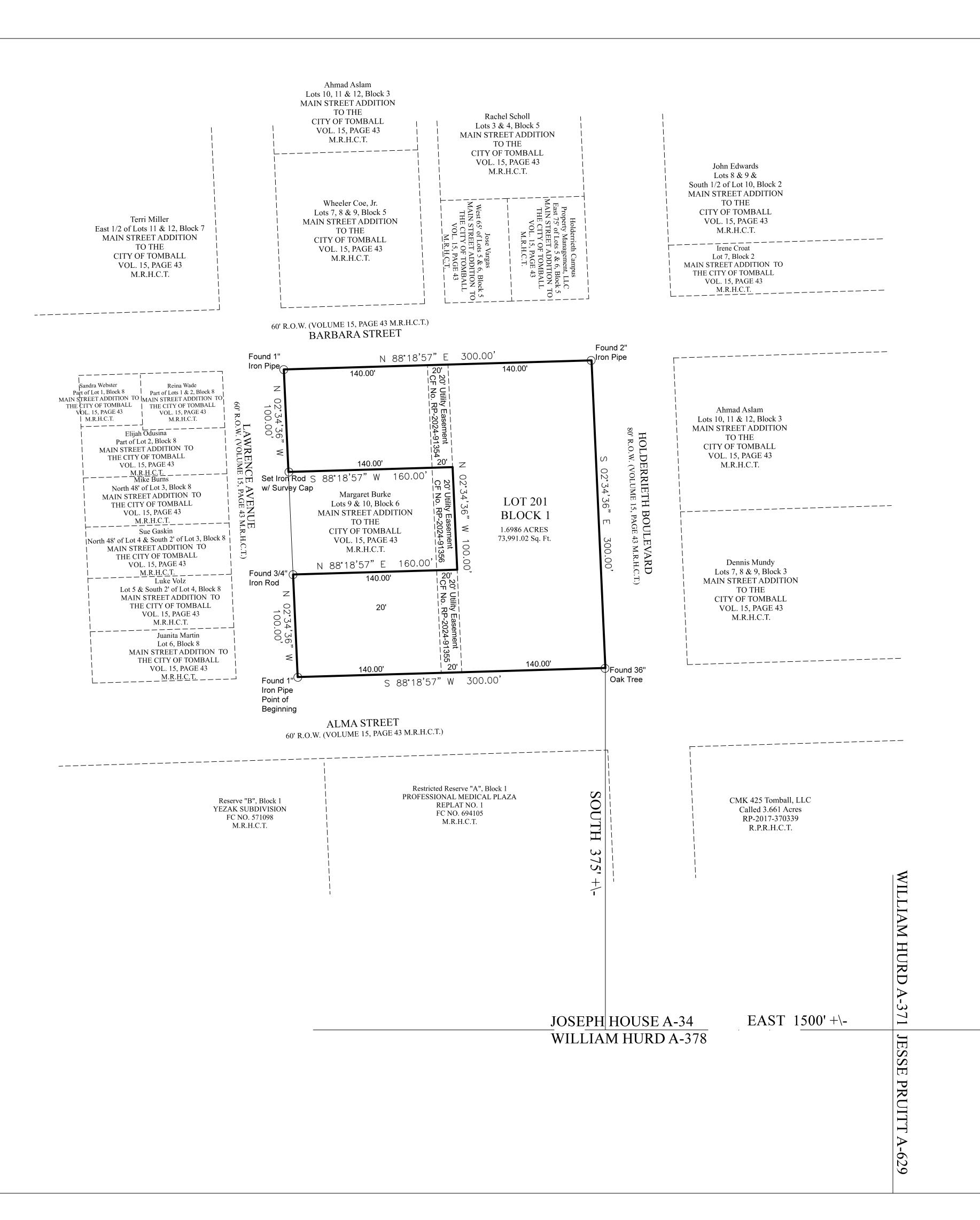
Surveyor: C & C Surveying Inc.

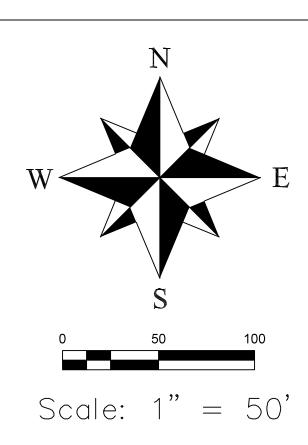
survey@ccsurveying.com

www.ccsurveying.com

Firm Number 10009400 33300 Egypt Lane, Suite F200 Magnolia, Texas 77354 Office: 281-356-5172

May 2024 Sheet 1 of 2 23 - 0229





Notes:

have been shown.

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

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 2 of 2 23-0229

Planning & Zoning Commission Agenda Item Data Sheet

Data Sheet	Meeting Date: June 10, 2024
Topic:	
Minor Plat of <u>Charlies Business Park:</u> A subd Survey, Abstract No. 730, Harris County, Texas.	livision of 11.9861 acres of land out of the J.S. Smith
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 budge	et 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: <u>Charlies Business Park</u>	Plat Type: Minor			
Construction Drawings for Public Facilitie	s required? Yes No X N/A			
Plat within City Limits	Within Extraterritorial Jurisdiction X			
Planning and Zoning Commission Meeting	g Date: <u>June 10, 2024</u>			
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 Pl	at 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

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

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 compile 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

10910 FM 2920 INCORPORATED, a Texas corporation

Charles Duke President

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

Notary Public in and for the State of Texas

My Commission expires:

Print Name:

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

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

> Notary Public in and for the State of Texas Print Name:

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

My Commission expires:___

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 _____ o'clock __.M., and duly recorded on ____ _____ 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

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 on 20__ by an order entered into the minutes of the court.

> Teneshia Hudspeth County Clerk Of Harris County, Texas

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-2020-344564 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.

PRINT NAME

STATE OF TEXAS

COUNTY OF HARRIS

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

CURVE TABLE

NO. | LENGTH | RADIUS | DELTA | CHD. BRG. | CHORD

CALLED 2.50 ACRES, EAST ½ OF OUTLOT 454,

TOMBALL OUTLOTS

VOLUME 2, PAGE 65, HCMR CHARLES & KENNIE M. KERR

HCCF NO. Y112199 H.C.D.R.

BAKER HUGHS OILFIELD

328.28' | 1,205.92' | 15°35'51" | N 79°33'13" W | 327.27'

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

Charles L. Gilmore

STATE OF TEXAS

CALLED 15.074 ACRES

PT OF LOTS 455, 456 & 457,& TR 458A

TOMALL OUTLOTS, H.C.C.F.

NO. M12244 CHARLES J & BARBARA SEBER

ND 1/2" I.R.

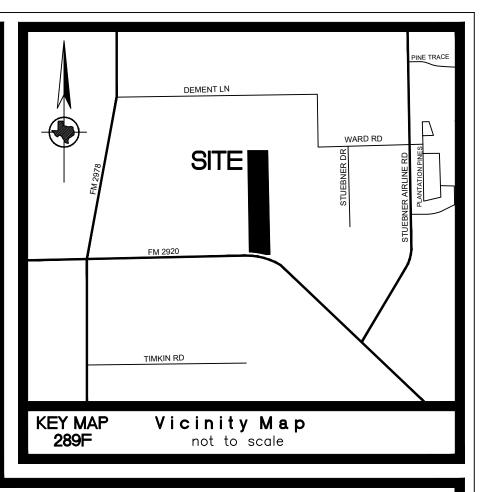
N 87°44'09" E 318.64'

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

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



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.

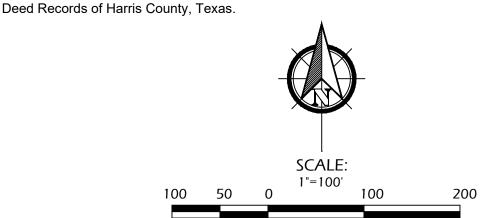


Fred W. Lawton Texas Registration No. 2321

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:

- 1. 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
- 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.
- 3. 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
- 5. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown. 6. 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. 7. 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 9. 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.
- 10. Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- 11. 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.
- 12. 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. 13. 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. 14. 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



CHARLIES BUSINESS PARK

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

1 RESERVE 1 BLOCK

OWNER:

10910 FM 2920 INCORPORATED, a Texas corporation 14106 CARNESWOOD LANE TOMBALL, TEXAS 77375-4008

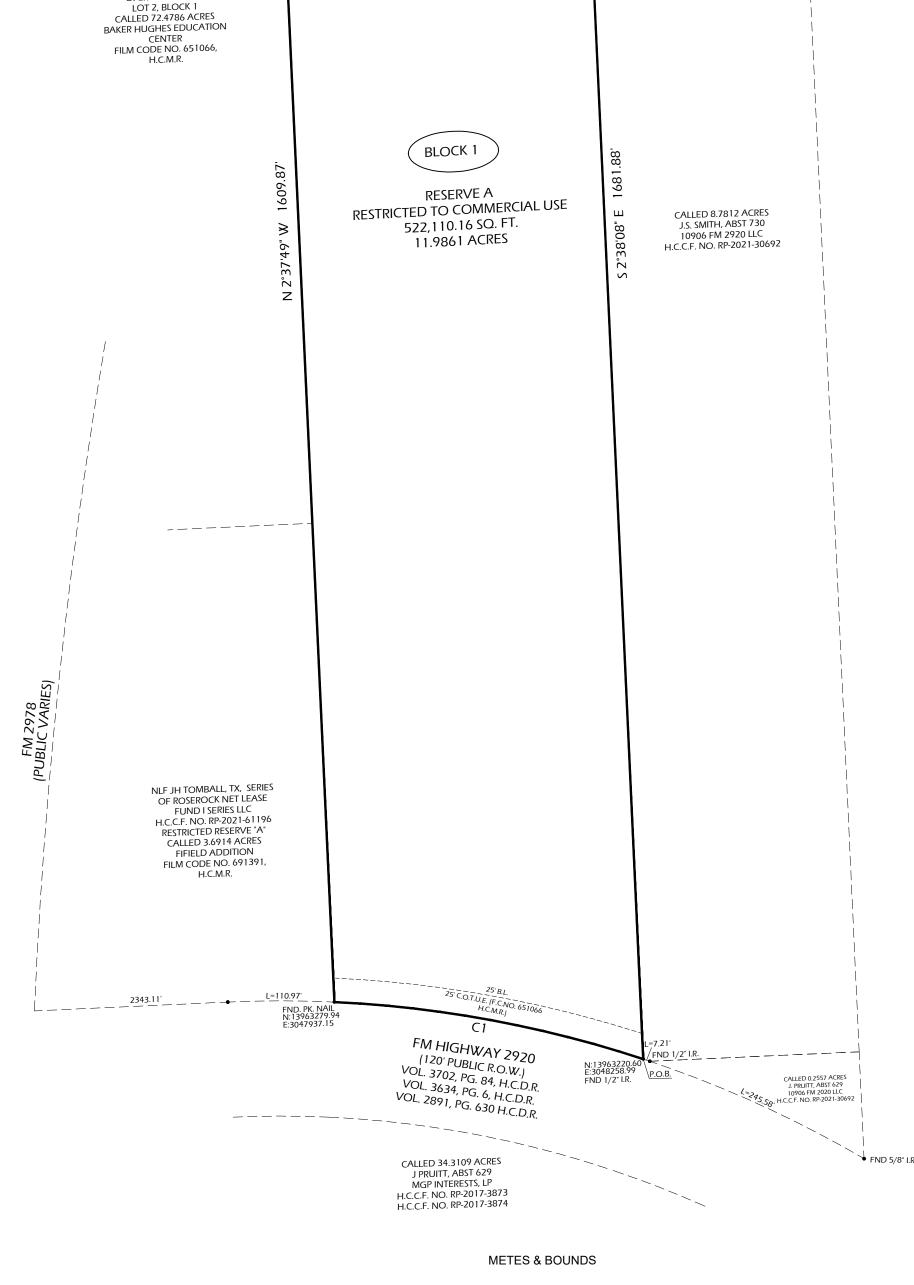
> OKSANA DUKE 5523 RANCH HILL DRIVE MAGNOLIA, TEXAS 77354

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



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.

Planning & Zoning Commission Agenda Item Data Sheet

	Meeting Date: June 10, 2024
Торіс:	
Jesse Pruitt Survey, A-629, Harris County, Texa Number 692638, of the Map Records of Harris	854 acre (260,724.59 Sq. Ft.) tract of land situated in the as, being a replat of TCG Capital as recorded in Film Code County, Texas, together with a replat of a portion of Lot as recorded in Film Code Number 678215, of said Map
Background:	
Origination:	
Recommendation:	
Staff approved with no conditions.	
Party(ies) responsible for placing this item o	agenda: Benjamin Lashley, Assistant City Planner
FUNDING (IF APPLICABLE) Are funds specifically designated in the current budgets.	get 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 Facilitie	s required? Yes No X N/A
Plat within City Limits X	Within Extraterritorial Jurisdiction
Planning and Zoning Commission Meeting	g Date: <u>June 10, 2024</u>
The above Plat has been reviewed for cor City of Tomball, Texas. Based on this revie to the Planning & Zoning Commission for	ew, the following comments are presented
Community Development approves this Pl	at 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 _____, 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 ____

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 __

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

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

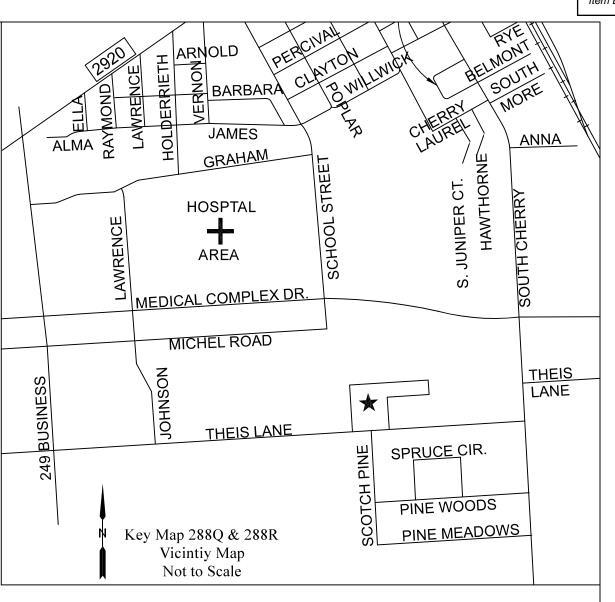
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

Notary Public in and for the State of Texas

My Commission expires:



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

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

following combined scale 0.999943399814.

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

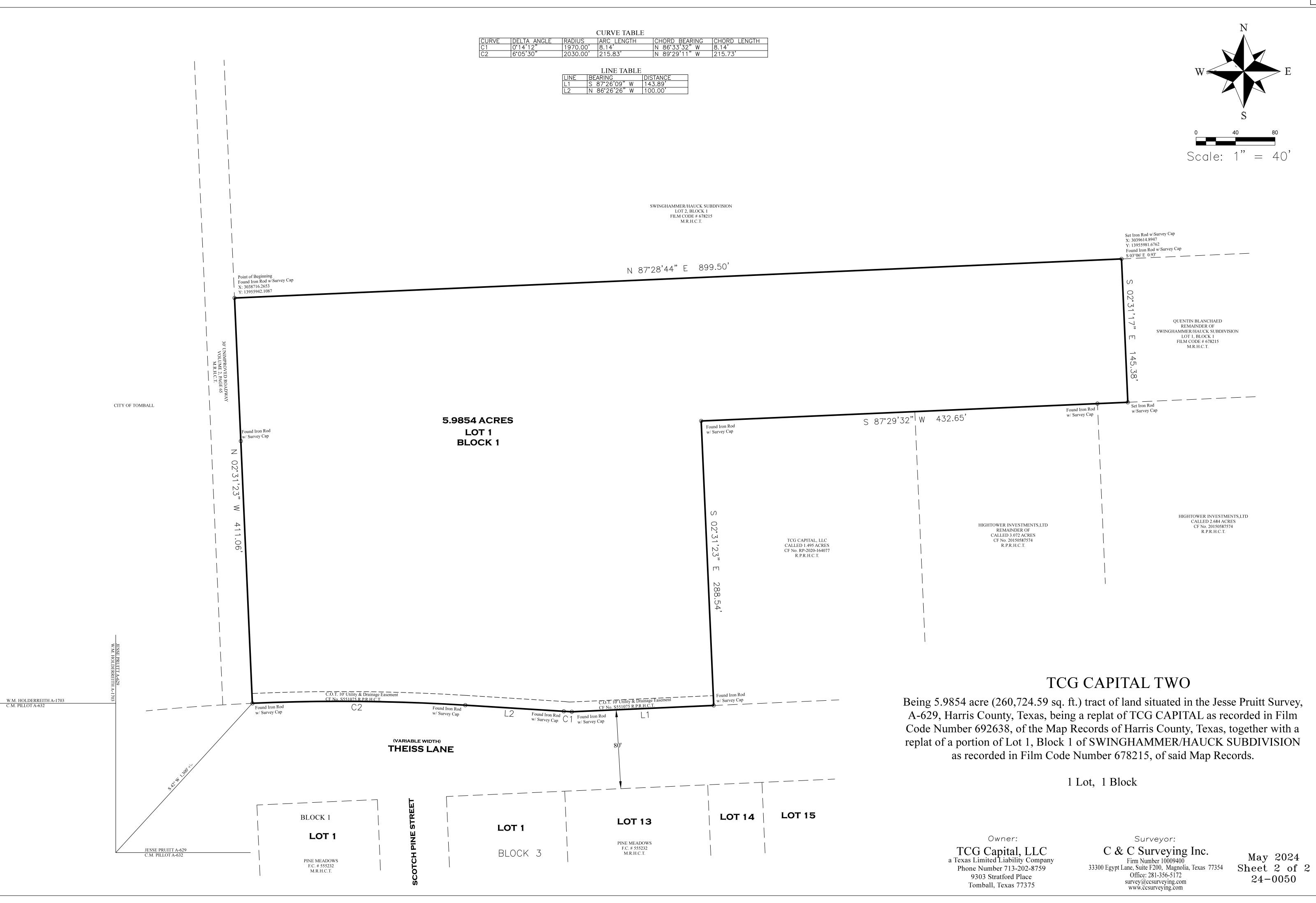
C & C Surveying Inc. Firm Number 10009400 33300 Egypt Lane, Suite F200, Magnolia, Texas 77354

May 2024 Sheet 1 of 2 24 - 0050

24

Surveyor:

Office: 281-356-5172 survey@ccsurveying.com www.ccsurveying.com



Planning & Zoning Commission Agenda Item Data Sheet

Data Sheet	Meeting Date: June 10, 2024
Topic:	
Consideration to approve Final Plat of Wood Lea of land out of the Claude N. Pillot Survey, A-632	f Reserve, Section #3: A subdivision of 40.6455 Acres City of Tomball, Harris County, Texas.
Background:	
Origination:	
Recommendation:	
Staff recommends approval with conditions	
Party(ies) responsible for placing this item on a	agenda: Benjamin Lashley, Assistant City Planner
FUNDING (IF APPLICABLE)	
Are funds specifically designated in the current budget	t for the full amount required for this purpose?
Yes: No:	f yes, specify Account Number: #
If no, funds will be transferred from account: #	To Account: #
	Approved by:
Staff Member Date	City Manager Date

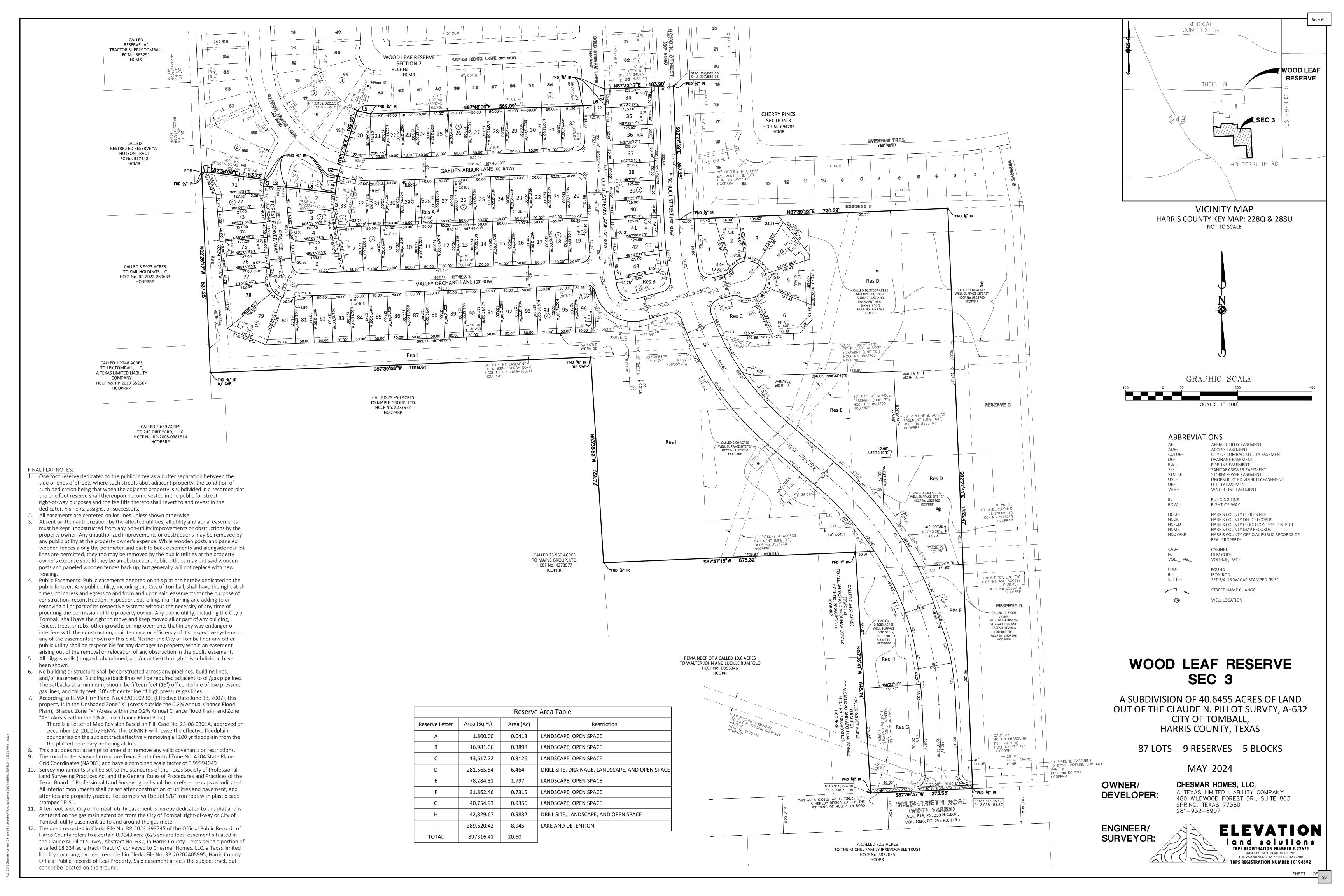
CITY OF TOMBALL

Plat Name: Wood Leaf Reserve Section 3	Plat Type: <u>Final</u>
Construction Drawings for Public Facilities	required? Yes X No N/A
Plat within City Limits X	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).



Lot Area Table Block 2				
Parcel #	Area (Sq Ft)	Area (AC)		
34	6250.00	0.1435		
35	6250.00	0.1435		
36	6250.00	0.1435		
37	6250.00	0.1435		
38	6250.00	0.1435		
39	6250.00	0.1435		
40	6250.00	0.1435		
41	6276.12	0.1441		
42	6464.52	0.1484		
43	6415.10	0.1473		
Lot Area Table Block 3				

42	0404.32	0.1404
43 6415.10		0.1473
	Lot Area Table Block 3	Ż
Parcel #	Area (Sq Ft)	Area (AC)
20	6358.57	0.1460
21	5060.93	0.1162
22	4800.00	0.1102
23	4800.00	0.1102
24	4800.00	0.1102
25	6000.00	0.1377
26	6000.00	0.1377
27	6000.00	0.1377
28	6000.00	0.1377
29	6000.00	0.1377
30	6000.00	0.1377
31	6000.00	0.1377
32	7248.39	0.1664

	Lot Area Table Block 8	Э
Parcel #	Area (Sq Ft)	Area (AC)
1	10964.55	0.2517
2	7245.05	0.1663
3	9967.36	0.2288
4	9716.32	0.2231
5	9481.09	0.2177
6	12651.17	0.2904

	Lot Area Table Block 4	3			Lot Area Table Block 7	3
Parcel #	Area (Sq Ft)	Area (AC)	Ī	Parcel #	Area (Sq Ft)	Area (A0
71	6687.49	0.1535		2	7046.34	0.1618
72	5379.29	0.1235	Ī	3	4983.73	0.1144
73	5080.00	0.1166	Ī	4	5119.93	0.1175
74	5080.00	0.1166	Ī	5	5256.12	0.1207
75	5080.00	0.1166	Ī	6	6352.08	0.1458
76	5080.00	0.1166		7	7112.10	0.1633
77	5188.94	0.1191		8	6000.00	0.1377
78	8872.78	0.2037		9	6000.00	0.1377
79	9536.49	0.2189	Ī	10	6000.00	0.1377
80	6932.44	0.1591		11	6000.00	0.1377
81	6342.66	0.1456		12	6000.00	0.1377
82	6350.00	0.1458	Ī	13	6000.00	0.1377
83	6350.00	0.1458		14	6000.00	0.1377
84	6350.00	0.1458	Ī	15	6000.00	0.1377
85	6350.00	0.1458	Ī	16	6000.00	0.1377
86	6350.00	0.1458	Ī	17	6000.00	0.1377
87	6350.00	0.1458	Ī	18	6000.00	0.1377
88	6350.00	0.1458		19	6689.19	0.1536
89	6350.00	0.1458		20	6589.48	0.1513
90	6350.00	0.1458	Ī	21	6000.00	0.1377
91	6350.00	0.1458	Ī	22	6000.00	0.1377
92	6350.00	0.1458	Ī	23	6000.00	0.1377
93	6350.00	0.1458	Ī	24	6000.00	0.1377
94	6350.00	0.1458	Ī	25	6000.00	0.1377
95	6350.00	0.1458	Ī	26	6000.00	0.1377
96	6264.34	0.1438		27	6000.00	0.1377
				28	4800.00	0.1102
			Ī	29	4800.00	0.1102
				30	4800.00	0.1102
			Ī	31	5104.41	0.1172
				32	5524.38	0.1268
			Ī	33	6119.69	0.1405

Lot Area Table

Lot Area Table

		С	URVE TABI	_E	
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	230.00'	17.94'	004°28'05"	S05°09'50"W	17.93'
C2	330.00'	2.07'	000°21'33"	S73'31'15"E	2.07'
C3	300.00'	96.86'	018°29'58"	N82°57'01"W	96.44'
C4	200.00'	27.10'	007°45'52"	S00°57'09"E	27.08'
C5	55.00'	83.86'	087°21'55"	S48°31'02"E	75.97'
C6	965.00'	137.84'	008°11'03"	S06°33'15"E	137.72
C7	75.00'	124.14	094°50'03"	S58°03'47"E	110.44
C8	750.00'	616.45	047°05'35"	N26°00'47"W	599.24
C9	850.00'	700.52	047°13'11"	N25°56'59"W	680.86
C10	25.00'	39.16'	089°44'17"	N47°19'52"W	35.27'
C11	25.00'	39.38'	090°15'43"	N42°40'08"E	35.44'
C12	85.00'	8.03'	005°24'53"	S07°32'31"E	8.03'
C13	25.00'	11.79'	027°00'44"	N03°15'24"E	11.68
C14	50.00'	113.94'	130°33'37"	S48*31'02"E	90.84'
C15	25.00'	11.79'	027°00'44"	S79°42'31"W	11.68
C16	85.00'	8.03'	005°24'53"	S89°29'33"E	8.03'
C17	25.00	38.12	087°21′55″	S48°31'02"E	34.53'
C18	25.00'	33.99'	077°54'06"	N53°14'57"W	31.43'
C19	25.00'	40.45'	092°41'44"	N41°27'08"E	36.18'
C20	30.00'	44.88'	085°43'10"	N62°37'14"W	40.81
C21	30.00'	44.97'	085°53'18"	N31°34'32"E	40.88'
C22	30.00'	49.72'	094°57'36"	S58°00'00"E	44.22'
C23	30.00'	49.83'	095°09'51"	S26°56'16"W	44.29'
C24	25.00'	18.69'	042°50'00"	N84°03°48″W	18.26'
C25	25.00'	18.69'	042°50'00"	N53°06'11"E	18.26'
C26	50.00'	231.84'	265°40′01″	N15°28'49"W	73.33′
C27	500.00'	89.92	010។8'16"	N14°33′56"W	89.80'
C28	500.00'	80.81'	00915'37"	N14°02'36"W	80.72
C29	895.00'	110.49'	007°04'25"	N05°52'35"W	110.42'
C30	805.00'	99.38'	007°04'25"	N05°52'35"W	99.32'
C31	30.00'	47.12'	089 ° 59'58"	S47°20'22"E	42.43'
C32	30.00'	47.12'	089 ° 59'57"	N42°39'36"E	42.43'
C33	50.00'	20.70'	023°43′03"	S04°54'15"W	20.55'

S82°53'00"E

C34 | 60.00' | 18.30' | 017°28'28" |

	LINE TABL	.E		
LINE	BEARING	LENGTH		
L1	N87°33'48"E	15.22		
L2	S87°04'13"E	60.00'		
L3	S83°20'05"E	132.59		
L4	N06°49'15"E	46.06'		
L5	S77°12'01"E	37.28'		
L6	N87°32'17"E	60.00'		
L7	N02°27'43"W	41.98*		
L8	S02°27'59"E	35.38'		
L9	S02°27'59"E	35.30′		
L10	N09°24'48"W	55.45'		
L11	N87°39'37"E	6.35'		
L12	N87°39'37"E	117.38'		
L13	N04°37'17"W	47.93'		
L14	N07°59'02"W	37.92		
L15	N36°10'07"E	14.35'		
L16	N02¶2'00"W	110.31		
L17	N42°48'00"E	14.14'		
L18	N85°09'55"E	122.89'		
L19	N02¶2'00"W	120.00'		
L20	N02¶2'00"W	120.00'		
L21	N07°54'24"E	127.09		
L22	N42°25'42"E	48.81		
L23	N75°50'12"W	16.29		
L24	N74°08'46"W	22.94'		
L25	N36°48'08"E	5.00'		
L26	N74°31'11"E	18.00'		
L27	N15°28'49"W	5.00'		
L28	N48°23'53"E	10.00*		
L29	N87°32'19"E	10.96		
L30	S40°27'08"W	88.19		
L31	N49°32'52"W	20.00'		
L32	N40°27'08"E	88.19*		
L33	S87°25'35"W	85.47'		
L34	N02°34'25"W	40.00'		
L35	N87°25'35"E	53.20'		
L36	S88°05'49"W	20.00'		

STATE OF TEXAS \$

COUNTY OF HARRIS \$

A METES & BOUNDS description of a certain 40.6455 acre (1,770,516 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being a portion of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property, and being a portion of the remainder of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property; said 40.6455 acre (1,770,516 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

COMMENCING at a 3/4-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve F of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Film Code No. 694636, Harris County Map Records, being on the west line of said called 61.013 acre tract, and being on the east line of Restricted Reserve "A" of Wal-Mart Tomball according to the plat thereof recorded in Film Code No. 519114, Harris County Map Records;

THENCE, South $02^{\circ}26'12''$ East, along the west line of said called 61.013 acre tract, 752.10 feet to a 3/4-inch iron rod (with cap) found, being the POINT OF BEGINNING and the northwest corner of the herein described tract, and being on the west line of said called 61.013 acre tract;

THENCE, North 87°33'48" East, 15.22 feet to a 3/4-inch iron rod (with cap) found;

THENCE, South 82°36'08" East, 153.73 feet to a 3/4—inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, along said curve to the left in a southerly direction, with a radius of 230.00 feet, a central angle of $04^{\circ}28'05''$, an arc length of 17.94 feet, and a chord bearing South $05^{\circ}09'50''$ West, 17.93 feet to a 3/4-inch iron rod (with cap) found;

THENCE, South 87°04'13" East, 60.00 feet to a 3/4-inch iron rod (with cap) found;

THENCE, South 83°20'05" East, 132.59 feet to a 3/4-inch iron rod (with cap) found;

THENCE, North 06°49'15" East, 46.06 feet to a 3/4—inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, along said curve to the left in an easterly direction, with a radius of 330.00 feet, a central angle of 00°21'33", an arc length of 2.07 feet, and a chord bearing South 73°31'15" East, 2.07 feet to a 3/4-inch iron rod (with cap) found;

THENCE, North 16°17'58" East, 182.00 feet to a 3/4-inch iron rod (with cap) found;

THENCE, South 77°12'01" East, 37.28 feet to a 3/4—inch iron rod (with cap) found;

THENCE, North 87°48'00" East, 569.09 feet to a 3/4—inch iron rod (with cap) found;

THENCE, North 87°32'17" East, 60.00 feet to a 3/4-inch iron rod (with cap) found;

THENCE, North $02^{\circ}27'43''$ West, 41.98 feet to a 3/4-inch iron rod (with cap) found;

THENCE, North 87°32'17" East, 183.90 feet to a 3/4-inch iron rod (with cap) found, being on the east line of said called 18.334 acre tract (Tract IV), being on the west right-of-way line of School Road (based on a width of 40-feet) recorded in Film Code No. 694782, Harris County Map Records, and being the northeast corner of the herein described tract;

THENCE, South 02°27'59" East, along the west right—of—way line of said School Road, 357.25 feet to a 1/2—inch iron rod found, being an interior corner of said called 61.013 acre tract;

THENCE, North 87°39'22" East, 720.29 feet to a 1/2—inch iron rod found, being an interior corner of Reserve "D" of Cherry Pines Section 3 according to the plat thereof recorded in Film Code No. 694782, Harris County Map Records, and being an exterior corner of said called 61.013 acre tract;

THENCE, South 02°27'41" East, 1,555.47 feet to a 5/8—inch iron rod found, being the southeast corner of said called 61.013 acre tract, being the southwest corner of said Reserve "D" of said Cherry Pines Section 3, being on the north right—of—way line of Holderrieth Road (based on a width of 80—feet), and being the southeast corner of the herein described tract;

THENCE, South 87°39'37" West, along the north right—of—way line of said Holderrieth Road and the south line of said called 61.013 acre tract, 273.53 feet to the southeast corner of a called 0.8357 acre tract (Tract I) conveyed to Apolinar Gomez by deed recorded in Clerk's File No. RP—2020—506505, Harris County Official Public Records of Real Property, and being the most southerly southwest corner of the herein described tract, from which a 5/8—inch iron rod (with cap) found bears South 03°37' East, 0.7 feet;

THENCE, North 03°36'41" West, 645.74 feet to the northeast corner of a called 0.6462 acre tract (Tract II) conveyed to Apolinar Gomez by deed recorded in Clerk's File No. RP-2020-506505, Harris County Official Public Records of Real Property, being an interior corner of said called 61.013 acre tract, from which a 1-inch iron pipe found bears North 22°52' West, 1.1 feet:

THENCE, South 87°37'15" West, 675.32 feet to a 3/8-inch iron rod found, being an exterior corner of said called 61.013 acre tract, being the northwest corner of a called 10 acre tract conveyed to Walter John Rumfolo and Lucille Rumfolo by deed recorded in Clerk's File No. D055346, Harris County Official Public Records, and being on the east line of a called 25.950 acre tract conveyed to Maple Group, Ltd., a Texas limited partnership, by deed recorded in Clerk's File No. X273577, Harris County Official Public Records of Real Property;

THENCE, North 03°35'52" West, 551.72 feet to a 5/8—inch iron rod (with cap) found, being the northeast corner of said called 25.950 acre tract and being an interior corner of said called 61.013 acre tract:

THENCE, South 87°39'58" West, 1,019.61 feet to a 3/4-inch iron rod (with cap) found, being the most northerly southwest corner of said called 61.013 acre tract, being on the east line of a called 1.3488 acre tract conveyed to David Neel and Marlon R. Davis by deed recorded in Clerk's File No. RP-2017-407632 Harris County Official Public Records of Real Property, and being the most northerly southwest corner of the herein described tract;

THENCE, North 02°26'12" West, along the west line of said called 61.013 acre tract, 537.25 feet to the POINT OF BEGINNING, CONTAINING 40.6455 acres (1,770,516 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS	Ş
COUNTY OF HARRIS	Ş

WE, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 40.6455 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SEC 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21'-6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS	DAY OF _	, 20

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY:	
	DONALD P. KLEIN

CHIEF EXECUTIVE OFFICER

STATE OF TEXAS	§
COUNTY OF HARRIS	Ş

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, 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.

GIVEN	UNDER	MY	HAND	AND	SEAL	OF	OFFICE,	this		Day	of	,	20	_•

SIGNED:			
PRINTED:			
Notary Public in	and for the	State of Te	exas

My Commission expires: ______

I, PAUL R. BRETHERTON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND 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 THREE QUARTERS (3/4) OF AN 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.

PAUL R. BRETHERTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5977

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
	HARRIS COUNTY, TEXAS
RY	

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SECTION 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

DEPUTY

BARBARA TAGUE
CHAIRMAN

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:



SHEET 2 OF

Item F.2

Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: Ju	ne 10, 2024
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Topic:

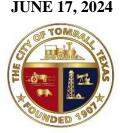
Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to 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.

concept which	primarity utilizes a side	yaru anu	will have illinied he	ed for a farge rear yard	1.
Origination:	CHTA Development, In	c.			
Recommenda	tion:				
Staff recomme	ends approval of Zoning	Case Z24	<u>1-08</u> .		
Party(ies) res	ponsible for placing thi	s item on	agenda: Benjamin	Lashley (Assistant Ci	ty Planner)
FUNDING (I	F APPLICABLE)				
Are funds speci	fically designated in the cu	rrent budg	et for the full amount	required for this purpose	?
Yes: N	lo:		If yes, specify Acco	ount Number: #	
If no, funds w	ill be transferred from ac	count: #		To Account: #	
Signed:			_Approved by:		
	Staff Member	Date		City Manager	Date

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



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.

<u>Ordinance Amendment OAM24-02:</u> 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

Mailing To:

I am in favor

Additional Comments:

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.

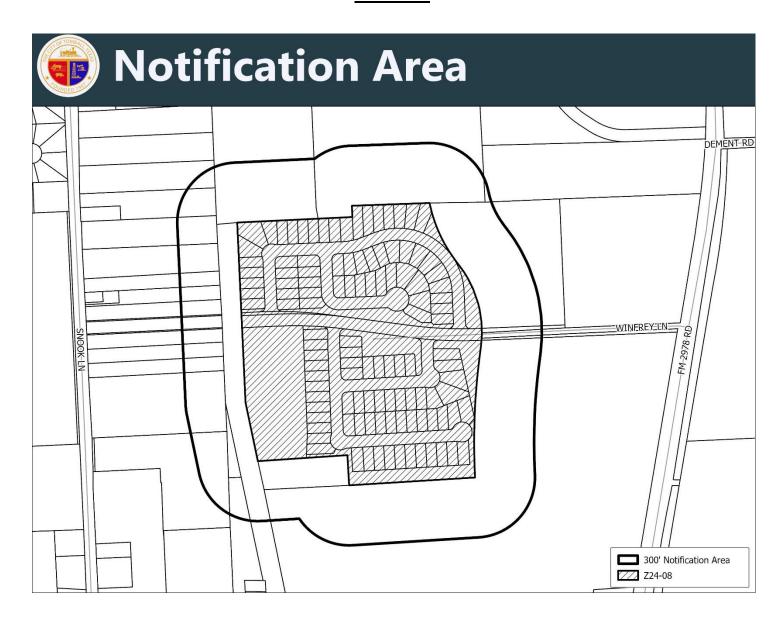
		Name: Parcel I.D.: Address:
Community Develop 501 James St., Ton	•	Email: <u>blashley@tomballtx.gov</u>
favor	I am oppos	sed 🗌

Signature:



City of Tomball Community Development Department

Z24-08



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

Item F.2

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

l am in favor ☐ Additional Comments: I am opposed [[

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





Exhibit "B" Future Land Use Plan

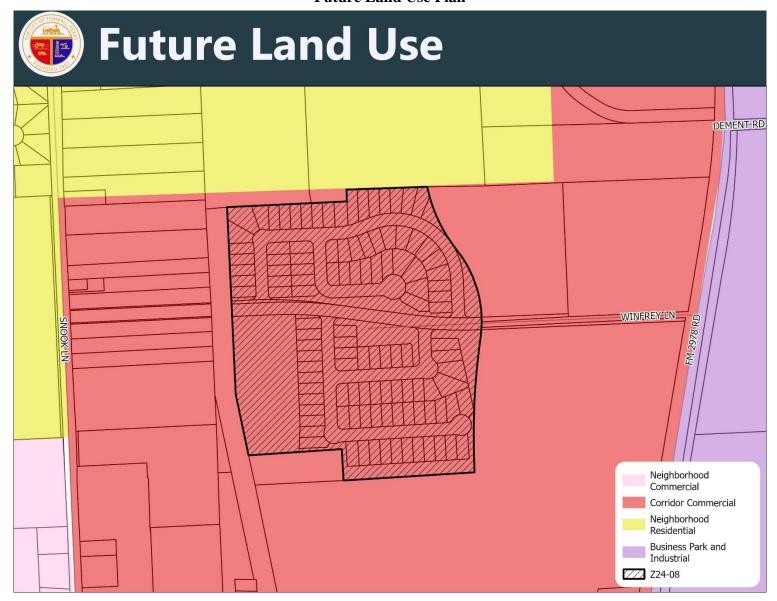


Exhibit "C" Zoning Map

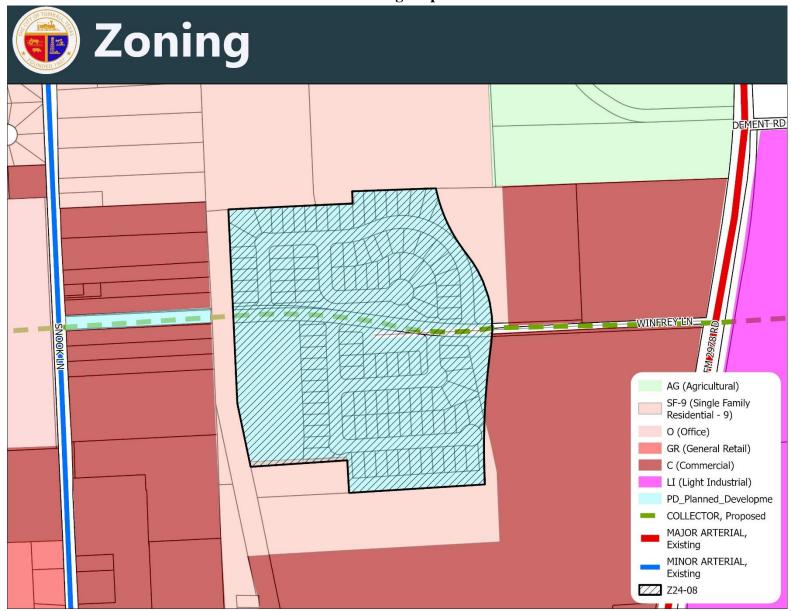


Exhibit "D" Site Photos

Subject Site



Neighbor (North)



Neighbor (East)



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

Mailing Address: 1169 BRITTI	MOORE RD	City: HOUSTON	State: TX	
Zip: 77043	Contact: ROLAN	ID RAMIREZ	Otale.	
Phone: (281) 924-5550	Email: ROLAND			
Owner				
Name: CHTA DEVELOPMEN	IT, INC.	Title:		
Mailing Address: 1169 BRITTM	MOORE RD.	City: HOUSTON	Santo, TX	
	Contact: ROLAN		State:	
Phone: (281) 924-5550	Email:			
Mailing Address:		City:	State:	
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	Revised: 08/25/2023
Current Use of Property: RESIDENTIAL	
Proposed Zoning District: (PD): Planned Developmen	nt District
Proposed Use of Property: PD	
HCAD Identification Number: 1328330000001	Acreage: 33.3858
Please note: A courtesy notification sign will be pla public hearing process and will be removed when to	aced on the subject property during the the case has been processed.
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City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

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,

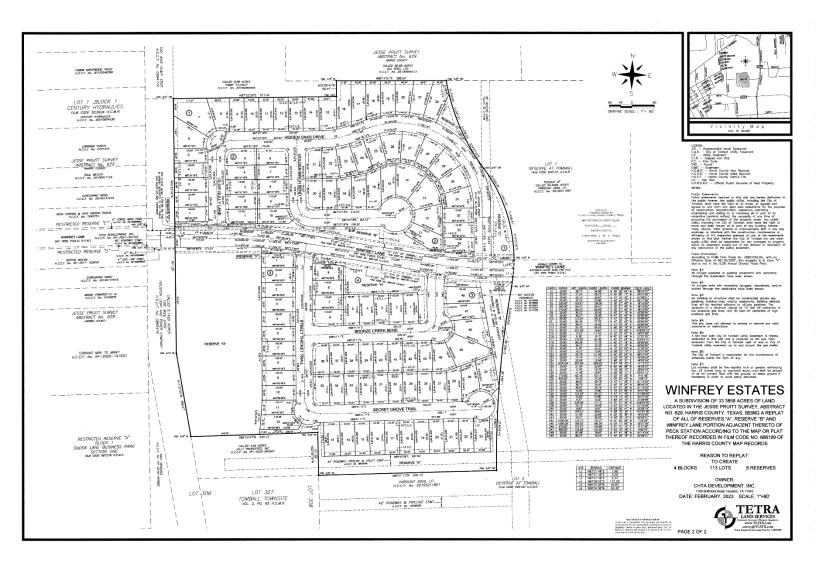
Roland Ramirez

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



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

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WEBSITE: ci-tomball-tx.smartgovcommunity.com

1100 000		Title:	
Mailing Address: 1169 BRIT	IMOORE RD	City: HOUSTON	State: TX
Zip: Phone: (281) 924-5550	ROLAN	ND RAMIRF7	
1169 BRITTMOORE RD	Email: ROLAND	@ROC-HOMES.COM	
77043	Contact: Ernail:		
Owner			
Name: CHTA DEVELOPME	NT, INC.	Title:	
-0			
77043	Contact: ROLAN	ID RAMIREZ	
ne: (281) 924-5550	Email:		
Mailing Address 1169 BR Zip:	ITTMOORE RD.	City: HOUSTON	State: TX
Phone:			
Engineer/ Surveyor (if app	licable)		
Name:N/A		Title:	
Mailing Address:		City:	State:
Zip:			

	Fax: ()	Emeil:		
Description of Prop	osed Project:55-PLUS RE	SIDENTIAL COMMUN	TY	
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Dear Dan Schreiner.

We at Winfrey Estates have lots that measure 52×110 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

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

Revised: 08/25/2023



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WEBSITE: ci-tomball-tx.smartgovcommunity.com

Name: CHTA DEVELOPMEN		Title:	
Mailing Address: 1169 BRITTN	MOORE RD	City: HOUSTO	N State: TX
Zip:————————————————————————————————————	ROLAND Ronail: ROLAND Contact: Email:	ND RAMIRF7 D@ROC-HOMES.COM	1
Owner			
Name: CHTA DEVELOPMENT	r, INC.	Title:	
77043	Contact: ROLAN	ID PAMIDET	
ne: (281) 924-5550	Email:	ID RAWINEZ	
Mailing Address 1169 BRIT Zip:	TMOORE RD.	City: HOUSTON	N State: TX
Phone:			
Engineer/ Surveyor (if applic	able)		
Name:N/A		Title:	
Mailing Address:		City:	Status
Sip:	Contact:		State:

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Current Zoning District:	_
City of Tomball, Texas	501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballbc.gov
	Revised: 08/25/202
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Proposed Use of Propert	PD Distric
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Dear Maureen Baker,

We at Winfrey Estates have lots that measure 52×110 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



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Name: CHTA DEVELOPMEN		Title:	
Mailing Address: 1169 BRITTI	MOORE RD	City: HOUSTON	State: TX
Zip: Phone: (281) 924-5550 1169 BRITTMOORE RD 77043	Email: ROLAND Contact: Email:	ND RAMIRF7 POROC-HOMES.COM	
Owner			
Name: CHTA DEVELOPMEN	T, INC.	Title:	
77043	Contact: ROLAN	D DAMEDEZ	
ne: (281) 924-5550	Email:	IJ RAMIREZ	
Mailing Address 1169 BRIT	TMOORE RD.	City: HOUSTON	State: TX
Phone:			
Engineer/ Surveyor (if applic	rable)		
Name:N/A		Title:	
Mailing Address:		City:	State:

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	www.tomballbc.gov
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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

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

Name: CHTA DEVELOPMEN		Title:	
Mailing Address: 1169 BRITTI	MOORE RD	City: HOUSTON	State: TX
Zip: Phone: (281) 924-5550 1169 BRITTMOORE RD 77043	Email: ROLAND	ND RAMIRE? OBROC-HOMES.COM	
Owner			
Name: CHTA DEVELOPMEN	T, INC.	Title:	
77043	DOLLAR.		
ne: (281) 924-5550	Contact: ROLAN	D RAMIREZ	
Mailing Address 1169 BRT Zip: Phone:	TMOORE RD.	City: HOUSTON	State: TX
Triality,			
Engineer/ Surveyor (if applic Name:N/A	cable)	Title:	
Engineer/ Surveyor (if applic Name: N/A Malling Address:	able)	Title:	State:

Phone:			
пе: ()	Fax: ()	E-mail-	
	posed Project:55-PLUS RESIDENTIA		
Physical Location of Pr	operty: 1326 HIDDEN OAKS DR.		
hape forming the of Property, Additionally,	General Location — appro	ximate distance to nearest exist	ing street corner)
Current Zoning District:	(PD) : Planned Development I	Tracts; or platted Subdivision No	ame with Lots/Bloci
City of Tomball, Texas	501 James Street, Tomball, Texas 77375 Ph		
			ombalitx.gov Revised: 08/25/202
Current Use of Property:	(PD) : Planned Devel		NEVISOI: 08/25/202
Proposed Zoning	(PD) : Planned Development	District	
Proposed Use of Propert);		District:
HCAD Identification Nu	mber:	Auroano	
		22 2000	
public hearing proc	tesy notification sign will be pl ess and will be removed when t	aced on the subject prop the case has been process	erty during the
This is to certify the	t the information at a		
this application doe	ed is authorized to make this ap es not constitute approval, and denial.	oplication. I understand to incomplete applications	hat submitting will result in
7 }	dena.		was result in
Signature of Applica	2	4/30/24	
0	" ->	Date	
Signature of Owner	700 500	4/30/24	
	FOR Evic Hymnwitz	. Dute	
- December 19 - December 19 Specification Sp	Robert Specks	6/3/2024	

Item F.3

Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: June 10, 20)24
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Topic:

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.

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.

Origination: Tomball Hosp	ital Authority D/B/A Tomba	ll Regional Health Foundation	
Recommendation:			
Staff recommends approval of	of Zoning Case Z24-09.		
Party(ies) responsible for p	lacing this item on agenda:	Benjamin Lashley (Assistant Ci	ty Planner)
FUNDING (IF APPLICABL Are funds specifically designate	,	full amount required for this purpose	e?
Yes: No:	If yes, sp	pecify Account Number: #	
If no, funds will be transferre	d from account: #	To Account: #	
Signed:	Approv	ved by:	
Staff Member	er Date	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.

<u>Ordinance Amendment OAM24-02:</u> 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.

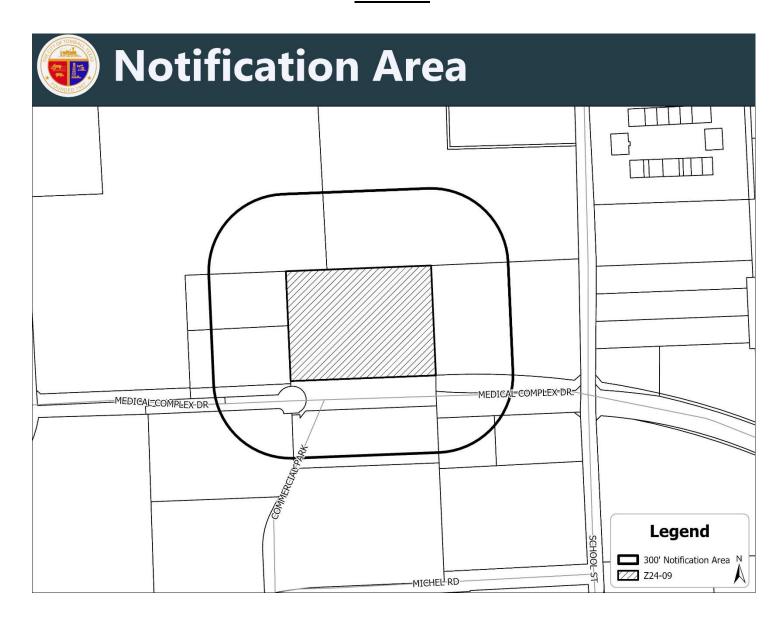
Name:

		Parcel I.D.: Address:	
Mailing To:	Community Development Dep 501 James St., Tomball TX 7		
I am ir Additional Com	n favor nments:	I am opposed Signature:	



City of Tomball Community Development Department

Z24-09



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

Item F.3

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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

l am in favor 🗍 Additional Comments: I am opposed

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: Z24-09

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.

Item F.3

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



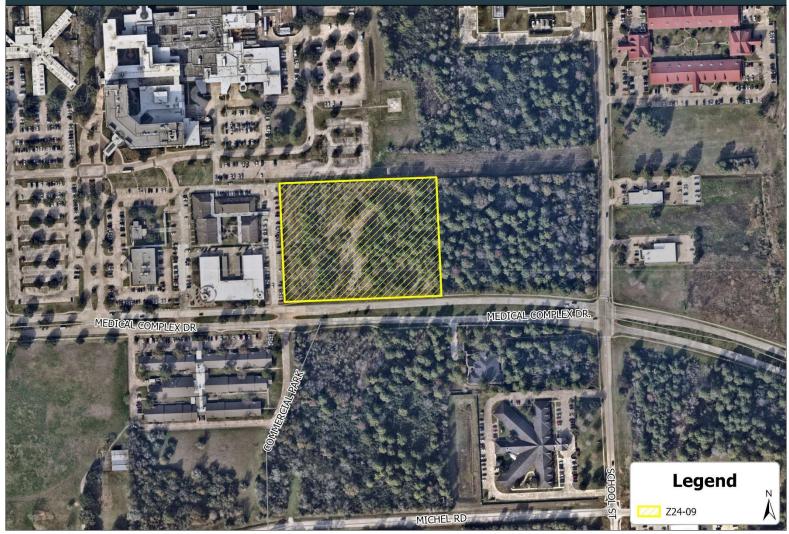


Exhibit "B" Future Land Use Plan

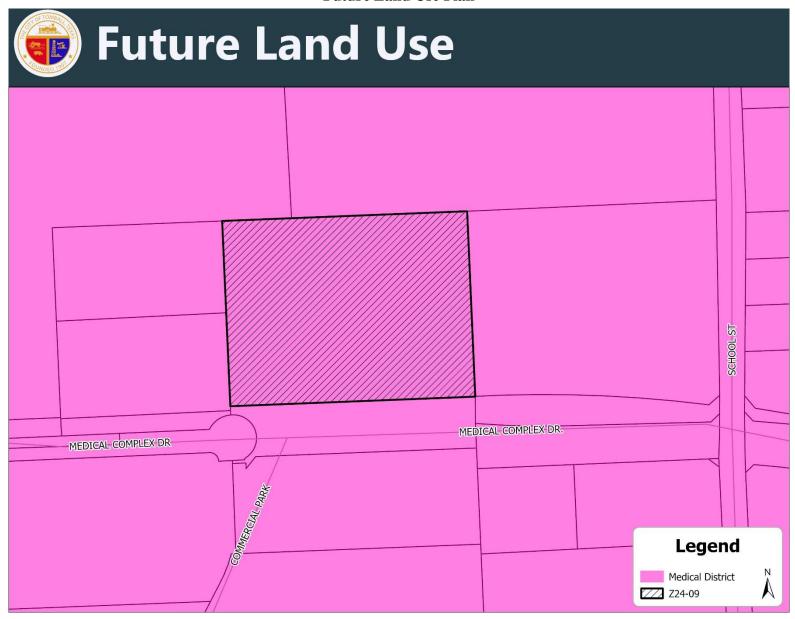


Exhibit "C" Zoning Map

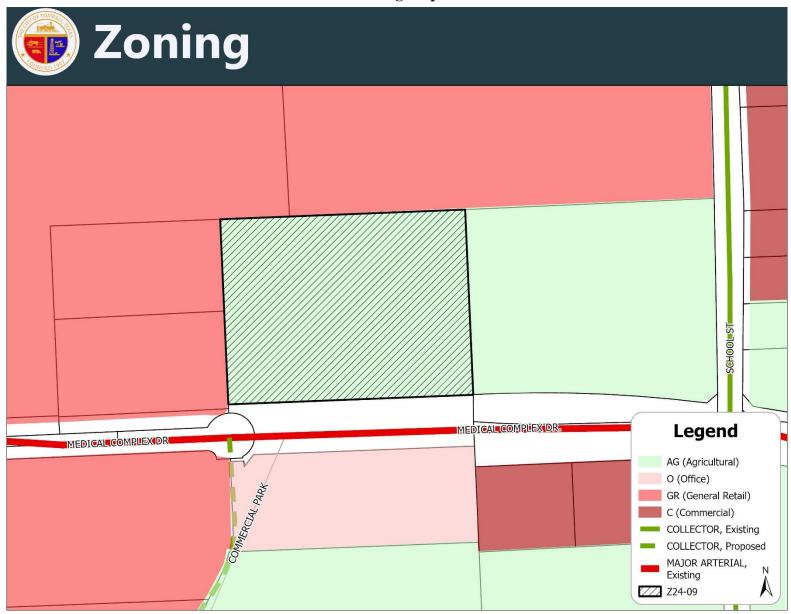


Exhibit "D" Site Photos

Subject Site



Neighbor (North)



Neighbor (East)



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/securesend USERNAME: tomballcdd PASSWORD: Tomball1

	TASSWORD. TOHID	alli	
Applicant			
Name: Conley Land Services, LI	.C	Title: RI	PLS
Mailing Address: 11003 Buttony	ood Creek Trail	City:Tomball	State: TX
Zip: 77375	Contact: Sean Conley	1	
Phone: (832) 729-4997	Email: sean@conle	yland.com	
Owner Tomball Hospit: Name: Tomball Region	al Authority D/B/A al Health Foundation	Title:	
Mailing Address: 29201 Quinn R	load, Ste. A	City: Tomball	State: TX
Zip: <u>77375</u>	Contact: Jeffrey Kl	ein	
Phone: (832) 559-5511			
Engineer/Surveyor (if applical Name: same as applicant Mailing Address: Zip:	Contact:	City:	State:
Phone: ()	Fax: ()	Email:	
Description of Proposed Proje	et:_ Headquarters for T	'omball Regional Healt	h Foundation
Physical Location of Property: 560			
	[General Location – app	roximate distance to nea	rest existing street corner]
Legal Description of Property: TRS	S 12B & 12C of William I	Hurd Survey, A-378	
	[Survey/Abstract No. ar	nd Tracts; or platted Sub	division Name with Lots/Block]
Current Zoning District: Medical I	District		
City of Tomball Texas 501 James S	itreet Tomball Texas 77375	Phone: 281-290-1405	yyyy tomballty gov

	Revised: 10/1/2022	
Current Use of Property: vacant, not in use		
Proposed Zoning District: GR		
Proposed Use of Property: Headquarters for Tomball	Regional Health Foundation	
HCAD Identification Number: 0430440000058	Acreage: 5.552	
Please note: A courtesy notification sign w public hearing process and will be remove	vill be placed on the subject property during the ed when the case has been processed.	
and the under signed is authorized to ma	this form is COMPLETE, TRUE, and CORRECT ake this application. I understand that submitting roval, and incomplete applications will result in	
x & C Q	4/30/2024	
Signature of Applicant	Date	
ik		
X // Signature of Owner	Date	
g .		

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

www.tomballtx.gov

Community Development Department 201 James St. Tomball, TX 77375

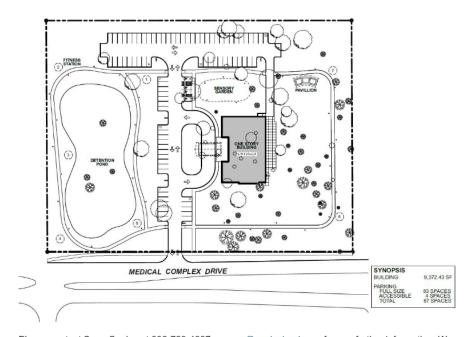
Dear Jared Smith,

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.

04/30/2024

Sean Conley, RPLS 6739 Conley Land Services, LLC (832)729-4997 Conleyland.com

TBPELS Firm No. 10194732



Page 1 of 1

GF#21201059858 JM W

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

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

y: Louis E. Harmari, III, M.D., Managing Partner

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on Managing Partner of Tomball 10 Joint Venture, a Texas general partnership, on behalf said joint venture.



NOTARY FUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:

Anthony T. Sortino, Attorney 500 W. Main Street

3

Item F.4

Planning and Zoning Commission Agenda Item Data Sheet

Meeting Date: Ju	ne 10, 2024
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Topic:

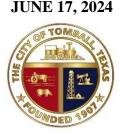
Conduct a public hearing and consideration to approve <u>Ordinance Amendment OAM24-01</u>: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. 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.

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.

Origination: City of Tomball			
Recommendation:			
Staff recommends approval of Ordinance Ame	endment C	<u>AM24-01</u> .	
Party(ies) responsible for placing this item or	n agenda:	Benjamin Lashley (Assistant City	y Planner)
FUNDING (IF APPLICABLE)			
Are funds specifically designated in the current bud	get for the f	ull amount required for this purpose?	
Yes: No:	If yes, sp	ecify Account Number: #	
If no, funds will be transferred from account: #	:	To Account: #	
Signed:	Approv	ed by:	
Staff Member Date		City Manager	Date

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



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.

<u>Ordinance Amendment OAM24-02:</u> 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.

Community Development Department



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

<u>ADD:</u> 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.

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

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

1) Parking regulations for the AG, SF-20-E, SF-9, SF-6, 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.

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

MODIFY:

MODI											 								
Types of Land Hose		ntial Zoni			05.0		_	MF	l .		ning Distr				С	LI		OT&MU	Parking ratio (Also see section 50-
	AG	SF-20-E	SF-9	SF-7.5	SF-6		D	MF	МНР	0	NR	GR			C	LI			112
Agriculture	I_	I			I	I			 1		I	I	1	1	_	_	1	1	1 space per 1,000
baik grain and or recu storage	Р														С	С			square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	Р	Р	P	Р	Р		Р	P	Р	P	P	Р			Р	Р		P	None
Feed and grain store/farm	С											С			P	Р		С	1 space per 500
supply store ‡ Flour and other grain mills																D			square feet 1 space per 1,000
	С															_			square feet None
	С																		None
Stable, commercial	С															С			1 space per 1,000 square feet
Stables (private, principal or	P				С														None
accessory use) ‡ Residential	ľ				0														TAOTIC
Accessory building/structure										Р	Р	Р			P	P		P	None
(business or industry) ‡ Accessory building/structure	_	p	_	_	P		P	P			-					_		P	
(residential) ‡	Р	Р	Р	Р	Р		Р	Р										Р	None
Accessory dwelling	Р	Р	P	Р	С		С	С										P	None
Garage/accessory dwelling ‡	ь	Р	D	D	С		С	С										P	None
	F	<u>'</u>	Р	_	-		0	C										<u>'</u>	
Caretaker's, guard's residence	Р	С						Р		P	Р	Р			Р	Р		P	1 space per caretaker/guard
Dwelling, four-family (quadraplex) (defined under								P										P	2 spaces per
Multiple-family dwelling) ‡																			dwelling
Dwelling, HUD code- manufactured home ‡									Р									С	2 spaces per dwelling
Dwelling, industrialized home ‡	Р	Р	P	P	Р		Р	Р	Р									С	2 spaces per
		<u> </u>			ľ			-	<u>'</u>									P	dwelling 2 spaces per
Dwelling, multiple-family ‡								Р										Р	dwelling
Dwelling, single-family attached ±							Р	Р										P	2 spaces per dwelling
Dwelling—Single-family	Р	Р	Р	Р	Р		Р	Р										Р	2 spaces per
detached ‡ Dwelling, two-family, duplex or							Р	n n										P	dwelling 2 spaces per
duplex townhome ‡ Dwelling, zero-lot line/patio								F					-					'	dwelling 2 spaces per
home ‡							Р	Р										P	dwelling
	Р		P	Р	P		P	P	 		 	P			Р	P		P	None 2 spaces per
rtesideritial dae ‡	Р	ľ	Р	Р	Р		Р	Р	Р	С	С	С			C			P	dwelling
Private street subdivision Office	Р	Р	P	P	Р		P	Р				С			С			P	None
Clinic, emergency care												Р			P	Р		С	1 space per 150
												_				_			square feet 1 space per 300
Clinic, medical and/or dental										Р	Р	Р			Р	Р		Р	square feet
Credit agency										Р	Р	P			Р	Р		P	1 space per 300 square feet
Bank, savings and loan, or										Р	Р	D			D	_		D.	1 space per 300
credit union (no motor bank services)										P	P	P			P	P		P	square feet
Bank, savings and loan, or credit union (with motor bank										С	P	P			D	D		P	1 space per 300
services)										Ü	•							'	square feet
Office, professional and general business ‡										Р	Р	P			Р	Р		P	1 space per 300 square feet
Office, parole-probation												Р			P	Р		С	1 space per 300
										_		_				_			square feet 1 space per 300
Office showroom/warehouse ‡										С		С			Р	Р		Р	square feet
Security monitoring company Temporary real estate field	P	P	P	p	Р		P	P	p	Р	P	P			P	P		P	1 space per 300 4 spaces
office Model home (including sales	_				<u>'</u>		_	_								_		_	
office)	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р			С	С		P	2 spaces per model
Personal and Business																ь			1 space per 500
Ambulance service												С			۲	۲		С	square feet
Automobile driving school (including defensive driving)										С	Р	Р			Р	Р		P	1 space per classroom seat
Barber/beauty shop										С	Р	Р			P	Р		P	1 space per 200
(no related school/college)	D	С	С	C	С		С	С		С	С	D			D			D	square feet 2 spaces plus one
Bed and breakfast inn ‡	r		0				0			U		r'			г			г	per guest room
Check cashing service												С			С				1 space per 100 square feet
Dance hall/dancing facility ‡												С			С			Р	1 space per 100 square feet
Dance/drama/music schools	C	С	С	C	С		C	C	С	С	Р	P			P	P		P	1 space per 100
(performing arts, martial arts) Fortunetelling and similar	_	_	_		ľ		_	_	_	-	-	-				-		-	square feet 1 space per 300
activities ‡																С			square feet
Funeral home ‡												С			Р	Р		С	See section 50-112
Greenhouse (non-retail/hobby)	Р	Р	Р	Р	Р		Р	Р	Р									P	None
										С	P	P			P	Р		P	One space per 300
Health club (indoor)										U	<u>'</u>	r'			г	r'		'	square feet One space per 300
Health club (outdoor)											С	P			Р	Р		Р	one space per 300 square feet
Hotel ‡												Р			Р			С	See section 50-112
												P			P	Р		P	1 space per 200
Laundromat/washateria/self-		l .																	1
service ‡											_	_							square feet 1 space per 200
										С	Р	Р			P	Р		P	1 space per 200 square feet 1 space per 100

Mailing service (private)												P		Р	P	Р	1 space per 200 square feet
Motel ‡														С		С	See section 50-112
Pharmacy (retail only)										С	Р	Р		Р	Р	Р	1 space per 200 square feet
Reception venue	С	С								С	С	Р		P	Р	Р	1 space: 4 seats
Recreational vehicle park							1		С								
-																	Greater of 1 per
Rehabilitation care facility	С	С	С	С	С		С	С	С	С	С	P		Р	Р	С	three beds or 1.5 spaces per dwelling
(halfway house) ‡ Rehabilitation care institution	_	_	_	_	_		_	_		_	_	_		_			Greater of 1 per
(business) ‡	С	С	С	C	С		С	С		С	С	P		Р	P	P	three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)										С	P	P		Р	P	P	1 per 200 square feet
Sexually oriented business															С		
Tattoo or body piercing studio ‡														С			1 space per 200
Wedding chapel												P	i	P	D	D	1 per four seats
Retail												r			r	<u></u>	i per tour seats
Antique shop											Р	Р		P	Р	Р	1 space per 500
(no outside sales or storage) ‡ Antique shop															P		square feet 1 space per 500
(with outside storage)			ļ			 		 	 		 	С	ļ	 P		 P	square feet 1 space per 200
Apparel shop											Р	Р		Р	Р	Р	square feet
Art gallery/museum/dealer ‡										С	Р	Р		Р	Р	P	1 space per 500 square feet
Artist or photography studio										С	Р	P		Р	Р	P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-										С	Р	Р		Р	P	Р	1 space per 200
through) ‡ Bakery, retail (with drive-																	square feet 1 space per 200
through)											С	Р		P	Р	Р	square feet 1 space per 500
Bakery (wholesale) ‡														P	Р	P	square feet
Bird and pet shops (retail only)											С	Р		Р	Р	P	1 space per 200 square feet
Book/stationery shop (retail only) ‡											Р	Р		P	Р	Р	1 space per 200 square feet
Brewpub										С	С	Р		Р	Р	P	1 space per 1,000 square feet for the
Building material sales/lumber												С		n	P	P	1 space per 1,000
yard ‡															_	P	square feet 1 space per 500
Carpenter shop												С		٢	P	'	square feet 1 space per 500
Catering service												Р		Р	Р	Р	square feet
Coffee roasting														С	Р		1 space per 1,000 square feet
Consignment shop											С	С		Р	Р	P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡										С		Р		Р	Р	С	See section 50-112
Copy shop ‡										С	Р	Р		Р	Р	P	1 space per 200 square feet
Drinking establishment										С	С	Р		Р	Р	Р	
Drug store (retail only)												Р		P	Р	P	1 space per 200
Eating establishment																	Square feet Greater: 1 per 100
(with drive-in service) ‡											С	С		Ρ	P	Р	square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡										С	Р	Р		Р	Р	P	
Eating establishment (with drive through service) ‡											С	Р		Р	Р	P	
Electronic goods (retail only)											Р	Р		Р	Р	Р	1 space per 200 square feet
Florist shop (retail only) ‡						 		 	 	С	Р	Р		 P	Р	 Р	1 space per 200 square feet
Food or grocery store											Р	Р		P	Р	Р	1 space per 500
Furniture and appliance store											C	D		D	D.	P	1 space per 500
(retail only) ‡ Furniture store (new and used)												P		Ρ	P	۲	square feet
<u>‡</u>											С	Р		Р	Р	P	1 space per 200 square feet
General retail stores (no outside storage)											Р	Р		Р	Р	Р	1 space per 200 square feet
Gift or card shop (retail only)										С	Р	Р		P	Р	P	1 space per 200 square feet
Hardware store											Р	Р		Р	Р	Р	1 space per 400 square feet
Hobby and crafts store (retail only)										С	Р	Р		P	Р	Р	1 space per 200 square feet
(retail only)																	1 space per 400
Home improvement center												Р		Р	Р	P	square feet plus one per 1,000 square feet
lowelny store											D	P		p	P	P	of warehouse area 1 space per 200
Jewelry store												-			·		square feet 1 space per 200
Market, open air Meat and fish market (retail														C	С	C	square feet 1 space per 200
only)												Р		Р	Р	Р	square feet
Maria Condinum																	Whichever is greater: 1 per 100
Mobile food court												С		С	С	С	square feet of seating area or 2 per
Motion picture studios,												С		P	p	P	mobile food vendor 1 space per 300
commercial films															ľ	'	square feet

Motion picture theater (indoors)	ı	1	I		ı	1	1		I	1	l			lc	P	1	P	P	I	P	See se Item F.
Nursery ‡															Р		Р	Р		Р	1 space square reet or sales
Garden shop ‡															Р		P	Р		P	1 space per 200
Painting and refinishing shop															С		Р	Р		P	1 space per 500
Piano and musical instruments							-														square feet 1 space per 200
(retail only)														Р	Р		Р	Р		Р	square feet
Shoe repair shop (retail only)														Р	Р		Р	Р		P	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and	8																				1 space per 300
banner making for retail sale only; no outside storage)															Р		Р	Р		Р	square feet
Stone monuments and gravestones, engraving and retail sales only															С		Р	P		С	1 space per 500 square feet
Trophy engraving															Р		Р			P	1 space per 300 square feet
Upholstery shop (nonauto)															Р		Р	Р		Р	1 space per 200
Used merchandise															Р		Р	Р		Р	1 space per 200
Video rental/sales														P	P		Р	P		P	square feet 1 space per 200
Transportation and Auto Serv	/ices													<u> </u>	<u>'</u>		<u>'</u>	ľ			square feet
Airport or landing field ‡	С																	С			1 space per 500 square feet
All-terrain vehicle (go-carts)															_			Р			1 space per 300
dealer/sales (w/outdoor sales, storage, and display) All-terrain vehicle (go-carts)															Р		Р	Р			square feet
dealer/sales (w/no outdoor sales, storage, and display)															Р		Р	Р		С	1 space per 300 square feet
Auto accessories (retail sales														С	P		P	P		Р	1 space per 200
only) Auto body repair/painting															c		P	P		P	1 space per 200
Auto dealer (new, auto servicing															-		-				square feet
and used auto sales as accessory uses only, w/outdoor															Р		Р	P			See section 50-112
sales, storage, and display) ‡ Auto dealer (new, auto servicing	-																				
and used auto sales as accessory uses only, w/no outdoor sales, storage, and															Р		Р	Р		С	See section 50-112
display) Auto dealer, primarily used auto sales w/outdoor sales, storage,															С		D	P			See section 50-112
and display‡															<u> </u>		<u>'</u>	'			See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display															С		Р	P		С	See section 50-112
Auto glass repair/tinting															Р		Р	P		P	1 space per 200 square feet
Auto interior shop/upholstery															С		Р	Р		Р	1 space per 200
Auto muffler shop						·								 	С		Р	P		P	1 space per 200
Auto paint shop															С		P	P		P	Square feet One per 200 square
Auto parts sale (new or rebuilt;																					feet
no outside storage, no outside display, no repair)															Р		Р	Р		Р	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)															С		Р	Р			1 space per 200 square feet
Auto rental															Р		Р	P		С	1 space per 200 square feet
Auto repair (major) ‡															С		Р	P		С	1 space per 200 square feet
Auto repair (major) ‡															С		Р	Р		С	1 space per 200 square feet
Auto repair (minor) ‡															Р		Р	Р		Р	1 space per 200
Auto storage or auto auction ‡																	С	P			1 space per 1,000
Auto tire sales (indoor)	+														P		P	P		P	square feet 1 space per 200
	1							_							<u>'</u>		P	P			square feet 1 space per 200
Auto wrecker service	-				_												<u></u>	ľ		С	square feet 1 space per 1,000
Automobile assembly	-																	Р		С	square feet
Automobile parts manufacturing																	С	Р		С	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡															P		Р	Р		P	3 space per washing capacity of module
Automobile wash (self-service)															С		Р	Р		Р	3 space per washing capacity of module
Bike sales and/or repair															Р		С	Р		Р	1 space per 500 square feet
Bus or truck storage																	Р	Р			1 space per 1,000
Gasoline station															Р		P	Р			See section 50-112
Motor freight transportation,	+																P	P		С	See section 50-112
storage, and terminal Motorcycle sales/dealer															P		P	P		-	
w/outdoor sales, storage, and display ‡ Motorcycle sales/dealer w/no															ľ		-	<u> </u>			See section 50-112
outdoor sales, storage, and display Parking lot or garage for															Р		Р	Р		С	See section 50-112
passenger cars and trucks of less than one-ton capacity ‡	С		С	С	С			С		С			С	С	Р		Р	Р		С	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display															Р		P	Р			See section 50-112

																						Г	
Personal watercraft sales	1	ı	ı			I	I		l	I	ı	I	1	ı	I	1	1		ı		1	1	Item F.
(new/repair) w/no outdoor sales, storage, and display																P			Р	P	С	See se	
Railroad team tracks, unloading																			Р	Р	С	None	
docks, and spurs Railroad yards, round house or																			С	P	С		per 1,000
shop		_																	-			square 1 space	per 1.5
Taxi/limousine service																С			Р	P	С	automo service	
Tire sales (indoors, no outside																			Р	Р	Р	1 space	e per 1,000
storage) ‡ Tire sales (outdoors, with																			С	P			e per 1,000
outside storage) ‡ Transfer station (refuse/pick-up)																				<u>'</u>		square 1 space	feet e per 500
<u> </u>	С	-																	C	C	-	square	feet
Transit terminal ‡ Truck and bus leasing ‡																			P	P	C	1 space	e per 1,000
Truck sales and services								-											P	P		square 1 space	feet e per 1,000
(heavy trucks) ‡		-						-											P	P		square	feet
Truck stop ‡																			С	Р	С	square	per 1,000 feet
Truck terminal ‡																			Р	P		See sect	tion 50-112
Amusement and Recreation			_			-									<u> </u>								
Amusement, commercial (indoor) ‡															С	С		С	Р	P	С	1 space square	per 100 feet
(110001) ‡																						10 space	es plus 1 per
Amusement, commercial																С			P	P	С		uare feet over quare feet of
(outdoor) ‡																-						building	and
Amusement, commercial,																						recreati	on area
temporary, (e.g., carnival, haunted house). (Note: Allowed												С							С	P	С	Determ	ined by P and
by building official for up to 10																						Z	
days) ‡ Amusement devices/arcade (4						_		-										-				1 space	e per game
or more devices, indoors only) ‡															С	С			P	P	С	table plu	us one per ment device
Billiard/pool facility															С	С			Р	Р	С	1 space	e per 200
(4 or more tables)	·	·	·	-		 	 			ł			ł			С			D		D	square 1 space	per 200
Bingo facility Bowling alley (air conditioned		-						_							+				F	F	F	square	
and soundproofed)								-							С	P			Р	Р	С		es per lane
Dinner theatre																P			Р	P	P		e per three r bench
Drive-in theater								-										-	С	c	C	seating 1 space	space e per speaker
Golf driving range	С															С			Р	P	c		tion 50-112
				_												_							
Golf course (private) ‡	С	С	С	C	С			С		С			С		С	С			С	С	С		es per hole
Golf course (publicly owned) ‡	Р	Р	Р	Р	Р			Р		Р		Р	Р		Р	Р			Р	Р	P		es per hole
Playfield or stadium (private)	С															С			Р	Р	Р	seats	e per three
Recreational vehicle park/campground ‡	С																		С	Р	С	1.5 per	RV pad
<u></u>																							e per 200 feet, plus 1
Skating rink																P			Р	P	Р	per 3 se	eats based on
		-													_	+		-				max ca	pacity e for each 100
Swimming pool, private	P	D	P	P	P			P		P		P	D		P	P			D	D .	P		feet of gross
		_			ľ							_			_	ľ			_			water si deck an	urface and
(use by membership) ±																							per 100
Swimming pool, commercial ‡													С		С	Р			Р	Р	Р		feet of gross urface and
																						deck are	
Tennis court (private/not lighted)	Р	P	Р	P	Р			P		Р		Р	Р		Р	P			P	Р	P	2 space	es per court
Tennis court (private/lighted)	С	С	С	С	С			С		С		С			С	С			С	С	С	2 space	es per court
Institutional/Governmental																							
Adult day care (business) Antenna (commercial)												See Ho	usehold ca e section 5	are facility	1								
Antenna (noncommercial)													e section 5									1.	000
Armed services recruiting center													Р		Р	P			Р	Р	P	square	per 300 feet
Assisted living facility																						1.5 spa	ces per unit plus any
(continuing care retirement community) ‡										Р			С		С	P			Р		P	addition	al space for
						_										С			P	P	C	accesso 1 space	per 100
Auction house Broadcast station (with tower)								-					e section 5	0-116					۲	r	U	square	
Broadcast towers (commercial)													e section 5										
Cellular communications tower/PCS												<u>Se</u>	e section 5	0-116									
Cemetery and/or mausoleum ‡	С	С	С	С	С			С		С		С	С		С	С			С	С	С		per 5,000
Child day care center										С			C		P	P			P		P	1 space	e per three
(business) ‡ Church/temple/place of worship	<u></u>	<u></u>	-		-	-		D.		-		D	5		P	-					-	children 1 space	per four
1	۲	۲	Р	P	Р	-		P		Р		۲	۲		P	Р		-	۲	P	Р	seats in	sanctuary
Civic center (municipal) ‡	Р	Р	Р	Р	Р			Р		Р		Р	Р		Р	P			Р	P	P	10 spac 1,300 sc	quare feet
China alub						-							D		P	D.		i	D		P	above 2	2,000
Civic club Community center (public)	С	С	С	C	С	-		С		С		С	P		P	P			P	P	P		tion 50-112
Community home ‡	P	P	P	P	Р			Р		P		Р			İ	ſ					P	1 space	per 300
	1	1	1			1	1		1	1	1	1	1	1	1	1	1		i .	i I	1	square	reet

Community or social buildings ‡	С	С	С	С	С		С	С	С	Р		Р	P		Р	Р		Р	1 spac Item F.4
Country club (private) ‡	С	С	С	С	С		С	С		С		С	С		С	С		Р	10 spaces plus one per 300 square feet
Earth satellite dish (private, less than 3 feet in diameter)	:					 			Se	e section 5	0-116								above 2,000
Electric power plant															С	Р		С	1 space per 1,000
Electric storage system																С			square feet 2 spaces per facility
Electrical substation ‡	С	С	С	С	С		С	С	С	С		С	С		С	С		С	1 space per 1,000 square feet
Exhibition hall ‡													С		P	Р		С	1 space per 100
Fair ground or rodeo ‡	С														С	С		С	1 space per 1,000 square feet of land
Family home (child care in	P	P	P	P	Р		P	Р	P	Р		P	P		P			P	area 1 space per 10 children plus 1 space
place of residence) ‡ Fraternal organization ‡										С		С	P		P	Р		Р	per teacher 10 spaces plus 1 per 300 square feet
		-					_	_		_		С			_				above 2,000 2 spaces per
Fraternity or sorority house ‡	-	-				_	С	С		С		C	С		С			ļ .	bedroom
Governmental building or use (county, state or federal) ‡	С	С	С	С	С		С	С	С	Р		Р	P		P	Р		Р	1 space per 300 square feet
Heliport ‡										С			С		С	С		С	3 spaces
Helistop										С		С	С		С	С		С	3 spaces
Hospital ‡						 		 	 	С					D	D		D	1 space per bed
Household care facility ‡	P	P	P	P	P		P	P	P			_	<u>'</u>			<u>'</u>		P	1 space per 6 clients
Household care institution													Р		Р	Р			1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡													С		С	Р		С	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	С	С	С	С	С		С	С	С	С		С	Р		Р	Р		Р	1 space per 200 square feet
Municipal facility or use ‡	P	P	P	P	Р		P	Р	P	P		P	P		Р	Р		P	1 space per 300 square feet
Museum	С	С	С	С	С		С	С	С	С		С	Р		Р	Р		Р	See section 50-112
Park and/or playground	Р	Р	Р	Р	Р		Р	Р	Р	Р		Р	Р		P	Р		Р	
(private) ‡ Park and/or playground	Р	Р	P	P	Р		Р	Р	Р	Р		Р	P		Р	Р		P	
(public, municipal) ‡		_													D	D		С	1 space per 500
Penal or correctional institutions	_	-													Г	r			square feet 10 plus 1 per 200
Post office (governmental)	Р	Р	Р	Р	Р		Р	Р	Р	Р		Р	P		Р	Р		Р	square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)													Р		Р	Р		С	1 space per 4 seats
Radio, television and									Se	e section 5	0-116								
communications towers	_	Р	_	_	L		_	Р	P			Р	P		P	_		_	5 spaces, plus 1 per
Rectory/parsonage Retirement housing for	Р	P	Р	P	P		Р	P		Р		P	Р		Р	Р		٢	bedroom
the elderly ‡									See As	ssisted livi	ng facility								
Riding academy	Р	С	С	С	С		С	С	С	С		С	С		С	Р		С	1 space per five stalls
Sanitary landfill (private)																С			1 space per ten
School, business (e.g., barber/beauty/cosmetology)												С	P		Р	Р		Р	1 space per three students, based on
School, college or university	С	С	С	C	С		С	С	С	С		C	P		P	P		P	design 10 per classroom
School, commercial trade	-	-	-				-	-	-	С		С	P		P	D		P	plus 2 per office 1 space per student
(vocational) ‡ School, public or												-	-			-		ľ	-
denominational ‡ School, other than public or denominational ‡	P	P	P	Р	P	 	P	 P	 P	P C		P C	P P	 	P P	P		P P	See section 50-112
Sheltered care facility ‡								С					С		С	С		С	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within									See	ch. 34 of th	is Code		1						,
the referenced section) ‡ Skilled nursing facility ‡								Р		С		С	С		Р			С	See section 50-112
Studio for radio and/or television		_	_							_		P	P		_	P	-		1 space per 200
(no towers) ‡										Р		Р	Р		Р	P		Р	square feet
Commercial and Wholesale Ti	nage	Т	Т					Г		Т		Τ			С	I _D			1 space per 500
Animal kennel (outdoor pens)	-						-					-				r			square feet 1 space per 500
Appliance repair													Р		Р	Р		Р	square feet 1 space per 500
Book binding															Р	Р			square feet 1 space per 1,000
Carpet and rug cleaning plant													С		Р	Р		С	square feet
Cattle, swine, or poultry feedlot (CAFO)	С															С			1 space per 5,000 square feet of land
Cleaning plant													С		Р	Р		С	1 space per 1,000 square feet
(commercial laundry) ‡ Communication equipment																			· .
sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)												Р	Р		Р	Р		Р	1 space per 1,000 square feet
Construction contractor with storage yard	С														Р	Р			1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles													Р		Р	Р		Р	1 space per 1,000 square feet of land

ltem	F	1

																					//a
Contractor's temporary on-site construction office (only with	P	P	P	P	P			Р		P	P	P	P	P		Р	P		P	None	Item F.4
permit from building official.)	<u>'</u>		ľ	•	<u> </u>			!		i e		'	'						•	_	
Distribution center ‡																Р	Р		С	1 space p	er 1,000
Electric repair, (domestic												С	С	P		P	P		P	square fee 1 space p	er 1,000
equipment and autos)												C	C	P		P	P		٢	square fee	et
Electronic assembly																Р	Р		С	1 space p square fee	
Electro-plating/electro-typing																Р	Р		С	1 space p	per 1,000
Exterminator service/company														P		_	P		P	square fee 1 space p	
(no outdoor sales or storage)														Р		Р	Р		Р	square fee	et
Fix-it shops, small engine, saw filing, mower sharpening														С		Р	P		С	1 space p square fee	
Fur/hide tanning and finishing	1	1	1								 		 	Ĭ			С			1 space p	per 1,000
Heating and air conditioning														_			P		_	square fee 1 space p	et per 1.000
sales/services														С		Р	Р		С	square fee	et
Iron works (ornamental)																С	Р			1 space p square fee	
Lawnmower repair and/or sales														С		Р	Р		С	1 space p	per 500
																P	Б		С	square fee	et
Loading or storage tracks																	_			None 1 space p	per 500
Locksmith													Р	Р		Р	Р		С	square fee	et
Machine shop																Р	Р		С	1 space p square fee	
Maintenance and repair service														С		P	P		С	1 space p	per 500
for buildings/janitorial Manufactured home display or							1							0		'			-	square fee 1 space p	et
sales (new or used) ‡																С	Р		С	square fee	et
Mattress, making and renovating																Р	P		С	1 space p square fee	per 1,000
Milk depot, wholesale																Р	Р			1 space p	per 1,000
Mini-warehouse/self storage ‡		-	1				1				-		-	С		P	P	_	C	square fee See sectio	et on 50-112
Mortuary														C			P		C	See sectio	on 50-112
Moving and storage company																Р	Р		С	1 space p	
			1													P	P		C	square fee 1 space p	er 1,000
News printing		-	1													•	<u>'</u>			square fee 1 space p	et
Outdoor sales as a primary use ‡														С		Р	Р			square fee	
+																				area 1 space p	or 200
Pawn shop ‡																Р	Р		С	square fee	
Pet and animal grooming shop													С	P		Р	P		P	1 space p	per 200
(no outside kennels) ‡							1						<u> </u>	<u>'</u>		<u>'</u>	·			square fee	
Plumbing shop														С		P	Р		С	1 space p square fee	
Printing equipment, supplies														С		P	Р		С	1 space p	er 500
and repairs																_			_	square fee 1 space p	er 200
Propane sales filling (retail)														С		Р	Р		С	square fee	et
Publishing and printing company														С		P	Р		P	1 space p square fee	
Quick lube/oil change/minor							l i							Р		Р	Р		Р	1 space p	er 200
inspection																	_			square fee	
Salvage storage yard ‡					l												С			5 per acre	3
Scientific and industrial																С	D			1 space p	er 300
research laboratories (hazardous) ‡																0				square fee	et
Scientific and industrial research laboratories												P		С		P	P		P	1 space p	per 300
(nonhazardous) ‡												•		0						square fee	et
Scrap metal storage yard																	С			5 space p	er acre
Security systems installation							1													1 space p	
company													С	С		Р	Р		С	square fee	et
Sheet metal shop																Р	Р			1 space p square fee	
Storage of cement, sands and																				1 space p	er 5,000
gravel	С															С	P			square fee	
Storage of used lumber and																				storage ar 1 space p	er 5,000
building materials																С	Р			square fee	
Taxicab storage and repair																P	Р			storage ar 1 space p	er 500
	-	-	1				1		_		-			-		<u> </u>		-		square fee 1 space p	et per 500
Taxidermist	С													С		Р	Р			square fee	et
Tool and machinery rental (indoor storage only) ‡														P		Р	Р		P	1 space p square fee	er 200 et
Tool and machinery rental			1											С		P	Р		С	1 space p	er 200
(with outdoor storage) ‡ Vacuum cleaner sales and		-	1								-						<u>'</u>	-	_	square fee 1 space p	et per 200
repair ‡														Р		Р	Р		P	square fee	et
Veterinarian clinic (indoor kennels) ‡	Р												С	Р		Р	Р		Р	1 space p square fee	er 500 et
Veterinarian clinic	C		1													C	Р			1 space p	
(outdoor kennels or pens) ‡	Ĭ	-	1														<u> </u>			square fee	et
Warehouse (defined under storage or wholesale														С		Р	Р		С	1 space p square fee	
warehouse) ‡		-	1																		
Welding shop														С		Р	Р		С	1 space p square fee	et
Wholesale trade, nondurable														С		Р	Р		С	1 space p	er 1,000
goods Woodworking shops		_	1											С		P	Р		С	square fee 1 space p	er 1,000
Woodworking shops		-	-											<u> </u>			· .			square fee 1 space p	et
Wrecking materials yard ‡																	С			square fee	et
Light and Heavy Manufacturing	ng/Indus	strial																		1 space p	
Acid manufacture	ļ	ļ	ļ		ļ	ļ	ļi				 		 ļ	ļ	 		С			square fee	
Adhesives and sealants																				1 space p	
																С	С			square fee	
manufacture		-	-			-					-							-		1 space p	er 1.000
Aircraft parts manufacture							I i										Р			square fee	

Airplane repair														_		4	spac	Item	F
and manufacturing														Р		so	uare		_
Animal processing and slaughter													С	С			space per juare feet		7
Any manufacture or industrial process not listed and not													С	С		1	space per	r 1,000	
prohibited by law					-						_						juare feet space per		4
Artificial flower manufacture Asphalt paving and roofing											С		Р	Р		so	uare feet space per		_
material manufacture														С		so	uare feet		_
Awning manufacture, cloth, metal and wood													Р	Р		so	space per Juare feet		
Bag manufacturing													Р	Р		SC	space per Juare feet		
Battery manufacture														С			space per juare feet		
Bleaching/chorine powder manufacture														С		2	space per uare feet	r 1,000	1
Boiler manufacture and repair														Р		1	space per	r 1,000	٦
Bottling works													P	P		1	juare feet space per	r 1,000	+
Broom manufacture													P	P		1	juare feet space pei	r 1,000	1
Candy and other confectionary											c		P P	D		1	juare feet space pei	r 1,000	+
products manufacture					-								C	_		so	juare feet space pei		4
Canning and preserving factory Canvas and related products					-									۲		so	juare feet space per		4
manufacture													Р	Р		sc	juare feet space per		_
Casein manufacture Celluloid and similar cellulose					1									С		so	uare feet		_
manufacture														С		so	space per juare feet		
Cement manufacture														С		SC	space per juare feet		
Ceramic products manufacture		1									С		Р	Р			space per		
Chalk manufacture														С		so	space per quare feet	t	
Chemicals (agricultural) manufacture														С			space per quare feet		
Chemicals (industrial) manufacture														С		1	space per uare feet	r 1,000	1
Clothing manufacture													P	Р		1	space per	r 500	7
Coffin manufacture					1								С	P		1	juare feet space pei	r 1,000	+
Cold storage plants/locker													P	P		1	juare feet space pe	r 1,000	-
Concrete or asphalt														_		so	uare feet	t	\dashv
mixing/batching plant (permanent) ‡														С		s	space per quare feet	of land	
Concrete or asphalt mixing/batching plant											С		Р	Р			space per quare feet		
(temporary) ‡ Crematory														С			space per		\dashv
					1									С		sc	juare feet space pei	r 1,000	\dashv
Culvert manufacture Cutlery, handtools and general														_		so	uare feet space pe	t	-
hardware manufacture					1								С	Р		so	uare feet space per	t	_
Dairy products manufacture Distillation of liquors, spirits, etc.					-								С	Р		SC	juare feet space per	t	_
(brewery)														С		so	uare feet	t	_
Dye manufacture					1									С		so	space per Juare feet	t	
Dyeing plant													С	Р		so	space per Juare feet	t	
Electric lamp manufacture													С	Р		so	ne per 1,0 juare feet		
Elevator manufacture														Р		1	space per quare feet	r 1,000	Ī
Enameling and painting													С	Р		1	space per	r 1,000	Ī
Engraving plant													Р	Р		1	space per	r 1,000	Ī
Envelope manufacture													P	P		1	uare feet space per	r 1,000	-
Farm/garden machinery and													С	P		1	uare feet space per	r 1,000	-
equipment manufacture																	uare feet		+
Fats and oils (animal)																	space per Juare feet		
manufacture													6	<u> </u>			space per		4
Feed manufacture	ļ	 	 	ļ	 ļ	ļ	ļ	ł	 	 			С		 	sc	uare feet space per		
Felt manufacture					1									С		so	juare feet space per		4
Food processing ‡					-								С	Р		so	uare feet		4
Footwear manufacture													С	Р		so	space per juare feet		_
Foundry, all types																so	space per Juare feet		
Furnace manufacture														С		1 sc	space per juare feet	r 1,000	_
Fixtures manufacture													С	Р		1 so	space per juare feet	r 1,000	
Furniture manufacture													С	Р		1	space per uare feet	г 1,000	
Gases (industrial) manufacture														С		1	space per	r 1,000	-
Glucose manufacture	1				1									С		1	uare feet space per	r 1,000	-
Hair products factory														С		1	uare feet space per	г 1,000	-
(other than human) Heavy machinery sales	1												С	P		1	juare feet space pei	r 1,000	-
and storage ‡					-									_		so	uare feet space 1,0		4
Ice cream/ice manufacture Kerosene manufacture	-				-								Р	۲		so	juare feet space per		_
or storage														С		so	uare feet		4
Laboratory equipment manufacturing ‡														С		sc	space per Juare feet		
Leather products manufacture													С	С			space per Juare feet		

Lumber mill/yard												С			space Item F
Machinery manufacture					-						С	Р		1:	space per 1,000
Marble working and finishing					1						С	Р		1:	uare feet space per 1,000
Meat packing plant												С		1:	uare feet space per 1,000
Metal cans and shipping					1						_	-		sc 1	uare feet space per 1,000
containers manufacture					1						С	Р		so	uare feet
Metal products, stamping and manufacture											С	P		so	space per 1,000 juare feet
Mirror resilvering											С	Р		1:	space per 200 juare feet
Office equipment manufacture											Р	Р		1:	space per 1,000
					-							C			uare feet space per 1,000
Oil compounding and barreling		 	 	 	ļ	 ļ	 	 	 		 			so	juare feet space per 1,000
Oilcloth manufacture												С			uare feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture											Р	Р			space per 1,000 juare feet
Paint manufacture											С	Р			space per 1,000 juare feet
and/or mixing Paper and paper pulp					1							C		1:	space per 1,000
manufacture Paper products and paper box				-	1	-						-		so	puare feet space per 1,000
manufacture		1			1						Р	Р	\vdash	so	uare feet
Pecan processing					-						С	Р		so	space per 1,000 juare feet
Petroleum and petroleum products refining														1:	space per 1,000 juare feet
Petroleum distribution/storage ‡					1						С	Р		1:	space per 1,000
Plastic products, molding,											D	D		1	uare feet space per 1,000
casting and shaping												'		so 1	uare feet space per 1,000
Poultry hatchery Poultry slaughtering														so	uare feet space per 1,000
and processing														so	uare feet
Printing ink manufacture												P			space per 1,000 juare feet
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant														1:	space per 1,000 juare feet
Rock quarries, sand, gravel and earth excavations or extractions	С											С		1	space per acre
Rug and carpet manufacture											С	Р		so	space per 1,000 juare feet
Sand, gravel, or stone storage (including sales) ‡	С										С	Р		er	space per 1.5 nployees, plus five er acre
Shellac and varnish												С			space per 1,000 juare feet
manufacture Sign manufacturing					1						С	n		1:	space per 1,000
(no outside storage) Sign manufacturing											_	P			uare feet space per 1,000
(with outside storage)					-						С	Р		so	uare feet
Snuff manufacture					-							С		so	space per 1,000 juare feet
Soap, detergents, cleaning preparations manufacture												С		1:	space per 1,000 juare feet
Starch manufacture												С		1:	space per 1,000
Steel works, blast furnaces and					1							C		1:	uare feet space per 1,000
rolling mills					1								+	sc 1	uare feet space per 5,000
Stone cutting or crushing Stone, clay, glass and concrete												С		so	uare feet of land ea
Products (other than handicrafts) manufacture										Щ.		С		so	space per 1,000 juare feet
Textile products manufacture											С	Р		sq	pace per 1,000 uare feet
Tire retreading and recapping											С	Р			space per 1,000 uare feet
Truck manufacture												Р		Or	ne per 1,000 uare feet
Waste paper products												Р		1 s	space per 1,000 uare feet
manufacture		1			1										
Water distillation		L									Р	Р		sq	space per 1,000 uare feet
White lead manufacture												С		1 s	pace per 1,000
Wood container manufacture											С	P		1 5	pace per 1,000
Wood distillation (manufacture		_													uare feet
of tar, charcoal, turpentine and similar Wood preserving manufacture												С		sq	space per 1,000 uare feet space per 1,000
and treatment					1	-						С		sq	uare feet space per 1,000
Wood products manufacture											С	Р		1 S SQ	uare feet

RECOMMENDATION
City Staff recommends approval of OAM24-01.

Item F.5

Planning and Zoning Commission Agenda Item Data Sheet

Mastina	Dotos Iuna	10	2024	
Meeting 1	Date: June	: 10,	ZUZ4	

Topic:

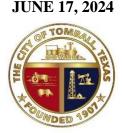
Conduct a public hearing and consideration to approve <u>Ordinance Amendment OAM24-02:</u> Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations* (*charts*)) of the Tomball Code of Ordinances by adding standards pertaining to "Boarding Home Facility".

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.

decision 30 02 ese regulations (charts), busicetion (b) ese chart		
Origination: City of Tomball		
Recommendation:		
Staff recommends approval of Ordinance Amendment OAM24	<u>4-02</u> .	
Party(ies) responsible for placing this item on agenda: Benja	min Lashley (Assistant City	Planner)
FUNDING (IF APPLICABLE) Are funds specifically designated in the current budget for the full amount of the full are current budget.	ount required for this purpose?	
Yes: No: If yes, specify A	Account Number: #	
If no, funds will be transferred from account: #	To Account: #	
Signed:Approved by:		
Staff Member Date	City Manager	Date

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



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.

<u>Ordinance Amendment OAM24-02:</u> 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.

Community Development Department



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
С	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

				Resid	dential	Zonin	g Disti	ricts				Nonresidential Zoning Districts									Parking ratio
Types of Land Uses	AG	SF-20-E	SF-9	SF-6			D		MF		МНР	0		GR			С	LI			Also see section 50-112
Institutional/Governme	Institutional/Government																				
Sheltered care facility ‡ Boarding home facility									С					С			с	С			1 space per three beds or 1.5 per dwelling

Recommendation

City Staff recommends approval of OAM24-02.