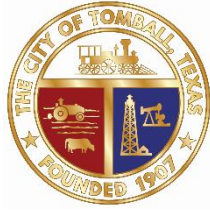


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR  
MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, May 09, 2022  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, May 09, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
  - [D.1](#) Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 11, 2022.
- E. New Business Non Action Items
  - [E.1](#) Minor Plat of **ENTERPRISE TOMBALL:** A subdivision of 3.000 acres of land in the John M. Hooper Survey, A-375, City of Tomball, Harris County, Texas.
  - [E.2](#) Minor Plat of **TOMBALL CENTER II:** Reserve C3-R and Reserve C4-R Tomball Center II being a replat of Reserve C3 and Reserve C4, Tomball Center II Film Code No. 562200, Map Records of Harris County Clerk, Texas being 2.2463 Acres of Land out of the Joseph House Survey, Abstract No. 34, Harris County, Texas.

F. New Business

[F.1](#) Consideration to Approve Final Plat of **WINFREY ESTATES**: A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves “A”, Reserves “B” and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

[F.2](#) Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-106**: Request from the collective owners of properties to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.64 acres of land legally described as being all of Lots 21 through 24 of Block 32, in Revised Map of Tomball, as well as Lots 25 and 27 in Grandinetti Tract from Single-Family Residential 6 (SF-6) District to the Old Town and Mixed-Use (OT and MU) District. The properties are generally located in the 500 block of James Street (north side), between S. Pine Street and S. Magnolia Street, within the City of Tomball, Harris County, Texas.

[F.3](#) Conduct a Public Hearing and Consideration to Approve **Case P22-016**: Request to amend the City of Tomball’s Comprehensive Plan to update the Major Thoroughfare Plan Map. Removing the proposed east-west extension of Medical Complex Drive extending approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

G. Discussion Item

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

H. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of May 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**Kimberly Chandler**  
*Community Development Coordinator*

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

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

**MONDAY, APRIL 11, 2022**



**6:00 P.M.**

- A. The meeting was Called to Order by Chair Tague at 6:01 p.m. Other members present were:

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

Others present:

Nathan Dietrich – Community Development Director  
Jared Smith – City Planner  
Loren Smith – City Attorney  
Kim Chandler – Community Development Coordinator

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - Reminded everyone of the upcoming Elections.
  - Active PIDs (Wood Leaf Reserve, Winfrey Estates and Raburn Reserve) are still moving forward.
  - Mentioned some of the awesome festivals that are coming up within the City of Tomball.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.



E. Old Business:

E.1 Update to **ZONING CASE P22-016:** Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps.

- Nathan Dietrich, Community Development Director, gave an update to Zoning Case P22-016.

F. New Business:

F.1 Consideration to Approve Preliminary Plat of **WOOD LEAF RESERVE, SECTION #2:** Being 58.66 acres of land containing 176 Lots (40'x50' x 120' TYP.) and Nine Reserves in Five Blocks. Out of the Claude N. Pillot Survey, A-632 Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

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

Jared Smith, City Planner, presented the case and staff recommendation of denial.

Glenn R. Stumpner, Applicant (457 W. Hufsmith Road, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:28 p.m.

Hearing no comments, the Public Hearing was closed at 6:29 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-048.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion FAILED; 4 Votes Nay, 1 Vote Aye.

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

Jared Smith, City Planner, presented the case and City Staff recommendation of approval with conditions outlined in the Planned Development Ordinance, to include the following:

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

Dan Valdez, META Planning & Design (424275 Katy Freeway, Suite #200, Katy, TX 77494) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:09 p.m.

Hearing no comments, the Public Hearing was closed at 7:10.

Motion was made by Commissioner Harris, second by Commissioner Ross, to approve **Zoning Case P22-069** with the following conditions:

- Daniel Valdez Agreeable boulevard entry into Winfrey and additional upgraded fencing. Will provide us with new exhibit.

- Ensure that the overall wording for landscaping and signage is correct and what that would look like.
- Elevated locations for fencing with masonry columns is shown on the Graphic Concept Plan. These locations are as follows - lots backing onto 2978 and 2920, lots backing on Dement, lots backing onto Winfrey and lots siding along the Park locations.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

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

Jared Smith, City Planner, presented the case and staff recommendation of approval.

Mehendi Maknojia, Owner (20830 Windrose Bend Drive, Spring, TX 77379) spoke on behalf of the request.

Lori Klein Quinn (13415 Lost Creek Road, Tomball, TX 77375) spoke with a question asking if this case had any effect on the Thoroughfare Plan.

The Public Hearing was opened by Chair Tague at 7:40 p.m.

Hearing no additional comments, the Public Hearing was closed at 7:46.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-072.**

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

F. Discussion Item

F.1 Tree Planting List

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:48 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Kim Chandler  
Community Development Coordinator /  
Commission Secretary

\_\_\_\_\_  
Barbara Tague  
Commission Chair

# CITY OF TOMBALL

Plat Name: ENTERPRISE TOMBALL Plat Type: Minor Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: May 9, 2022

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

Community Development recommends approval of this plat with no contingencies.

STATE OF TEXAS  
COUNTY OF HARRIS

WE, EAN HOLDINGS, LLC, ACTING BY AND THROUGH, JXXXXX, XXXXX, BEING AN OFFICER OF EAN HOLDINGS, LLC, OWNERS HERENAFTER REFERRED TO AS OWNERS OF THE 3.000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ENTERPRISE TOMBALL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, 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 ON 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 AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY 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 OPENINGS 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.

IN TESTIMONY WHEREOF, EAN HOLDINGS, LLC HAS CAUSE THESE PRESENTS TO BE SIGNED BY XXXXX, XXXXX, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

EAN HOLDINGS, LLC

BY: \_\_\_\_\_  
XXXXXX, XXXXX

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

I, CHRIS RHODES, 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 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.

CHRIS RHODES, R.P.L.S.  
TEXAS REGISTRATION NO. 6532

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ENTERPRISE TOMBALL 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 \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
BARBARA TAGUE, CHAIRMAN

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH  
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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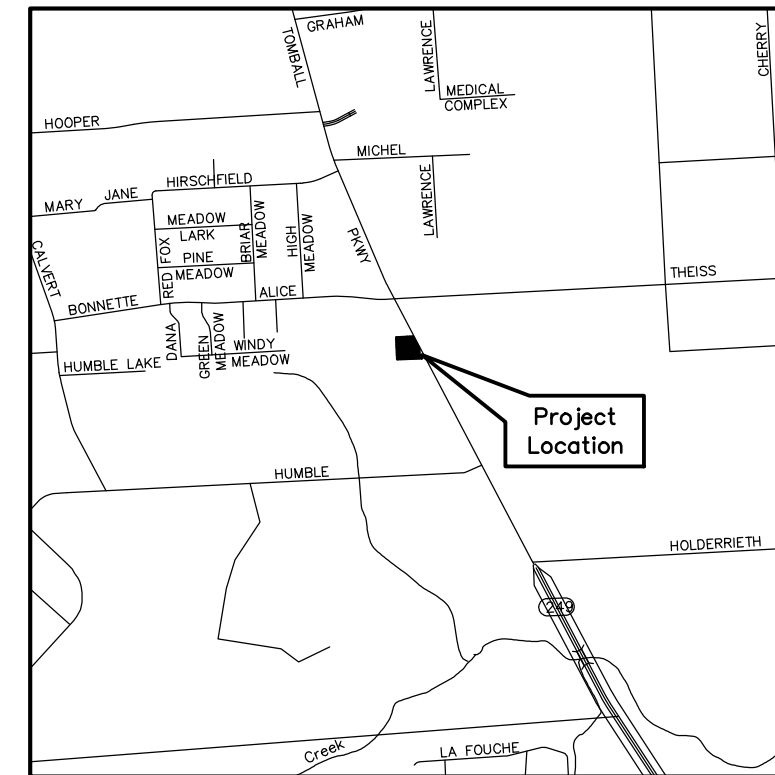
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ALICE ROAD  
(R.O.W. WIDTH VARIES)  
(H.C.C.F. NO. R891794)

## ABBREVIATIONS

ESMT. = EASEMENT  
F.C. = FILM CODE  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
No. = NUMBER  
PG. = PAGE  
R.O.W. = RIGHT OF WAY  
STM. = STORM SEWER  
U.E. = UTILITY EASEMENT  
FND. = FOUND  
I.R. = IRON ROD  
C.I.R. = CAPPED IRON ROD  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING



VICINITY MAP  
SCALE: 1" = 1/2 MI.

## ABBREVIATIONS

F.C. = FILM CODE  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
No. = NUMBER  
PG. = PAGE  
R.O.W. = RIGHT OF WAY  
VOL. = VOLUME  
I.R. = IRON ROD  
C.I.R. = CAPPED IRON ROD  
I.P. = IRON PIPE  
U.E. = UTILITY EASEMENT  
B.L. = BUILDING LINE  
FND. = FOUND

### NOTES:

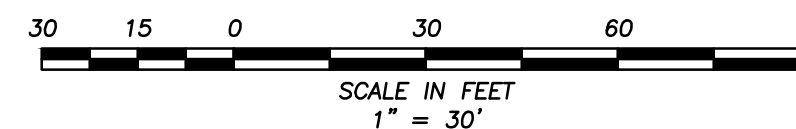
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999425526.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, 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 PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0210L (EFFECTIVE DATE OF JUNE 18, 2007) THIS PROPERTY IS IN ZONE "X" (UNSHADED) AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO REMOVE OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE SURVEYED PROPERTY WAS SUBJECT TO HUMBLE OIL PIPELINE Co. SURFACE USE AGREEMENTS RECORDED IN VOL. 959, PG. 299, AND VOL. 1221, PG. 22, H.C.D.R., AND H.C.C.F. No.(9) E092864, E117521 AND R358887. THESE AGREEMENTS WERE RELEASED IN THEIR ENTIRETY IN H.C.C.F. No. 20150092293.
- THE SURVEYED PROPERTY WAS SUBJECT TO A H.L.&P. Co. EASEMENT OF RECORD IN H.C.C.F. No. H628234, RELEASED IN H.C.C.F. No. 20070671594.
- THE CITY OF TOMBALL HAS ADOPTED ZONING REVIEW ORDINANCE TO REVIEW FOR LAND USE AND OTHER PROPERTY DEVELOPMENT STANDARDS.

## ENTERPRISE TOMBALL

A SUBDIVISION OF 3.000 ACRES OF LAND, LOCATED IN THE  
JOHN M. HOOPER SURVEY, A-375,  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS  
1 BLOCK 1 LOT

OWNER: EAN HOLDINGS, LLC  
3777 SOUTHWEST FWY.  
HOUSTON, TX 77027  
713-224-0456

SCALE: 1"=30'



MARCH, 2022



FND. 5/8" C.I.R.  
X:3033420.06  
Y:13953923.24

PORTION OF  
CALLED 40.1148 ACRES  
A. B. H. ENTERPRISES, INC.  
H.C.C.F. NO. F417072

FND. 5/8" C.I.R.  
X:3033432.09  
Y:13953623.50

S 87°42'07" W 483.34'

UNRESTRICTED RESERVE "A"  
BLOCK 1  
WILLOW CREEK CAMPUS  
SECTION 1  
F.C. NO. 686611  
H.C.M.R.

CALLED 75.1117 ACRES  
COUNTY OF HARRIS  
H.C.C.F. NO. 20140471160

CALLED 1.4096 ACRE  
CITY OF TOMBALL U.E.  
H.C.C.F. NO. RP-2018-171267  
H.C.C.F. NO. RP-2018-171268

CALLED 0.6076 ACRE  
ACCESS ESMT.  
H.C.C.F. NO. RP-2019-449456

CALLED 0.0568 ACRE  
CITY OF TOMBALL U.E.  
H.C.C.F. NO. RP-2018-171265  
H.C.C.F. NO. RP-2018-171266

CHAUNCEY GOODRICH SURVEY  
ABSTRACT NO. 1704

# CITY OF TOMBALL

Plat Name: TOMBALL CENTER II Plat Type: Minor Re-Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: May 9, 2022

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

Community Development recommends approval of this plat with contingencies.

- Provide Block Number within the graphic extent of re-plat
- Remove reference to previously existing boundaries / building lines
- Replace reference to “Reserve C3-R” and “Reserve C4-R” with Lot 1 & Lot 2
- Remove references to building lines
- Dimensionally “tie” easements to property boundaries
- Provide title opinion or title commitment letter for DBC Realty, LLC
- Remove reference to “FINAL PLAT” AND “RESERVE C3-R AND RESERVE C4-R” from the title of this document.
- Print the names of the individuals who will be signing on behalf of the entities that own the properties.







# CITY OF TOMBALL

Plat Name: WINFREY ESTATES Plat Type: Final Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: May 9, 2022

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

Community Development recommends approval of this plat with contingencies.

- Minimum of 1-acre must be dedicated to parks, per PD#15 Ordinance.
- Dimensionally identify the ROW made available following dedication toward Winfrey Lane.
- Identify the cul-de-sac radius at Secret Grove Trail and Steely Thicket Trail
- Identify the planned means of providing permanent monumentation within the subdivision.
- Construction plans must be approved by the City of Tomball.
- Prior to recording all required public improvements associated with the subdivision must be completed OR a suitable financial guarantee must be provided ensuring the construction of required public improvements.

STATE OF TEXAS  
COUNTY OF HARRIS

We, CHTA DEVELOPMENT, INC, acting by and through ERIC HYMOWITZ, President and MIKE DISHBERGER, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to as owners of the 33.3858 acre tract described in the above and foregoing plat of WINFREY ESTATES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMOWITZ, its President, thereunto authorized, attested by MIKE DISHBERGER its Vice President, and its common seal hereunto affixed this \_\_\_\_day of \_\_\_\_\_, 2022.

CHTA DEVELOPMENT, INC.

By:\_\_\_\_\_  
ERIC HYMOWITZ, President

Attest:\_\_\_\_\_  
MIKE DISHBERGER, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I PAUL JOHNSON, HANCOCK WITNEY BANK, owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-407355 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 lien and have not assigned the same nor any part thereof.

By:\_\_\_\_\_  
PAUL JOHNSON, Bank Officer

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
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 has approved this plat and subdivision of WINFREY ESTATES in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:\_\_\_\_\_  
Barbara Tague  
Chairman

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 and in Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

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

\_\_\_\_\_  
Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

By:\_\_\_\_\_  
Deputy

LOT TABLE

BLOCK 1		
LOT	Acres	Sq. Feet
1	0.1431	6,233.20
2	0.1433	6,240.00
3	0.1433	6,240.00
4	0.1433	6,240.00
5	0.1427	6,216.16
6	0.2117	9,222.79
7	0.3153	13,734.17
8	0.1702	7,415.39
9	0.1434	6,247.29
10	0.1435	6,251.07
11	0.1436	6,254.86
12	0.1437	6,258.65
13	0.1438	6,262.44
14	0.1577	6,869.35
15	0.1712	7,455.61
16	0.1970	8,582.95
17	0.1766	7,691.41
18	0.1569	6,832.67
19	0.1456	6,342.39
20	0.1604	6,989.20
21	0.1752	7,632.32
22	0.1897	8,265.49
Total	3.6611	159,477.43

BLOCK 2		
LOT	Acres	Sq. Feet
1	0.1336	5,819.12
2	0.1343	5,850.11
3	0.1343	5,850.11
4	0.1343	5,850.11
5	0.1464	6,375.04
6	0.1463	6,374.80
7	0.1343	5,849.89
8	0.1343	5,849.89
9	0.1346	5,863.15
10	0.1452	6,324.69
11	0.1764	7,681.87
12	0.1950	8,494.52
13	0.2094	9,122.34
14	0.2300	10,017.76
15	0.1544	6,726.05
16	0.1648	7,176.64
17	0.1474	6,420.45
18	0.1367	5,953.37
19	0.1313	5,720.21
20	0.1430	6,230.18
21	0.1430	6,230.30
22	0.1459	6,353.30
23	0.1487	6,477.71
24	0.1435	6,252.61
25	0.1451	6,320.88
26	0.1661	7,236.87
27	0.1661	7,236.87
28	0.1661	7,236.87
29	0.1661	7,236.87
30	0.1661	7,236.87
31	0.1639	7,138.83
32	0.1313	5,720.00
33	0.1313	5,720.00
34	0.1302	5,669.98
Total	5.1795	225,618.27

RESERVE TABLE

LAND USE TABLE			
Reserve	Acres	Sq. Feet	Land Use
"A"	0.0394	1,717.07	Landscape/Open Space
"B"	0.7282	31,719.50	Landscape/Open Space
"C"	0.5451	23,743.19	Landscape/Open Space
"D"	0.6253	27,237.92	Landscape/Open Space
"E"	1.2199	53,137.57	Landscape/Open Space
"F"	0.0396	1,724.78	Landscape/Open Space
"G"	4.4653	194,512.33	Drainage/Detention
"H"	0.8371	36,462.30	Amenity Center
Total	8.4999	370,254.66	

BLOCK 3		
LOT	Acres	Sq. Feet
1	0.1457	6,347.51
2	0.1435	6,251.47
3	0.1433	6,240.00
4	0.1433	6,240.00
5	0.1433	6,240.00
6	0.1433	6,240.00
7	0.1433	6,240.00
8	0.1433	6,240.00
9	0.1433	6,240.00
10	0.1433	6,240.00
11	0.1410	6,142.83
12	0.1603	6,980.68
13	0.1582	6,890.88
14	0.1445	6,293.74
15	0.1445	6,295.71
16	0.1446	6,297.68
17	0.1446	6,299.65
18	0.1447	6,301.63
19	0.1447	6,303.60
20	0.1448	6,305.57
21	0.1448	6,307.54
22	0.1448	6,309.51
23	0.1553	6,766.59
24	0.1889	8,227.64
25	0.1596	6,951.98
26	0.1412	6,152.43
27	0.1313	5,719.80
28	0.1313	5,719.80
29	0.1313	5,719.80
30	0.1313	5,719.80
31	0.1313	5,719.80
32	0.1313	5,719.80
33	0.1313	5,719.80
34	0.1313	5,719.80
35	0.1435	6,249.28
36	0.1448	6,308.95
37	0.1313	5,720.00
38	0.1313	5,720.00
39	0.1313	5,720.00
40	0.1313	5,720.00
41	0.1313	5,720.00
42	0.1313	5,720.00
43	0.1313	5,719.96
44	0.1604	6,986.85
45	0.2620	11,413.75
46	0.2303	10,033.53
47	0.1819	7,922.50
48	0.1789	7,793.41
Total	7.1133	309,853.27

BLOCK 4		
LOT	Acres	Sq. Feet
1	0.1310	5,707.49
2	0.1313	5,719.99
3	0.1313	5,719.99
4	0.1313	5,719.99
5	0.1419	6,180.70
6	0.1442	6,282.80
7	0.1313	5,720.00
8	0.1313	5,720.00
9	0.1407	6,130.63
Total	1.2145	52,901.60



LEGEND:  
A.E. — Unobstructed Aerial Easement  
C.U.E. — City of Tomball Utility Easement  
U.E. — Utility Easement  
C.I.R. — Capped Iron Rod  
F.C. — Film Code  
FND. — Found  
ESMT. — Easement  
H.C.M.R. — Harris County Map Records  
H.C.D.R. — Harris County Deed Records  
H.C.C.F. — Harris County Clerk's File  
I.R. — Iron Rod  
O.P.R.O.R.P. — Official Public Records of Real Property  
NOTES:

Public Easements:  
Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

Flood Information:  
According to FEMA Firm Panel No. 48201C0230L, with an Effective Date of 06/18/2007, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

Note #1:  
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

Note #2:  
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.

Note #3:  
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

Note #4:  
This plat does not attempt to amend or remove any valid covenants or restrictions.

Note #5:  
A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

Note #6:  
The City of Tomball is responsible for the maintenance of sidewalks inside the right-of way.

# WINFREY ESTATES

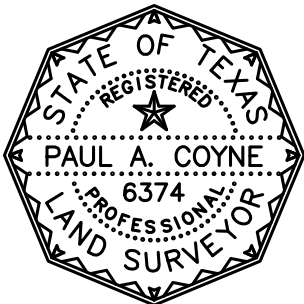
A SUBDIVISION OF 33.3858 ACRES OF LAND  
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT  
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT  
OF ALL OF RESERVES "A", RESERVE "B" AND  
WINFREY LANE PORTION ADJACENT THERETO OF  
PECK STATION ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN FILM CODE NO. 666109 OF  
THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:  
TO CREATE

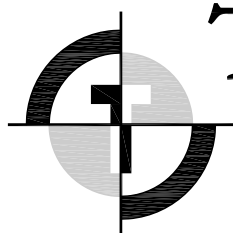
4 BLOCKS 113 LOTS 8 RESERVES

OWNER:  
CHTA DEVELOPMENT, INC.  
1169 Brittmore Road, Houston, TX 77043

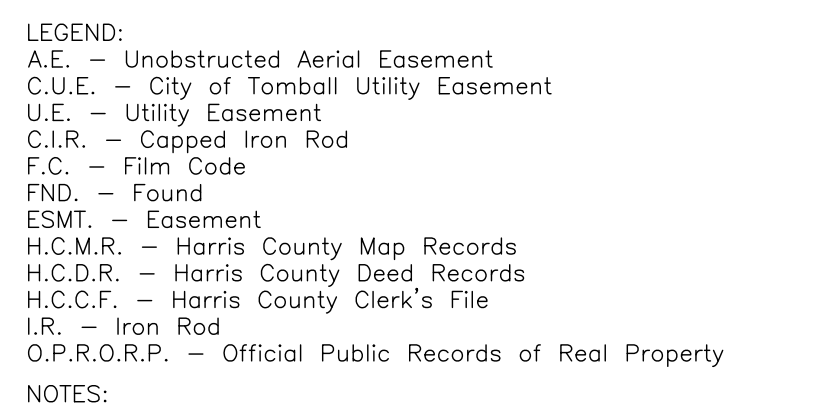
DATE: APRIL, 2022 SCALE: 1"=80'



PAUL A. COYNE  
Texas Registration No. 6374



**TETRA**  
SURVEYS  
5304 Ashbrook Drive  
Houston, Texas 77081  
(P) 713-462-6100 (F) 713-432-1003  
E-Mail: Survey@TSATX.com  
**www.TSATX.com**  
License No. 10127500



LINE	BEARING	DISTANCE
L1	N87°31'48"E	1.98'
L2	N87°31'48"E	5.00'
L3	N87°31'48"E	6.34'
L4	N87°36'50"E	173.22'
L5	S86°34'38"W	49.84'

OWNER:  
CHTA DEVELOPMENT, INC.  
1169 Brittmore Road, Houston, TX 77043



**TETRA**  
SURVEYS

5304 Ashbrook Drive  
Houston, Texas 77081  
(P) 713-462-6100 (F) 713-432-1003  
E-Mail: [Survey@TSATX.com](mailto:Survey@TSATX.com)  
[www.TSATX.com](http://www.TSATX.com)  
License No. 10127500



**NOTICE OF PUBLIC HEARING  
CITY OF TOMBALL  
PLANNING & ZONING COMMISSION (P&Z)  
MAY 9, 2022  
&  
CITY COUNCIL  
MAY 16, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, May 9, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, May 16, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

**Zoning Case P22-106:** Request from the collective owners of properties to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately .64 acres of land legally described as being all of Lots 21 through 24 of Block 32, in Revised Map of Tomball, as well as Lots 25 and 27 in Grandinetti Tract from Single-Family Residential 6 (SF-6) District to the Old Town and Mixed-Use (OT and MU) District. The properties are generally located in the 500 block of James Street (north side), between S. Pine Street and S. Magnolia Street, within the City of Tomball, Harris County, Texas.

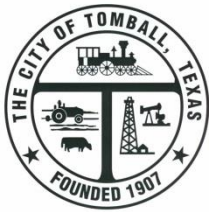
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at [jasmith@tomballtx.gov](mailto:jasmith@tomballtx.gov)

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6<sup>th</sup>** day of **May 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith  
Jared Smith  
City Planner

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



## Notice of Public Hearing

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

**CASE NUMBER:** P22-106

**APPLICANT/OWNER:** Collective Owners of Properties

**LOCATION:** Generally located within the 500 block of James Street (north side), between S. Pine Street and S. Magnolia St., within the City of Tomball, Harris County, Texas.

**PROPOSAL:** A Rezoning to amend the official zoning map for the City of Tomball by rezoning approximately .64 acres of land legally described as being all of Lots 21 through 24 of Block 32 in Revised Map of Tomball, as well as Lots 25 and 27 in Grandinetti Tract from Single-Family Residential (SF-6) district to the Old Town and Mixed Use (OT and MU) district.

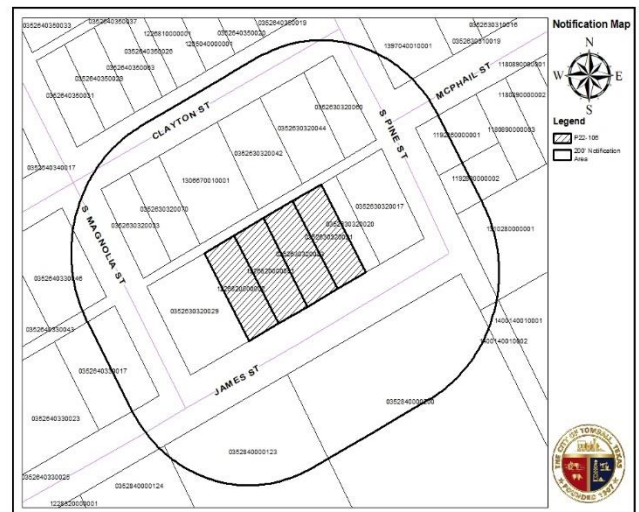
**CONTACT:** Jared Smith, City Planner

**PHONE:** (281) 290-1491

**E-MAIL:** [jasmith@tomballtx.gov](mailto:jasmith@tomballtx.gov)

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

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



**Planning & Zoning Commission**

**Public Hearing:**

**Monday, May 9, 2022 @ 6:00 PM**

**City Council Public Hearing:**

**\*Monday, May 16, 2022 @ 6:00 PM**

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

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



## Community Development Department

# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: May 9, 2022

City Council Public Hearing Date: May 16, 2022

<b>Rezoning Case:</b>	P22-106
<b>Property Owner(s):</b>	Harold & Sandra Keys, Mirekeys Corporation, Ernest Grandinetti, and Jeff & Jessica McClung
<b>Applicant(s):</b>	Harold & Sandra Keys, Cindy Keys Corporation, Ernest Grandinetti, and Jeff & Jessica McClung
<b>Legal Description:</b>	Lots 21, 22, 23, and 24, Block 32 in Revised Map of Tomball, and Lots 25 & 27 in Grandinetti Tract
<b>Location:</b>	500 block (north side) of James Street between S. Pine Street and S. Magnolia Street at 504, 516, 522, and 526 James St. (Exhibit "A")
<b>Area:</b>	0.64 acres
<b>Comp Plan Designation:</b>	Old Town (Exhibit "B")
<b>Present Zoning:</b>	Single-Family 6 District (Exhibit "C")
<b>Request:</b>	Rezone from the Single-Family 6 District to the Old Town & Mixed-Use District
<b>Adjacent Zoning &amp; Land Uses:</b>	
<b>North:</b>	Single-Family 6 District / Single-family residence(s)
<b>South:</b>	Single-Family 6 District / Municipal Facility
<b>West:</b>	Single-Family 6 District / Single-family residence
<b>East:</b>	Single-Family 6 District / Vacant Lot / Single-family residence

## **BACKGROUND**

The subject properties have been located within the City Limits of Tomball since the City's establishment in 1907. There are presently three (3) structures that exist on the subject properties. According to Harris County Appraisal District, the first is a single-family dwelling located at 516 James Street (Lots 23 & 24) that has existed since at least 1930. The second is also a dwelling, located at 504 James Street (Lots 21 & 22) that has existed since at least 1940. The most recent structure received building permit approval in 2019, recently finalized construction, and is now seeking approval for this zone change to allow the opportunity for commercial occupancy within this structure.

## **ANALYSIS**

**Description:** The subject properties comprise approximately 0.64 acres, located in the 500 block on the north side of James Street. Immediately north, east, and west of the subject properties are existing single-family residences located within Single Family Residential (SF-6) zoning. South of the subject properties are municipal buildings that currently house a variety of departmental offices for the City of Tomball, these buildings also fall within a Single Family Residential (SF-6) district. The existing Single Family Residential (SF-6) districts that the subject properties and surrounding properties fall within have been in existence since the City of Tomball adopted zoning in 2008. It is worth noting additional nearby land uses. Approximately 200-300 feet southwest of the subject properties on the south side of James Street are existing residential multi-family apartment buildings as well as an office complex. East and southeast of the subject properties, approximately 150-200 feet is an existing assisted living facility. As previously mentioned, two of the existing structures were constructed in 1930 and 1940. The most recently constructed structure received building permit approval in 2019 and has finalized construction this year. The current owners of this new structure located at 522 James Street are seeking approval of the requested zone change to allow the occupancy of this new building by commercial uses.

**Comprehensive Plan Recommendation:** The property is designated as “Old Town” by the Comprehensive Plans Future Land Use Map. This Old Town category is intended to be “highly walkable and promote a distinct sense of place”.

According to the Comprehensive Plan, “land uses should consist of a mix of residential, office, retail, entertainment, restaurants, and public facilities. Secondary uses include bed and breakfast lodging, live-work buildings, places of assembly or even venues and home professions”.

The Comprehensive Plan recommends the zoning district of – OT & MU (Old Town and Mixed Use) for the Old Town land use category.

Additionally, the Comprehensive Plan states – “The following considerations should be used as guidance for regulatory modifications or as part of decision-making: New development should encourage building to the street at a pedestrian scale, with no parking between the front building façade and the street. Pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and street trees should be emphasized.”

According to Section 50-79 (*Old Town and Mixed-Use District*), the nature of the Old Town & Mixed Use District “is a mixture of retail, commercial and other non-residential uses, along with single-family homes and multiple-family uses. The city’s comprehensive plan endorses the continuation of the mixture of uses in these areas”. Additionally, this area “is intended to provide a zoning mechanism for a variety of uses in the original town site and those areas that have a diverse mixture of uses”.

### **Staff Review Comments:**

Conformance to the Comprehensive Plan: The request to rezone to Old Town & Mixed-Use (OT & MU) is in accordance with the Future Land Use Map which identifies the subject properties as being within the “Old Town” land use category. Rezoning the properties as requested would achieve the goals and objectives outlined in the Comprehensive Plan. Particularly in regards to growth and capacity by encouraging infill and redevelopment, while utilizing existing infrastructure within Old Town Tomball. This zone change request will promote the goal of encouraging development with a mixture of uses in a walkable environment. According to the

Comprehensive Plan “locating community facilities, services, and limited commercial services within and near existing neighborhoods has the potential to create mutually-beneficial synergies and higher quality of life”. This request also serves to achieve the community livability goal of encouraging the expansion of Old Town so that it continues to grow as the City grows. Given the proximity to existing municipal facilities/offices, multi-family development(s), and office complex; this requested zone change will further encourage the mixture of land uses within the immediate area and will not be contrary to the Comprehensive Plan or the Future Land Use Plan. Furthermore, the character of development that will be promoted by Old Town & Mixed Use zoning are intended to be compatible with nearby single-family residential land uses.

### **PUBLIC COMMENT**

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on April 25, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

### **RECOMMENDATION**

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P22-106.

### **EXHIBITS**

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



Exhibit "A"  
Aerial Photo

Item F.2



Exhibit "B"  
Comprehensive Plan

Item F.2

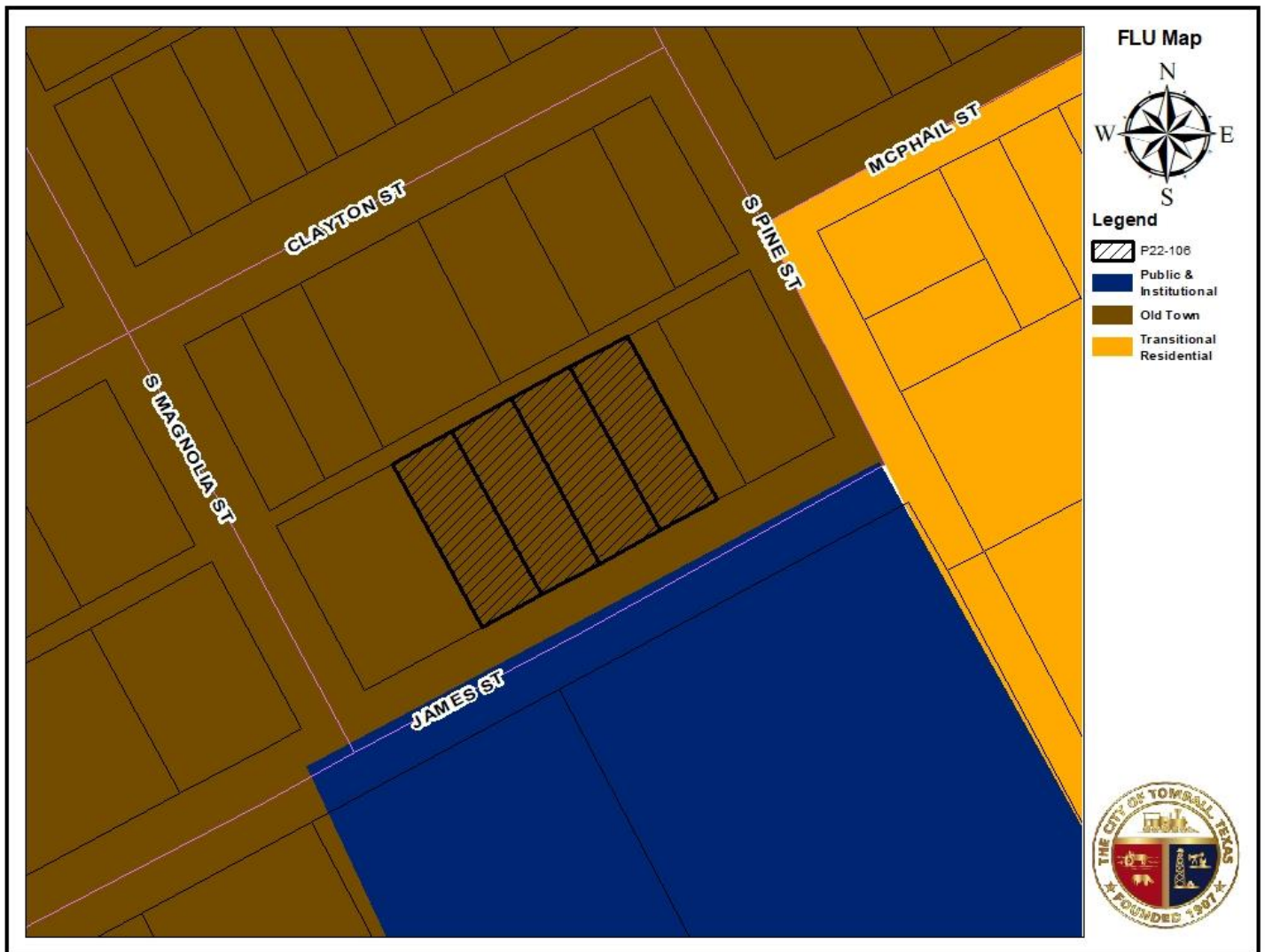




Exhibit "C"  
Zoning Map

Item F.2





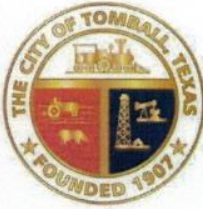
**Exhibit “D”  
Site Photo(s)**





# Exhibit "E"

## Rezoning Application



RECEIVED (KC)  
11/01/2021

Revised: 4/13/2020  
P&Z #21-469  
\$400.00

### APPLICATION FOR RE-ZONING

Community Development Department  
Planning Division

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

#### Applicant

Name: HAROLD E SANDRA KEYS Title: OWNERS  
Mailing Address: 477 SHENWOOD FOREST N City: WOODVILLE State: TX  
Zip: 75979 Contact: HAROLD KEYS  
Phone: (713) 582-6035 Email: HLKEYS@HOTMAIL.COM

#### Owner

Name: "SAME AS APPLICANT" Title: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

#### Engineer/Surveyor (if applicable)

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

Description of Proposed Project: NEW CONSTRUCTION

Physical Location of Property: LT 25 - GRANDINETTI TRACT  
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: 522 JAMES ST 77375  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-6

Current Use of Property: UNDER CONSTRUCTION

Proposed Zoning District: OT & MU (SEC. 50-79)

Proposed Use of Property: MIXED USE

HCAD Identification Number: 122682XXXXX1 Acreage: 7,000 SF

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

www.tomballtx.gov

Revised: 4/13/2020

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

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X HAROLD E SANDRA KEYS 10/29/2021  
Signature of Applicant Date

X HAROLD E SANDRA KEYS 10/29/2021  
Signature of Owner Date

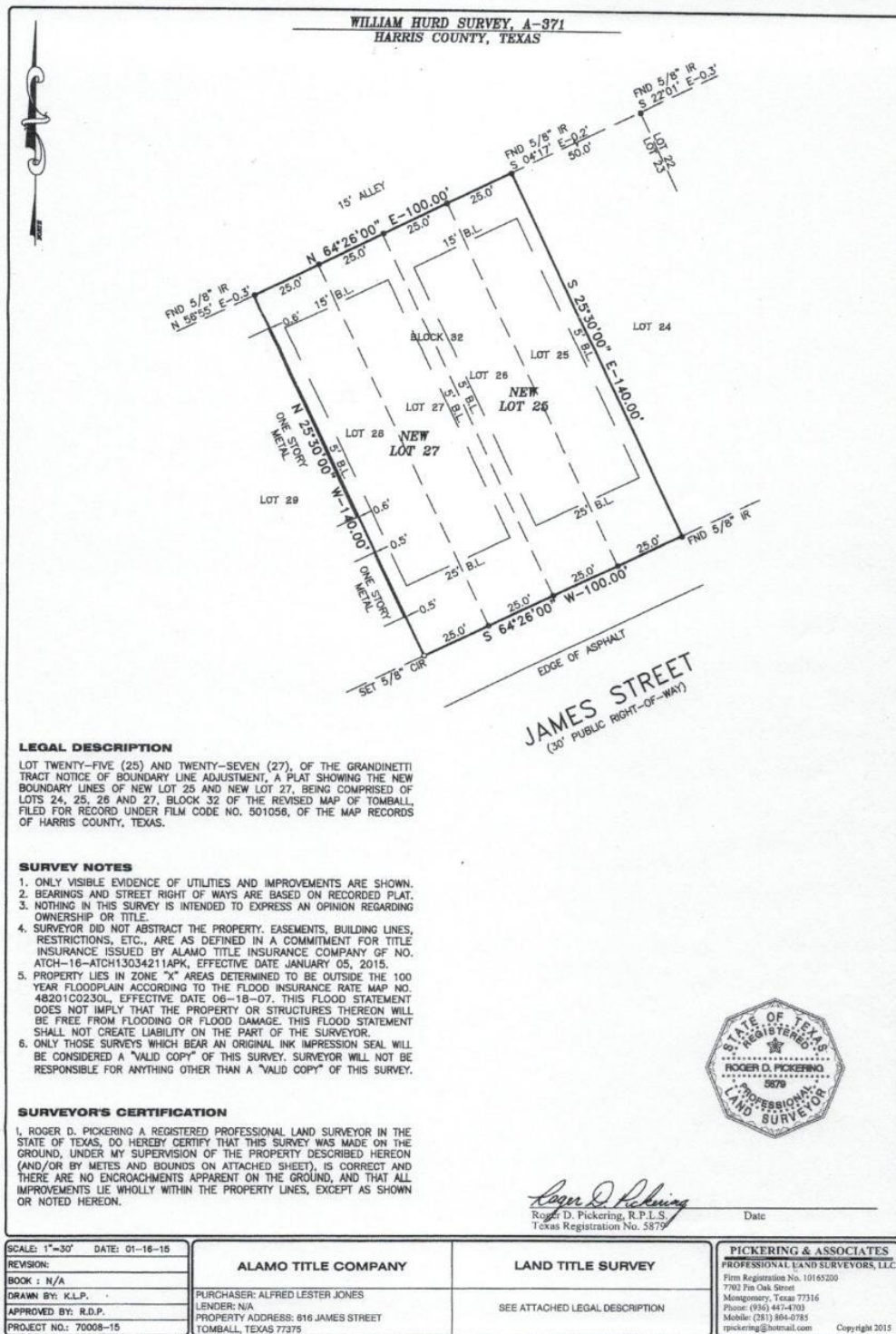
**From:** [noreply@tomballtx.gov](mailto:noreply@tomballtx.gov)  
**To:** [Kimberly Chandler](#)  
**Subject:** Receipt #R01288429  
**Date:** Tuesday, November 2, 2021 1:50:25 PM

---

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

-----  
DATE : 11/2/2021 1:40 PM  
OPER : TW  
TKBY : TW  
TERM : 5  
REC# : R01288429  
130.0000 PLANNING AND ZONING  
522 James St 400.00

Paid By:522 James St  
2-CK 400.00 REF:w 21503







# City of Tomball

Community Development Department  
Zoning Affidavit

I, (We), MIREKEYS Corp by, agree to be associated with the Official Zoning amendment as shown with the associated map that has been submitted with this application.

We are requesting to be included with the request to rezone our property to: **OLD TOWN – MIXED USE (OT/MU)** from **SINGLE FAMILY RESIDENTIAL (SF-6)**

Legal Description: Harris County Appraisal District

**LT 27 GRANDINETTI TRACT**  
**526 JAMES ST. TOMBALL, TX 77375**

Property Owners Information:

Names: **MIREKEYS CORP**

Address: **414 N CHESTNUT ST TOMBALL TX 77375-4538**

Phone: 713-979-8078 E-mail: mirekeys@gmail.com

Authorized Agent/Applicant Contact Information:

Names: **MIREKEYS CORP**

Address: **414 N CHESTNUT ST TOMBALL TX 77375-4538**

Phone: \_\_\_\_\_ E-Mail: m

Correspondence to be sent to: Owner \_\_\_\_\_ Authorized Agent/Applicant \_\_\_\_\_ by: Mail \_\_\_\_\_ Email \_\_\_\_\_

Owner Signature: Cyrl. Keys Date: 3/27/22  
Owner Signature: MIREKEYS CORP Date: \_\_\_\_\_



# City of Tomball

Community Development Department  
Zoning Affidavit

I, (We), Jeff and Jessica McClung, agree to be associated with the Official Zoning amendment as shown with the associated map that has been submitted with this application.

We are requesting to be included with the request to rezone our property to **OLD TOWN - MIXED USE (OT/MU)** from **SINGLE FAMILY RESIDENTIAL (SF-6)**

Legal Description: Harris County Appraisal District

**LTS 21 & 22, BLOCK 32 IN REVISED MAP OF TOMBALL  
504 JAMES ST. TOMBALL TX, 77375**

Property Owners Information:

Name(s): Jeff and Jessica McClung

Address: 504 James St. Tomball TX 77375

Phone: 281-923-4803 E-mail: Jmac8527@hotmail.com

Authorized Agent/Applicant Contact Information:

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Correspondence to be sent to: Owner ☒ Authorized Agent/Applicant \_\_\_\_\_ by: Mail \_\_\_\_\_ Email ☒

Additional Info: \_\_\_\_\_

Owner Signature: [Signature] Date: 4/27/22

Owner Signature: [Signature] Date: 4/28/22



# City of Tomball

## Community Development Department

### Zoning Affidavit

I, (We), ERNEST GRANDINETTI, agree to be associated with the Official Zoning amendment as shown with the associated map that has been submitted with this application.

We are requesting to be included with the request to rezone our property to: **OLD TOWN – MIXED USE (OT/MU)** from **SINGLE FAMILY RESIDENTIAL (SF-6)**

Legal Description: Harris County Appraisal District

**LTS 23 & 24 BLK 32**  
**516 JAMES ST. TOMBALL, TX 77375**

#### Property Owners Information:

Names: **ERNEST GRANDINETTI**  
 Address: **606 JAMES ST TOMBALL TX 77375-4626**

Phone: 281 733 6086 E-mail: \_\_\_\_\_

#### Authorized Agent/Applicant Contact Information:

Names: **ERNEST GRANDINETTI**  
 Address: **606 JAMES ST TOMBALL TX 77375-4626**

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Correspondence to be sent to: Owner \_\_\_\_\_ Authorized Agent/Applicant \_\_\_\_\_ by: Mail \_\_\_\_\_ Email \_\_\_\_\_

Owner Signature: Ernest Grandinetti Date: 2/15/22

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Subject Properties  
(P22-106)  
Lots 21-28, Block 32,  
Revised Map of  
Tomball.**

[illegible]

FILE NO. 103518  
Filed for Record - July 8, 1912 At 5 o'clock A.M. Recorded,

Client County Court Harris Co. Texas. By *W. H. Hall* - 1 Twelfth

[illegible]

Т. & Б. В. Ры.  
ПРОПРАВУ.

Old Town Area  
Vol. — Page 25  
July 8, 1912

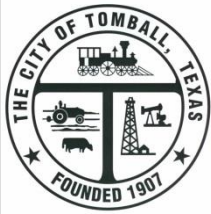
REVISED MAP  
OF  
TOMBALL  
HARRIS CO. TEXAS  
DIVISION POINT

**EXPLANATION**

	<b>SOLD</b>
	<b>OPEN</b>

Page 15 of 15





## ***Comprehensive Plan Amendment Staff Report***

Planning and Zoning Commission Hearing Date: May 9, 2022  
City Council Public Hearing Date: May 16, 2022

**Case:** P22-016

**Applicant(s):** Harrisburg Homes, Inc.

**Request:** To amend the Master Thoroughfare Plan by removing the proposed east /west segment from Medical Complex Drive. Specifically being the 0.9-mile segment extending between the eastern right-of-way boundaries of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

### **BACKGROUND**

In 2008 the Houston-Galveston Area Council conducted the “FM 2920 Access Management Study”, as well as the “Livable Centers” Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920 specifically to alleviate heavy truck traffic through Old Town Tomball. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential suitor for this bypass for heavy trucks. In 2019, construction was completed for a section of SH 249 (Tomball Tollway) immediately west of Tomball, this construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively “cut off” the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the existing and proposed western extent of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 to FM 2920.

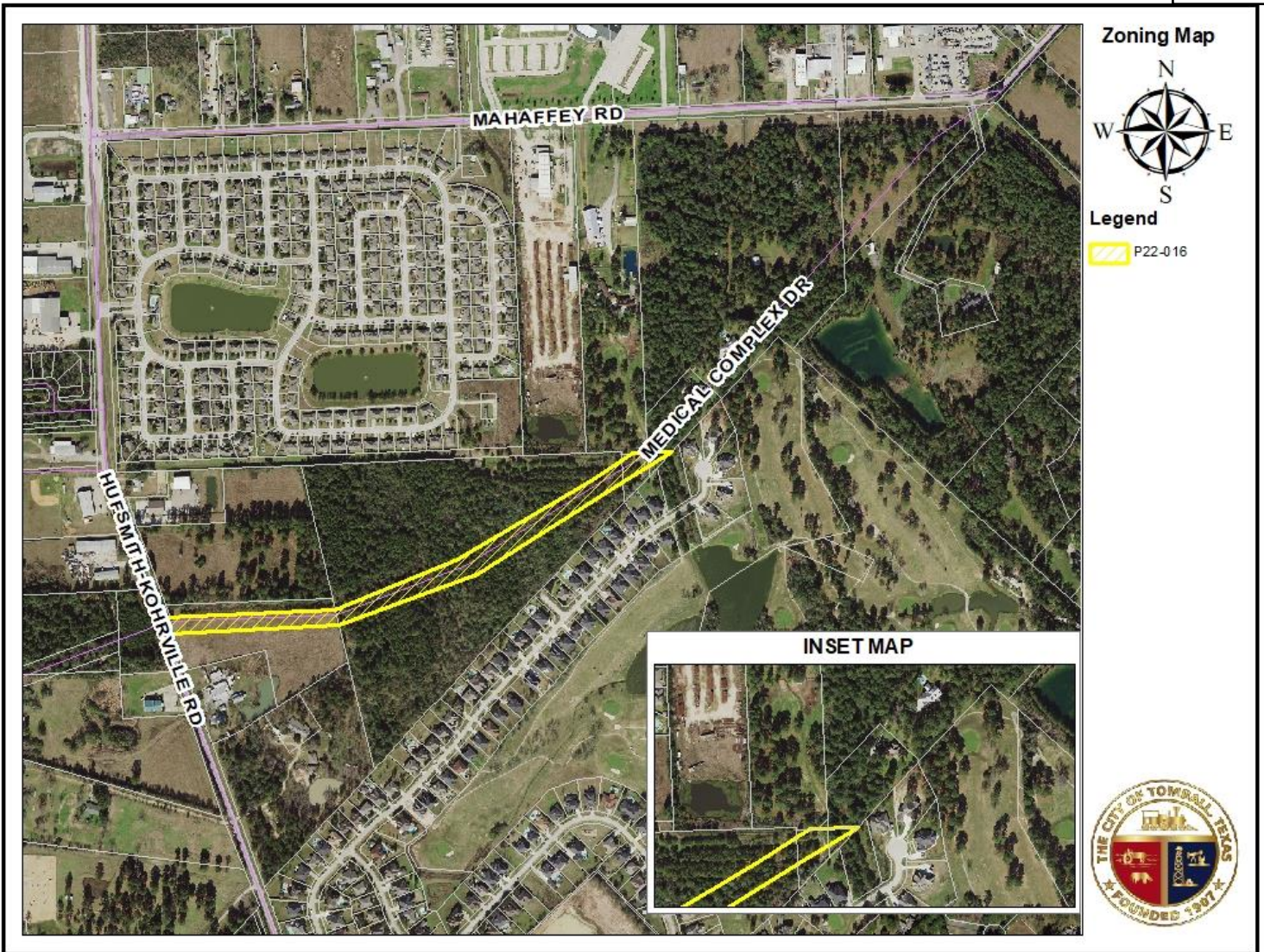
### **ANALYSIS**

**Comprehensive Plan Recommendation:** The current Comprehensive Plan adopted in 2019, much like its predecessor identifies the need to promote east-west connections through the City and specifically, alternatives to FM 2920 and potentially a bypass for through traffic and heavy trucks. However, due to the construction of SH 249 without an underpass, the current Comprehensive Plan acknowledges that this previous plan to utilize Medical Complex Drive as an east-west alternative route through the City to FM 2920 is inhibited. Subsequently, the Comprehensive Plan suggests reviewing Medical Complex Drives street classification as well as potential alternatives to this route. The Comprehensive Plan suggests that the City of Tomball consider a prohibition of truck traffic through downtown and identifies Holderrieth Road as a potentially suitable alternative truck route bypass through the City of Tomball.

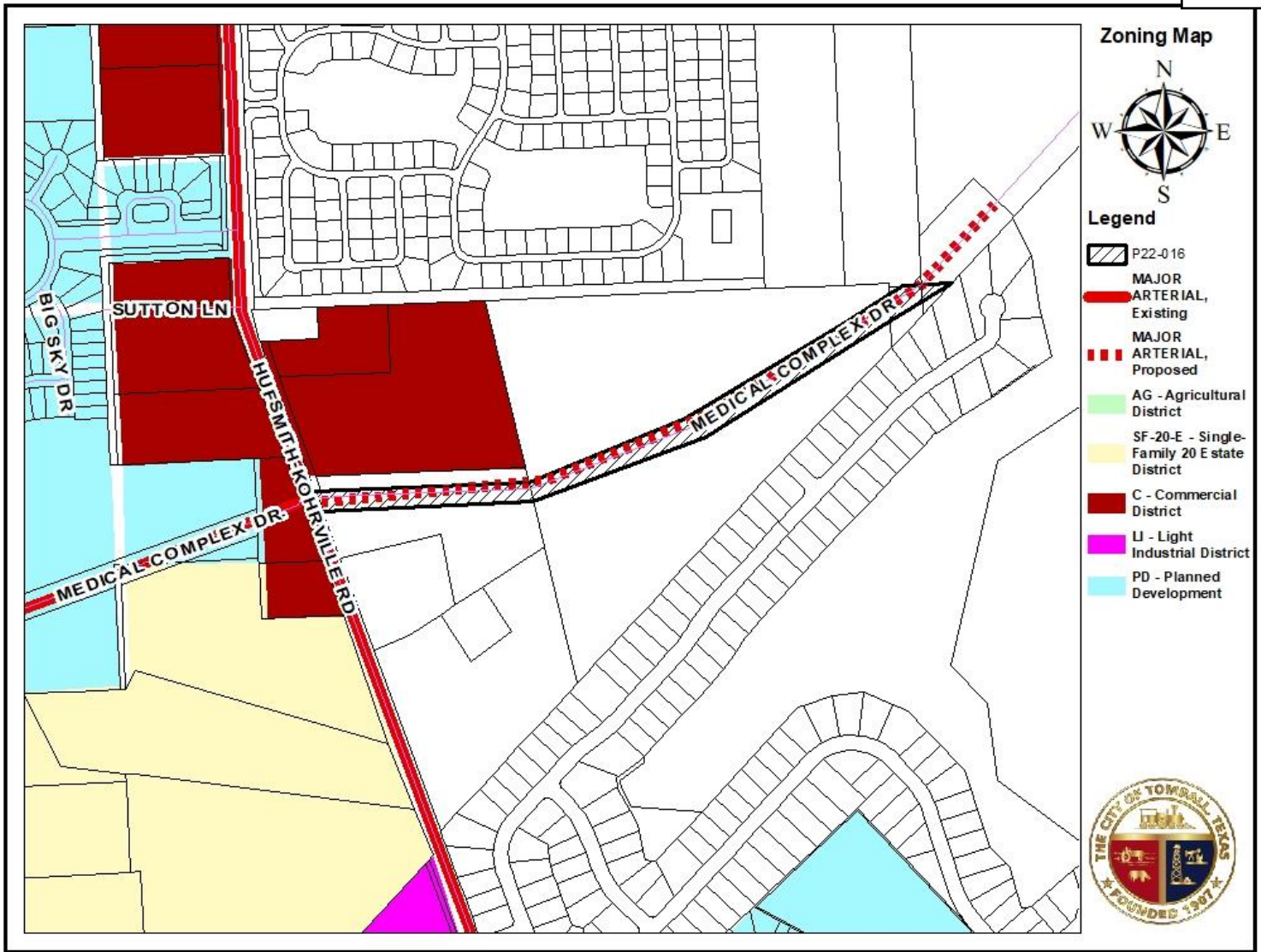
**Staff Review Comments:** Substantial changes have taken place since the plan for Medical Complex Drive as an east-west bypass was initially conceived. Perhaps none-more substantial than the lack of an underpass being provided at SH 249. Due to the lack of an underpass, traffic needing to get to FM 2920 from Medical Complex Drive is forced to take Business 249 or the SH 249 frontage road. It is worth mentioning that since 2009 traffic congestion along FM 2920 has somewhat been alleviated with the construction of State Highway 99. In identifying potential alternatives to Medical Complex Drive, the Comprehensive Plan suggests considering Holderrieth Road; which is also not a direct bypass connecting directly to FM 2920, and is a planned major arterial roadway extending east-west through the City of Tomball with an existing underpass at SH 249. Harris County is currently designing improvements to Holderrieth Road, which once construction is completed will be a four-lane boulevard major arterial street. This roadway when fully built out could potentially further alleviate traffic congestion on FM 2920. Additionally, in considering the subject portion of Medical Complex Drive; the entirety of this proposed segment of roadway falls within Harris County, and not within the City of Tomball. Subsequently, the ultimate design and construction of this segment of roadway will be at the discretion of Harris County; and may not meet the roadway design desired by the City of Tomball to effectively carry the volume of traffic to serve as a true bypass. Lastly, existing conditions make the subject extension of Medical Complex Drive difficult. Particularly, the alignment of the right-of-way and subsequent road. In 2017, a subdivision plat was approved that created “Willow Creek Pet Ranch of Tomball” (EXHIBIT “F”). At the time of this plat being recorded the southeastern most 0.0162 acres of this property dedicated approximately 25-feet of right-of-way toward this future extension of Medical Complex Drive, and effectively set the alignment of this right-of-way. Southeast of this platted property are platted lots within “Country Club Greens, Section 2”. This subdivision predates the current thoroughfare plan and subsequently did not account for the extension of Medical Complex Drive. Between these two platted properties is an approximately 75-foot-wide marginal unplatted remnant, the entirety of which would need to be dedicated as right-of-way toward Medical Complex Drive. This right-of-way alignment places Medical Complex Drive in the direct trajectory of two existing residential homes; one being recently constructed in 2014. Taking this into consideration the future extension of the remainder of this section of Medical Complex Drive appears unlikely to occur in the immediate future.

## **EXHIBITS**

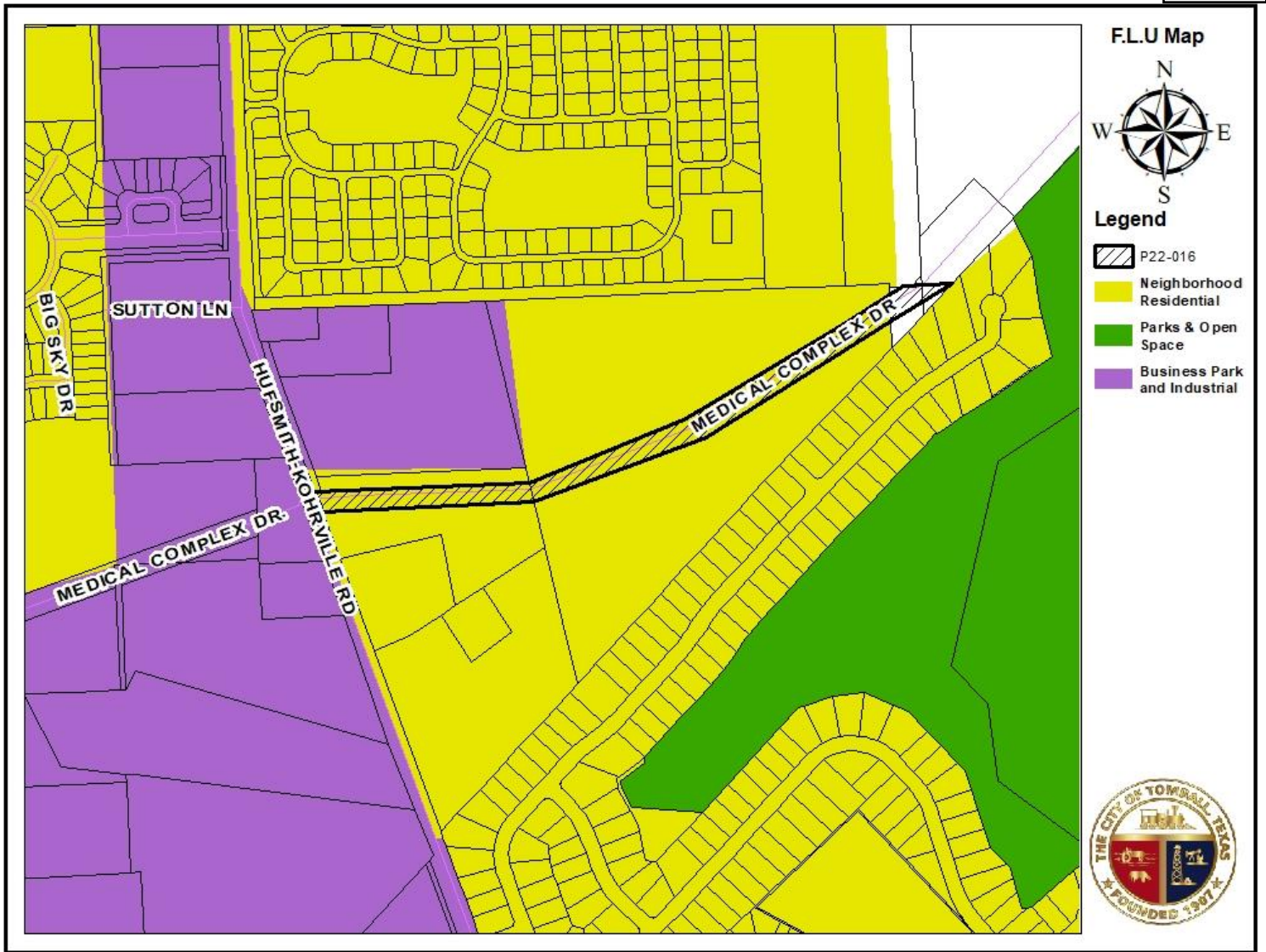
- A. Aerial Photo
- B. Zoning Map
- C. Future Land Use Map
- D. Major Thoroughfare Plan
- E. Site Photos
- F. Application







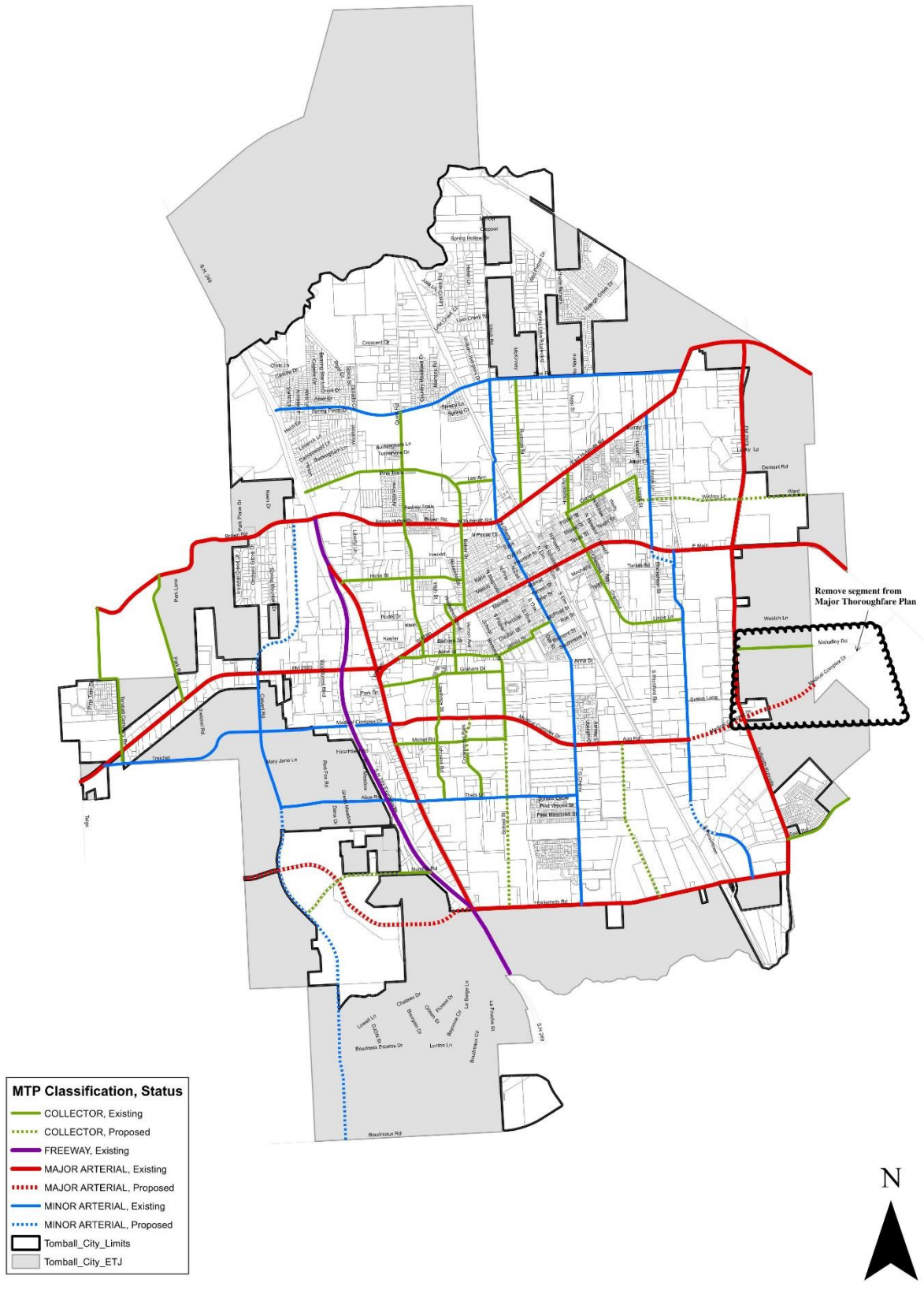




City of Tomball, Texas

# Major Thoroughfare Plan

Revised : May 17, 2021





**EXHIBIT “E”**

Item F.3





State Of Texas  
County Of Harris

NP-201/-40616

FILED  
10/25/2017 9:30 AM  
Sta Stuart  
COUNTY CLERK

[illegible]

**FURTHER.** Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10.0') for ten feet (10.0') back-to-back ground easements, or eight feet (8.0') for fourteen feet (14.0') back-to-back ground easements, or seven feet (7.0') for sixteen feet (16.0') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (UE and A/E), as indicated and depicted herein, whereby each aerial easement totals thirty feet (30.0') in width.

[illegible]

**FURTHER**, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C, as amended by Chapter 614, Acts of 1973, 82nd Legislature and all other regulatory enactments on file with the Harris County Engineer and adopted by the Commissioner's Court of Harris County.

**WITNESS MY HAND** and the seal of the Harris County Engineer, this \_\_\_\_\_ day of February, 2017.

\_\_\_\_\_  
Ray O'Donoghue, Member, Harris County Board of Commissioners

by: Ray O'Bannon Member

STATE OF TEXAS  
COUNTY OF HARRIS

**BEFORE ME**, the undersigned authority, on this day personally appeared Ray O'Banion, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed it for the purposes and considerations therein expressed and in

OPEN UNDER MY HAND AND SEAL OF  
day of July, 2017

My Commission expires **July 10, 2011**

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat of Willow Creek Park Ranch of Tomball in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat.

By: Moshele Setzer M. Sonny Garza  
Martha | Stein  
By: William J. Patrick Patrick Walsh PE

has approved this plan and subdivision of Willow Creek Per Ranch of Tomball in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown herein and authorized the recording of this plat:

<sup>th</sup> Day of July, 2017.

By Barbara Tague  
Chairman

By Darrell R. Rouse  
Vice-Chairman

[illegible][illegible]

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephan M. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

I, John R. Blount, 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 Commissioner's 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.

1. Stan Smart, 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 October 24, 2017 by an order entered into the minutes of the court.

I, Stan Slanetz, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 04/25 at 9:20 o'clock & 04/25 at 10:10 o'clock and at Film Code Number 663259 of the Map Records said county.

County Clerk  
of Harris County, Texas

By: Edward S. Nye  
Deputy EDWARD S. NYE  
JUL 11 2006

UNOFFICIAL

HUFSETH-KORNBAYLE ROAD  
166 N.W. 77  
(NW 34.0, SW 34.0, NE 34.0, NW 34.0)

THE STATE OF TEXAS  
COUNTY OF DALLAS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 14th day of May, 2014.

\_\_\_\_\_  
COUNTY CLERK

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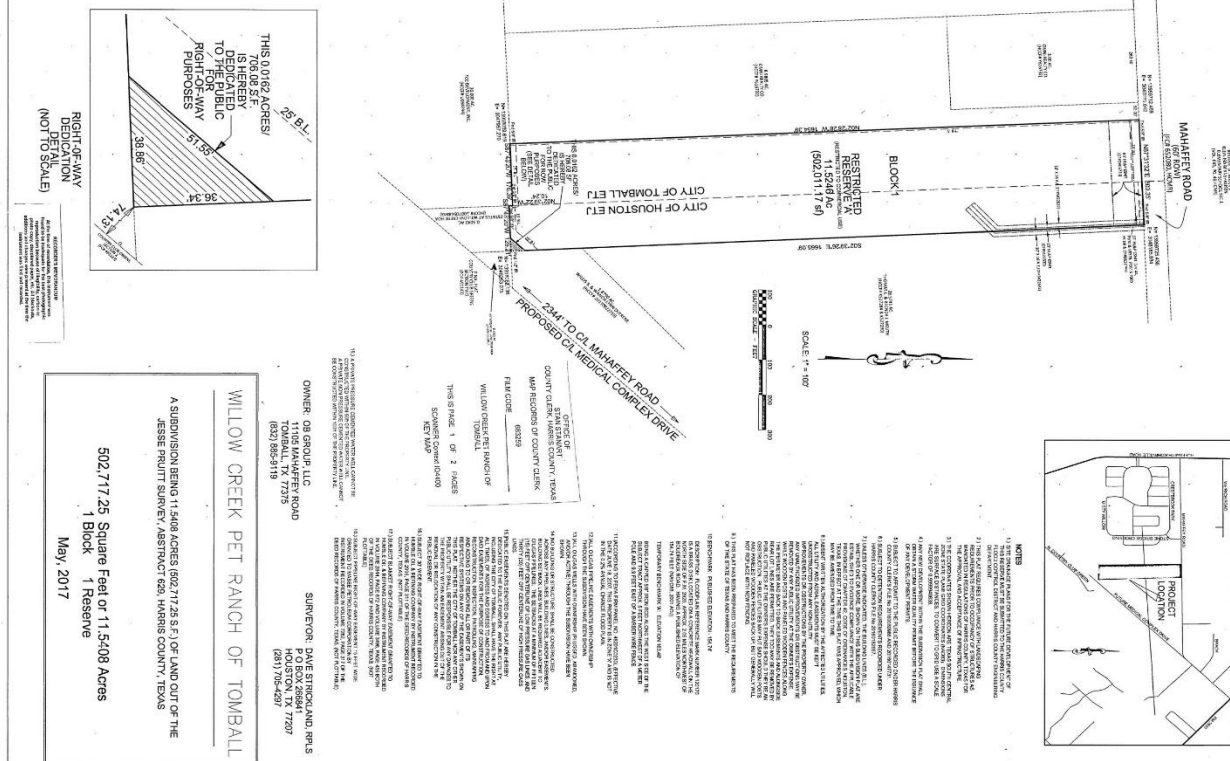
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**EXHIBIT "G"**

**COMPREHENSIVE PLAN AMENDMENT**  
**APPLICATION**

Community Development Department  
 Planning Division

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

**CONTACT INFORMATION:****Applicant**

Name: Harrisburg Homes, Inc. (Shawn Speer)

Title: N/A

Mailing Address: 10819 Silver Shield Way, Tomball, Texas

Zip: 77375 Phone: (713) 249-8196 Fax: ( )

Email: shawn@harrisburgtx.com

**Property Owner** N/A

Name:

Title:

Mailing Address:

Zip: Phone: ( ) Fax: ( )

Email:

**COMPREHENSIVE PLAN AMENDMENT REQUEST** (The response may be N/A):  
**THOROUGHFARE PLAN AMENDMENT ONLY**

Amendment Type (check all that apply): Text Map ☒**Text Amendment(s)**

Text to be modified:

N/A

Proposed Text Amendment (exact wording):

N/A

Proposed Use of Property: N/A

Physical Location of Property: N/A  
[General Location – approximate distance to nearest existing street corner]

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

Current Zoning District: N/A

Current Use of Property: N/A

HCAD Identification Number: N/A

Property Acreage: N/A

Questions to be answered individually but in complete sentences. The response may be N/A:

1. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;  
**This is a benefit to the City's Major Thoroughfare Plan, as Medical Complex will not longer act as a bypass for the City.**
2. Will the proposed amendment enhance the City economically and aesthetically;  
**It will remove the need for a 100'-120' ROW on the eastern fringe of the City and allow for a cohesive development.**
3. Does the proposed amendment encourage better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?  
**This proposal does not change land use at this time.**
4. Will the proposed amendment impact adjacent residential areas in a positive or negative manner?  
**Will provide less impacts to adjacent properties along the corridor.**
5. Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?  
**Traffic and access will be assessed at time of development. This request is for the removal of a Major Thoroughfare segment. The removal of this segment will not affect the city circulation negatively.**
6. Does the change have any adverse impact on environmentally sensitive areas;  
**None known at this time.**
7. Will the proposed amendment encourages land use compatibility;  
**Yes.**
8. Does the proposed text amendment present a significant benefit to the public health, safety, and welfare of the community;  
**Not Applicable.**
9. Events, trends, or facts after the adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary;  
**Traffic patterns and development has changed the need for this Major Thoroughfare.**
10. Consistent with any existing Interlocal or Development Agreements;  
**Not Applicable.**
11. The amendment provides for Adequate road systems for now and into the future for the area;  
**As the area developments road ways will be designed to meet City and County criteria.**

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 [www.tomballtx.gov](http://www.tomballtx.gov) revised 2/28/2022





Mr. David Esquivel  
City Manager  
401 Market Street  
Tomball, Texas 77375

RE: Amendment to 2009 Major Thoroughfare Plan

Mr. Esquivel,

Harrisburg Homes has interest in 49 acres located along Hufsmith Kohrville Rd at the proposed Medical Complex Blvd. The project will add commercial retail and residential to the Greater Tomball Area. Harrisburg Homes put this property under contract in July 2021 to allow time for due diligence and has requested multiple extensions as we have tried to work through this issue. In August 2021 we engaged Gunda Corporation to assist with the project.

On September 7, 2021, a meeting was held with City staff, TEDC staff, Harrisburg Home representatives, and Gunda Corporation to discuss development requirements, possible annexation/de-annexation, and the major thoroughfare plan. At the meeting there was discussion of possibly removing Medical Complex Blvd Segment 5 from the Major Thoroughfare Plan (MTP). City staff was receptive to the annexation/de-annexation and removal of Medical Complex Blvd Segment 5 from the MTP. City staff recommended discussing the change to Medical Complex Blvd with Harris County Precinct 4, as this segment lies outside the City Limits and has been incorporated into the Harris County MTP.

Since the September 7<sup>th</sup> meeting, Gunda Corporation has coordinated with Harris County regarding the removal of this segment and Harris County defers any changes to the Medical Complex Blvd alignment and designations to the City of Tomball. Gunda Corporation has been coordinating with City staff to amend the MTP. On February 14, 2022, the Community Development Department placed the following item on the Planning and Zoning Commission's Agenda.

"Consideration to Approve ZONING CASE P22-016: Request to amend the City of Tomball's Comprehensive Plan which may include an update to the Future Land Use and Major Thoroughfare Plan Maps."

Due to the coupling of amending the Future Land Use Map and the Major Thoroughfare Plan Map no action was taken on this item and the Planning and Zoning Commission asked that the item be brought back in the April or May 2022 meeting.

To further support our request for the removal of Medical Complex Blvd Segment 5:

- The City previously evaluated 249 Toll Road and Medical Complex Interchange which was determined to be cost prohibited by City Management.

- The City evaluated developments and ROW widths at intersections of Medical Complex Blvd east and west of 249 Toll Road.
- In June 2014, City Council approved Ordinance No. 2014-15, amending a portion of Medical Complex Blvd west of SH 249 to FM 2920 to downgrade to a minor arterial from a major arterial to allow development without the burden of oversized ROW.
- The City evaluated the MTP and no longer recommended Medical Complex Blvd as an alternate route for truck traffic through the City of Tomball in 2015. The original Medical Complex Blvd was designed to be an alleviator for truck traffic on FM 2920. With the construction of the Grand Parkway and the 249 Toll Road the need for this alternate route is not needed for the same capacity throughout the original alignment. The Grand Parkway removed a good portion of truck traffic from FM 2920 and unfortunately 249 Toll Road cut off direct access to allow cross traffic for the entire alignment.
- Within Segment 5 there appears to be significant residential structures that could be displaced.

Due to the previous actions by the City the original vision of Medical Complex Blvd will no longer act as a bypass for the City.

We respectfully request an amendment to Ordinance No. 2009-08 "2009 Major Thoroughfare Plan". The request is to remove Medical Complex Segment 5, from Hufsmith Kohrville east to FM 2920.

Below are figures from the adopted 2009 Major Thoroughfare Plan and Tomball Comprehensive Plan, 2019, respectively, with the Segment 5 highlighted

Figure 1 – Snippet of "2009 Major Thoroughfare Plan" Map

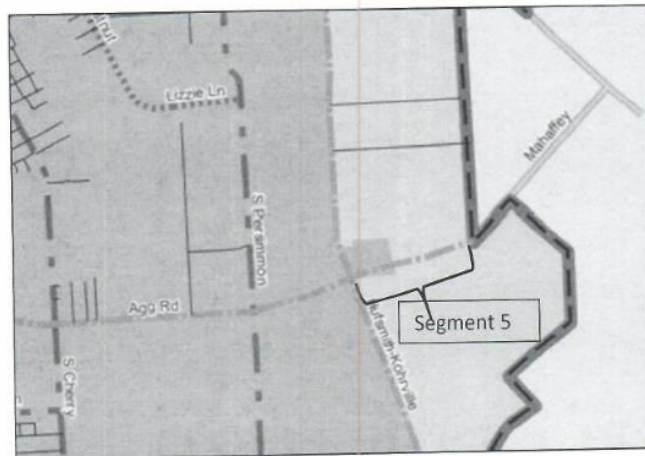


Figure 2 – Snippet of “Tomball Comprehensive Plan, 2019, Figure 4.6, Major Thoroughfare Plan”



Removal of this segment of Medical Complex Blvd will allow Harrisburg Homes to provide a development in general compliance with the City's Future Land Use Plan by including commercial retail and residential, while not having a negative impact on the residential component.

Harrisburg Homes is on its last extension to complete the due diligence and needs a resolution to this request quickly. Please let me know if you have any questions or need additional information. Please feel free to contact me at (713) 249-8196 or shawn@harrisburgtx.com.

Thank you,



Shawn Speer

CC: Gretchen Fagan, Mayor  
Jessica Rogers, Assistant City Manager  
Kelly Violette, TEDC Executive Director  
Kyle Bertrand, Gunda Corporation



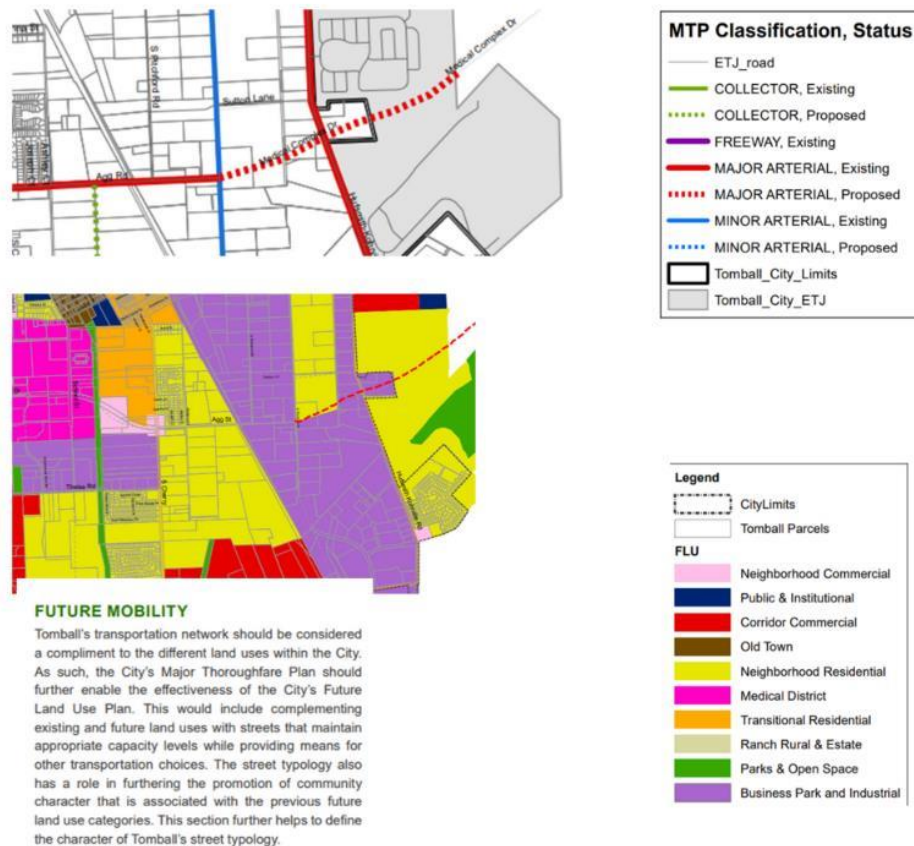
## City of Tomball

## Thoroughfare Plan Amendment

## Medical Center Drive

Notes:

1. The future land use for areas that the future Medical Commons Drive is proposed to traverse is currently designated as Neighborhood Residential. Addition of a Major Thoroughfare would be detrimental to the development of residential neighborhoods as envisioned in the Future Land Use Map. It is also contrary to the Comprehensive Plan that states”...The City’s Major Thoroughfare Plan should further enable the effectiveness of the City’s Future Land Use Plan. encourages existing and future land uses with streets that maintain appropriate capacity levels while providing means for other transportation choices.”



2. Since the county does not have any plans to improve the portion of Medical Complex Drive in the county, termination of Medical Complex Drive at Hufsmith-Kohrville, another Major Thoroughfare, is logical.
3. The future thoroughfare as shown fragments land that is prime for development as industrial with high economic value for the city, and prohibits integrated land development of the business park.
4. The alignments of future roads shown on the Thoroughfare Plan are conceptual. If the desire is to keep this potential connection for the future, the City should consider realignment of Medical Commons Drive (as shown in orange dashed line) along existing boundaries of developments to prevent fragmentation of developable land and maximize coordinated and unified development.



Figure 2 – Snippet of “Tomball Comprehensive Plan, 2019, Figure 4.6, Major Thoroughfare Plan”

