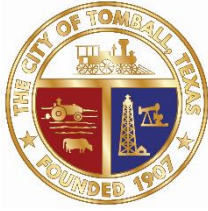


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR  
MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, February 14, 2022  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, February 14, 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 January 10, 2021.
- E. New Business
  - [E.1](#) Consideration to Approve Replat of **BAKER ESTATES**: Being a 0.2929 acre tract and being a replat of a portion of Lots 21, 22 and 23, of Anderson's Subdivision, a subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.
  - [E.2](#) Consideration to Approve Replat of **GREVIS PROPERTIES**: A replat of Lots 13, 14, 15, 16, 17, 18, 19, 20 and a portion of two alleys, in Block 80 of Revised Map of Tomball, an addition in Harris County, Texas, according to the Map or

Plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Block 80 lying in the William Hurd Survey (A-371).

E.3 Consideration to Approve Final Plat of **INTERCHANGE 249 BUSINESS PARK**: A subdivision of 240.075 Acres, (10,457,658 Square Feet), situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

E.4 Consideration to Approve Final Plat of **SITEMAG AT TOMBALL**: Being a subdivision of 18.0486 acres located in the Chauncy Goodrich Survey, A-31, Harris County, Texas.

E.5 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.

Conduct a Public Hearing on **Zoning Case P22-016**

F. Discussion Item

F.1 Discussion and Updates for proposed Amendments to the existing City of Tomball Tree Planting List and discussion of proposed Tree and Shrub Ordinance.

G. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of February 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, JANUARY 10, 2022**



**6:00 P.M.**

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

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

Others present:

Nathan Dietrich – Community Development Director  
Wesley Stolz – City Engineer  
Kim Chandler – Community Development Coordinator

Draft

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
  - Multiple resolutions for the TEDC for rental assistance, infrastructure extension and Friends of Tomball Library.
  - Levying Assessment for Alexander Estates Sec 2 East side of Hufsmith-Kohrville Road near Holderrieth, (251 lots altogether).
  - Election is going to be held on May 7, 2022. There will be early voting.
  - Roof repair for City PW Building.
  - Lovett / Exxon Project approved (annexation, zoning, TIRZ).
  - New Public Works Director and Marketing Director will be retiring (Mike Baxter).
  - Staff working on projects like GIS and templates in efforts to make things easier.

D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 13, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. New Business:

- E.1 Consideration to Approve Preliminary Plat of **SITEMAG AT TOMBALL**: Being a subdivision of 18.049 acres located in the Chauncy Goodrich Survey, A-31, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

F. Discussion Item

- F.1 Tree Planting List

Discussion and Updates for proposed Amendments to the existing City of Tomball Tree Planting List and discussion of proposed Tree and Shrub Ordinance. will be reviewed by all Commissioners. will be added to the Planning & Zoning Meeting on January 10, 2021.

- Commissioner Dunagin provided a proposed updated Tree and Shrub List.
- Timeline was proposed by staff in order to get new Tree, Shrub, Vine Planting List approved by P&Z and then City Council. Subsequently, request direction if there is an appetite for a Tree and Shrub Protection Ordinance.
- Discuss the current Landscape Ordinance and any recommendations to “tweek” improve the current ordinance?

Proposed Tree and Shrub List will be reviewed by all Commissioners and will be added to the Planning & Zoning Meeting on February 14, 2022.

- 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 6:45 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: BAKER ESTATES Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 14, 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:

- Call out all easements and liens that are shown in the City Planning Letter.
- Add Note #6 stating that Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City ordinances.
- Add Note #7 that references this is a corner lot and must abide by all ordinance requirements when referencing the visibility triangle and cannot be obstructed, per City Ordinance.
- Tie both boundary corners to nearest survey corner or give their coordinates.
- Provide "No Objection" Utility Letters to the City of Tomball.

Community Development recommends approval of this plat with contingencies.

COUNTY OF HARRIS

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 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 proper 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.

Michael D. Baker	Maria N. Baker
------------------	----------------

COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

My Commission Expires: \_\_\_\_\_

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

\_\_\_\_\_

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of CORNERSTONE HOME LENDING, INC. 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 considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said bank.

-----  
Notary Public in and for the State of Texas

this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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.

WITNESS our hands in the City of Tomball, Texas, this \_\_\_\_\_  
day of \_\_\_\_\_, 202\_\_.

Michael D. Baker  
THE STATE OF TEXAS

we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

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

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 \_\_\_\_\_.

COUNTY OF HARRIS

Teneshia Hudspeth  
County Clerk  
of Harris County, Texas

acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

CF No. Y718495 R.P.R.H.C.T.  
ALL OF LOT 9  
EAST HALF LOT 8 OF

ANDERSON'S SUBDIVISION  
VOLUME 321, PAGE 44  
D.R.H.C.T.

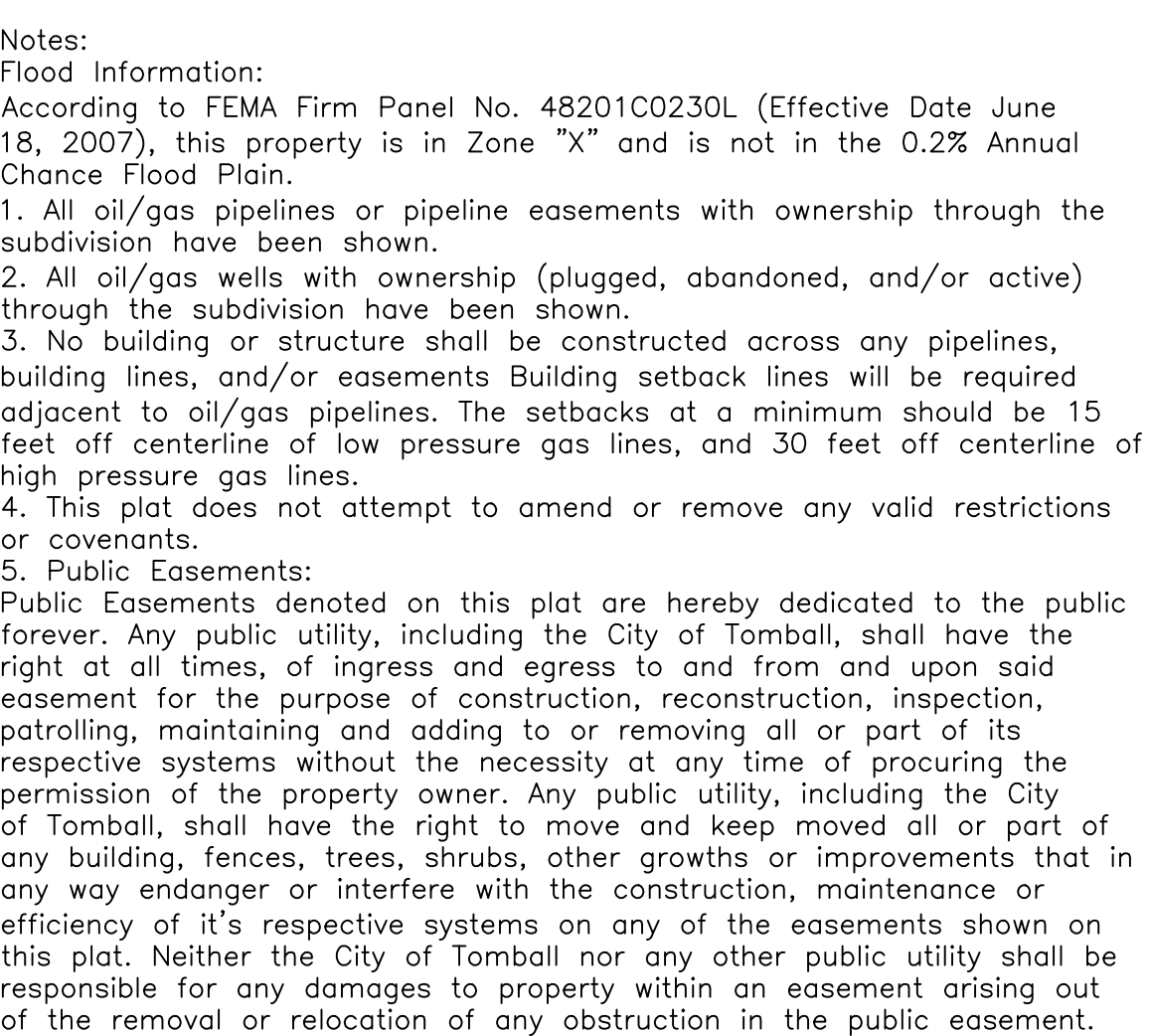
[illegible]

Found 1/2  
N 00°09'56" E 63.12  
Lot 1  
3°40'21" E 100.00  
THE  
CALLED  
CF No. RP  
R.P.E.

PAPAMIKEHOTEL LLC  
CALLED 4.955 ACRES  
CF No. RP-2021-374804



VOLUME 321, PAGE 44  
D.R.H.C.T.



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

Being a 0.2929 acre tract and being a replat of a portion of Lots 21, 22 and 23, of ANDERSON'S SUBDIVISION, a subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.,

Owners:  
**Michael D. Baker**  
**Maria N. Baker**  
605 S. Walnut Street  
Tomball, Texas 77375

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

7

# CITY OF TOMBALL

Plat Name: GREVIS PROPERTIES Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 14, 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:

- Tie all boundary corners to nearest survey corner or give their coordinates.
- Add a 10' City of Tomball utility easement called out in Note #5.
- Add note #6 providing reference to Ordinance No. 2021-32 documenting the alley abandonment.
- Add Note #7 Referencing the boundary corners since this property has a corner of two public rights of way, a Visibility triangle will need to be maintained and will meet all ordinance requirements.
- Add Note #8 stating that Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City ordinances.
- Provide "No Objection" Utility Letters to the City of Tomball.
- Add the Title "General Notes".

Community Development recommends approval of this plat with contingencies.



STATE OF TEXAS  
COUNTY OF HARRIS

I, Gretchen Fagan, President of GREVIS Properties LLC, hereinafter referred to as owner of the 1.0267 acre tract described in the above and foregoing plat of GREVIS PROPERTIES PLAT, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

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

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

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

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

WITNESS my hand, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Gretchen Fagan, President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Fagan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

My Commission expires on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than three-quarters of an inch (3/4") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Tony P. Swonke  
Registered Professional Land Surveyor No. 4767

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of "GREVIS PROPERTIES PLAT", in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Barbara Tague  
Chairman

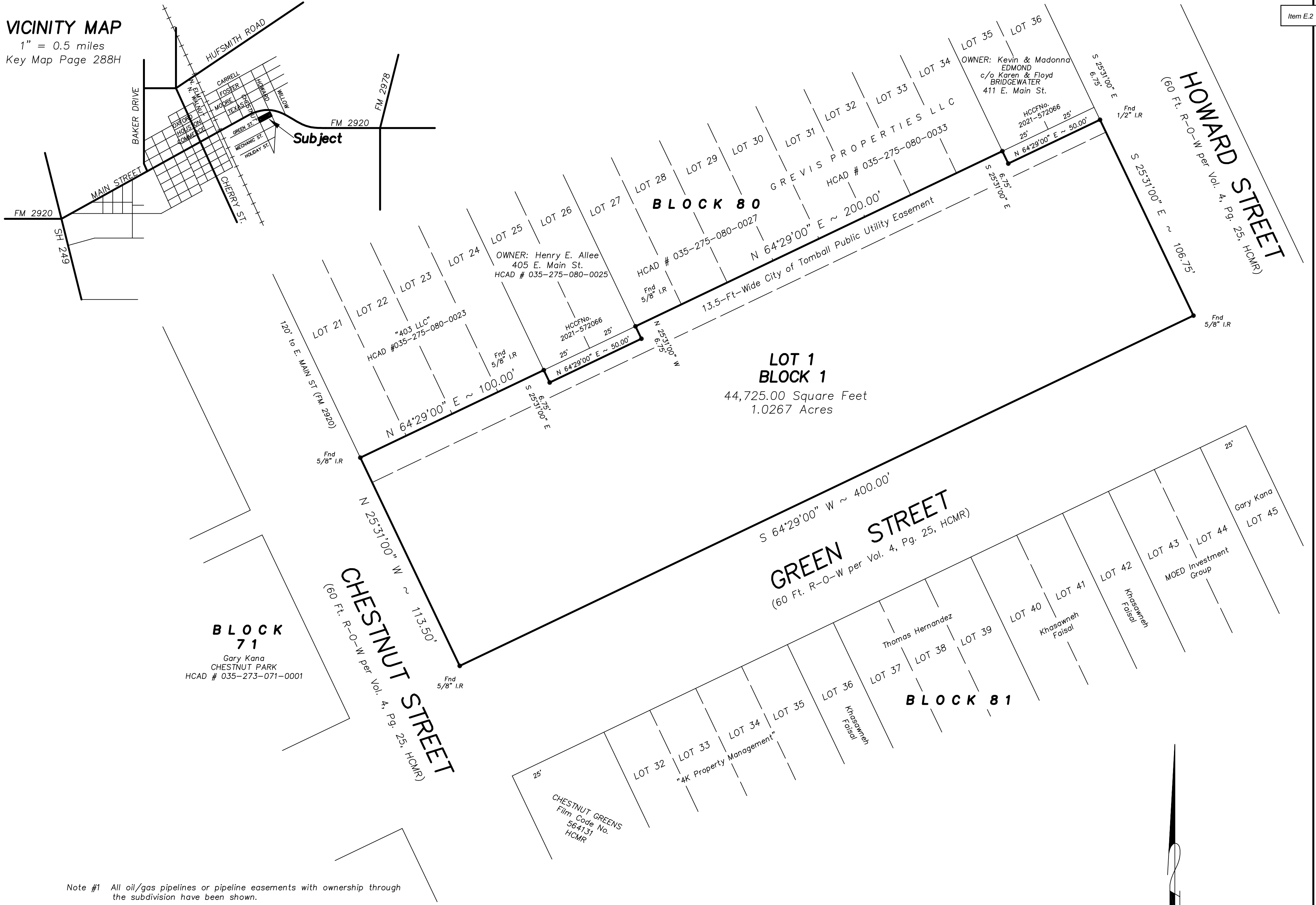
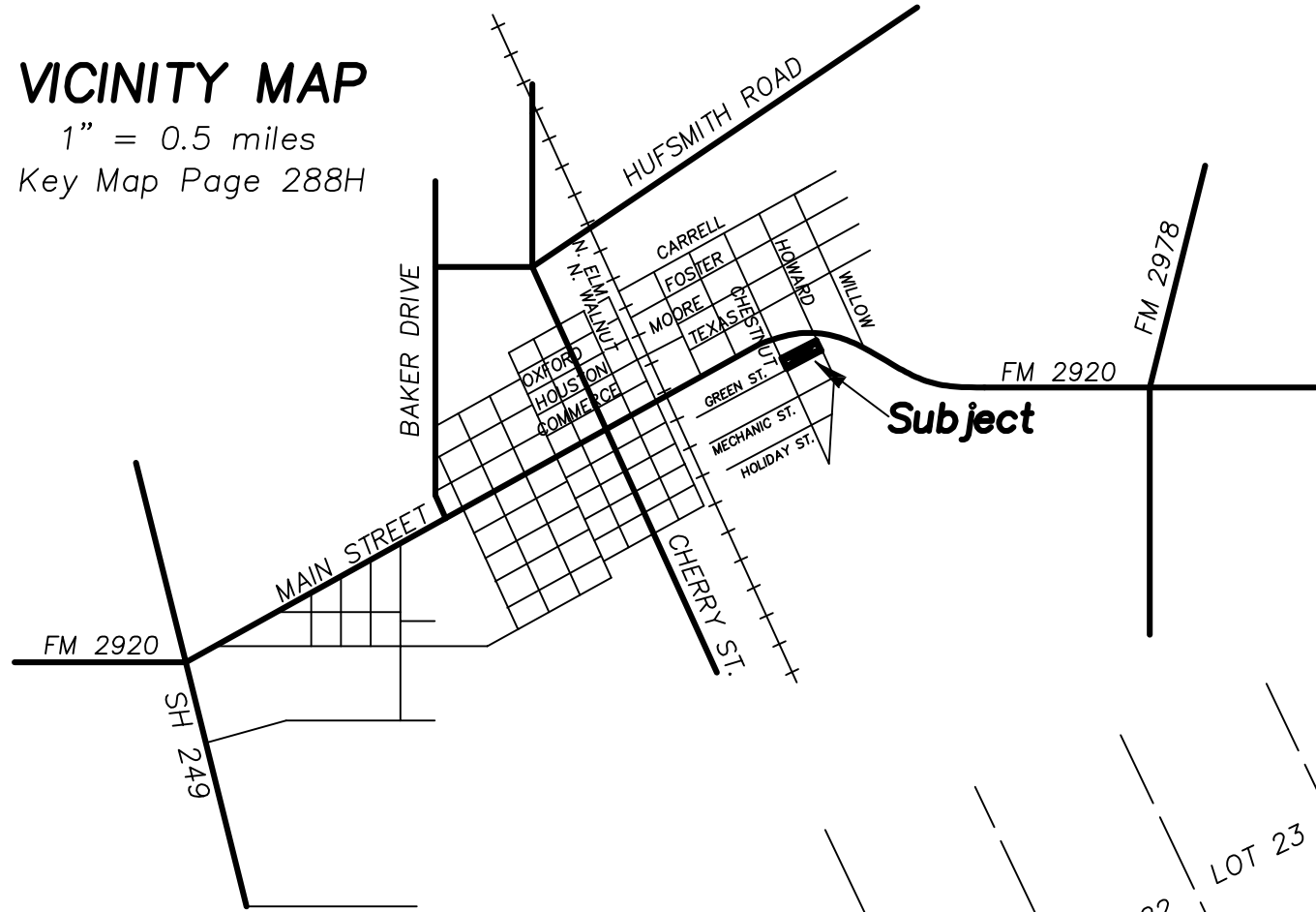
I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_. M., and was duly recorded on the \_\_\_\_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

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

\_\_\_\_\_  
Deputy

## VICINITY MAP

1" = 0.5 miles  
Key Map Page 288H



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

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

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

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

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

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

## PUBLIC EASEMENT:

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

## "GREVIS PROPERTIES PLAT"

A replat of Lots 13, 14, 15, 16, 17, 18, 19, 20, and a portion of two alleys, in Block 80 of

REVISED MAP OF TOMBALL,  
an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.  
Said Block 80 lying in the William Hurd Survey (A-371).

Containing: 1 Lot / 1 Block

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

DATE: February 2, 2022

OWNER:  
GREVIS Properties LLC  
407 E. Main Street  
Tomball, TX  
281-330-7828

# CITY OF TOMBALL

Plat Name: INTERCHANGE 249 BUSINESS PARK Plat Type: Final Plat

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

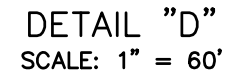
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 14, 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:

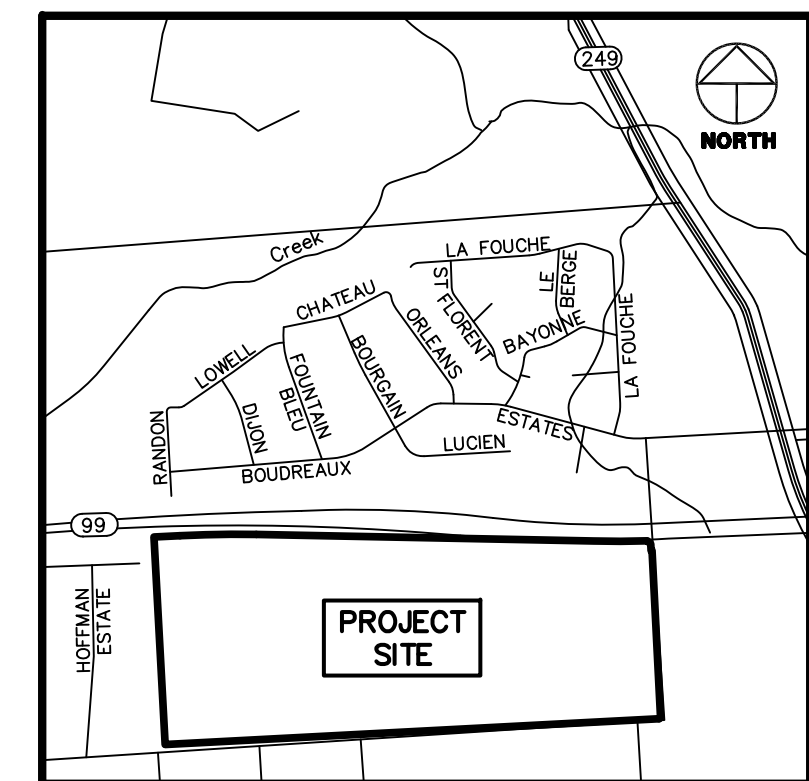
- Add Note #15 stating that Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City ordinances.
- Add Note #16 identifying Deed Restrictions on Title Reports: RP-2017-329939, RP-2021-658346.
- Provide Deed Restrictions on Title Reports: RP-2017-329939, RP-2021-658346 to the City of Tomball.
- Add Note #17 identifying Special Warranty Deed Recorded April 15, 2015 (20150148935).
- Provide Special Warranty Deed Recorded April 15, 2015 (20150148935) to the City of Tomball.

Community Development recommends approval of this plat with contingencies.



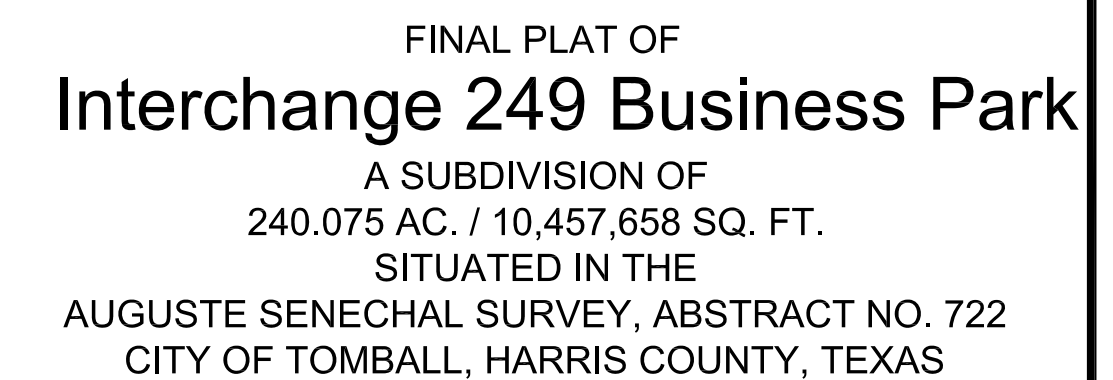
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S47°13'03"E	48.58'
L2	S02°48'39"E	69.85'
L3	N87°08'19"E	9.43'
L4	N42°03'13"E	21.23'
L5	N87°03'20"E	269.34'
L6	S01°06'45"W	153.70'
L7	S23°05'57"W	162.92'
L8	S02°58'44"E	150.00'
L9	N87°08'21"E	158.12'
L10	N87°08'21"E	143.09'
L11	N42°08'21"E	21.21'
L12	S47°55'16"E	21.24'
L13	N87°08'21"E	141.09'
L14	N42°04'18"E	28.28'
L15	N23°05'57"E	162.92'
L16	N02°58'44"W	130.00'
L17	N47°58'44"W	28.28'
L18	S42°01'16"W	28.28'
L19	S02°58'44"E	150.00'
L20	S23°05'57"W	162.92'

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L21	S0106°45'W	133.70'	
L22	S43°53'15"E	28.28'	
L23	S46°06°45'W	28.28'	
L24	S0106°45'W	133.70'	
L25	S0255°41'E	133.66'	
L26	S4755°42'E	28.28'	
L27	N420°116'E	21.21'	
L28	S48°01°43'E	21.23'	
L29	S4158°17'W	21.19'	
L30	S87°0116°W	60.03'	
L31	N48°01°43'W	21.23'	
L32	N48°02°21'W	28.31'	
L33	N66°54°03'W	42.29'	
L34	S68°05°57'W	21.27'	
L35	S42°031°3'W	28.30'	
L36	S42°0116°W	14.14'	
L37	S758°44'W	35.36'	
L38	N0106°45'E	133.66'	
L39	N4659°44'E	21.23'	
L40	N4158°17'E	21.19'	
L41	N87°0116'E	60.01'	



**VICINITY MAP**  
**SCALE: 1" = 2000'**

FND - FOUND  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
AC - ACRES  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
EJMT. - EASEMENT  
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT  
U.E. - UTILITY EASEMENT  
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT  
H.L.&P. CO. - HOUSTON LIGHTING & POWER COMPANY  
⑤ - SET 5/8" IRON ROD MARKED "WINDROSE"



FEBRUARY 2022

Surveyor



11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



STATE OF TEXAS  
COUNTY OF HARRIS

We, UT Interchange 249 Business Park, LLC, a Delaware limited liability company, Owner, hereinafter referred to as Owners of the 240.075 acre tract described in the above and foregoing map of INTERCHANGE 249 BUSINESS PARK 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, 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 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 easement that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon whereby the aerial easements totals twenty-one feet, six inches (21'6") in width.

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

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, UT Interchange 249 Business Park, LLC, a Delaware limited liability company, has caused these presents to be signed by \_\_\_\_\_, thereunto authorized, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LIT Interchange 249 Business Park, LLC,  
a Delaware limited liability company

By: Interchange 249 Business Park, LP, a Texas Limited  
partnership, its operating member

By: Interchange 249 Business Park, GP, a Texas Limited  
liability company, its general partner

By: \_\_\_\_\_  
Name: Charles F. Meyer, Jr.  
Title: Authorized Representative

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 they 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\_\_\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires: \_\_\_\_\_



Robert Kness  
Registered Professional Land Surveyor  
Texas Registration No. 6486

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 duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock\_\_\_\_M., and at Firm 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

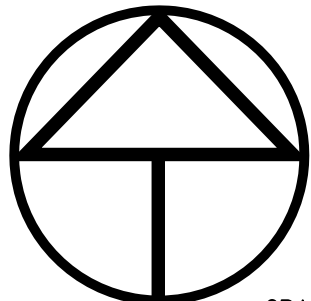
By: \_\_\_\_\_  
Deputy

### GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NOS. 48201C0220L REVISED DATED JUNE 18, 2007, AND 48201C0240M REVISED DATED OCTOBER 16, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE X, AND ZONE AE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999936999.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY RECORDED IN VOLUME 937, PAGE 528 (FILE NO. 599159), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO THE TEXAS COMPANY RECORDED IN VOLUME 1199, PAGE 259 (FILE NO. 23465), OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO EASEMENT GRANTED TO RELIANT ENERGY, INCORPORATED AS RECORDED UNDER H.C.C.F. NO. U741309, (BLANKET, NOT PLOTTABLE)
- THE RIGHT TO PROHIBIT, LIMIT, RESTRICT OR CONTROL ACCESS TO HIGHWAY SH99, AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED APRIL 13, 2015 TO STATE OF TEXAS DEPARTMENT OF TRANSPORTATION UNDER FILE NO. 20150149935, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
- A MUD IS BEING CREATED, THEREFORE A DIRECTORS LOT HAS BEEN PLACED ON THE PLAT: SEE DETAIL G
- A DEVELOPER AGREEMENT WAS APPROVED AT THE SPECIAL COUNCIL MEETING ON NOVEMBER 29, 2021. THIS DEVELOPER AGREEMENT IS MADE BY AND BETWEEN THE CITY OF TOMBALL, A STATE OF TEXAS HOME RULE MUNICIPAL CORPORATION, AND LIT INTERCHANGE 249 BUSINESS PARK, LLC, H.C.C.F. NO. RP-2022-52099.

### ABBREVIATIONS

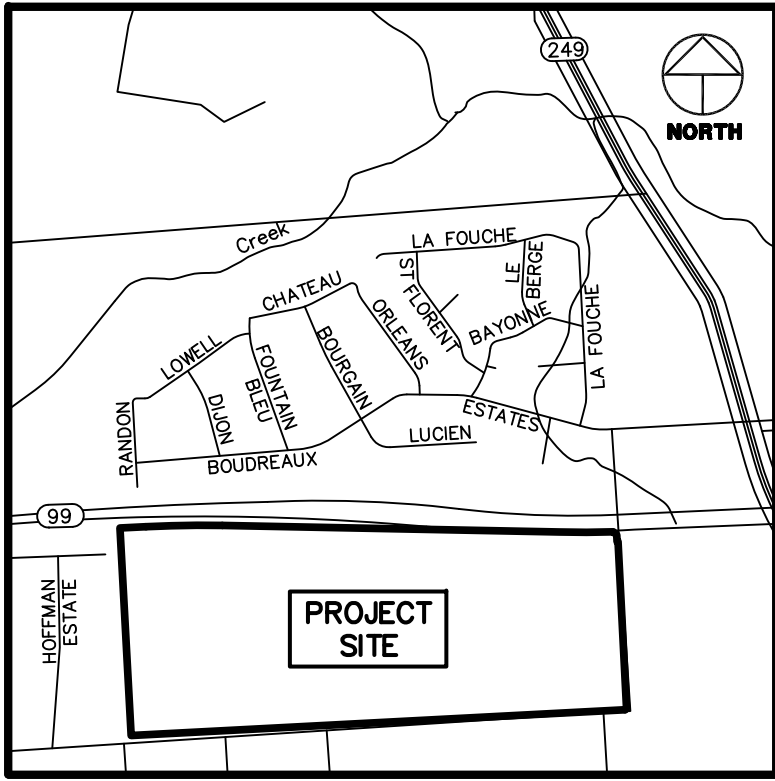
- FND - FOUND  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
AC - ACRES  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
ESMT. - EASEMENT  
C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT  
U.E. - UTILITY EASEMENT  
H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT  
H.L.&P. CO. - HOUSTON LIGHTING & POWER COMPANY  
Ⓢ - SET 5/8" IRON ROD MARKED "WINDROSE"



**NORTH**

GRAPHIC SCALE: 1" = 200'

100 0 100 200 300 Feet



CITY OF TOMBALL, HARRIS COUNTY, TEXAS

**VICINITY MAP**  
**SCALE: 1" = 2000'**

FINAL PLAT OF  
**Interchange 249 Business Park**  
A SUBDIVISION OF  
240.075 AC. / 10,457,658 SQ. FT.  
SITUATED IN THE  
AUGUSTE SENECHAL SURVEY, ABSTRACT NO. 722  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

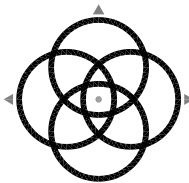
3 BLOCKS 4 RESERVES 5 LOTS

FEBRUARY 2022

Owner  
LIT Interchange 249 Business Park, LLC,  
a Delaware limited liability company

1902 Washington Avenue, Suite A  
Houston, Texas 77007  
713.212.1562

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

# CITY OF TOMBALL

Plat Name: SITEMAG AT TOMBALL Plat Type: Final

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

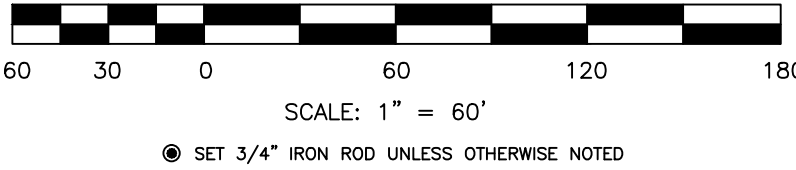
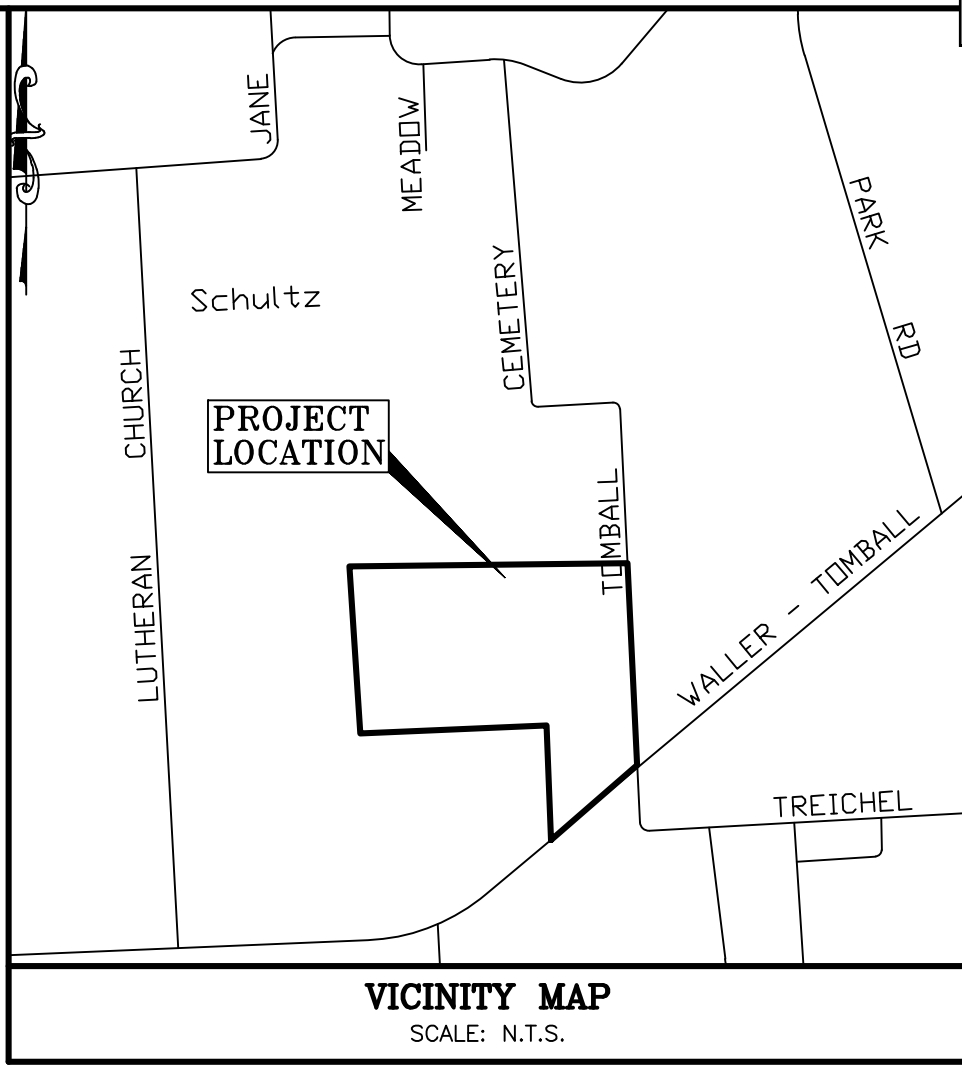
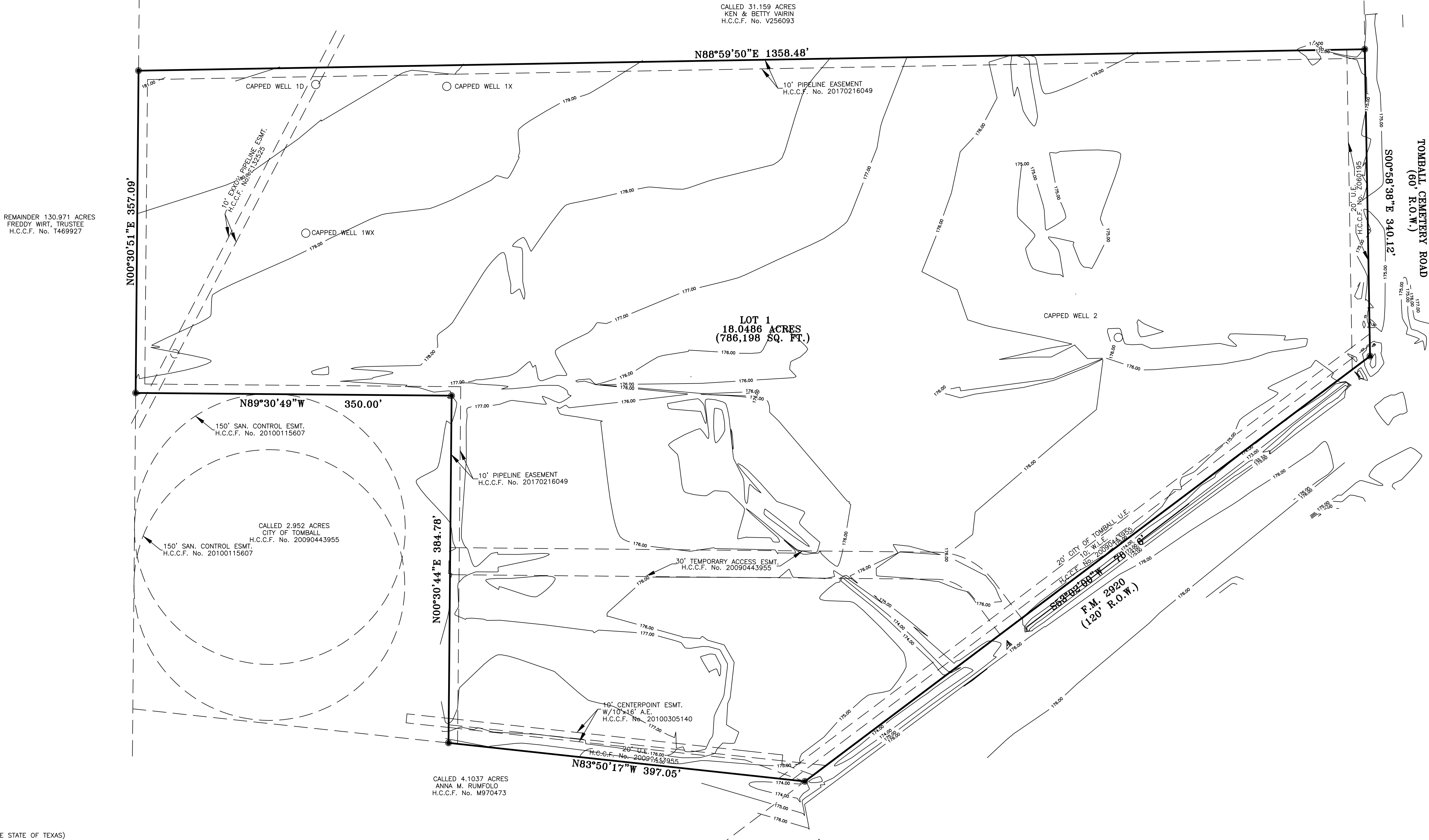
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: February 14, 2010

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:

- Add Note #11 stating that Zoning has been adopted in the City of Tomball and may have additional property development standards and setbacks. Please reference applicable City ordinances.
- Provide “No Objection” Utility Letters to the City of Tomball.
- Call out Final Plat.

Community Development recommends approval of this plat with contingencies.



- NOTES:
1. This survey was created with the benefit of a title commitment prepared by Title Resources Guaranty Company, GF No. NCS-1017662-A-HDU1, effective Date: December 21, 2021.
  2. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone (NAD83).
  3. By graphic plotting only, the subject property lies in Zone "X", areas determine to be outside of the 0.2% annual chance flood as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0210L, dated 06-18-2007.
  4. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
  5. State Plane Coordinates shown hereon are grid Texas South Central (NAD 83). To convert the bearing shown hereon rotate counterclockwise 04 Degrees 53 Minutes 27 Seconds about the northwest corner.
  6. Public easements denoted on this plot 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 its respective systems on any of the easements shown on this plot. 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. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  8. 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.
  9. This plot does not attempt to amend or remove any valid covenants or restrictions.
  10. A ten foot wide City of Tomball utility easement is hereby dedicated to this plot and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

THE STATE OF TEXAS)  
COUNTY OF HARRIS)  
We, FM 2920 TC Road, LLC, acting by and through \_\_\_\_\_ and Arthur Jacinto, Agent, owner hereinafter referred to as owners of the 18.0486 acre tract described in the above and foregoing plot of SITEMAG at Tomball, 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 myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

In TESTIMONY WHEREOF, the FM 2920 TC Road, LLC, has caused these presents to be signed by \_\_\_\_\_ attested by \_\_\_\_\_ and its common seal hereunto affixed by this \_\_\_\_\_ day of January, 2022.

FM 2920 TC Road, LLC

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

ATTEST:\_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they 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 corporation.

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

Notary Public in and for the State of Texas  
Printed Name: Christopher Garcia

My Commission Expires: 04-23-2022

We, Allegiance Bank holder of a lien against the property described in the plot known as SITEMAG at Tomball, said lien being evidenced by instrument of record in the Clerk's File Numbers RP-2021-297294 & rp-2021-297295 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 I am the present owner of said lien and have not assigned the same nor any part thereof.

By:\_\_\_\_\_  
State of TEXAS )  
County of HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledgment to me that they 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 corporation.

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, Texas, has approved this plat and subdivision of SITEMAG at 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, Kenneth A. Gruller, R.P.L.S., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter (3/4") inch and a length of not less than three (3") feet; and that the plat boundary corners have been tied to the Texas State Plane Coordinate System South Central Zone (NAD 83).

Kenneth A. Gruller, R.P.L.S.  
Texas Registration No. 5476



I, Tenechia Hudspeth, 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 \_\_\_\_\_, 2022, at \_\_\_\_\_

o'clock \_\_\_\_\_m and in Volume \_\_\_\_\_, Page \_\_\_\_\_ 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.

By:\_\_\_\_\_  
Tenechia Hudspeth  
Clerk of the County Court  
Harris County, Texas

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

## SITEMAG AT TOMBALL

BEING A SUBDIVISION OF 18.0486 ACRES  
LOCATED IN THE  
CHAUNCY GOODRICH SURVEY, A-31,  
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK  
SCALE: 1" = 60' JANUARY 2022

OWNER:

FM 2920 TC ROAD, LLC  
3725 E. LEAGUE CITY PARKWAY, STE. 250  
LEAGUE CITY, TX 77573

**Gruller Surveying, LLC**

PROFESSIONAL LAND SURVEYING  
1244 N. POST OAK, STE. 200  
HOUSTON, TEXAS 77055

PH: 713.333.1466/ FX: 713.782.3755  
JOB No. 45-21308

**NOTICE OF PUBLIC HEARING  
CITY OF TOMBALL  
PLANNING & ZONING COMMISSION (P&Z)  
FEBRUARY 14, 2022  
&  
CITY COUNCIL  
MARCH 7, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, February 14, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, March 7, 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 P22-016:** 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.

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 Community Development Coordinator, Kim Chandler, at (281) 290-1405 or at [kchandler@tomballtx.gov](mailto:kchandler@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 **10<sup>th</sup>** day of **February 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kim Chandler

Kim 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 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).



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

Planning and Zoning Commission Hearing Date: February 14, 2021

City Council Public Hearing Date: March 7, 2021

**Zoning Case P21-121:** Request by the City of Tomball to amend the Comprehensive Plan by revising the Future Land Use and Major Thoroughfare Plan Maps.

### **Recommended Action:**

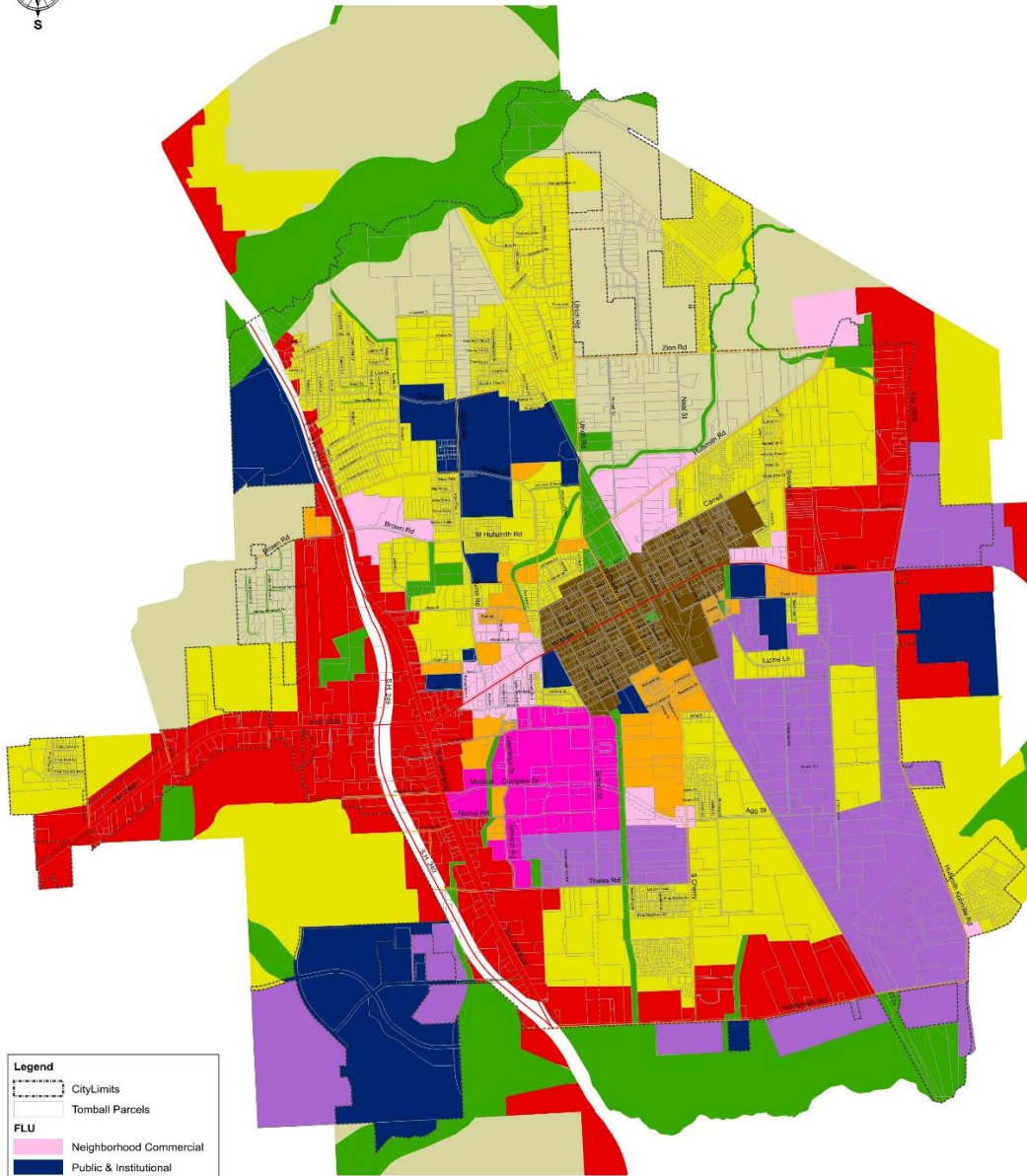
To discuss and consider changes to the forecasted land uses along FM 2978 and FM 2920 and proposed removal of an arterial segment from Hufsmith Kohrville to FM 2920.



City of Tomball, Texas

# Future Land Use

Revised May 17, 2021



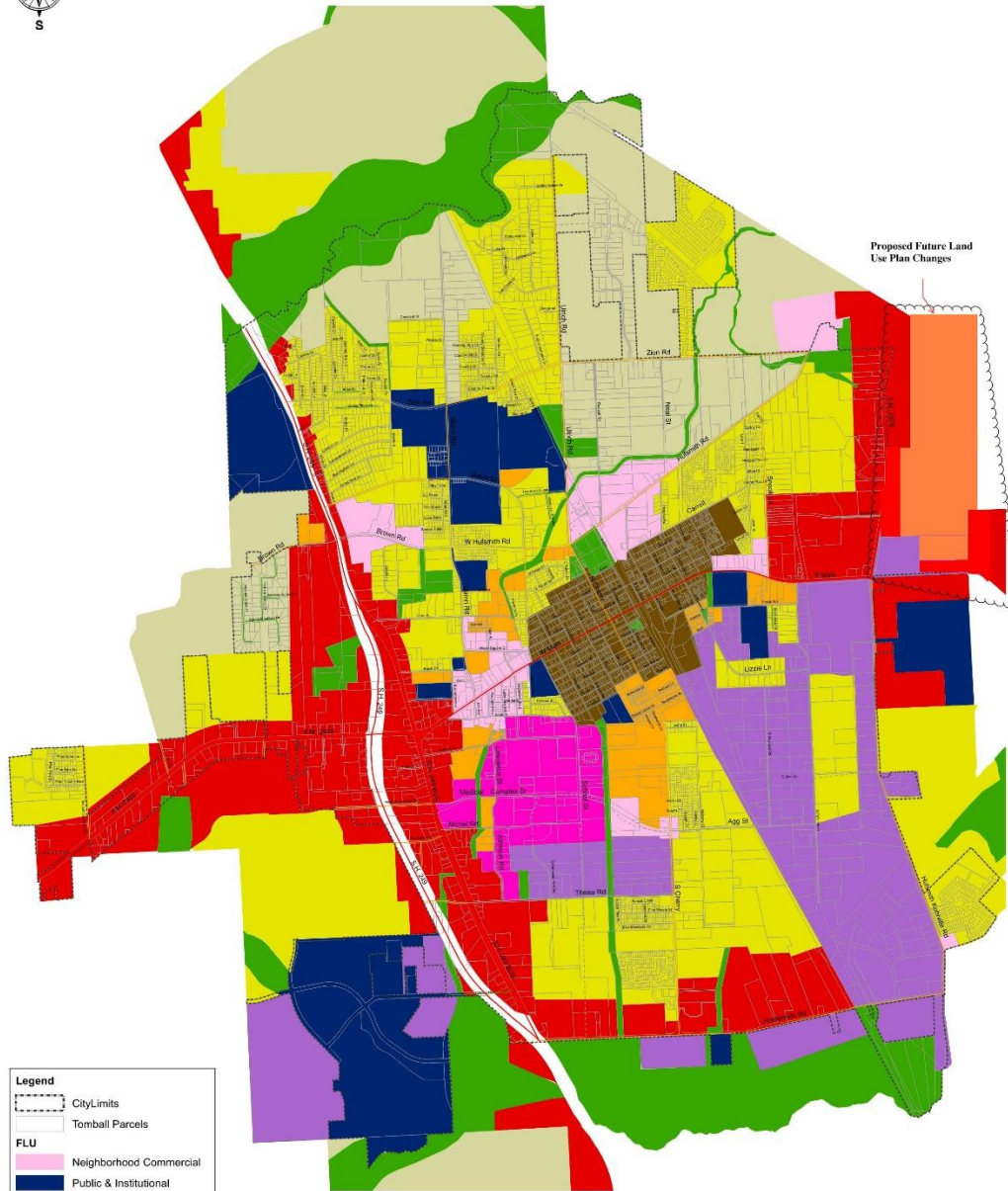
Legend	
	City Limits
	Tomball Parcels
FLU	
	Neighborhood Commercial
	Public & Institutional
	Corridor Commercial
	Old Town
	Neighborhood Residential
	Medical District
	Transitional Residential
	Ranch Rural & Estate
	Parks & Open Space
	Business Park and Industrial



City of Tomball, Texas

# Future Land Use

Revised May 17, 2021



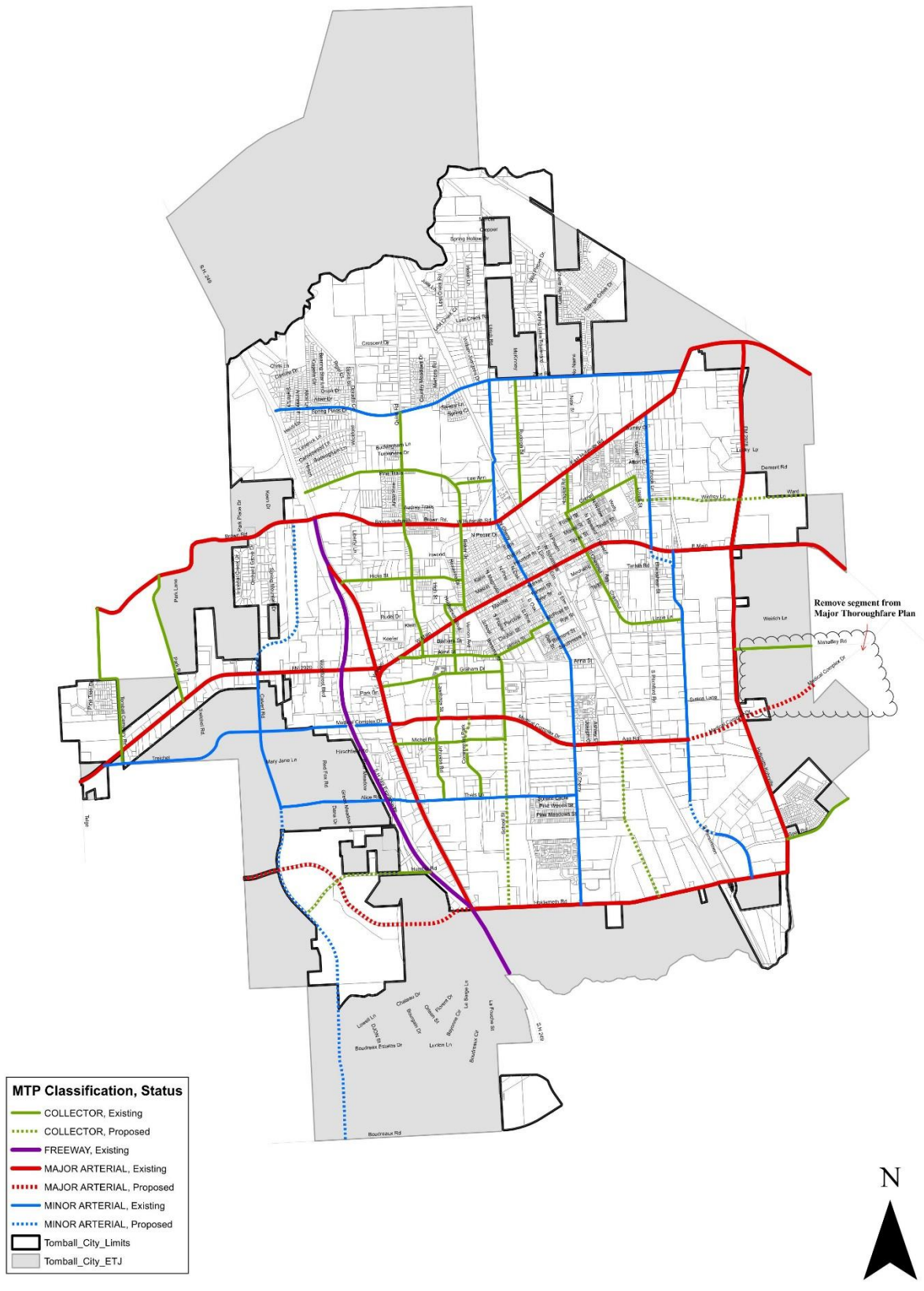
- Legend**
- City Limits
  - Tomball Parcels
  - FLU**
  - Neighborhood Commercial
  - Public & Institutional
  - Corridor Commercial
  - Old Town
  - Neighborhood Residential
  - Medical District
  - Transitional Residential
  - Ranch Rural & Estate
  - Parks & Open Space
  - Business Park and Industrial

0 1,150 2,300 4,600 6,900  
Feet

# Major Thoroughfare Plan

Revised : May 17, 2021

Item E.5



## **PUBLIC COMMENT**

*Item E.5*

A public hearing notice was published in the Potpourri on February 9th, 2022. Any public comment forms received by City Staff will be presented in the agenda packets or during the scheduled meeting.