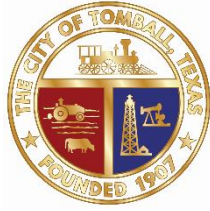


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



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

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, March 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 February 14, 2021.
- E. New Business
 - [E.1](#) Consideration to Approve Preliminary Plat of **ENTERPRISE TOMBALL:** A subdivision of 3.000 acres of land in the John M. Hooper Survey, A-375, City of Tomball, Harris County, Texas.
 - [E.2](#) Consideration to Approve Replat of **RAD PROPERTY:** A replat of Lots 28, 29, 30, 31 and 32 in Block 34 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume r, Page 25, of the Map Records of Harris County, Texas. Said Block 34 lying in the William Hurd Survey (A-371).

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

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

F. Discussion Item

F.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.

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 11th day of March 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

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

MONDAY, FEBRUARY 14, 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 – Excused Absence

Others present:

Jessica Rogers – Assistant City Manager
Nathan Dietrich – Community Development Director
Kim Chandler – Community Development Coordinator

Draft

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - City Council Recognized Employees of the year Lexi McMinn and Carlos Vera.
 - City Secretary received 5 star Exemplary Award.
 - American Rescue Plan funds to utilize to purchase water system meters and transmitters.
 - Update to our strategic Plan and begin forecasting to a Long Range plan for the City in all Departments.
 - New Development Industrial Park on the southwest side of the City which will include an elevated storage tank. Macy's will occupy first 900K building.
 - Moving forward with next phases in PID for Wood Leaf Reserve and Winfrey Estates.
 - Election will be happening this year.
 - Discussion of golf carts.

D. Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 10, 2022.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

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.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.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).

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.3 Consideration to Approve Final Plat of **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.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- 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.

Nathan Dietrich, Community Development Director, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.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.

Nathan Dietrich – Community Development Director, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:20 p.m.

Tom Crofoot (1430 Neal Road, Tomball, TX 77375) submitted a public comment expressing his concern to the drainage around the areas of 2920/2978/E. Hufsmith Road. The flooding at the intersection of E. Hufsmith and Zion Road. The flooding at Zion Road and Bogs Gully. He questioned how the drainage would be mitigated to eliminate additional water flowing towards Zion/Bogs Gully.

Hearing no additional comments, the Public Hearing was closed at 6:22 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P22-016**.

No action was taken.

Commission has requested that Staff bring back **Zoning Case P22-016** at the April 11, 2022 Planning & Zoning Commission Meeting.

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.

Nathan Dietrich, Community Development Director, presented an update to the Commission on the progress of the City of Tomball Tree Planting List and discussed a future timeline for further discussions.

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 7:09 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: Preliminary

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: March 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:

Community Development recommends approval of this plat with contingencies.

- Show all easements and encumbrances on the plat shown on the City Planning Letter in Schedule B
- Add a note: the City of Tomball has adopted Zoning. Review ordinance to review for land use and other property development standards.
- Remove the Vice Chairman from the signature line
- Change unrestricted reserve to Lot 1

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

BY: _____
DARRELL ROQUEMORE, VICE 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

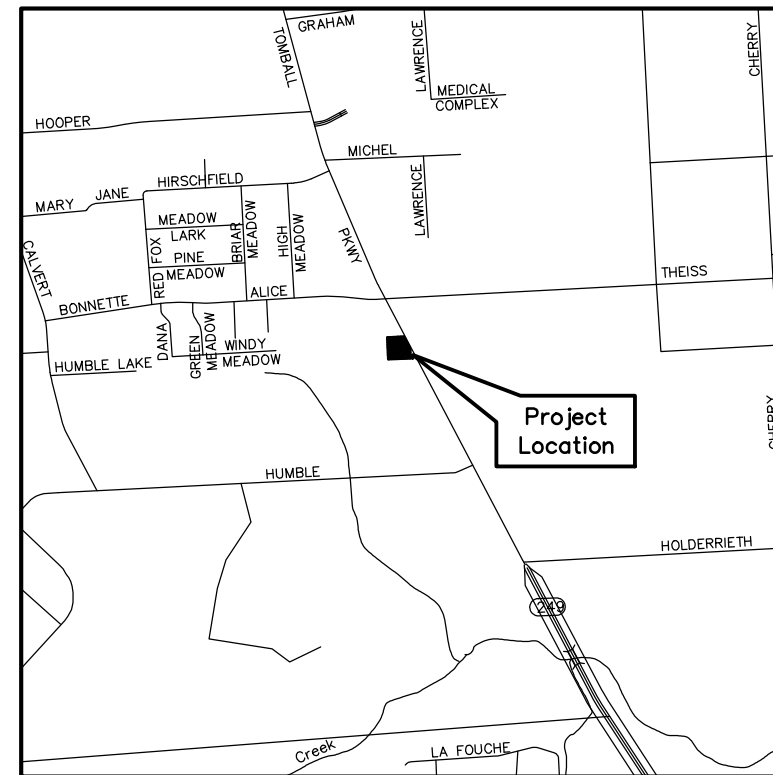
BY: _____
DEPUTY



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.

Show all easements and encumbrances on the plat shown on the City Planning Letter in Schedule B

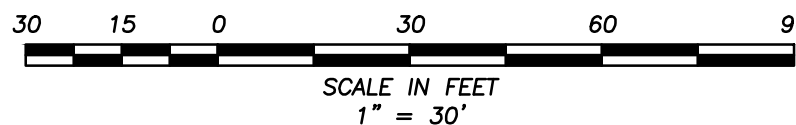
Add note: City of Tomball has adopted Zoning. Review ordinance to review for land use and other property development standards.

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 RESERVE

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

SCALE: 1"=30'



FEBRUARY, 2022

CITY OF TOMBALL

Plat Name: RAD PROPERTY Plat Type: 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: March 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:

Community Development recommends approval of this plat with contingencies.

- Lots have to be a minimum of 50 feet in width
- Fix formatting in the first paragraph of the dedication language.
- Change Chairman to Chairperson
- Add a reason for replat below the title in the title block.
- Add notes to not obstruct visibility at the corner of Clayton and South Popular
- Add note: the City of Tomball has adopted zoning so reference zoning ordinance for land uses and property development standards.

STATE OF TEXAS
COUNTY OF HARRIS

We, Robert A. Davis and spouse, Megan Davis, hereafter referred to as owners of the 0.407 acre tract described in the above and foregoing plat of "RAD PROPERTY", 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 ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents dedicate to the use of the public for public utility purposes an undivided easement five feet in width for a nine foot wide water drainage easement, local roadways, and public utility easements shown hereon.

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 walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land 15 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage 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, 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 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 our hand, this ____ day of _____, 20__.

Robert A. Davis Megan Davis

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Davis and Megan Davis, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they have 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 original survey of the property made under my personal supervision on the ground; that the elevation benchmark reflected on the face of this plat is a permanent benchmark; that all corners and angle points of the boundaries of the original tract to be subdivided are 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, Harris County, Texas, has adopted the "RAD PROPERTY", 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 on this ____ day of _____, 20__.

Barbara Tague

Chairperson

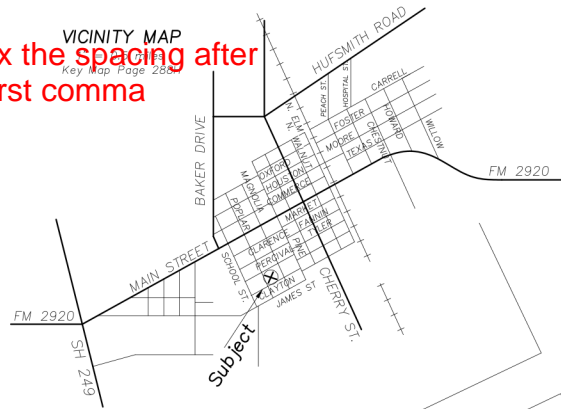
I, Tenneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that this within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__ at ____ o'clock ____ M., and was duly recorded on the ____ day of _____,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

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

Deputy

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.

fix the spacing after first comma



- 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
- NOTE #6: Not correct, and is planning the plat as an easement in favor of Humble Oil & Refining Company as set forth in instruments recorded in Vol. 1055, Pg. 262, Vol. 1247, Pg. 201 & Vol. 1452, Pg. 428 (HCDR), does not affect this property.

I, _____, Officer for DHI Mortgage Company LTD, owner and holder of two liens against the property described in the plat known as "RAD PROPERTY", said liens being evidenced by instruments recorded under Clerk's File No. 2016-19895 of the Official Public Records of Harris County, Texas, do hereby ratify and acknowledge our interest in said property for the purposes and effects of said plat and the dedication and restrictions shown herein to said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

_____, Officer for DHI Mortgage Company LTD.

STATE OF TEXAS
COUNTY OF HARRIS

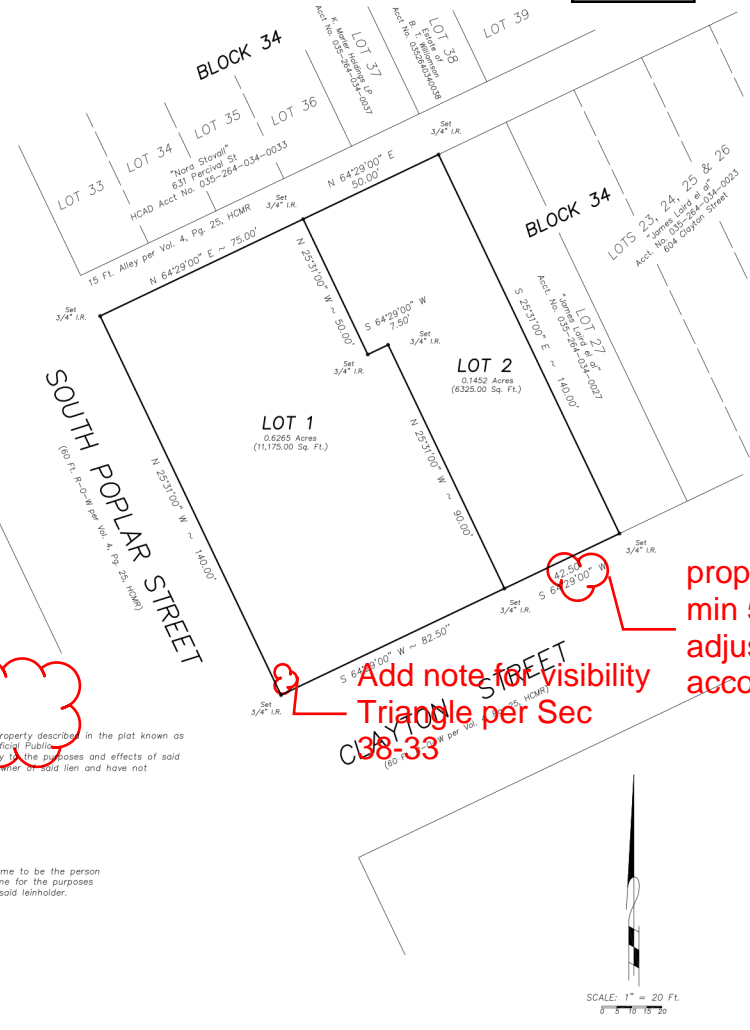
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed same for the purposes and consideration therein expressed, and in the capacity therein and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

Notary Public in and for the State of Texas
My Commission expires on the ____ day of _____, 2022.

FLOOD INFORMATION: According to FEMA Firm Panel No. 48021C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

Add a reason for replat



RAD PROPERTY

A replat of Lots 28, 29, 30, 31 and 32 in Block 34 of the RESECT 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 34 lying in the William Hurd Survey (A-371).

Containing: 2 Lots / 1 Block

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

DATE: March 7, 2022

OWNER:
Robert A. Davis & Megan Davis
11395 Leonidas Horton Rd.
Conroe, TX 77304
832.683.3675

CITY OF TOMBALL

Plat Name: TELSCHOW TRAILS Plat Type: Final Plat

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

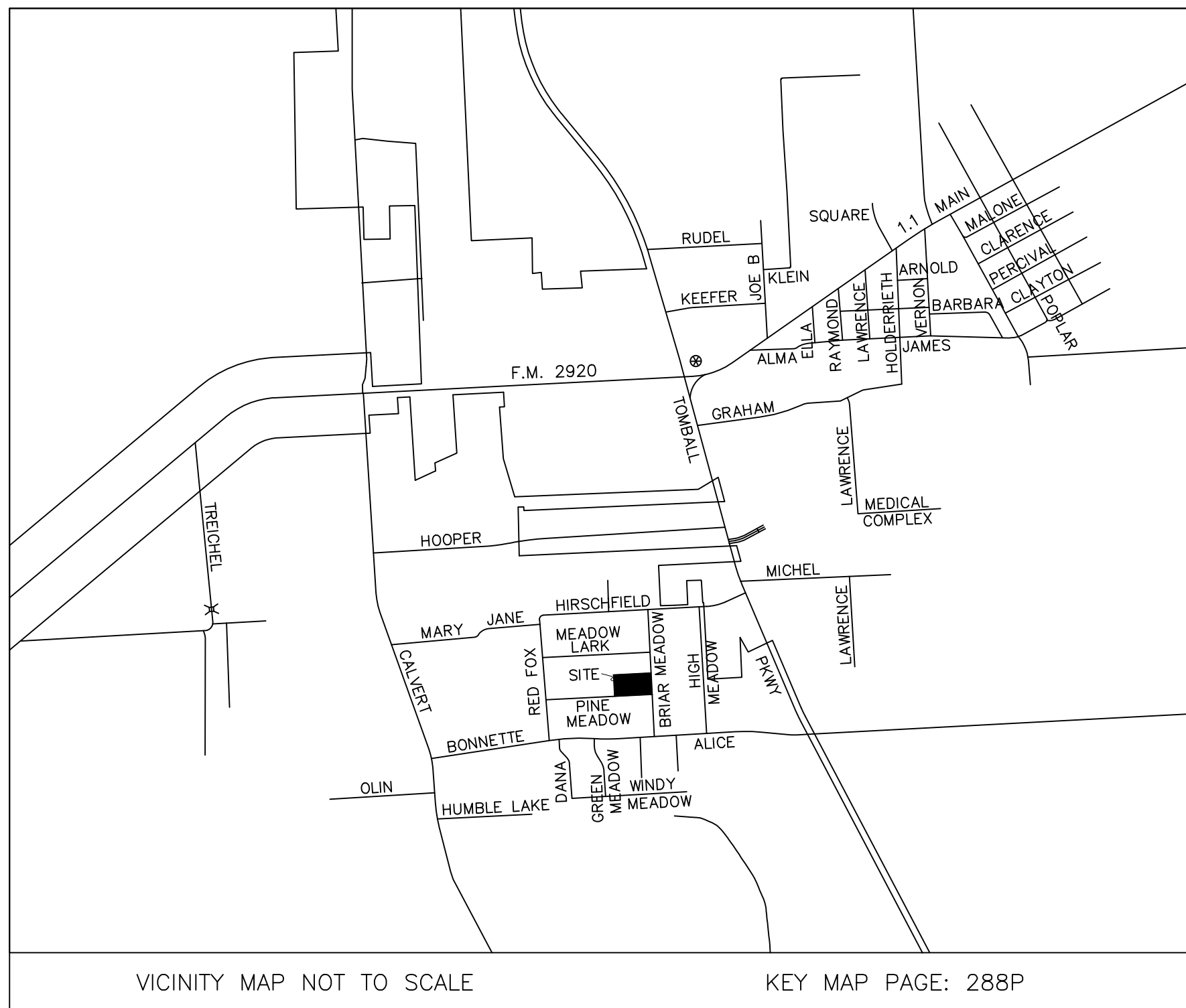
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: March 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:

Community Development recommends approval of this plat with contingencies.

- Update month on the plat to March
- Please confirm that the interim County Engineer is Loyd Smith
- Add Chairperson vs. Chairman



GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.: 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000130.
- THIS LOT DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN AND APPEARS TO BE IN ZONE X AS LOCATED BY THE FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY PANEL NO. 48201C0210L DATED 06/18/2007. (FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS, THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS.) WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THIS PLAT WAS PERFORMED WITH THE BENEFIT OF A CITY PLANNING LETTER FROM FIDELITY NATIONAL TITLE AGENCY, INC. G.F. NO. FAHCS21004121, DATED 07/01/2021.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50FT OF THE PROPERTY LINE.
- A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100FT OF THE PROPERTY LINE.
- THE PIPELINE EASEMENT AS RECORDED IN VOLUME 995, PG 102 D.R.H.C., AND LISTED IN THE CITY PLANNING LETTER, DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE PIPELINE EASEMENT AS RECORDED IN VOLUME 1049, PG 281 D.R.H.C., AND LISTED IN THE CITY PLANNING LETTER, DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE PIPELINE EASEMENT AS RECORDED IN H.C.C.F. C974955 & C978496, AND LISTED IN THE CITY PLANNING LETTER, DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE UTILITY EASEMENT AS RECORDED IN H.C.C.F. D380326, AND LISTED IN THE CITY PLANNING LETTER, DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE PIPELINE EASEMENT AS RECORDED IN H.C.C.F. D944183 AND LISTED IN THE CITY PLANNING LETTER, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 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.

OWNERS:
EDWARD TELSCHOW, JR.
21595 ALLYSON
MAGNOLIA, TX 77354

MICHAEL W. TELSCHOW
14002 PINE MEADOW
TOMBALL, TX 77375

CHRIS C. TELSCHOW
14043 BUCKINGHAM
TOMBALL, TX 77375

SURVEYOR:
KING'S LAND SURVEYING
SOLUTIONS, LLC
DAVID KING, R.P.L.S. 4503
PHONE: 281-350-8003
EMAIL:
INFO@KINGSLANDSURVEYING.COM

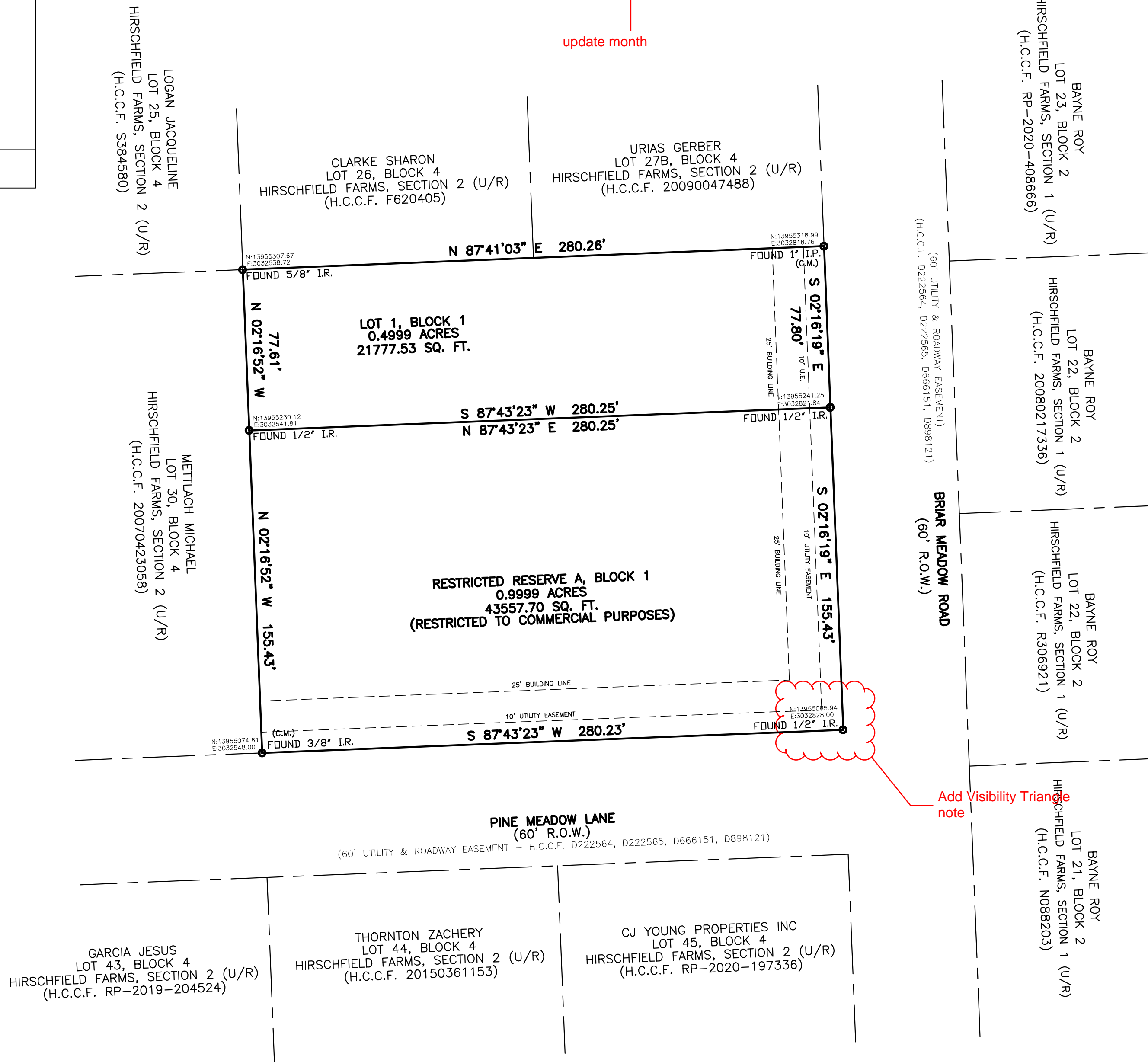
TELSCHOW TRAILS

A SUBDIVISION OF

1.4998 ACRES, (65335.23 SQ. FT.)

LOCATED IN THE
J. HOOPER, ABSTRACT 375
HARRIS COUNTY, TEXAS
CITY OF TOMBALL
CONTAINING
1 BLOCK, 1 LOT & 1 RESTRICTED RESERVE
JANUARY 2022

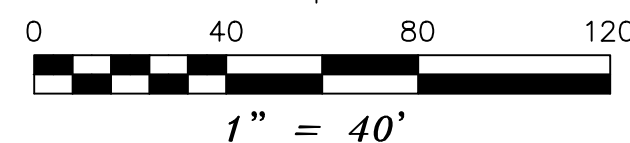
update month



LEGEND

These standard symbols will be found in the drawing.

○ FOUND MONUMENT



STATE OF TEXAS
COUNTY OF HARRIS

WE, EDWARD TELSCHOW, JR, MICHAEL W. TELSCHOW, & CHRIS C. TELSCHOW, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 1.4998 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TELSCHOW TRAILS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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 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.

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

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES 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 AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER 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 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 DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS MY HAND IN THE CITY OF TOMBALL, THIS _____ DAY OF _____, 2022.

BY: _____
EDWARD TELSCHOW, JR

BY: _____
MICHAEL W. TELSCHOW

BY: _____
CHRIS C. TELSCHOW

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD TELSCHOW, JR, MICHAEL W. TELSCHOW, & CHRIS C. TELSCHOW, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK _____ M. AND DULY RECORDED ON _____, 2022 AT _____ O'CLOCK _____ M., AND AT FILM CODE 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.

BY: _____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, LOYD SMITH, INTERIM COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

LOYD SMITH
INTERIM COUNTY ENGINEER

please confirm

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT OF TELSCHOW TRAILS SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____, DAY OF _____, 2022.

BARBARA TAGUE, CHAIRMAN Chairperson

David E. King

DAVID E. KING, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4503



FIRM NO.
10152100

KLSS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003

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



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, March 14, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z will consider the following:

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

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.

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

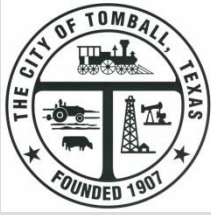
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **10th** day of **March 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the 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.



Community Development Department

Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: February 14, 2021

City Council Public Hearing Date: March 7, 2021

Zoning Case P21-061: Request by Harrisburg Homes to amend the Comprehensive Plan by revising Major Thoroughfare Plan Map (MTFP).

Subject:

Hold a public hearing regarding a comprehensive plan amendment to modify the Major Thoroughfare Plan in order to remove a segment of proposed Medical Complex Drive from Hufsmith Kohrville east to FM 2920. This section of the planned roadway is generally located south of FM 2920 east of Hufsmith Kohrville and is a length of approximately 6,200 feet, which includes the existing section of Mahaffey that is just before the controlled intersection at FM 2920.

Background to Request:

The MTFP is a component of the comprehensive planning efforts within the City of Tomball and its extraterritorial jurisdiction. This guiding document illustrates and establishes existing and future roadway networks to ensure adequate connectivity and efficient vehicle movement.

Tomball has a transportation network defined by a hierarchy of road types distributing traffic throughout the City using highways, arterials, collectors, and minor/local streets. In both the City of Tomball and within Harris County subdivision ordinances, developments must dedicate public right of way and may be required to construct a portion of that road if a development includes a proposed corridor designated on the MTFP.

At the March P&Z meeting, staff brought forward a request to amend the Comprehensive Plan which was tabled in efforts to provide the P&Z Commission more time to look at the area and give it a more thoughtful approach. During that meeting, staff explained to the Commission that the respective applicants may want to move faster due to construction timelines so the Commission may see this application move forward directly by the applicant.

The City has been discussing the need to reexamine many of our visioning documents including the MTFP. The reason for this is to ensure that we have proper connectivity and circulation within the City and its surrounding area. This is especially important in order to deal with this explosive and unprecedented growth. The last major update was back in 2009, but a minor update happened last year and this included the downgrading of Medical Complex Drive on its western extents to a minor arterial. Otherwise, the MTFP is updated intermittently, either in response to a specific requests (like this one) or as part of the update or amendment to the City's Comprehensive plan.

The Request

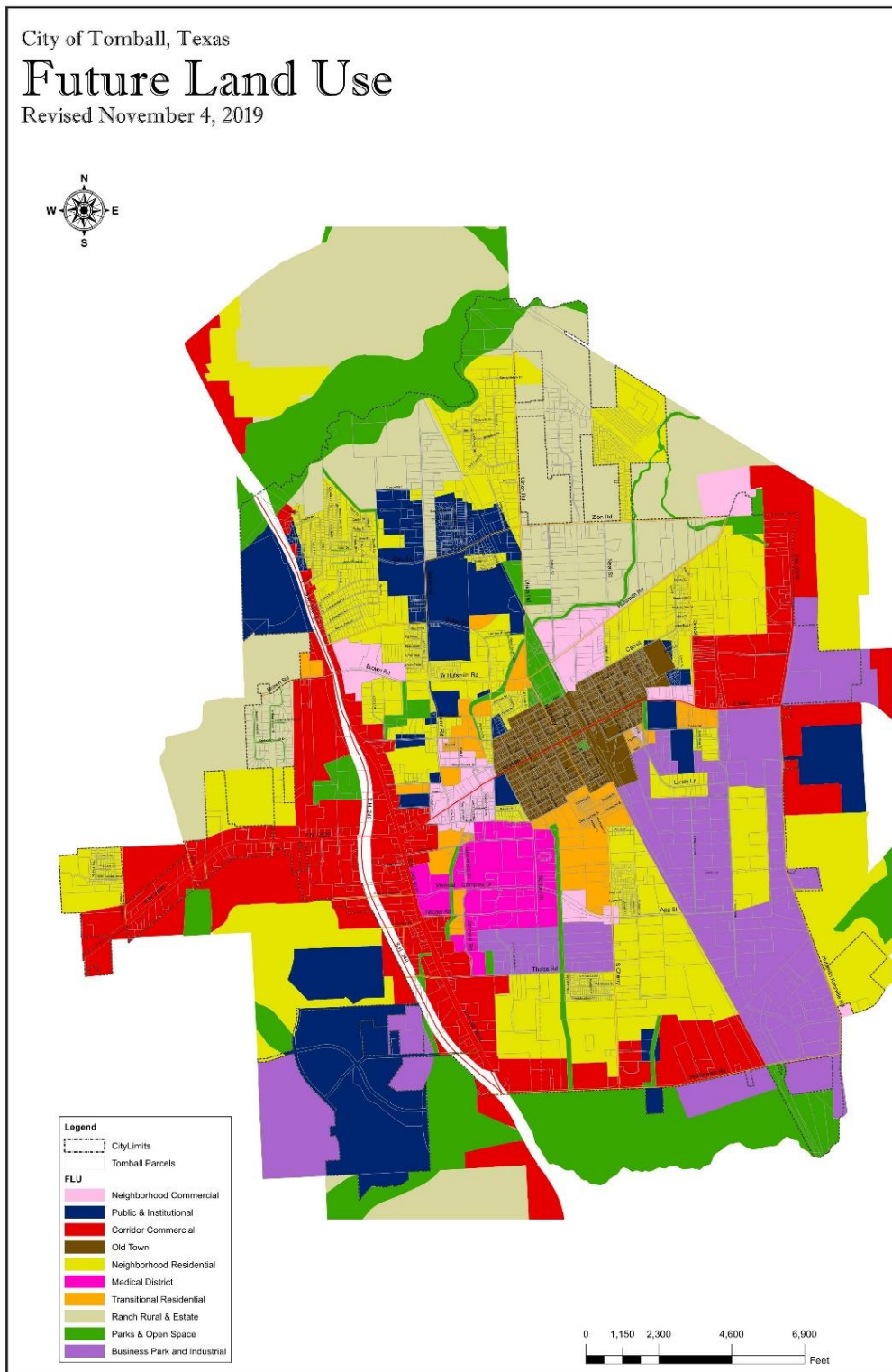
The applicant has submitted a request to remove the proposed extension of Agg/Medical Complex Road from Hufsmith Kohrville to 2920. This segment is just over a mile in length. This segment has been a part of the MTFP since 2009 and it is believed that it was included to meet the goal of the Comp Plan initiative Objective MO3.2.3, to provide a bypass for truck traffic through the center of old town Tomball.

It is the goal of the applicant to remove this road segment in the efforts to develop a subdivision that accesses Hufsmith Kohrville. It is the applicant's goal to request the disannexation of an area inside our City limits which would be used for the development. In exchange, the applicant would request annexation for a portion of their frontage along Hufsmith Kohrville into the City for commercial development. (Exhibit 1).

It is the applicant's opinion that because of the recently approved MTFP amendment downgrading the section of Medical Complex on the west side of Hwy 249 to a minor arterial that the roadway does not complete a true bypass for all truck traffic in Tomball. However, it still creates an option to remove trucks from a larger portion of Main Street and through the main downtown area.

The fact of the matter is that this segment of the road will not be located in the city. If constructed it will be a County road and what the County has said to City staff is they have not had the time to analyze this possible link but will defer to the City on the necessity of the road. Tomball is continuing to grow, and with that growth includes a potential use for this particular bypass. The path in order to construct this road has its hurdles since the potential alignment must traverse over a drainage easement either needing a bridge or large culvert, and it will also conflict with large established estate properties.

CURRENT FUTURE LAND USE PLAN

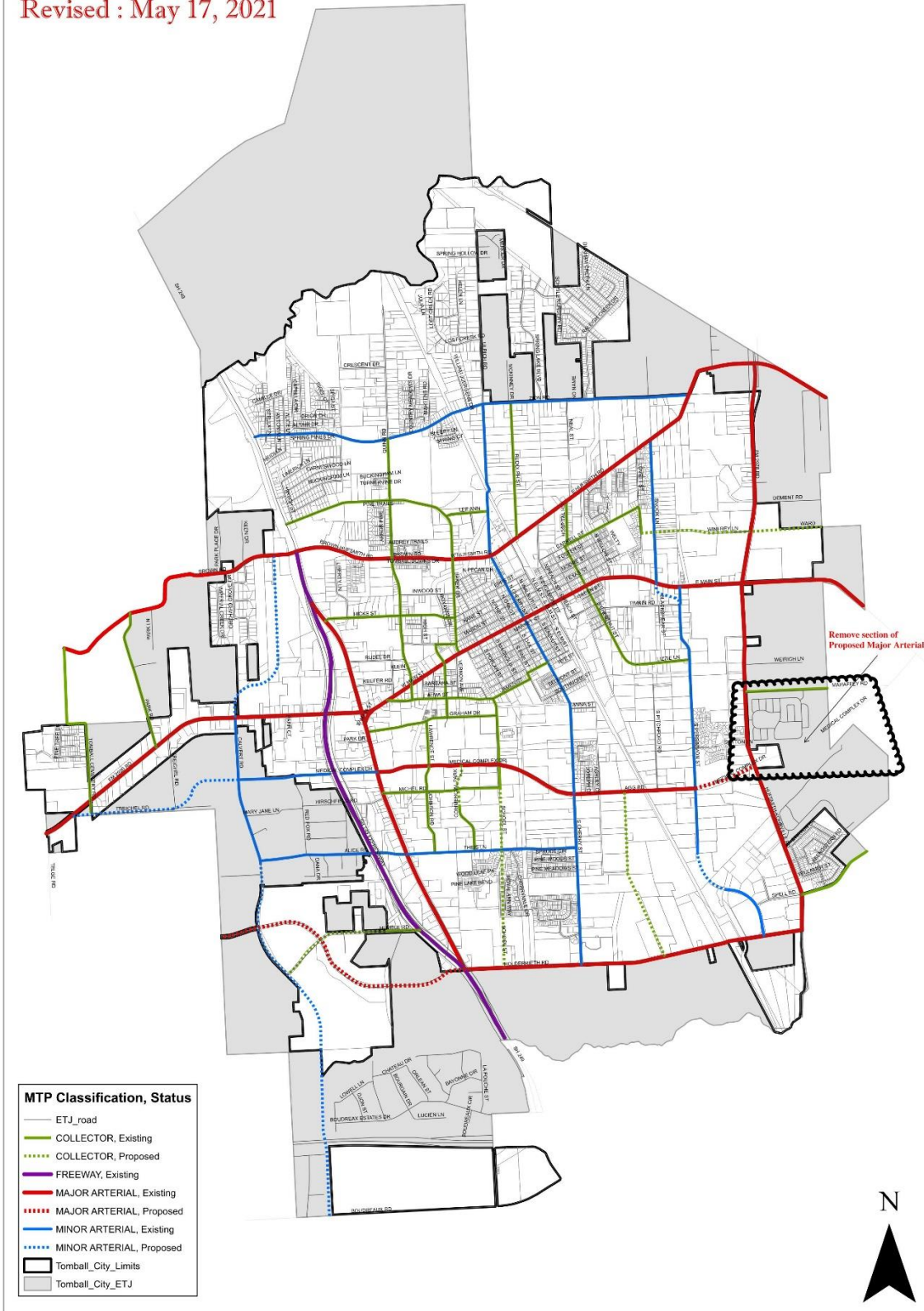


PROPOSED AMENDMENTS

City of Tomball, Texas

Major Thoroughfare Plan

Revised : May 17, 2021





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.

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

X_____
Signature of Applicant_____
DateX_____
Signature of Owner_____
Date

Submittal Requirements

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

Applications must be delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date. The following information should be provided in the application package:

- ☐ Completed application form
- ☐ Comprehensive Plan Amendment request letter
- ☐ Plat or survey of property (if applicable)
- ☐ Check for \$500.00 (Non-Refundable)
- ☐ Conceptual site plan (if applicable)
- ☐ Payment of all indebtedness attributed to subject property must be paid with application

The City's staff may require other information and data for specific required plans.

APPLICATION PROCESS

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

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



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 7th 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

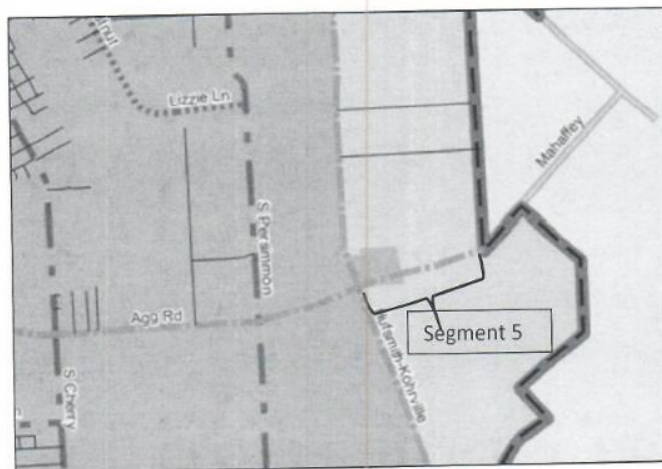


Figure 2 – Snippet of “Tomball Comprehensive Plan, 2019, Figure 4.6, Major Thoroughfare Plan”



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

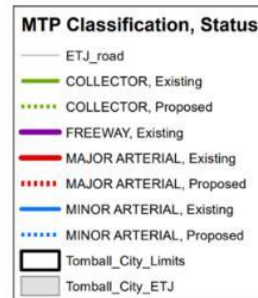
City of Tomball

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."

**FUTURE MOBILITY**

Tomball's transportation network should be considered a compliment to the different land uses within the City. As such, the City's Major Thoroughfare Plan should further enable the effectiveness of the City's Future Land Use Plan. This would include complementing existing and future land uses with streets that maintain appropriate capacity levels while providing means for other transportation choices. The street typology also has a role in furthering the promotion of community character that is associated with the previous future land use categories. This section further helps to define the character of Tomball's street typology.



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”



PUBLIC COMMENT

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