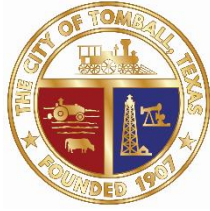


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, March 08, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, March 08, 2021 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
 - 1. Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 8, 2021.
- E. New Business
 - 2. Consideration to Approve Final Plat of **CHERRY PINES, SECTION 3:** A subdivision of 39.0593 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.
 - 3. Consideration to Approve Replat of **CORNERSTONE PLAZA & R.V. STORAGE:** A subdivision of land containing 7.6937 acres (335,137.29 square feet) of land out of Outlots 18, 24, 30 and 36 of Tomball Townsite as recorded in Volume 2, Page 65 of the Harris County Map Records, in the John S. Smit Survey, A-730, Harris County, Texas.

4. Consideration to Approve Replat of **MATTERN BUSINESS PARK**: A subdivision of land containing 2.8439 acres out of Lots 467 and 468 of Tomball Outlots, as recorded under Volume 2, Page 65 of the Harris County Map Records, in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas.

5. Consideration to Approve **Zoning Case P21-055**: Request by Baker Drive Ventures Series LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.3 acres of land legally described as Lot 1 & 2 Block 2 Main Street - Tomball, from the Single-Family 6 District to the Old Town & Mixed Use District. The property is generally located at the southwest corner of Arnold Street and Vernon Street at 200 Vernon Street, within the City of Tomball, Harris County, Texas.

Conduct a Public Hearing on **Zoning Case P21-055**

6. Consideration to Approve **Zoning Case P21-056**: Request by the City of Tomball to amend Section 50-112 (*Off-street parking and loading requirements*) of the Tomball Code of Ordinances.

Conduct a Public Hearing on **Zoning Case P21-056**

F. 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 4th day of March 2021 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 8, 2021



6:00 P.M.

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

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Tana Ross
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – City Engineer

draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

- Craig Meyers, Community Development Director, recommended the following:
 - Move item 5.9 ahead of item 5.6 due to a large attendance for the David Weekley rezoning case.

4.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 11, 2021.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Replat of **ARROWHEAD PROPERTIES, PARTIAL REPLAT NO. 1:** A Subdivision of 0.5853 Acre Tract, 25,499.04 Square Feet, being a replat of Lots 2, 3, 4 and 5, Block 1, of Arrowhead Properties, as recorded in Film Code No. 687278, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **DEVELOPMENT ON SPELL:** A Subdivision of 3.1201 Acres of Land being a partial replat of Unrestricted Reserve “C” of Tomball Greens, as recorded in Film Code No. 440128 H.C.M.R. and located in the Elizabeth Smart Survey, Abstract No. 70, Harris County, Texas.

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

Motion was made by Commissioner Dunagin, second by Commissioner Ross, to approve.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **PROFESSIONAL MEDICAL PLAZA, REPLAT NO. 1:** A Subdivision of 5.0595 Acre Tract (89,711 Square Feet) being a replat Restricted Reserve “A” Block 1, Professional Medical Plaza as recorded in Film Code 680784, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.4 Consideration to Approve Replat of **ULRICH ACRES, REPLAT NO. 1:** Being 1.197 Acre (52,141.32 Square Feet) tract of land situated in the Ralph Hubbard Survey, A-383, Harris County, Texas, being a replat of a portion of Outlot 42, of the Tomball Townsite, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.5 Consideration to Approve Replat of **WILKINSON CORNERS**: Being a 0.7660 Acre Tract and being a replat of Lots 17, 18, 19, 20 and a portion of Lot 16, 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.

Wesley Stolz, City Engineer, 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 Wesley Stolz.

Motion carried unanimously.

- 5.9 Consideration to Approve **Zoning Case P21-011**: Request by David Weekley Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Planned Development (PD-16) District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Scott Black, Representing Applicant (21219 Park Rock Lane, Katy, TX 77450) spoke on behalf of the request.

Mark Welch, Representing Applicant (22814 Rollingwood North Loop, Katy, TX 77494) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:25 p.m.

Debbie Porter (29507 Liberty Lane, Tomball, TX 77375) submitted a comment form in opposition of the request.

Jerry Burk (29606 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Bridget & Art Cole (29506 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Matthew Martinez (29514 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Sheryl Martinez (29514 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Thomas Porter (29507 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Phillip Worley (29415 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Stephen Hohl (13607 Lost Creek Road, Tomball, TX 77375) spoke in favor of the request.

David McWhorter (29607 Liberty Lane, Tomball, TX 77375) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:47 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P21-011**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion failed 1-4.

- 5.6

Consideration to Approve **Zoning Case P20-420**: Request by Sam Dawoudi to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.844 acres of land legally described as Tracts 467A, 467B & 468A Tomball Outlots, from the Agricultural District to the Commercial District. The property is generally located on the east side of Hufsmith-Kohrville Road at 22828 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Sam Dowoudi, Applicant (8846 Crazy Horse Trail, Houston, TX 77064) spoke on behalf of the request.

Rickey Mattern, Owner (15805 Tahoe Drive, Jersey Village, TX 77040) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:06 p.m.

Hearing no comments, the Public Hearing was closed at 7:07 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P20-420**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.7

Consideration to Approve **Zoning Case P20-442**: Request by Joshua Buzzell to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Lot 280 Tomball Outlots, from the Single-Family 20 Estate District to the Commercial District. The property is generally located on the east side of Pitchford Road at 1333 Pitchford Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Joshua Buzzel, Owner/Applicant (13611 Rollins Green Lane, Cypress, TX 77429) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:10 p.m.

Hearing no comments, the Public Hearing was closed at 7:11 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **Zoning Case P20-442**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.8

Consideration to Approve **Zoning Case P21-010**: Request by Daniel Valdez with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 34.4945 acres of land legally described as Reserve A & B Block 1 Peck Station, from the Planned Development (PD-6) District to the Planned Development (PD-15) District. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Daniel Valdez, Applicant (24275 Katy Fwy., Suite #200, Katy, TX 77494) spoke on behalf of the request.

Roland Ramirez, Representing Owner (6700 Woodlands Pkwy., The Woodlands, TX 77382) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 7:17 p.m.

Hearing no comments, the Public Hearing was closed at 7:18 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P21-010**.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

The meeting adjourned at 7:28 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

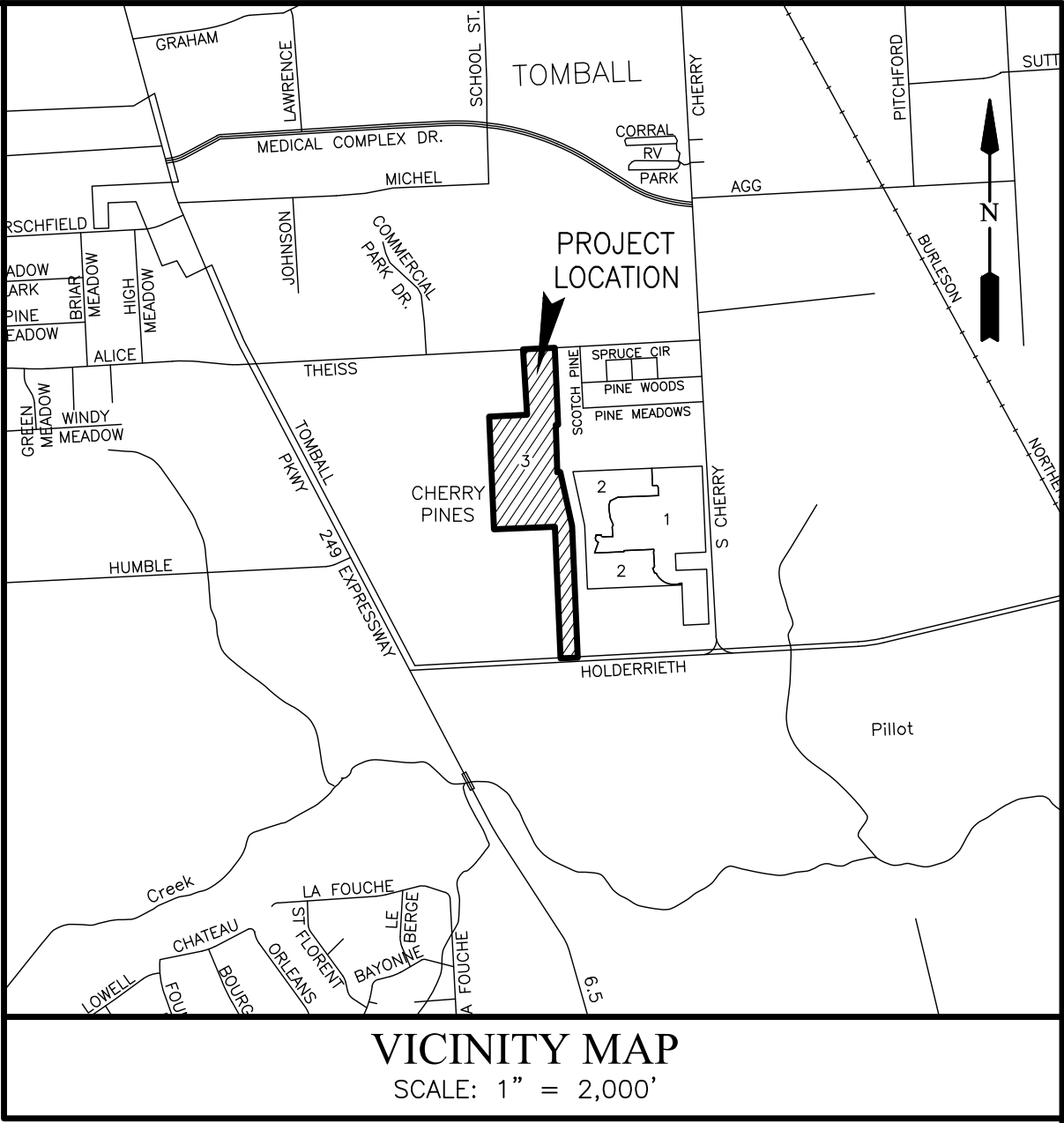
Plat Name: Cherry Pines, Section #3 Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: March 8, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat.



KEY MAP NO. 288Q

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KYLE DAVISON, DIVISION PRESIDENT, BEING AN OFFICER OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 39.0593 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CHERRY PINES SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, 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 TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

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

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KYLE DAVISON, ITS DIVISION PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2021.

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
KYLE DAVISON, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE DAVISON, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF CHERRY PINES SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

BY: _____
BARBARA TAGUE, CHAIR

BY: _____
DARRELL ROQUEMORE, VICE CHAIR

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 _____, 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____, 2021, 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.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

CHERRY PINES SECTION 3

A SUBDIVISION OF 39.0593 ACRES OF LAND SITUATED IN
THE CLAUDE N. PILLOT SURVEY, ABSTRACT 632,
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

126 LOTS 5 RESERVES (9.0460 ACRES) 3 BLOCKS
MARCH 1, 2021 JOB NO. 2040-5230.310

OWNER:

MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

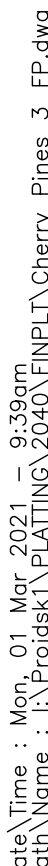
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

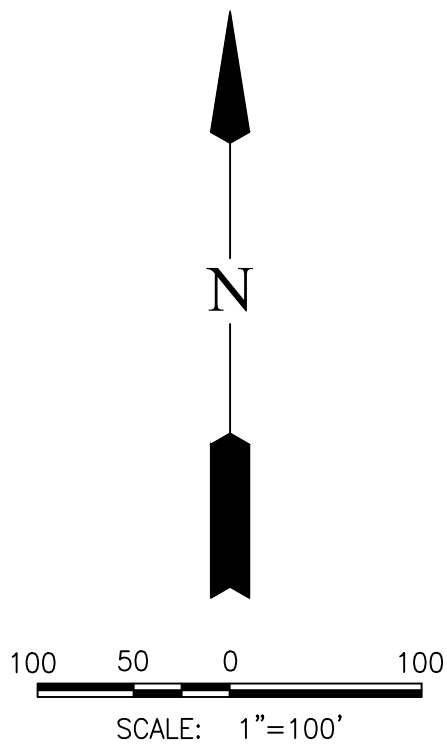
LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

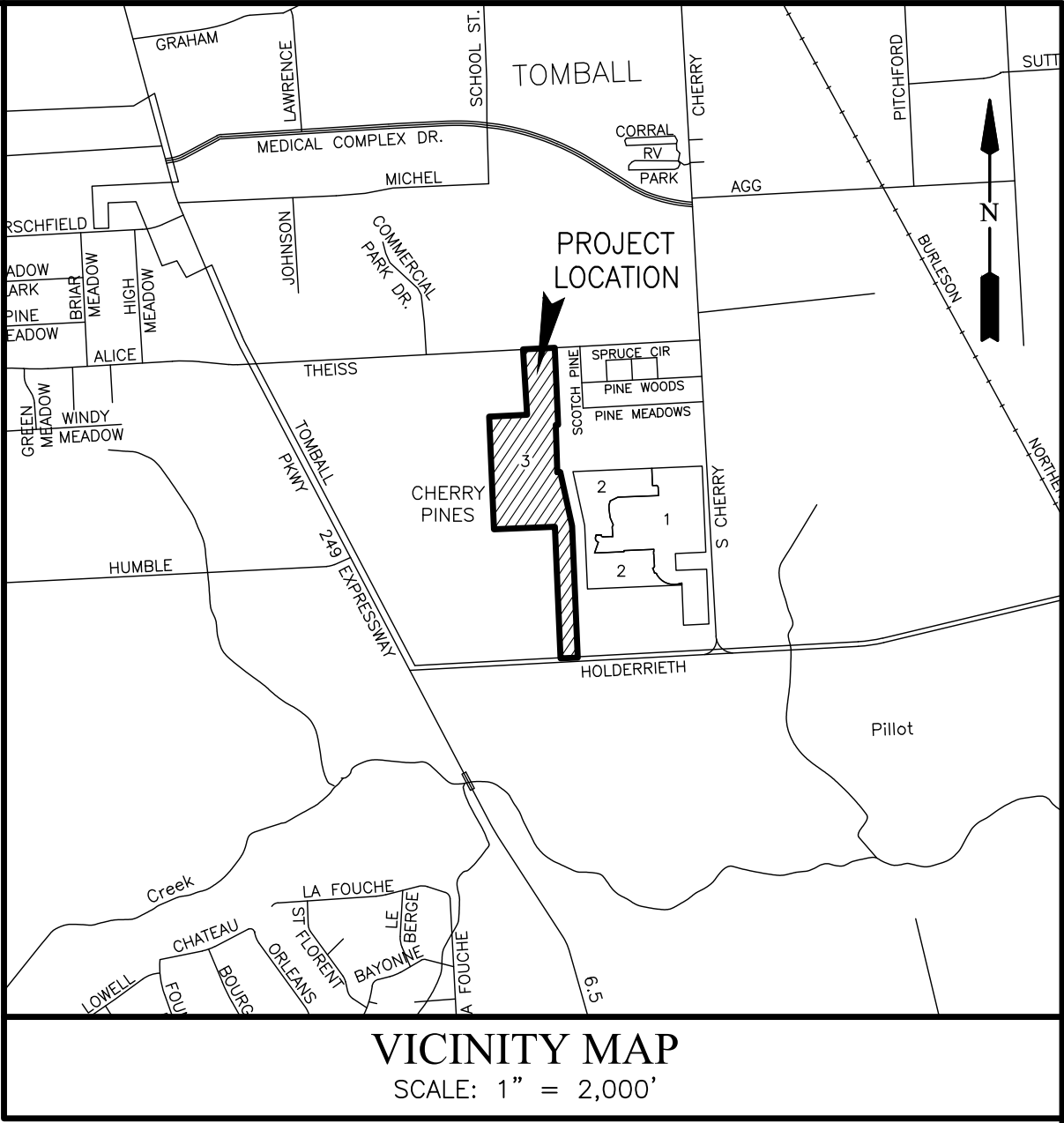


RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.2365	10,302.43	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.1063	4,630.37	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.5477	23,858.30	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	7.7090	335,803.84	RESTRICTED TO OPEN SPACE
E	0.4465	19,451.15	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	9.0460	394,046.09	

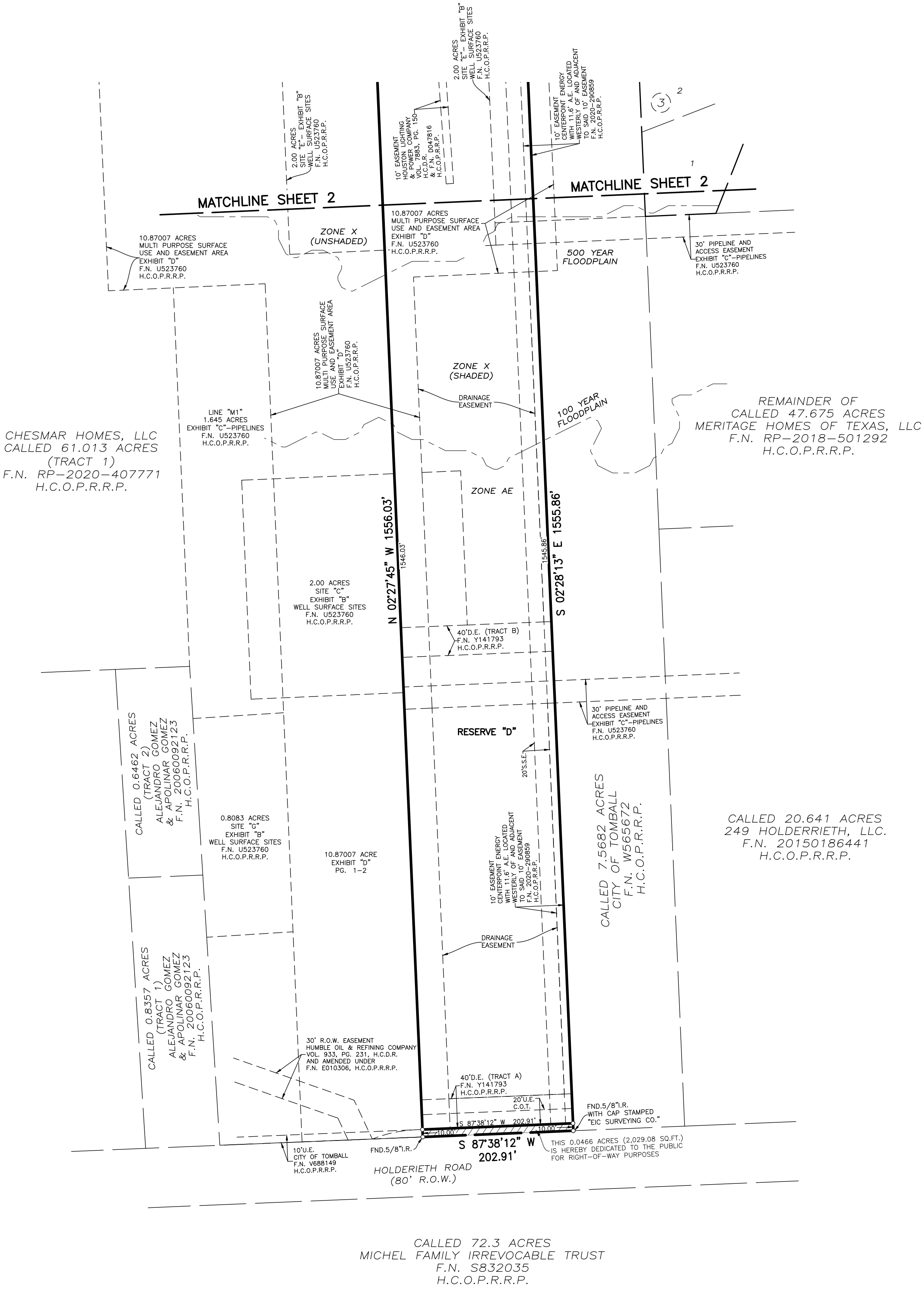


LEGEND

- B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
F.N. INDICATES FILE NUMBER
NO. INDICATES NUMBER
VOL. INDICATES VOLUME
PG. INDICATES PAGE
RES. INDICATES RESERVE
SQ.FT. INDICATES SQUARE FEET
R.O.W. INDICATES RIGHT-OF-WAY
C.O.T. INDICATES CITY OF TOMBALL
FND. INDICATES FOUND
I.R. INDICATES IRON ROD
I.P. INDICATES IRON PIPE
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
INDICATES STREET NAME CHANGE



KEY MAP NO. 288Q



NOTES:

- THE COORDINATE SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9999462.
- 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.
- THIS TRACT LIES IN ZONE "AE", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, DATED JUNE 18, 2007, MAP NO. 48201C 0230L.
- A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 932, PAGE 359 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND PARTIALLY RELEASED AS SET FORTH IN AGREEMENT RECORDED UNDER CLERK'S FILE NO. RP-2019-7817 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
- A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 942, PAGE 517 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND PARTIALLY RELEASED AS SET FORTH IN AGREEMENT RECORDED UNDER CLERK'S FILE NO. RP-2019-7817 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP 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.
- 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.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.2365	10,302.43	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.1063	4,630.37	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.5477	23,858.30	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	7.7090	335,803.84	RESTRICTED TO OPEN SPACE
E	0.4465	19,451.15	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	9.0460	394,046.09	

CHERRY PINES SECTION 3

A SUBDIVISION OF 39.0593 ACRES OF LAND SITUATED IN THE CLAUDE N. PILOT SURVEY, ABSTRACT 632, CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

126 LOTS 5 RESERVES (9.0460 ACRES) 3 BLOCKS
MARCH 1, 2021 JOB NO. 2040-5230.310

OWNER:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
KYLE DAVISON, DIVISION PRESIDENT
3250 BRIARPARK, SUITE 100, HOUSTON, TEXAS 77042
PH. (713) 621-6111

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CITY OF TOMBALL

Plat Name: Cornerstone Plaza & R.V. Storage 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: March 8, 2021

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:

- Submit title report or city planning letter
- Update floodplain note and add boundary
- Update vicinity map
- Add City of Tomball utility easement
- Add survey markers
- Fix typos

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

I, DANIEL RODANO, Sr., HEREIN AFTER REFERRED TO AS OWNER OF THE CORNERSTONE PLAZA & R.V. STORAGE, A 9.1114 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING REVISED MAP OF TOMBALL OUTLOTS DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATE TO THE USE OF THE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, STREETS DESIGNATED AS PRIVATE PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THERE ON 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HERON.

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 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 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 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

STATE OF TEXAS
COUNTY OF HARRIS

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF _____, 2021.

OWNER: DANIEL RODANO, Sr.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared OWNER DANIEL RODANO, Sr., known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose 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 _____, 2021.

Notary Public in and for the State of Texas

Print name: _____

My commission expires _____

I, MARK L. SHERLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS, SAID RODS HAVING 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 NEAREST SURVEY CORNER.



MARK L. SHERLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5326

THIS IS TO CERTIFY THAT THE TOMBALL PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF "CORNERSTONE PLAZA & R.V. STORAGE", 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 _____, 2021.

BY: BARBARA TAGUE, CHAIR BY: DARRELL ROQUEMORE, VICE CHAIRMAN

I, Tenishia Hudspeth, Clerk of the 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 _____, 2021, at _____ o'clock ____ M. and was duly recorded on the _____ day of _____, 2021 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, THE DAY AND DATE LAST ABOVE WRITTEN.

TENISHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

LOT 1
GRASSI ACRES
F.C. No. 655103
H.C.M.R.

N:13968316.37
E:3042003.19

CALLED 15.237 ACRE
TO DANIEL G. RODANO
BY SPECIAL WARRANTY DEED
H.C.C.F.No. X609281
H.C.R.P.R.

JOHN S. SMITH
SURVEY, A-730

UNRESTRICTED
RESERVE A

9.1114 Acres
396,892.34 Sq. Feet

CALLED 15.237 ACRE
TO DANIEL G. RODANO
BY SPECIAL WARRANTY DEED
H.C.C.F.No. X609281
H.C.R.P.R.

LOT 1
HOGAN CRUM
F.C. No. 682570
H.C.M.R.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ OFFICER FOR ALLEGIANCE BANK, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose 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 _____, 2021.

Notary Public in and for the State of Texas

Print name: _____

My commission expires _____

N:13967719.58
E:3041938.64

UNRESTRICTED
RESERVE B

LOT 1
HOGAN CRUM
F.C. No. 682570
H.C.M.R.

N:13967318.39
E:3041959.49

15' R.O.W DEDICATED TO THE
CITY OF TOMBALL PER
F.C.No. 682570 H.C.D.R.

0.3442 Acres
14,992.44 Sq. Feet
25' R.O.W DEDICATED TO THE
CITY OF TOMBALL

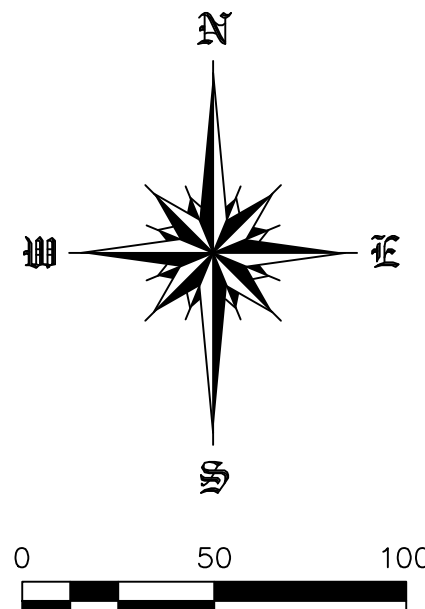
LEGEND

C.O.T.U.E. - INDICATES "CITY OF TOMABALL UTILITY EASEMENT"
B.L. - INDICATES "BUILDING LINE"
R.O.W. - INDICATES "RIGHT OF WAY"
VOL., PG. - INDICATES "VOLUME, PAGE."
H.C.D.R. - INDICATES "HARRIS COUNTY DEED RECORDS".
H.C.M.R. - INDICATES "HARRIS COUNTY MAP RECORDS".
H.C.C.F NO. - INDICATES "HARRIS COUNTY CLERK'S FILE NO.". U.E - INDICATES UTILITY EASEMENT.
O.P.R.R,P.H.C.T. - INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS."

PROPERTY ADDRESS:
W. HUFSMITH ROAD
TOMBALL, TX. 77375

SURVEYOR:FOUR POINTS SURVEYING
THE WOODLANDS, TEXAS 77382
PHONE (281) 961-0714
fpsurveying@gmail.com

OWNER: DANIEL RODANO, Sr.
12125 ZION ROAD
TOMBALL, TEXAS 77375



NOTES:

- ALL VISIBLE EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN WITHIN THE LIMITS OF THE SUBDIVISION.
- THERE IS A VISIBLE EXISTING OIL/GAS WELLS (PLUGGED, ABANDONED AND/OR ACTIVE) WITHIN THE LIMITS OF THE SUBDIVISION.
- REFERENCE CITY PLANNING LETTER BY ABSTRACT SERVICES OF HOUSTON, DATED JULY 28, 2021 UNDER GF No. 7910-20-2436.
- 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 IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN OF THIS PLAT. NEITHER THE CITY OF TOMBALL OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR THE REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTION ON THE PUBLIC EASEMENTS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS AN AREA CONSIDERED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS REFLECTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 48201C 0210 L FOR THE CITY OF TOMBALL, DATED JUNE 18, 2007.
- ALL OIL-GAS PIPELINES OR 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.
- 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.

CORNERSTONE PLAZA & R.V. STORAGE

A SUBDIVISION OF LAND CONTAINING 9.1114 ACRES (396892.34 SQUARE FEET) OF LAND OUT OF OUTLOTS 18, 24, 30 AND 36 OF TOMBALL TOWNSITE AS RECORDED IN VOLUME 2, PAGE 65 OF THE HARRIS COUNTY MAP RECORDS AND LOT 2 OF THE HOGAN CRUM SUBDIVISION AS RECORDED UNDER FILM CODE NO. 682570 IN THE HARRIS COUNTY MAP RECORDS, IN THE JOHN S. SMIT SURVEY, A-730, HARRIS COUNTY, TEXAS

2 RESERVE, 1 BLOCK

FEBRUARY, 2021

SCALE: 1" = 50'

CITY OF TOMBALL

Plat Name: Mattern Business Park 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: March 8, 2021

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:

- Callout survey markers
- Update vicinity map
- Fix legal description
- Fix typo

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

WE, RICKEY MATTERN AND JARED MATTERN, HEREIN AFTER REFERRED TO AS OWNERS OF MATTERN BUSINESS PARK THE 2.8439 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PORTION OF LOTS 467 AND 468 OF THE REVISED MAP OF TOMBALL TOWNSITE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATED TO THE USE OF THE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, STREETS DESIGNATED AS PRIVATE PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THERE ON 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 PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HERON.

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 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 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, FANNES, DRAINS, 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 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

STATE OF TEXAS

COUNTY OF HARRIS

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS
DAY OF _____, 2021.

OWNER: RICKEY MATTERN OWNER: JARED MATTERN

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared RICKEY MATTERN and JARED MATTERN, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose 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 _____, 2021.

Notary Public in and for the State of Texas

Print name: _____

My commission expires _____

THIS IS TO CERTIFY THAT THE TOMBALL PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF "MATERN BUSINESS PARK", IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL A SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT ON THIS _____ DAY OF _____, 2021.

BY: BARBARA TAGUE, CHAIR BY: DARRELL ROQUEMORE, VICE CHAIRMAN

I, TENESHA HUDSPETH, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON, _____, 2021, AT _____ O'CLOCK ____ M., AND DULY RECORDED

ON, _____, 2021, AT _____ O'CLOCK ____ M., AND IN FILM CODE

NO. _____ OF THE MAPS 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

I, MARK L. SHERLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH RON RODS, SAID RODS HAVING 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 NEAREST SURVEY CORNER.

MARK L. SHERLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5326



LEINHOLDER(S) ACKNOWLEDGEMENT :

I, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MATERN BUSINESS PARK, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME HARRIS COUNTY CLERK'S FILE NUMBER PR-2020-489740 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EGRESS OF SAID PLAT AND THE DEBATIONS AND RESTRICTIONS SHOWN IN THIS SECTION 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.

STATE OF TEXAS

COUNTY OF HARRIS

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS
DAY OF _____, 2021.

REPRESENTATIVE:
ALLEGIANCE BANK

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 are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein and herein stated, and as ALLEGIANCE BANK Representative.

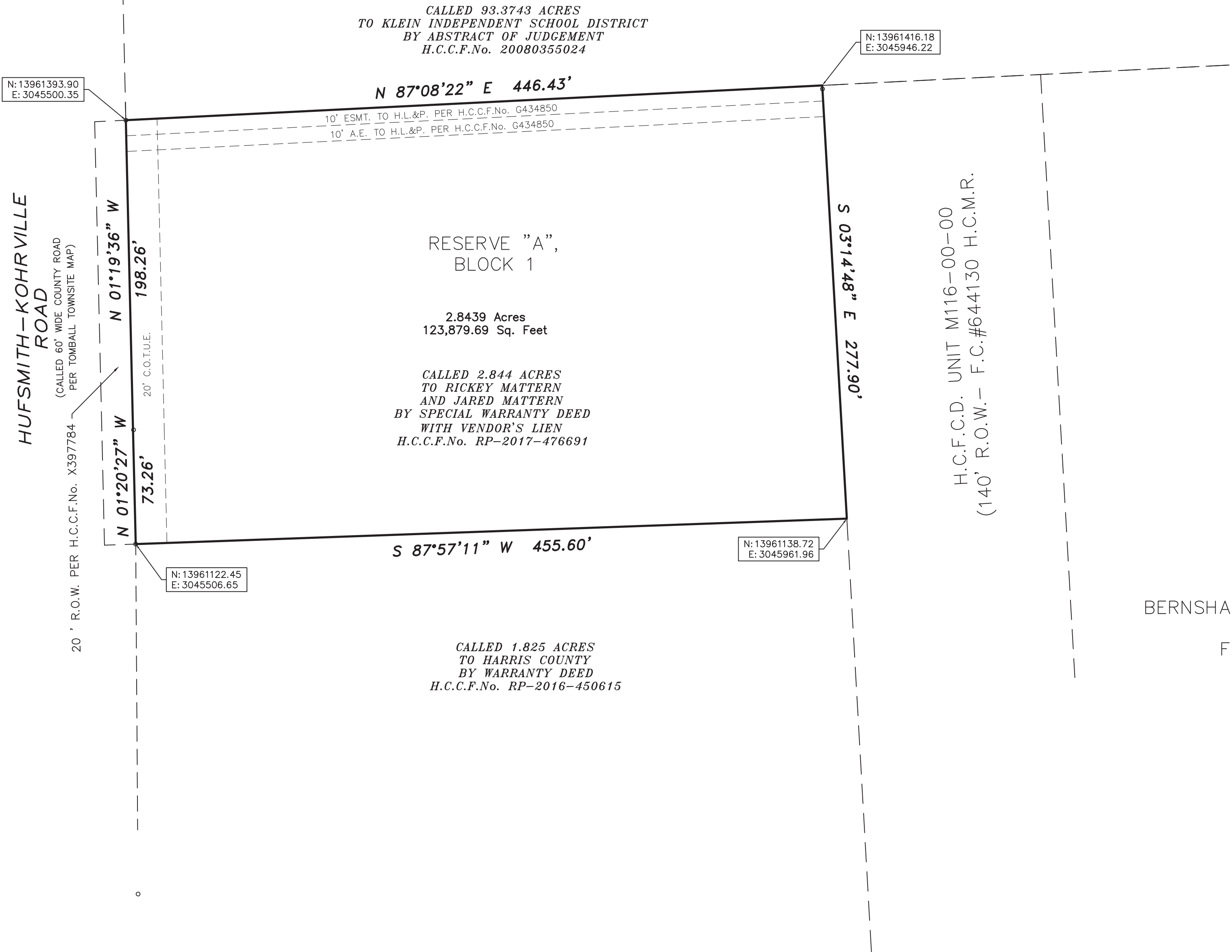
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

Print name: _____

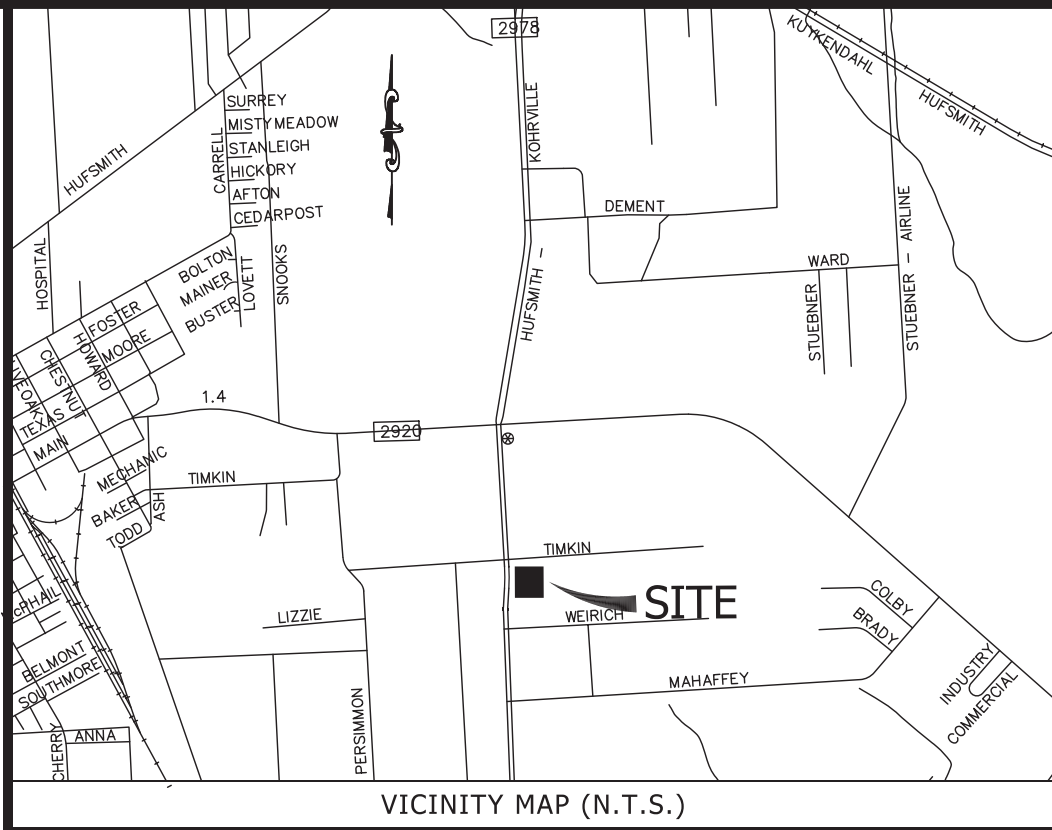
My commission expires _____

JESSE PRUITT SURVEY, A-629



LEGEND

C.O.T.U.E. - INDICATES "CITY OF TOMABALL UTILITY EASEMENT"
B.L. - INDICATES "BUILDING LINE"
R.O.W. - INDICATES "RIGHT OF WAY".
VOL., PG. - INDICATES "VOLUME, PAGE".
H.C.D.R. - INDICATES "HARRIS COUNTY DEED RECORDS".
H.C.M.R. - INDICATES "HARRIS COUNTY MAP RECORDS".
H.C.C.F. NO. - INDICATES "HARRIS COUNTY CLERK'S FILE NO.". U.E. - INDICATES UTILITY EASEMENT.
O.P.R.R.P.H.C.T. - INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS."



NOTES:

1. ACCORDING TO FEMA FIRM PANEL NO. 48201C023QL (EFFECTIVE DATE6-18-2007), THIS PROPERTY IS IN ZONE "X" AND IS WITHIN / NOT IN THE 0.2% ANNUAL CHANCE.

2. ALL VISIBLE EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN WITHIN THE LIMITS OF THE SUBDIVISION.

3. THERE ARE NO VISIBLE EXISTING OIL/GAS WELLS (PLUGGED, ABANDONED AND/OR ACTIVE) WITHIN THE LIMITS OF THE SUBDIVISION.

4. REFERENCE CITY PLANNING LETTER ISSUED FEBRUARY 24, 2021, BY ABSTRACT SERVICES OF HOUSTON G.F. NO. 7910-21-0636 NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY FOUR POINTS ENGINEERING & SURVEYING, LLC.

5. 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 OF THIS PLAT. NEITHER THE CITY OF TOMBALL OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR THE REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTION ON THE PUBLIC EASEMENTS.

6. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL-GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.

7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

8. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999952072412.

9. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION THROUGH THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

10. BLANKET EASEMENT TO HUMBLE OIL & REFINING COMPANY PER VOL. 971, PG. 246 OF H.C.D.R.

RESERVE "A",
BLOCK 1
KLEIN ISD
BERNSHAUSEN ELEMENTARY SCHOOL
SEC 3
F.C.#644130 H.C.M.R.

MATERN BUSINESS PARK

A SUBDIVISION OF LAND CONTAINING 0.4591 ACRES (20,000.00 SQUARE FEET) OF LAND BEING LOTS 17-24, BLOCK 18, REVISED MAP OF TOMBALL TOWNSITE AS RECORDED UNDER VOLUME 4, PAGE 25 OF THE HARRIS COUNTY MAP RECORDS, IN THE JESSE PRUITT SURVEY, ABSTRACT No. 629, HARRIS COUNTY, TEXAS

1 RESERVE, 1 BLOCK

MARCH, 2021

SCALE 1"=50'

FOUR POINTS ENGINEERING
& SURVEYING, LLC
THE WOODLANDS, TEXAS 77378

OWNER: RICKEY MATTERN
JARED MATTERN
22828 HUFFSMITH-KOHRVILLE Rd.
TOMBALL, TEXAS 77375

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
MARCH 8, 2021
&
CITY COUNCIL
MARCH 15, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, March 8, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, March 15, 2021, 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 P21-055: Request by Baker Drive Ventures Series LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.3 acres of land legally described as Lot 1 & 2 Block 2 Main Street - Tomball, from the Single-Family 6 District to the Old Town & Mixed Use District. The property is generally located at the southwest corner of Arnold Street and Vernon Street at 200 Vernon Street, within the City of Tomball, Harris County, Texas.

Zoning Case P21-056: Request by the City of Tomball to amend Section 50-112 (*Off-street parking and loading requirements*) of the Tomball Code of Ordinances.

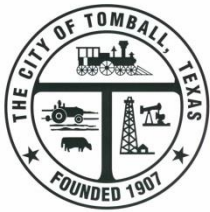
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@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 **4th** day of **March 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley
Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P21-055

APPLICANT/OWNER: Baker Drive Ventures Series LLC

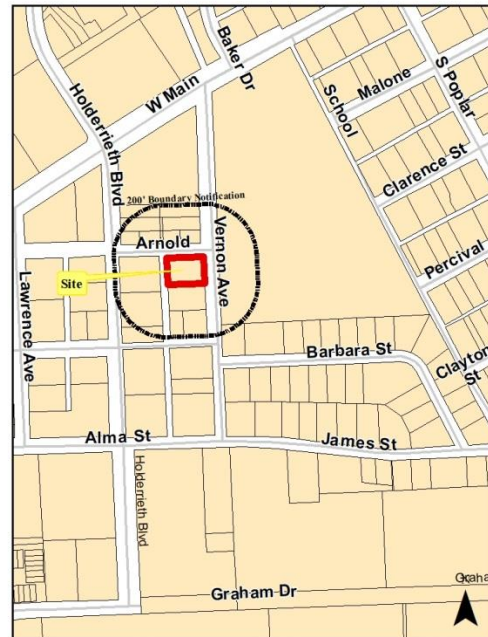
LOCATION: Generally located at the southwest corner of Arnold Street and Vernon Street at 200 Vernon Street, within the City of Tomball, Harris County, Texas

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.3 acres of land legally described as Lot 1 & 2 Block 2 Main Street - Tomball, from the Single-Family 6 District to the Old Town & Mixed Use District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov



**Planning & Zoning Commission
Public Hearing:
Monday, March 8, 2021 6:00 PM**

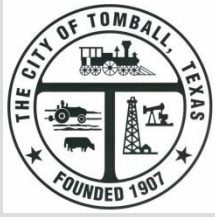
**City Council Public Hearing:
*Monday, March 15, 2021 6:00 PM**

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

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

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

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



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: March 8, 2021

City Council Public Hearing Date: March 15, 2021

Rezoning Case:	P21-055
Property Owner(s):	Baker Drive Ventures Series LLC
Applicant(s):	Baker Drive Ventures Series LLC
Legal Description:	Lot 1 & 2 Block 2 Main Street - Tomball
Location:	Southwest corner of Arnold Street and Vernon Street at 200 Vernon Street (Exhibit "A")
Area:	0.3 acres
Comp Plan Designation:	Neighborhood Commercial (Exhibit "B")
Present Zoning and Use:	Single-Family 6 District (Exhibit "C") / Previous single-family residence (Exhibit "D")
Request:	Rezone from the Single-Family 6 District to the Old Town & Mixed Use District
Adjacent Zoning & Land Uses:	
North:	Single-Family 6 District / Single-family residence
South:	Single-Family 6 District / Single-family residence
West:	Single-Family 6 District / Single-family residence
East:	Old Town & Mixed Use / Tomball Intermediate School

BACKGROUND

In December 2020, the existing single-family residence on the site was destroyed by a fire. Shortly after, the property owner submitted a rezoning application.

ANALYSIS

The subject site is approximately 0.3 acres, or 14,000 square feet, located at 200 Vernon Avenue. Most surrounding properties are single-family residences, however, the Tomball Intermediate School campus is located on the east side of Vernon Ave., directly across the street from the subject site. There is also an auto repair shop and a CVS further north on Vernon Avenue.

According to Section 50-79 (*Old Town and Mixed-Use District*), the nature of the Old Town & Mixed Use District "is a mixture of retail, commercial and other nonresidential uses, along with single-family homes and multiple-family uses. Additionally, this area "is intended to provide a

zoning mechanism for a variety of uses in the original town site and those areas that have a diverse mixture of uses”. With a school, single-family residences and a few nonresidential uses in the area, it appears the Old Town & Mixed Use District is an appropriate zoning district for this area. Chapter 50 (Zoning) outlines regulations for nonresidential uses adjacent to single-family residences to ensure the integrity of the single-family residences are upheld. These regulations include increased building setbacks, screening requirements and landscape buffers.

The property is designated as Neighborhood Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for “commercial uses that are developed with the appropriate context, scale and design to compliment residential development”. The Old Town & Mixed Use District is intended to provide an area where nonresidential uses and residential uses are compatible with each other.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on February 24, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-055.

EXHIBITS

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

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

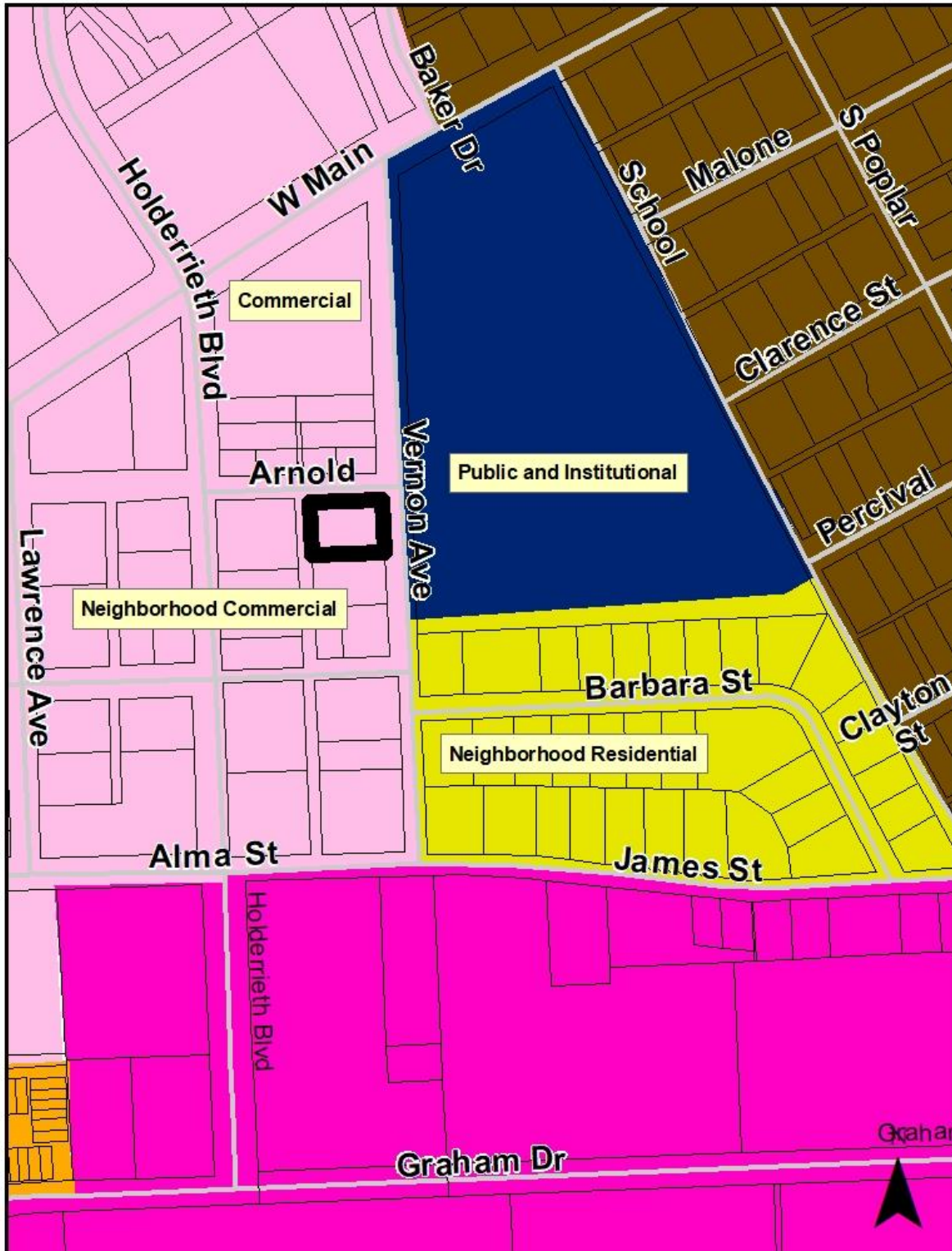
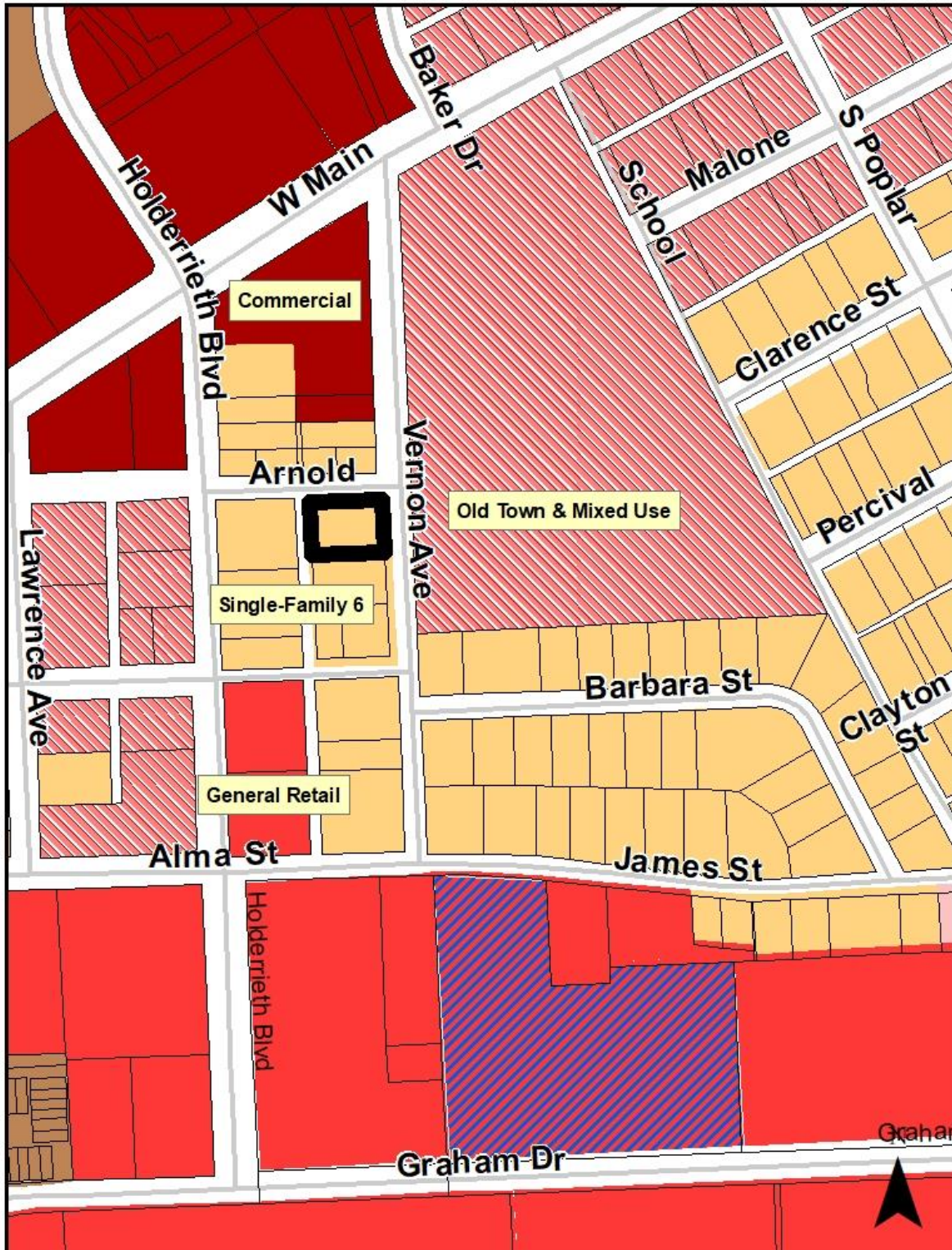


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
01/26/2021 8:16:42 AM

Revised: 4/13/2020

P&Z #20-055

\$400.00 PD

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

Applicant:
Name: Baker Devco, Ventures Title: OWNER
Mailing Address: 801 Baker City: Tomball State: TX
Zip: 77375 Contact: Ray Gann
Phone: 281-653-3971 Email: rgann@baker.com

Owner
Name: SAME AS ABOVE Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Email: _____

Engineer/Surveyor (if applicable)
Name: MERIDIAN Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: 708-19227, 660-8118460
Phone: (713) 722-7541 Fax: (713) 722-7643 Email: _____

Description of Proposed Project: LOT (2)

Physical Location of Property: 200 SOUTH VERNON 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LOT 1 & 2, BLOCK 2, MAIN STREET
[Survey/Abstract No. and Tracts, or platted Subdivision Name with Lots/Block]

Current Zoning District: RESIDENTIAL

Current Use of Property: RESIDENTIAL

Proposed Zoning District: MEDICAL RESIDENT

Proposed Use of Property: MIXED USE

HCAD Identification Number: 06709900 20001 **Acreage:** 0.26

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

www.tomballtx.gov

Revised: 4/13/2020

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

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

X

Signature of Applicant

Date

X

Signature of Owner

Date

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

DATE : 1/25/2021 9:23 AM
OPER : ML
TKBY : ml
TERM : 6
REC# : R01249736

130.0000 PLANNING AND ZONING 400.00
Roy Gain 400.00

Paid By: Roy Gain
2-CK 400.00 REF: w 190

APPLIED 400.00
TENDERED 400.00
CHANGE 0.00

1/22/21

RE: 200 South Vernon 77375

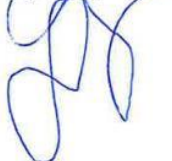
Attn: Mr. Craig Meyers

Dear Mr. Meyers,

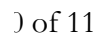
Thank you for your assistance in my zoning change application process. I am submitting the application on the basis that now is a good time for both the City, and myself to propose this change to provide a clear path for future successful growth. In so much as the future zoning classification proposal is that this property be designated as Neighborhood Commercial, it will serve the City well to change the classification at this time to Mixed Use.

Please let me know if any further information is required for the application process.

Sincerely,



Roy Goin



R433278

112-9905 (C-217)—RELEASE—Mortgage or Deed of Trust

504-12-3063

06/12/95 00380272 R433278 \$ 11.00

THE STATE OF TEXAS,
COUNTY OF HARRIS

WHEREAS, on the 19th day of June A. D. 19 57
N. A. Winn and wife, Alice Winn, of the
County of Harris, State of Texas, did execute, acknowledge and deliver
to S. W. Oberg, Trustee, of the
County of Harris, State of Texas a certain Deed of Trust
on the following described real estate, situated, lying and being in the County of Harris
in said State of Texas, to-wit: Lots 1 and 2, Block 2, Main Street Addition, Vernon Street,
Tomball, Texas. Q

The land is fully described in deed dated 3/15/52 from Raymond McPhail et ux to
Wm. Holderrieth et ux recorded in Volume 2440, Page 543, of deed records of said
County, to which reference is hereby made for all purposes;

FILED FOR RECORD
8:00 AM

JUN 12 1995

Beverly B. Ferguson
County Clerk, Harris County, Texas

to secure the prompt payment of one certain promissory note executed
by the said N. A. Winn and wife, Alice Winn, and payable to the
order of Humble Oil & Refining Company as follows:
Four Thousand Ninety-Seven and 73/100 (\$4,097.73) Dollars and payable in monthly
installments of Forty and no/100 (\$40.00) Dollars

bearing interest from June 19, 1957 at the rate of four (4%) percent per annum

AND WHEREAS, Said note with accrued interest thereon, has been fully paid
to Humble Oil & Refining Company

the legal and equitable holder and owner of such note.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Humble Oil & Refining
Company, a Delaware corporation, in consideration of the premises and the full and final payment of
said note, together with all accrued interest thereon, the receipt and sufficiency of which are hereby
acknowledged and confessed, does hereby release unto N. A. Winn and wife, *2.0*
Alice Winn, their heirs and
assigns, the above described Lien and does hereby agree and declare that all indebtedness secured thereby
has been fully paid and satisfied.

EXECUTED this 8 day of February A. D., ~~1956~~ 1968.

HUMBLE OIL & REFINING COMPANY

Form Approved
By *MAP*

By *J. S. Butler Jr.*
AGENT AND ATTORNEY IN FACT

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
MARCH 8, 2021
&
CITY COUNCIL
MARCH 15, 2021**



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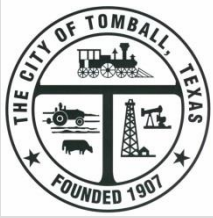
C E R T I F I C A T I O N

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Amelia Lindley

Amelia Lindley
City Planner

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Text Amendment Staff Report

Planning and Zoning Commission Hearing Date: March 8, 2021

City Council Public Hearing Date: March 15, 2021

Zoning Case P21-056: Request by the City of Tomball to amend Section 50-112 (*Off-street parking and loading requirements*) of the Tomball Code of Ordinances.

PROPOSED AMENDMENT

Section 50-112 (*Off-street parking and loading requirements*)

Residential districts; off-street parking provisions.

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

PUBLIC COMMENT

A public hearing notice was published in the Potpourri on February 24, 2021. Any public comment forms received by City Staff will be presenting in the agenda packets or during the scheduled meeting.