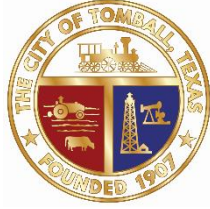


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, September 9, 2024
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, September 9, 2024 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
 - A.1 Election of Chairman and Vice Chairman
- 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 August 12, 2024.
- E. New Business Non-Action Item
 - E.1 Minor Plat of **J&J Select Properties**: A subdivision of 0.75 acres of land, located in the John M. Hooper Survey, A-375, City of Tomball ETJ, Harris County, Texas.

F. New Business

- [F.1](#) Consideration to approve Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2:** 23.2995 Acres (1,014,925 Square Feet), being a replat of Lot 24, Block 4, Replat of Lot 24, Block 4, replat revision 1-9-29-78, Tomball Hills Addition, Film Code No. 353041, H.C.M.R., situated in the Joseph House Survey, Abstract No. 34, City of Tomball city limits, Harris County, Texas.
- [F.2](#) Conduct a public hearing and consideration to approve **Zoning Case Z24-11:** Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.
- [F.3](#) Conduct a public hearing and consideration to approve **Zoning Case Z24-12:** Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.
- [F.4](#) Conduct a public hearing and consideration to approve **Zoning Case Z24-13:** Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

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 6th day of September 2024 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: September 9, 2024

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 12, 2024.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

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

MONDAY, AUGUST 12, 2024



6:00 P.M.

draft

- A. The meeting was Called to Order by Chairman Tague at 6:00 p.m. Other Members present were:
- Commissioner Tana Ross
 - Commissioner Scott Moore
 - Commissioner Susan Harris
 - Commissioner Richard Anderson

Others present:

- Craig Meyers – Community Development Director
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Benjamin Lashley – Assistant City Planner
- Jeffrey Salgado – Graduate Engineer

- B. No Public Comments were received.
- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Approved **Ordinance Amendment OAM24-01**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.
- City Council Approved **Ordinance Amendment OAM24-02**: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

- City Council Approved **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- Planning and Zoning Commissioners will be appointed at the City Council Meeting on Monday, August 19, 2024.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 10, 2024.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **Daniels Acres**: A subdivision of 0.4403-acre (19,181 Square Feet) tract of land situated in the Joseph Miller Survey, Abstract Number 50, of Harris County, Texas. (Tomball ETJ).
- E.2 Minor Plat of **Houston Deco Balloons**: Being a subdivision of 0.8694 acre of land and being a partial replat of Outlot 286 of Tomball Townsite, a subdivision per plat recorded under Volume 2, Page 65 of the Harris County Map Records situated in the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.
- E.3 Minor Plat of **South Cherry Street Complex**: Being a subdivision of 0.6504 acres situated in the James Pruitt Survey, Abstract No. 629, Harris County, Texas.
- E.4 Minor Plat of **Cemex Tomball**: A subdivision of 8.6233 acres, (375,630 Square Feet.), of land situated in the John S. Smith Survey, Abstract 730, City of Tomball, as tract is within city limits, Harris County, Texas; being the remainder of a called 9.233 acre tract conveyed to TXI Operations by General Warranty Deed recorded under Clerk’s File No. T015795 of the Harris County Official Public Records of Real Property; said 8.6232 acres being more particularly described as follows with all bears based on a call of south 00 Degrees 40 minutes 00 seconds east, along the west right-of way line of Hufsmith-Kohrville Road (FM 2978) as described in Deed Recorded in Clerk’s File No. N473534 of the Harris County Public Records of Real Property.

- E.5 Minor Plat of **Tomball Medical Complex Two**: A subdivision of 2.7321 Acres, (119,009.40 Square Feet), situated in the William Hurd Survey, Abstract No. 378, City of Tomball, Harris County, Texas.
- E.6 Minor Plat of **Tomball Regional Health Foundation**: Being a subdivision of 5.5516 Acres of Land situated in the William Hurd Survey, Abstract 378, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented with Staff Approval with no conditions.

F. New Business:

- F.1 Conduct a public hearing and consideration to approve **Zoning Case Z24-10**: Request by TYKHE LLC, represented by JLS Real Estate, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 6.500 acres of land legally described as portions of Lot 187 & Tracts 188, 191A, and 192A of Tomball Outlots within the Jesse Pruitt Survey, Abstract 629 from Commercial (C) to Light Industrial (LI). The property is located at 1730 South Cherry Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented the case and staff recommendation of approval.

Josh Lass-Sughrue, JLS Real Estate, (423 Hollow Drive, Houston, TX 77024), spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:12 p.m.

Hearing no comments, the Public Hearing was closed at 6:13 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Re-Zoning Case Z24-10**.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Vote was as follows:

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

Motion Carried (Unanimously).

G. Adjournment

Motion was made by Commissioner Anderson second by Commissioner Ross, to adjourn.

Roll call vote was called by Community Development Coordinator – Kim Chandler.

Motion Carried unanimously.

The meeting adjourned at 6:28 p.m.

PASSED AND APPROVED this _____ day of 2024.

Kim Chandler
Community Development Coordinator/
Commission Chair Commission Secretary

Barbara Tague
Commission Chair

Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: September 9, 2024

Topic:

Minor Plat of **J&J Select Properties**: A subdivision of 0.75 acres of land, located in the John M. Hooper Survey, A-375, City of Tomball ETJ, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with no conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: J&J Select Properties

Plat Type: Minor

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

Plat within City Limits

Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: September 9, 2024

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

The Community Development Department approved this plat at the staff level.

STATE OF TEXAS
COUNTY OF HARRIS

We, J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY acting by and through and attested by _____ being an officer of J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, owners hereinafter referred to as Owners of the 0.75 acre tract described in the above and foregoing map of J & J SELECT PROPERTIES, 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 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 herein, 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 herein, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") 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 Houston, 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 obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY has caused these presents to be signed by _____ thereunto authorized, this _____ day of _____, 2024.

J & J SELECT PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

By: _____
Print: _____
Title: _____
Attest: _____
Print: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____

I, Daniel Villa, Jr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Daniel Villa, Jr. PE, RPLS
Texas Registration No. 6751

This is to certify that the Planning and Zoning Commission of the City of Tomball has approved this plat and subdivision of J & J SELECT PROPERTIES in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this _____ day of _____, 2024

By: _____
Craig Meyers,
Director of Community Development

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Tenehia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2024 by an order entered into the minutes of the court.

Tenehia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Tenehia 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 _____, 2024, at _____ o'clock _____ M., and duly recorded on _____, 2024, at _____ o'clock _____ M. and at Firm 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.

Tenehia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

FND. 5/8" I.R.
W/ RPLS 4787 CAP
S 08°15'59"E
0.56'
X: 3031997.31
Y: 13955810.97

FND. 1" I.P.
N 25°43'01"E
0.62'
X: 3032097.34
Y: 13955816.63

LEGAL DESCRIPTION:
METES AND BOUNDS DESCRIPTION
0.75 ACRE (32,669 SQUARE FEET)
JOHN M. HOOPER SURVEY, ABSTRACT 375,
HARRIS COUNTY, TEXAS

LOT 16, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

Being a tract or parcel, containing 0.75 acre (32,669 square feet) of land situated in the John M. Hooper Survey, Abstract 375, Harris County, Texas; said 0.75 acre tract of record in the name of J&J Select Properties, LLC in Harris County Clerk's File (H.C.C.F.) Number RP-2022-394197 and all of Lot 4, Block 4 in Hirschfield Farms, Section 2, an unrecorded subdivision; said 0.75 acre tract being more particularly described by metes and bounds as follows (bearing referenced herein are based on the Texas Coordinate System, Central Zone NAD83):

BEGINNING at a 3/8 inch Pinched top pipe found for the northwest corner of the herein described tract and the northeast corner of Lot 3 in aforesaid subdivision, and being on the south Right-of-Way (R.O.W.) line of Hirschfield Road (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Hirschfield Road, North 87 Degrees 41 Minutes 13 Seconds East, a distance of 140.14 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract and the northeast corner of Lot 5 in said subdivision, and being on the south R.O.W. line of said Hirschfield Road;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid Lot 5, South 02 Degrees 18 Minutes 47 Seconds East, a distance of 233.12 feet to the southeast corner of the herein described tract and the southwest corner of said Lot 5, being the northwest corner of Lot 14 and the northeast corner of Lot 15 in aforesaid subdivision, from which a 1 inch iron pipe found bears North 25 Degrees 43 Minutes 01 Seconds East, a distance of 0.62 feet;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid Lot 15, South 87 Degrees 41 Minutes 13 Seconds West, a distance of 140.14 feet to the southwest corner of the herein described tract, the northwest corner of said Lot 15, the northeast corner of Lot 16 and the southeast corner of aforesaid Lot 3, from which a 5/8 inch iron rod with "RPLS 4787" cap found bears South 08 Degrees 15 Minutes 59 Seconds East, a distance of 0.56 feet;

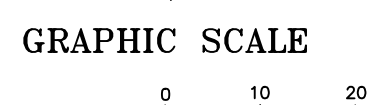
THENCE, coincident the west line of the herein described tract and the east line of aforesaid Lot 3, North 02 Degrees 18 Minutes 47 Seconds West, a distance of 233.12 feet to the POINT OF BEGINNING and containing 0.75 acres (32,669 square feet) of land.

ABBREVIATIONS LEGEND

- A ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- FND FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PAGE PAGE
- U.E. UTILITY EASEMENT
- U.T.S. UNABLE TO SET

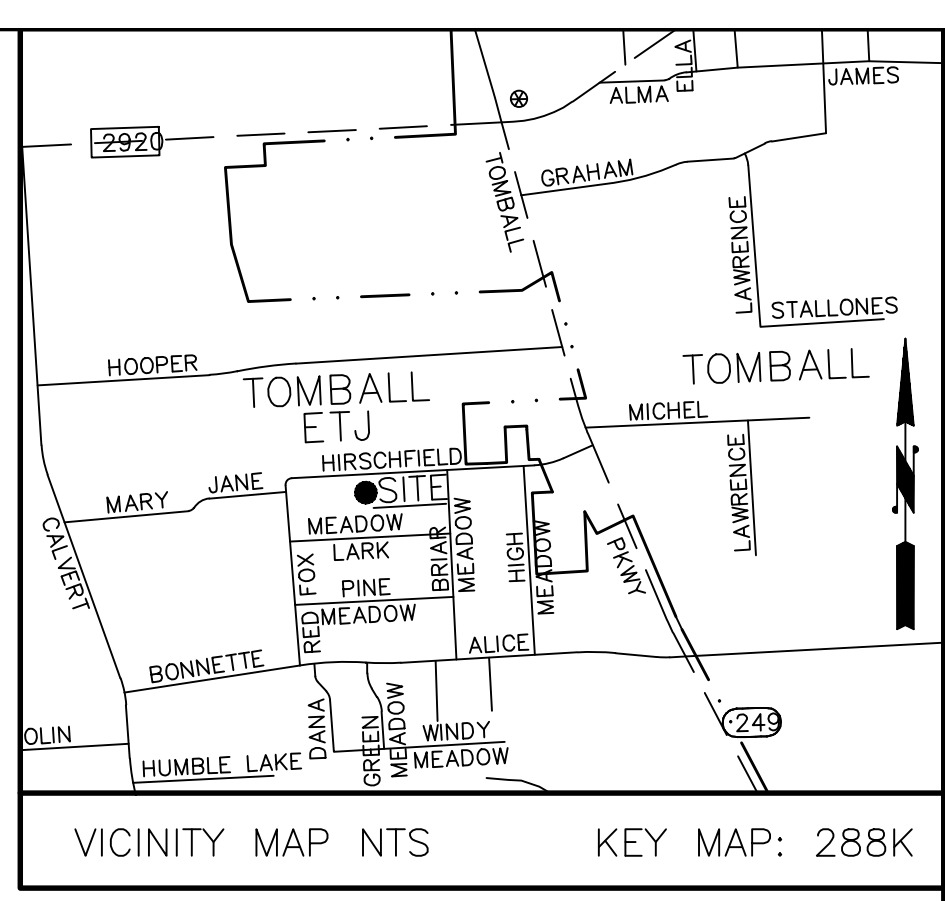
SYMBOLS LEGEND

- IRON ROD FOUND



NOTES:

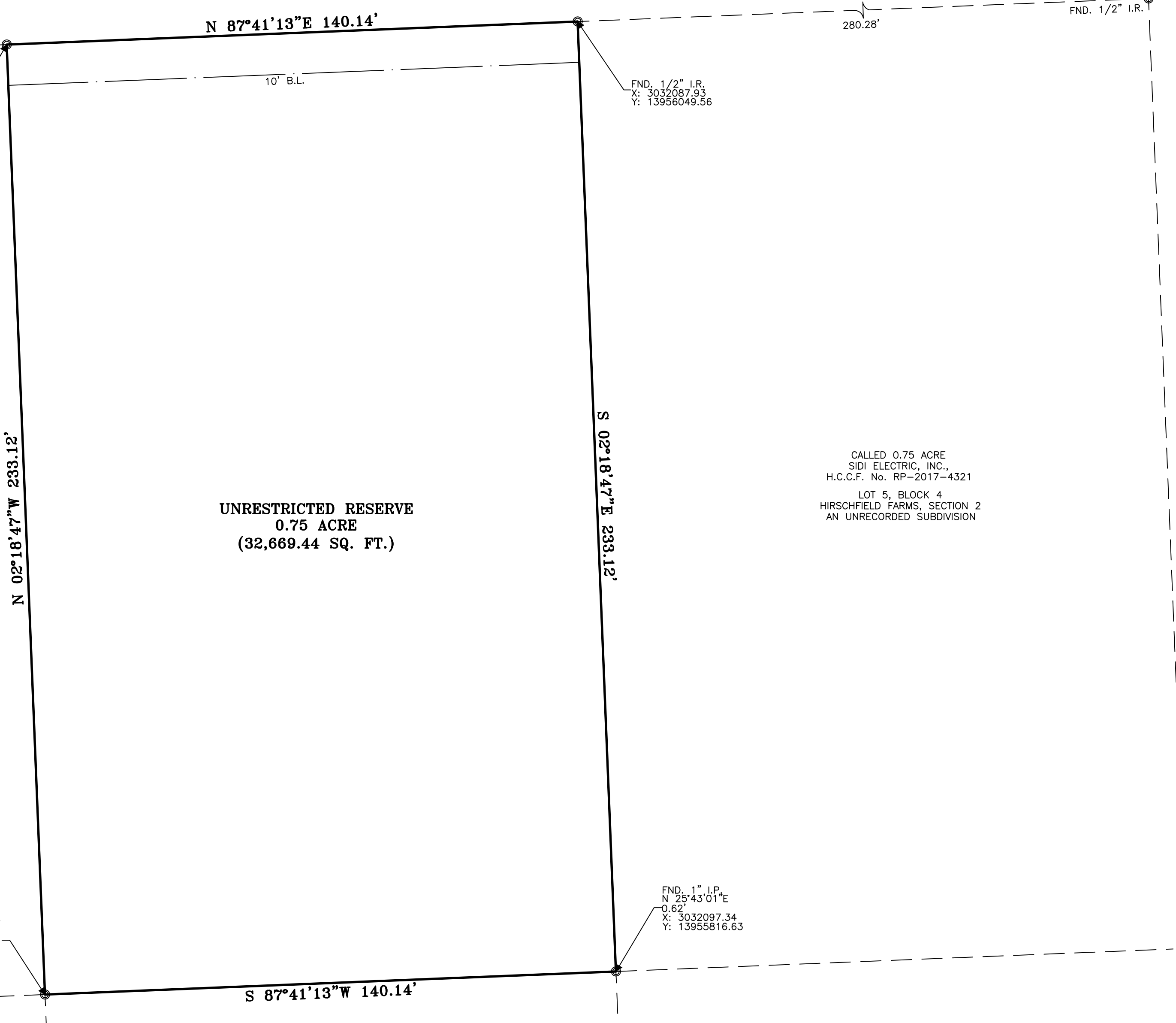
1. State Plane Coordinates are in NAD 83; NAVD 1988, 2001 adjustment.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.0000598350.
3. This tract lies in Zone "X", areas determined to be outside of the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0210L, effective date: 18, 2007.
4. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown (Tortuga Operating Co. E.E. Mueller Well # 3 RRC #09431-No Easement found relating to this well at the time of this survey).
5. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
6. 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.
7. Site drainage plans for the future development of this reserve must be submitted to the Harris County Engineering Department.
8. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
9. This plat does not attempt to amend or remove any valid covenants or restrictions.
10. 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 on 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.
11. Water service is provided by HMW Special Utility District.
12. 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.



CALLED 1.1815 ACRES
ESCHER ROAD HOLDINGS, LLC
H.C.C.F. No. 20110052828

**HIRSCHFIELD ROAD
(60' R.O.W.)**

(BY USE AND OCCUPATION;
CALLED 60' WIDE IN H.C.C.F. No. RP-2019-359514)
(NO RECORD OF THE DEDICATION OF THIS ROAD WAS FOUND)



**UNRESTRICTED RESERVE
0.75 ACRE
(32,669.44 SQ. FT.)**

CALLED 0.75 ACRE
SIDI ELECTRIC, INC.,
H.C.C.F. No. RP-2017-4321

LOT 5, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

LOT 15, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

LOT 14, BLOCK 4
HIRSCHFIELD FARMS, SECTION 2
AN UNRECORDED SUBDIVISION

J&J SELECT PROPERTIES

A SUBDIVISION OF 0.75 ACRE OF LAND,
LOCATED IN THE
JOHN M. HOOPER SURVEY, A-375
CITY OF TOMBALL ETJ,
HARRIS COUNTY, TEXAS

SCALE: 1"=20' JULY 2024

1 RESERVE

OWNER:
J & J SELECT PROPERTIES, LLC,
A LOUISIANA LIMITED LIABILITY COMPANY
11 HOMED LARK PLACE
THE WOODLANDS, TEXAS 77389



TX ENGINEERING FIRM NO. F-2322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0543

Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: September 9, 2024

Topic:

Consideration to approve Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2:** 23.2995 Acres (1,014,925 Square Feet), being a replat of Lot 24, Block 4, replat of Lot 24, Block 4, replat revision 1-9-29-78, Tomball Hills Addition, Film Code No. 353041, H.C.M.R., situated in the Joseph House Survey, Abstract No. 34, City of Tomball city limits, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff approved with conditions.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley, Assistant City Planner

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

CITY OF TOMBALL

Plat Name: Tomball Hills Addition Lot 24 Block 4 Replat NO 2

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: September 9, 2024

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

Community Development approves this Plat with the following conditions.

- Engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.

STATE OF TEXAS

COUNTY OF HARRIS

WE, Red Rock Capital Holdings, LLC, a Texas limited liability company, acting by and through Jason Hassenstab, its Managing Member, and John Doe, its Secretary, being officers of Red Rock Capital Holdings, LLC, owners in this section after referred to as owners (whether one or more) of the 23,299.5 acre tract described in the above and foregoing plat of TOMBALL HILLS ADDITION LOT 24 BLOCK 4 REPLAT NO. 2, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or 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 purposes forever an unobstructed aerial easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural 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, Red Rock Capital Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by Jason Hassenstab, its Managing Member, thereunto authorized, attested by its secretary, John Doe, and its common seal hereunto affixed this _____ day of _____, 2024.

Red Rock Capital Holdings, LLC, a Texas limited liability company

By: Jason Hassenstab, Managing Member

By: John Doe, Secretary

STATE OF _____ COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024, A.D.

Notary Public in and for The State of _____ Printed Name of Notary / Expires

STATE OF _____ COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024, A.D.

Notary Public in and for The State of _____ Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION STATE OF TEXAS

I, Michael R. O'Dell, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

Michael R. O'Dell Registered Professional Land Surveyor State of Texas No. 4942 Date

ENCUMBRANCES CERTIFICATE

I, Michael R. O'Dell, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the Red Rock Capital Holdings, LLC, owns or has a legal interest in.

Michael R. O'Dell Registered Professional Land Surveyor State of Texas No. 4942 Date

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of TOMBALL HILLS ADDITION LOT 24 BLOCK 4 REPLAT NO. 2 in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this _____ day of _____, 2024.

By: _____ OR By: _____ Chair Vice Chair

I, Tenneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, at _____ o'clock _____M., and as 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.

Tenneshia Hudspeth County Clerk of Harris County, Texas

By: _____ Deputy

GENERAL NOTES

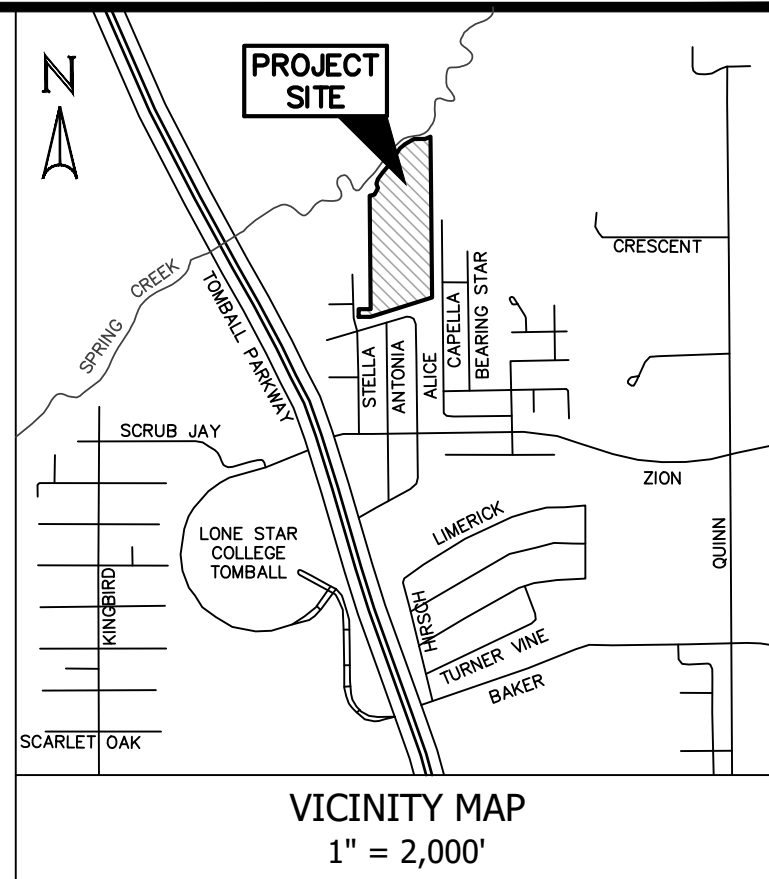
1) Abbreviations, unless otherwise stated, are as follows:

- B.L. - Building Line
D.E. - Drainage Easement
DOC - Document
ESMT - Easement
F.C. - Film Code
FND - Found
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
IP - Iron Pipe
IR - Iron Rod
NO. - Number
O.P.R.O.R.P. - Official Public Records of Real Property
PG - Page
R.O.W. - Right-of-Way
SQ.FT. - Square Feet
U.E. - Utility Easement
W.L.E. - Water Line Easement
VOL. - Volume

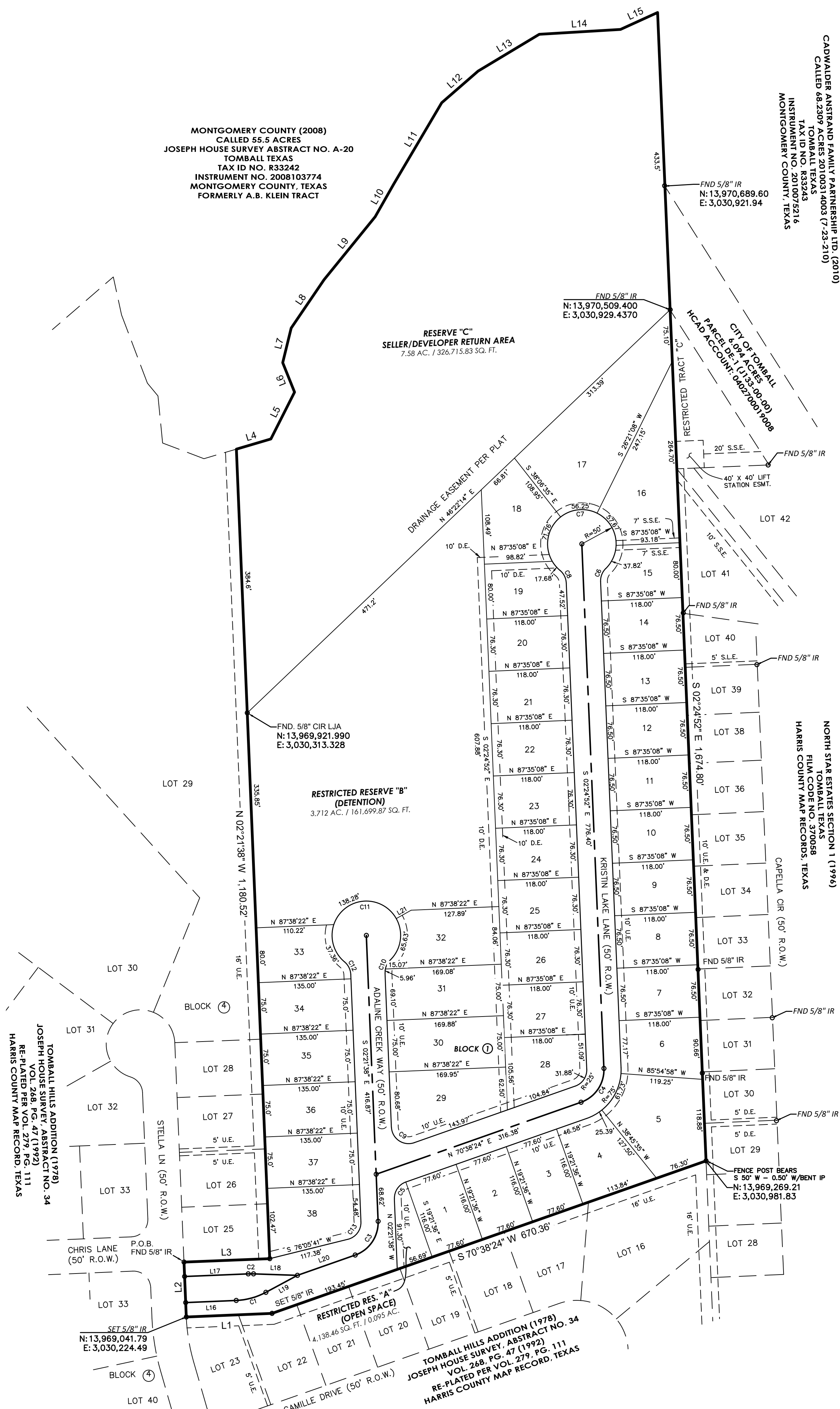
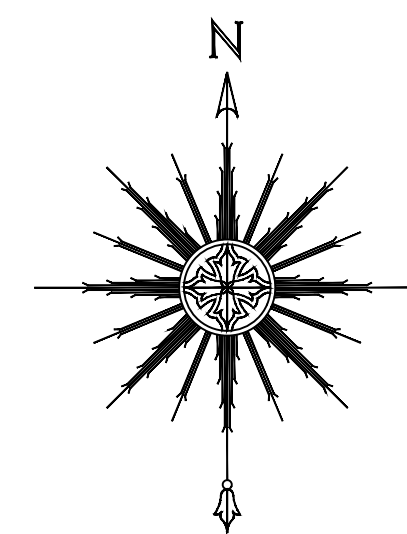
2) The bearings and coordinates shown hereon are based on TXSPC South Central Zone 4204, GRID NAD 83, using LEICA SMARTNET. Distances are surface and may be brought to grid by dividing by a combined scale factor of 1.0000466.

3) 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.

- 4) According to FEMA Firm Panel No. 48201C0210L (effective date June 18, 2007), this property is: 1) partially located within unshaded zone X, areas determined to be outside the 0.2% annual chance floodplain; 2) partially located within Unshaded Zone X, areas determined to be outside the 0.2% annual chance floodplain; 3) partially located within Shaded Zone X, areas of 0.2% annual chance of flood and 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; and, 4) partially located within Zone AE, special flood hazard area subject to inundation by the 1% annual chance flood, with base flood elevations determined.
5) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
7) 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.
8) This plat does not attempt to amend or remove any valid covenants or restrictions.
9) 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.



GRAPHIC SCALE: 1" = 100'



TOMBALL HILLS ADDITION LOT 24 BLOCK 4 REPLAT NO 2

A SUBDIVISION OF 23,299.5 AC. / 1,014,925.81 SQ. FT., BEING A REPLAT OF LOT 24, BLOCK 4, REPLAT OF LOT 24, BLOCK 4, RE PLAT REVISION 1-9-29-78, TOMBALL HILLS ADDITION, FILM CODE NO. 353041, H.C.M.R., SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, CITY OF TOMBALL CITY LIMITS, HARRIS COUNTY, TEXAS.

1 BLOCK 38 LOTS 3 RESERVES SEPTEMBER 2024

Owners Red Rock Capital Holdings LLC 5900 Balcones Drive, Suite 100, Austin, TX 78731

Surveyor AXIOM AXIOM LAND SURVEYING, LLC 1304 Langham Creek Drive, Suite 140, Houston, TX 77084 (832) 775-3180 www.AxiomLS.com TBPELS FIRM #010194789

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments for the plat.

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, BEARING, CHORD. Lists curve data for the plat.

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: September 9, 2024

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z24-11**: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City of Tomball’s SF-6 zoning district since the adoption of zoning in February 2008. Additionally, the properties on the east side of South Persimmon Street have been within the Commercial (C) district since the adoption of zoning. In April and September of 2008 two rezoning cases were approved to the south of the subject property, both of which rezoned from SF-6 to the Commercial (C) district and were developed into office/warehouse buildings. The applicants’ request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

Origination: Scott R. Wilson, represented by Mike Arledge

Recommendation:

Staff recommends denial of **Zoning Case Z24-11**.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

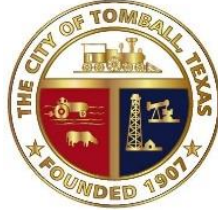
Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
SEPTEMBER 9, 2024
&
CITY COUNCIL
SEPTEMBER 16, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 9, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 16, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z24-11: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-12: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-13: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

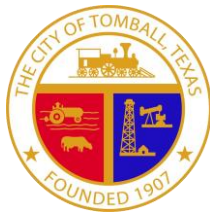
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of September 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



**City of Tomball
Community Development Department**

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-11

08/19/2024

The Planning & Zoning Commission will hold a public hearing on **September 9, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **re-zoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **September 16, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-11

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

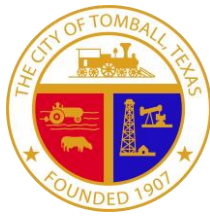
Name:
Parcel I.D.:
Address:1
Mailing To: Community Development Department
501 James St., Tomball TX 77375
Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: _____

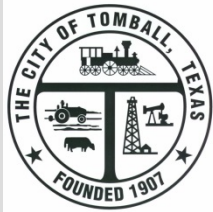


City of Tomball
Community Development Department

Z24-11

 **Notification Area**





**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: September 9, 2024
City Council Public Hearing Date: September 16, 2024

- Rezoning Case:** Z24-011
- Property Owner(s):** Scott R. Wilson
- Applicant(s):** Mike Arledge
- Legal Description:** A 1.991 tract of land situated in the Jesse Pruitt Survey, Abstract 629
- Location:** 420 block (west side) of South Persimmon Street (Exhibit “A”)
- Area:** 1.991 acres
- Comp Plan Designation:** Neighborhood Residential (Exhibit “B”)
- Present Zoning:** Single-Family Residential – 6 (SF-6) District (Exhibit “C”)
- Request:** Rezone from the Single-Family Residential – 6 (SF-6) to the Commercial (C) District

Adjacent Zoning & Land Uses:

- North:** Single-Family Residential – 6 (SF-6) / Dwelling – Single-Family detached (2)
- South:** Single-Family Residential – 6 (SF-6) / Vacant land
- East:** Commercial (C) / Office warehouse/commercial buildings
- West:** Single-Family Residential – 6 (SF-6) / Vacant land

BACKGROUND

The subject property has been within the City of Tomball’s SF-6 zoning district since the adoption of zoning in February 2008. Additionally, the properties on the east side of South Persimmon Street have been within the Commercial (C) district since the adoption of zoning. In April and September of 2008 two rezoning cases were approved to the south of the subject property, both of which rezoned from SF-6 to the Commercial (C) district and were developed into office/warehouse buildings. The applicants’ request aims to allow for the development of a multibuilding office/warehouse park similar to these two developments.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Neighborhood Residential” by the Comprehensive Plan’s Future Land Use Map. The Neighborhood Residential category is intended for areas predominantly comprised of single-family detached housing.

According to the Comprehensive Plan land uses should focus on promoting safe and desirable neighborhoods, with single-family detached residential being the primary use. Appropriate secondary uses include parks, schools, and other public facilities.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Residential category: Single-Family Estate Residential - 20 (SF-20-E), Single-Family Residential – 9 (SF-9), and Single-Family Residential - 6 (SF-6).

Staff Review Comments: The subject property is directly adjacent to the SF-6 district on three sides (north, south, and west) which makes the commercial development of the site difficult and may deter future single-family oriented developments on the adjacent properties. The approval of the requested zoning will promote a new development that is inconsistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on August 19, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends denial of Zoning Case Z24-011.

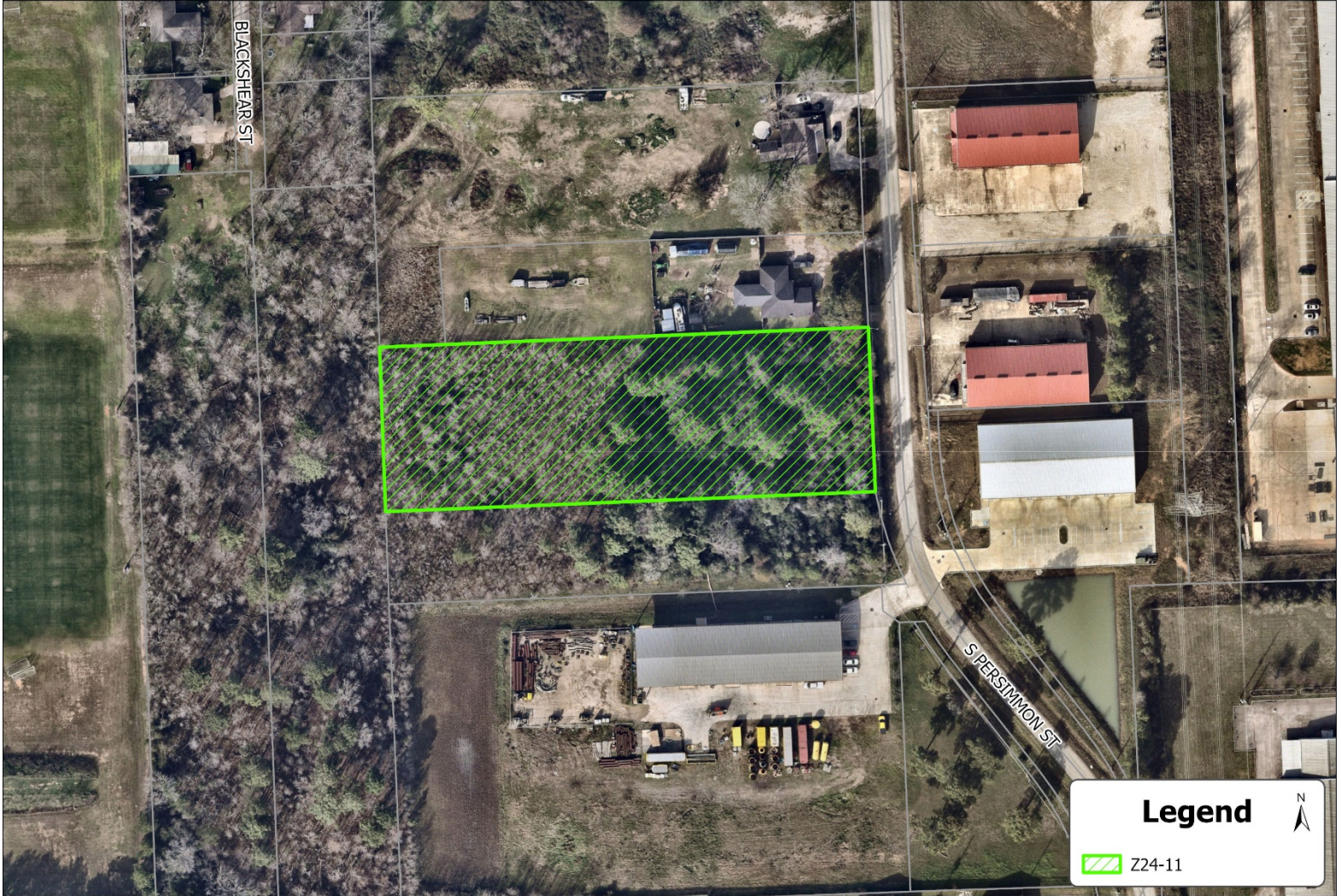
EXHIBITS


- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location



Legend 


 Z24-11

Exhibit "B"
Future Land Use Plan



Future Land Use

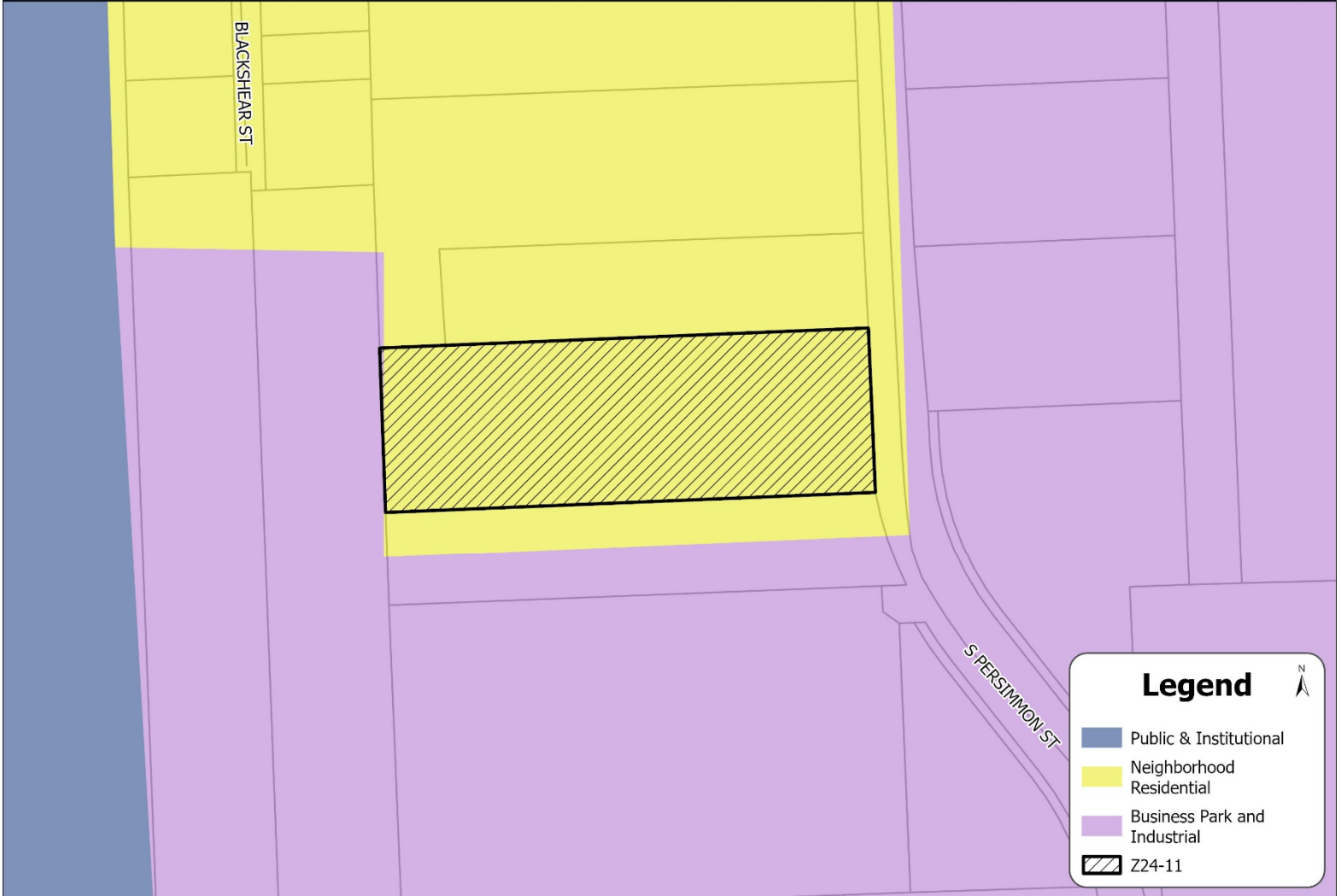


Exhibit "C" Zoning Map

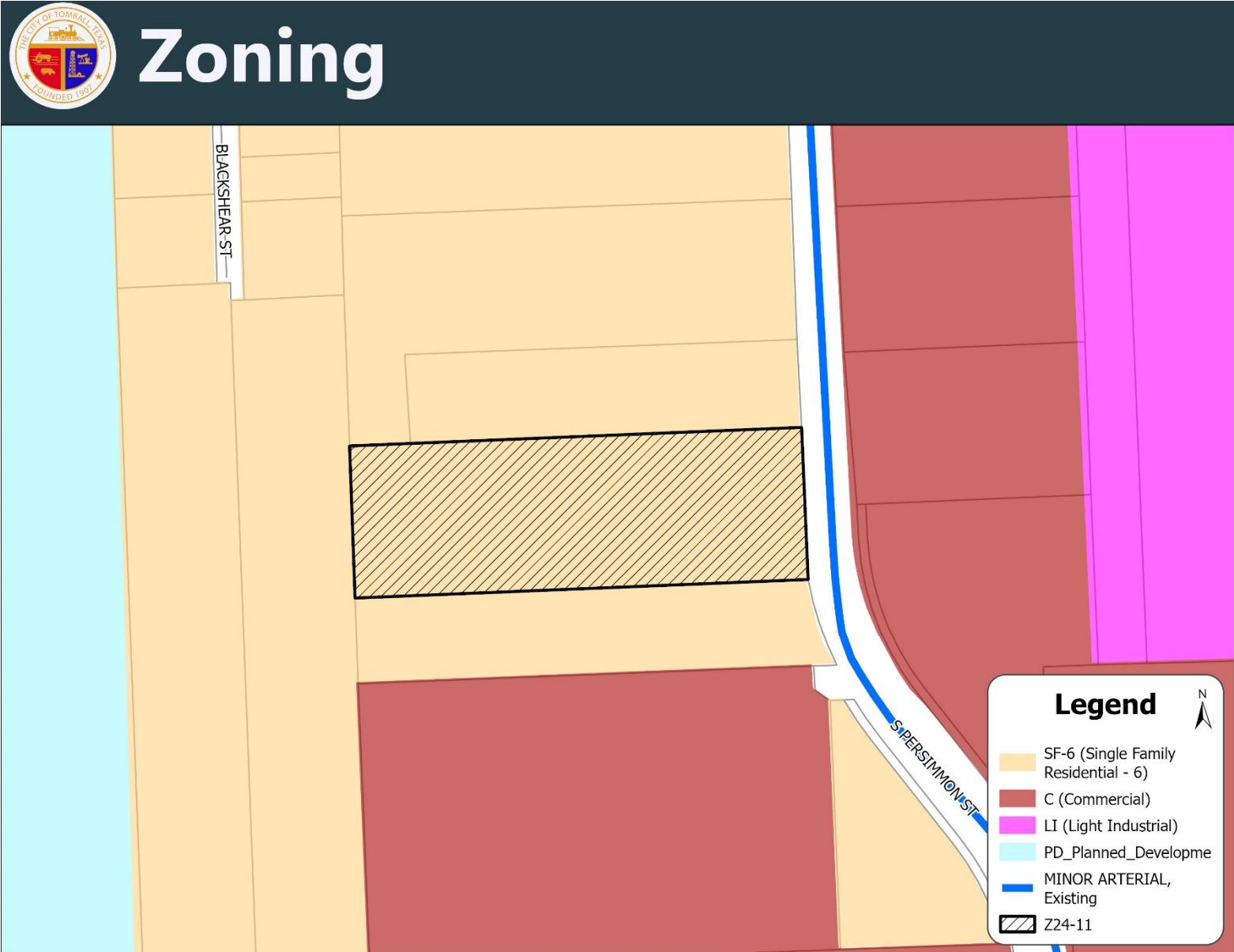


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E" Rezoning Application

AuthentSign ID: 14955ESC-984B-EF11-86C3-0022482708E1

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

FEES: Must be paid at time of submission or application will not be processed.

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Mike Arledge Title: buyer
 Mailing Address: 11902 gatesden dr City: tomball State: tx
 Zip: 77377 Contact: Jon Arledge
 Phone: (832) 922 8839 Email: jon@arledgeinterests.com

Owner

Name: Scott R. Wilson Title: Owner/Seller
 Mailing Address: 17515 spring cypress suite 308 City: cypress State: tx
 Zip: 77429 Contact: Jon Arledge
 Phone: (832) 9228839 Email: jon@arledgeinterests.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
 Mailing Address: _____ City: _____ State: _____
 Zip: _____ Contact: _____
 Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: office for company

Physical Location of Property: 424 S PERSIMMON ST

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 8E ABST 629 J PRUITT

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: sf-6: single family residential

Authentisign ID: 14955E5C-984B-EF11-86C3-022482708E1

Revised: 08/25/2023

Current Use of Property: wooded vacant

Proposed Zoning District: C : commercial

Proposed Use of Property: warehouse

HCAD Identification Number: 0440550000067 Acreage: 2.00

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 Mike Arledge 7/25/24
Signature of Applicant Date

X Scott R. Wilson 07/26/24
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 Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an un-platted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

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. Property owners within two-hundred (300) 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 held by 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. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. 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 for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may 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 at least seventy-two (72) hours 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.

RP-2024-188233
05/23/2024 ER \$33.00

Recorded at the request
of CAPITAL TITLE

General Warranty Deed

GF No.: 24-79161616-TB

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 23, 2024

Grantor: **Martha Lucia Gonzalez who acquired title as Martha Lucia Gonzales, a single person**

Grantor's Mailing Address: 5707 Alicia Drive Tomball, TX 77375

Grantee: **Scott R. Wilson**

Grantee's Mailing Address: 17515 Spring Cypress Rd Ste # 308 Cypress, TX 77429

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

BEING A 1.991 ACRE (86,745 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS AND BEING THE SAME CALLED 2.0 ACRE TRACT CONVEYED UNTO MARTHA LUCIA GONZALES BY DEED RECORDED UNDER CLERK'S FILE NO. 20100326218 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; SAID 1.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204:

Commencing at a 5/8 inch iron rod found lying in the West line of South Persimmon Street and marking the northeast corner of a called 0.999 acre tract conveyed unto David L. Singleton, Sr., by deed recorded under clerk's file no. Z167269, same being the southeast corner of a called 2.001 acre tract conveyed unto Jason Kachman by deed recorded under RP-2019-129619 of the Official Public Records of Real Property of Harris County, Texas, and being S 02°55'59" E, 158.73 feet (Called S 00°50'00" E-158.88 feet) from the northeast corner of the 2.001 acre tract, said corner also being the northeast corner of a called 3.00 acre tract conveyed unto Robert L. Singleton, Jr. by deed recorded under clerk's file no. J583367 of the Official Public Records of Real Property of Harris County, Texas;

Thence, S 02°55'59" E-98.71 feet (Called S 00°48'40" E-98.75 feet) along the West line of South Persimmon Street, coincident with the East line of said 0.999 acre tract to the northeast corner of the herein described tract and the southeast corner of the said 0.999

RP-2024-188233

acre and 3.00 acre tracts, and from which a 1/2 inch iron rod found for reference bears S 87°57' W-0.20 feet;

Thence, S 02°55'59" E-170.21 feet (Called S 00°50' E-170.70 feet), continuing along the West line of South Persimmon Street and coincident with the East line of the aforesaid 2.0 acre tract to the southeast corner of the 2.0 acre tract and the herein described tract, said corner being the northeast corner of a called 1.1408 acre tract conveyed unto Baldomero Araiza, et al by deed recorded under clerk's file no. 20110173306 of the Official Public Records of Real Property of Harris County, Texas; from said corner a one inch iron pipe found for reference bears N 52°04' E, 0.18 feet and a 5/8 inch iron rod found marking the southeast corner of said 1.1408 acre tract bears S 02°55'59" E-97.00 feet (Called S 00°50' E-97.00 feet);

Thence, S 87°57'28" W-511.20 feet (Called West-511.66 feet) with the South line of said 2.0 acre tract and coincident with the North line of said 1.1408 acre tract to a 1/2 inch iron rod found marking the northwest corner of the 1.1408 acre tract, same being the southwest corner of the 2.0 acre tract and the herein described tract, and being located N 02°24'20" W-97.28 feet (Called North-96.99 feet);

Thence, N 02°15'14" W-169.85 feet (Called North-170.68 feet) to a t-post found marking the northwest corner of the 2.0 acre tract and the herein described tract; said corner also being the southwest corner of the aforesaid 2.001 acre tract and the southwest corner of the aforesaid 3.00 acre tract;

Thence, N 87°55'10" E-509.19 feet (called east-509.18 feet) along the North line of the 2.0 acre tract and coincident with the South line of said 3.00 acre tract to the Point of Beginning and containing 1.991 acres, (86,745 square feet) of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

RP-2024-188233

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 24th day of May, 2024.

Martha Lucia Gonzalez
Martha Lucia Gonzalez who acquired title as Martha Lucia Gonzales

THE STATE OF Texas §
COUNTY OF Harris §

Before me, a Notary Public, the foregoing instrument was acknowledged on 24th day of May, 2024 by Martha Lucia Gonzalez who acquired title as Martha Lucia Gonzales who personally appeared before me, and who is known to me through photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]

NOTARY PUBLIC STATE OF Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

RP-2024-188233

UNOFFICIAL COPY

RP-2024-188233

RP-2024-188233
Pages 4
05/23/2024 03:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

To Whom It May Concern,

My name is Mike Arledge, and I have been a resident at 11902 Gatesden Drive, Tomball, TX 77377 since August 1997—27 years. While I reside outside the city limits, I am within the Tomball Independent School District (ISD). Over the years, I have sent two children through the Tomball ISD from kindergarten to 12th grade. Both graduated from college within four years and have since returned to Tomball.

For the past 14 years, I have been renting office space at 7014 Belgold Street, Houston, TX, for my construction and real estate development businesses. I am interested in relocating my businesses to Tomball and purchasing property for my office instead of continuing to rent.

According to the current future use map, the properties to the west, south, and east of my proposed site are designated as Business Park and Industrial. The current zoning map indicates that the surrounding properties are zoned for Light Industrial, Commercial, General Retail, and Single-Family Residential uses. Given this context, I believe that rezoning the property in question to allow for commercial use would be consistent with the changes already present in the surrounding area.

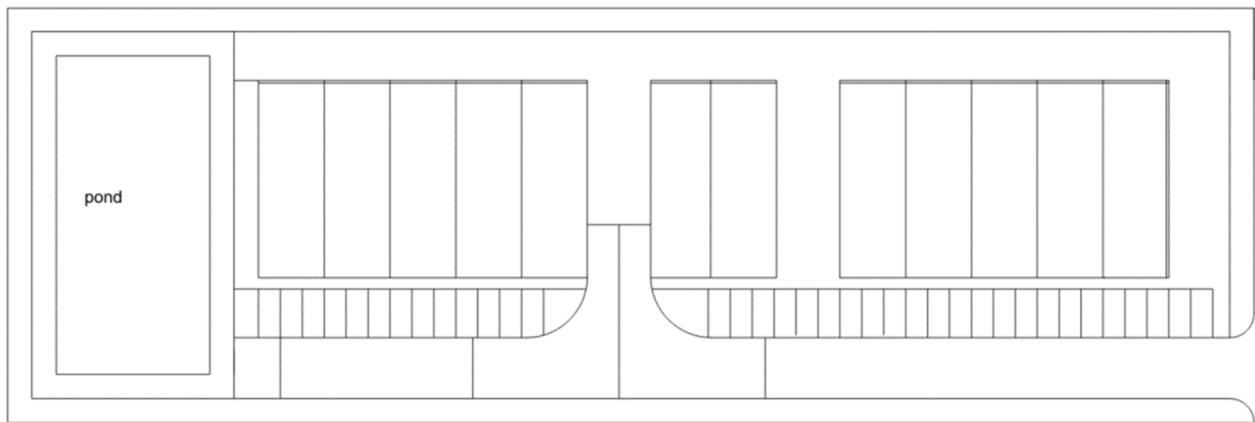
The cost of land makes single-family residential development economically unfeasible—approximately only eight homes could be accommodated on the property, and only on one side of the road. Therefore, the highest and best use of the land appears to be for commercial purposes, similar to the properties at 702 S Persimmon St and 701 S Persimmon St in Tomball.

Thank you for considering this proposal. I look forward to discussing this matter further.

Regards,

Mike Arledge

Building 25,000 sq.ft



Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: September 9, 2024

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z24-12**: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

The subject property currently has a barn structure and the remains of a demolished single-family detached residence on site. The property has been within the SF-20-E zoning district since the adoption of zoning in February of 2008. Many rezoning cases requesting the LI district to the south of the subject property have been approved, specifically Z23-11 that was rezoned from SF-20-E to the LI district in August of 2023. This request aims to allow for the development of a multibuilding trade park similar to current developments found further south on Hufsmith Kohrville Road.

Origination: The Estate of James D. Wilmoth, represented by Texas T 22 LLC

Recommendation:

Staff recommends approval of **Zoning Case Z24-12**.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
SEPTEMBER 9, 2024
&
CITY COUNCIL
SEPTEMBER 16, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 9, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 16, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z24-11: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-12: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-13: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

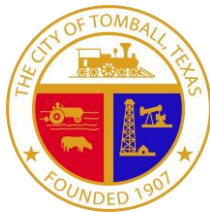
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of September 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



**City of Tomball
Community Development Department**

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-12

08/19/2024

The Planning & Zoning Commission will hold a public hearing on **September 9, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **re-zoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **September 16, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-12

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

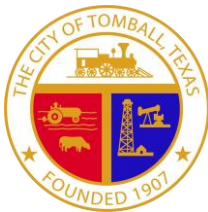
Name:
Parcel I.D.:
Address:
Email: blashley@tomballtx.gov

I am in favor

I am opposed

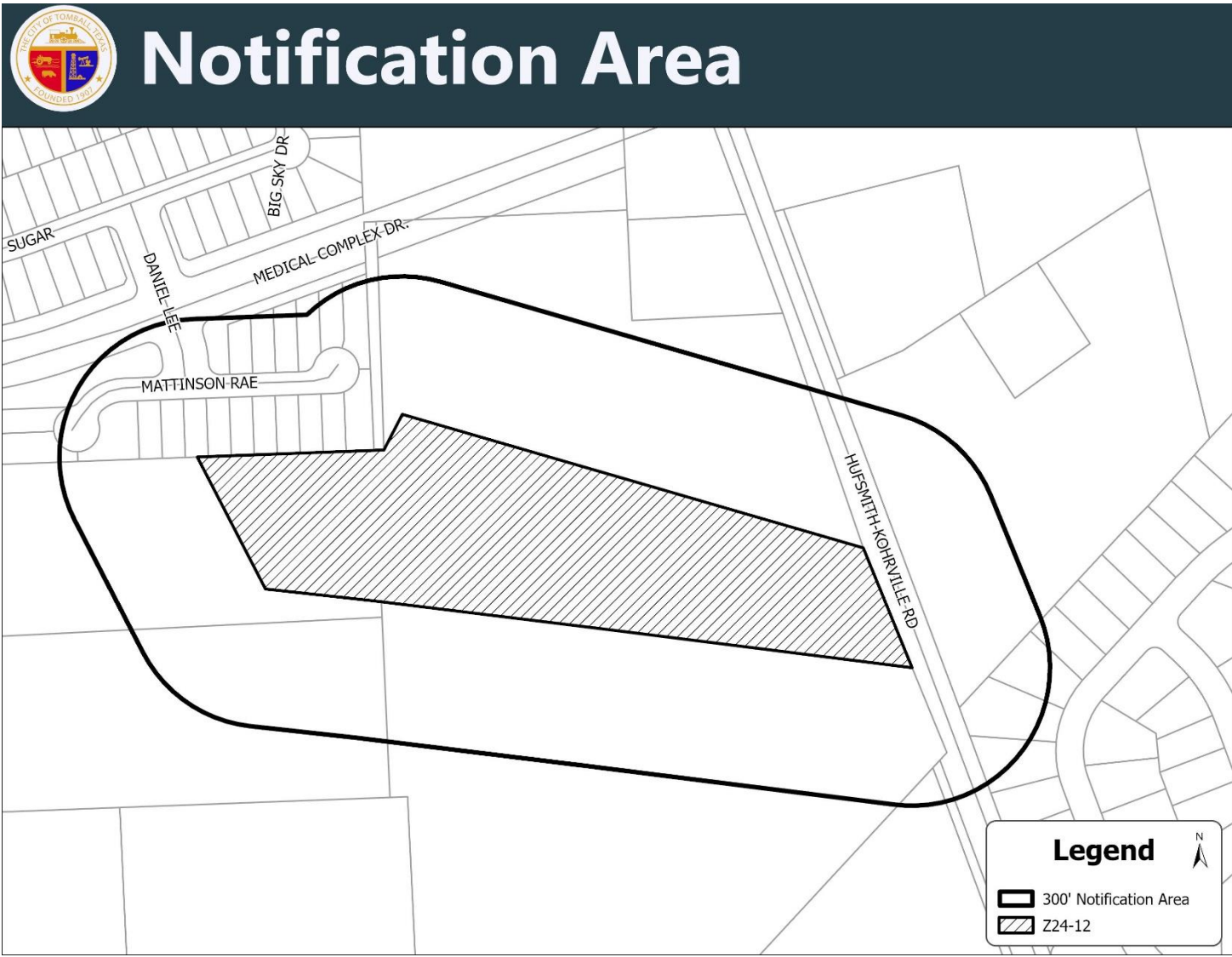
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

Z24-12



CASE #: Z24-12

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Name: MICHEL MELVIN E & TRACY A
Parcel I.D.: 0352920000374
Address: 21725 HUFSMITH KOHRVILLE RD

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

WILKERSON MELODY
30104 RILEY RD
WALLER, TX 77484-6142

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-12

08/19/2024

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This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

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If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-12

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Name: WILKERSON MELODY
Parcel I.D.: 0352920000521
Address: 21803 HUFSMITH KOHRVILLE RD

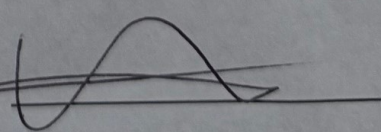
Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 



City of Tomball
Community Development Department

GRAPPE JAMES R & CAROLYN
1515 S PERSIMMON ST
TOMBALL, TX 77375-6840

NOTICE OF PUBLIC HEARING

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08/19/2024

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CASE #: Z24-12

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Name: GRAPPE JAMES R & CAROLYN
Parcel I.D.: 0352920000529
Address: 1515 S PERSIMMON ST

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: *Carolyn Grappe*

CASE #: Z24-12

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Name: RANDALL JOHN W JR & TRACY A
Parcel I.D.: 0352920000530
Address: 21725 HUFSMITH KOHRVILLE RD

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

CASE #: Z24-12

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Name: RANDALL JOHN W JR & TRACY A
Parcel I.D.: 0352920000531
Address: 21725 HUFSMITH KOHRVILLE RD

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: _____



501 James Street • TOMBALL, TEXAS 77375



City of Tomball
Community Development Department

WILERSON MELODY
30104 RILEY RD
WALLER, TX 77484-6142

NOTICE OF PUBLIC HEARING

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501 James St., Tomball TX 77375

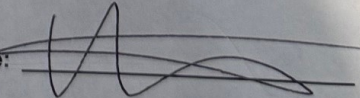
Name: WILERSON MELODY
Parcel I.D.: 0352920000134
Address: 21801 HUFSMITH KOHRVILLE RD

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 



**City of Tomball
Community Development Department**

GRAPPE JAMES R & CAROLYN
1515 S PERSIMMON ST
TOMBALL, TX 77375-6840

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-12

08/19/2024

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Name: GRAPPE JAMES R & CAROLYN
Parcel I.D.: 0352920000366
Address: 1515 S PERSIMMON ST

Mailing To: Community Development Department
501 James St., Tomball TX 77375

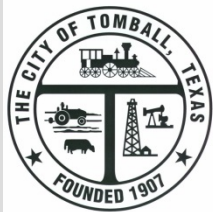
Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature:



**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: September 9, 2024
City Council Public Hearing Date: September 16, 2024

- Rezoning Case:** Z24-012
- Property Owner(s):** Estate of James D. Wilmoth
- Applicant(s):** Texas T 22, LLC
- Legal Description:** A 10.89-acre tract of land situated in the Jesse Pruitt Survey, Abstract 629
- Location:** 21803 Hufsmith Kohrville Road (Exhibit “A”)
- Area:** 10.89 acres
- Comp Plan Designation:** Business Park and Industrial (Exhibit “B”)
- Present Zoning:** Single-Family Estate Residential – 20 (SF-20-E) District (Exhibit “C”)
- Request:** Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

- North:** Single-Family Estate Residential – 20 (SF-20-E) and Planned Development – 12 (PD-12) / Vacant land and residential subdivision
- South:** Single-Family Estate Residential – 20 (SF-20-E) / Dwelling - Single-Family detached
- East:** Single-Family Estate Residential – 20 (SF-20-E) / Dwelling - Single-Family detached
- West:** Tomball Extra Territorial Jurisdiction (ETJ) / Dwelling - Single-Family detached

BACKGROUND

The subject property currently has a barn structure and the remains of a demolished single-family detached residence on site. The property has been within the SF-20-E zoning district since the adoption of zoning in February of 2008. Many rezoning cases requesting the LI district to the south of the subject property have been approved, specifically Z23-11 that was rezoned from SF-20-E to the LI district in August of 2023. This request aims to allow for the development of a multibuilding trade park similar to current developments found further south on Hufsmith Kohrville Road.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial category is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

According to the Comprehensive Plan land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial category: Light Industrial (LI), Commercial (C), Office (O), and Planned Development (PD).

The Comprehensive Plan identifies the need to carefully design commercial and industrial developments to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property will have frontage onto Hufsmith Kohrville Road which is designated as a Major Arterial on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within a Light Industrial District. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on August 19, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-012.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A" Aerial Location Map



Location

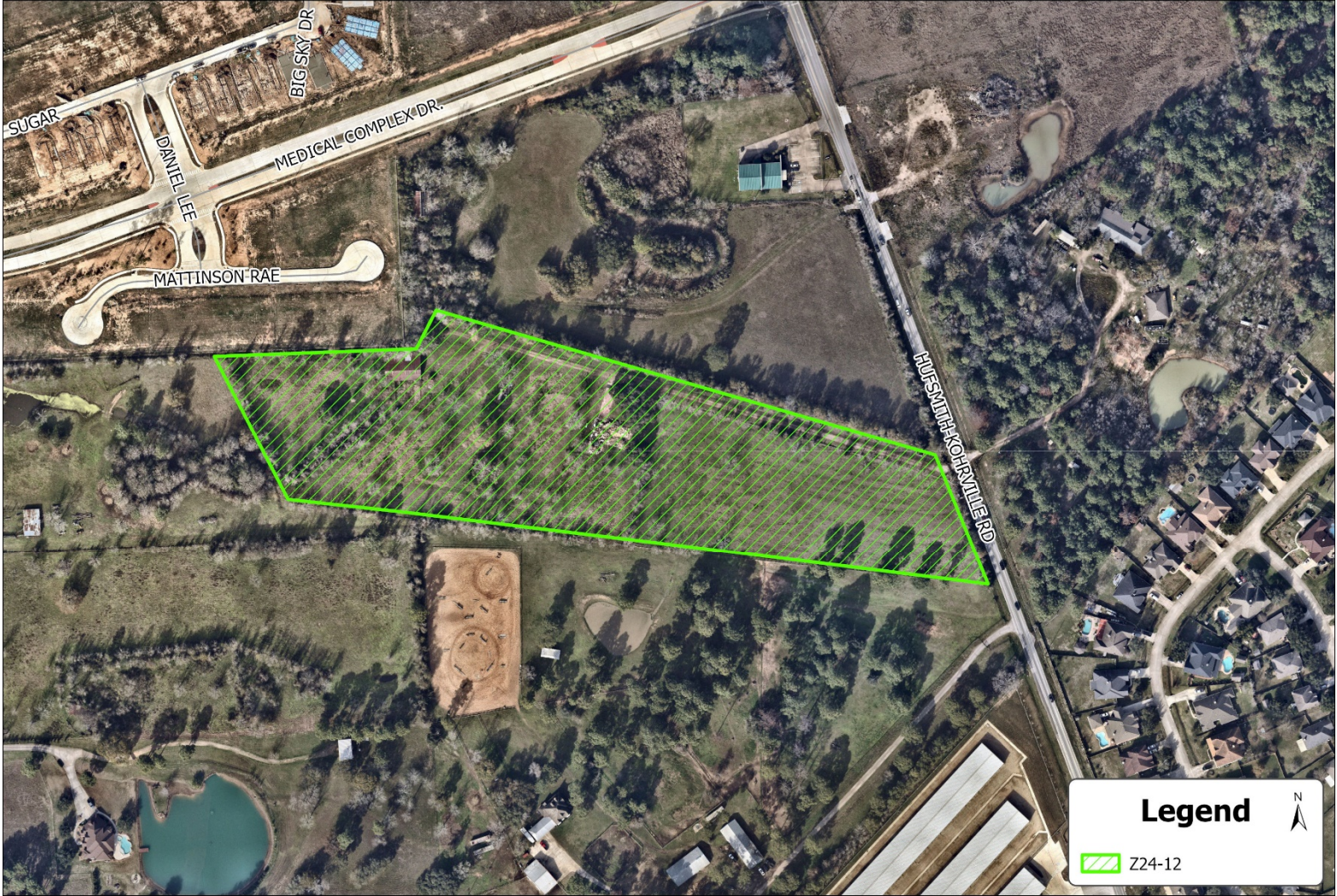
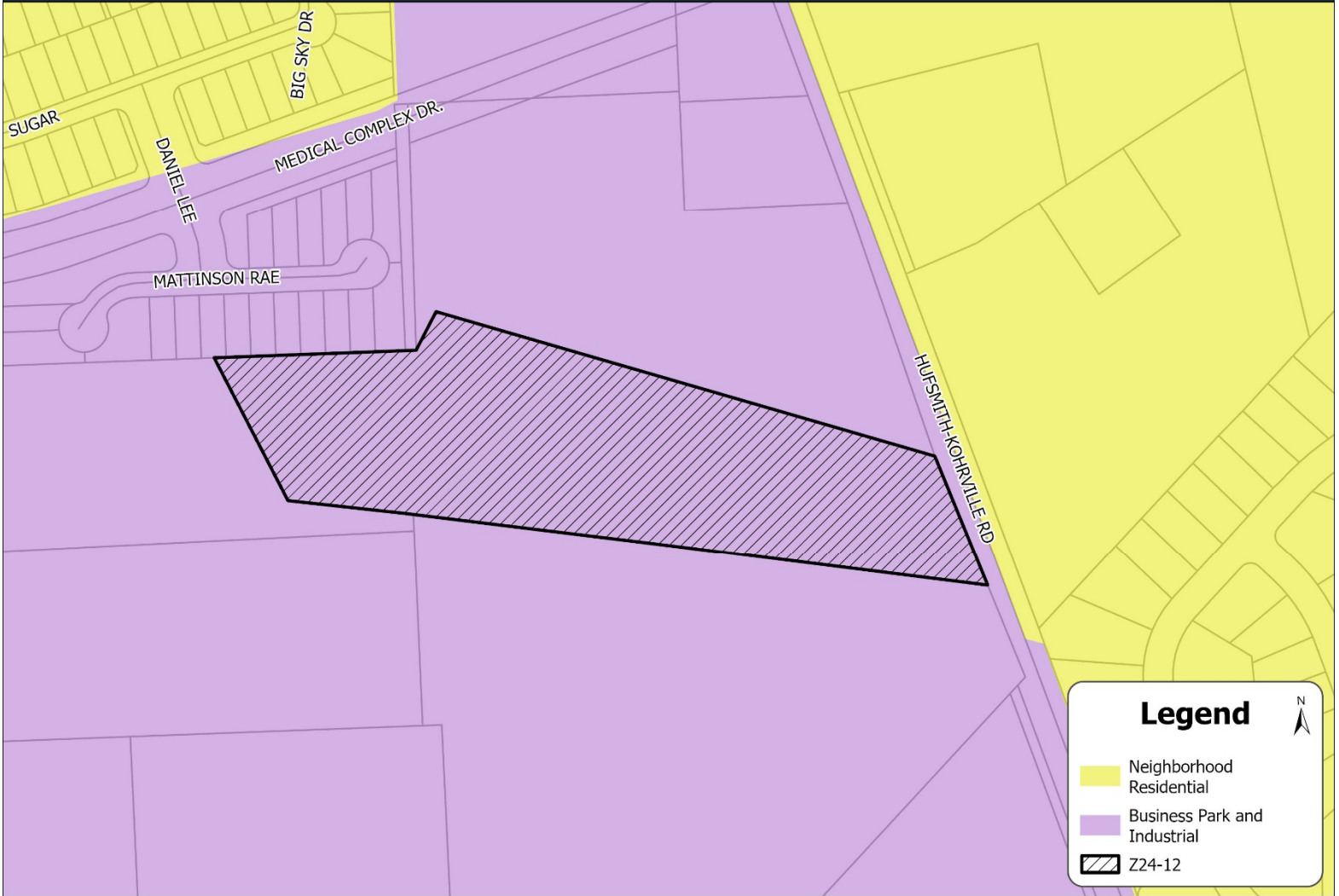



Exhibit "B"
Future Land Use Plan



Future Land Use



Legend 




-  Neighborhood Residential
-  Business Park and Industrial
-  Z24-12

Exhibit "C" Zoning Map

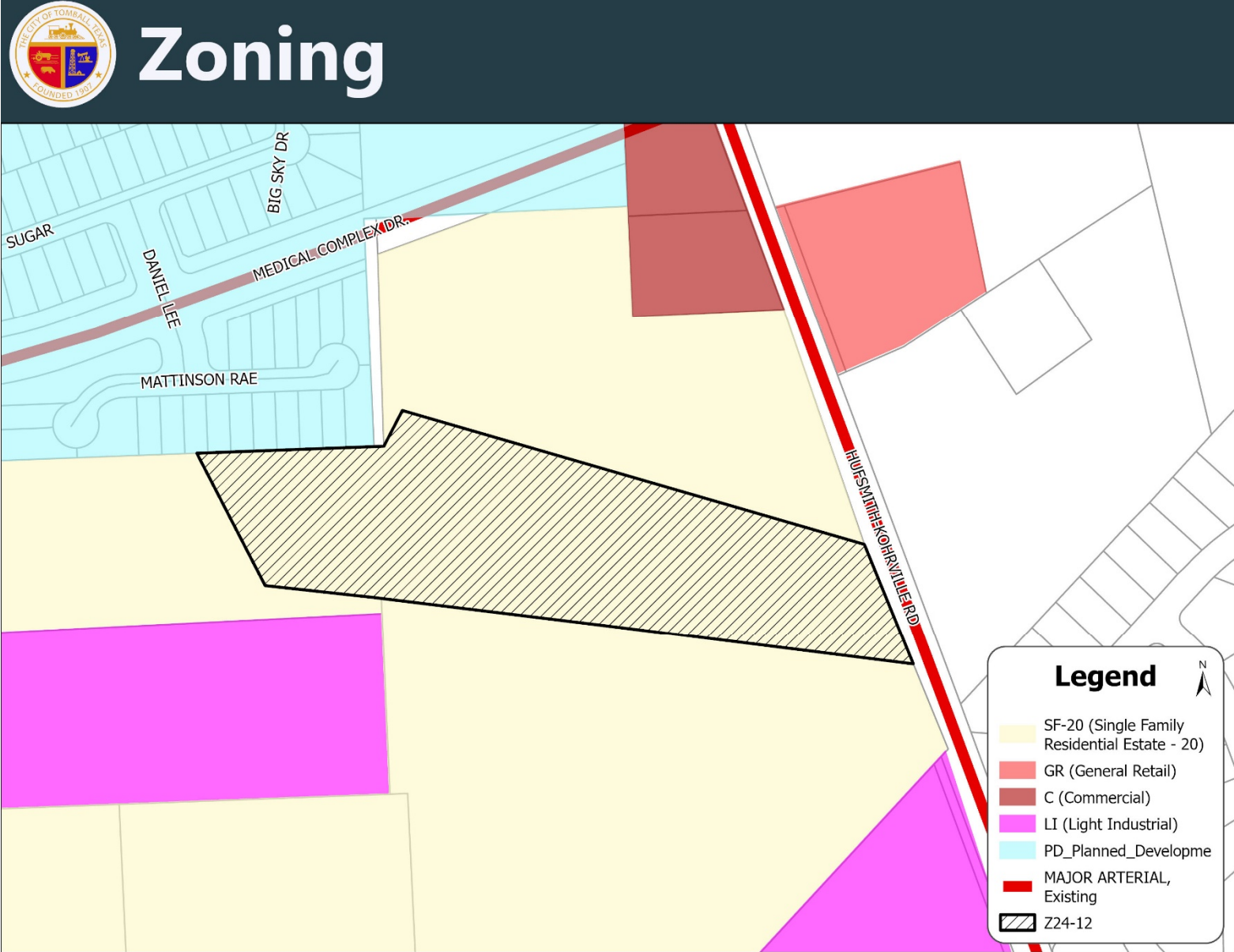


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (East)



Neighbor (South)



Neighbor (West)



Exhibit "E" Rezoning Application



Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

FEES: Must be paid at time of submission or application will not be processed.

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Texas T 22, LLC Title: Manager
 Mailing Address: 12234 Queenston Blvd #100 City: HOUSTON State: TX
 Zip: 77095 Contact: Michael Evenson
 Phone: (713) 806-7182 Email: queenstonbusinesspark@gmail.com

Owner

Name: Estate of JamesD. Wilmoth Title: sole executor
 Mailing Address: 30104 Riley Rd City: Waller State: TX
 Zip: 77484 Contact: Melody Wilkerson
 Phone: (713) 560-3572 Email: melwilkerson1@gmail.com

Engineer/Surveyor (if applicable)

Name: Civil Grade Engineers Title: _____
 Mailing Address: 710 N. PostOak#510 City: Houston State: Tx
 Zip: 77024 Contact: Rico Rodriguez
 Phone: (832) _____ Fax: (____) _____ Email: rico@rrcivileng.com

Description of Proposed Project: New Small Industrial Development

Physical Location of Property: 21801 Huffsmith Khorville Khorville
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: 10.89 Ac in Jesse Pruett Survey Abstract#629 Harris County
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (SF-20-E) : Single Family Residential Estate

Revised: 08/25/2023

Current Use of Property: Farming

Proposed Zoning District: (LI) : Light Industrial

Proposed Use of Property: Industrial Development

HCAD Identification Number: 03529920000134 Acreage: 10.89

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  7/29/24
 Signature of Applicant Date

X  7/29/24
 Signature of Owner Date

Revised: 08/25/2023

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 Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Revised: 08/25/2023

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. 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 held by 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. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. 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 for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may 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 at least seventy-two (72) hours 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.

HUFSMITH TRACT BOUNDARY SURVEY
10.89 ACRES

AUGUST 26, 2022
JOB NO. 10671-00

DESCRIPTION OF A 10.89 ACRE TRACT OF LAND SITUATED
IN THE JESSE PRUETT SURVEY, ABSTRACT NO. 629
HARRIS COUNTY, TEXAS

BEING a 10.89 acre (474,212 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being all of a called 11.06 acre tract of land as described in an instrument to Charles L. Laswell recorded under Harris County Clerk's File Number (H.C.C.F. No.) C792063, a portion of Lots 134, 371, 368, and 370 and a 30 foot unimproved road of CORRECTED MAP OF TOMBALL OUTLOTS, a subdivision per plat recorded under Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), said 10.89 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 11.06 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description:

BEGINNING at the Northeast corner of the herein described tract and said 11.06 acre tract and the Southeast corner of a called 10.27 acre tract of land as described in an instrument to M.E. Sims with Emory T. Carl as Trustee recorded under H.C.C.F. No. G259048, lying on the Southwest right-of-way line of Hufsmith Kohrville Road (60 feet wide) recorded under Volume 2549, Page 325 of the Harris County Deed Records (H.C.D.R.) and said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 1/2-inch iron rod bears S 86°31' E, a distance of 0.85 feet;

THENCE, S 20°12'50" E, along and with the Northeasterly line of said 11.06 acre tract and the Southwest right-of-way line of said Hufsmith Kohrville Road, a distance of 288.28 feet (called S 17°46'00" E, 287.90 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of said 11.06 acre tract and the herein described tract, same being the Northeast corner of a called 56.8003 acre tract of land as described in an instrument to Melvin E. Michel and Tracy A. Michel recorded under Harris County Clerk's File Number (H.C.C.F. No.) S954259 and a called 6.188 acre tract of land as described in an instrument to John W. Randall, Jr. and Tracy A. Randall recorded under File Number (F.N.) 20100453523 of the Official Public Records of Harris County (O.P.R.H.C.);

THENCE, N 83°25'52" W, along and with the South line of said 11.06 acre tract and the North line of said 6.188 acre tract and said 56.8003 acre tract, a distance of 1,148.25 feet (called N 80°52'00" W, 1,413.50 feet) to a 1/2-inch iron rod found for the Northwest corner of said 6.188 acre tract and said 56.8003 acre tract;

THENCE, N 83°11'34" W, along and with the South line of said 11.06 acre tract and a Northerly line of a called 7.6266 acre tract of land as described in an instrument to James R. Grappe and Carolyn J. Grappe recorded under H.C.C.F. No. N584790, a distance of 270.89 feet (continuing along and with called N 80°52'00" W, a distance of 1,413.50 feet) to a 5/8-inch iron rod found for the Southwest corner of said 11.06 acre tract and an interior corner of said 7.6266 acre tract;

THENCE, N 23°06'21" W, along and with a Southwesterly line of said 11.06 acre tract and a Northeasterly line of said 7.6266 acre tract, a distance of 322.68 feet (called N 20°27'00" W, 324.60 feet) to the Northwest corner of the herein described tract and said 11.06 acre tract and the Northeast corner of said 7.6266 acre tract, from which a found 5/8-inch iron rod bears N 23°40' W, 0.99 feet;

Page 1 of 2

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50_ACRE_HUFSMITH_TRACT_BOUNDARY_SURVEY\SV\04_FINALS\MB\10_89MB1.DOCX

HUFSMITH TRACT BOUNDARY SURVEY
10.89 ACRES

AUGUST 26, 2022
JOB NO. 10671-00

THENCE, N 87°43'08" E, along and with a Northerly line of said 11.06 acre tract, a distance of 391.29 feet (called S 89°43'00" E, a distance of 386.50 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and said 11.06 acre tract, same being the Southwest corner of said 10.27 acre tract, from which a found 5/8-inch iron rod with cap stamped "PBS&J" bears N 03°09' W, a distance of 2.10 feet;

THENCE, N 29°04'07" E, along and with a Northwesterly line of said 11.06 acre tract and a Southeasterly line of said 10.27 acre tract, a distance of 79.70 feet (called N 31°38'00" E, a distance of 79.70 feet) to a found 3/4-inch iron pipe for the most Northerly corner of the herein described tract and said 11.06 acre tract and an interior corner of said 10.27 acre tract;

THENCE, S 74°36'37" E, along and with a Northerly line of said 11.06 acre tract and a southerly line of said 10.27 acre tract, a distance of 1,044.45 feet (called S 72°09'00" E, 1,043.80 feet) feet to the **POINT OF BEGINNING** and containing 10.89 acres (474,212 square feet) of land.



Austin Woo RPLS No. 6852
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0352920000521

Tax Year: 2022

Print

Owner and Property Information										
Owner Name & Mailing Address: WILKERSON MELODY MITCHELL SHONNA K TIEMANN KIM 30104 RILEY RD WALLER TX 77484-6142					Legal Description: PT TR 400 (AG-USE) TOMBALL OUTLOTS Property Address: 21803 HUFSMITH KOHRVILLE RD TOMBALL TX 77375					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map [®]
D1 -- Real, Qualified Agricultural Land	9910 -- Agricultural Land		0	435,600 SF	0	0	2581:06	400 -- ISD 26 - Tomball ISD	4870A	289N

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/29/2022	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	026	TOMBALL ISD		Certified: 08/19/2022	1.250000	1.230000
	040	HARRIS COUNTY		Certified: 08/19/2022	0.376930	0.343730
	041	HARRIS CO FLOOD CNTRL		Certified: 08/19/2022	0.033490	0.030550
	042	PORT OF HOUSTON AUTHY		Certified: 08/19/2022	0.008720	0.007990
	043	HARRIS CO HOSP DIST		Certified: 08/19/2022	0.162210	0.148310
	044	HARRIS CO EDUC DEPT		Certified: 08/19/2022	0.004990	0.004900
	045	LONE STAR COLLEGE SYS		Certified: 08/19/2022	0.107800	0.107800
	083	CITY OF TOMBALL		Certified: 08/19/2022	0.333339	0.287248
	679	HC EMERG SERV DIST 8		Certified: 08/19/2022	0.094245	0.093561

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

	Value as of January 1, 2021		Value as of January 1, 2022	
	Market	Appraised	Market	Appraised
Land	544,500		544,500	
Improvement	0		0	
Ag/Tmbr/Spc	600		700	
Total	544,500	600	544,500	700

Request to Rezone from a SFR designation to industrial designation

Proposed development name:

South Tomball Industrial Park

21801 Hufsmith – Kohrville Road Tomball, Tx 77375

Preliminary observation:

- The property is currently zoned SF-20 single family 20 Estate District
- The property is located along the proposed Hufsmith- Kohrville major thoroughfare expansion route.
- The geographic area is underserved for a small deed restricted industrial development.
- There are numerous mid to large Industrial developments along the route and our preliminary research shows a need for smaller size lots (30,000 to 50,000 SF) to serve the small business owner.
- We will be offering the business owner 2 options:
 - Option A: A lot only sale with a 2-year timeline to begin construction
 - Option B: A turnkey transaction consisting of a lot sale along with a build to suit

We are in discussion with a local Tomball bank that will be offering attractive financing to the small business owner.



Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: September 9, 2024

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z24-13**: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property is currently undeveloped and was successfully rezoned from SF-20-E to the LI district (Z23-09) in June of 2023. This request aims to allow for the development of a multibuilding business park that can be developed to the Commercial (C) zoning district standards. Specifically, the applicant is seeking relief from the required side and rear yards that are greater within the LI district than those required within the Commercial (C) district.

Origination: Tim Littlefield, LLC

Recommendation:

Staff recommends approval of **Zoning Case Z24-13**.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
SEPTEMBER 9, 2024
&
CITY COUNCIL
SEPTEMBER 16, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 9, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 16, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case Z24-11: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-12: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-13: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

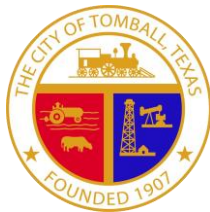
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 6th day of September 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



**City of Tomball
Community Development Department**

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-13

08/19/2024

The Planning & Zoning Commission will hold a public hearing on **September 9, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **re-zoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **September 16, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-13

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

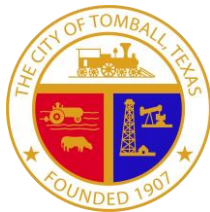
Name:
Parcel I.D.
Address:
Mailing To: Community Development Department
501 James St., Tomball TX 77375
Email: blashley@tomballtx.gov

I am in favor

I am opposed

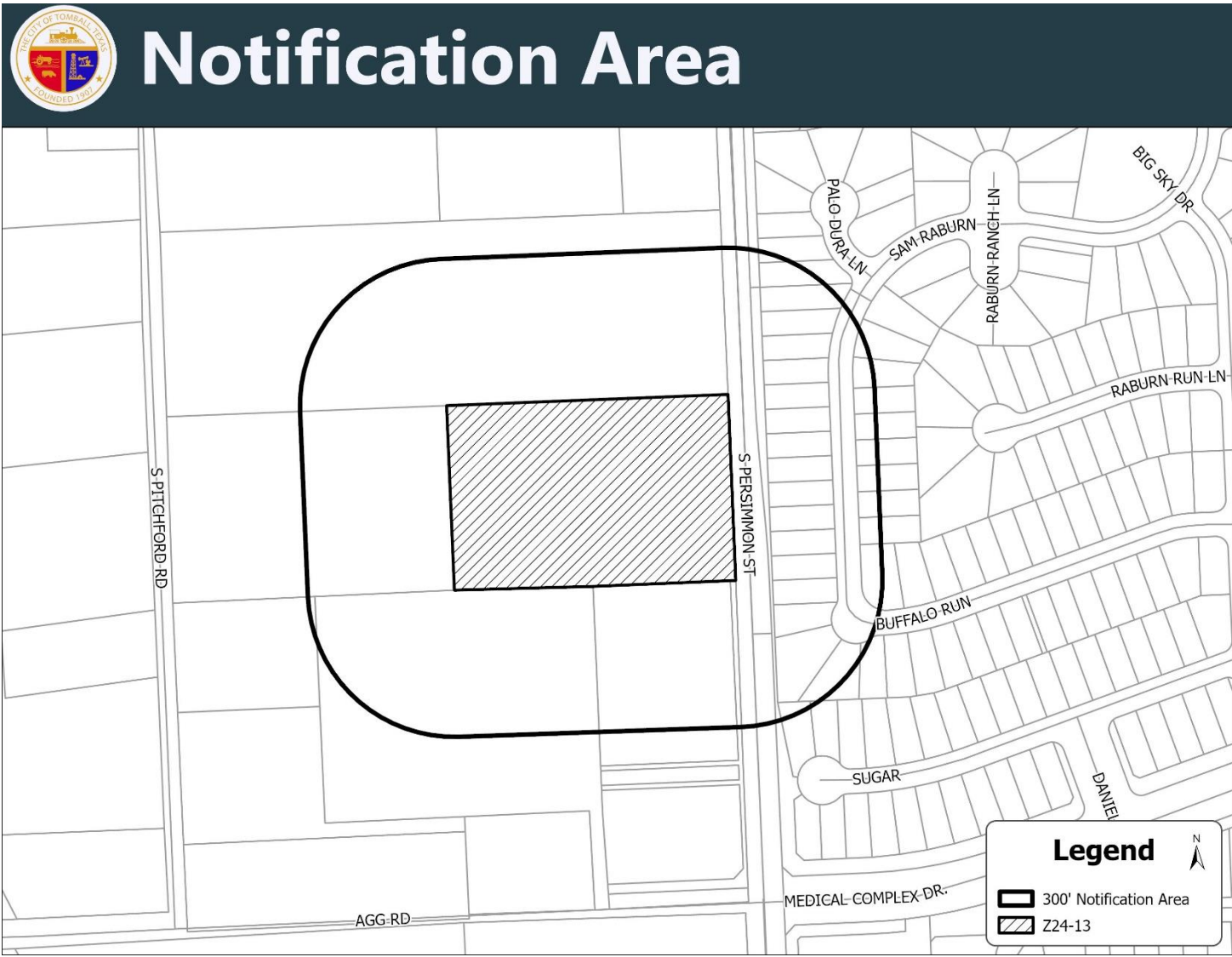
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

Z24-13





City of Tomball
Community Development Department

TIM LITTLEFIELD LLC
9618 KIRKSTONE TERRACE DR
SPRING, TX 77379-5333

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-13

08/19/2024

The Planning & Zoning Commission will hold a public hearing on **September 9, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **re-zoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **September 16, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-13

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TIM LITTLEFIELD LLC
Parcel I.D.: 0352880000420
Address: 0 PERSIMMON

Mailing To: Community Development Department
501 James St., Tomball TX 77375

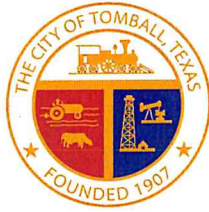
Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 



City of Tomball
Community Development Department

TIM LITTLEFIELD LLC
15925 FM 3083 6
CONROE, TX 77301-

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-13

08/19/2024

The Planning & Zoning Commission will hold a public hearing on **September 9, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **re-zoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **September 16, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

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

CASE #: Z24-13

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TIM LITTLEFIELD LLC
Parcel I.D.: 1422610010001
Address: 1310 S PERSIMMON RD

Mailing To: Community Development Department
501 James St., Tomball TX 77375

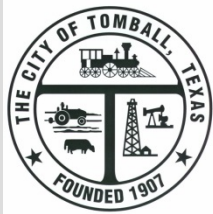
Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: September 9, 2024
City Council Public Hearing Date: September 16, 2024

Rezoning Case: Z24-013

Property Owner(s): Tim Littlefield, LLC

Applicant(s): Tim Littlefield, LLC

Legal Description: Outlot 281 of the corrected map of Tomball Outlots

Location: 1000 block (west side) of South Persimmon Street (Exhibit “A”)

Area: 5.006 acres

Comp Plan Designation: Business Park and Industrial (Exhibit “B”)

Present Zoning: Light Industrial (LI) District (Exhibit “C”)

Request: Rezone from the Light Industrial (LI) to the Commercial (C) District

Adjacent Zoning & Land Uses:

- North:** Manufactured Home Park (MHP) / Dwelling – HUD code-manufactured home (23)
- South:** Single-Family Estate Residential – 20 (SF-20-E) and Light Industrial (LI) / Dwelling – Single-Family detached and a construction company’s office, warehouse, and equipment yard
- East:** Planned Development – 12 (PD-12) / Dwellings – Single-family detached
- West:** Commercial (C) / Business headquarters

BACKGROUND

The subject property is currently undeveloped and was successfully rezoned from SF-20-E to the LI district (Z23-09) in June of 2023. This request aims to allow for the development of a multibuilding business park that can be developed to the Commercial (C) zoning district standards. Specifically, the applicant is seeking relief from the required side and rear yards that are greater within the LI district than those required within the Commercial (C) district.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial category is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

According to the Comprehensive Plan land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial category: Light Industrial (LI), Commercial (C), Office (O), and Planned Development (PD).

The Comprehensive Plan identifies the need to carefully design commercial and industrial developments to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: The request to rezone the subject property to Commercial (C) district is in conformance with the Future Land Use Plan. Furthermore, the subject property will have frontage onto South Persimmon Street which is designated as a Minor Arterial on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within a Commercial District. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on August 19, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-013.

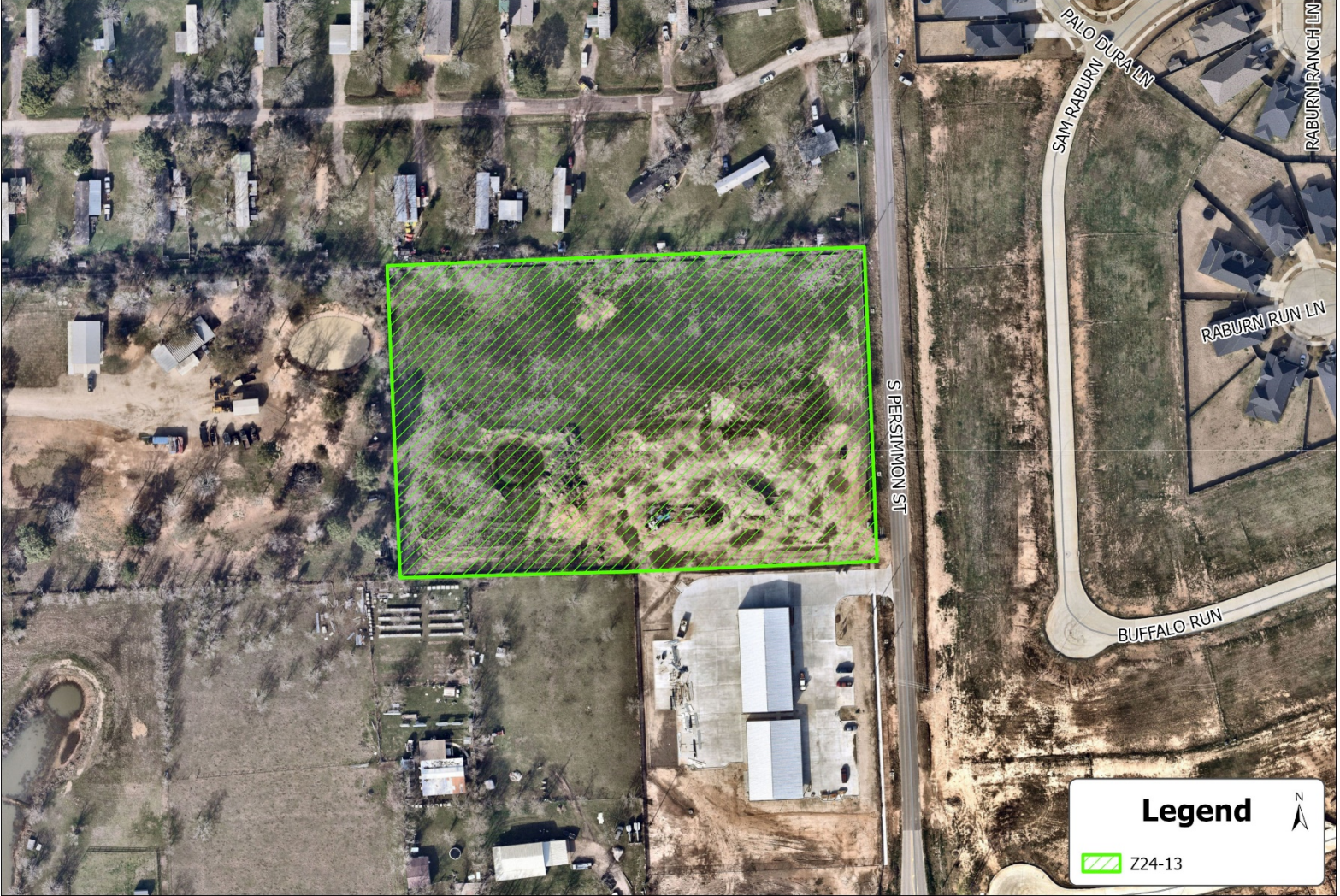
EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location



Legend 

 Z24-13

Exhibit "B"
Future Land Use Plan



Future Land Use

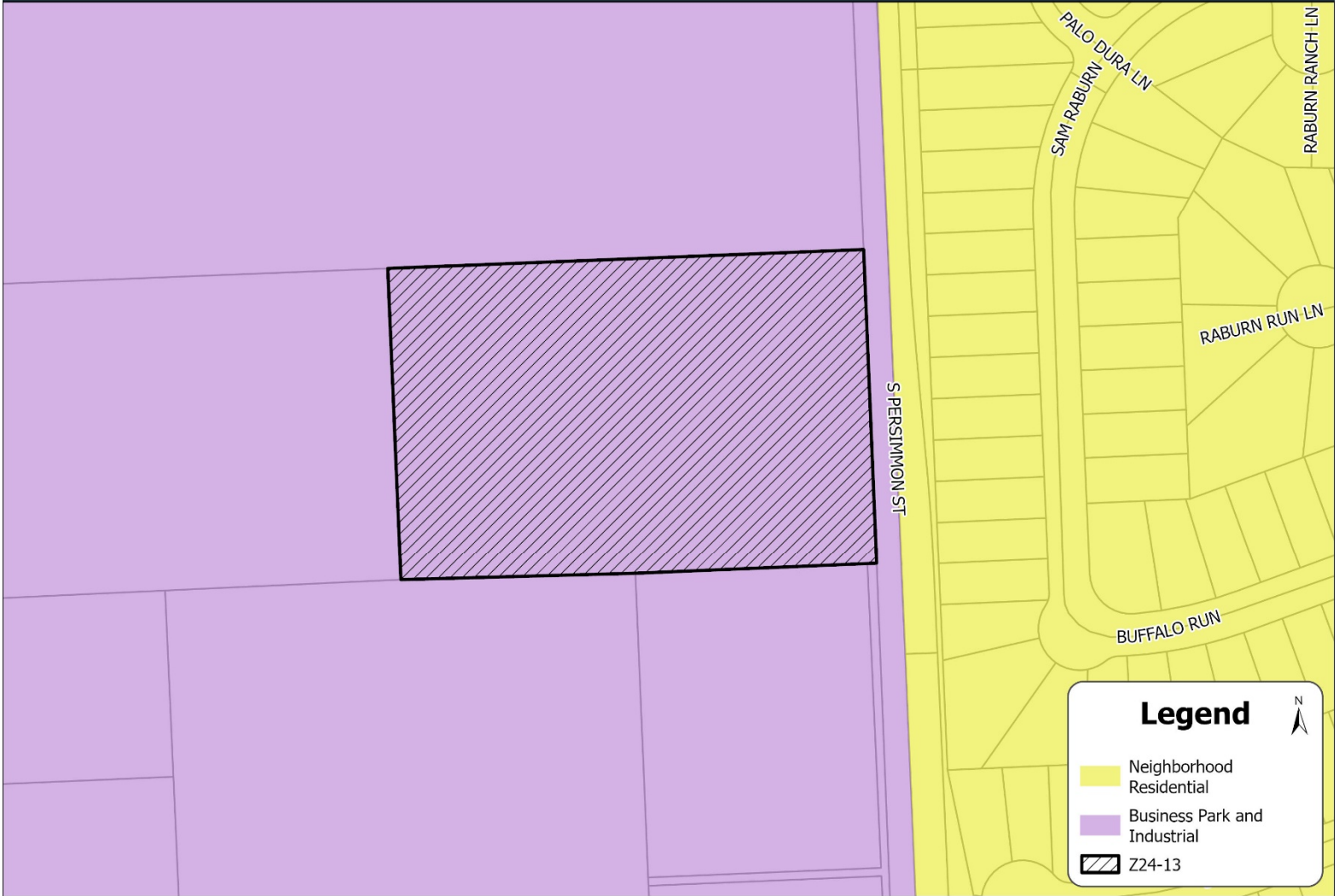


Exhibit "C" Zoning Map

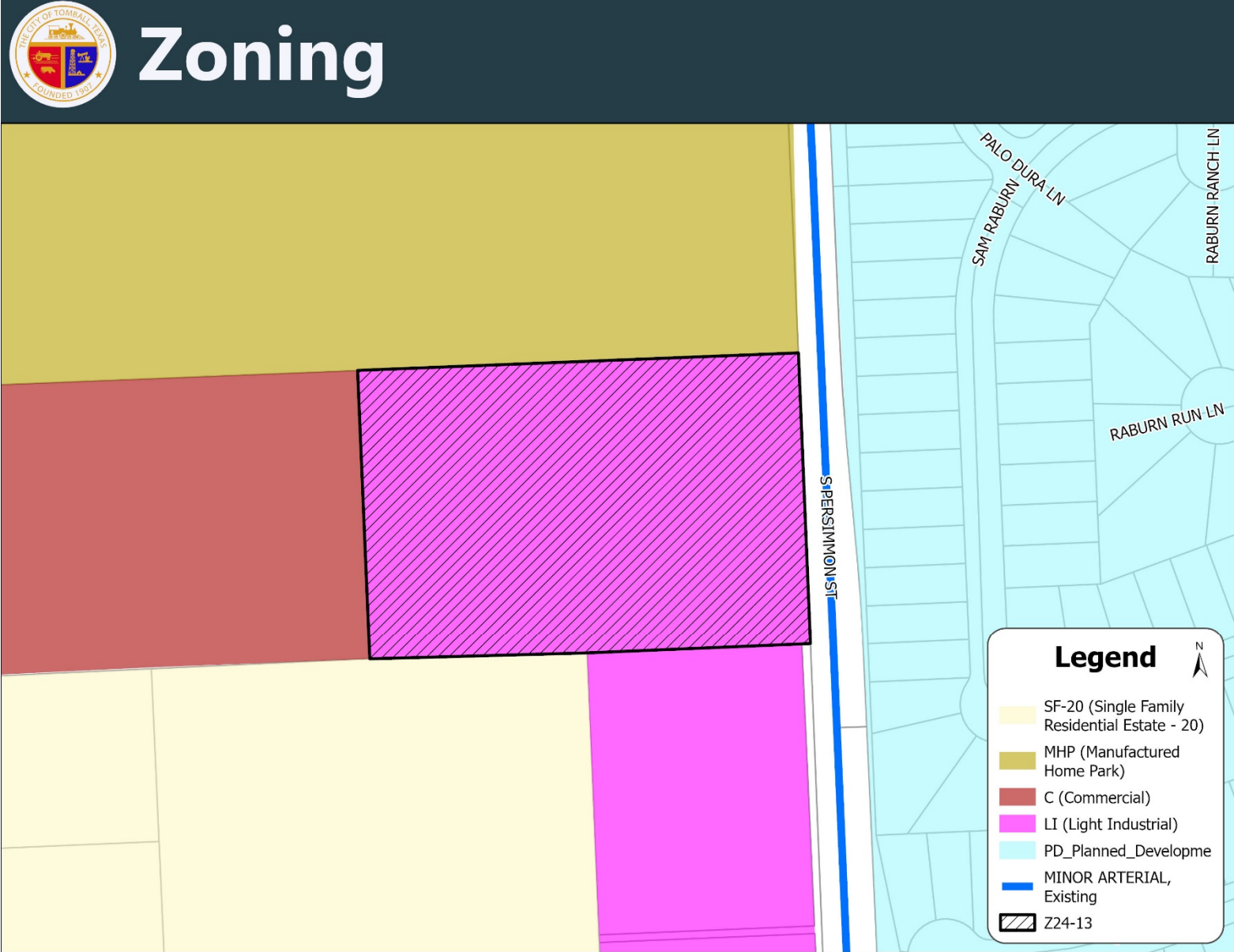


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E" Rezoning Application

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

FEES: Must be paid at time of submission or application will not be processed.

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

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Tim Littlefield, LLC Title: Owner
 Mailing Address: 1310 Persimmon St. City: Tomball State: TX
 Zip: 77375 Contact: Tim Littlefield
 Phone: (281) 399-1488 Email: tim@littlefieldbrothers.com

Owner

Name: Tim Littlefield, LLC Title: Owner
 Mailing Address: P.O. Box 1808 City: Tomball State: TX
 Zip: 77377 Contact: Tim Littlefield
 Phone: (281) 399-1488 Email: tim@littlefieldbrothers.com

Engineer/Surveyor (if applicable)

Name: Marty Comeaux Title: Architect
 Mailing Address: 1631 Nocturne Ln. City: Houston State: Texas
 Zip: 77043 Contact: Marty Comeaux
 Phone: (832) 530-4769 Fax: () Email: marty@mcomeauxarchitects.com

Description of Proposed Project: The development of multiple single story pre-engineered shell buildings for future Commercial Office/Warehouse occupancy.

Physical Location of Property: West side of S Persimmon St., between Agg Rd. and Sutton Ln.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Tomball sublot 281, called 5.001 acres, C.C.F.N. RP-2023-76533 O.P.R.H.C.T. in the Jessie Pruitt Survey, A-625
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (LI) Light Industrial

Revised: 08/25/2023

Current Use of Property: Vacant



Proposed Zoning District: (C) : Commercial

Proposed Use of Property: The development of multiple single story pre-engineered shell buildings for future Commercial Office/Warehouse occupancy.

HCAD Identification Number: 0352880000420 Acreage: 5.001

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.

<input checked="" type="checkbox"/>		<u>8/1/24</u>
	Signature of Applicant	Date
<input checked="" type="checkbox"/>	 <u>Tim Littlefield LLC</u>	<u>8/1/24</u>
	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 Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an un-platted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

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. Property owners within two-hundred (300) 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 held by 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. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. 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 for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may 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 at least seventy-two (72) hours 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.

RP-2023-78533
03/07/2023 ER \$30.00

WARRANTY DEED

GF# 2796129-HO40

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: MARCH 3, 2023

Grantor: MENDOZA HOME BUILDERS LLC, a Texas limited liability company

Grantor's Mailing Address: 12815 Huffmeister Rd. Suite 2 Cypress, TX 77429
Harris County)

Grantee: TIM LITTLEFIELD LLC, a Texas limited liability company

Grantee's Mailing Address: 4618 Kirkstone Terrace Dr, Spring, TX 77379
Harris County)

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

Property (including any improvements):

BEDNG 5.006 ACRES OF LAND, OUT OF THE JERRY COYT CARLISLE, ET ALX 15.6201 ACRE TRACT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R338838, FURTHER KNOWN AS OUTLOT 281 OF THE CORRECTED MAP OF TOMBALL OUTLOTS RECORDED IN VOL 4, PG. 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 5.006 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only in the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

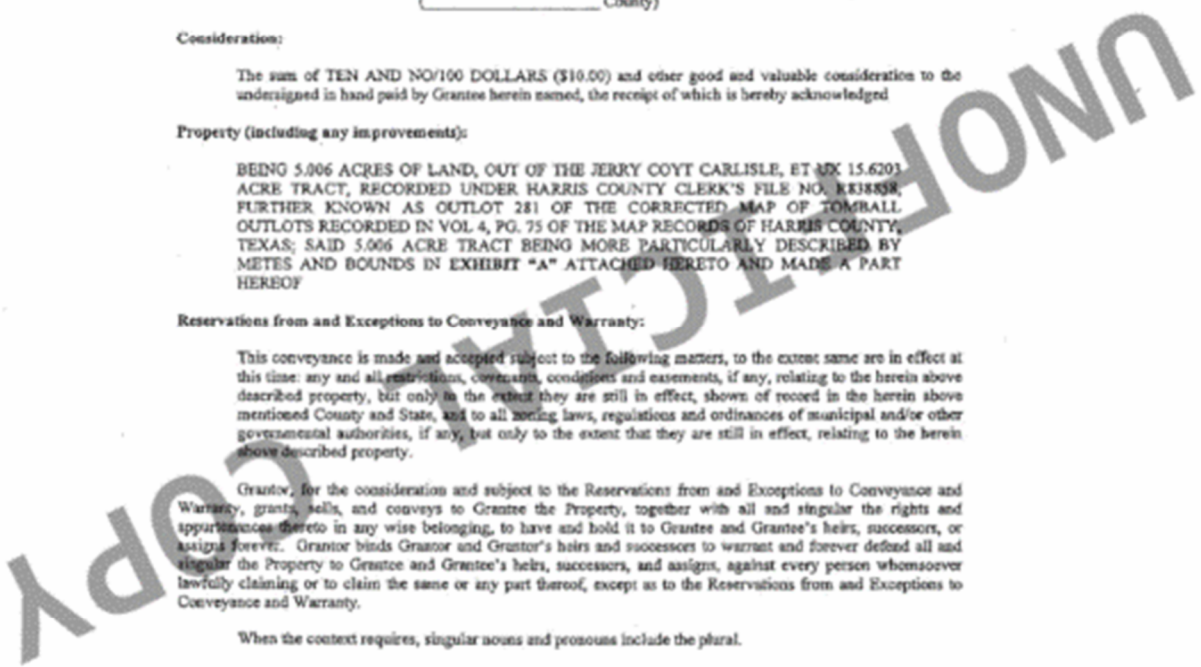
Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Warranty Deed
Page 1 of 2

RECORDED AT THE REQUEST
OF FIRST AMERICAN TITLE
OFF # 2796129-4A

RP-2023-78533



EXECUTED on the date first above written.

MENDOZA HOME BUILDERS LLC

By: Raul M.
(name) Raul Mendoza Jr.
(title) Authorized Signor

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on the 3 day of March, 2023,
by Raul Mendoza Jr. Authorized Signor of MENDOZA HOME BUILDERS LLC, a Texas limited liability company, on behalf of said company.



Karina Janet Hernandez
Notary Public in and for the
State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Beard & Lane, P.C.
10511 Grant Road
Houston, Texas 77070
Telephone: (281) 897-8848
Email: brent@beardlane.com

AFTER RECORDING RETURN TO:

634688 WD

RP-2023-78533

UNOFFICIAL COPY

Warranty Deed
Page 2 of 2



JEFFREY MOON & ASSOCIATES, INC.
LAND SURVEYORS
 www.moonsurveying.com
 T.B.P.E.L.S. 10112200
 P.O. Box 2501 Conroe Texas 77305
 Phone (936)756-5266, Fax (936)756-5281

FEBRUARY 21, 2023

BEING 5.001 ACRES OF LAND, SITUATED IN THE JESSIE PRUITT SURVEY, ABSTRACT NUMBER 629 IN HARRIS COUNTY, TEXAS AND BEING ALL OF OUTLOT 281 OF THE CORRECTED MAP OF TOMBALL OUTLOTS, A SUBDIVISION ACCORDING TO THE MAP AND OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING THE SAME TRACT CALLED 5.006 ACRE TRACT AS CONVEYED IN DEED TO MENDOZA HOME BUILDERS, LLC., RECORDED UNDER COUNTY CLERK'S FILE NUMBER RP-2020-189624 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; SAID 5.001 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), ALL DISTANCES SHOWN ARE GROUND.

UNOFFICIAL COPY

RP-2023-78533

BEGINNING at a 5/8 inch iron rod, found for the Southeast corner of the herein described, being the Southeast corner of said Outlot 281, being the Northeast corner of Outlot 284, being the Northeast corner of a called 4.393 acre tract conveyed in deed to Tim Littlefield LLC., recorded under County Clerk's File Number RP-2021-132294 of the Official Public Records of Harris County, Texas and being in the West line of Persimmon Road, as recorded in Volume 2, Page 65, Volume 4, Page 75, in Film Code 692320 of the Map Records of Harris County, Texas and recorded in Volume 1037, Page 710 of the Deed Records of Harris County, Texas and recorded under County Clerk's File Number 2020-222647 of the Official Public Records of Harris County, Texas;

THENCE South 87°36'04" West (Deed call: North 89°51'00" West), along the South line of said Outlot 281, The North line of said Outlot 284 and the North line of said 4.393 acre tract, passing at a distance of 11.23 feet a 5/8 inch iron rod found in the West line of a called 0.2547 acre tract conveyed to the City of Tomball recorded under County Clerk's File Number RP-2020222647 of the Official Public Records of Harris County, Texas, continuing along said line, passing at a distance of 292.20 feet a 1/2 inch iron rod, found for the Northwest corner of said 4.393 acre tract and being the Northeast corner of a called 6.21 acre tract conveyed in deed to Francisco Lopez and Veronica Beltran recorded under County Clerk's File Number 2015-0114381 of the Official Public Records of Harris County, Texas and continuing, in all, a total distance of 577.24 feet (Deed call: 577.51 feet) to a 1/2 inch iron rod, found for the Southwest corner of the herein described tract, being the Northeast corner of Outlot 283 and being the Southeast corner of Outlot 280 called 5.002 acre tract conveyed in deed to Michael R. Brown recorded under County Clerk's File Number RP-2022-403731 of the Official Public Records of Harris County, Texas

THENCE North 02°17'18" West, (Deed call: North 00°13'27" West), along the West line of said Outlot 281 and the East line of said Outlot 280, a distance of 377.46 feet (Deed call: 377.60 feet) to 1/2 inch iron rod, found for the Northwest corner of the herein described tract, being the Northeast corner of said Outlot 280, being the Southeast corner of Outlot 276, being the Southwest corner of Outlot 277 and

being in the South line of a called 10.0148 acre tract as conveyed in deed to BK Resources, LLC., recorded under County Clerk's File Number 20140340605 of the Official Public Records of Harris County, Texas

THENCE North 87°35'25" East (Deed call: South 89°51'00" East), along the above mentioned line and the South line of said Outlot 277, a distance of 576.89 feet (Deed call 577.51 feet) to a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, being the Southeast corner of said Outlot 277, being the Southeast corner of said 10.0148 acre tract and being in the West line of said Persimmon Road;

THENCE South 02°20'30" East (Deed call: South 00°13'27" West), along the above mentioned line a distance of 377.56 feet (Deed call: 377.60 feet), back to the Point of Beginning and containing 5.001 acres of land, based on the survey and plat prepared by Jeffrey Moon and Associates, Inc., dated February 21, 2023.

Job. No: 23-T-28 (5.001 Acres)

Taren Hanks
Taren Hanks
Registered Professional
Land Surveyor No. 6787



UNOFFICIAL COPY

RP-2023-78533

RP-2023-78533

RP-2023-78533
Pages 5
03/07/2023 11:59 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



01 August, 2024

City of Tomball
Planning & Zoning Commission
Tomball, TX

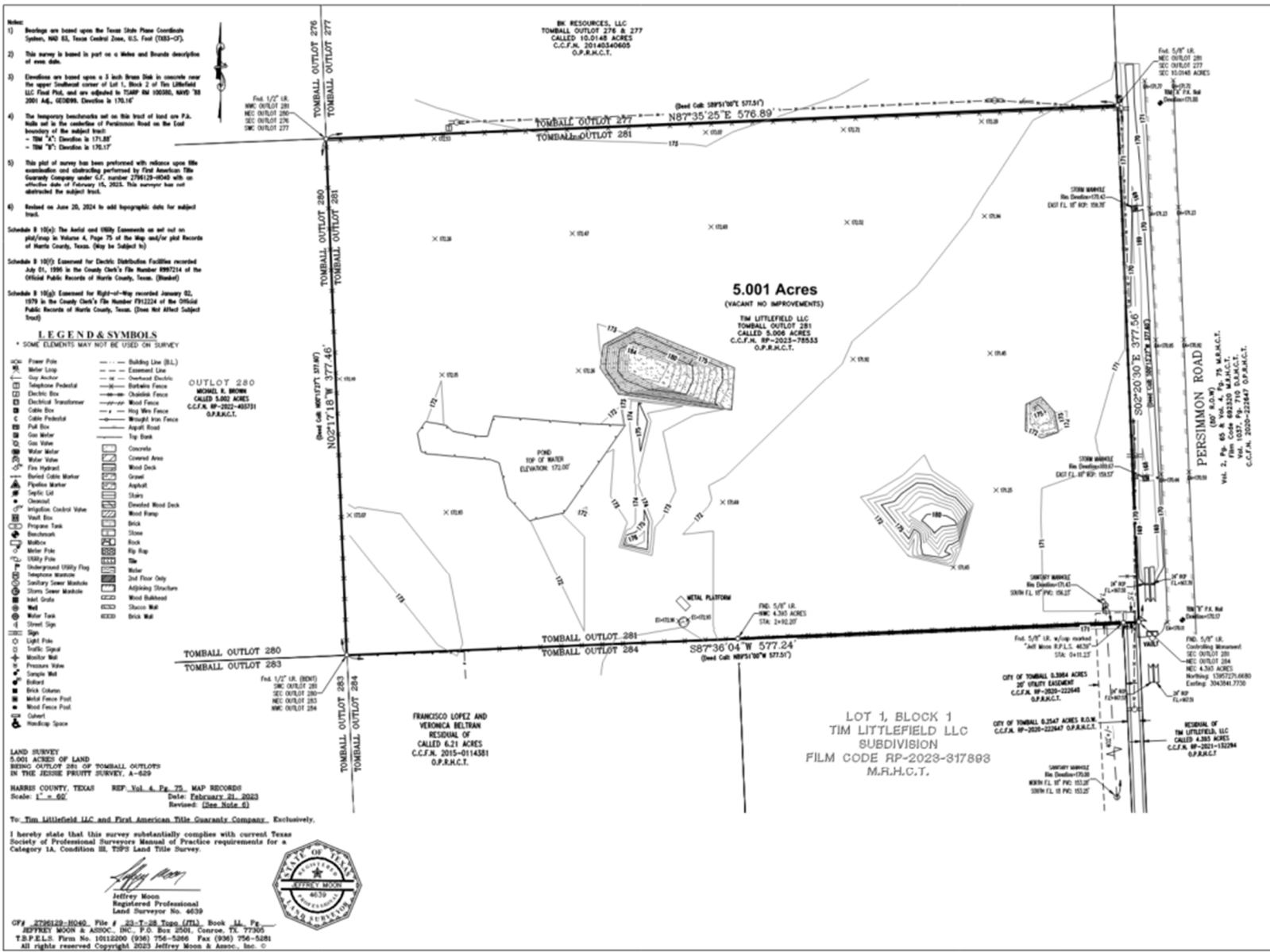
Re: **Request to rezone property**
S. Persimmon Road
Tomball, Texas 77095

To whom it may concern:

We are proposing to develop our 5 acre tract for commercial purposes, and construct several single-story pre-engineered metal buildings for multi-tenant leasing. Our current Zoning District (LI) Light Industrial prescribes side and rear yard setbacks of 35' or more. A zoning of (C) Commercial, allows for only 10' side and rear yard building setbacks. Since our range of expected occupancy types are allowed under both (C) Commercial, as well as (LI) Light Industrial, in order to maximize our building square footage, we want to be zoned for (C) Commercial. This change will make a substantial difference in the building square footage we can place on the property. For this reason, we are requesting a change to Zoning District (C) Commercial.

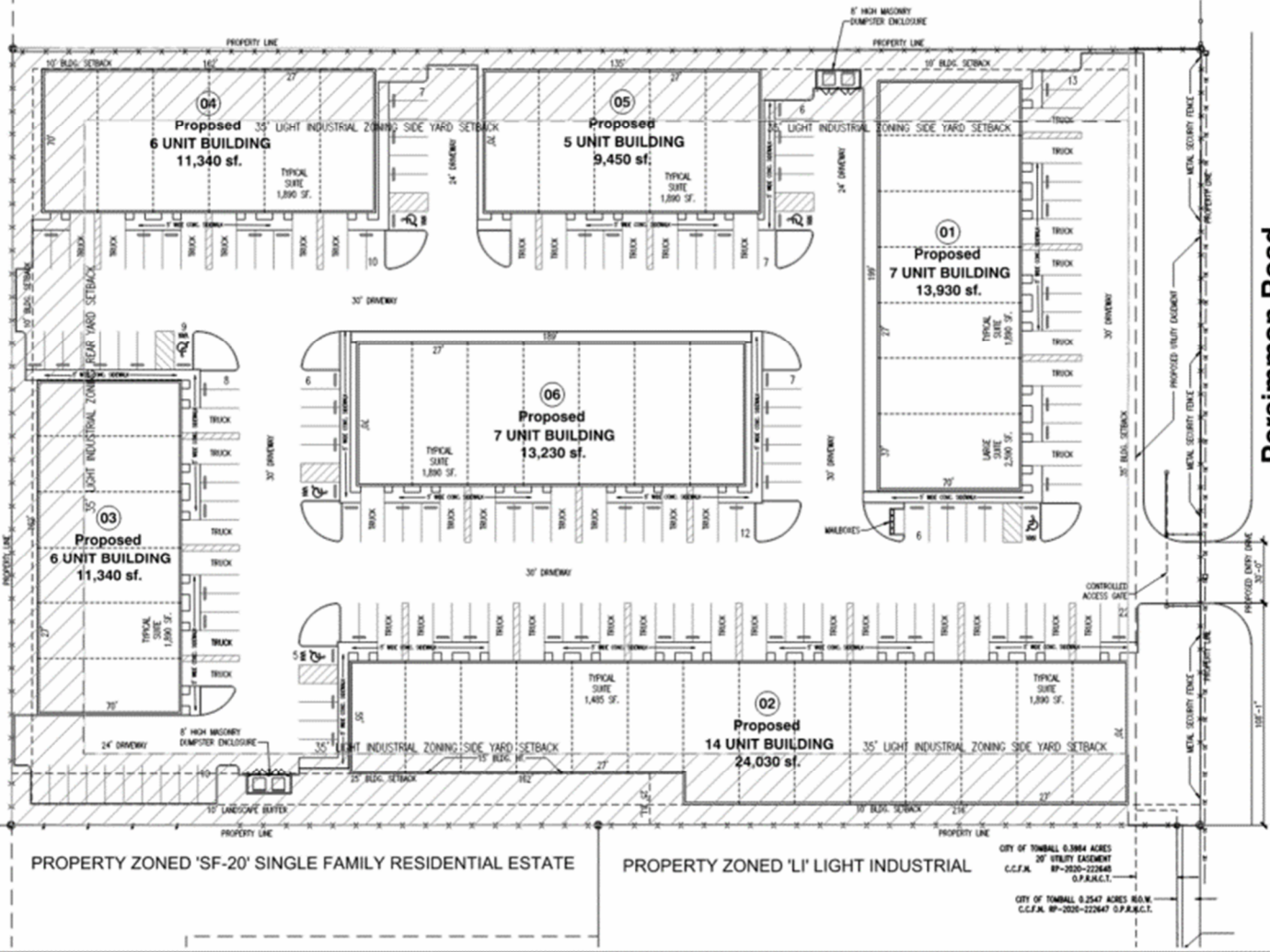
Sincerely,

Tim Littlefield LLC



PROPERTY ZONED 'CUP2' MANUFACTURED HOMES

PROPERTY ZONED 'C' COMMERCIAL

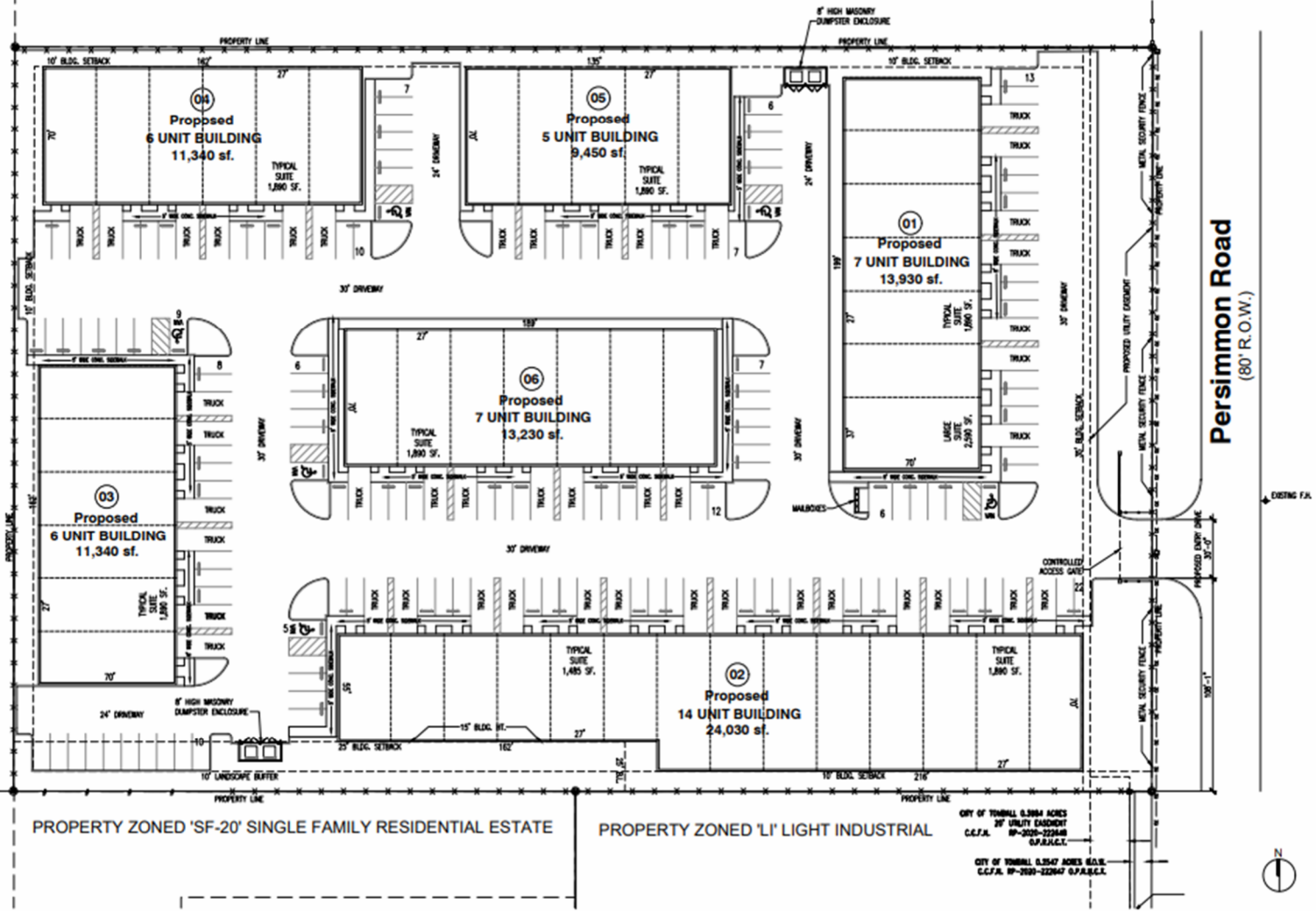


0 SITE PLAN

1

PROPERTY ZONED 'CUP2' MANUFACTURED HOMES

PROPERTY ZONED 'C' COMMERCIAL



Persimmon Road (80' R.O.W.)

EXISTING F.A.



ED SITE PLAN

1"=30'-0"



**Typical Building
Littlefield Flex Park
Office / Warehouse**

M Comeaux Architects, LLC
1631 NOCTURNE LN.
HOUSTON, TX 77043
832-530-4769

RE-ZONING REVIEW 03 AUGUST, 2024

Northern Oaks