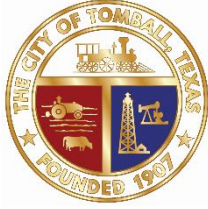


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, July 14, 2025
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, July 14, 2025, 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 an 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 May 12, 2025.

E. New Business

E.1 Minor Plat of **Tomball Rental:** Being a 1.2800-acre, (55,785.61 Sq. Ft.), tract of land situated in the C.N. Pilot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas.

E.2 Minor Plat of **Maberry Tract:** A replat of Lots 29 & 30 in Block 77 of the Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas., Harris County, Texas. Said Block 77, lying in the William Hurd Survey (A-371).

[E.3](#) Minor Plat of **Ameen Acres**: A subdivision of 7.1292 Acres, (310,548.26 Square Feet), of land situated in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 163, 167, & 171, five acre tracts Tomball Townsite, according to the map or plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

F. New Business

[F.1](#) Consideration to approve Final Plat of **Joan Hunter Ministries**: Being a replat of Lots 214 and 218 of Tomball Outlots, being 13.3648 acres, (582,171 Sq. Ft.), out of the Jesse Pruitt Survey, Abstract No. 629 in the City of Tomball, Harris County, Texas.

[F.2](#) Consideration to approve Preliminary Plat of **Pinevale**: Being 31.122 + acres of land out of the Chancey Goodrich Survey, A-311 & John Edwards Survey, A-20, City of Tomball, Harris County, Texas.

[F.3](#) Conduct a public hearing and consideration to approve **Zoning Case Z25-07**: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

[F.4](#) Conduct a public hearing and consideration to approve **Zoning Case Z25-08**: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

[F.5](#) Conduct a public hearing and consideration to approve **Zoning Case Z25-09**: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

- F.6** Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-05**: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, 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 the meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of July 2025 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) 290-1019 for further information.

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

Planning & Zoning Commission Meeting

Agenda Item

Data Sheet

Meeting Date: May 12, 2025

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 12, 2025.

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, MAY 12, 2025



6:00 P.M.

draft

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

Others present:

- Craig Meyers – Community Development Director
- Chris Riggs – City Planner
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Jeffrey Salgado – Graduate Engineer
- Erica Soto – Assistant City Planner
- Sergeant Jason Smith - Officer

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- Reminder of the Special Planning & Zoning Commission Training Meeting scheduled for Thursday, May 15, 2025.
- City Council Approved, **Zoning Case Z25-03**: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from Agricultural (AG) to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

- City Council Approved, **Zoning Case Z25-06**: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from Single-Family-20 Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

D. Approval of Minutes:

Motion was made by Commissioner Ross, second by Commissioner Pye, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 14, 2025.

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 **Holderrieth Commerce Center**: A subdivision of 20.3280 acres, (888,489.75 Sq. Ft.), of land out of the C.N. Pillot Survey, A-632, City of Tomball, Harris County, Texas.
- E.2 Minor Plat of **Flores Acres**: Being a 0.1607 acre, (7,000.00 Sq. Ft.), tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 24 and 25, in Block 85, of the Revised Map of Tomball, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Consideration to approve Final Plat of **Shoppes at The Cottage Green**: A subdivision of 13.5467 acres, (590,095 Sq. Ft.), of land being a replat of a portion of Lot 1, the Shoppes at Spring Commons, Section One, situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Shoppes at The Cottage Green** with conditions.

Motion was made by Commissioner Moore, second by Commissioner Harris, to approve with conditions.

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

Motion Approved (Unanimously).

- F.2 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-04**: Request by Real Life Ministries Texas, represented by Brandon Guindon and Kathleen Hauck, for a Conditional Use Permit to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) zoning district. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas.

Chris Riggs, City Planner, presented **Conditional Use Permit Case CUP25-04**.

Leila Couture, Representing Lionheart Children’s Academy, (1300 Harwood Blvd Bedford, TX 76021), spoke on behalf of the request.

MyKeisha Williams, Representing Lionheart Children’s Academy, (1626 S. Cherry St. Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 6:14 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Ross, second by Commissioner Pye, to approve **Conditional Use Permit Case CUP25-04**.

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

Vote was as follows:

Chairman Anderson	<u>Aye</u>
Vice Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

- F.3 Conduct a Public Hearing and Consideration to approve the City of Tomball Comprehensive Plan Update.

The draft Comprehensive Plan Update is available for public review on the City of Tomball website:

<https://tomballtx.gov/DocumentCenter/View/8103/20250417-DRAFT-Tomball-Comprehensive-Plan-Reduced-File-Size?bidId=>

Shubhangi Rathor, AICP with Freese and Nichols, Inc., presented the City of Tomball Comprehensive Plan Update.

The Public Hearing was opened by Chairman Anderson at 6:30 p.m.

Jon Arledge (1623 S. Cherry Street, Tomball, TX 77375), spoke with concern about the request.

Hearing no additional comments, the Public Hearing was closed at 6:32 p.m.

Motion was made by Commissioner Moore, second by Commissioner Ross, to approve the City of Tomball Comprehensive Plan Update.

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

Vote was as follows:

Chairman Anderson	<u>Aye</u>
Vice Chairman Ross	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

G. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 6:36 p.m.

PASSED AND APPROVED this _____ day of 2025.

Kim Chandler
Community Development Coordinator/
Commission Secretary

Richard Anderson
Commission Chairman

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 9, 2025

Topic:

Minor Plat of **Tomball Rental:** Being a 1.2800-acre, (55,785.61 Sq. Ft.), tract of land situated in the C.N. Pilot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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 Rental

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: July 14, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD., acting by and through Morris William Kitchens and Vergie F. Kitchens, Trustees of the Kitchens 1999 Management Trust as General Partner of the Kitchens Real Estate Family Partnership, Ltd., owners hereinafter referred to as owners of the 1.2617 acre tract described in the above and foregoing plat of TOMBALL RENTAL, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line 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, KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD., has caused these presents to be signed by Morris William Kitchens and Vergie F. Kitchens, Trustees, therunto authorized, on this ____ day of _____, 202__.

KITCHENS REAL ESTATE FAMILY PARTNERSHIP, LTD.

By: Morris William Kitchens, Trustee By: Vergie F. Kitchens, Trustee

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Morris William Kitchens, Trustee of Kitchens 1999 Management Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Vergie F. Kitchens, Trustee of Kitchens 1999 Management Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TOMBALL RENTAL in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat

this ____ day of _____, 202__.

By: Craig Meyers
Community Development Director

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Steven L. Crews
Texas Registration Number 4141

Metes and Bounds

Being a 1.2800 acre tract of land situated in the C. N. Pillot Survey, Abstract Number 632, in Harris County, Texas, and being the same tract of land called 1.2618 acres in deed recorded in Clerk's File Number RP-2022-481318 of the Real Property Records of Harris County, Texas; said 1.2800 acres being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204 (NAD83) GEOID 03;

BEGINNING at a 5/8 inch iron rod, found for the East corner of the herein described tract, common with the North corner of a called 1.0127 acres as described in deed recorded in Clerk's File Number G716425 of said Real Property Records, same being in the Southwest right-of-way line of State Highway 249 Business, 180 feet wide, and proceeding:

THENCE S 62°28'16" W, along the upper Southeast line of the herein described tract, common with the Northwest line of said 1.0127 acres, a distance of 212.55 feet, to an iron rod with survey cap, set for an interior corner of the herein described tract, common with the West corner of the 1.0127 acres;

THENCE S 26°54'23" E, along an interior line of the herein described tract, common with the Southwest line of the 1.0127 acres, a distance of 16.28 feet, to a 5/8 inch iron rod, found for corner of the herein described tract, common with the North corner of Lot 1 in Block 1 of REPLAT OF THE POINT, a subdivision according to the map or plat thereof recorded in Film Code Number 664058, of the Map Records of Harris County, Texas;

THENCE S 61°13'09" W, along the lower Southeast line of the herein described tract, common with a Northwest line of said Lot 1, a distance of 180.56 feet, to an iron rod with survey cap, found for the South corner of the herein described tract, common with the Northwest corner of said Lot 1, same being in the East line of a called 39.1997 acres as described in deed recorded in Clerk's File Number 20070735680 of said Real Property Records;

THENCE N 03°02'00" W, along the West line of the herein described tract, common with the East line of said 39.1997 acres, a distance of 187.29 feet, to an iron rod with survey cap, found for the Northwest corner of the herein described tract, common with the Southwest corner of Lot 1 in Block 1 of TOMBALL R 135, a subdivision according to the map or plat thereof recorded in Film Code Number 639297, of said Map Records;

THENCE N 62°28'01" E, along the Northwest line of the herein described tract, common with the Southeast line of said Lot 1 in Block 1 of TOMBALL R 135, a distance of 315.67 feet, to a 5/8 inch iron rod, found for the North corner of the herein described tract, common with the East corner of said Lot 1 in Block 1 of TOMBALL R 135, same being in the Southwest right-of-way line of State Highway 249 Business;

THENCE S 27°29'47" E, along the Northeast line of the herein described tract, common with the Southwest right-of-way line of State Highway 249 Business, a distance of 150.24 feet, back to the POINT OF BEGINNING and containing 1.2800 acres (55,758.61 square feet) of land.

Harris County Clerk Certificate of Filing:

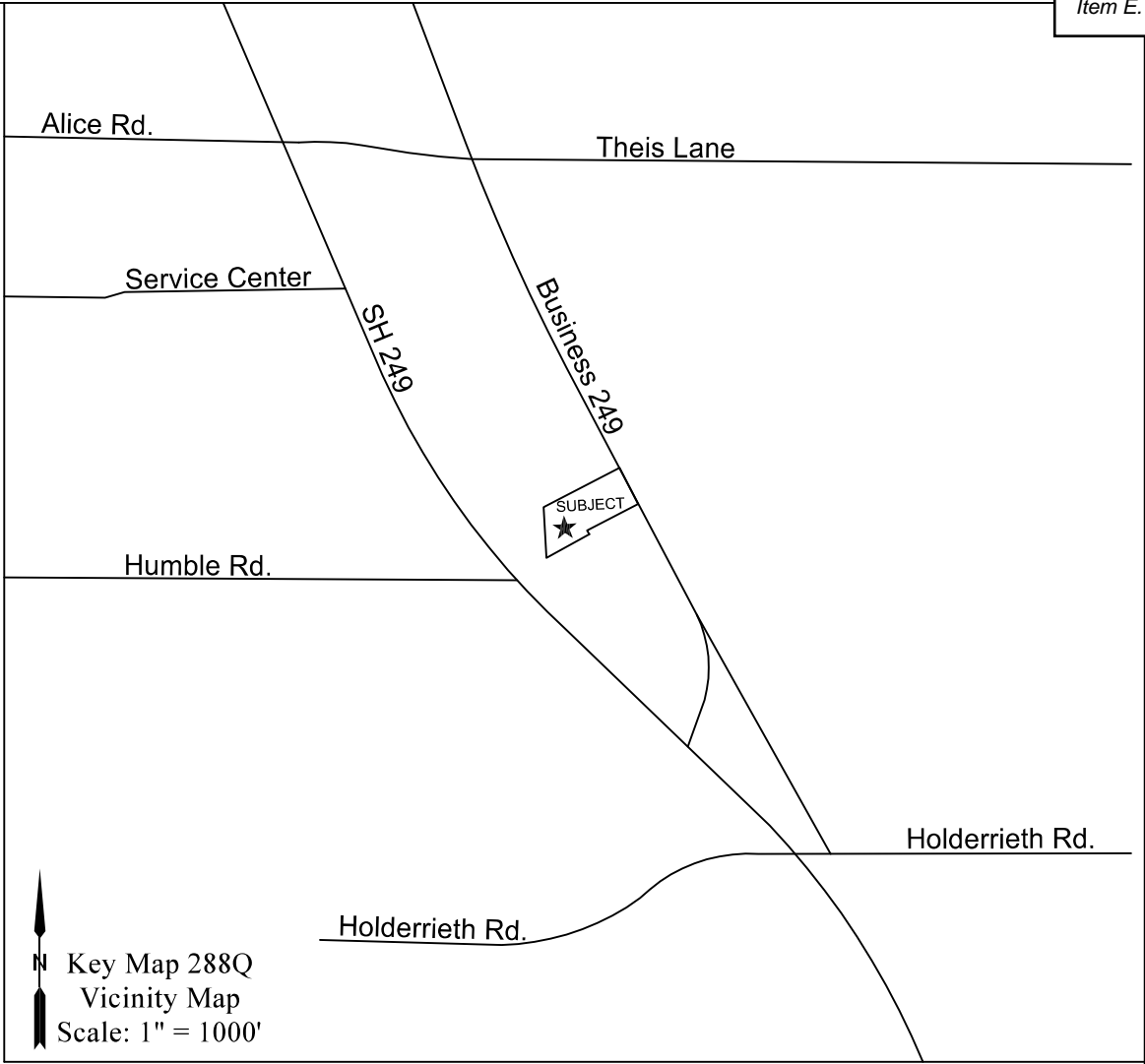
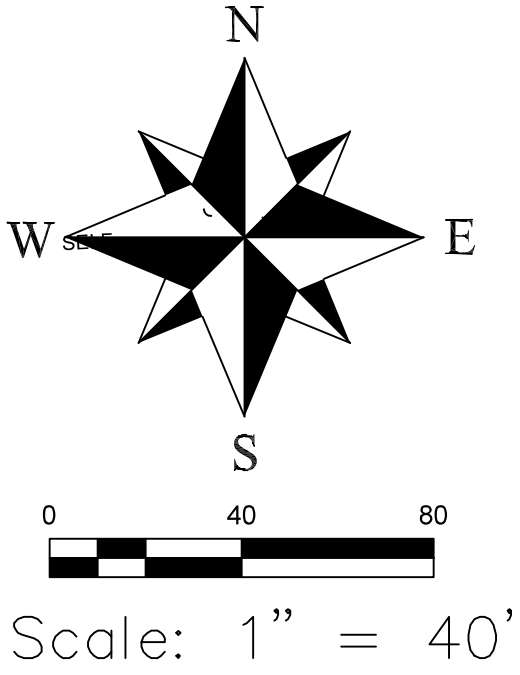
I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 202__, at ____ o'clock __ M., and duly recorded on _____, 202__, at ____ o'clock __ M., and at Film Code Number _____ of the Map Records of Harris County for said County.

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: Deputy

LINE	BEARING	DISTANCE
L1	S 26°54'23" E	16.28'



Notes:
Flood Information:
According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by 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.
6. Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7.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 0.999942210501.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

TOMBALL RENTAL

Being a 1.2800 acre (55,758.61 sq. ft.) tract of land situated in the C. N. Pillot Survey, Abstract Number 632, in the City of Tomball, Harris County, Texas,

1 Lot, 1 Block

May 2025
Sheet 1 of 1
25-0098

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

Owners:
Kitchens Real Estate Family Partnership, Ltd.
23015 Kobs Road
Tomball, Texas 77377

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 9, 2025

Topic:

Minor Plat of **Maberry Tract**: A replat of Lots 29 & 30 in Block 77 of the Revised Map of Tomball, an addition in Harris County, Texas, and containing 0.1607 acres, (7000.00 Sq. Ft.), in the City of Tomball, Harris County, Texas., Harris County, Texas. Said Block 77, lying in the William Hurd Survey (A-371).

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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: Maberry Tract

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: July 14, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS
COUNTY OF HARRIS

We, William David Maberry and Dianne Elizabeth Maberry, Co-Trustees of the Maberry Family Trust, hereinafter referred to as owners of the 0.1607 acre tract described in the above and foregoing plat of "MABERRY TRACT", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind ourselves and our heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, owners do hereby dedicate to the public a strip of land 25 feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS our hand, this ____ day of _____, 2025.

William David Maberry
Co-Trustee

Dianne Elizabeth Maberry
Co-Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William and Dianne Maberry, 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, and in the capacity therein and herein stated, and as the act and deed of said owners.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

Notary Public in and for the State of Texas

My Commission expires on the ____ day of _____, 20__.

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, and other points of reference have been marked with iron rods or pipes having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767



This is to certify that the Planning & Zoning Commission of the City of Tomball has approved this subdivision and plat of "MABERRY TRACT", in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this ____ day of _____, 2025.

Craig Meyers
Director of Community Development

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

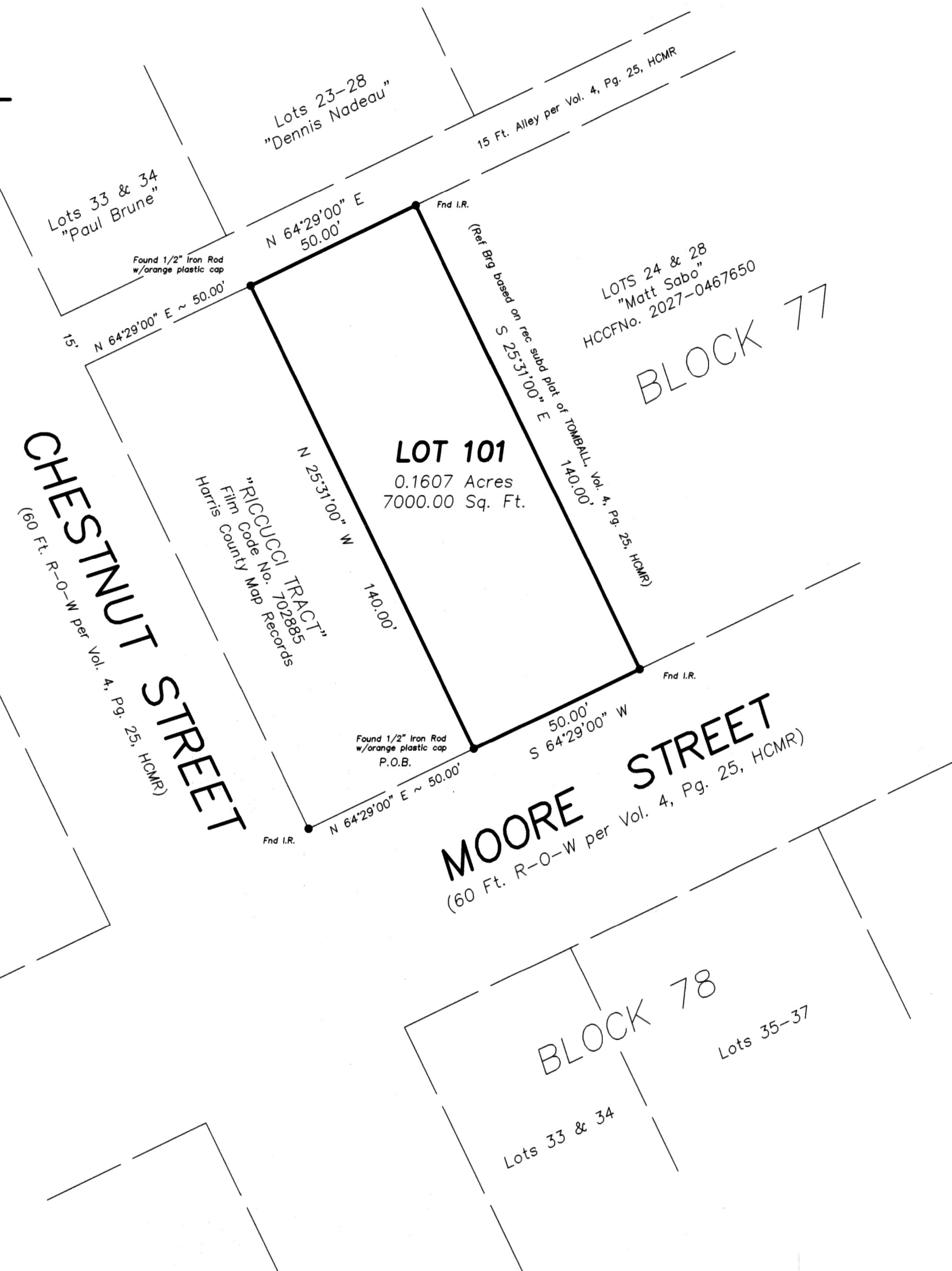
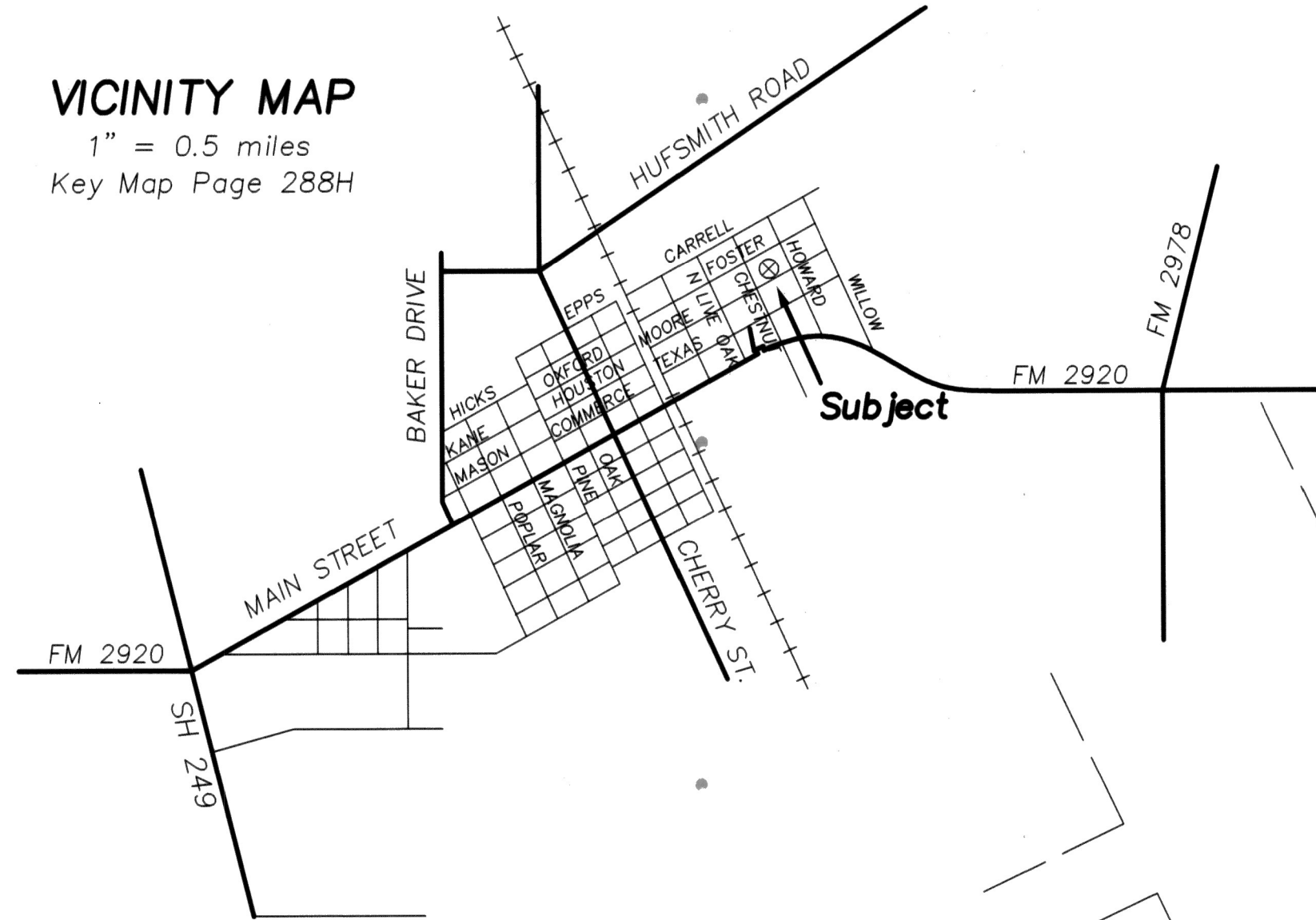
WITNESS MY HAND AND SEAL OF OFFICE AT HARRIS COUNTY, TEXAS, THE DATE AND DATE LAST ABOVE WRITTEN.
Teneshia Hudspeth
Clerk of the County Court
Harris County, Texas

Deputy

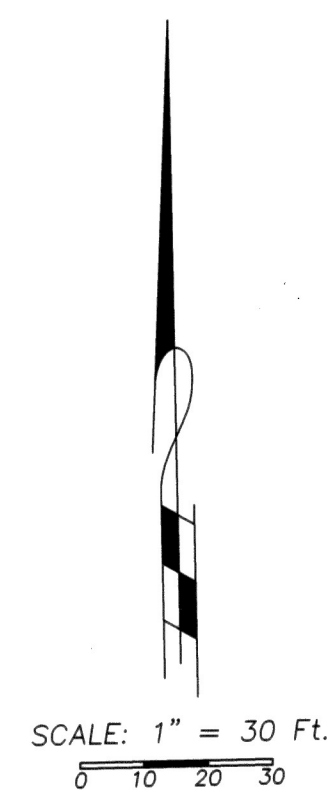
FLOOD INFORMATION: According to FEMA Firm Panel No. 48201C0230 L (Dated June 18, 2007), this property is in Zone "X" and not in the 0.2% Annual Chance Flood Plain.

VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



- Note #1 All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- Note #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Note #3 No building or structure shall be constructed across any pipelines building lines, and/or easements. Building setback lines will be required, adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- NOTE #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
- NOTE #5: A ten-foot-wide City of Tomball utility easement is hereby dedicated by this plat and centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
- NOTE #6: Zoning has been adopted by the City of Tomball. The property owner is advised to reference said ordinance for land uses and property development standards.



OWNERS:

William Maberry & Dianne Maberry
405 N. Chestnut St., Unit B
Tomball, TX 77375
Ph: 512.971.6439

PREPARED BY:

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

DATE: May 3, 2025

MABERRY TRACT

A replat of Lots 29 & 30 in Block 77 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, and containing 0.1607 acres
(7000.00 Sq. Ft.) in the City of Tomball, Harris County, Texas.
Said Block 77 lying in the William Hurd Survey (A-371).
The purpose of this replat is to combine the two lots into one.

Containing: 1 Lot / 1 Block

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: April 14, 2025

Topic:

Minor Plat of **Ameen Acres**: A subdivision of 7.1292 Acres, (310,548.26 Square Feet), of land situated in the Jessee Pruett Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 163, 167, & 171, five acre tracts Tomball Townsite, according to the map or plat thereof recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Staff Approved (For informational purposes only).

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: Ameen Acres

Plat Type: Minor

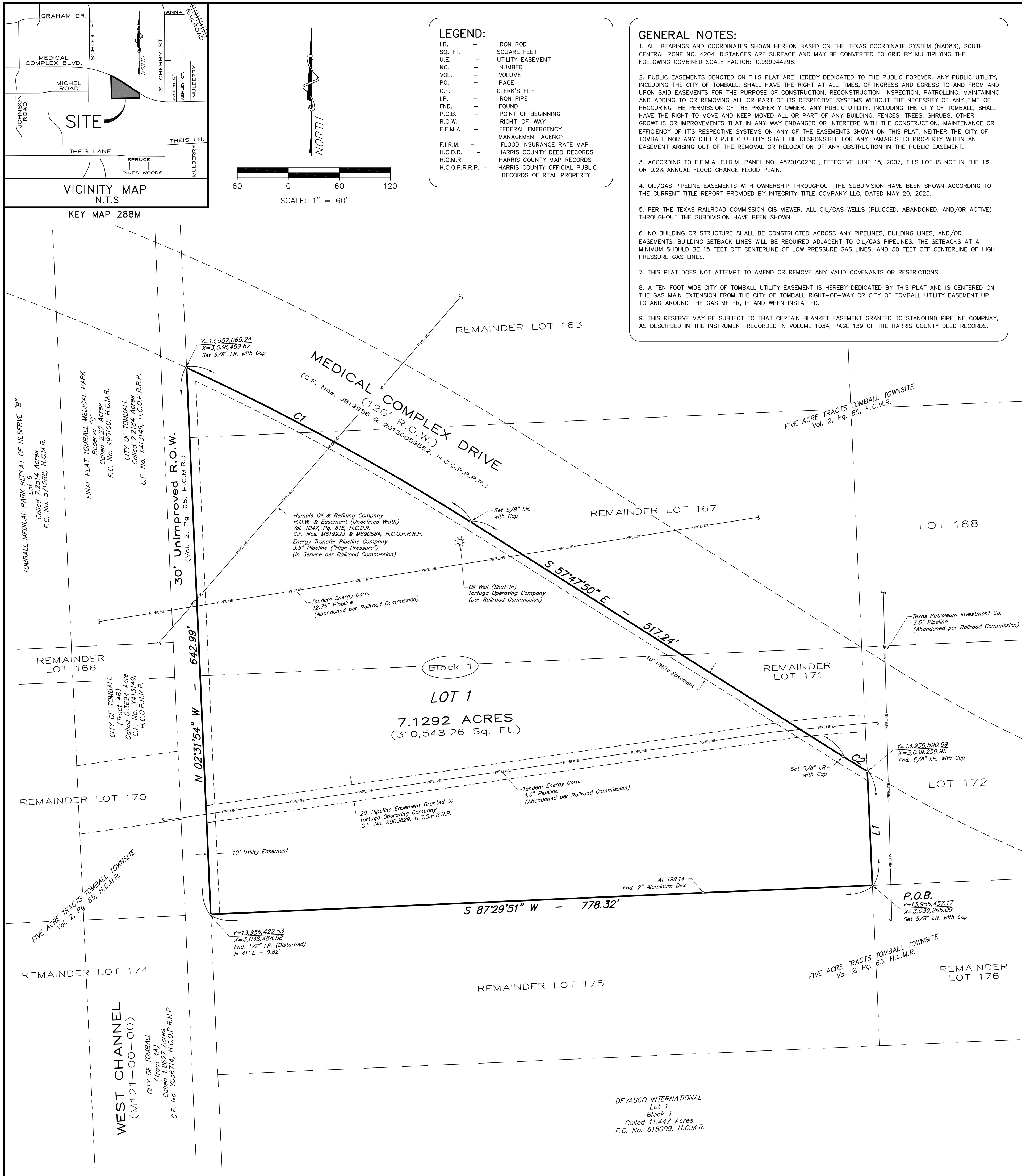
Construction Drawings for Public Facilities required? Yes ☐ No ☒ N/A ☐

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: July 14, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.



STATE OF TEXAS

COUNTY OF HARRIS

I, JACQUELYN D. MARSHALL, owner hereinafter referred to as Owners (whether one or more) of the 7.1292 acre tract described in the above and foregoing plat of AMEEN ACRES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 fifteen feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

Witness my hand in the City of Tomball, Texas, this _____ day of _____, 2025.

By: _____
Jacquelyn D. Marshall, Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jacquelyn D. Marshall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

LINE TABLE

NO.	BEARING	DIST.
L1	S 02°35'07" E	134.16'

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	2,940.00'	007°24'34"	380.20'	S 61°30'07" E - 379.93'
C2	1,560.00'	001°13'22"	33.29'	S 58°24'31" E - 33.29'

FIELD NOTES:

All that certain 7.1292 acres of land situated in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, being the residue of that certain called 15.541 acres of land conveyed to Genye Allen and Jacquelyn D. Marshall, as described in the deed recorded under Clerk's File No. P124644 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being out of Lots 163, 167 and 171, FIVE ACRES TRACTS TOMBALL TOWNSITE, according to the map or plat thereof as recorded in Volume 2, Page 65 of the Harris County Map Records, said 7.1292 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap set at the common southeast corner of said Lot 171 and the herein described tract of land, same being the southwest corner of Lot 172, the northeast corner of 175 and the northwest corner of Lot 176, FIVE ACRES TRACTS TOMBALL TOWNSITE;

THENCE South 87 deg. 29 min. 51 sec. West (called North 89 deg. 52 min. 59 sec. West), along and with the south line of Lot 171, same being the north line of said Lot 175, a distance of 778.32 feet to a point situated in the east line of an unimproved right-of-way (30 feet wide according to FIVE ACRES TRACTS TOMBALL TOWNSITE) at the common southwest corner of Lot 171 and the herein described tract of land, same being the northwest corner of Lot 175, from which a found 1/2 inch iron pipe (disturbed) bears witness North 41 deg. East, a distance of 0.82 feet;

THENCE North 02 deg. 31 min. 54 sec. West (called North 00 deg. 05 min. 16 sec. East), along said east line of the unimproved right-of-way, same being the west line of Lot 171 and said Lots 167 and 163, a distance of 642.99 feet to a 5/8 inch iron rod with cap set at the intersection of the east line of the unimproved right-of-way with the southwest right-of-way line of Medical Complex Drive (120 feet wide according to Clerk's File Nos. J819958 & 20130059562, both of the H.C.O.P.R.R.P.), said 5/8 inch iron rod with cap marking the northwest corner of the herein described tract of land;

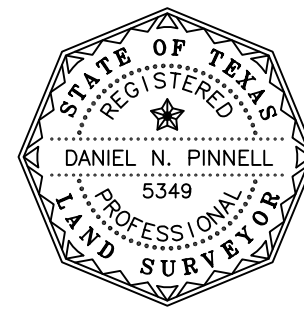
THENCE in a southeasterly direction, over and across Lots 163 and 167, along and with said southwest right-of-way line of Medical Complex Drive, along the arc of a curve to the right subtending a central angle of 07 deg. 24 min. 34 sec., having a radius of 1,560.00 feet, an arc length of 33.29 feet, a chord bearing of South 58 deg. 24 min. 31 sec. East, and a chord distance of 33.29 feet to a 5/8 inch iron rod with cap found at the northeast corner of the herein described tract of land;

THENCE South 57 deg. 47 min. 50 sec. East, continuing over and across Lots 167 and 171, with the southwest right-of-way line of Medical Complex Drive, a distance of 517.24 feet to a 5/8 inch iron rod with cap set at the point of curvature of a curve to the left;

THENCE in a southeasterly direction, continuing over and across Lot 171, with the southwest right-of-way line of Medical Complex Drive, along the arc of said curve to the left subtending a central angle of 01 deg. 13 min. 22 sec., having a radius of 1,560.00 feet, an arc length of 33.29 feet, a chord bearing of South 58 deg. 24 min. 31 sec. East, and a chord distance of 33.29 feet to a 5/8 inch iron rod with cap found at the northeast corner of the herein described tract of land, and being situated in the east line of Lot 171, same being the west line of said Lot 172;

THENCE South 02 deg. 35 min. 07 sec. East (called South 00 deg. 02 min. 03 sec. West), departing the southwest right-of-way line of Medical Complex Drive, along and with said east line of Lot 171 and said west line of Lot 172, a distance of 134.16 feet to the POINT OF BEGINNING and containing within these metes and bounds 7.1292 acres (310,548 square feet) of land.

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



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of AMEEN ACRES in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and

authorized the recording of this plat this _____ day of _____, 2025.

By: _____
Craig Meyers
Director of Community Development

I, Tenneshia 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 _____, 2025, at _____ o'clock ____ M., and duly recorded on

_____, 2025, at _____ o'clock ____ M., and at Film Code

Number _____ of the Map Records of Harris County for said county.

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

Tenneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

AMEEN ACRES

A SUBDIVISION OF 7.1292 ACRES (310,548.26 SQUARE FEET) OF LAND, SITUATED IN THE JESSE PRUETT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS.

BEING A PARTIAL REPLAT OF LOTS 163, 167 & 171, FIVE ACRES TRACTS TOMBALL TOWNSITE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 1 LOT.

1 BLOCK

1 LOT

OWNERS:
JACQUELYN D. MARSHALL
16007 STABLEPOINT LANE
CYPRESS, TEXAS 77429
281-610-6824

CONSULTANT:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

DATE: JUNE, 2025

SCALE: 1" = 60'

PROJECT NO. 25-114

Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 14, 2025

Topic:

Consideration to approve Final Plat of **Joan Hunter Ministries:** Being a replat of Lots 214 and 218 of Tomball Outlots, being 13.3648 acres, (582,171 Sq. Ft.), out of the Jesse Pruitt Survey, Abstract No. 629 in the City of Tomball, 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: Joan Hunter Ministries

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: July 14, 2025

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 and Engineering Division approves this Plat with the following conditions.

- All reference to South Cherry Road shall be revised to Langston Court
- 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. sanitary sewer and water main extensions to serve all lots within the subdivision).
- 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 the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

DEDICATION STATEMENT(S):

I, JOAN HUNTER, PRESIDENT OF HEARTS 4 HIM, INC., OWNER, IN THIS SECTION AFTER REFERRED TO AS OWNER OF THE 13.3648-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF JOAN HUNTER MINISTRIES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMNTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A. E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WITH.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGeways 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.



CERTIFICATE OF SURVEYOR:

I, DAVID W. DYE III, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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.

THIS _____ DAY OF _____, 2025.

DAVID W. DYE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4734

CERTIFICATE FOR THE PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF JOAN HUNTER MINISTRIES 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 _____, 2025.

BY: _____
SIGNATURE (PRINT)
RICHARD ANDERSON (CHAIR)

CERTIFICATE FOR COUNTY CLERK:

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK ____ M., AND IN FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY (PRINT)

OWNER(S)' ACKNOWLEDGEMENT:

IN TESTIMONY WHEREOF, HEARTS 4 HIM, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOAN HUNTER, ITS PRESIDENT, THEREUNTO ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), _____ (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2025.

BY: HEARTS 4 HIM, INC., A TEXAS CORPORATION

BY: _____
JOAN HUNTER

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTIL ITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L, EFFECTIVE DATE JUNE 18, 2007, THIS PROPERTY IS IN ZONE "X" AND IS NOT WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN, BASED ON THE OWNER'S TITLE SEARCH AND TEXAS 811 LOCATE SERVICE.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN, BASED ON THE OWNER'S TITLE SEARCH AND TEXAS 811 LOCATE SERVICE.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- CENTERPOINT ENERGY HOUSTON (CNP); A MINIMUM OF 14' UTILITY EASEMENTS SHOULD BE USED FOR ANY DRY UTILITIES, EXCLUSIVE TO CNP FACILITIES AND SHARED. UTILITY EASEMENTS SHOULD NOT PROTRUDE OR SURPASS BUILDING LINES EXCEPT WHEN A BUILDING LINE IS THE CITY/COUNTY REQUIREMENT FOR A ROADWAY. THIS IS USUALLY AT THE REAR LOT LINE. FOR FRONT LOT LINES, CNP WOULD PREFER THE UTILITY EASEMENT BE INSIDE THE BUILDING LINE.
- THE 20' AERIAL POWERLINE EASEMENT AND 10' POWERLINE EASEMENT RECORDED IN VOLUME 7127, PAGE 108, DEED RECORDS, HARRIS COUNTY, TEXAS, DOES NOT APPLY TO THIS TRACT AND IS HEREBY ABANDONED, AS THE EASEMENT WAS FOR AN ONSITE SERVICE THAT HAS BEEN ABANDONED AND THE ELECTRIC LINE AND POLES IT COVERED HAVE BEEN REMOVED.
- IN ACCORDANCE WITH CLAUSE #5 IN THE DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO TOMBALL COWBOY CHURCH, DATED DECEMBER 8, 1995, AND RECORDED IN DOCUMENT NUMBER R704344, OFFICIAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, WHICH STATES "IN THE EVENT ALL OF THE PIPELINES WITHIN EITHER OF SAID EASEMENTS RESERVED HEREIN ARE ABANDONED OR CEASE TO OPERATE FOR A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS, SAID EASEMENTS SHALL CEASE AND TERMINATE, AND THE RIGHTS RESERVED HEREIN SHALL REVERT AUTOMATICALLY TO GRANTEE, ITS SUCCESSORS AND ASSIGNS"; IT IS THE PROFESSIONAL OPINION OF THE UNDERSIGNED THAT THE SAID 30' PIPELINE EASEMENT HAS CEASED AND TERMINATED AND ITS RIGHTS REVERTED AUTOMATICALLY BACK TO THE TRACT, AS THE PROFESSED OWNER OF EXXON'S MINERAL AND EASEMENT RIGHTS IS TORTUGA, WHO, OVER THE PAST FOUR (4) MONTHS, HAS NOT CONFIRMED THE EXISTENCE OF THE PIPELINE, HAS NOT LOCATED THE PIPELINE IN THE FIELD, HAS PROVIDED DOCUMENTED EVIDENCE THAT THE PIPELINE DOES NOT EXIST VIA THEIR COMPANY FACILITY MAP, HAS NOT PROVIDED DOCUMENTATION OF THE PIPELINE'S CONTINUOUS OPERATION SINCE DECEMBER 8, 1995, AND TEXAS 811'S LOCATE SERVICE DID NOT LOCATE A PIPELINE IN THE SAID EASEMENT.

METES AND BOUNDS DESCRIPTION

BEING A 13.3648-ACRE TRACT (DEED: 13.386-ACRE), SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS, AND BEING OUT OF A PORTION OF OUTLOTS 214-218 ACCORDING TO THE PLAT OF FIVE ACRE TRACTS TOM BALL TOWNSITE RECORDED IN VOLUME 2, PAGE 65, MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 13.386-ACRE TRACT CONVEYED TO THE OWNER IN THE DEED RECORDED IN CLERK FILE NUMBER (CFN) 20130151271, OFFICIAL PUBLIC RECORDS (OPR), HARRIS COUNTY, TEXAS, SAID 13.3648-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

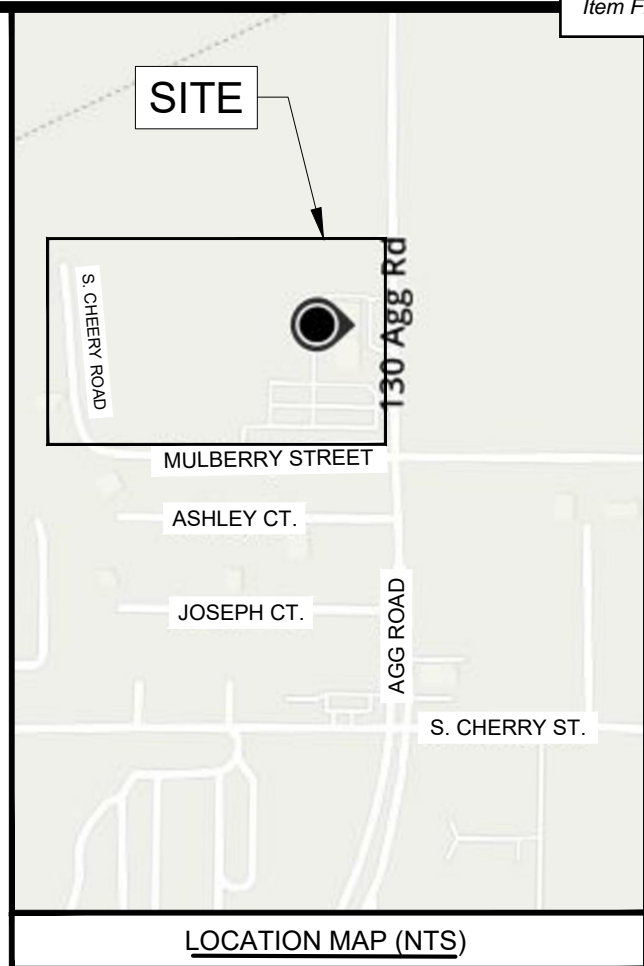
BEGINNING AT A 3/4" IRON ROD SET (WITH A CAP STAMPED 'DYE DVPT RPLS 4734) FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) OF AGG ROAD (80 FEET WIDE) WITH THE EAST R.O.W. OF MULBERRY STREET (VARIABLE WIDTH R.O.W., 60' MINIMUM) FOR THE SOUTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 02°24'15"W, WITH THE SAID EAST R.O.W. LINE, 939.09 FEET TO A 3/4" IRON ROD SET (WITH A CAP STAMPED 'DYE DVPT RPLS 4734) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF A 0.7500-ACRE TRACT RECORDED IN CFN 522-27-1194 (TRACT I), OPR,

THENCE: N 87°21'51"E, WITH THE SOUTH LINE OF THE SAID 0.7500-ACRE TRACT, THEN THE SOUTH LINE OF A 0.517-ACRE TRACT (TRACT II) RECORDED IN CFN 522-27-1194 OPR, THEN THE SOUTH LINE OF A 1.311-ACRE TRACT RECORDED IN CFN RP-2019-287335, OPR FOR A TOTAL DISTANCE OF 561.58 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER OF THE SAID 1.311-ACRE TRACT, THE SOUTHWEST CORNER OF A 4.29-ACRE TRACT RECORDED IN CFN RP-2022-254923, OPR, AND THE NORTH-WEST CORNER OF A 11.515-ACRE TRACT RECORDED IN CFN W675112, OPR;

THENCE: S 09°24'08"E, WITH THE WEST LINE OF THE SAID 11.515-ACRE TRACT, 947.77 FEET TO A 1/2" IRON ROD FOUND IN THE SAID NORTH R.O.W. LINE OF AGG ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE SAID 11.515-ACRE TRACT,

THENCE: S 87°32'28"W, WITH THE SAID NORTH R.O.W. LINE, 677.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.3648 ACRES OF LAND.

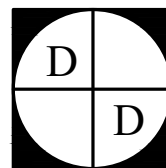
JOAN HUNTER
MINISTRIES

BEING A REPLAT OF LOTS 214 TO 218 OF TOMBALL OUTLOTS, BEING 13.3648 ACRES (582,171 SF) OUT OF THE JESSE PRUIT SURVEY, ABSTRACT NO. 629 IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

1 BLOCK 0 RESERVES 1 LOT

OWNER & DEVELOPER
JOAN HUNTER, PRESIDENT
HEARTS 4 HIM INC.
C/O JOAN HUNTER MINISTRIES
130 AGG ROAD
TOMBALL, TX 77375

JUNE, 2025



DYE DEVELOPMENT, INC.

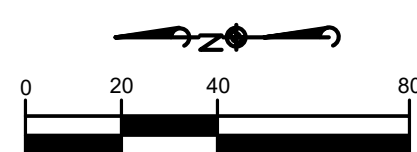
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193

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CONSTRUCTION PLAN REQUIRED

- COMMENT / CONDITION FOR APPROVAL: BE ADVISED: PRIOR TO THE FINAL APPROVAL AND RECORDING OF THE FINAL PLAT FOR THIS SUBDIVISION, 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).
- COMMENT / CONDITION FOR APPROVAL: -PRIOR TO THE RECORDING OF THE FINAL PLAT, ALL REQUIRED PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND/OR SUITABLE FINANCIAL GUARANTEE PROVIDED COVERING THE OVERALL COSTS OF REMAINING IMPROVEMENTS AS DEEMED ACCEPTABLE BY THE CITY ENGINEER.
- COMMENT: BE ADVISED: PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THIS SUBDIVISION, ALL PUBLIC INFRASTRUCTURE MUST (I.E. ROADS/UTILITY MAINS) MUST BE COMPLETED AND ACCEPTED BY THE CITY OF TOMBALL.

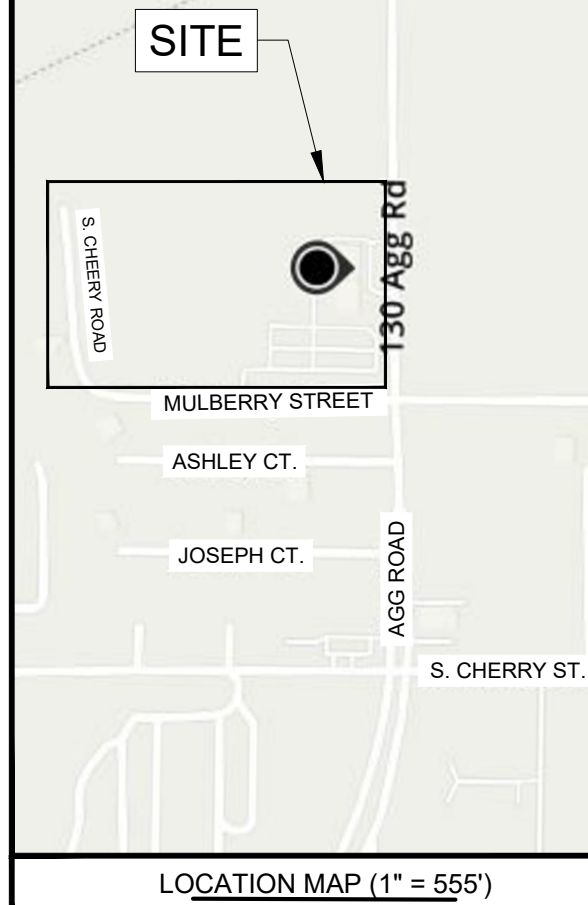
- EACH LOT WITHIN A SUBDIVISION MUST HAVE DIRECT ACCESS TO A GRAVITY SANITARY SEWER MAIN (NOT FORCE MAIN) IF ANY LOT WITHIN A SUBDIVISION IS LOCATED WITHIN 1,000 FEET OF THE NEAREST GRAVITY SANITARY SEWER MAIN (NOT FORCE MAIN).



SCALE: 1"= 40'

LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON ROD SET W/ DYE DVPT CAP
- OPR OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS
- M.R. MAP RECORDS, HARRIS COUNTY, TEXAS
- CFN CLERK FILE NUMBER
- DOC DOCUMENT
- SF SQUARE FEET
- VOL&PG VOLUME & PAGE
- R.O.W. RIGHT OF WAY
- NTS NOT TO SCALE
- CL CENTERLINE



LOCATION MAP (1" = 555')

AGG ROAD ASSOCIATES, LP
TRACT 2: 11.515 ACRE TRACT
CFN: W675112 OPR

LOT 1
BLOCK 1
12.6261 ACRES
(549,995 SF)

EXISTING EASEMENT CENTERLINE LINE TABLE		
Line #	Direction	Length
L1	N67° 21' 51"E	38.94'
L2	S1° 22' 49"E	939.38'
L3	S67° 32' 28"W	22.19'
L4	S67° 32' 28"W	8.89'
L5	S33° 41' 30"W	7.49'
L6	S33° 41' 30"W	10.86'
L7	S9° 03' 48"E	14.64'
L8	N33° 41' 30"E	16.49'

AGG ROAD ASSOCIATES, LP
REMAINDER OF
TRACT 1: 11.515 ACRE TRACT
CFN: W675112 OPR

PROPOSED EASEMENT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.87'	187.63'	9°25'41"	S74° 04' 03"W	30.84'
C2	46.01'	187.63'	14°02'58"	S62° 19' 43"W	45.89'
C3	12.00'	187.63'	3°39'40"	S53° 28' 20"W	11.99'
C4	26.36'	82.16'	18°22'53"	S32° 03' 30"W	26.25'
C5	22.83'	82.16'	15°55'28"	S14° 54' 19"W	22.76'

PROPOSED EASEMENT LINE TABLE		
Line #	Direction	Length
L9	N6° 24' 08"W	28.16'
L10	N6° 24' 08"W	25.85'
L11	S67° 21' 51"W	273.91'
L12	S67° 21' 51"W	29.50'
L13	S67° 21' 51"W	118.45'
L14	S78° 46' 53"W	22.30'
L15	S78° 46' 53"W	8.86'
L16	S37° 57' 27"E	30.05'
L17	N68° 45' 08"E	267.53'
L18	S20° 57' 27"E	30.38'
L19	S66° 45' 08"W	169.05'
L20	N39° 15' 56"E	27.92'
L21	S39° 15' 56"W	25.74'
L22	S66° 45' 08"W	24.39'
L23	N0° 19' 33"E	6.55'
L24	S66° 45' 08"W	556.57'

JOAN HUNTER MINISTRIES

BEING A REPLAT OF LOTS 214 TO 218 OF TOMBALL OUTLOTS, BEING
13.3648 ACRES (582,171 SF) OUT OF THE JESSE PRUIT SURVEY.
ABSTRACT NO. 629 IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS.

1 BLOCK 0 RESERVES 1 LOT

OWNER & DEVELOPER
JOAN HUNTER, PRESIDENT
HEARTS 4 HIM INC.
C/O JOAN HUNTER MINISTRIES
130 AGG ROAD
TOMBALL, TX 77375

JUNE, 2025

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
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Planning & Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 14, 2025

Topic:

Consideration to approve Preliminary Plat of **Pinevale**: Being 31.122 + acres of land out of the Chancey Goodrich Survey, A-311 & John Edwards Survey, A-20, City of Tomball, 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: Pinevale

Plat Type: Preliminary

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: July 14, 2025

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 and Engineering Division approves this Plat with the following conditions.

- A final subdivision plat shall be submitted to the City of Tomball for review.
- Prior to the approval and recording of the final subdivision plat, 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 the 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 the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

STATE OF TEXAS §
COUNTY OF HARRIS §

We, BEAZER HOMES, a Texas limited liability company acting by and through Greg Coleman, its Land Development Vice President, owner in this section after referred to as owners (whether one or more) of the 31.122 acre tract described in the above and foregoing plat of PINEVALE, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility 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, gulches, 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 drainageway shall hereby be restricted to keep such drainageways 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, the BEAZER HOMES, a Texas limited liability company has caused these presents to be signed by Greg Coleman, its Land Development Vice President, and its common seal hereunto affixed

this _____ day of _____, 20_____

BEAZER HOMES
a Texas limited liability company

By: _____
Greg Coleman
Land Development Vice President

STATE OF TEXAS §
COUNTY OF _____ Harris _____ §

Before me, the undersigned, personally appeared Greg Coleman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office

this _____ day of _____, 2025.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF HARRIS §

I, _____, am authorized for [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.

Name _____
Registered Professional Land Surveyor
No. _____

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of PINEVALE 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 _____, 2025.

Richard Anderson, Chair

Susan Harris, Vice Chair

Encumbrances Certificate (only on preliminary plats)

I, RIPLEY WOODARD, 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 BEAZER HOMES owns or has a legal interest in. [In those instances where the owner or subdivider owns or has a legal interest in any adjacent property, this paragraph must be modified to reflect the extent of such ownership and a boundary description of the land involved must be provided.]

NOTE:

A RESTRICTED RESERVE "A"
DRAINAGE/DETENTION
±8.1556 ACRE

B RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±15.769 ACRE

C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±2.3652 ACRE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TOMBALL SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE TOMBALL PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN OR OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

METES AND BOUNDS DESCRIPTION

A 31.122 acre, or 1,344.695 square feet more or less, tract of land, being all of a 31.122 acre tract of land conveyed to BEAZER HOMES TEXAS, LP as described in a deed recorded in Harris County Clerk's File No. RP-2024-310784, of Harris County, Texas, situated in the Chancy Goodrich Survey, Abstract Number 311 and John H. Edward Survey, Abstract 20, in the City of Tomball, Harris County, Texas. Said 31.122 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00:
BEGINNING At a 5/8 inch iron rod with cap stamped "TONY" found for the northeast corner of said 31.122 acre tract, on the south line of One Country of Tomball, Section Two, Reserve "A" Replat as recorded under Film Code Number 671096 of the Harris County Map Records, and on the west right-of-way line of Tomball Cemetery Road 160 foot wide as recorded under Volume 582, Page 367 of the Harris County Deed Records;
THENCE S 03°19'11" E, along said west right-of-way line and departing said south line, a distance of 681.49 feet to 5/8 inch iron rod with cap stamped "TONY" found for a southeast corner of herein described tract and on the north line, also the northeast corner of Sitemag at Tomball Final Plat recorded under Film Code Number 700317 of the Harris County Map Records;
THENCE S 86°39'32" W, along and with the common line between said north line and south line of said 31.122 acres, passing at a distance of 1,358.48 feet the northwest corner of said Sitemag at Tomball Final Plat and the northeast corner of called 2.952 acres described in a deed to City of Tomball recorded under Harris County Clerk's File Number 20090443955, and along the north line of said 2.952 acres, for a total distance of 1,988.49 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract and on the east line of called 121 acre tract as recorded under Volume 3948, Page 260 of the Harris County Deed Records and the northwest corner of said 2.952 acres;
THENCE N 03°00'51" W, departing said north line and along said east line, a distance of 683.31 feet to a 5/8 inch iron rod found for the southwest corner of Pine Country of Tomball, Section Two recorded under Film Code Number 628282 of the Harris County Map Records;

THENCE N 86°42'40" E, along and with said south line, passing at a distance of 1544.76 feet for the southwest corner of said Pine Country of Tomball, section Two, Reserve "A" Replat and along the south line of said Pine Country of Tomball, section Two, Reserve "A" Replat a total distance of 1,984.85 feet to the POINT OF BEGINNING, and containing 31.122 acres in the City of Tomball, Harris County, Texas.

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 1			
LOT 1	9,138.49	76'	125'
LOT 2	9,324.66	81'	132'
LOT 3	9,324.66	81'	125'
LOT 4	8,179.56	69'	125'
LOT 5	7,500.00	60'	125'
LOT 6	7,810.43	60'	128'
LOT 7	7,668.84	60'	125'
LOT 8	7,538.35	60'	125'
LOT 9	8,047.33	65'	125'
LOT 10	8,790.16	71'	125'
LOT 11	7,500.00	60'	125'
LOT 12	7,500.00	60'	125'
LOT 13	7,416.17	60'	125'
LOT 14	8,356.62	65'	119'
LOT 15	7,405.04	60'	125'
LOT 16	7,500.00	60'	125'
LOT 17	7,500.00	60'	125'
LOT 18	7,500.00	60'	125'
LOT 19	7,500.00	60'	125'
LOT 20	7,500.00	60'	125'
LOT 21	7,500.00	60'	125'
LOT 22	7,500.00	60'	125'
LOT 23	7,765.50	60'	120'
LOT 24	12,243.96	61'	131'
LOT 25	11,316.34	62'	120'
LOT 26	7,386.14	60'	125'

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 2			
LOT 1	7,421.17	60'	125'
LOT 2	7,405.50	60'	119'
LOT 3	12,000.48	61'	129'
LOT 4	11,975.21	61'	122'
LOT 5	7,614.93	60'	128'
LOT 6	7,681.69	60'	128'
LOT 7	7,678.42	60'	128'
LOT 8	7,675.15	60'	128'
LOT 9	7,671.87	60'	128'
LOT 10	7,669.58	60'	128'
LOT 11	7,662.18	60'	128'
LOT 12	7,645.86	60'	127'
LOT 13	7,616.72	60'	127'
LOT 14	7,582.12	60'	126'
LOT 15	7,543.16	60'	125'
LOT 16	7,506.52	60'	125'
LOT 17	7,505.92	60'	125'
LOT 18	7,474.23	60'	125'
LOT 19	7,685.72	60'	130'
LOT 20	7,500.00	60'	125'
LOT 21	7,726.50	60'	128'
LOT 22	7,607.86	60'	126'
LOT 23	7,840.47	60'	126'
LOT 24	8,400.27	60'	135'
LOT 25	8,467.91	60'	145'
LOT 26	6,977.93	61'	151'
LOT 27	12,482.62	107'	145'
LOT 28	8,420.01	64'	119'
LOT 29	8,948.56	71'	152'
LOT 30	9,236.72	65'	126'
LOT 31	6,753.96	62'	149'
LOT 32	8,779.68	60'	152'
LOT 33	9,038.96	66'	140'

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 3			
LOT 1	8,771.70	71'	125'
LOT 2	7,500.00	60'	125'
LOT 3	7,500.00	60'	125'
LOT 4	7,500.00	60'	125'
LOT 5	7,500.00	60'	125'
LOT 6	7,500.00	60'	125'
LOT 7	7,500.00	60'	125'
LOT 8	8,768.87	71'	125'
LOT 9	8,741.87	71'	125'
LOT 10	7,500.00	60'	125'
LOT 11	7,500.00	60'	125'
LOT 12	7,500.00	61'	125'
LOT 13	7,500.00	59'	125'
LOT 14	7,500.00	60'	125'
LOT 15	7,500.00	60'	125'
LOT 16	8,857.28	72'	125'

PERCENTAGE OF OPEN SPACE

OPEN SPACE		
TYPE	AC	% OF TOTAL AREA
L/O'S	3.91	12%
DRAINAGE	8.03	25%
DET./L/O'S		

A PRELIMINARY PLAT OF

PINEVALE
BEING 31.122± ACRES OF LAND
OUT OF THE
CHANCEY GOODRICH SURVEY, A-311 &
JOHN EDWARDS SURVEY, A-20
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

CONTAINING 75 LOTS (60' X 125' TYP.) AND THREE RESERVES IN THREE BLOCKS.

OWNER:
BEAZER HOMES
10235 W. LITTLE YORK ROAD
HOUSTON, TEXAS, 77040

PLANNER:

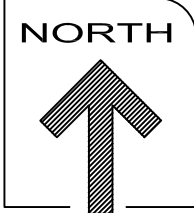
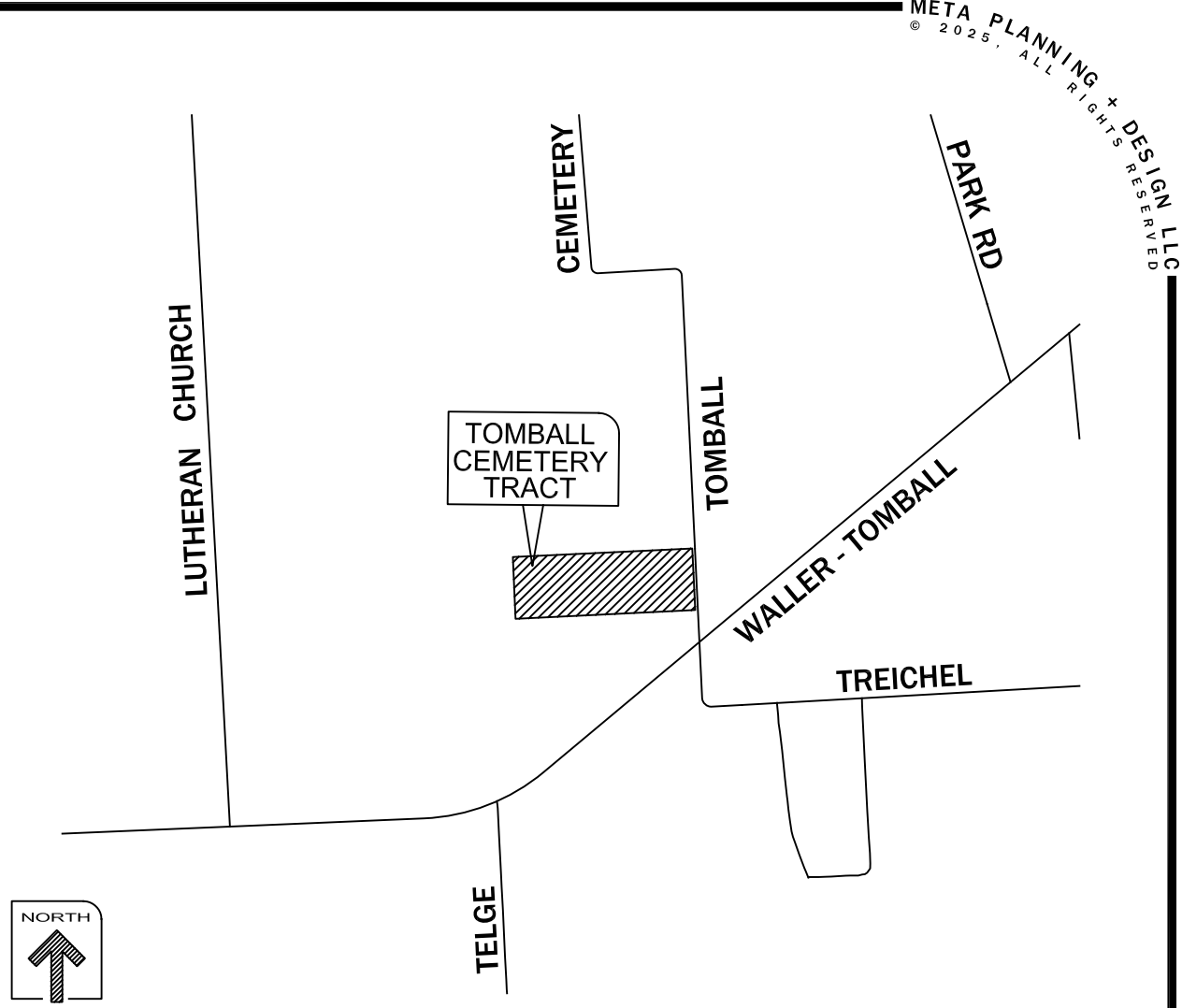
META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

JUNE 2, 2025

PAGE 1 OF 2

HOU-0402



- Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
- Subject to the Terms, Conditions, and Stipulations as set forth in the following documents; 2019-7817, E010306, N192738, 2019-166911, U523760, 2019-166910 of the Real Property Records of Harris County, Texas; Also Subject to the following which cannot be located or shown on the face of the plat: Vol. 932, Pg. 359; Vol. 1221, Pg. 22; E35887; E359206; S231246; U701457; X075312; Vol. 933, Pg. 231; Vol. 1034, Pg. 337; Vol. 7883, Pg. 150 (D047816); S551088; S551090; W325844; Vol. 222, Pg. 215; Vol. 223, Pg. 445; Vol. 225, Pg. 376; Vol. 231, Pg. 50; Vol. 1042, Pg. 608; Vol. 1107, Pg. 313; Vol. 1135, Pg. 500; Vol. 1137, Pg. 1; Vol. 2325, Pg. 30; Vol. 3445, Pg. 157; Vol. 218, Pg. 643; Vol. 224, Pg. 22; Vol. 231, Pg. 590; Vol. 224, Pg. 676; Vol. 227, Pg. 245; M185071; RP-23020-633401 of the Real Property Records of Harris County, Texas.

CONSTRUCTION PLAN REQUIRED:

-Be advised: Prior to the final approval and recording of the FINAL PLAT for this subdivision, 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 recording of the FINAL PLAT, all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee provided covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.

MAXINE INEZ MILMO, ET. AL
CALLED 122 ACRE TRACT
H.C.C.F. NO. N908353

INTERNATIONAL COMMERCIAL DEVELOPMENT
ENTERPRISE, LLC
CALLED 18,739 ACRES
RP-2017-242129

RESTRICTED RESERVE "A"
DRAINAGE/DETENTION
±8.1556 ACRE

SITEMAG RESIDENTIAL II, LP
RP-2023-60181
LOT 1
FINAL PLAT SITEMAG AT TOMBALL
F.C. NO. 700317 M.R.H.C.

TRACT 4
REPLAT NO. 2
PINE COUNTRY OF TOMBALL, SECTION
THREE
F.C. NO. 641167 M.R.H.C.

RESERVE "B"
2.2458 ACRE TRACT
SEC. 2 RESTRICTED TO
DRAINAGE/DETENTION
REPLAT OF PINE COUNTRY OF
TOMBALL, SEC. 2
F.C. NO. 628282
PINE COUNTRY OF TOMBALL HOA INC
H.C.A.D. NO. 1235990020023

PAUL E GALLAND &
STEPHANIE N GALLAND LOT
12
RP-2022-81984

KEITH ANTHONY SHAPIRO &
ASHLEY NICHOLE SHAPIRO
LOT 13
RP-2022-96570 D.R.H.C.

P.O.B.
X302481159
Y1398607277

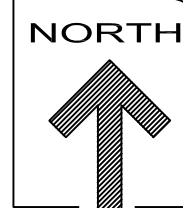
CITY OF TOMBALL
BURIED WATER LINE BELOW
281-290-1400

CITY OF TOMBALL
BURIED GAS LINE BELOW
281-290-1400

CITY OF TOMBALL
BURIED SEWER LINE BELOW
281-290-1400



Vicinity Map 1"= 2000'



LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 1			
LOT 1	9,138.49	76'	125'
LOT 2	9,324.66	81'	132'
LOT 3	9,324.66	81'	125'
LOT 4	8,179.56	69'	125'
LOT 5	7,500.00	60'	125'
LOT 6	7,612.43	60'	126'
LOT 7	7,668.84	60'	125'
LOT 8	7,538.35	60'	125'
LOT 9	8,047.33	65'	125'
LOT 10	8,790.15	71'	125'
LOT 11	7,500.00	60'	125'
LOT 12	7,500.00	60'	125'
LOT 13	7,435.17	60'	125'
LOT 14	8,356.62	65'	119'
LOT 15	7,405.04	60'	125'
LOT 16	7,500.00	60'	125'
LOT 17	7,500.00	60'	125'
LOT 18	7,500.00	60'	125'
LOT 19	7,500.00	60'	125'
LOT 20	7,500.00	60'	125'
LOT 21	7,500.00	60'	125'
LOT 22	7,500.00	60'	125'
LOT 23	7,765.50	60'	120'
LOT 24	12,243.96	61'	131'
LOT 25	11,316.34	62'	120'
LOT 26	7,386.14	60'	125'

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 2			
LOT 1	7,421.17	60'	125'
LOT 2	7,405.50	60'	119'
LOT 3	12,000.48	61'	129'
LOT 4	11,975.21	61'	122'
LOT 5	7,618.93	60'	128'
LOT 6	7,681.69	60'	128'
LOT 7	7,618.42	60'	128'
LOT 8	7,575.15	60'	128'
LOT 9	7,671.87	60'	128'
LOT 10	7,669.58	60'	128'
LOT 11	7,662.18	60'	128'
LOT 12	7,645.86	60'	127'
LOT 13	7,618.72	60'	127'
LOT 14	7,582.12	60'	126'
LOT 15	7,543.15	60'	125'
LOT 16	7,508.52	60'	125'
LOT 17	7,505.92	60'	125'
LOT 18	7,474.23	60'	125'
LOT 19	7,685.72	60'	130'
LOT 20	7,794.27	60'	130'
LOT 21	7,726.50	60'	128'
LOT 22	7,507.86	60'	126'
LOT 23	7,840.47	60'	126'
LOT 24	8,400.27	60'	135'
LOT 25	8,467.91	60'	145'
LOT 26	8,977.93	61'	151'
LOT 27	12,482.62	107'	145'
LOT 28	8,420.01	84'	119'
LOT 29	8,948.56	71'	152'
LOT 30	9,236.72	65'	126'
LOT 31	8,753.96	62'	149'
LOT 32	8,779.68	60'	152'
LOT 33	9,036.96	60'	140'

LOT NO.	LOT AREA SQ. FT.	LOT WIDTH	LOT DEPTH
BLOCK 3			
LOT 1	8,771.70	71'	125'
LOT 2	7,500.00	60'	125'
LOT 3	7,500.00	60'	125'
LOT 4	7,500.00	60'	125'
LOT 5	7,500.00	60'	125'
LOT 6	7,500.00	60'	125'
LOT 7	7,500.00	60'	125'
LOT 8	8,768.87	71'	125'
LOT 9	8,741.87	71'	125'
LOT 10	7,500.00	60'	125'
LOT 11	7,500.00	60'	125'
LOT 12	7,500.00	61'	125'
LOT 13	7,500.00	61'	125'
LOT 14	7,500.00	60'	125'
LOT 15	7,500.00	60'	125'
LOT 16	8,857.28	72'	125'

PERCENTAGE OF OPEN SPACE

OPEN SPACE		
TYPE	AC.	% OF TOTAL AREA
L/O/S	3.91	12%
DRAINAGE DET./L/O/S	8.03	25%

NOTE:

- A** RESTRICTED RESERVE "A"
DRAINAGE/DETENTION
±8.1556 ACRE
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±1.5769 ACRE
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±2.3652 ACRE

GENERAL NOTE:

- "BL" INDICATES BUILDING LINE.
- "UE" INDICATES UTILITY EASEMENT.
- "1' RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- LOTS BACKING OR SIDING TOMBALL CEMETERY ROAD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (INAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TOMBALL SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE TOMBALL PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN OR OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

PINEVALE

BEING 31.122± ACRES OF LAND

OUT OF THE
**CHANCEY GOODRICH SURVEY, A-311 &
JOHN EDWARDS SURVEY, A-20**
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

CONTAINING 75 LOTS (60' X 125' TYP.) AND
THREE RESERVES IN THREE BLOCKS.

OWNER:
BEAZER HOMES
10235 W. LITTLE YORK ROAD
HOUSTON, TEXAS, 77040

PLANNER:

META
PLANNING + DESIGN LLC

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

Planning and Zoning Commission

Agenda Item

Data Sheet

Item F.3

Meeting Date: July 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-07**: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City of Tomball's SF-20-E zoning district since the adoption of zoning in February 2008. The property is currently undeveloped except for one agricultural building. A recent rezoning in the area includes the property directly to the east that was successfully rezoned into the Light Industrial District in October 2024.

Origination: Paul and Brenda Mladenka

Recommendation:

The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on 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 the 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.

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)
JULY 14, 2025
&
CITY COUNCIL
JULY 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 21, 2025, 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 Z25-07: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-08: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Khorville Road, within the City of Tomball, Harris County, Texas.

Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, 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.

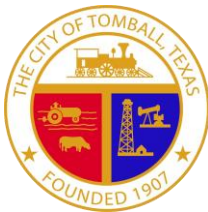
CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of July 2025 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 Z25-07

6/30/2025

The Planning & Zoning Commission will hold a public hearing on **July 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 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 the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **July 21, 2025 at 6:00 PM** in the 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 #: Z25-07

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:

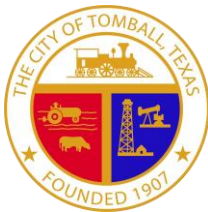
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____

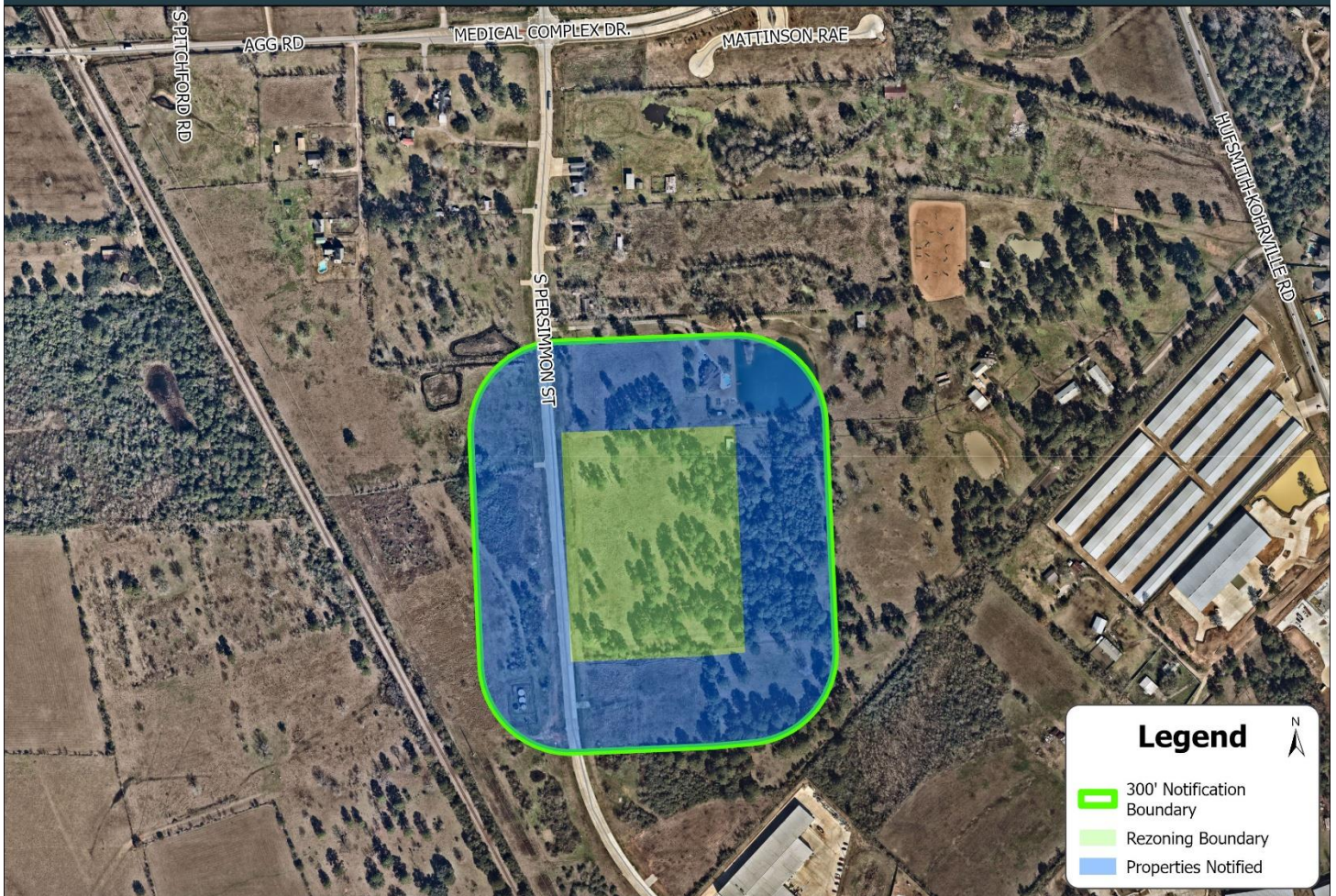


City of Tomball
Community Development Department

Z25-07



Notification Boundary



For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-07

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

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-07

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

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

CASE #: Z25-07

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

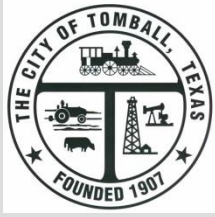
Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2025
City Council Public Hearing Date: July 21, 2025

Rezoning Case: Z25-07

Property Owner(s): Paul and Brenda Mladenka

Applicant(s): Paul and Brenda Mladenka

Legal Description: Approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots

Location: 1811 South Persimmon Street (Exhibit “A”)

Area: 9.565 acres

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

Present Zoning: Single-Family – 20 Estate Residential (SF-20-E) District (Exhibit “C”)

Request: Rezone from the Single-Family – 20 Estate Residential (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Single-Family – 20 Estate Residential (SF-20-E)	A single-family residence
South	Light Industrial (LI)	Undeveloped land
East	Light Industrial (LI)	A single-family residence
West	Single-Family – 20 Estate Residential (SF-20-E) and Light Industrial (LI)	Undeveloped land

BACKGROUND

The subject property has been within the City of Tomball’s SF-20-E zoning district since the adoption of zoning in February 2008. The property is currently undeveloped except for one agricultural building. A recent rezoning in the area includes the property directly to the east that was successfully rezoned into the Light Industrial District in October 2024.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial designation 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 administrative services, wholesaling, manufacturing (with no outdoor activity if located adjacent to residential uses), indoor warehouse, industrial business park, retail, office, manufacturing (with indoor or outdoor activity if located adjacent to higher-intensity commercial uses or where appropriate), and warehouse/ storage.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial designation: Light Industrial (LI), Commercial (C), and Office (O). The Comprehensive Plan also identifies the need to carefully design sites that are adjacent to residential zoning districts 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 has frontage on 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 the 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 June 30, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



Exhibit “B”
Future Land Use Plan

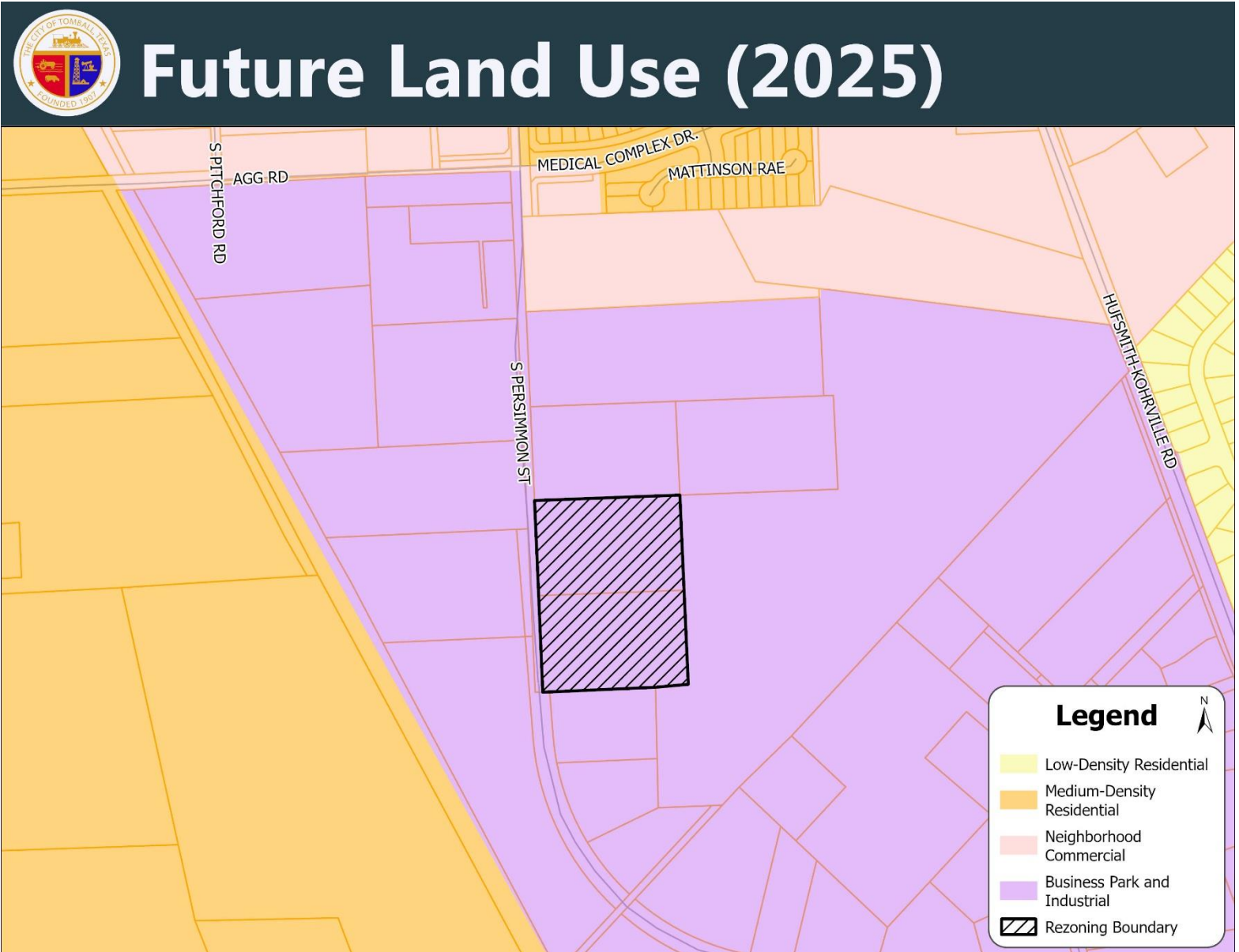


Exhibit "C" Zoning Map

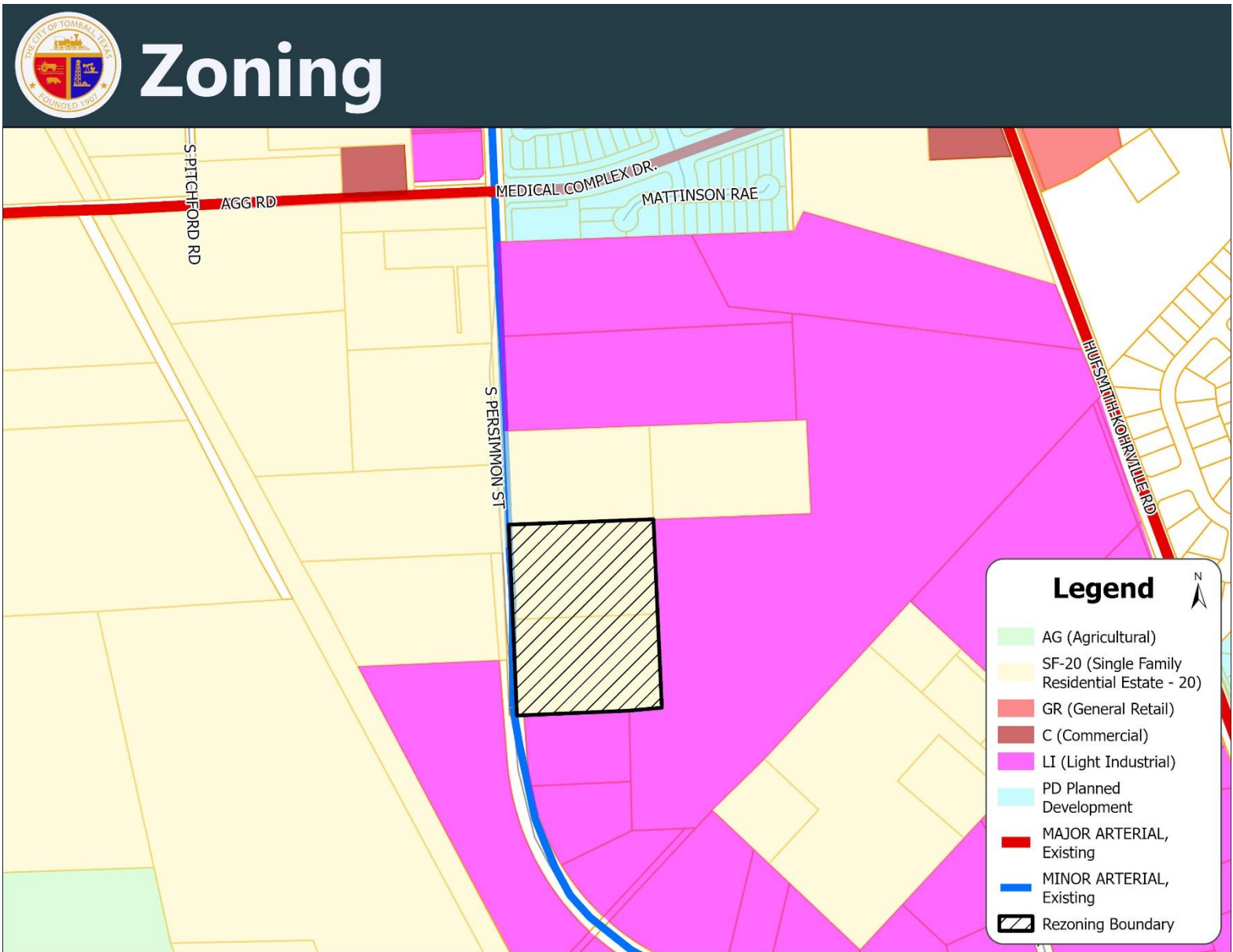


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 10/1/2022

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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/secure/send
USERNAME: tomballdd
PASSWORD: Tomball1

Applicant BRENDA PAUL MLADENKA Title: _____
Name: PAUL MLADENKA Title: _____
Mailing Address: 1631 S. PERSIMMON City: TOMBALL State: TX
Zip: 77375 Contact: _____
Phone: (713) 444 3030 Email: MLADENKA2002@OUTLOOK.COM

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

Engineer/Surveyor (if applicable)
Name: SEAN CONLEY Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: LIGHT INDUSTRIAL

Physical Location of Property: 1811 S. Persimmon St. Tomball TX
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 381 and all of Lot 378 of Tomball Outlets
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]


Current Zoning District: SE-20

Revised: 10/1/2022

Current Use of Property: AG USE
 Proposed Zoning District: LIGHT INDUSTRIAL
 Proposed Use of Property: LIGHT INDUSTRY
 HCAD Identification Number: 0352920000542 Acreage: ≈ 9.565 (see survey)
§ 33

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  9/23/24
 Signature of Applicant Date
 x Brenda Madenka 9/23/24
 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 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.

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.

April 21, 2025
Date: ~~Sept 26, 2024~~

To: Tomball City Council

From: Paul & Brenda Mladenka

1631 S. Persimmon St.

Subj: Application to Re-zone

Please let this letter serve to inform the city of Tomball of our intent to re-zone approximately ~~8.4~~ *9.565* acres of our land to "light industrial." The current designation is SF-20. Our intention is to sell the property to an "end-user" for the purpose of building three office/warehouse type structures, similar to those constructed in the business park just to the south of us.

Your consideration and prompt attention to this matter is appreciated.

Sincerely,

Paul & Brenda Mladenka

(713) 444 3030

**DESCRIPTION OF A 4.924 ACRE TRACT OF LAND
SITUATED IN THE
JESSE PRUETT SURVEY, ABSTRACT NO. 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS**

Being a 4.924 (214,479 square foot) tract of land situated in the Jesse Pruett Survey, Abstract 629, City of Tomball, Harris County, Texas, and being a portion of a called 5.00 acre tract of land conveyed in an instrument to Paul Mladenka and Brenda Mladenka recorded under Harris County Clerk's File Number (H.C.C.F. No.) Y200969, and being a portion of Lot 378 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 4.924 acre tract of land being more fully described by metes and bounds as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 1/2-inch iron rod found for the common corner of Lots 378, 379, 381 and 382 of said TOMBALL OUTLOTS, same being the northeast corner of a called 4.8373 acre tract described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. 20080184176, same being the southeast corner of the herein described tract of land;

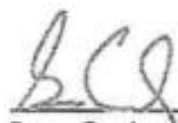
THENCE, S 87°35'32" W, a distance of 561.10 feet with the north line of said 4.8373 acre tract to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the southwest corner of the herein described tract of land, lying on the east right-of-way line of South Persimmon Street (80 feet wide) as shown per plat recorded under Volume 4, Page 75 of the H.C.M.R. and described per instrument recorded under H.C.C.F. No. RP-2020-127861;

THENCE, N 04°27'16" W, a distance of 377.90 feet with said east right-of-way line to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the northwest corner of the herein described tract of land, lying on the common line of Lots 374 and Lot 378 of said TOMBALL OUTLOTS;

THENCE, N 87°35'32" E, a distance of 574.73 feet with said common line to a 5/8-inch iron rod with cap stamped "BGE INC" found for the common corner of Lots 374, 375, 378 and 379 of said TOMBALL OUTLOTS, same being the northeast corner of the herein described tract of land;

THENCE, S 02°23'12" E, a distance of 377.66 feet with the common line of Lots 378 and 379 to the **POINT OF BEGINNING** and containing 4.924 acres or 214,479 square feet of land.

A survey plat of even date was prepared by the undersigned in conjunction with this metes and bounds description, dated March 08, 2024.



Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
Conleyland.com
TBPELS Firm No. 10194732





**DESCRIPTION OF A 4.641 ACRE TRACT OF LAND
SITUATED IN THE
JESSE PRUETT SURVEY, ABSTRACT NO. 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS**

Being a 4.641 (202,156 square foot) tract of land situated in the Jesse Pruett Survey, Abstract 629, City of Tomball, Harris County, Texas, and being a portion of a called 4.8373 acre tract of land described in an instrument to Paul Mladenka and Brenda Mladenka recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20080184176, and being a portion of Lot 381 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 4.641 acre tract of land being more fully described by metes and bounds as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 1/2-inch iron rod found for the common corner of Lots 378, 379, 381 and 382 of said TOMBALL OUTLOTS, same being the northeast corner of said 4.8373 acre tract and the herein described tract of land;

THENCE, S 02°23'12" E, a distance of 352.87 feet with the east line of said 4.8373 acre tract to a 1/2-inch iron rod with cap stamped "WESTAR" found for the southeast corner of said 4.8373 acre tract and the herein described tract of land;

THENCE, S 85°08'52" W, with the south line of said 4.8373 acre tract, at a distance of 122.88 feet passing a 1/2-inch iron rod found for corner of a called 56.8803 acre tract of land described in an instrument recorded under H.C.C.F. No. S954259, continuing for a total distance of 548.02 feet to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the southwest corner of the herein described tract of land, lying on the east right-of-way line of South Persimmon Street (80 feet wide) as shown per plats recorded under Volume 4, Page 75 and Film Code Number 697286, both of the H.C.M.R. and as described in H.C.C.F. No. RP-2020-127863;

THENCE, N 04°27'16" W, a distance of 376.49 feet with the east right-of-way line of said South Persimmon Street to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set, lying on the north line of said 4.8373 acre tract for the northwest corner of the herein described tract of land;

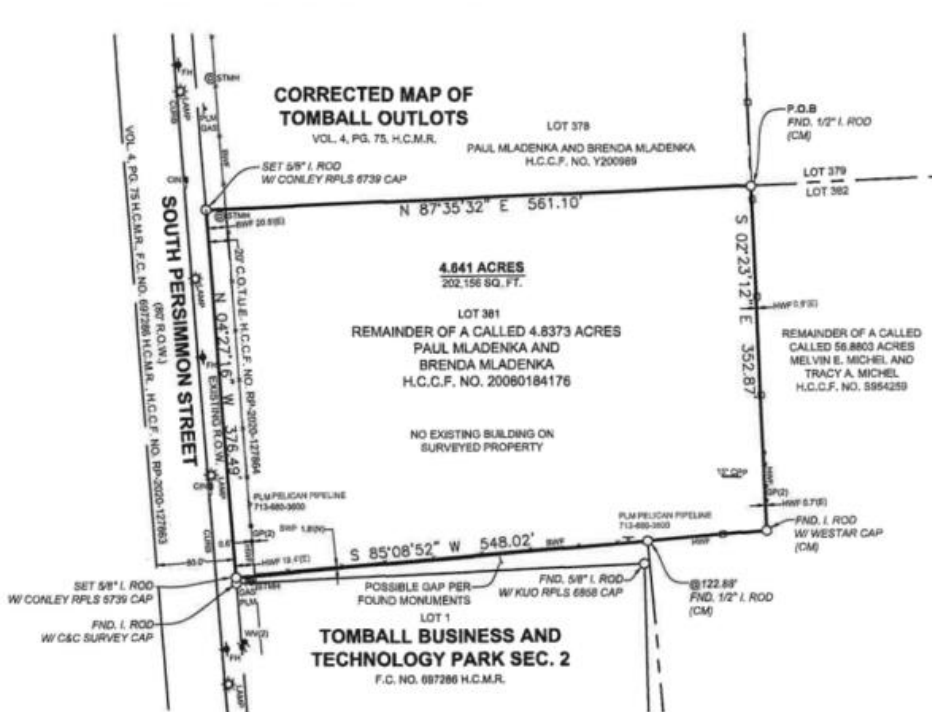
THENCE, N 87°35'32" E, a distance of 561.10 feet with the north line of said 4.8373 acre tract to the **POINT OF BEGINNING** and containing 4.641 acres or 202,156 square feet of land.

A survey plat of even date was prepared by the undersigned in conjunction with this metes and bounds description, dated March 08, 2024.



Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
Conleyland.com
TBPELS Firm No. 10194732



**LEGEND**

BWF	BARB WIRE FENCE
CIN	TYPE C INLET
CM	CONTROLLING MONUMENT
C.O.T.U.E.	CITY OF TOMBALL UTILITY EASEMENT
F.C. NO.	FILM CODE NUMBER
FH	FIRE HYDRANT
GP	GATE POST
H.C.C.F.	HARRIS COUNTY CLERK FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
HWF	HOG WIRE FENCE
I	IRON
PLM	PIPE LINE MARKER
P.O.B.	POINT OF BEGINNING
R.O.V.	RIGHT OF WAY
STMH	STORM MANHOLE
WV	WATER VALVE



I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II SURVEY. FIELDWORK WAS COMPLETED ON MARCH 4, 2024.

DATE OF SURVEY: MARCH 8, 2024.



SEAN CONLEY RPLS NO. 9739
SEAN@CONLEYLAND.COM

NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF TOMBALL, MAP NUMBER 4628100230L, DATED EFFECTIVE 06/16/2007.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS THAT AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. FENCE LINE DIMENSIONS AS SHOWN HEREON ARE LOCATED AT PHYSICALLY MEASURED LOCATIONS AND MAY MEANDER BETWEEN SAID LOCATIONS.
7. METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON IS BEING ISSUED UNDER SEPARATE INSTRUMENT OF EVEN DATE.

NO ADDRESS AVAILABLE
HCAD PARCEL 0352920000542

STANDARD LAND SURVEY OF
4.641 ACRES OF LAND
SITUATED IN THE
JESSE PRUETT SURVEY, ABSTRACT 629
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC

11803 BUTTERNUT CREEK TRAIL
TOMBALL, TX 77375
TEL: (281) 758-4887
CONLEYLAND.COM
TOWNSHIP FIRM NO. 16194732

SCALE: 1"=100'

JOB NO. 23-0112

DATE: 03/09/2024

Planning and Zoning Commission

Agenda Item

Data Sheet

Item F.4

Meeting Date: July 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-08**: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

The subject property has been within the City of Tomball's SF-20-E zoning district since the adoption of zoning in February 2008. The property contains a single-family residence along with accessory structures. Recent rezonings in the area include the property directly to the east successfully rezoning into the Light Industrial District in April 2025 and the property directly to the north successfully rezoning into the Commercial District in April of 2024 .

Origination: James and Patricia Case, represented by Shawn Ballard

Recommendation:

The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Persimmon Street and Agg Road which are designated as arterials 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 the 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.

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)
JULY 14, 2025
&
CITY COUNCIL
JULY 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 21, 2025, 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 Z25-07: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-08: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Khorville Road, within the City of Tomball, Harris County, Texas.

Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, 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.

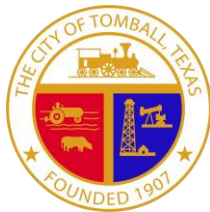
CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of July 2025 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 Z25-08

6/30/2025

The Planning & Zoning Commission will hold a public hearing on **July 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 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 the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **July 21, 2025 at 6:00 PM** in the 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 #: Z25-08

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:

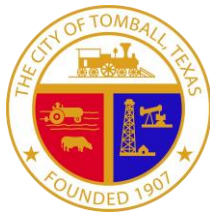
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____

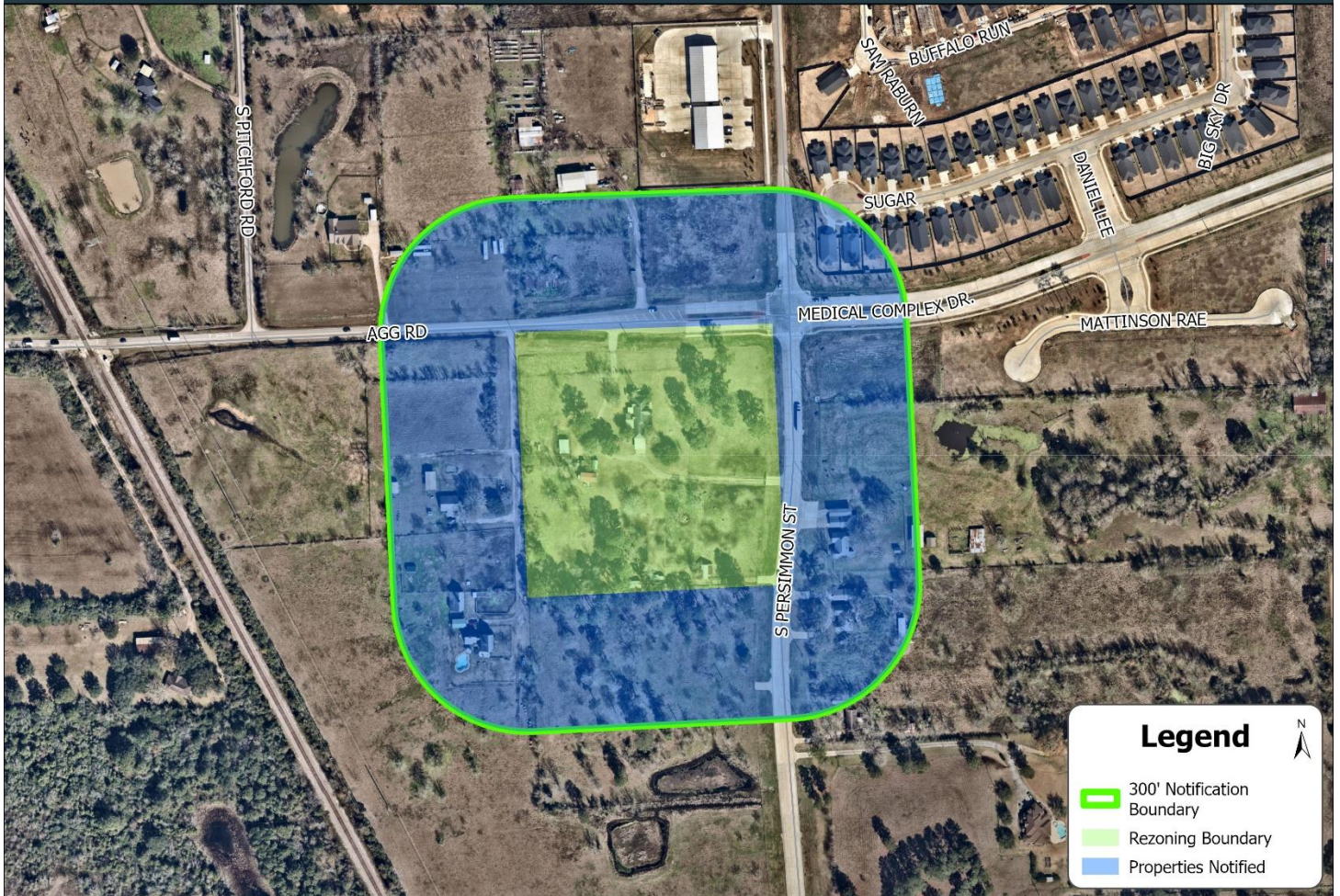


City of Tomball
Community Development Department

Z25-08



Notification Boundary



Please call (281) 290-1477 if you have any questions about this notice.

Item F.4

CASE #: Z25-08

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: CASE JAMES & PATRICIA

Parcel I.D.: 0352880000289

Address: 1514 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: Patricia Case

James Case

501 James Street • TOMBALL, TEXAS 77375

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-08

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: FORD JOHN & PEGGY
Parcel I.D.: 0352880000290
Address: 930 AGG RD

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

CASE #: Z25-08

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: CASE JAMES & PATRICIA

Parcel I.D.: 0352880000411

Address: 1514 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:

Patricia Case
James Case

501 James Street • TOMBALL, TEXAS 77375

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-08

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: FORD JOHN & PEGGY
Parcel I.D.: 0352880000426
Address: 930 AGG RD

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

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

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z25-08

6/30/2025

The Planning & Zoning Commission will hold a public hearing on **July 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 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 the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **July 21, 2025 at 6:00 PM** in the 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 #: Z25-08

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

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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6/30/2025

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CASE #: Z25-08

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

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

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

CASE #: Z25-08

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Name: CASE JAMES & PATRICIA

Parcel I.D.: 1212190000001

Address: 1514 S PERSIMMON ST

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

Email: blashley@tomballtx.gov

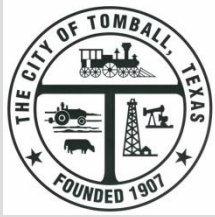
I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: Patricia Case
James Case

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2025

City Council Public Hearing Date: July 21, 2025

Rezoning Case: Z25-08

Property Owner(s): James and Patricia Case

Applicant(s): Shawn Ballard

Legal Description: Approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract

Location: 1514 South Persimmon Street (Exhibit “A”)

Area: 8.07 acres

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

Present Zoning: Single-Family – 20 Estate Residential (SF-20-E) District (Exhibit “C”)

Request: Rezone from the Single-Family – 20 Estate Residential (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Light Industrial (LI), Commercial (C), and Single-Family – 20 Estate Residential (SF-20-E)	Undeveloped land, proposed commercial building, and a residential driveway
South	Single-Family – 20 Estate Residential (SF-20-E)	Undeveloped land
East	Light Industrial (LI) and PD-12	A single-family residence and proposed convenience store
West	Single-Family – 20 Estate Residential (SF-20-E)	Single-family residences and driveway

BACKGROUND

The subject property has been within the City of Tomball’s SF-20-E zoning district since the adoption of zoning in February 2008. The property contains a single-family residence along with accessory structures. Recent rezonings in the area include the property directly to the east

successfully rezoning into the Light Industrial District in April 2025 and the property directly to the north successfully rezoning into the Commercial District in April of 2024 .

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial designation 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 administrative services, wholesaling, manufacturing (with no outdoor activity if located adjacent to residential uses), indoor warehouse, industrial business park, retail, office, manufacturing (with indoor or outdoor activity if located adjacent to higher-intensity commercial uses or where appropriate), and warehouse/ storage.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial designation: Light Industrial (LI), Commercial (C), and Office (O). The Comprehensive Plan also identifies the need to carefully design sites that are adjacent to residential zoning districts 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 has frontage on South Persimmon Street and Agg Road which are designated as arterials 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 the 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 June 30, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



Exhibit "B"
Future Land Use Plan

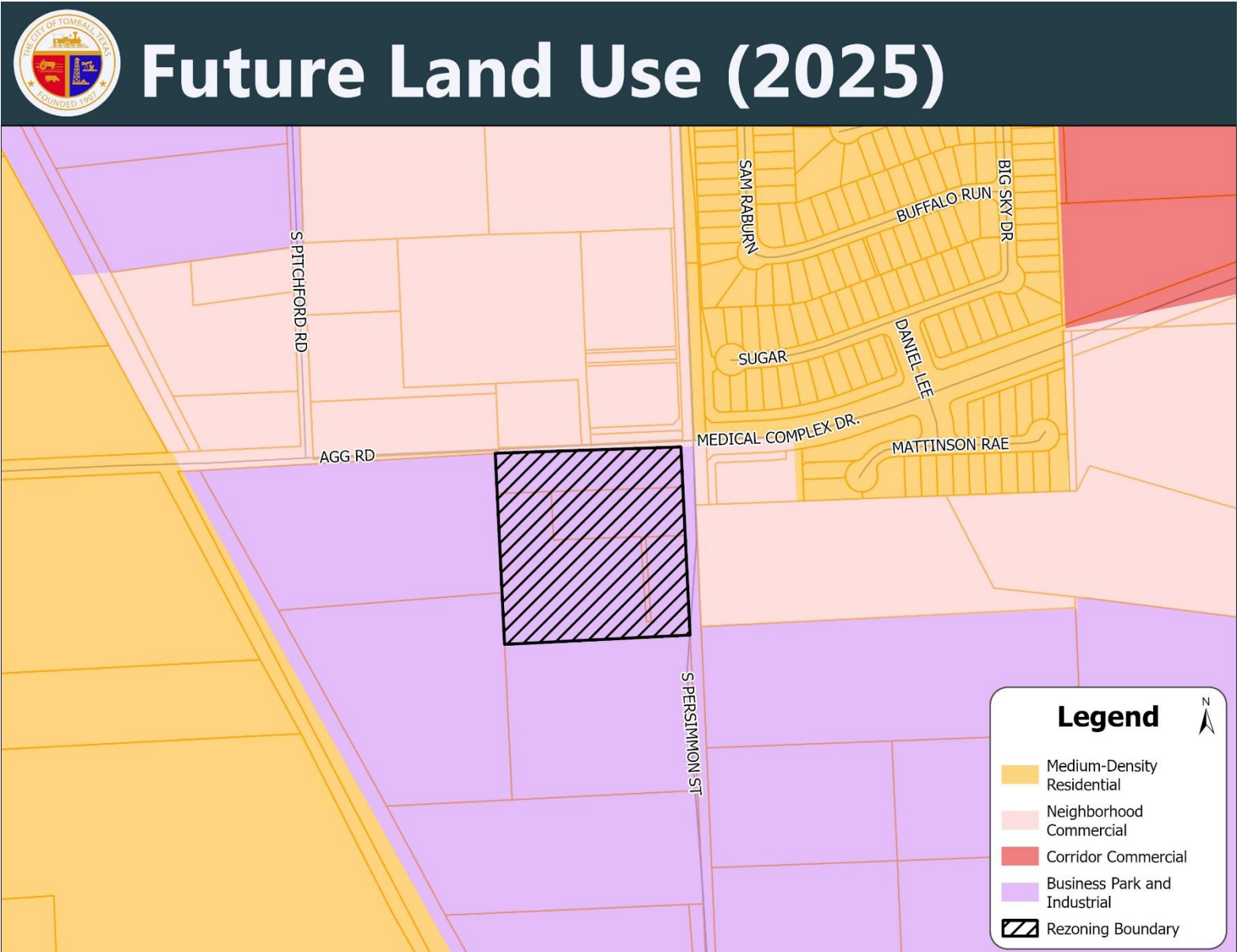
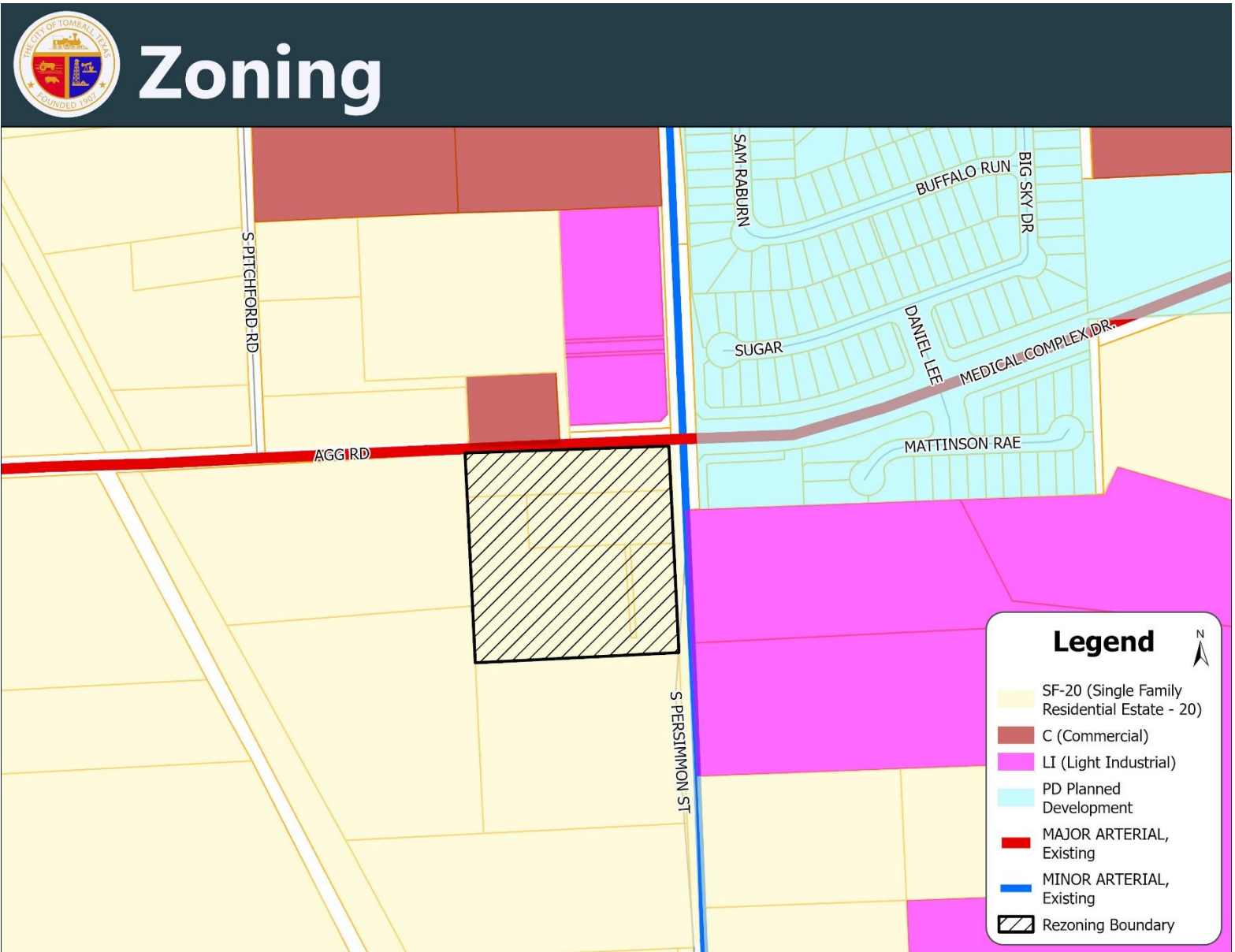


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Site



Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application

DocuSign Envelope ID: 812A5406-579E-4437-97B0-A8E49137845C

Authentisign ID: 96BAD0A8-6A27-FD11-8B3D-00224822F75A



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: Shawn Ballard Title: Member
 Mailing Address: 17551 Roberts Rd City: Hockley State: Texas
 Zip: 77447 Contact: Shawn Ballard
 Phone: (713) 828-8764 Email: invoices@landmarkdev.net

Owner

Name: James and Patricia Case Title: Owners
 Mailing Address: 1514 S persimmon St City: Tomball State: Tx
 Zip: 77375 Contact: Patricia Case
 Phone: (281) 382-4382 Email: caseerawhitaker@att.com

Engineer/Surveyor (if applicable)

Name: SEK Engineering, Corp. Title: Civil Engineer
 Mailing Address: 701 Shepard Dr., Suite 200 A City: Houston State: Texas
 Zip: 77007 Contact: Nicholas Khazzoum P.E.
 Phone: (281) 271-1721 Fax: () Email: nicholas@sekengineering.net

Description of Proposed Project: Speculative multi building light industrial office/warehouse business park

Physical Location of Property: 1514 S. Persimmon St., Tomball, TX 77375
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Parcel 1-1.07 area out of a Five Acre Tract being part of Lot Two Hundred Eighty six (286), Parcel 3 remaining portion of Two Hundred Eighty six (286), Parcel 3-4.0
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (LI) : Light Industrial

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Authentisign ID: 96BAD0A8-6A27-F011-8B3D-00224822F75A

Revised: 08/25/2023

Current Use of Property: Residential

Proposed Zoning District: (LI) : Light Industrial

Proposed Use of Property: Light Industrial office warehouse business park

HCAD Identification Number: 0352880000289, 03528800 Acreage: 8.07

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.

☒ 
Signature of Applicant

5/2/25
Date
05/02/25

☒ Patricia Case
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.

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.

LANDMARK DEVELOPMENT & CONSTRUCTION, LLC

17551 Roberts Rd, Hockley TX 77447 | 713-828-8764 | shawn@landmarkdev.net

04/29/25

Planning and Zoning Department
City Council - Tomball
401 Market Street
Tomball, TX 77375

Subject: Request for Rezoning of Residential Parcel to Commercial Use

To whom it may concern:

I am writing to formally request the rezoning of our property, located at 1514 S Persimmon, Tomball, TX 77375 from its current residential zoning classification to a Light Industrial Zoning designation, in accordance with the zoning ordinances of Tomball and Harris County.

The purpose of this request is to allow for the development of a light industrial business park that will serve the needs of the surrounding community and contribute positively to the local economy. The property is situated along S Persimmon which already supports suitable access, infrastructure, and visibility for business use.

I believe this rezoning aligns with the city's comprehensive development plan and represents a logical extension of existing industrial corridors. Furthermore, the proposed change would not adversely affect the surrounding characteristics but rather provide needed services and job opportunities to the area.

I respectfully request that the board review this and follow up with any questions or concerns. I am happy to provide additional available documentation if needed.

Thank you for your time and consideration.

Sincerely,



Shawn Ballard - Member

Landmark Development & Construction, LLC

Planning and Zoning Commission

Agenda Item

Data Sheet

Item F.5

Meeting Date: July 14, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-09**: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

Portions of the subject property have been within the City Limits of Tomball since at least 1909. The remaining portions of the subject property are located outside the city limits but within Tomball's Extraterritorial Jurisdiction (ETJ). Those portions of the subject property which fall outside the city limits are undergoing a request for annexation. This request is running concurrently with this request for rezoning. The portions of the property which presently fall within the city limits are within the Commercial (C) zoning district, and upon annexation those portions which are subject to the annexation request will receive the default zoning district of Agricultural (AG). The subject property is currently undeveloped. The applicants are requesting to rezoning the subject property to a Planned Development (PD) District. This new district will accommodate a single-family residential subdivision with a minimum lot area of 7,800 square feet and include tailored development regulations. Additionally, the requested Planned Development District will require community amenities to include but not limited to walking trails, ponds, fishing dock, playground, and workout equipment. In addition to this single-family residential subdivision, the Planned Development will include a non-residential component at the intersection of Medical Complex Drive and Hufsmith-Kohrville Road which will act as the entrance to the proposed subdivision. This non-residential portion of the development will be held to the General Retail (GR) zoning standards with prohibitions on a list of land uses which are ordinarily permitted within said zoning district. Additionally, provisions are included to address increased land use buffering standards between the proposed single-family residences and planned commercial developments.

Origination: FLS Development LLC, represented by William Shawn Speer and Kyle Friedman

Recommendation:

See Analysis in the Staff Report.

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)
JULY 14, 2025
&
CITY COUNCIL
JULY 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 21, 2025, 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 Z25-07: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-08: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Khorville Road, within the City of Tomball, Harris County, Texas.

Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, 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.

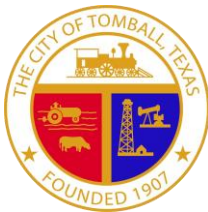
CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of July 2025 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 Z25-09

6/30/2025

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For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z25-09

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

Name:
Parcel I.D.:
Address:

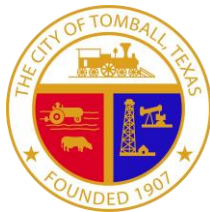
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

Additional Comments:

Signature: _____



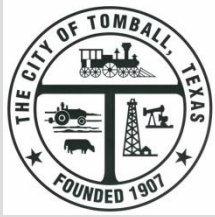
City of Tomball
Community Development Department

Z25-09



Notification Boundary





Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2025

City Council Public Hearing Date: July 21, 2025

Rezoning Case: Z25-09

Property Owner(s): FLS Development LLC

Applicant(s): William Shawn Speer and Kyle Friedman

Legal Description: Portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings

Location: 2100-2200 blocks (east side) of Hufsmith-Kohrville Road. (Exhibit "A")

Area: 49.301 acres

Comp Plan Designation: Neighborhood Commercial and Medium-Density Residential (Exhibit "B")

Present Zoning: Commercial (C) and Agricultural (AG) Districts (Exhibit "C")

Request: Rezone from Commercial (C) and Agricultural (AG) to the Planned Development (PD) zoning district.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Commercial (C) and Extraterritorial Jurisdiction (ETJ)	Construction Contractor Office & Single-family residences
South	General Retail (GR) and ETJ	Undeveloped land and Single-family residences
East	ETJ	Single-family residence
West	Commercial (C)	Hartwell Environmental Corporation, Diamond Drilling & Sawing, and Waymore Trailer Repair & Fabrication

BACKGROUND

Portions of the subject property have been within the City Limits of Tomball since at least 1909. The remaining portions of the subject property are located outside the city limits but within Tomball's Extraterritorial Jurisdiction (ETJ). Those portions of the subject property which fall outside the city limits are undergoing a request for annexation. This request is running

concurrently with this request for rezoning. The portions of the property which presently fall within the city limits are within the Commercial (C) zoning district, and upon annexation those portions which are subject to the annexation request will receive the default zoning district of Agricultural (AG). The subject property is currently undeveloped. The applicants are requesting to rezone the subject property to a Planned Development (PD) District. This new district will accommodate a single-family residential subdivision with a minimum lot area of 7,800 square feet and include tailored development regulations. Additionally, the requested Planned Development District will require community amenities to include but not limited to walking trails, ponds, fishing dock, playground, and workout equipment. In addition to this single-family residential subdivision, the Planned Development will include a non-residential component at the intersection of Medical Complex Drive and Hufsmith-Kohrville Road which will act as the entrance to the proposed subdivision. This non-residential portion of the development will be held to the General Retail (GR) zoning standards with prohibitions on a list of land uses which are ordinarily permitted within said zoning district. Additionally, provisions are included to address increased land use buffering standards between the proposed single-family residences and planned commercial developments (**Exhibit E**).

ANALYSIS

Comprehensive Plan Recommendation:

The property falls within two future land use categories. The first being the “Neighborhood Commercial” category which encompasses the western portion of the property; the second being “Medium-Density Residential” which encompasses the eastern portion of the property (**Exhibit B**).

Neighborhood Commercial:

According to the Comprehensive Plan the Neighborhood Commercial designation is intended for commercial uses that are developed with the appropriate context, scale and design to complement residential development. Appropriate land uses include retail, hotels, restaurants, personal services, and professional offices. These areas are intended to be accessible by both vehicles and pedestrians. This land use designation should serve as a transition between lower intensity residential development and higher intensity commercial and industrial development.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Commercial designation: Neighborhood Retail (NR), General Retail (GR), and Office (O). The Comprehensive Plan also identifies considerations of targeting locations adjacent to collector or arterial streets, and that Neighborhood Commercial developments could be appropriate as stand alone or part of a mixed use planned unit development.

Medium-Density Residential:

According to the Comprehensive Plan the Medium-Density Residential designation is intended to promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. Appropriate land uses include duplexes, quadplexes, single-family detached homes, single-family attached homes, patio homes, parks and green spaces, schools, and public facilities. Non-residential uses that support residential development such as recreation facilities and schools may be appropriate in the area. This designation can serve as a transition between lower-density and higher-density residential uses, as well as commercial uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Neighborhood Commercial designation: Single-Family Residential – 6 (SF-6), Single-Family Residential – 7.5 (SF-7.5), and Duplex (D).

Staff Review Comments: The request to rezone the subject property to a Planned Development (PD) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on Hufsmith-Kohrville Road and the future extension of Medical Complex Drive which are designated as arterials on Tomball's Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected from the mixture of commercial and residential land uses proposed by the request. 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 June 30, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Map
- C. Zoning Map
- D. Site Photo(s)
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Exhibit “B”
Future Land Use Plan

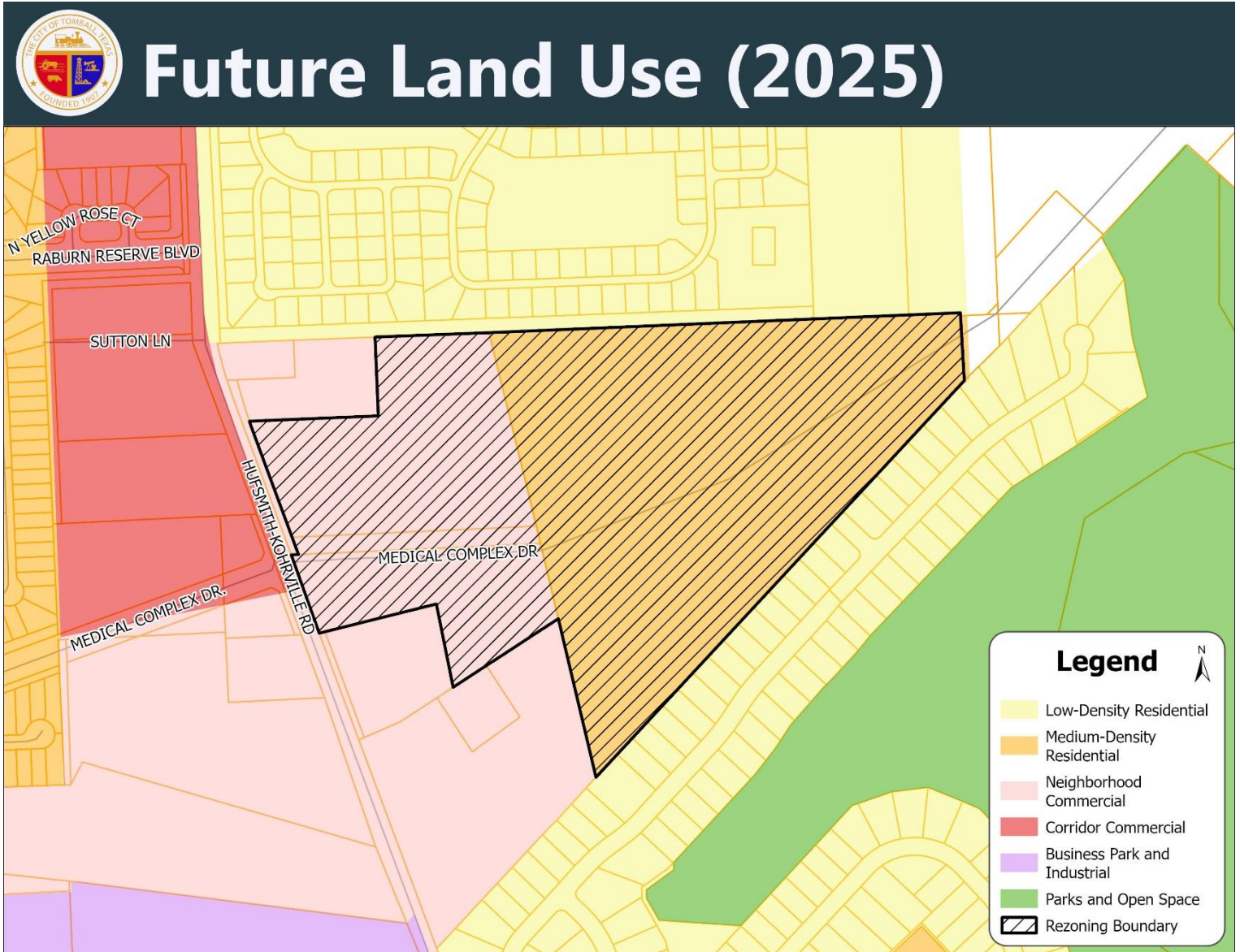
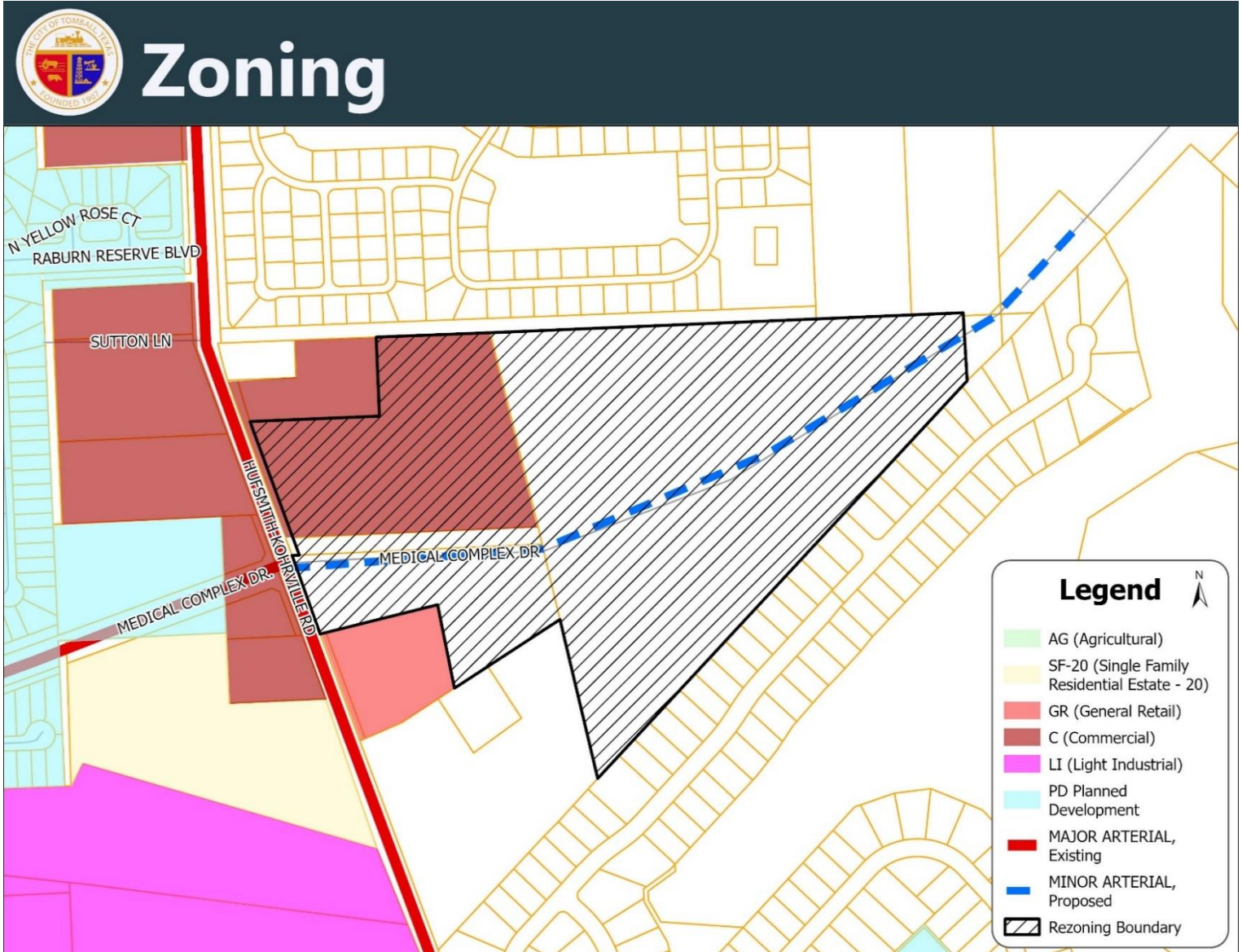
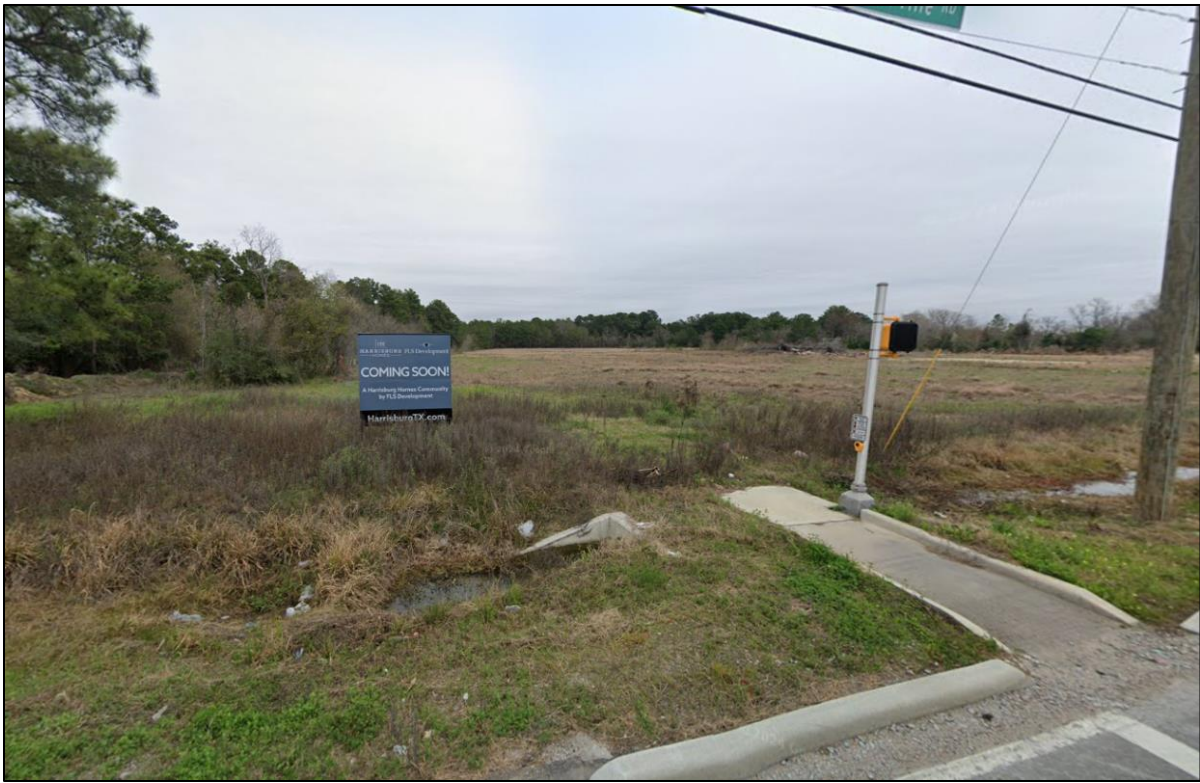


Exhibit "C"

Zoning Map



Subject Site



Neighbor (North)



Neighbor (North)



Neighbor (South)



Neighbor (South)



Neighbor (South)



Neighbor (East)



Neighbor (West)



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: FLS Development Title: _____
 Mailing Address: 8765 Spring Cypress Rd Suite L213 City: Spring State: TX
 Zip: 77379 Contact: Shawn Speer
 Phone: (713) 2498196 Email: shawn@harrisburgtx.com

Owner

Name: FLS Development (Same as applicant) Title: _____
 Mailing Address: _____ City: _____ State: _____
 Zip: _____ Contact: _____
 Phone: () _____ Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Mixed Use Development of Commercial and Residential Along Hufsmith Kohrville Rd

Physical Location of Property: 22110 Hufsmith Kohrville Rd (Portion of)

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

Legal Description of Property: Land is Situated in the Jesse Pruitt Survey, abstract Number 626, Harris County

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

Current Zoning District: (PD) : Planned Development District

Revised: 08/25/2023

Current Use of Property: **Undeveloped Agriculture**

Proposed Zoning District: **(PD) : Planned Development District**

Proposed Use of Property: **Mixed Use Commercial and Residential**

HCAD Identification Number: **Pending** Acreage: **50.1051**

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.

	May 31, 2025 
X <small>William Shawn Speer (May 31, 2025 13:27 CDT)</small>	
Signature of Applicant	Date
	May 31, 2025 
X <small>William Shawn Speer (May 31, 2025 13:27 CDT)</small>	
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 (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.



FLS Development

Planned Development Request Letter May 28, 2025

City of Tomball
Planning & Zoning Commission/City Council
501 James Street
Tomball, TX 77357

Attn: Mr. Craig Meyers - Community Development Director

Re: Graylou Grove Planned Development Application

Dear Mr. Meyers and Team,

FLS Development LLC, as applicant, requests the acceptance of the proposed Planned Development application and supporting documentation for the group of properties delineated in the attached. Portions of the property reside outside of Tomball city limits and Tomball's CCN. It is our intention to annex these properties into the City of Tomball's corporate boundaries and develop a unique neighborhood with superior features.

This infill development is situated between two neighborhoods; Country Club Greens, and Willow Creek Estates, and aligns with the future land use map as neighborhood residential. Furthermore, the family-oriented retail provides a transition from the major arterial into the neighborhood. We aim to support Tomball's future thoroughfare vision by dedicating right-of-way through the property and paving a majority of Medical Complex Drive for future connection to Mahaffey.

In order to deliver the architectural vision for Graylou Grove, the right lot size is needed. While the majority of PID's in Tomball offer 50' or 55' wide lots, the base 65' lot width in Graylou Grove will allow the vision for this upscale community to take shape. With a larger architectural canvas, each home may present its own contribution to the overall street scene of the community. With this sizing, variations in garage designs between two and three-car designs and from front-loading to swing-in garage concepts will be possible. The resulting homes and overall street scene should increase overall values of the properties and allow the development to maintain those values over time. At the 65' width, home designs become wider, and therefore require less foundation depth, resulting in larger available yard space. With the value of the homes and the available space, it's reasonable to expect homeowners to create more appealing

uses of their backyards through pools and other entertainment elements. These are the homes in the area that will become more frequently used for friendly events, creating a natural sense of community in the Tomball area with a "destination" environment that will benefit both property owners in Graylou Grove as well as other Tomball residents who are visiting.

The benefits of the development do not end with the lot size and the architecture that will be delivered through the homes in the community. The planned amenities throughout the development will certainly improve Tomball as a community. Each element of the development will serve a purpose for Tomball residents, and Graylou Grove residents. [REDACTED]

[REDACTED] Graylou Grove's planned family-friendly amenity area will provide a serene and expansive area complete with a large fishing pier. The pier will be built with high-quality composite materials, which will be selected to complement the visual concept for Graylou Grove. Nearby, families will enjoy the Graylou Grove community park, which will feature play structures which vary from those in nearby Tomball PID communities. These amenities will be tied together by an attractive and useful shade structure, perfect for enjoying relaxing moments in the setting of the integrated walking trails, community water features, and recreational amenities.

We believe the combination of commercial and residential at the intersection of Medical Complex Dr. and Hufsmith Kohrville Road, along with the stringent building standards as set forth, will have a positive impact on the city. Our team is excited to continue building in the City of Tomball and appreciate your assisted efforts serving our fellow locals.

Sincerest Regards,



Kyle Friedman

Development Coordinator

FLS Development

Planned Development Regulations
(Medical Complex Blvd & Hufsmith Kohrville Rd)

Contents

- a. General Provisions
- b. Land Uses
- c. Development Regulations
- d. Architecture Standards
- e. Landscape/Buffer Regulations
- f. Amenities

a. General Provisions

The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Tomball. If any provisions or regulations of any City of Tomball ordinance applicable in GR or SF-9 zoning districts is not contained in this ordinance, all of the regulations contained in the Development Code applicable to the GR and SF-9 zoning district in effect on the effective date of this ordinance shall apply to this PD.

Except as otherwise provided herein, the words used in this Planned Development have the same meaning established by the Development Code.

b. Land Uses

Permitted Land Uses are listed below. All others are prohibited.

- 1) Any use permitted by right in SF-9
- 2) Any use permitted in the General Retail District (GR) Zoning Code of Ordinances. In addition, the following uses will not be permitted as-of-right in commercial zones:

- a) All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)
- b) Ambulance service
- c) Antique shop (with outside storage)
- d) Appliance repair
- e) Auction house
- f) Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display)
- g) Auto dealer, primarily used auto sales w/outdoor sales, storage, and display
- h) Auto glass repair/tinting
- i) Auto interior shop/upholstery
- j) Auto muffler shop
- k) Auto paint shop
- l) Auto parts sale (new or rebuilt; with outside storage or display)
- m) Auto repair (major & minor)
- n) Auto tire sales
- o) Automobile wash (full service/detail shop)
- p) Automobile wash (self-service)
- q) Building material sales/lumber yard
- r) Caretaker's, guard's residence
- s) Carpet and rug cleaning plant
- t) Cemetery and/or mausoleum
- u) Check cashing service
- v) Concrete or asphalt mixing/batching plant
- w) Family home (child care in place of residence)
- x) Feed and grain store/farm supply store
- y) Fix-it shops, small engine, saw filing, mower sharpening
- z) Fraternity or sorority house
- aa) Funeral home
- bb) Golf driving range
- cc) Heliport/Helistop
- dd) Household care institution
- ee) Institution for alcoholic, narcotic, or psychiatric patients
- ff) Laundromat/washateria/self- service
- gg) Loan service (payday / auto title)
- hh) Maintenance and repair service for buildings/janitorial
- ii) Mortuary
- jj) Motorcycle sales/dealer w/outdoor sales, storage, and display
- kk) Office, parole-probation
- ll) Pawn shop
- mm) Quick lube/oil change/minor inspection
- nn) Rehabilitation care facility (halfway house)
- oo) School, public or denominational
- pp) Sheltered care facility
- qq) Taxi/limousine service
- rr) Taxidermist
- ss) Telemarketing agency
- tt) Telephone exchange/switching station
- uu) Tool and machinery rental (with outdoor storage)
- vv) Welding shop

c. Development Regulations

- 1) Area regulations for Single Family Lots
 - a) Minimum Lot Size – 7,800 Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 120 Feet
 - d) Minimum Front Yard – 25 Feet (35' adjacent to Arterial Street)
 - e) Minimum Side Yard – 5 Feet (15' adjacent to street, 25' adjacent to Arterial Street)
 - f) Minimum Rear Yard – 15 Feet (25' adjacent to Arterial)
 - g) Maximum Lot Coverage – 55% (including main buildings and accessory buildings)
 - h) Maximum Height – Two stories not to exceed 35 feet for the main building/house
- 2) Area Regulations for nonresidential uses (**Excludes Amenities**)
 - a) Minimum Lot Area – 6,000 Square Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 100 Feet
 - d) Minimum Front Yard – 35 feet
 - e) Minimum Side Yard (Interior) – 5 Feet (25' Adjacent to Arterial)
 - f) Minimum Side Yard Adjacent to Single Family – 25 Feet
 - g) Minimum Rear Yard – 15 Feet
 - h) Maximum floor area ratio (FAR) is 1:1
- 3) Develop full boulevard of Medical Complex Drive to serve the development (through the extent of single family residential construction) as shown in Exhibit A.

d. Architecture Standards

These recommendations and standards are meant to foster a sense of design community that will deliver the desired aesthetic of the planned residential development. The follow architectural criteria are intended to make the home builder and building designer aware of the architectural context, not to inhibit or limit unique design.

- 1) Building façade criteria and features:
 - a) Each residence must present an exterior design within the classification of “Modern Farmhouse” or “Craftsman” design.
 - b) Combined exterior materials and colors must vary from those within 4 residences of the subject. Crossing the street will count as one residence.
 - c) Primary brick material may not be repeated within 4 residences.

- d) A variation of garage entries and garage sizes is expected as a general method of breaking up the street scene for the subdivision. This will include front loading 2 and 3 car garages as well as "J-Swing" garage entries.

2) Building façade finishes and materials:

- a) Each residence must include the following materials in varied methods of use.
- b) Brick and/or Stone.
- c) Board and Batten siding or similar painted material.
- d) Cedar or other stained or painted decorative wood detailing.
- e) Minimum 8:12 Side to side roof pitch.

e. Landscape/Buffer Regulations

1) Single Family Lot Requirements

- a) Each lot shall be fully landscaped with either trees, plants or otherwise covered with grass.
- b) Each lot shall have at least one 3.5" caliper shade tree planted in the front yard.
- c) See attached (Exhibit B) for landscaping guidelines.

2) Non-residential Requirements

- a) Provide 30' landscape buffer and tree preservation between commercial reserve tracts and single family lots.
- b) Common areas near community signage, amenities, and within the esplanade for Medical Complex will be consistently landscaped with seasonal vegetation and flowers.

3) The community park, fishing dock and shade structure shall be maintained with irrigated grass and seasonal landscaping.

f. Amenities

Amenities will be designed and built to complement the overall concept of the community with a similar use of materials and design concepts related to the home design requirements for the subdivision. When completed, the combination of the architectural design of the Amenities, the consistent branding of each area, and the complimentary design of the commercial section of the community will complete a destination environment combining a modern design with a nod to the history of Tomball.

The following Amenities are required as shown on Exhibit A.

- 1) Up to two (2) Wet amenity detention ponds with fountains.
- 2) Designated walking trails around amenity ponds (w/ workout equipment).
- 3) Playground structure.
- 4) Fishing Dock.
- 5) Shade structure.
- 6) Up to two (2) monument signs within platted area.

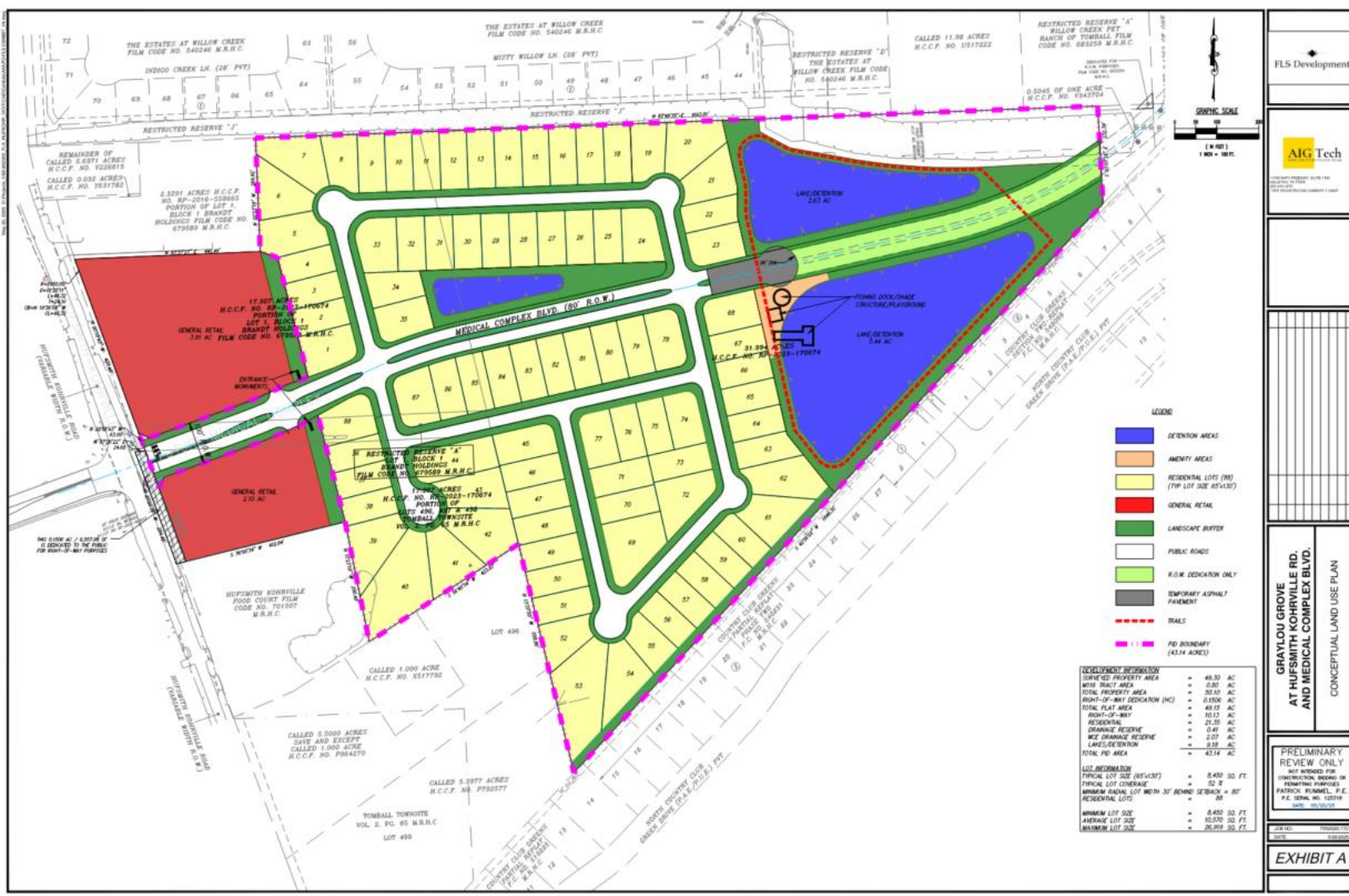


EXHIBIT B

Landscaping Guidelines

Just as all structures built throughout Graylou Grove from commercial to residences to amenity structures will be required to include design elements consistent with one another, landscaping in all of these areas will be expected to create a consistent and beautiful vegetation concept throughout the development.

A focus will be made on trees, plants and flowers which are native to the area and the State of Texas in general. Trees planted will be Oaks, implementation of plants will have a focus on evergreen selections and color will be provided by plants and flowers which do well in the environment and seasonal use of their intent.

All areas landscaped as part of the development will remain on an ongoing maintenance plan including irrigation and landscaping maintenance workers who will perform work on a regular basis.

Treelines:

Areas designated as treelines will be completed with selected Oaks of 6" in diameter or greater.

Common Areas:

Common areas in the development will include areas around signage, inside medians of Medical Complex, and throughout the amenity area at east end of the community.

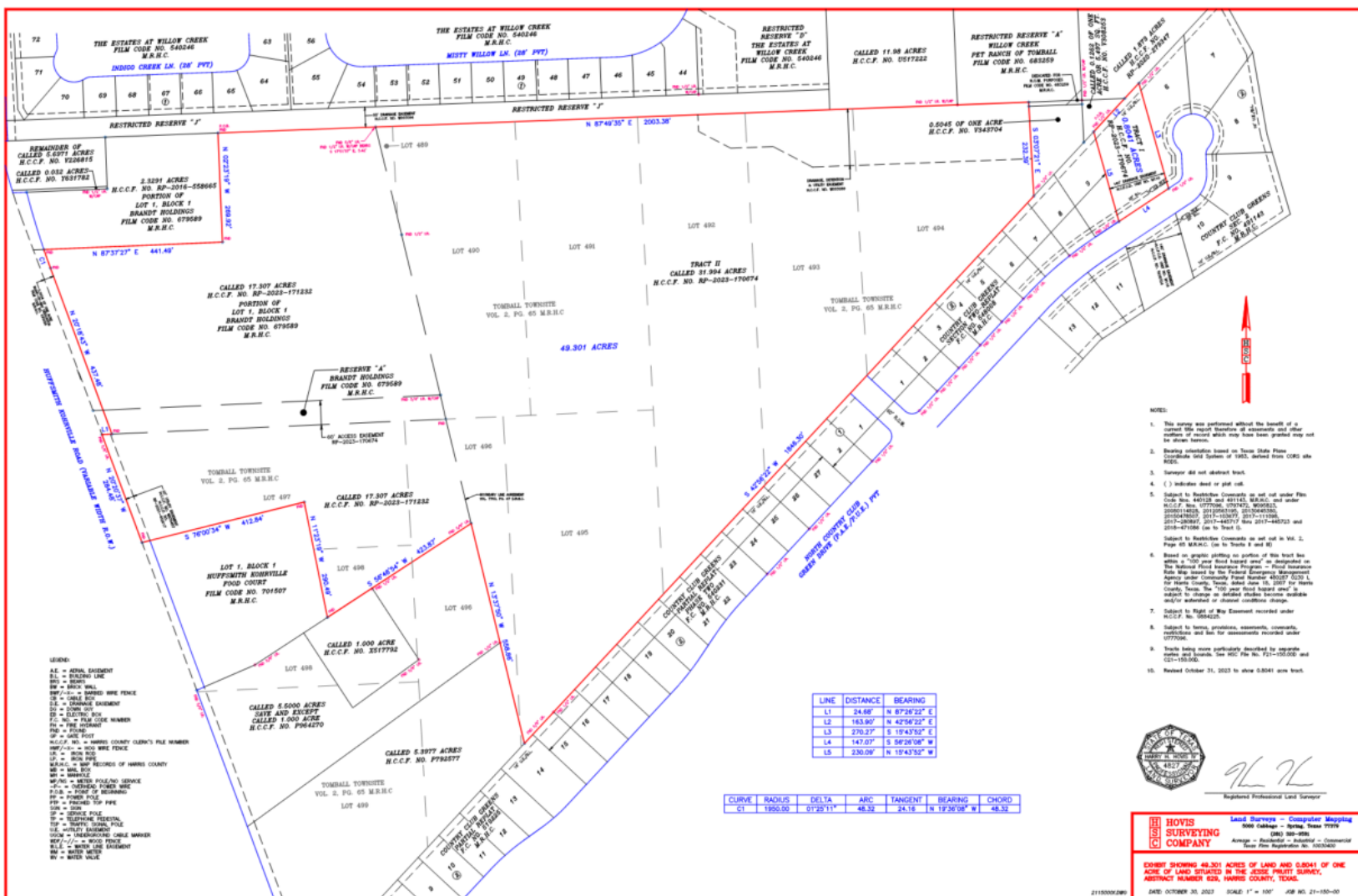
These areas will require coverage by landscaping. Medians will be presented with a combination of mulch, St Augustine Grass, Evergreen plants and seasonal plants and flowers. These areas will be maintained through irrigation and ongoing care through landscaping professionals.

Areas immediately surrounding amenities or signage will be maintained with a combination of St. Augustine grass, mulch, evergreen plants and seasonal color.

Smaller, more detailed areas that require grass will be completed with the laying of sod while larger open areas will be completed through the use of grass seed.

Residential Requirements:

In order to be considered complete per community guidelines, each residence must include at least one 3.5 caliper tree of Oak or other approve tree, a fully sodded and irrigated front yard (to front corner of home at a minimum) and a landscaping area which must be a minimum of 5' x 20' in size. Landscaped should include a combination of mulch beds, evergreen plants and seasonal plants with color or seasonal flowers.



107

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 14, 2025
&
CITY COUNCIL
JULY 21, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 14, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, July 21, 2025, 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 Z25-07: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-08: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.

Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Khorville Road, within the City of Tomball, Harris County, Texas.

Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, 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.

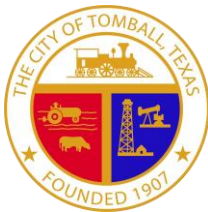
CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of July 2025 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: Conditional Use Permit Case CUP25-05

6/30/2025

The Planning & Zoning Commission will hold a public hearing on **July 14, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to the City Council on a request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 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 the area which is highlighted in green on the map is being considered for a **Conditional Use Permit**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **July 21, 2025 at 6:00 PM** in the 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 #: CUP25-05

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:

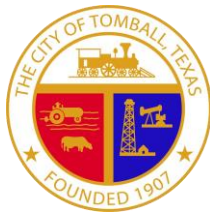
Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☐

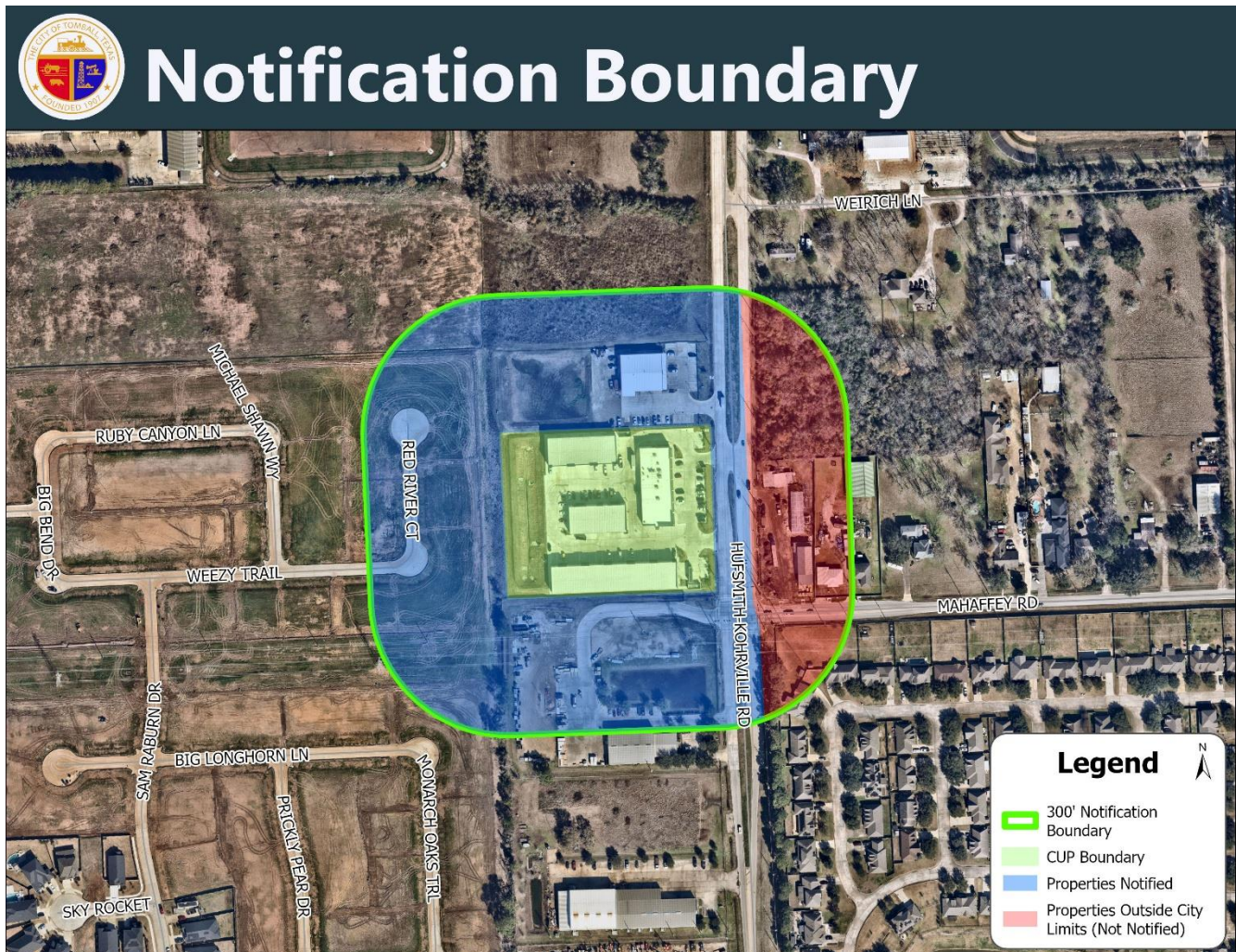
Additional Comments:

Signature: _____



City of Tomball
Community Development Department

CUP25-05



CASE #: CUP25-05

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: J&E PROPERTY HOLDINGS LLC
Parcel I.D.: 0352920000348
Address: 22425 HUFSMITH KUHRVILLE RD

Email: blashley@tomballtx.gov

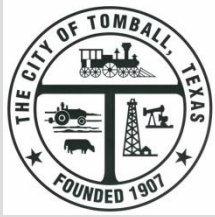
I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 14, 2025

City Council Public Hearing Date: July 21, 2025

Rezoning Case: CUP25-05

Property Owner(s): Hufsmith-Kohrville Business Park LLC

Applicant(s): William Lawrence and Spetza Roasting Co, LLC

Legal Description: Lot 2, Block 1 of Hufsmith-2978 Replat No. 1

Location: 22525 Hufsmith-Kohrville Road, Suite 2C (Exhibit “A”)

Area: 3.7869 acres

Comp Plan Designation: Corridor Commercial (Exhibit “B”)

Present Zoning: Commercial (C) District (Exhibit “C”)

Request: The granting of a Conditional Use Permit (CUP) to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Commercial (C)	Smitty’s Meat Market & Smokehouse
South	Commercial (C)	Johnson Services Company
East	Extraterritorial Jurisdiction (ETJ)	Cattaleya Nursery
West	Planned Development District (PD-12)	Raburn Reserve single-family detached lots (partially developed)

BACKGROUND

The subject property is currently home to a multitenant retail center and business park. Spetza Roasting Company is currently operating the warehouse and distribution side of their business within Suite 2C of the business park and has the desire to begin coffee roasting within their lease space. This application for a CUP is the product of the properties current zoning district (Commercial) which only allows the land use of “Coffee roasting” with the approval of a CUP by City Council.

ANALYSIS

According to Section 50-81 (f) of Chapter 50 (Zoning), when considering applications for a CUP, the City shall, based on the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

1. The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;

The property is designated as Corridor Commercial by the Comprehensive Plan's Future Land Use Map. The Corridor Commercial designation is intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares (Hufsmith-Kohrville Road). Appropriate land uses identified by the Comprehensive Plan include retail, hotels, restaurants, personal services, and offices. The request to operate a coffee roasting facility is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on 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 the mixture of retail and warehousing currently found on the property.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

According to the Zoning Ordinance, "a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through the imposition of certain standards and conditions."

The property was first zoned within the Commercial district when zoning was adopted in 2008. The subject property is surrounded by the Commercial district to the north and south and has public rights-of-way bordering both the east and west boundaries. The nature of the area is a mixture of undeveloped land, businesses, professional offices, retail spaces, and single-family housing. The Commercial district was established to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. Convenient access to thoroughfares and collector streets is also a primary consideration.

3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;

Yes, all supplemental standards specifically applicable to the desired land use are satisfied by the existing conditions of the property.

4. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts.**

The proposed use is consistent with surrounding land uses.

5. **The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**

City Staff does not anticipate adverse impacts to the adjacent properties nor the surrounding area. In addition to the City of Tomball, the proposed facility will need to meet any other regulatory requirements as it pertains to its operation.

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 June 30, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

Note that the Planning & Zoning Commission may recommend, and the City Council may impose any additional conditions as are reasonably necessary.

EXHIBITS

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

Exhibit "A"
Aerial Location Map



**Exhibit “B”
Future Land Use Plan**

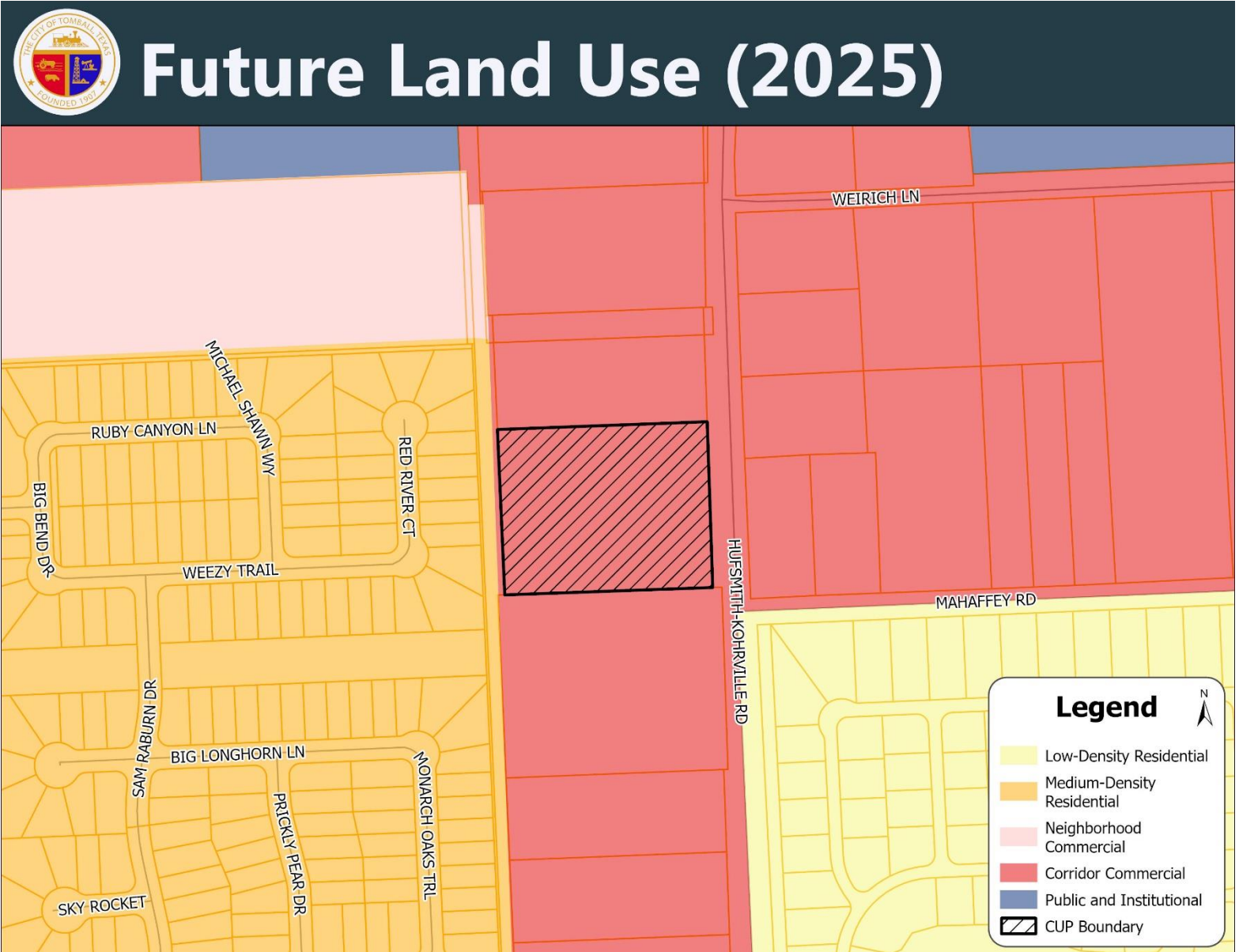
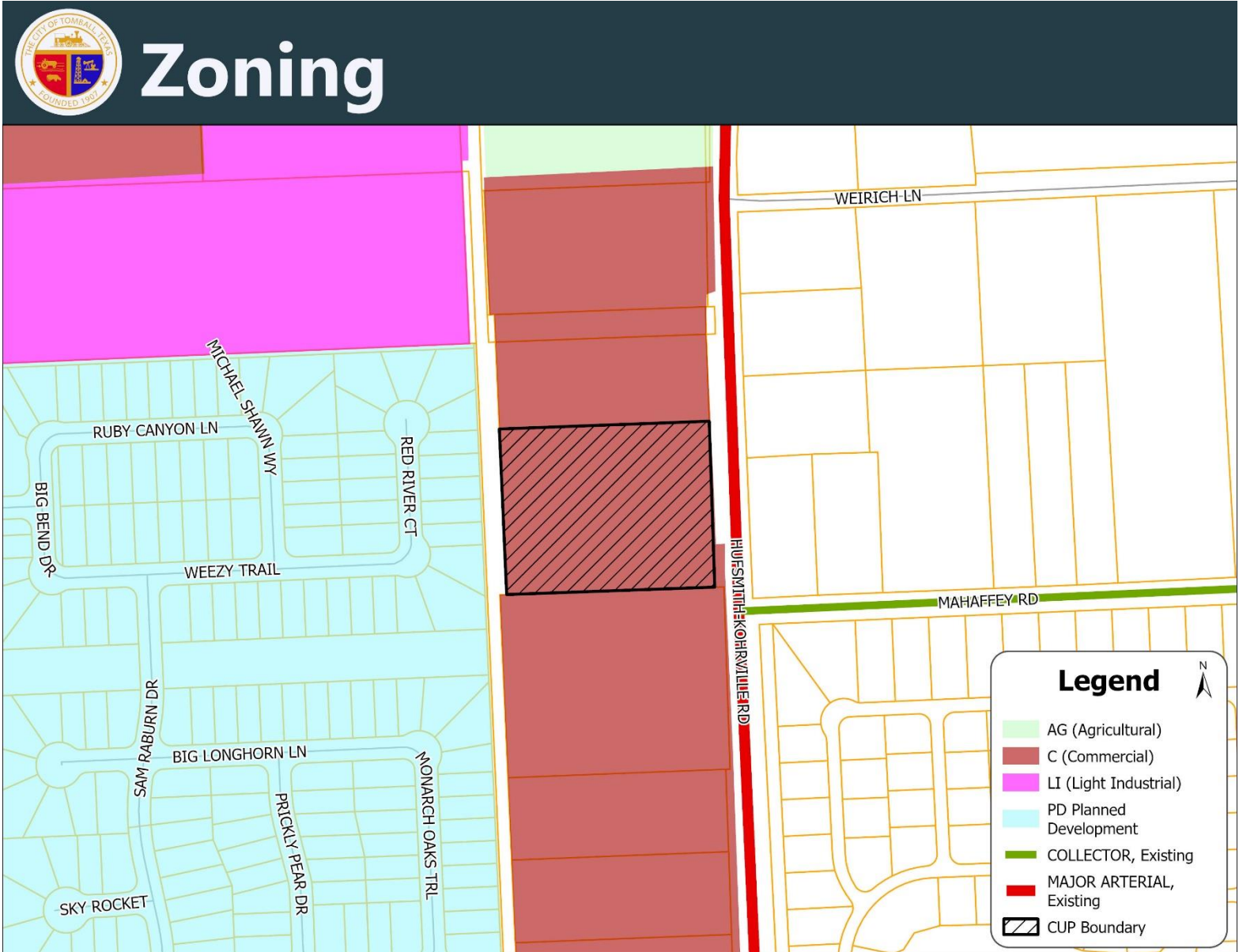


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photos**

Subject Site



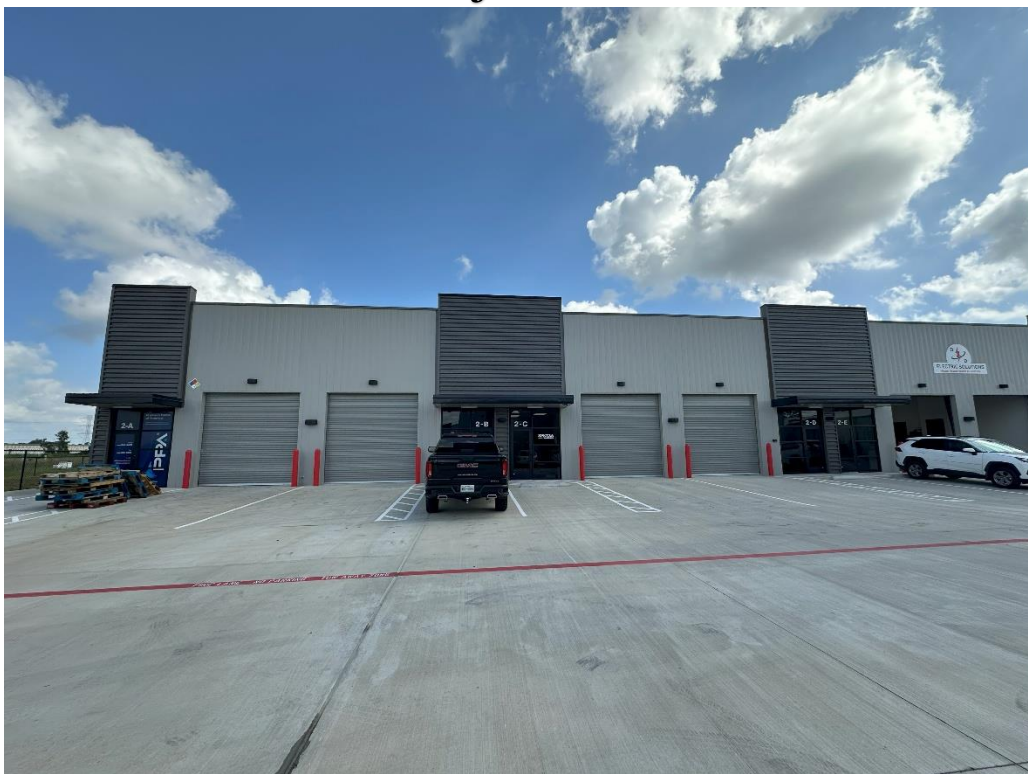
Subject Site



Subject Site



Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"

Rezoning Application



Revised: 10/1/2022

APPLICATION FOR CONDITIONAL USE PERMIT

Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

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

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

- \$1,000.00 fee for Conditional Use Permit (CUP) request

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

SMARTGOV WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Spetza Roasting Co. LLC Title: _____
 Mailing Address: 22525 Hufsmith-Kohrville rd suite 200 City: Tomball State: TX
 Zip: 77375 Contact: Tolga Celik
 Phone: (929) 7421749 Email: tcelik@texascaffeineclub.com

Owner

Name: Hufsmith Kohrville Business Park LLC Title: Owner
 Mailing Address: 16023 Rudgewick Lane City: Spring State: TX
 Zip: 77379 Contact: Matt Lawrence
 Phone: (346) 225-9590 Email: matt@lonestardevelopment.com

Engineer/Surveyor (if applicable)

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

Revised: 10/1/2022

Description of Proposed Project: Coffee Roasting Facility

Physical Location of Property: 22525 Hufsmith Kohrville Road - Suite 2C - Tomball, TX
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Huffsmith 2978 Repplat No 1 - Lot 2 Block 1
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]





HCAD Identification Number: 1306140020002 Acreage: 3.7876

Current Use of Property: Commercial

Proposed Use of Property: Coffee Roasting

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	05/15/2025 _____ Date
Signature of Applicant	
  X	05/15/2025 _____ Date
Signature of Owner	

Revised: 10/1/2022

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 delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Application Fee: \$1,000 (Non-Refundable)**
- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Concept/Site Plan**
- ☐ **Letter stating reason for request and issues relating to request.**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Sec. 12.1 C of the Zoning Ordinance 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 Planning 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.

Revised: 10/1/2022

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 purpose of the public hearing is to allow the Planning and Zoning Commission to conduct a fact finding process. 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 manor as the Planning and Zoning Commission. In the event there has been filed with the City Secretary a petition of 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.

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, shall 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.



To:

City of Tomball

Subject :

**Conditional Use Permit Application
– Spetza Roasting Co. LLC**

Date:

15 May 2025

Dear Members of the Tomball City Council,

I am writing to formally request a Conditional Use Permit (CUP) for our business, **Spetza Roasting Co. LLC**, located at 22525 Huffsmith Kohrville Road, Suite 2-C, Tomball, TX 77375. We are seeking approval to operate a small-scale **coffee roasting facility** within the Commercial (C) zoning district.

Our business model centers around roasting specialty-grade coffee beans, packaging them for wholesale distribution to local cafés, offices, and hospitality businesses, as well as retail sales through e-commerce channels. The roasting operation will be conducted using a **professionally installed, vented coffee roaster, operated within all applicable fire, building, and environmental safety codes**. We are committed to complying fully with local, state, and federal regulations.

This use is consistent with light industrial and artisan food production activities and will not create any noise, odor, or traffic disturbances beyond typical commercial use. The facility will not serve walk-in customers and is not intended for public retail or food service use.

The CUP is crucial for us to proceed with business licensing and operational permits required to open our roastery. We respectfully ask the Planning Department and City Council to review and consider our request favorably.

Please feel free to contact me should any additional information or documentation be required.

Sincerely,

Tolga Celik
Spetza Roasting Co. LLC
Owner

A handwritten signature in black ink, appearing to read "T. Celik", written over a light blue horizontal line.



hello@spetzacoffee.com



www.spetzacoffee.com



22525 Huffsmith-Kohrville Rd
2C Tomball, TX 77375



22525 Hufsmith-Kohrville Business Park LLC.

5/15/2025

Tomball City Council
401 Market Street
Tomball, Tx 77375

RE: Spetza Roasting Co – CUP Application

Dear Members of the Tomball City Council,

We are writing on behalf of Hufsmith Kohrville Business Park LLC, the owner and landlord of Hufsmith Kohrville Business Park, to formally endorse and support Spetza Roasting Co in their request for a Conditional Use Permit (CUP) to operate a coffee roasting business at our facility.

Our development was thoughtfully designed and constructed to accommodate a diverse mix of businesses. We've made significant investments not only in the construction and quality of the buildings, but also in creating an attractive, professional environment that appeals to a wide range of tenants. The park currently includes a variety of uses such as wellness businesses, boutique retailers, professional services, and food production.

Spetza Roasting Co fits in perfectly with the business culture and infrastructure we have developed. The space they are leasing is ideally suited for their operations. The roasting volume they anticipate is modest and should not cause any disruption to neighboring tenants. Their equipment will include an exhaust fan that vents to the exterior of the building.

In fact, once the aroma of roasted coffee reaches the exterior, it will blend into the existing sensory landscape of the park—where neighbors like Smitty's offer the delicious smell of BBQ and smoked meats, and Della Casa Pasta fills the air with the fragrance of freshly made Italian dishes. These are smells that enhance the character of our park, and none have prompted any complaints.

Our leases include provisions that prohibit tenants from interfering with their neighbors' quiet enjoyment of their space—whether through smells, noise, or any other disturbances. We take these standards seriously and ensure they are enforced.

16023 Rudgewick Lane • Spring • Texas • 77379 • 281-401-9777 voice | fax | text • partners@wjil.me

SITE PLAN

SCALE: 1/32" = 1'-0"

