

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



**Monday, November 11, 2024  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, November 11, 2024, at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with 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
- 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 October 14, 2024.
- E. New Business Non-Action Items
  - E.1 Minor Plat of **Island Xpress Tomball**: A subdivision of 1.800 acres, (78,407.57 Square Feet), situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas.
- F. New Business
  - F.1 Consideration to approved Final Plat of **Leong Estates**: A subdivision of 1.9959 acres, (86,941.69 Square Feet), located in the J. House Survey, Abstract 34, Harris County, Texas, City of Tomball.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-18:** Request by John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 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 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 8th day of November 2024 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**Kimberly Chandler**  
*Community Development Coordinator*

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

# Planning & Zoning Commission Meeting Agenda Item Data Sheet

Meeting Date: November 11, 2024

**Topic:**

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 14, 2024.

**Background:**

**Origination:** Community Development

**Recommendation:**

Approval

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

**FUNDING (IF APPLICABLE)**

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_ If yes, specify Account Number: # \_\_\_\_\_

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

**Signed:** \_\_\_\_\_ **Approved by:** \_\_\_\_\_  
Staff Member                      Date                      City Manager                      Date

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

**MONDAY, OCTOBER 14, 2024**



**6:00 P.M.**

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

Commissioner Tana Ross – Excused Absence

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- David Olson – City Attorney
- Troy Toland – Assistant Public Works Director/City Engineer
- Jeffrey Salgado – Graduate Engineer

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director announced the following:

- City Council Denied **Zoning Case Z24-11**: Request by Scott R. Wilson, represented by Mike Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.991 acres of land legally described as being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The property is located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.
- City Council Approved **Zoning Case Z24-12**: Request by the Estate of James D. Wilmoth, represented by Texas T 22 LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 10.89 acres of land legally described being a tract of land situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Estate Residential – 20 (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21803 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

- City Council Approved on First Reading **Zoning Case Z24-13**: Request by Tim Littlefield, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.006 acres of land legally described as being Outlot 281 of the corrected map of Tomball Outlots from Light Industrial (LI) to the Commercial (C) zoning district. The property is located in the 1000 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas. Second Reading is scheduled for Monday, October 21, 2024.

D. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Moore, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 2024.

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

Motion Carried unanimously.

E. New Business:

- E.1 Consideration to Ratify the approval of the Final Plat of **Tomball Hills Addition, Lot 24, Block 4, Replat No 2**: A subdivision of 23.2995 Acres (1,014,925 Square Feet), being a replat of Lot 24, Block 4, Replat of Lot 24, Block 4, replat revision 1-9-29-78, Tomball Hills Addition, Film Code No. 353041, H.C.M.R., situated in the Joseph House Survey, Abstract No. 34, City of Tomball city limits, Harris County, Texas, which is eligible for an automatic approval certification following the City’s failure to act within the 30-day window outlined in Section 212.009 of the Texas Local Government Code.

Craig Meyers, Community Development Director, presented the Plat and staff recommendation of approval with conditions.

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

Andrew Allemand with Axiom Surveying, (1304 Langham Creek Drive, Suite 410, Houston, TX 77084), spoke on behalf of the request.

The following Public Comments were presented:

Randy Boychuk, (31414 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Brianna Julien, (31307 Antonia Lane, Tomball, TX 77375), spoke in opposition of the request.

Jeff King, (31427 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Josh Eckert, (31406 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Sandy Eckert, (31406 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Mark Pauls, (31511 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Brenda Allen, (31322 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Vic Friday, (31503 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Edgar McNutt, (31427 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Thomas Sapio, (31506 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Michael Viehoefer, (28231 Camille Drive, Tomball, TX 77375), spoke in opposition of the request.

Joy Criner, (31419 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Trista Finch, (31527 Capella Circle, Tomball, TX 77375), spoke in opposition of the request.

Kati Hammond, (31210 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

Cate McNutt, (31427 Stella Lane, Tomball, TX 77375), spoke in opposition of the request.

The following Public Comments were received for record only:

JD & Heather Stanaland, (31414 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

Michael Steinbach, (28110 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Kenneth Kinard, (31431 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Ashley Schillinger, (31507 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Susan Wood, (28227 Camille Drive, Tomball, TX 77375), wrote in opposition of the request.

Jeffie Cappadonna, (12727 Zion Road, Tomball, TX 77375), wrote in opposition of the request.

Craig Finch, (31527 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Mary Piehl, (28111 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Vernon Piehl, (28111 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Thomas Julien, (31307 Antonia Lane, Tomball, TX 77375), wrote in opposition of the request.

Tara Mora, (31415 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Melissa Florian, (11303 Lakewood Field Court, Tomball, TX 77375), wrote in opposition of the request.

Chris Poppe, (12715 Telge Road, Tomball, TX 77375), wrote in opposition of the request.

Jeremy Hardey, (31514 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Casey Schillinger, (31507 Capella Circle, Tomball, TX 77375), wrote in opposition of the request.

Mary Steinbach, (28110 Linda Lane, Tomball, TX 77375), wrote in opposition of the request.

Christopher Hammond, (31210 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

Joyce Godwin, (31330 Alice Lane, Tomball, TX 77375), wrote in opposition of the request.

Daphne Granger, (28211 Camille Drive, Tomball, TX 77375), wrote in opposition of the request.

Judith Healey, (26629 Decker-Prairie Rosehill Road, Magnolia, TX 77355), wrote in opposition of the request.

Randy Boychuk, (31414 Stella Lane, Tomball, TX 77375), wrote in opposition of the request.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Moore	<u>Nay</u>
Commissioner Harris	<u>Nay</u>
Commissioner Pye	<u>Nay</u>

Motion Failed (1 Vote Aye, 3 Votes Nay).

E.2 Conduct a public hearing and consideration to approve **Zoning Case Z24-14**: Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 4.339 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the General Retail (GR) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.

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

Ernesto Quintanilla, representing International Commercial Development Enterprise, LLC, (810 S. Mason Road, Suite 225, Katy, TX 77494), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:11 p.m.

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

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z24-14**.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Approved (Unanimously).

E.3 Conduct a public hearing and consideration to approve **Zoning Case Z24-15**: Request by International Commercial Development Enterprise LLC, represented by Ernesto Quintanilla, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 11.40 acres of land legally described as being a tract of land situated in the John Edwards Survey, Abstract No. 20 and the Chauncey Goodrich Survey, Abstract No. 311 from Agricultural (AG) to the Duplex Residential (D) zoning district. The property is located at 16000 FM 2920 Road within the City of Tomball, Harris County, Texas.

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



Ernesto Quintanilla, representing International Commercial Development Enterprise, LLC, (810 S. Mason Road, Suite 225, Katy, TX 77494), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:17 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 7:17 p.m.

Motion was made by Commissioner Harris, second by Commissioner Moore, to approve **Zoning Case Z24-15**.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Approved (Unanimously).

- E.4 Conduct a public hearing and consideration to approve **Zoning Case Z24-16**: Request by Mike Matheson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No.1 from Office (O) to the General Retail (GR) zoning district. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.

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

Jason Hassenstab with Elevated Development, LLC, (1431 Graham Drive, Suite 250, Tomball, TX 77375), spoke on behalf of the request.

The Public Hearing was opened by Chairman Anderson at 7:27 p.m.

Hearing no comments, the Public Hearing was closed by Chairman Anderson at 7:28 p.m.

Motion was made by Commissioner Moore, second by Commissioner Pye, to approve **Zoning Case Z24-16**.

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

Vote was as follows:

Chair Anderson	<u>Aye</u>
Commissioner Moore	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Pye	<u>Aye</u>

Motion Carried (Unanimously).

F. Adjournment

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

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

Motion Carried unanimously.

The meeting adjourned at 7:29 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2024.

\_\_\_\_\_  
Kim Chandler  
Community Development Coordinator/  
Commission Secretary

\_\_\_\_\_  
Richard Anderson  
Commission Chairman

# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: November 11, 2024

**Topic:**

Minor Plat of **Island Xpress Tomball**: A subdivision of 1.800 acres, (78,407.57 Square Feet), situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

Staff approved with no conditions.

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

**FUNDING (IF APPLICABLE)**

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

Yes: \_\_\_\_\_ No: \_\_\_\_\_ If yes, specify Account Number: # \_\_\_\_\_

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

**Signed:** \_\_\_\_\_ **Approved by:** \_\_\_\_\_  
Staff Member                      Date                      City Manager                      Date

# CITY OF TOMBALL

Plat Name: Island Xpress Tomball

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: November 11, 2024

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



# Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: November 11, 2024

**Topic:**

Consideration to approved Final Plat of **Leong Estates**: A subdivision of 1.9959 acres, (86,941.69 Square Feet), located in the J. House Survey, Abstract 34, Harris County, Texas, City of Tomball.

**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: Leong Estates

Plat Type: Final

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

Plat within City Limits

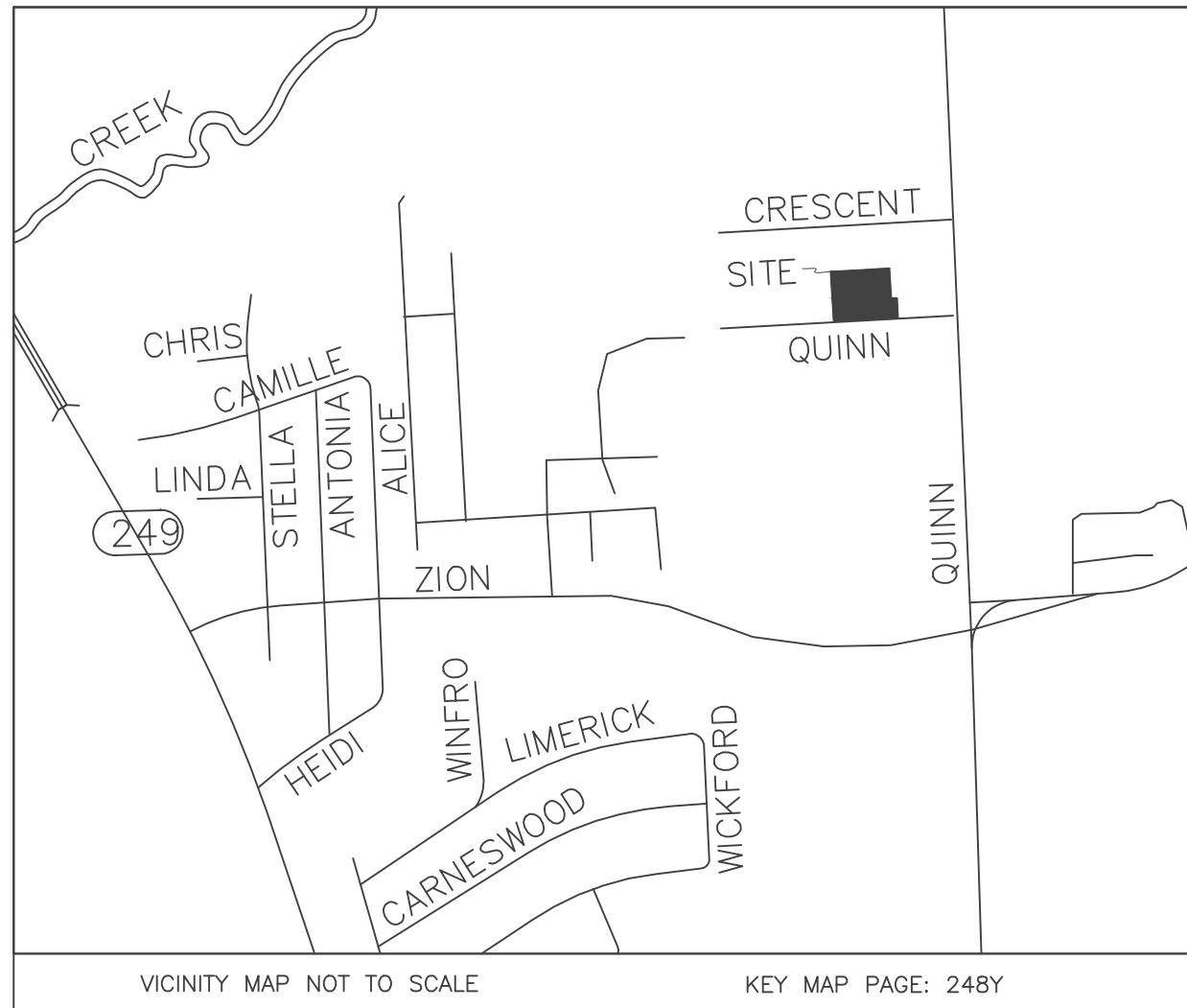
Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: November 11, 2024

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

The Engineering Division and Community Development Department approves this Plat with the following conditions.

- Engineered construction plans must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (i.e. streets/utilities).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of 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, MICHAEL LEONG & ANGELA LEONG, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 1.9959 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LEONG ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

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

FURTHER, 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 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.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

WITNESS MY HAND IN THE CITY OF TOMBALL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: \_\_\_\_\_  
MICHAEL LEONG

BY: \_\_\_\_\_  
ANGELA LEONG

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL LEONG & ANGELA LEONG, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000130.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT AT MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THIS PLAT WAS PERFORMED WITH THE BENEFIT OF A CITY PLANNING LETTER FROM FIDELITY NATIONAL TITLE AGENCY, INC. G.F. NO. FAHCS24006190, DATED 09/25/2024.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- THIS LOT DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN AND APPEARS TO BE IN ZONE X AS LOCATED BY THE FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY PANEL NO. 48201C0880M DATED 01/06/2017. (FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS. THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS.) WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS.

**LEONG ESTATES**  
A SUBDIVISION OF  
1.9959 ACRES, (86941.69 SQ. FT.)  
LOCATED IN THE  
J. HOUSE SURVEY, ABSTRACT 34  
HARRIS COUNTY, TEXAS  
CITY OF TOMBALL  
CONTAINING  
1 BLOCK, 1 LOT  
SEPTEMBER 2024

I, DAVID E. KING, SR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

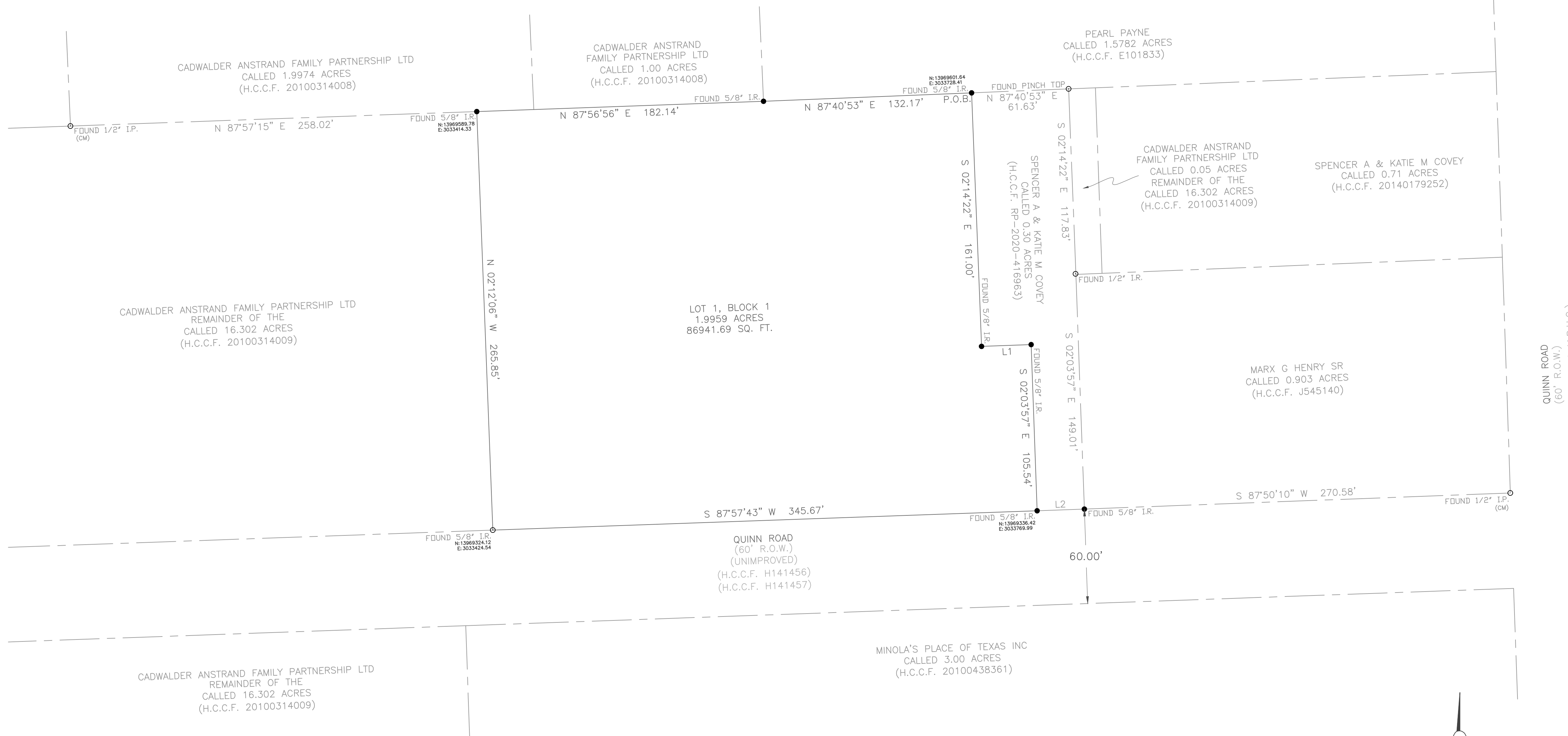


FIRM NO.  
10152100

**KLSS**  
**KING'S LAND SURVEYING SOLUTIONS, LLC**  
Professional Land Surveyors  
P.O. BOX 35 SPRING, TX 77383 (281)350-8003

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

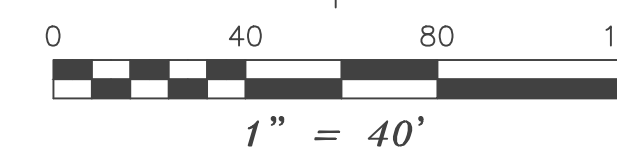
OWNERS:  
MICHAEL & ANGELA LEONG  
9427 THURBER RIDGE DRIVE  
SPRING TX 77379



LEGEND

These standard symbols will be found in the drawing.  
O FOUND MONUMENT  
H.C.C.F. HARRIS COUNTY CLERK'S FILE  
D.R.H.C. DEED RECORDS HARRIS COUNTY  
R.O.W. RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N 87°57'43" E	31.50'
L2	S 87°57'43" W	30.00'



I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND AT FILM CODE NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BY: \_\_\_\_\_  
TENESHA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT OF LEONG ESTATES SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

RICHARD ANDERSON, CHAIRPERSON

I, ROSEANNA WEST, TRUSTEE, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LEONG ESTATES, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2022-511700 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
ROSEANNA WEST, TRUSTEE

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSEANNA WEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

QUINN ROAD  
(60' R.O.W.)  
(VOL 685, PG 650 M.R.H.C.)



# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: November 11, 2024

**Topic:**

Conduct a public hearing and consideration to approve **Zoning Case Z24-18**: Request by John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 Hufsmith Kohrville Road, within the City of Tomball, Harris County, Texas.

**Background:**

There is an existing single-family residence on the subject property, which according to Harris County Appraisal District records, was built in 1999. In February of 2023 a rezoning request to the Single Family Residential – 6 (SF-6) zoning district for this property was denied by City Council. The applicants are now requesting to rezone the subject property to the Light Industrial zoning district with the intent to sell the property.

**Origination:** John and Tracy Randall

**Recommendation:**

Staff recommends approval of **Zoning Case Z24-18**.

**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)  
NOVEMBER 11, 2024  
&  
CITY COUNCIL  
NOVEMBER 18, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 11, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, November 18, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

**Zoning Case Z24-17:** Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.381 acres of land legally described as Lot 381 and portions of Lot 378 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 Road, within the City of Tomball, Harris County, Texas.

**Zoning Case Z24-18:** Request by John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 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](mailto:blashley@tomballtx.gov).

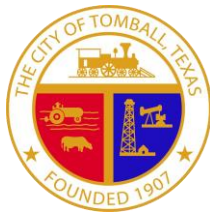
**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8<sup>th</sup> day of November 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

*Benjamin Lashley*

Benjamin Lashley  
Assistant City Planner

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



**City of Tomball**  
**Community Development Department**

**NOTICE OF PUBLIC HEARING**

**RE: Zone Change Case Number Z24-18**

**10/21/2024**

The Planning & Zoning Commission will hold a public hearing on **November 11, 2024 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 John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 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 **re-zoning**. The hatched 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 approved or denied by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **November 18, 2024 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](mailto:blashley@tomballtx.gov).

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

**CASE #: Z24-18**

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

Name:  
Parcel I.D.:  
Address:

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

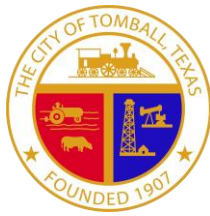
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

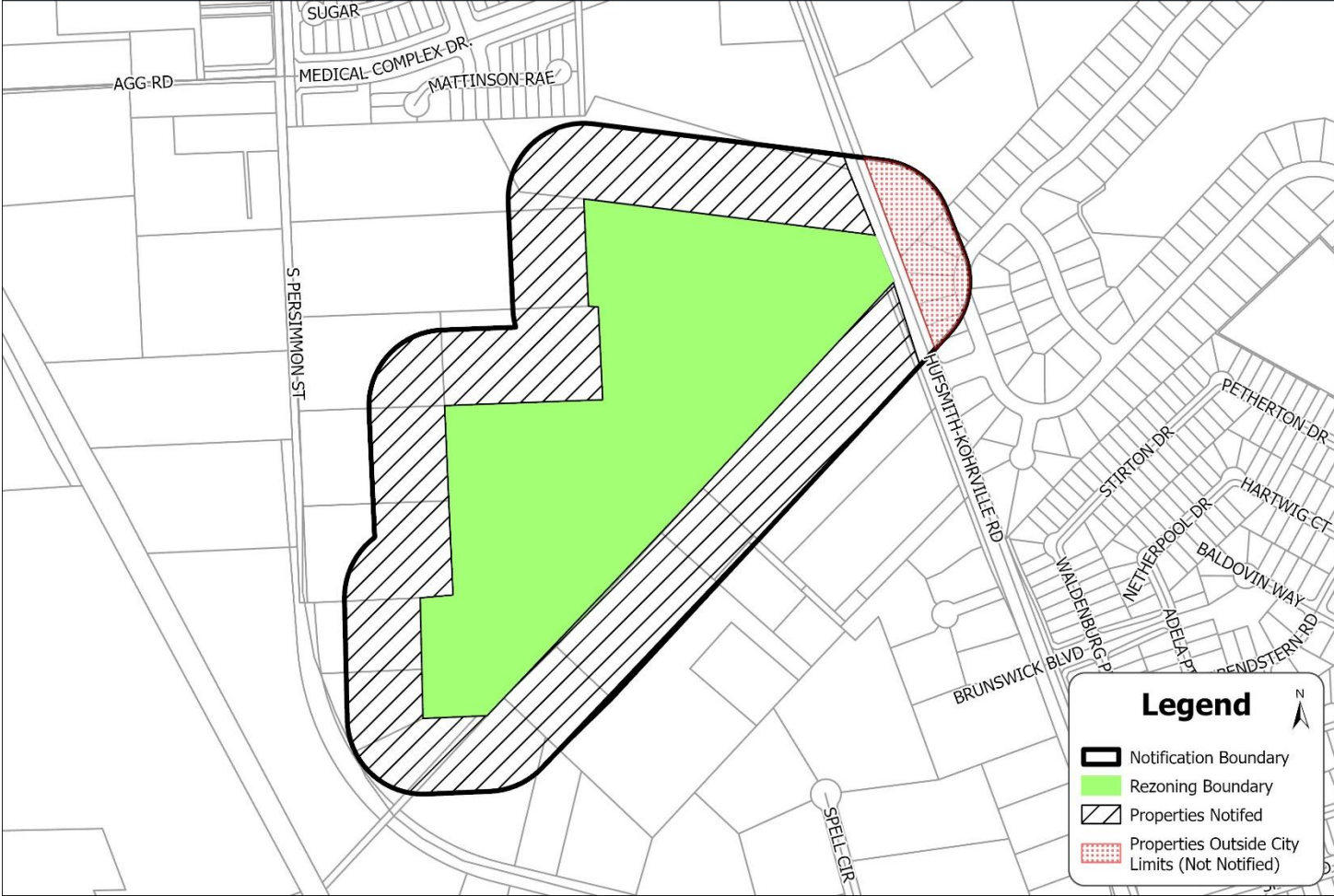
Signature: \_\_\_\_\_



**City of Tomball**  
**Community Development Department**

**Z24-18**

 **Notification Boundary**





City of Tomball  
Community Development Department

WILERSON MELODY  
30104 RILEY RD  
WALLER, TX 77484-6142

**NOTICE OF PUBLIC HEARING**

RE: Zone Change Case Number Z24-18

10/21/2024

The Planning & Zoning Commission will hold a public hearing on **November 11, 2024 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 John and Tracy Randall, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 36.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 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 re-zoning. The hatched 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 approved or denied by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **November 18, 2024 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](mailto:blashley@tomballtx.gov).

For the PLANNING & ZONING COMMISSION

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

**CASE #: Z24-18**

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

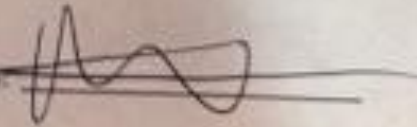
Mailing To: Community Development Department  
501 James St., Tomball TX 77375

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: 

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

**CASE #: Z24-18**

Item F.2

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

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

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: 

---

501 James Street • TOMBALL, TEXAS 77375

**CASE #: Z24-18**

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

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

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: 

---

501 James Street • TOMBALL, TEXAS 77375



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

Item F.2

**CASE #: Z24-18**

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

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

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: *Carolyn Grappe*

501 James Street • TOMBALL, TEXAS 77375

---

**CASE #: Z24-18**

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

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

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: 

---

501 James Street • TOMBALL, TEXAS 77375

**CASE #: Z24-18**

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

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

Email: [blashley@tomballtx.gov](mailto: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

WILKERSON MELODY  
30104 RILEY RD  
WALLER, TX 77484-6142

**NOTICE OF PUBLIC HEARING**

RE: Zone Change Case Number Z24-18

10/21/2024

The Planning & Zoning Commission will hold a public hearing on **November 11, 2024 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 John and Tracy Randsil, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 35.408 acres of land legally described as being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629 from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 21725 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 re-zoning. The hatched 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 approved or denied by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **November 18, 2024 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](mailto:blashley@tomballtx.gov).

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

**CASE #: Z24-18**

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: WILKERSON MELODY  
Parcel I.D.: 035292000621  
Address: 21803 HUFSMITH KOHRVILLE RD

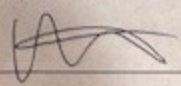
Mailing To: Community Development Department  
501 James St., Tomball TX 77375

Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

**CASE #: Z24-18**

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: MERO HOMES LLC  
Parcel I.D.: 1452440010001  
Address: 0 S PERSIMMON ST

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

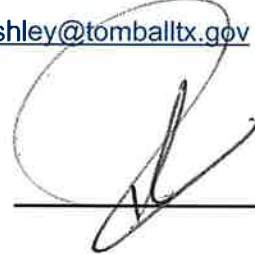
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor

I am opposed

Additional Comments:

Signature: \_\_\_\_\_



---

501 James Street • TOMBALL, TEXAS 77375



# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 11, 2024  
City Council Public Hearing Date: November 18, 2024

- Rezoning Case:** Z24-18
- Property Owner(s):** John and Tracy Randall
- Applicant(s):** John and Tracy Randall
- Legal Description:** Being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629
- Location:** 21725 Hufsmith-Kohrville Road (Exhibit “A”)
- Area:** 36.408 acres
- Comp Plan Designation:** Business Park and Industrial (Exhibit “B”)
- Present Zoning:** Single-Family Estate Residential (SF-20-E) District (Exhibit “C”)
- Request:** Rezone from the Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) District

**Adjacent Zoning & Land Uses:**

- North:** Light Industrial (LI) / Vacant lot
- South:** Single-Family Estate Residential (SF-20-E) and Light Industrial (LI) / Single-family residences and a self-storage facility
- East:** Tomball Extraterritorial Jurisdiction (ETJ) / Single-family residences
- West:** Single-Family Estate Residential (SF-20-E) and Light Industrial (LI) / Single-family residences and undeveloped tracts of land

**BACKGROUND**

There is an existing single-family residence on the subject property, which according to Harris County Appraisal District records, was built in 1999. In February of 2023 a rezoning request to the Single Family Residential – 6 (SF-6) zoning district for this property was denied by City Council. The applicants are now requesting to rezone the subject property to the Light Industrial zoning district with the intent to sell the property.

## ANALYSIS

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

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

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial category: Light Industrial (LI), Commercial (C), Office (O), and Planned Development (PD). The Comprehensive Plan 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 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 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 October 21, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

## RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-18.

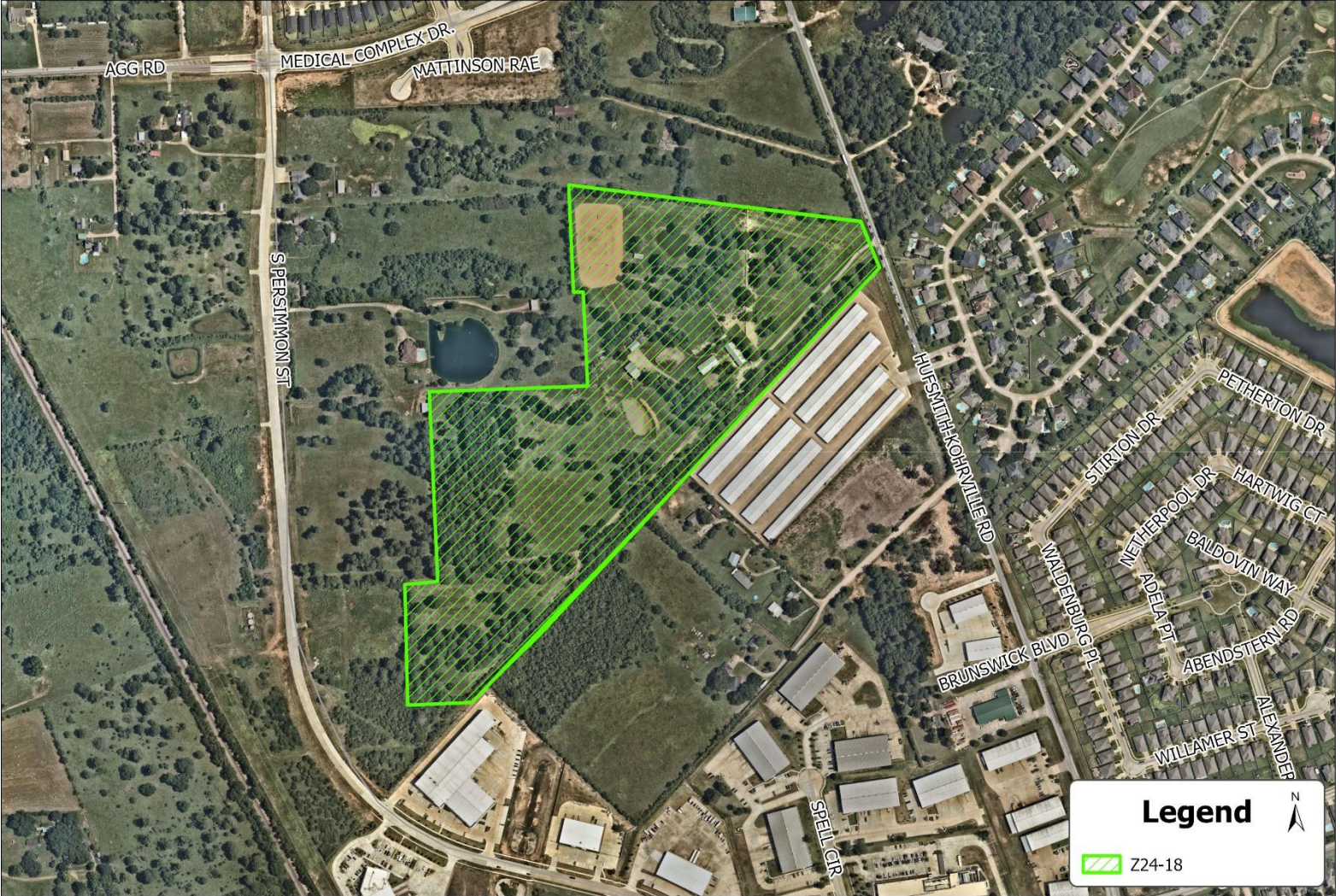
## EXHIBITS

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

Exhibit "A"  
Aerial Location Map



# Location



**Legend** 

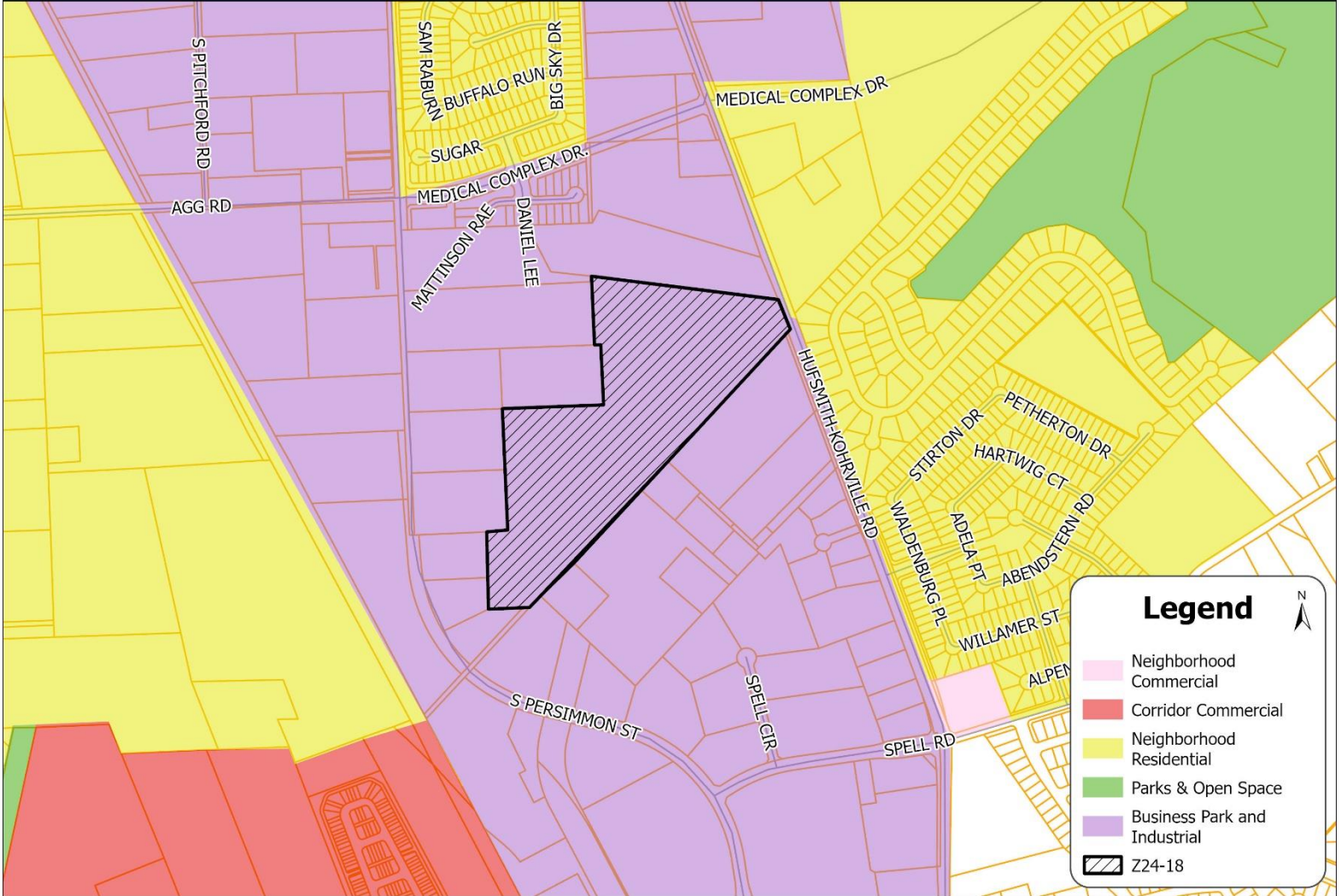
 Z24-18



### Exhibit "B" Future Land Use Plan



# Future Land Use



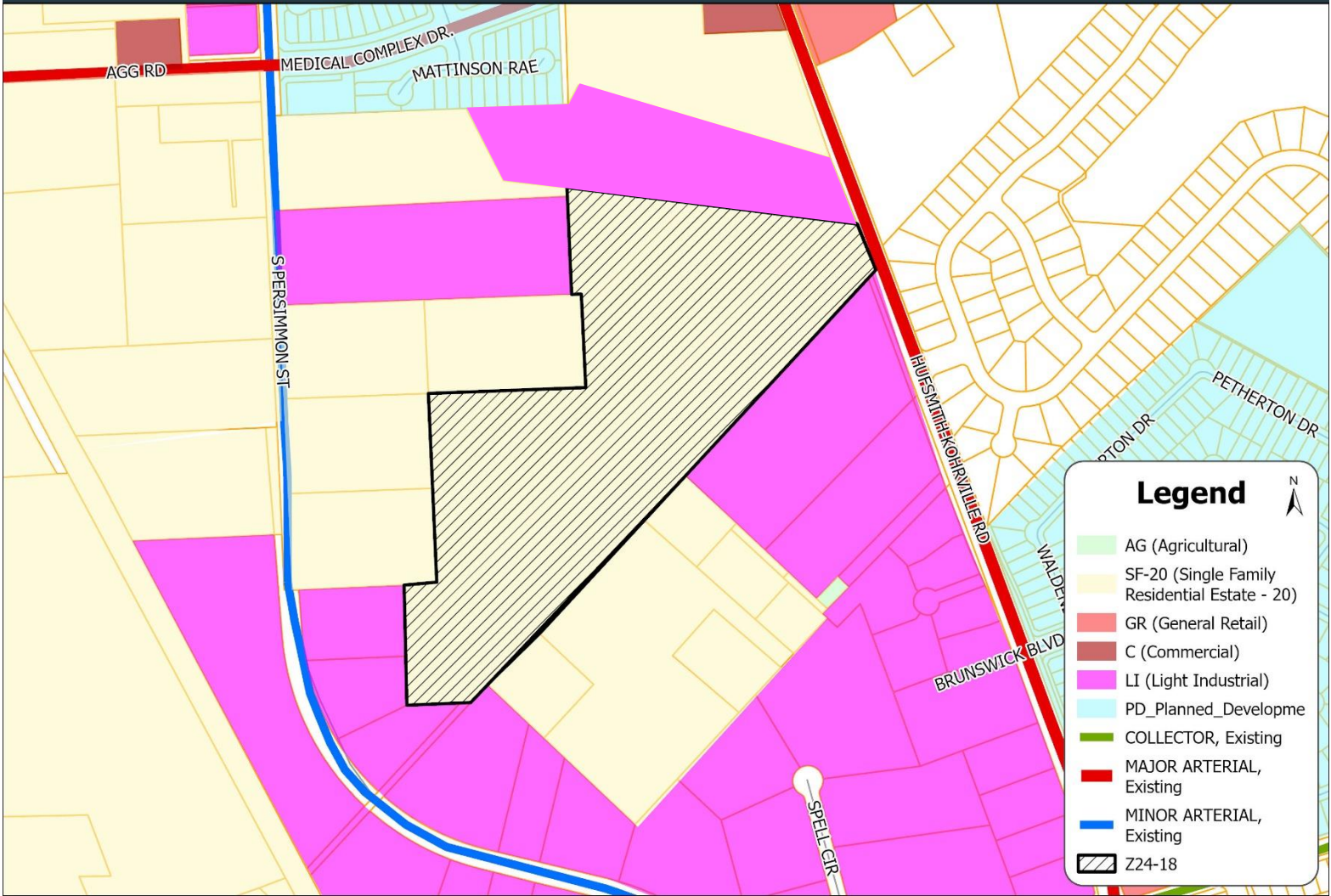
**Legend**

- Neighborhood Commercial
- Corridor Commercial
- Neighborhood Residential
- Parks & Open Space
- Business Park and Industrial
- Z24-18

### Exhibit "C" Zoning Map



# Zoning



**Exhibit "D"**  
**Site Photo(s)**

**Subject Site**



**Neighbor (North)**



## Neighbor (South)



## Neighbor (East)



# Neighbor (West)



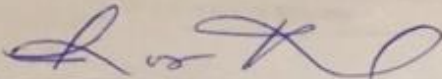
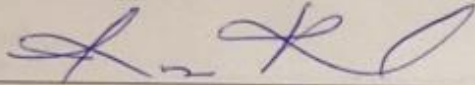
# Neighbor (West)





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		<u>10/1/2024</u>
	Signature of Applicant	Date
X		<u>10/1/2024</u>
	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 (1<sup>st</sup>) and third (3<sup>rd</sup>) 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.

I'm submitting my rezoning request because I'm trying to sell my property and everything around me on Hufsmith Kohrville is rezoning Light Industrial. Also, my property is in the future rezoning map for Light Industrial.

The track totals 36.4 acres

HCAD:

0352920000374

0352920000530

0352920000531

Thank you,

Tracy Randall

John & Tracy Randall  
 21725 Hufsmith Kohrville  
 Tomball, Tx 77375

Legal Description of Land:

Tract 1:

BEING a 15.05 acre (655,665 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being a portion of the remainder of a called 56.8003 acre tract of land as described in an instrument to Melvin E. Michel and Tracy A. Michel recorded under Harris County Clerk's File Number (H.C.C.F. No.) S954259 and a portion of Lots 134, 371, 376, 377, and 380 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 15.05 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 56.8003 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description:

COMMENCING at the Northeast corner of a called 11.06 acre tract of land as described in an instrument to Charles L. Laswell recorded under H.C.C.F. No. C792063, lying on the Southwest right-of-way line of Hufsmith Kohrville Road (60 feet wide) recorded under Volume 2549, Page 325 of the Harris County Deed Records (H.C.D.R.) and said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 1/2-inch iron rod bears S 86°31' E, a distance of 0.85 feet;

THENCE, S 20° 12'50" E, along and with the Northeasterly line of said 11.06 acre tract and a called 6.188 acre tract of land as described in an instrument to John W. Randall, Jr. and Tracy A. Randall and the Southwest right-of-way line of said Hufsmith Kohrville Road, a distance of 321.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Northeast corner of the herein described tract, some being the most Easterly Southeast corner of said called 6.188 acre tract;

THENCE, S 20°12'50" E, along and with the Southwest right-of-way line of said Hufsmith Kohrville Road and the Northeasterly line of said 56.8003 acre tract, a distance of 106.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and said 58.8003 acre tract;

THENCE, S 42°38'24" W, along and with the Southwesterly line of said 56.8003 acre tract, and the Northwesterly lines of a called 0.4847 acre tract of land as described in an instrument to City of Tomball, Texas recorded under H.C.C.F. No. T616046, a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, and TOMBALL SOUTH COMMERCIAL NO. 2, a subdivision per plat recorded under Film Code Number (F.C. No.) 659297 of the Harris County Map Records (H.C.M.R.), a distance of 1621.52 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and the East end of the Southern terminus of a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE, N 02°23'16" W, along and with the East line of said Easterly 30-foot unimproved road and the West lines of said Lot 377 and Lot 380, a distance of 733.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Northwest corner of the herein described tract, lying on a Southerly line of said 6.188 acre tract;

THENCE, N 72°06'27" E, along and with a Southerly line of said 6.188 acre tract, a distance of 316.91 feet to a 3/4 inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the Southeast corner of said 6.188 acre tract;

THENCE, N 06°39'43" E, along and with the East line of said 6.188 acre tract, a distance of 549.50 feet to a 3/4 inch iron rod with cap stamped "BGE INC" set for the most Northerly Northwest corner of the herein described tract and on interior corner of said 6.188 acre tract;

THENCE, S 83°25'52" E, along and with a Southerly line of said 6.1888 acre tract, a distance of 731.66 feet to the POINT OF BEGINNING and containing 15.05 acres (655,665 square feet) of land.

**Tract 2:**

BEING a 15.17 acre (660,615 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being a portion the remainder of a called 56.8003 acre tract of land as described in an Instrument to Melvin E. Michel and Tracy A. Michel recorded under Harris County Clerk's File Number (H.C.C.F. No.) S954259 and being all of Lots 379, 382, 383 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 15.17 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 56.8003 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description: BEGINNING at a 1/2-Inch Iron rod found for the Southwest corner of the herein described tract and said Lot 383 and the most Southerly Southwest corner of said 56.8003 acre tract;

THENCE, N 05°07'20" W, along and with a Westerly line of said 56.8003 acre tract and said Lot 383, a distance of Version Date: 1/2014 TXCJv2 Page 6 of 20 Form T-7: Commitment for Title Insurance 481.10 feet to a 1/2-inch iron rod found for the Northwest corner of said Lot 383 and an Interior corner of said 56.8003 acre tract, lying on the South line of a called 4.8373 acre tract of land described as Lot 381 In an instrument to Paul Mladenka and Brenda Mladenka recorded under File Number (F.N.) 20080184176 of the Official Public Records of Harris County (O.P.R.H.C.);

THENCE, N 85°12'22" E, along and with the South line of said 4.8373 acre tract and the North line of said Lot 383, a distance of 122.88 feet to a 1/2-inch iron rod with cap stamped "WESTAR" found an Interior corner of the herein described tract and the Southeast corner of said 4.8373 acre tract, same being the Southwest corner of sold Lot 382; THENCE, N 02°22'58" W, along and with the East line of said 4.8373 acre tract, and the West line of said Lot 382, at a distance of 352.87 feet pass o 1/2-inch iron rod with cap stomped "WESTAR" found for the Northeast corner of said 4.8373 acre tract, the Northwest corner of said Lot 382, the Southwest corner of said Lot 379, and the Southeast corner of Lot 378 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. Y200969, continuing along and with West line of said Lot 379 and the East line of said Lot 378, a total distance of 730.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, the Northwest corner of said Lot 379, the Northeast corner of said Lot 378, the Southwest corner of Lot 375 of said CORRECTED MAP OF TOBALL OUTLOTS as described in an Instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958841, and the Southeast corner of Lot 374 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958842;

THENCE, N 87°37'00" E, along and with the North line of said Lot 379 and the South line of said Lot 375, a distance of 605.98 feet to a 3/4-Inch Iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and said Lot 379, same being the Southeast corner of said Lot 375, lying on the West line of o 30 foot unimproved road as shown on said CORRECT MAP OF TOMBALL OUTLOTS;

THENCE, S 02°23'16" E, along and with the East line of said Lot 379 and said Lot 382, and the West line of said 30-foot unimproved road, a distance of 707.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract, the Southeast corner of said Lot 382. and the Northeast corner of said Lot 383, same being the West end of the Southern terminus of said 30-foot unimproved road, lying on the Northwesterly line of a Southeasterly 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, TOMBALL BUSINESS AND TECHNOLOGY PARK SEC 2, a subdivision per plat recorded under Film Code Number (F.C. No.) 697286 of the Harris County Map Records (H.C..R.), and TOMBALL BUSINESS AND TECHNOLOGY PARK, a subdivision per plat recorded under F.C. No. 653006 of the H.C.M.R., and a Southeasterly line of said 56.8003 acre tract,

THENCE, S 42°38'24" W, along and with the Southeasterly line of sold 56.8003 acre tract and said Lot 383, and the Northwesterly line of said Southeasterly 30 foot unimproved road, a distance of 712.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract and said Lot 383;

THENCE, S 85°56'45" W, along and with the South line of said 56.8003 acre tract and said Lot 383, a distance of 202.00 feet to the POINT OF BEGINNING and containing 15.17 acres (660,615 square feet) of land, more or less.

Tract 3:

BEING a 6.191 acre (269,671 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being all of a called 6.188 acre tract of land as described in an instrument to John W. Randall, Jr. and Tracy A. Randall recorded under File Number (F.N.) 20100453523 of the Official Public Records of Harris County (O.P.R.H.C.), a portion of Lots 134, 371, 376, and 377, and a 30 foot unimproved road as shown on 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 6.191 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the South line of a called 11.06 acre tract of land as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description: Version Date: 1/2014 TXCJv2 Page 7 of 20 Form T-7: Commitment for Title Insurance BEGINNING at a 1/2-inch iron rod found for the Northwest corner of the herein described tract and said 6.188 acre tract, lying on the South line of a called 11.06 acre tract of land as described in an instrument to Charles L. Laswell recorded under Harris County Clerk's File Number (H.C.C.F. No.) C792063, from which a 5/8-inch iron rod found for and interior corner of a called 7.6266 acre tract of land as described in an instrument to James R. Grappe and Carolyn J. Grappe recorded under H.C.C.F. No. N584790 and the Southwest corner of said 11.06 acre tract bears N 83°11'34"W, a distance of 270.89 feet;

THENCE, S 83°25'52" E, along and with the South line of said 11.06 acre tract and the North line of sold 6.168 acre tract, a distance of 1,148.25 feet (called S 80°13'03"E, 1,149.03 feet) to 3/4-inch Iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and the Southeast corner of said 11.06 acre tract, lying on the Southwest right-of-way line of Hufsmith Kohrville Road (60 feet wide) recorded under Volume (Vol.) 2549, Page (Pg.) 325 of the Harris County Deed Records (H.C.D.R.) and said CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE, S 20°12'50" E, along and with the Southwest right-of-way line of Hufsmith Kohrville Road and a Northeasterly line of said 6.188 acre tract, a distance of 33.61 feet (called S 17°00'40"E, 33.61 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract and said 6.188 acre tract;

THENCE, N 83°25'52" W, along and with a Southerly line of sold 6.188 acre tract, a distance of 731.66 feet (called N 80°13'03"W, 732.38 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for on interior corner of the herein described tract and said 6.188 acre tract;

THENCE, S 06°39' 43" W, along and with on Easterly line of said 6.188 acre tract, a distance of 549.50 feet (called S 09°46'57" W, 548.79 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract and said 6.188 acre tract;

THENCE, S 72°06'27" W, along and with a Southerly line of said 6.188 acre tract, a distance of 348.04 feet (called S 75°13'41"W, 348.05 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and said 6.188 acre tract, lying on the West line of said 30 foot unimproved road and the East line of Lot 375 of said CORRECTED MAP OF TOMBALL OUTLOTS and as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958841:

THENCE, N 02°23'16" W, along and with the West line of said 30 foot unimproved road and said 6.191 acre tract, and the East line of said Lot 375, at a distance of 323.98 feet pass the Northeast corner of said Lot 375 and the Southeast

corner of Lot 375 of said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 1/2-inch iron rod bears N 65°09' E, a distance of 1.60 feet, continuing along and with the West line of said 6.188 acre tract and said 30 foot unimproved road, a total distance of 732.55 feet (called N 00°43'58"E, 732.55 feet) to the POINT OF BEGINNING and containing 6.191 acres (269,671 square feet) of land, more or less

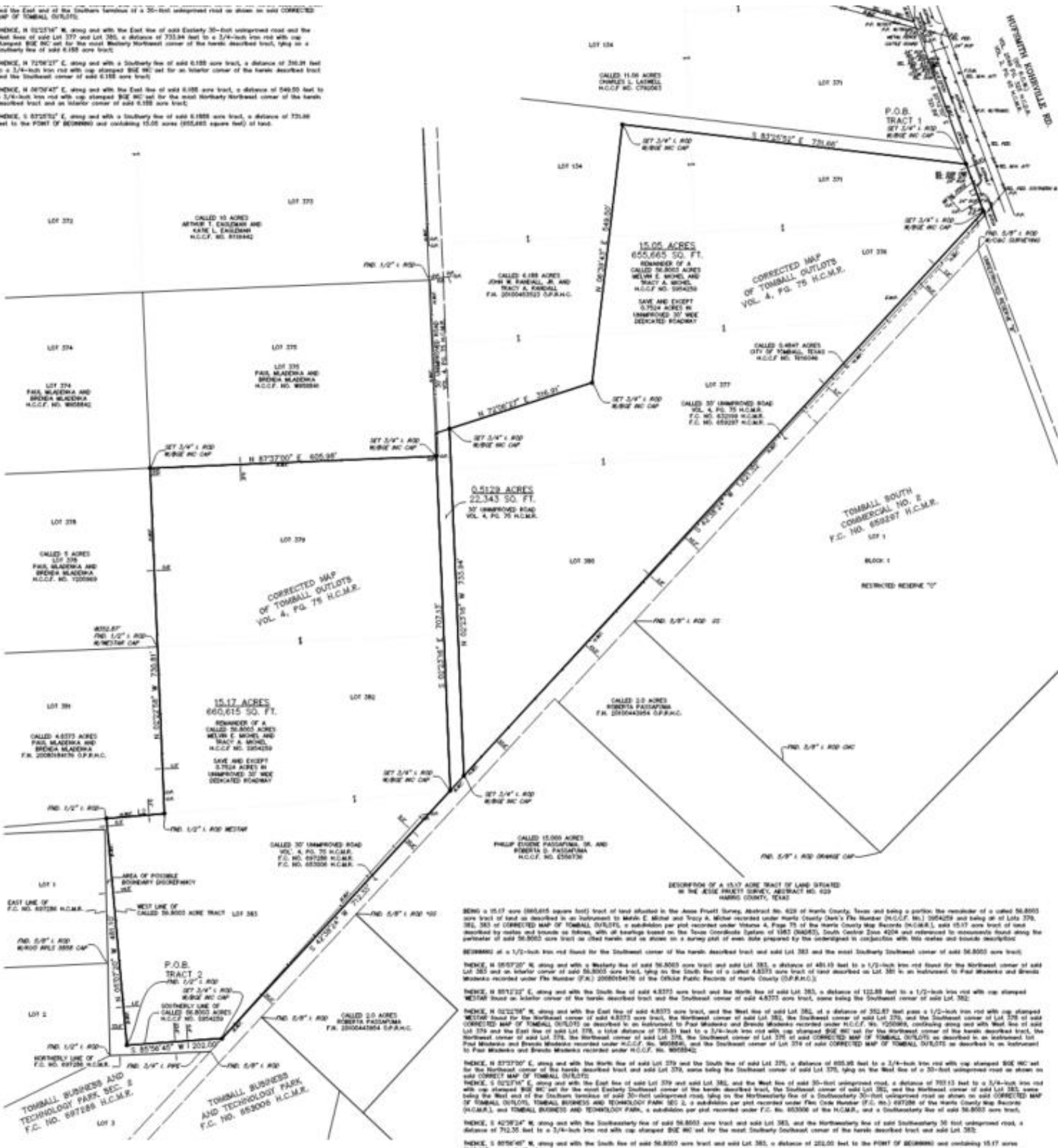
and the East end of the Southern Terminal of a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS.

THENCE N 02°25'14" W, along and with the East line of said Easely 30-foot unimproved road and the West line of said Lot 377 and Lot 380, a distance of 733.94 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the east Monitory Northeast corner of the lands described tract, lying on a Southerly line of said 6.155 acre tract.

THENCE N 72°52'27" E, along and with a Southerly line of said 6.155 acre tract, a distance of 262.31 feet to a 3/4-inch iron rod with cap stamped BSE INC set for an interior corner of the lands described tract and the Southeast corner of said 6.155 acre tract.

THENCE N 02°25'14" E, along and with the East line of said 6.155 acre tract, a distance of 549.25 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Northerly Northeast corner of the lands described tract and an interior corner of said 6.155 acre tract.

THENCE S 87°25'57" E, along and with a Southerly line of said 6.155 acre tract, a distance of 733.94 feet to the POINT OF BEGINNING and containing 15.05 acres (655,665 square feet) of land.



BEING a 15.17 acre (660,615 square feet) tract of land situated in the Acker Pruitt Survey, Abstract No. 429 of Harris County, Texas and being a portion, the remainder of a certain 56,800 acre tract of land as described in an instrument to Mark E. Miller and Tracy A. Miller recorded under Harris County Clerk's File Number (H.C.C.F. No.) 1054259 and being all of Lots 376, 381, 382 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.) and 15.17 acre tract of land described by notes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 56,800 acre tract as cited herein and as shown in a survey plat of said site prepared by the undersigned in conjunction with this notes and bounds description:

BEING and a 1/2-inch iron rod found for the Southeast corner of the lands described tract and said Lot 381 and the most Southerly Southeast corner of said 56,800 acre tract.

THENCE N 05°07'20" W, along and with a Westerly line of said 56,800 acre tract and said Lot 381, a distance of 481.10 feet to a 1/2-inch iron rod found for the Northeast corner of said Lot 381 and an interior corner of said 56,800 acre tract, lying on the South line of a certain 4,8373 acre tract of land described as Lot 381 in an instrument to Paul Madonia and Brenda Madonia recorded under File Number (F.N.) 200804876 of the Official Public Records of Harris County (O.P.R.H.C.).

THENCE N 87°12'37" E, along and with the South line of said 4,8373 acre tract and the North line of said Lot 381, a distance of 122.88 feet to a 1/2-inch iron rod with cap stamped METAL found at an interior corner of the lands described tract and the Southeast corner of said 4,8373 acre tract, same being the Southeast corner of said Lot 381.

THENCE N 02°25'14" W, along and with the East line of said 4,8373 acre tract, and the West line of said Lot 381, a distance of 352.87 feet past a 1/2-inch iron rod with cap stamped METAL found for the Northeast corner of said 4,8373 acre tract, the Northeast corner of said Lot 381, the Southeast corner of said Lot 376, and the Southeast corner of Lot 378 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Madonia and Brenda Madonia recorded under H.C.C.F. No. 1000968, continuing along and with West line of said Lot 378 and the East line of said Lot 376, a total distance of 730.51 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the Southwest corner of the lands described tract, the Northeast corner of said Lot 376, the Northeast corner of said Lot 378, the Southeast corner of said Lot 376 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Madonia and Brenda Madonia recorded under H.C.C.F. No. 1002842, and the Southeast corner of Lot 376 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Madonia and Brenda Madonia recorded under H.C.C.F. No. 1002842.

THENCE N 87°25'57" E, along and with the North line of said Lot 379 and the South line of said Lot 376, a distance of 655.95 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the Northeast corner of the lands described tract and said Lot 376, same being the Southeast corner of said Lot 376, lying on the West line of a 30-foot unimproved road as shown on said CORRECT MAP OF TOMBALL OUTLOTS.

THENCE S 02°25'14" E, along and with the East line of said Lot 379 and said Lot 381, and the West line of said 30-foot unimproved road, a distance of 703.13 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Easely Southeast corner of the lands described tract, the Southeast corner of said Lot 381, and the Northeast corner of said Lot 381, same being the West end of the Eastern Terminal of said 30-foot unimproved road, lying on the Northerly line of a Southerly 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, TOMBALL BUSINESS AND TECHNOLOGY PARK SEC. 2, a subdivision per plat recorded under File Number (F.N. No.) 497189 of the Harris County Map Records (H.C.M.R.) and TOMBALL BUSINESS AND TECHNOLOGY PARK, a subdivision per plat recorded under File No. 603006 of the H.C.M.R., and a Southerly line of said 56,800 acre tract.

THENCE S 42°39'24" W, along and with the Southerly line of said 56,800 acre tract and said Lot 381, and the Northerly line of said Southerly 30 foot unimproved road, a distance of 710.25 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Southerly Southeast corner of the lands described tract and said Lot 381.

THENCE S 87°52'47" W, along and with the South line of said 56,800 acre tract and said Lot 381, a distance of 225.00 feet to the POINT OF BEGINNING and containing 15.17 acres (660,615 square feet) of land.

NOTES:  
1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE PERIMETER OF SAID 56,800 ACRE TRACT AS SHOWN

**BCE**  
BCE, Inc.  
53171 Woodloch, Suite 400, Houston, TX 77042  
T: 281-400-6700 • M: 281-400-6701  
11616 N. Loop West, Suite 100, Houston, TX 77048

