

**NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Monday, June 20, 2022
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, June 20, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR JUNE 20, 2022, 6:00 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375 BY PERSONAL ATTENDANCE AND VIA ZOOM. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

[HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38](https://tomballtx.gov/archive.aspx?amid=38)

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 845 9939 6641, Passcode: 424162. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Invocation - Led by Pastor Mike Hernandez - Local Church
- C. Pledges to U.S. and Texas Flags
- D. 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.]

E. Presentations

- Proclamation – June 27, 2022 is “***Justin Alejandro Ortiz Day***”
- Plaque – **Chad Degges**, Councilmember, Position 3 – January 18, 2014–June 6, 2022

F. Reports and Announcements

1. Announcements

- I. **Tomball City Pool – 2022 Swim Season - Jerry Matheson Park Pool** - the Regular Season will operate from 10 a.m.–6 p.m., Tuesday through Friday and Noon–8 p.m. on Saturday and Sunday through August 14.

End of Season hours will be: Noon–8 p.m. on August 20-21, August 27-28, and September 3-4; on September 5, the pool will be open 10 a. m. –6 p.m. to close out the Swim Season.

The pool is closed every Monday during swim season 2022, except July 4th and Labor Day (September 5).

- II. **TOMBALL KID'S CLUB – Activities:** July 7, 12, 14, 19, 21, 26 and 28, then August 2, 4, 9, and 11 from 10:00 a.m. to 12:00 p.m., at the **Juergens Park Pavilion** (registration required).

- III. July 4, 2021 – **July Fourth Celebration & Street Fest** – 6:00 p.m.-10:00 p.m. at Four Corners (Business SH 249 at FM 2920)

- IV. July 9, 2022 – **2nd Saturday at the Depot**

- V. August 5, 2022 – **50th Annual Tomball Night, Parade of Lights, and Health & Wellness Expo**

- VI. August 13, 2022 – **2nd Saturday at the Depot**

2. Reports by City staff and members of council about items of community interest on which no action will be taken:

G. Approval of Minutes

1. Approve the Minutes of the June 6, 2022 Special and Regular Tomball City Council Meetings and the June 13, 2022 Special Tomball City Council Meeting

H. Old Business

1. Approve, on Second Reading, Resolution No. 2022-20-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Agreement by and between the Corporation and Sip Hip Hooray to make direct incentives to, or expenditures for, advertising, promotion and marketing for monthly Shop and Stroll events held in Old Town Tomball, City of Tomball, as authorized under Section 505.158 of the Texas Local Government Code. The estimated amount of expenditures for such project is \$40,545.00.

I. New Business

1. Authorize City Manager to execute documents necessary to participate in National Purchasing Partners Government procurement cooperative
2. Approve the purchase of one (1) 2022 Ford Fouts F.O.U.R. Mini Pumper through the National Purchasing Partners Government Division Cooperative Purchasing Contract, in the amount of \$261,000.00.
3. Consideration to Approve Zoning Case P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
 - Conduct Public Hearing on **Zoning Case P22-111**
 - Adopt, on First Reading, Ordinance No. 2022-12, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the Zoning District Classification of approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

4. Consideration to Approve Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

- Conduct Public Hearing on **Zoning Case P22-115**
- Adopt, on First Reading, Ordinance No. 2022-13, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the Zoning District Classification of approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

5. Consideration to Approve Zoning Case P22-184: Request by Harrisburg Homes, Inc. to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road toward the southern right-of-way boundary of Mahaffey Road., Harris County, Texas.

- Conduct Public Hearing on **Zoning Case P22-184**
- Adopt, on First Reading, Ordinance No. 2022-15, an ordinance of the City of Tomball, Texas, amending the Tomball Comprehensive Plan by changing the Major Thoroughfare Plan Map; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

J. 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 16th day of June, 2022, by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer, City Secretary, TRMC, MMC

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

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

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

- Proclamation – June 27, 2022 is “*Justin Alejandro Ortiz Day*”

Background:

Origination: Mayor

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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: # _____

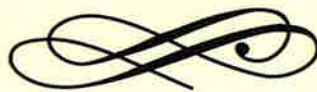
If no, funds will be transferred from account # _____ To account # _____

Signed	<u>Doris Speer</u>	<u>5-11-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

Office of the Mayor
Tomball, Texas



Proclamation



- WHEREAS,** on the evening of June 27, 2020, **Justin Alejandro Ortiz** was recklessly struck from behind by a hit and run driver as he was riding his motorcycle on the East Freeway in Houston--passing a few hours later, **Justin** was just three weeks shy of his 24th birthday and two months from beginning of senior year at the University of Houston-Downtown; and
- WHEREAS,** **Justin** is survived by his mother, Carolyn Babb, and his brothers, Pascual and Daniel, both also graduates of Tomball Memorial High School; and
- WHEREAS,** a few months after his death, **Justin** received his nomination to the National Society of Leadership and Success at UH-Downtown, and was given honorable mention at the university's commencement ceremony in December 2020; and
- WHEREAS,** with the generous help of family members and friends, the **Justin Alejandro Ortiz** Memorial Scholarship at UH-Downtown for Marketing students has been funded and the first recipient of this scholarship for the Fall semester 2022 will soon be announced; and
- WHEREAS,** **Justin** was also an organ donor and his generosity has blessed those recipients and their families; and
- WHEREAS,** the City of Tomball wishes to honor Justin's life and continued influence on his family, school, friends, and the Tomball community—all that we love deeply becomes part of us;
- NOW, THEREFORE, I, Lori Klein Quinn,** Mayor of the City of Tomball, on behalf of the Tomball City Council and all citizens hereof, I do hereby proclaim **Monday, June 27, 2022**, as:-

“JUSTIN ALEJANDRO ORTIZ DAY”



In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Lori Klein Quinn

Attest: *Devin Spivey*

Date: *June 1, 2022*

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

- Plaque – **Chad Degges**, Councilmember, Position 3 – January 18, 2014 – June 6, 2022

Background:

Origination: Mayor

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>6-13-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Tomball City Pool – 2022 Swim Season - Jerry Matheson Park Pool - the Regular Season will operate from 10 a.m.–6 p.m., Tuesday through Friday and Noon–8 p.m. on Saturday and Sunday through August 14.

End of Season hours will be: Noon–8 p.m. on August 20-21, August 27-28, and September 3-4; on September 5, the pool will be open 10 a. m. –6 p.m. to close out the Swim Season.

The pool is closed every Monday during swim season 2022, except July 4th and Labor Day (September 5).

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>6-13-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

TOMBALL KID'S CLUB – Activities: July 7, 12, 14, 19, 21, 26 and 28, then August 2, 4, 9, and 11 from 10:00 a.m. to 12:00 p.m., at the **Juergens Park Pavilion** (registration required).

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>5-27-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

July 4, 2021 – **July Fourth Celebration & Street Fest** – 6:00 p.m.-10:00 p.m. at Four Corners (Business SH 249 at FM 2920)

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>5-11-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

July 9, 2022 – 2nd Saturday at the Depot

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	Doris Speer	5-11-2022	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

August 5, 2022 – 50th Annual Tomball Night, Parade of Lights, and Health & Wellness Expo

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>5-11-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

Tomball's Shop Local Event

2022
Tomball Night



FRIDAY

AUGUST 5, 2022

5 PM - 10 PM

DOWNTOWN VENDORS

PARADE OF LIGHTS

FIREWORKS

MYSTERY SHOPPERS

HEALTH & WELLNESS EXPO

SALES AT LOCAL BUSINESSES



SPONSORSHIP OPPORTUNITIES

VENDOR SPOTS AVAILABLE

ENTER PARADE OF LIGHTS

FORMS AVAILABLE TODAY!

Greater Tomball Area Chamber of Commerce

www.tomballchamber.org | 281.351.7222

PRESENTED
BY

HCA  Houston HealthcareSM

Tomball

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

August 13, 2022 – **2nd Saturday at the Depot**

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	Doris Speer	6-13-2022	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: June 20, 2022

Topic:

Approve the Minutes of the June 6, 2022 Special and Regular Tomball City Council Meetings and the June 13, 2022 Special Tomball City Council Meeting

Background:

Origination: City Secretary

Recommendation:

Approve

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

FUNDING (IF APPLICABLE)

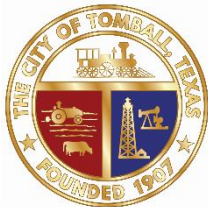
Are funds specifically designated in the current budget for the full amount required for this purpose?

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

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

Signed	<u>Doris Speer</u>	<u>6-13-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

MINUTES OF SPECIAL CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, June 6, 2022
4:00 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for June 6, 2022, 4:00 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone conference.

- A. Mayor Klein Quinn called the meeting of the Tomball City Council to order at 4:13 p.m.

PRESENT

Mayor Lori Klein Quinn
Council 2 Mark Stoll
Council 3 Chad Degges
Council 5 Randy Parr

ABSENT:

Council 1 John Ford - Excused
Council 4 Derek Townsend, Sr. - Excused

OTHERS PRESENT:

City Manager – David Esquivel
Assistant City Manager – Jessica Rogers
City Secretary – Doris Speer
Director of Community Development – Nathan Dietrich
Assistant Fire Chief – Jeff Cook
HR Director – Lisa Coe
Marketing Manager – Sasha Smith
Assistant City Secretary - Tracylynn Garcia
Assistant to the City Manager/Communications Coordinator – Rebecca Beahan
IT Manager – Doug Tippey
IT Senior Specialist – Ben Lato
Council 3-Elect – Dane Dunagin

- B. No Public Comments were received.
- C. New Business

1. The Tomball City Council and City Staff entered into a Workshop for the following purposes:
 - Jessica Rogers presented information for Council consideration and discussion regarding Long-Range Planning Priorities for the City of Tomball – Facilities and Big Picture (CMO).

No action necessary.

- D. Motion made by Council 2 Stoll, Seconded by Council 5 Parr, to adjourn.

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 5 Parr

Absent: Council 1 Ford, Council 4 Townsend, Sr.

Motion carried unanimously.

Meeting adjourned at 5:13 p.m.

PASSED AND APPROVED this the 20th day of June 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, June 6, 2022
6:00 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for June 6, 2022, 6:00 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone conference.

A. Mayor Klein Quinn called the meeting of the Tomball City Council to order at 4:13 p.m.

PRESENT

Mayor Lori Klein Quinn
Council 2 Mark Stoll
Council 3 Chad Degges
Council 5 Randy Parr
Council 4 Derek Townsend, Sr.

ABSENT:

Council 1 John Ford - Excused

OTHERS PRESENT:

City Manager – David Esquivel
Assistant City Manager – Jessica Rogers
City Secretary – Doris Speer
City Attorney – Loren B. Smith
Director of Community Development – Nathan Dietrich
HR Director – Lisa Coe
Police Chief – Jeff Bert
Marketing Manager – Sasha Smith
Assistant City Secretary - Tracylynn Garcia
Assistant to the City Manager/Communications Coordinator – Rebecca Beahan
IT Manager – Doug Tippey
IT Senior Specialist – Ben Lato
Assistant Fire Chief – Jeff Cook
Council 3-Elect – Dane Dunagin
Community Center Manager – Rosalie Dillon
Executive Director-TEDC – Kelly Violette
Economic Development Coordinator -TEDC – Tori Gleason

B. Invocation – Led by Pastor David Hinkle - Tomball Bible Church

C. Pledges to U.S. and Texas Flags – Led by Jeff Cook

D. The following Public Comments were received:

Bruce Hillegeist - Expressed his appreciation of the City's
15300 Cutten Rd, 77070 support of this year's 50th Tomball Night,
sponsored by the GTACC

Joel DeJean - Announced his candidacy for the 38th 9269
Imogene, 77036 Congressional District

E. Reports and Announcements

1. Announcements

I. **Tomball City Pool – 2022 Swim Season - Jerry Matheson Park Pool** will be open Memorial Day Weekend, May 28-29, from Noon–8 p.m., and on Memorial Day from 10 a.m.–6 p.m.

The Regular Season begins on May 31 (Tuesday), operating from 10 a.m.–6 p.m., Tuesday through Friday and Noon–8 p.m. on Saturday and Sunday through August 14.

End of Season hours will be: Noon–8 p.m. on August 20-21, August 27-28, and September 3-4; on September 5, the pool will be open 10 a. m. –6 p.m. to close out the Swim Season.

The pool will be closed every Monday during swim season 2022, except Memorial Day (May 30), July 4th, and Labor Day (September 5).

II. June 11, 2022 – **2nd Saturday at the Depot**

III. **TOMBALL KID'S CLUB – Activities:** July 7, 12, 14, 19, 21, 26 and 28, then August 2, 4, 9, and 11 from 10:00 a.m. to 12:00 p.m., at the **Juergens Park Pavilion**.

IV. July 4, 2021 – **July Fourth Celebration & Street Fest** – 6:00 p.m.-10:00 p.m. at Four Corners (Business SH 249 at FM 2920)

V. July 9, 2022 – **2nd Saturday at the Depot**

VI. August 5, 2022 – **50th Annual Tomball Night, Parade of Lights, and Health & Wellness Expo**

2. Reports by City staff and members of council about items of community interest on which no action will be taken:

- I. Doug Tippey provided an update on the City's programs, procedures and processes regarding cybersecurity.
- II. Sasha Smith reported on the Success of *Texas Deuce Days at the Depot*

F. Approval of Minutes

1. Motion made by Council 2 Stoll, Seconded by Council 4 Townsend, Sr., to approve the Minutes of the May 16, 2022 Canvass and Regular Tomball City Council Meeting

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.,
Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

G. New Business

1. Kelly Violette presented the Tomball Economic Development Corporation (TEDC) 2021-2022 Annual Report.

No action necessary.

2. Motion made by Council 2 Stoll, Seconded by Council 4 Townsend, Sr., to approve the Tomball Economic Development Corporation (TEDC) 2022-2023 Strategic Work Plan.

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.,
Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

3. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to approve, on First Reading, Resolution No. 2022-20-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Agreement by and between the Corporation and Sip Hip Hooray to make direct incentives to, or expenditures for, advertising, promotion and marketing for monthly Shop and Stroll events held in

Old Town Tomball, City of Tomball, as authorized under Section 505.158 of the Texas Local Government Code. The estimated amount of expenditures for such project is \$40, 545.00.

The following public comments were received:

- | | | |
|---|---|--|
| Marilyn Dunagin
535 E. Hufsmith, 77375 | - | Expressed her opposition to the proposed project/expenditure |
| Becky Clepper
713 Clayton | - | Did not speak; her opposition to the proposed project/expenditure was read into the record |
| Vickie Britt Heald
11515 Aspenway Dr., 77070 | - | Did not speak; her opposition to the proposed project/expenditure was read into the record |
| Natalie Kirtley
314 Commerce, 77375 | - | Expressed her support for the proposed project/expenditure |
| Amy Bench
202 Florence, 77375 | - | Expressed her support for the proposed project/expenditure |
| Megan Morris
210 W. Main, 77375 | - | Expressed her support for the proposed project/expenditure |

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 5 Parr
Voting Nay: Council 4 Townsend, Sr.
Absent: Council 1 Ford

Motion carried, 3 votes Aye, 1 vote Nay

Mayor Klein Quinn called a recess at 7:50 p.m.; upon reconvening into session at 7:58 p.m., the following items were considered:

4. Motion made by Council 5 Parr, Seconded by Council 4 Townsend, Sr., to approve Resolution No. 2022-21, a Resolution of the City Council of the City of Tomball, Texas, Supporting the 49th Annual Tomball Night and Parade, to be held in Tomball on Friday, August 5, 2022

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.,
Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

5. Motion made by Council 4 Townsend, Sr., Seconded by Council 5 Parr, to authorize the City Manager to Execute an Interlocal Agreement with Waller Harris ESD 200 for the Sale and Transfer of Title of Shop #11-018, a 2011 Chevrolet Tahoe, in the amount of \$10,000.00

Motion made by Council 4 Townsend, Sr. to amend his motion to authorize the “Sale and Transfer of Title of Shop #11-018, a 2011 Chevrolet Tahoe, in an amount up to an amount of \$10,000.00”

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.
Absent: Council 1 Ford

Motion to AMEND carried unanimously.

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.,
Council 5 Parr
Absent: Council 1 Ford

Motion as AMENDED carried unanimously.

6. Motion made by Council 3 Degges, Seconded by Council 5 Parr, to approve TEDC Grant Expenditure to Paradigm Brewery in the Amount of \$39,295.90, Pursuant to City Purchasing and Payment Policies

Becky Clepper 713 Clayton	-	Did not speak; her opposition to the proposed project/expenditure was read into the record
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Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr.,
Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

7. Motion made by Council 3 Degges, Seconded by Council 2 Stoll, to approve Request from Progreso Multicultural Foundation for City support and in-kind

services for the first “*Fiesta de Tomball*” festival in downtown Tomball, on Saturday, September 24, 2022

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

8. Executive Session: The City Council recessed at 8:15 p.m. to meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session

Upon reconvening into session at 8:36 p.m., the following action was taken.

- H. Motion made by Council 3 Degges, Seconded by Council 4 Townsend, Sr., to adjourn

Voting Yea: Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Parr
Absent: Council 1 Ford

Motion carried unanimously.

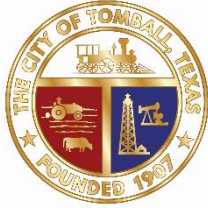
Meeting adjourned.

PASSED AND APPROVED this the 20th day of June 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

MINUTES OF SPECIAL CITY COUNCIL MEETING - CANVASS CITY OF TOMBALL, TEXAS



**Monday, June 13, 2022
5:30 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for June 13, 2022, 5:30 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone conference.

A. Mayor Pro Tem Ford called the meeting of the Tomball City Council to order at 5:30 p.m.

PRESENT

Council 2 Mark Stoll

Council 5 Randy Parr

ABSENT:

Mayor Lori Klein Quinn

Council 3 Chad Degges – Excused

Council 4 Derek Townsend, Sr. – Excused

OTHERS PRESENT:

Assistant City Manager- Jessica Rogers

City Secretary - Doris Speer

City Attorney – Justin Pruitt

Council 3 Elect – Dane Dunagin

Director of Community Development - Nathan Dietrich

Finance Director – Katherine DuBose

Police Chief - Jeff Bert

Marketing and Tourism Manager – Sasha Smith

Municipal Court Judge – Brett Peabody

Director of Public Works – Drew Huffman

Court Administrator – Maria Morris

Project Manager - Meagan Mageo

CSO Senior Administrative Assistant – Sasha Luna

Police Captain-Investigations – Ricky Doerre

Community Development Coordinator – Kim Chandler

Presiding Judge-June 4, 2022 Runoff Election – Patsy Kinsey

B. Canvass of Election

1. Canvass of Runoff Election

Escrutinio de la Elección de Segunda Vuelta

Phiếu của Cuộc Bầu Cử

決選的畫布

Patsy Kinsey, Presiding Judge-June 4, 2022 Election, presented the unofficial canvass of the Election.

Patsy Kinsey, Juez Presidente de la Elección del 4 de junio, presentó el escrutinio no oficial de la Elección.

Patsy Kinsey, Trưởng Ban Điều Hành Cuộc Bầu Cử Ngày 4 tháng 6 Năm, 2022, đã trình bày kết quả kiểm phiếu không chính thức của Cuộc bầu cử.

Patsy Kinsey, 2022年6月4日選舉的主審法官，介紹了選舉的非官方審核。

Approve Resolution 2022-22 and Order Canvassing the Returns and Declaring the Results of the General Run-off Election held on June 4, 2022

Aprobar la Resolución 2022-22 y Ordenar Escrutinio de Planillas y Declaración de Resultados de la Elección General de Desempate celebrada el 4 de junio de 2022

Thông qua Nghị quyết 2022-22 và Lệnh hủy bỏ các cuộc trao trả và tuyên bố kết quả của cuộc Tổng tuyển cử được tổ chức vào ngày 4 tháng 6 năm 2022
批准第 2022-22 號決議並下令對 2022 年 6 月 4 日舉行的總決選結果進行拉票並宣布結果

Motion made by Council 2 Stoll, Seconded by Council 5 Parr to approve Resolution No. 2022-22, accepting the results of the canvass of the June 4, 2022 Election and to declare Dane Dunagin duly elected to Council Position 3.

Stoll, Concejal 2, hizo una moción la cual fue secundada por Parr, Concejal 5, para aprobar la Resolución No. 2022-22, aceptando los resultados del escrutinio de las Elecciones del 4 de junio de 2022 y declarando a Dane Dunagin debidamente elegido para el Puesto 3 del Consejo.

Đề nghị được đưa ra bởi Hội đồng 2 Stoll, được Hội đồng 5 tán thành để thông qua Nghị quyết số 2022-22, chấp nhận kết quả của cuộc bầu cử ngày 4 tháng 6 năm 2022 và tuyên bố Dane Dunagin được bầu hợp lệ vào Vị trí số 3 của Hội đồng.

由理事會 2 Stoll 提出的動議，由理事會 5 Parr 附議批准第 2022-22 號決議，接受 2022 年 6 月 4 日選舉的畫布結果，並宣布 Dane Dunagin 正式當選為理事會第 3 號職位。。

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 5 Parr

Absent: Council 3 Degges, Council 4 Townsend, Sr.

Votos afirmativos: Concejal 1 Ford, Concejal 2 Stoll, Concejal 5 Parr

Consejal ausente: 3 Degges, 4 Townsend, Sr.

Bỏ phiếu Yea: Hội đồng 1 Ford, Hội đồng 2 Stoll, Hội đồng 5 Parr

Vắng mặt: Hội đồng 3 Degges, Hội đồng 4 Townsend, Sr.

投票贊成：第 1 議會福特、第 2 議會斯托爾、第 5 議會帕爾

缺席：委員會 3 Degges, 委員會 4 Townsend, Sr.

Motion carried unanimously.

Moción aceptada por unanimidad.

Kiến nghị được nhất trí thông qua.

動議無異議地通過。

2. Administer Oath of Office to Elected Officials

Administrar el juramento al cargo de los funcionarios electos

Làm lễ Tuyên Thệ Nhậm Chức cho các Viên Chức Được Bầu Chọn

管管理選舉官員宣誓就職

The Oath of Office for Council Position 3 Dane Dunagin was administered by Judge Peabody

El juramento del cargo para el puesto 3 del Consejo, Dane Dunagin, fue administrado por el juez Peabody

Tuyên thệ nhậm chức cho vị trí hội đồng 3 Dane Dunagin được điều hành bởi thẩm phán Peabody

理事會第 3 號職位 Dane Dunagin 就職宣誓由皮博迪法官主持

3. Consideration to Elect Mayor Pro-Tem, in Accordance with Section 6.08 of the City of Tomball Home Rule Charter

Considerar elegir un Alcalde Interino, de acuerdo con la Sección 6.08 de la Carta Orgánica de Gobierno Local de la Ciudad de Tomball

Xem xét Bầu Chọn Thị Trưởng Tạm Thời, chiếu theo Mục 6.08 của Hiến Chương Điều Lệ Địa Phương Thành Phố Tomball

考慮選出暫替市長 根據Tomball市自治憲章6.08節

Motion made by Council 2 Stoll, Seconded by Council 5 Parr, to Elect Council 1 Ford as Mayor Pro-Tem, in Accordance with Section 6.08 of the City of Tomball Home Rule Charter.

El Concejal 2 Stoll hizo una moción, secundada por el Concejal 5 Parr, para elegir al Concejal 1 Ford como Alcalde Pro Tempore, en conformidad con la Sección 6.08 de la Carta Orgánica de Gobierno Autónomo de la Ciudad de Tomball.

Ủy Viên Hội đồng Vị trí 2 Stoll đưa ra kiến nghị, Ủy Viên Hội đồng Vị trí 5 Parr nhất trí, bầu Ủy Viên Hội đồng Vị trí 1 Ford là Thị Trưởng Lâm Thời, theo Quy Định của Mục 6.08, Hiến Chương Quy Chế Nội Bộ của Thành Phố Tomball.

根據Tomball市自治憲章第6.08條，議會議員2 Stoll提出動議，議會議員5 Parr附議，選舉議會1 Ford為臨時市長。

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Votos afirmativos: Concejal 1 Ford, Concejal 2 Stoll, Concejal 3 Dunagin, Concejal 5 Parr

Consejal ausente: 4 Townsend, Sr.

Bỏ phiếu Yea: Hội đồng 1 Ford, Hội đồng 2 Stoll, Hội đồng 3 Dunagin, Hội đồng 5 Parr

Vắng mặt: Hội đồng 4 Townsend, Sr.

投票贊成：第 1 議會福特、第 2 議會斯托爾、第 3 議會杜納金、第 5 議會帕爾

缺席：第 4 委員會 Townsend, Sr。

Motion carried unanimously.

Moción aceptada por unanimidad.

Kiến nghị được nhất trí thông qua.

動議無異議地通過。

C. Motion made by Council 5 Parr, Seconded by Council 3 Dunagin, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr

Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Meeting adjourned at 5:34 p.m.

PASSED AND APPROVED this the 20th day of June 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Approve, on Second Reading, Resolution No. 2022-20-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Agreement by and between the Corporation and Sip Hip Hooray to make direct incentives to, or expenditures for, advertising, promotion and marketing for monthly Shop and Stroll events held in Old Town Tomball, City of Tomball, as authorized under Section 505.158 of the Texas Local Government Code. The estimated amount of expenditures for such project is \$40,545.00.

Background:

All expenditures of the Tomball Economic Development Corporation (TEDC) sales tax revenue must first be approved as a "Project". At its Regular meeting on May 10, 2022, the TEDC Board of Directors did take formal action to approve, as a Project of the TEDC, an agreement with Sip Hip Hooray, for advertising, promotion and marketing expenses related to nine Shop and Stroll events to be held in Old Town Tomball. The Tomball City Council has final approval authority over all projects and agreements of the TEDC.

Origination: Meagan Morris, Owner and Creative Director, Sip Hip Hooray

Recommendation:

Approval of Resolution No. 2022-20-TEDC on first reading.

Party(ies) responsible for placing this item on agenda: Kelly Violette

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: # Project Grants _____

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

Signed	<u>Kelly Violette</u>	Approved by	_____
	Executive Director-TEDC		City Manager
	Date		Date

RESOLUTION NO. 2022-20-TEDC

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS,
APPROVING A PROJECT OF THE TOMBALL ECONOMIC DEVELOPMENT
CORPORATION UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 505.158.**

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas (the “Council”) finds that Tomball Economic Development Corporation (the “TEDC”) is a duly formed organization in the State of Texas and that its purpose is to enhance the economic well being of the City of Tomball (the “City”) and its citizens; and

WHEREAS, the Council finds that the TEDC’s proposed project that includes the TEDC’s provision of expenditures in an amount not to exceed forty thousand five hundred thirty-five dollars (\$40,535) to reimburse Sip Hip Hooray, LLC for its costs to initiate and operate a marketing project regarding the Shop and Stroll events in Old Town Tomball would promote new or expanded business development in and around the City (the “Project”), and

WHEREAS, the Council supports the TEDC’s involvement with the Project and supports the actions that the TEDC Board of Directors may take to effectuate the Project; and **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL:

THAT the City Council of the City of Tomball hereby finds and approves the Tomball Economic Development Corporation’s (the “TEDC”) project that includes the TEDC’s provision of expenditures in an amount not to exceed forty thousand five hundred thirty-five dollars (\$40,535) to reimburse Sip Hip Hooray, LLC for its costs to initiate and operate a marketing project regarding the Shop and Stroll events in Old Town Tomball would promote new or expanded business development in and around the City (the “Project”), with the Project being more particularly described in Exhibit A attached to and incorporated into this Resolution for all purposes.

PASSED, APPROVED, and RESOLVED on first reading on _____.

PASSED, APPROVED, and RESOLVED on second reading on _____.

LORI KLEIN QUINN, MAYOR

ATTEST:

Doris Speer, City Secretary

EXHIBIT A: PROJECT DESCRIPTION

2022 Fiscal Year Events

Summer Party - June 18th (Saturday)
Back To School - August 25th (Thursday)
Total request for 2022 | \$9,010

2023 Fiscal Year Events

Halloween - October 29th (Saturday)
Christmas - December 3rd (Saturday)
Galentines - February 9th (Thursday)
St. Patricks Day - March 11th (Saturday)
Mothers Day - May 11th (Thursday)
Summer Party - June 17th (Saturday)
Back to School - August 24th (Thursday)
Total request for 2023 | \$31,535



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: June 6, 2022

SUBJECT: Sip Hip Hooray

ITEM TYPE: Action

Meagan Morris, Owner and Creative Director of Sip Hip Hooray, has formally requested financial assistance from the TEDC in an amount not to exceed \$40,545.00 to help assist Sip Hip Hooray and the Old Town businesses with expenses related to Shop and Stroll events to be held in Old Town Tomball.

Sip Hip Hooray was founded in 2011 and opened a gift, home, and party store at 210 W. Main Street in Tomball in 2021. At the urging of customers and other Old Town business owners, Sip Hip Hooray organized its first Shop and Stroll event in August 2021. The success of that event led to five additional Shop and Stroll events.

Currently, each event costs approximately \$1,800 to produce and market. Sip Hip Hooray has asked each participating business to contribute \$35 per event to help defray some of the costs being incurred including custom event cups, posters, ads, and digital marketing. The company is currently absorbing \$900 - \$1,200 per event.

In order to continue the events and grow its reach, Sip Hip Hooray has put together a budget of approximately \$4,500 per event and proposes to coordinate nine Shop and Stroll events over the next year. The increase in the event budget is to cover additional promotional items as well as increase social media advertising from \$500 to \$2,500 per event.

This is an eligible project under the legislation that governs Type B sales tax corporations, which enables the TEDC to fund marketing and promotional expenses for Sip Hip Hooray. If you approve this Project and Letter of Agreement, it will go to the City Council for final approval by resolution.



Marketing Grant Proposal

Presenting May 10th
City of Tomball
Council Chambers
401 W. Market Street
Tomball, TX 77375

PREPARED FOR:

Tomball Economic Development Corporation
29201 Quinn Rd B, Tomball, TX 77375
(281) 401-4086

PREPARED BY:

Meagan Morris
Owner + Creative Director
Sip Hip Hooray
832-655-7956
meagan@siphiphooray.com
www.siphiphooray.com

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Recipient / Grantee Details

To whom it may concern;

Thank you for reviewing and considering this Marketing Grant Proposal.

We are Sip Hip Hooray and our company was founded in 2011. We are one of the top design and printing companies for custom wedding goods in the United States and are proud to have opened a Gift, Home and Party geared store front right here in Tomball in June of 2021.



In this proposal, you'll learn more information about Sip Hip Hooray, our goals, objectives, mission and vision and the details of how this grant could serve many small businesses right here in Old Town Downtown Tomball, Texas.

I am honored to have the opportunity to submit this request and look forward to working together!

Sincerely,

Meagan Adair Morris
Owner + Creative Director
Sip Hip Hooray

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Recipient / Grantee Details

ABOUT SIP HIP HOORAY

At Sip Hip Hooray we offer an incredible selection of personalized party favors, custom artwork, luxe invitations and stationery, curated home goods, and more. Adding creative touches to the most important and memorable events in your life is our greatest passion! Some of our Specialty Products and Services include Personalized Party Favors, Monogram and Logo Design, Hand Drawn Portraits, Custom Watercolor, Full-Service Printing and Packaging. All of our design and printing is done in the USA and we proudly employ a team of 5 in house artists and a full support staff at our corporate office, also located in Tomball.

Sip Hip Hooray has been featured in print in publications like Bride Magazine, Buzzfeed, Martha Stewart Weddings, Style Me Pretty, House Beautiful and more!

In 2020, when a pivot was necessary as we are an event based business, Sip Hip Hooray launched a wholesale line of fun, non-customized, party goods. Within 18 months the product line was being sold in over 1,040 retailers nationwide. A few examples can be seen below.



ABOUT THE FOUNDER

Meagan is a Tomball High School graduate, class of 2007. She began her career after doing corporate party planning and marketing and noticed a definite need for couture-designed, quality invitations and party goods. After that, a few brave friends commissioned her to design and print invitations for their weddings, and later that year, at their urging, she officially opened Sip Hip Hooray in 2011.

Her favorite part of her work is helping others' dreams become reality, be it in party printing or a perfect letter-pressed business card.

Today, Meagan lives in Tomball with her husband, and business partner, Luke, and their two sons, Maverick (5) and Stratton (4).

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Grant Request Background

When Sip Hip Hooray began talks about a store front in Tomball I began getting more involved in town to see what the potential was for our business model was here. I started attending Chamber meetings and events, meeting with other business owners and really exploring town. The one thing that I kept hearing over and over was talk about needing a Shop and Stroll of some form or fashion.

We opened in June and were approached by another business owner to do a “Back To School Moms Night Out” in August of 2021. We agreed to participate and really enjoyed it, and it was successful, but knew that there needed to be more organized marketing behind it to really reach, what I know to be, great potential. In October of 2021 Sip Hip Hooray headed up the “Halloween Party” Sip and Stroll. We provided digital marketing images to any store that wanted to participate, ran and paid for paid ads through social media, printed posters and postcards with shopping maps, and covered all costs associated to see how it would go. After the event we got amazing feedback from the other stores and started planning for the next.

In December of 2021 we hosted our second, the “Sip, Stroll and Shop” event for Christmas. This time we asked stores to contribute \$35 to cover custom party cups with all stores names listed, 2 Posters for their windows, postcards to pass out prior to and the day of the event, and \$500 in paid ad spend. This event was another huge success and the stores were all very encouraging of keeping this going. Since Christmas we have hosted two more events, Galentines and St. Patricks Day, both trending up on digital engagement and foot traffic every time.

We average 26-30 stores for each event and on St. Patrick’s Day we were able to include 13 different food and beverage establishments in Tomball with a passport program. Each store had a different shaped stamp and every attendee was given a passport to stamp at the stops they made along the way. After 5 stamps on their postcard they were able to redeem for an offer at any of the participating location. I was told be a few locations that they had close to German Fest numbers with Fire Ant Brewery having over 300 cards turned in just there alone. I spoke with some stores in regards to revenue and it wasn’t uncommon to hear 6-10x in revenue compared to those days of the week the week prior and following the events. I feel we have proven that these events work well, with over 200,000 impressions online in the last 6 months, for everyone and we must find a way to keep them happening, and growing, here in Tomball!



Grant Request Background

The reason for my Marketing Grant Request is that I feel we have maxed out what we can ask from some of the small businesses in town and that these regular events still have growth potential to bring more people, awareness, and business to town. To keep this growing we must scale it. I have been able to scale the feedback, and the foot traffic on the ad spend without increasing the budget by turning management of that over to a Digital Marketing Firm. At this point I feel that to scale this further, to the scale I truly believe possible, we need to bump ad spend significantly to draw in more “new comers” to Tomball. This is in hopes that they will come out, see what we have to offer, and return thus having this grant pay for it for itself in tax dollars. I can’t expand geographical area ad spend without increasing the ad spend significantly.

At this time, Sip Hip Hooray has been absorbing between \$900-\$1200 for the marketing of the event, after the \$35 contribution from the other businesses. My hope is to be able to use this grant to subsidize the fee we charge the other stores, cover the extra that Sip Hip Hooray absorbs, and grow this city wide event even larger.

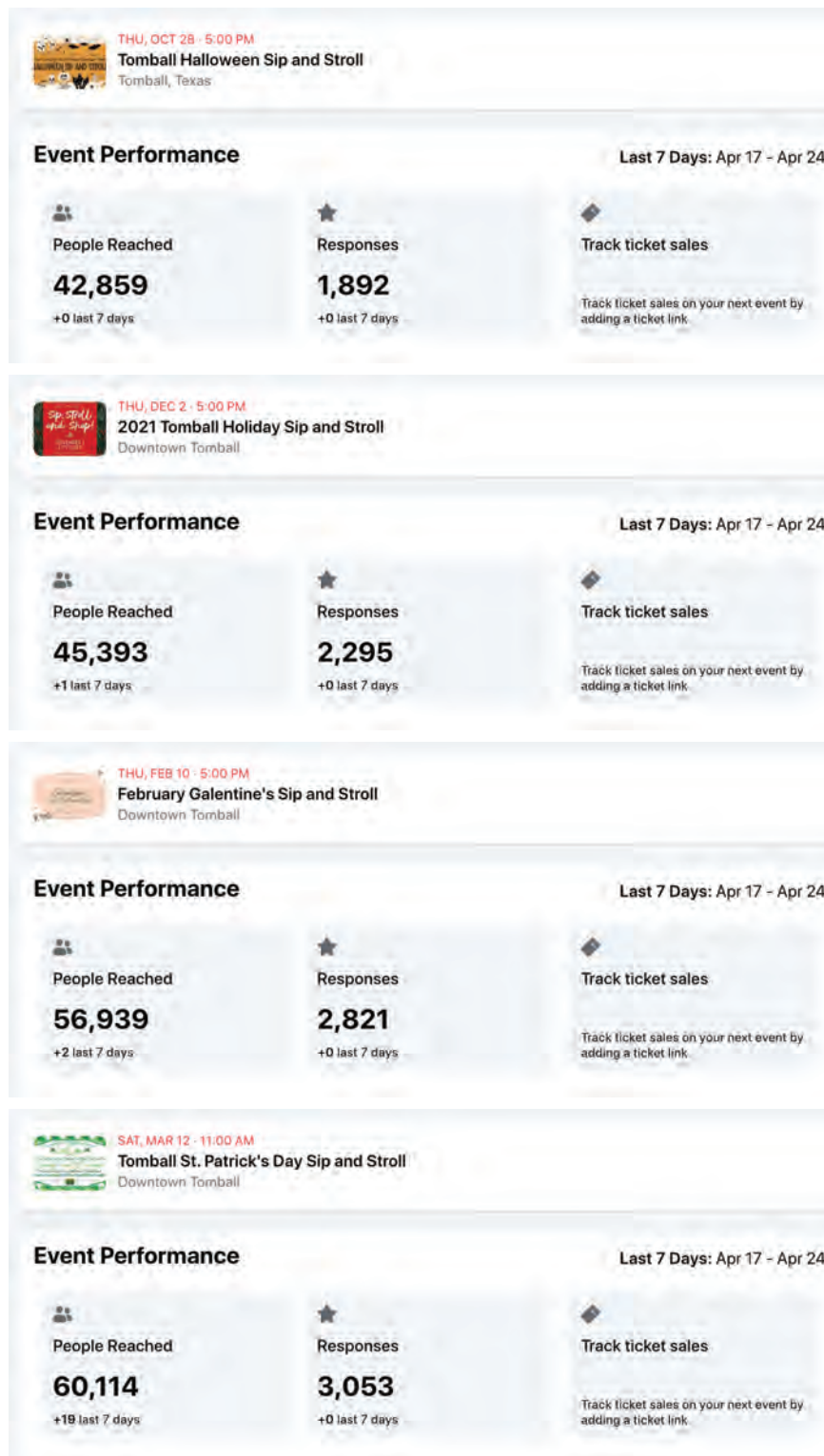
I have a cost breakdown below of what the past budgets have been, and what my proposed budget to scale would look like...

Sip and Stroll Costs for City Wide Events			
<i>Assuming 28-30 Stores Per Event</i>			
Paid Marketing	\$2,500		Ad Spend on Social Media
Digital Marketing Firm	\$300	3 Hours at \$100 Per Hour	Digital Marketing Firm to properly manage Ad Spend
Public Relations Firm	\$300	3 Hours at \$100 Per Hour	PR Firm to draft Press Release to media for marketing
Postcard Printing	\$200		Postcard printing with participating stores and map
Poster Printing	\$75		Poster printing for posting in windows at stores
Yard Signs	\$70		Yard signs to place outside of participating locations
Chamber Email Blast	\$60		Email blast to all Tomball Chamber of Commerce List
Custom Printed Party Cups	\$1,000	Provides approximately 1500 Cups	50 Cups Per Store
Social Media Management	-	In House at Sip Hip Hooray	Posting, Resharing, Getting all stores the graphics
Graphic Design	-	In House at Sip Hip Hooray	In house graphic team provides all artwork and designs
	\$4,505		
<i>Costs for Last Event</i>			
Paid Marketing	\$500		
Digital Marketing Firm	\$275		
Postcard Printing	\$157.74		
Poster Printing	\$61.29		
Yard Signs	\$50.59		
Chamber Email Blast	\$60		
Custom Printed Party Cups	\$705		
	\$1,810		

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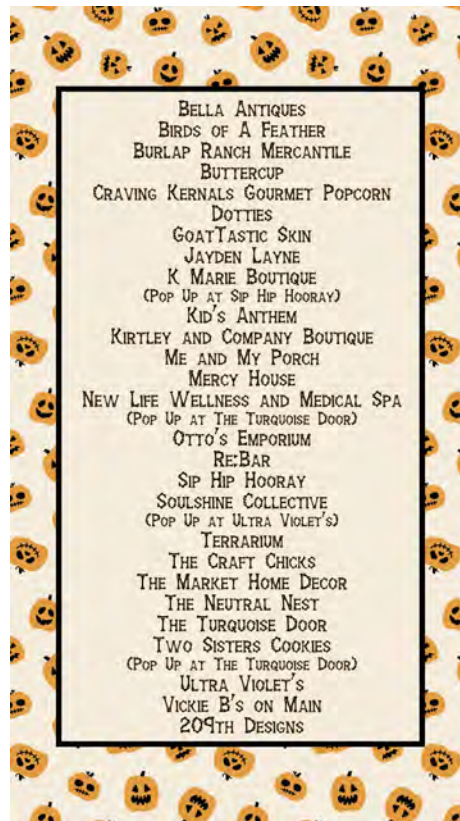
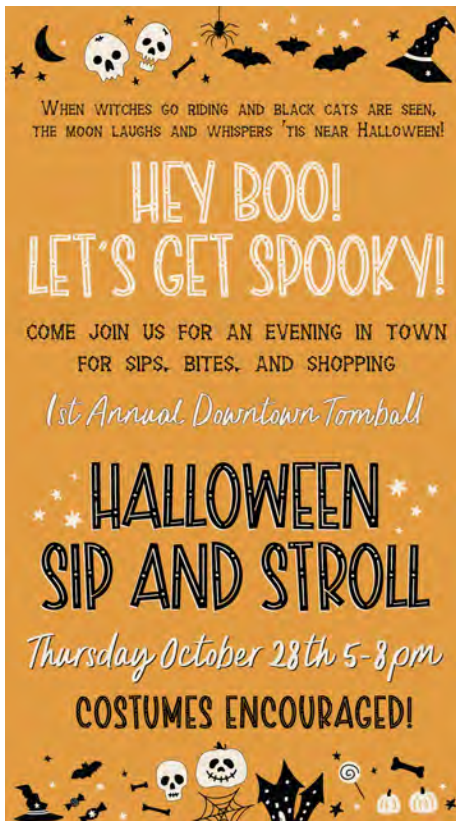
Stats for Paid Ads on Prior Events



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Halloween Marketing Examples



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Christmas Marketing Examples



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Mothers Day Marketing Examples



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Valentines Day Marketing Examples



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St. Patrick's Day Marketing Examples



403 Eats | One Complimentary Margarita
 Bexar Barbecue | Choice of a Side with any sandwich purchase
 Bonfire Grill | Happy Hour Menu from 11am - 6pm
 Cisco's Salsa Company | Small Queso with purchase of an entree
 Every-Bellies | Complimentary Cookie
 Fire Ant Brewing Company | One Pint of Beer
 Gianna Italian Kitchen | Two Complimentary Glasses of House Red or White Wine
 Newsome Vineyards | \$5 off Tasting + 10% off glasses or bottles of wine
 The Empty Glass | Wine Specials
 Whistle Stop Tearoom | Complimentary Dessert with purchase of an entree
 Graze | Complimentary Dessert
 Tejas Burger Joint | \$1 French Fries with purchase of any burger



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Full Grant Proposal Requested Budget

Proposed Events and Dates Broken Down by Fiscal Year

2022 Fiscal Year Events

Summer Party - June 18th (Saturday)

Back To School - August 25th (Thursday)

Total request for 2022 | \$9,010

-

2023 Fiscal Year Events

Halloween - October 29th (Saturday)

Christmas - December 3rd (Saturday)

Galentines - February 9th (Thursday)

St. Patricks Day - March 11th (Saturday)

Mothers Day - May 11th (Thursday)

Summer Party - June 17th (Saturday)

Back to School - August 24th (Thursday)

Total request for 2023 | \$31,535

****Dates and Event Titles are subject to change based on business owner feedback.*



In Closing

We hope that you all are as enthusiastic about our vision for these shopping and strolling events here in Tomball. I believe that these events have added a renewed spark to town and have brought camaraderie within the community and between all of the business owners, especially in Old Town. Our goal, as always, is to bring new faces and existing residents alike to support the small businesses right here at home.

I again want to thank you for your time and consideration for this Marketing Grant request. Sip Hip Hooray looks forward to continuing to plan and design these events for the greater good of all here and to help showcase all that Tomball has to offer!

Sincerely,

Meagan Adair Morris
Owner + Creative Director
Sip Hip Hooray

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TOMBALL ECONOMIC DEVELOPMENT CORPORATION PERFORMANCE AGREEMENT

This Performance Agreement (this “Agreement”) is made by and between the Tomball Economic Development Corporation, a State of Texas Type B Economic Development Corporation (the “TEDC”), and Sip Hip Hooray, LLC, a State of Texas limited liability company (the “Company”) (with the TEDC and the Company each being a “Party”, and collectively the “Parties”), and is entered into by the Parties on the date of execution below (the “Effective Date”).

RECITALS

WHEREAS, the TEDC’s Board of Directors (the “Board”), at its meeting on May 10, 2022, after conducting a public hearing that was properly published in accordance with applicable State law and TEDC, found that a project that included the TEDC’s provision of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements to the Company would promote new or expanded business development (the “Project”); and

WHEREAS, through the Project, the TEDC will assist the Company in promoting and expanding business development in the City of Tomball, Texas (the “City”) by providing expenditures to the Company in an amount not to exceed forty thousand five hundred thirty-five dollars (\$40,535) (the “Funding”) so the Company may be reimbursed for its costs to initiate and operate its marketing project regarding the Shop and Stroll events in Old Town Tomball as provided in the Marketing Grant Proposal (the “Proposal”) that is attached to and incorporated in this Agreement as “Exhibit A” for all intents and purposes; and

WHEREAS, as consideration for the Funding, the Company has agreed to satisfy and comply with certain terms and conditions provided in this Agreement; and

NOW, THEREFORE, in consideration of mutual benefits and obligations set forth herein, including the recitals set forth above, the Parties agree as follows:

AGREEMENT

Section 1. Term.

This Agreement shall become enforceable upon the Effective Date and shall remain in effect for two (2) years, unless terminated or cancelled earlier (the “Term”). The Term may be extended through a written amendment to this Agreement executed by the Parties.

Section 2. Company Obligations.

A. Continued Operation. The Company hereby covenants and agrees that it will continue to operate and maintain its business in the City throughout the Term.

B. Jobs Creation. By the end of the Term, the Company shall provide evidence to the Board that the Project is directly responsible for the creation or retention of ten (10) full-time jobs in the City (the “Jobs”). A Job shall be any position that requires at least thirty (30) hours of work to be performed in one (1) calendar week.

C. Capital Investment. In addition to the Jobs to be created under this Agreement, the Company shall provide evidence to the Board that, by the end of the Term, the Company has made a capital investment of an amount equal to or greater than the amount of reimbursement provided to the Company through the Funding. The Capital Investment may include, but is not limited to, any cost provided in the Proposal.

D. Reporting. Throughout the Term, within sixty (60) days following the anniversary date of the Effective Date of this Agreement, the Company will provide a report to the TEDC showing that it is in compliance with this Agreement and that gives an update on the progress of the Training (the “Annual Report”). The Annual Report shall include an update on the Company’s progress on satisfying the Job Creation and Capital Investment requirements of this Agreement, if applicable. Upon the written request of the TEDC or the City, the Company will promptly provide any additional information related to this Agreement.

Section 3. TEDC Obligations.

A. Project Payment. In consideration of the Company’s representations, promises, and covenants provided in this Agreement, the TEDC hereby agrees to grant to the Company an amount not to exceed forty thousand five hundred thirty-five dollars (\$40,535) (the “Funding”) so the Company may be reimbursed for its costs to initiate and operate its marketing project regarding the Shop and Stroll events in Old Town Tomball as provided in the Marketing Grant Proposal (the “Proposal”) that is attached to and incorporated in this Agreement as “Exhibit A” for all intents and purposes. The TEDC may provide the Funding in a lump sum or in installments, depending on manner in which the Company presents its reimbursable costs to the TEDC.

B. Additional Incentive Payment. To the extent allowed by law, the Board may amend this Agreement to allow for additional provisions of land, buildings, equipment, facilities, expenditures, targeted infrastructure, or improvements to the Company that would promote new or expanded business development.

C. Contingency. The Parties understand and acknowledge that the funding of this Agreement is contained in the TEDC’s annual budget and is subject to the approval of the Board in each fiscal year. The Parties further agree that should the Board fail to approve a budget which includes sufficient funds for the continuance of this Agreement, or should the Board fail to certify funds for any reason, then and upon the occurrence of such event, this Agreement shall terminate as to the TEDC and the TEDC shall then have no further obligation to the other Party. When the funds budgeted or certified during any fiscal year by the TEDC to discharge its obligations under this Agreement are expended, the Company’s sole and exclusive remedy shall be to terminate this Agreement.

Section 4. Termination.

A. This Agreement shall terminate upon the expiration of the Term, unless terminated earlier as the result of a default by the Company under one of the following provisions:

1. General Default. Either Party may terminate this Agreement during the Term as provided in this paragraph if the other Party is in default by failing to comply with the obligations of this Agreement. The Party alleging the default will give the other Party notice of the default in writing. If the Party in default fails to cure the default within sixty (60) days of the date of the notice, then the Party giving the notice may terminate this Agreement by written notice to the other Party, specifying the date of termination. However, neither Party may be deemed to be in default of this Agreement if performance of this Agreement is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, fire, strike, accident, civil commotion, epidemic, act of government, its agencies or offices, or any other cause beyond the control of the Parties (the “force majeure”) during the Term, but only for so long as the event of force majeure reasonable prevents performance.

2. Funding Agreement Default. In the event Company enters into any type of funding agreement with the City and such funding agreement terminates because of default of the Company, then this Agreement shall terminate.

3. Undocumented Worker Employment Default. According to Chapter 2264 of the Texas Government Code (the “Code”), the Company will not knowingly employ an individual who, at the time of employment: (i) is an undocumented workers as that term is defined in the Code; and, (ii) is not lawfully admitted for permanent residence to the United States or, is not authorized under the law to be employed in that manner in the United States. Additionally, if the Company is convicted of a violation under 8 U.S.C. Section 1324a(f), then the conviction is a breach of this Agreement and the TEDC will send the Company written notice that the Company has violated this paragraph and that the Agreement terminates thirty (30) days from the date of the notice.

B. It is understood and agreed by the Parties that, in the event of a default by the TEDC on any of its obligations under this Agreement, the Company’s sole and exclusive remedy shall be limited to either the termination of this Agreement, or a suit for specific performance.

Section 5. Reimbursement For Default.

If this Agreement terminates because of the Company’s default, then the Company shall refund the TEDC for all expenses that the TEDC has made to the Company related to this Agreement, excluding any previous reimbursement payments made by the Company under this Agreement (the “Refund”). The Refund shall be in accordance with the following provisions:

1. The Refund shall be made for all direct expenses paid by the TEDC to the Company along with interest at the rate equal to the 90-day Treasury Bill plus one-half percent ($\frac{1}{2}$ %) per annum, within one hundred twenty (120) days after the TEDC notifies the Company of the default;
2. The Refund shall include any and all reasonable attorney’s fees and costs incurred by the TEDC as a result of any action required to enter into this Agreement and to obtain the Refund; and,
3. The Refund obligation survives termination of this Agreement.

Section 6. Miscellaneous.

A. Liability. To the extent permitted by law, no director, officer, employee, or agent of the TEDC, and no officer, employee, or agent of the City, shall be personally responsible for any liability arising under or related to this Agreement.

B. Assignability. This Agreement may not be assigned by the Company to any other person or entity unless the TEDC consents in writing to such assignment.

C. Jurisdiction and Venue. This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

D. Amendment. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

E. No Waiver. The failure of either Party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance. However, the TEDC hereby reserves and retains any and governmental immunities that it might now have or possess in the future.

F. Notice. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by: (i) depositing the same in the United States mail, addressed to the Party to be notified, postage prepaid, registered or certified mail, return receipt requested; (ii) by delivering the same in person to such Party; (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or, (iv) by facsimile or other electronic transmission; provided a copy of such notice is sent within one (1) day thereafter by another method provided above. The initial addresses of the Parties for the purpose of notice under this Agreement shall be as follows:

To the TEDC:

Tomball Economic Development Corporation
Attn: President, Board of Directors
401 West Market Street
Tomball, Texas 77375

To the Company:

Sip Hip Hooray, LLC
Attn: Ms. Meagan Morris, Owner
201 West Main Street
Tomball, Texas 77375

G. Severability. In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity, or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

SIGNATURES

THIS AGREEMENT is hereby executed by the Parties on this _____ day of _____ 2022.

FOR: THE TEDC

By: _____

Name: Gretchen Fagan

Title: President, Board of Directors

ATTEST:

By: _____

Name: _____

Title: Secretary, Board of Directors

FOR: THE COMPANY

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT – FOR THE COMPANY

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2022,
by _____, _____ of _____,
for and on behalf of said Entity.

(SEAL)

Notary Public in and for the State of Texas

My Commission Expires: _____

ACKNOWLEDGMENT – FOR THE TEDC

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2022,
by Gretchen Fagan, President of the Board of Directors of the Tomball Economic Development
Corporation, for and on behalf of said Corporation.

(SEAL)

Notary Public in and for the State of Texas

My Commission Expires: _____

EXHIBIT A – MARKETING GRANT PROPOSAL WITH PROJECT DESCRIPTION

2022 Fiscal Year Events

Summer Party - June 18th (Saturday)
Back To School - August 25th (Thursday)
Total request for 2022 | \$9,010

2023 Fiscal Year Events

Halloween - October 29th (Saturday)
Christmas - December 3rd (Saturday)
Galentines - February 9th (Thursday)
St. Patricks Day - March 11th (Saturday)
Mothers Day - May 11th (Thursday)
Summer Party - June 17th (Saturday)
Back to School - August 24th (Thursday)
Total request for 2023 | \$31,535

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Authorize City Manager to execute documents necessary to participate in National Purchasing Partners Government procurement cooperative.

Background:

NPPGov is a national cooperative procurement organization based in Seattle, WA offering publicly solicited contracts to government entities nationwide. NPPGov contracts are created through a public solicitation by a Lead Public Agency. Access to cooperative contracts is complimentary with no purchasing obligations.

NPPGov serves a variety of Government and Nonprofit organizations. Public Safety GPO and Law Enforcement GPO are programs of NPPGov with contracts that focus on Fire/Rescue and Law Enforcement members' needs. All members have access to a broad range of publicly solicited contracts along with individual discount programs and negotiated contracts for below threshold purchases.

Origination: Fire Department

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Joe Sykora, Fire Chief

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: Joe Sykora

Staff Member

06/15/2022

Date

Approved by: _____

City Manager

Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Approve the purchase of one (1) 2022 Ford Fouts F.O.U.R Mini Pumper through the National Purchasing Partners Government Division Cooperative Purchasing Contract, in the amount of \$261,000.00.

Background:

This purchase is being made through the National Purchasing Partners Government Division Cooperative Purchasing Contract and will be funded from the General Fund.

Due to supply chain issues coupled with current aging fleet maintenance issues the Fire Department has found the need add the mini-pumper earlier than expected. Current manufacture times from time of order to time of receipt of a new apparatus of this type is anywhere from 12 to 36 months due to supply chain issues with the chassis manufacture. This apparatus is built and ready for immediate delivery and has not been released to the open market.

This vehicle, once approved, will be purchased from Fouts Brothers, through the National Purchasing Partners Government Division Cooperative Purchasing Contract in the amount of \$261,000.00.

Additional upfit of hose, hand tools, and a radio is also requested in the amount of \$64,000.00.

Origination: Fire Department

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Joe Sykora, Fire Chief

FUNDING (IF APPLICABLE)

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

Yes: _____ No: X

If yes, specify Account Number: # 100-142-6405

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

Signed: Joe Sykora

Staff Member

06/15/2022

Date

Approved by: _____

City Manager

Date



OVERVIEW

City of Tomball

FOUTS BROS.
138 ROBERSON MILL ROAD
MILLEDGEVILLE, GA 31061
1-800-948-5045
770-438-1504

Quote No: 11677-0001

Job/Order No: SO-054932

03/16/2022

Page 1

PART NO	DESCRIPTION	QTY
== ADMINISTRATIVE - FOUTS 4 - 7.000 02/14/22 ==		1
00-BD-1015	Manufacturing Location: Milledgeville, Georgia	1
00-BD-1030	Terms of Payment, 100% at Delivery	1
90-99-9996	Vehicle Pickup at Factory	1
90-99-0215	-- Fuel/DEF Tnks, Full at Delivery	1
== DIMENSIONS - FOUTS 4 - 7.000 02/14/22 ==		1
DIMENSIONS		1
03-01-1128	Overall Height, < 96.00"	1
03-01-1155	Overall Length < 26'	1
03-01-1180	Overall Width, 96.00"	1
03-01-1424	Pump Module Width, 24.00"	1
03-01-2015	Angle of Approach, NFPA Minimum, 8 Degrees	1
03-01-2115	Angle of Departure, NFPA Minimum, 8 Degrees	1
== NFPA 1901 REQUIREMENTS -INITIAL ATTACK - 7.000 02/14/22 ==		1
NFPA 1901-2016		1
02-00-0014	NFPA 1901-2016 Compliance, Initial Attack	1
02-01-0015	-- Center of Gravity, Calculated	1
02-02-1056	-- Road Test Certification	1
PLACARDS and LABELING		1

PART NO	DESCRIPTION	QTY
10-10-8507	-- Label, FAMA #7: Seated and Belted	1
10-10-8510	-- Label, FAMA #10: Cab Equipment Mounting	1
10-10-8511	-- Label, FAMA #11: SCBA Seat Insert, per seat	2
10-10-8515	-- Label, FAMA #15: "Helmet Worn in Cab"	1
10-10-8517	-- Label, FAMA #17: "Vehicle Backing"	1
10-10-8542	-- Label, FAMA #42: "Siren Noise"	1
10-10-8610	-- Labels, "Do Not Move Apparatus"	1
10-10-8250	-- Label, Chassis Data Labels, 1901	1
10-10-8300	-- Label, Overall Height, Length, GVWR	1
10-10-8330	-- Label, Warning, "No Ride Rear Step"	1
== CHASSIS, COMMERCIAL - FORD - 7.000 02/14/22 ==		1
COMMERCIAL CHASSIS		1
03-06-4025	Chassis, Commercial, Supplied By Fouts Bros.	1
03-07-7430	-- Ford, F-550, DRW, 4x4, 4-Dr, 203.7" WB, XL	1
03-07-9125	-- Payload Plus Upgrade Package	1
03-07-9515	-- Elec Shift on the Fly (ESOF)	1
03-08-7460	-- Skid Plates (Extended and Crew Cab Only)	1
03-08-2640	-- Engine, 6.7L Power Stroke Diesel	1
03-08-3441	-- Transmission, Automatic, 10-Spd	1
03-08-3480	-- Fire/Rescue Prep Pkg	1
03-08-7416	-- Operator Commanded Regeneration (OCR)	1
03-08-3560	-- Fuel Tank, 40 Gallon, Aft, w/ Aux fuel tap	1
03-08-3622	< -- Rear Axle Ratio, Limited Slip, 4.88 (6.7L)	1
03-08-6315	-- Block Heater	1
03-08-6414	-- PTO Provision	1
03-08-3855	-- Cab, Crew, 4-Dr	1
03-08-4000	-- Power Equipment Group	1
03-08-7951	-- 40/20/40 Vinyl Frnt Bench Seat	1
03-08-7971	-- 60/40 Rr Bench Seat	1
03-08-6403	-- XL Value Pckg	1
03-08-7004	-- Tires and Wheels: F450/ 550 (4x4)	1
03-08-7019	-- Wheels, 19.50" Steel	1
03-08-7205	-- Tires, 225/70Rx19.5G BSW	1
03-08-7900	-- Ford Warranty, Superduty	1
CHASSIS PAINT COLOR		1
10-11-7600	-- Cab Paint, Sngl Color, Race Red, PQ	1

PART NO	DESCRIPTION	QTY
== CHASSIS MODS - FOUTS 4 - 7.000 02/14/22 ==		1
CAB STEPS, RUNNING BRDS - FOUTS 4		1
04-01-4200	-- FORD OPTION: Running Boards, ROM, Crew Cab, NFPA	1
WINCHES/ BRUSH GUARDS/ REPLACEMENT BUMPERS		1
04-01-7005	-- FORD OPTION: Grille Guard, Westin HDX Winch Mount	1
04-02-6300	-- Winch, 12,000 lbs, Warn, VR12000, w/ 80' of 3/8" Wire Rope	1
HITCHES-TIE OFFS-RECEIVERS		1
04-05-6501	-- Receiver Hitch, Rear, Class V, 2.00"	1
04-05-7050	-- Trailer Hitch Pwr Plug, 12V, 7 Prong	1
FORD SEATING - FOUTS 4		1
10-12-1194	-- FORD/ RAM OPTION: Center Seat Removal for Console	1
10-12-1203	-- FORD OPTION: SCBA Seats, Valor, Rear, (2), w/ EZ Lock SCBA Brkt	1
10-12-1310	-- Seat Belt Web Length, Commercial Chassis, Non-NFPA 2016 Compliant	1
10-12-1320	-- Seat Belts, Supplied by Chassis Mfgr, Ford, Non-NFPA 2016	1
TIRE PRESSURE MONITORING SYSTEMS		1
10-10-9262	-- Tire Prss Monitoring Dvce, LED AirGuard, 6 Wheel	1
WHEEL TRIM and COVERS		1
04-01-6462	-- FORD OPTION: Wheel Covers, SS, 19.50"	1
EXHAUST SYSTEMS		1
10-13-1375	-- Chassis Exhaust Extension, RH Side	1
FRAME PREP and MODIFICATIONS		1
10-11-9920	-- Chassis Preparation, Commercial	1
10-14-7090	-- Front Tow Hooks - Chassis Supplied	1
== ELEC CHASSIS MODS- FOUTS 4 - 7.000 02/14/22 ==		1

PART NO	DESCRIPTION	QTY
10-12-1060	Not Required, Vehicle Data Recorder and Seat Belt Monitor, Ford, Non-NFPA 2017	1
CONSOLES and EQUIPMENT		1
10-12-1150	-- FORD OPTION: Center Console, Aluminum	1
CS-JT-6025	-- Console Option, Cup Holders, (2)	1
BATTERY SYSTEMS and SHORELINE PLUG-INS		1
10-49-0008	-- Master Body Disconnect Switch	1
10-49-0020	-- Indicator Lht, Mst Bdy Disconnect, Green	1
10-56-1003	-- Kussmaul, PP 1000 PLC, 091-9-12V Air Comp, 20amp Eject, Cover w/ Graph Display	1
10-56-1091	-- Batt Cond Display/ Deluxe Cover, 091-55-234-YW, Yellow	1
10-56-3511	-- Elec Inlet Loc, LH Front Bdy	1
BACK UP ALARM		1
10-49-0011	-- Back Up Alarm, 97db	1
12 VOLT POWER SOURCES		1
10-64-4500	-- USB Prt, Kussmaul, Dual, 4.8amp total, 2.4amp each	1
== PUMP AND PLUMBING - FOUTS 4 - 7.000 02/14/22 ==		1
PUMP		1
10-15-2850	-- Pump, Darley, PSM, 1 Stage, Midship	1
00-WT-1026	-- Pump Warranty, Darley, (6) Year	1
10-15-3805	-- Pump Seal, Mechanical, Darley	1
10-15-3951	-- Pump Manuals, Elec, (2)	1
10-15-4620	-- Pump Flow Rating, Darley, PSM, 1500 GPM	1
PRIMING SYSTEM		1
10-17-0299	-- Pump Primer, Darley, 12V Elec, Fluidless	1
10-21-0015	-- Primer "ON" Light	1
10-21-0022	-- Fuse, 250 amp, Primer	1
MASTER INTAKE(S)		1

PART NO	DESCRIPTION	QTY
10-17-1530	-- Intake, 6.00", NST, Ungated, LH Side, Pump Panel	1
PO-CP-4160	-- Cap, 6.00", Chrome Long Hndl, NST, Fouts Logo	1
10-17-1531	-- Intake, 6.00", NST, Ungated, RH Side, Pump Panel	1
PO-CP-4160	-- Cap, 6.00", Chrome Long Hndl, NST, Fouts Logo	1
PUMP SHIFT, FORD, DARLEY, MIDSHIP		1
10-17-0080	-- Pump Shift, Darley, Air w/ Air System Install	1
PUMP MODS		1
10-16-9070	-- Pump Instln, Midship Split-Shaft, Ford 450/550	1
PUMP EQUIPMENT - DARLEY - PSM		1
10-17-0100	-- Plumbing System, Darley	1
10-17-0152	-- Drains, 0.75" Mnl, 1/4 Turn	1
10-17-0160	-- Discharge Gauges, Darley, 2.50", (0-600 psi), Black Face	1
10-17-0179	-- Pump Certification	1
10-17-0275	-- Intake Relief Valve, Elkhart, 50-250 psi	1
10-17-0400	-- U.L. Test Points	1
10-17-0445	-- Mater Drain, Rotary	1
10-17-0670	-- Anodes, 1 Suction, 1 Discharge, Darley	1
PRESSURE GOVERNOR		1
10-17-0919	-- Governor, Darley AutoControl	1
GATED INTAKE		1
PM-D8-0100	-- Aux Suction, 2.50" NST, LH Side, Pump Panel	1
PO-CP-1025	-- Plug, 2.50" Chrome, NST, w/ Chain	1
TANK TO PUMP VALVE		1
PM-D8-0155	-- Valve, Tank to Pump, 3.00", Elec	1
TANK FILL VALVE		1
PM-D8-0185	-- Valve, Tank Re-Fill, 2.00"	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1

PART NO	DESCRIPTION	QTY
DISCHARGE, LH PANEL		1
PM-D8-0210	-- Dschg, 2.50", LH Side, Pump Panel	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PO-CP-0368	-- Dschg, Elbw, 30d, 2.50" NST, Chrome	1
PO-CP-2026	-- Cap, 2.50" Chrome, NST, w/ Chain	1
PZ-ZZ-1000	-- Discharge NOT Foam Capable	1
DISCHARGE, RH FRONT PANEL		1
PM-D8-0310	-- Dschg, 2.50", RH Side, Pump Panel, Frnt	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PO-CP-0368	-- Dschg, Elbw, 30d, 2.50" NST, Chrome	1
PO-CP-2026	-- Cap, 2.50" Chrome, NST, w/ Chain	1
PZ-ZZ-1000	-- Discharge NOT Foam Capable	1
DISCHARGE, RH REAR PANEL		1
PM-D8-0410	-- Dschg, 3.00", RH Side, Pump Panel, Rear	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PX-DD-2100	-- Dschg Elbow, Harrington, 30 deg, 4.00"Stz x 3.00" RL NSTF	1
30-BC-S141	-- Cap, Harrington, 4.00" Storz w/ chain	1
PZ-ZZ-1000	-- Discharge NOT Foam Capable	1
DISCHARGE, HOSEBED PRE-CONNECT		1
PM-D8-0510	-- Dschg, Preconnect, 2.50", Front of Hose Bed, RH	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PZ-ZZ-1000	-- Discharge NOT Foam Capable	1
DISCHARGE(S), CROSSLAYS		1
PM-D8-0610	-- Crosslay Dschg #1- One (1) 1.75", Above Mod	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PZ-ZZ-1005	-- Discharge Foam Capable	1
PM-D8-0620	-- Crosslay Dschg #2- One (1) 1.75", Above Mod	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PZ-ZZ-1005	-- Discharge Foam Capable	1
BOOSTER REEL		1

PART NO	DESCRIPTION	QTY
PM-D8-0710	-- Dschg, Booster Reel, 1.50"	1
PM-D8-0750	-- Bster Reel, Hannay, Elec, Rr Compt , Std Riser	1
10-26-4970	-- Booster Hose, FireQuip, 800#, Rigid, 100' of 1.00", Red	1
PM-Z1-9020	-- ===== NO Booster Reel Nozzle - PTS ===	1
PM-Z1-9030	-- ===== NO Booster Reel Nozzle Holder - PTS ===	1
PZ-ZZ-1005	-- Discharge Foam Capable	1
MONITOR		1
PM-D8-0810	-- Monitor Dschg, 3.00", Over Midship Pump Enclsr	1
PO-AC-8800	-- Vlv Cntrl, Pull Rod, LH Side, CP T-handle	1
PY-DG-8120	-- Mounting Flange - 4 Bolt (Akron/Elkhart)	1
PZ-WZ-0010	-- ===== NO Deck Gun Supplied - PTS =====	1
PZ-ZZ-1000	-- Discharge NOT Foam Capable	1
CLASS A FOAM SYSTEM		1
PM-D8-2010	-- Foam System, Class A, FoamPro, 1600	1
10-25-4949	-- Foam Sys Schematic, Sngle, Tnk System	1
10-25-5000	-- Tank Sensor for Foam System, Side Mount	1
PUMP ENCLOSURE		1
PM-D8-5010	-- Pump House, Side Mount, Ext Alum, 24.00"	1
PM-D8-5100	-- Pump Panels, 14 GA, Brushed Finish, 304 SS	1
PM-D8-5200	-- Crosslay Config, (2) Hosebeds	1
PM-D8-5300	-- Crosslay Divider, 3/16" Alum	1
PM-D8-5350	-- Crosslay Cover, 3/16" ATP	1
PM-D8-5390	-- Crosslay Ends, Vinyl Flap, Shock Cord/ Hook, Red	1
TANK LEVEL INDICATOR(S)		1
10-27-3200	-- Wtr Lvl Gauge, FRC TnkVision Pro 300, Pump Panel	1
10-27-3300	-- Foam Lvl Gauge, Class A, FRC TnkVision Pro 300, Pump Panel	1
PUMP PANEL LABELING		1
10-17-0470	-- Label, FAMA 22, Hose Restraint Required	1
10-17-0475	-- Label, FAMA 18, Intake and Discharge Cap Pressure	1
10-17-0480	-- Label, FAMA 25, Trained Personal Only	1

PART NO	DESCRIPTION	QTY
10-17-0486	-- Label, Pump ID Plate, IC	1
10-20-9517	-- Labels, Color Coded, Innovative Controls	1
== RESCUE BODY - FOUTS 4 - 7.000 02/14/22 ==		1
WATER TANK		1
45-00-1100	-- Tank, 285 Gal Water, 15 Gal Foam, Poly	1
BODY		1
46-07-1100	Fouts-4 Body, Alum, 108.00" L x 95.00" W, Body Const	1
46-20-6100	-- Door Type, Amdor, Roll-Up, Satin Finish	1
46-21-0075	-- ===== NO Door Locks Supplied - PTS =====	1
46-21-2000	-- Cmpt LED Strip Lht, Luma Bar, Full Height, Clear White, (1) Ea Cmpt	1
LEFT SIDE COMPARTMENTS		1
46-25-2110	-- L1, Ahd Rr Whls - Full Ht Comp't - Roll Up Dr	1
MD-O1-5500	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5530	-- Shelf, Alum, Adjustable, ea	1
46-25-2120	-- L2, Upr Hgh Sde - Sgle Comp't - Roll Up Dr	1
MD-O1-5505	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5540	-- Shelf, Alum, Adjustable, ea	1
46-25-2130	-- L3, Bhnd Rr Whls - Full Ht Comp't - Roll Up Dr	1
MD-O1-5510	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5550	-- Shelf, Alum, Adjustable, ea	1
RIGHT SIDE COMPARTMENTS		1
46-25-2150	-- R1, Ahd Rr Whls - Full Ht Comp't - Roll Up Dr	1
MD-O1-5500	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5530	-- Shelf, Alum, Adjustable, ea	1
46-25-2160	-- R2, Upr Hgh Sde - Sgle Comp't - Roll Up Dr	1
MD-O1-5505	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5540	-- Shelf, Alum, Adjustable, ea	1
46-25-2170	-- R3, Bhnd Rr Whls - Full Ht Comp't - Roll Up Dr	1

PART NO	DESCRIPTION	QTY
MD-O1-5510	-- Uni-Strut Tracks, vert, (4), Alum	1
MD-O1-5550	-- Shelf, Alum, Adjustable, ea	1
REAR BODY DESIGN- FLAT BACK		1
46-25-2210	-- CR1, Rr Cntr Comp't - Full Ht Roll Up	1
HOSEBED - FOUTS 4		1
48-05-1500	-- Hose Bed, Grating, Extrd Alum	1
48-05-2000	-- Hose Bed, Cross Divider, Fwd 22.00"	1
48-05-2050	-- Hose Bed Dimensions: 49.75"W x 85.00"L x 15.00"T	1
48-05-2500	-- Hose Bed, Strge Cpcty, 36.00 Cubic Feet	1
48-05-2690	-- ==== NO Hose Bed Storage Capacity - PTS ====	1
48-15-0170	-- Hosebed, Divider, 3/16" Alum, ea	1
VC-67-3251	-- Hsbd Cvr, Vnyl, Velcro, Red	1
EQUIPMENT STORAGE - FOUTS 4		1
46-30-3600	-- Tray, Suction Hose, (2), LH, Above Compt	1
PB-06-1565	-- Hose Capacity, (2) 8' Sections	1
46-30-3700	-- Ladder Mtg, RH, Above Compt, (1) PEL-12	1
WHEEL WELL AREA - FOUTS 4		1
46-34-0150	-- Whl Well Cmpt, (3), Sngl SCBA Tubes, Alum Dr	1
46-34-0200	-- Whl Well Prv, LH Rear, Diesel Fuel Fluid Fill	1
46-34-0260	-- DEF Fill w/ hinged Access Door, Cast, RH Lower Pump Panel	1
REAR STEPS - FOUTS4		1
46-37-5050	-- Folding Steps, (2) LH Rear, IC 3004234, w/ (2) LED Step Lts	1
LX-58-2015	-- Lt, Cntrls, Work/ Step Lts, Park Brake	1
EXTERIOR GRAB RAILS - FOUTS4		1
46-38-6310	-- Grab Rails, (2), Rear, Vertical	1
== 12V ELECTRICAL SYSTEM - FOUTS 4 - 7.000 02/14/22 ==		1
ELECTRICAL		1

PART NO		DESCRIPTION	QTY
10-48-0035		Electrical, 12V	1
10-48-1950		-- NFPA Electrical System	1
10-48-2014		-- Class1, Es-Key System	1
10-48-3100	<	-- Low Volt Alarm Indic, Lht/Bzzr, Cole Hersee, 4112-RC	1
EL-ES-0150		-- Switch Panel, Rocker, (8) Position	1
EL-ES-3100	<	-- Switch, Master Warning, Rocker, Red w/ Red Lens	1
GROUND LIGHTING			1
10-49-0151		-- Ground Lts, (4), Chassis, 4-Dr. LED	1
10-49-0155		-- Ground Lts, (2) Forward Rr Whls, LED	1
10-49-0160		-- Ground Lts, (2) Rr Step, LED	1
10-49-0165		-- Lt Swtch , Ground Lts w/ Park Brake	1
DOOR OPEN / HAZARD WARNING LIGHT INDICATOR SYSTEMS			1
10-49-0017	<	-- Lht, Hazard, LED, Flashing, Red, Whln, OS	1
REAR DIRECTIONALS/ DOT LIGHTS			1
10-50-7002		-- Rear Brake/Tail/Turn/Backup, Whelen M6	1
10-50-7180		-- Tail/Brake Lts, Whelen, LED, M6, Red Lens (Pair)	1
10-50-7185		-- Turn Signals, Whelen, LED w/ Arrow, M6, Amber Lens (Pair)	1
10-50-7190		-- Backup Lts, Whelen, LED, M6 (Pair)	1
10-50-7199		-- Tail Lt Bezel, 4 Lts, Whln M6 (Pair), ABS Chrome	1
10-50-7251		-- Fouts4 Body LED Marker Lights	1
10-50-7325		-- Marker Lts, 0.75" LED, DOT Required	1
10-50-7410		-- Reflectors, Red, (4), Rear Body	1
10-50-7500		-- Lht , License Plate, LED	1
TRAFFIC ADVISOR			1
10-50-9040		-- Trffic Advsr, Whelen TAL85, 48.00" LED	1
SCENE LIGHT(S) - UPPER BODY			1
80-80-0200		-- Scene Lts, Whelen, Side Facing Upper Frnt, (2) M6ZC	1
83-06-0200		-- Scene Lt, Drvr, Whelen, M6ZC, LED, Ea	1
83-06-0220		-- Scene Lt, Offcr, Whelen, M6ZC, LED, Ea	1
88-01-2700		-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2

PART NO	DESCRIPTION	QTY
80-85-0200	-- Scene Lts, Whelen, Side Facing Upper Rear, (2) M6ZC	1
83-06-0200	-- Scene Lt, Drvr, Whelen, M6ZC, LED, Ea	1
83-06-0220	-- Scene Lt, Offcr, Whelen, M6ZC, LED, Ea	1
88-01-2700	-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2
80-90-0200	-- Scene Lts, Whelen, Upper Rear Body, (2) M6ZC	1
83-06-0200	-- Scene Lt, Drvr, Whelen, M6ZC, LED, Ea	1
83-06-0220	-- Scene Lt, Offcr, Whelen, M6ZC, LED, Ea	1
88-01-2700	-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2
LX-68-1100	< -- Left Scene Swtch, Rocker, Single Switch, Cab	1
LX-68-2100	-- Rear Scene Swtch, Rocker, Single Switch, Cab	1
LX-68-3100	-- Right Scene Swtch, Rocker, Single Switch, Cab	1
LX-95-2200	-- Scene Lt Swtch , Rr Scene Lts, Auto w/ Reverse	1
BACKUP CAMERA		1
10-57-2200	-- Rearview Camera, 7.00" Color Monitor	1
10-57-2430	-- Monitor Location, Cab Dash	1
WARNING LIGHTS PACKAGE, FOUTS 4		1
10-50-0020	-- Warning light flash pattern, Default NFPA	1
LIGHTBAR		1
10-50-2310	-- Lht Bar, Whelen, Justice, JE2NFPA, 56.00", LED, 8 Red/ 2 White	1
10-50-2705	-- White Lhts, "Blocking Right of Way"	1
LX-01-0020	-- Lt Bar Swtch, Rocker, Single Switch/ Master Warn, Cab	1
LX-99-8005	-- Lightbar Mount, MKEZ7	1
UPPER LEVEL WARNING LIGHTS		1
80-37-2401	-- Warn Lts, Whelen, Side Facing Upper Frnt, (2) M6 Series LED	1
81-02-1210	-- Wrn Lt, Drvr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
81-02-1211	-- Wrn Lt, Offcr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
88-01-2700	-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2
80-52-2401	-- Warn Lts, Whelen, Side Facing Upper Rr, (2) M6 Series LED	1
81-02-1210	-- Wrn Lt, Drvr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
81-02-1211	-- Wrn Lt, Offcr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
88-01-2700	-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2
80-62-2401	-- Warn Lts, Whelen, Upper Rear, (2) M6 Series LED	1
81-02-1210	-- Wrn Lt, Drvr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1

PART NO	DESCRIPTION	QTY
81-02-1211	-- Wrn Lt, Offcr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
88-01-2700	-- Flange, Chrome, Wrn Lt, Whln, M6 Series, Ea	2
LX-01-2020	-- Upper Warn Lt. Swtch, Rocker, Single Switch/ Master Warn, Cab	1
LOWER LEVEL WARNING LIGHTS		1
80-02-2001	-- Wrn Lts, Whelen, Lower Warn Lt, (2) M4 Series LED	1
81-02-1410	-- Wrn Lt, Drvr, Whelen, M4 Series, Red LED, Clear Lens, Ea	1
81-02-1411	-- Wrn Lt, Offcr, Whelen, M4 Series, Red LED, Clear Lens, Ea	1
88-01-2650	-- Flange, Chrome, Wrn Lt, Whln, M4 Series, Ea	2
80-10-2001	-- Wrn Lts, Whelen, Intrsct, (2) M4 Series LED	1
81-02-1410	-- Wrn Lt, Drvr, Whelen, M4 Series, Red LED, Clear Lens, Ea	1
81-02-1411	-- Wrn Lt, Offcr, Whelen, M4 Series, Red LED, Clear Lens, Ea	1
88-01-2650	-- Flange, Chrome, Wrn Lt, Whln, M4 Series, Ea	2
80-18-2106	-- Wrn Lts, Whelen, Low Mid Bdy (2) M7 Series LED	1
81-02-1310	-- Wrn Lt, Drvr, Whelen, M7 Series, Red LED, Clear Lens, Ea	1
81-02-1311	-- Wrn Lt, Offcr, Whelen, M7 Series, Red LED, Clear Lens, Ea	1
88-01-2800	-- Flange, Chrome, Wrn Lt, Whln, M7 Series, Ea	2
80-72-2007	-- Wrn Lts, Whelen, Low Rr (2) M6 Series LED	1
81-02-1210	-- Wrn Lt, Drvr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
81-02-1211	-- Wrn Lt, Offcr, Whelen, M6 Series, Red LED, Clear Lens, Ea	1
88-01-2710	-- Bezel(s), Tail lhts	2
LX-01-1020	-- Lower Warn Lt. Swtch, Rocker, Single Switch/ Master Warn, Cab	1
AUDIBLE WARNING		1
10-50-6010	-- Siren, Whelen, 295SLSA1, 100/200 watt	1
10-50-6205	-- Spkr, Whln, 100 watt, SA315, RH Side	1
== PAINT/ PREP/ STRIPE - FOUTS 4 - 7.000 02/14/22 ==		1
PAINT AND FINISH		1
10-70-3450	-- Cab, Standard Color	1
10-70-4130	-- Anti-Corrosion Protection, ECK	1
10-70-4140	-- Body Undercoating, Rescue Body	1
10-70-4160	< -- Compartment Interiors, Side, Zolatone	1
10-70-4510	-- Paint Color, Match Chassis	1
10-70-4591	-- Wheel Rims, As Provided with Chassis	1
LETTERING AND STRIPING		1

PART NO	DESCRIPTION	QTY
10-70-5405	-- Reflective Striping, Direction of the Dept.	1
10-70-5452	-- Rear Cheveron Striping, Red/ Florescent Yellow-Geen	1
18-15-0050	-- Reflective Lettering, Direction of the Dept.	1
RS-RB-7010	Fouts Logo Plates, (3)	1
== LOOSE EQUIPMENT - FOUTS 4 - 7.000 02/14/22 ==		1
HARD SUCTION HOSE(S)		1
30-71-1062	-- Suction Hose, PVC, Kocheck, 6.00"x8', LHF X RLM	2
GROUND LADDERS - FOUTS-4		1
30-71-0018	-- Ladder, 12', Ext, 2-Sect, Alco-Lite, PEL-12	1
== WARRANTY- FOUTS 4 - 7.000 02/14/22 ==		1
WARRANTY REQUIREMENTS		1
00-WT-1001	General Warranty, (1) Year	1
00-WT-1006	Body Warranty, Alum, (10) Year	1
00-WT-1010	Plumbing Warranty, Stainless Steel, (10) Year	1
00-WT-1016	Paint Warranty, (5) Year, PPG	1
00-WT-1107	Electrical Warranty, (2) Year	1
00-WT-4000	Akron Brass Warranty, (10) Year Valves, (5) Year Elec	1
00-WT-4050	Whelen Warranty, (2) Year Siren, (5) Year LED	1
00-WT-4055	-- Whelen Warranty, Limited Lifetime	1
00-WT-4070	Kussmaul Warranty	1
Vehicle Price:		\$259,000.00
NPP buying cooperative Fee:		\$2,000.00
Total price:		\$261,000.00



Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the “Lead Contracting Agency” and participating government entities (“Participating Agencies”), that are members of National Purchasing Partners (“NPPGov”), including members of Public Safety GPO, First Responder GPO, Law Enforcement GPO, Education GPO and EMS GPO that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as “parties” to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agency has entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPPGov provides group purchasing, marketing and administrative support for governmental entities. NPPGov’s marketing and administrative services are free to its membership, which includes participating public entities and nonprofit institutions throughout North America.

WHEREAS, NPPGov has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Master Price Agreements awarded by the Lead Contracting Agency;

WHEREAS, the Master Price Agreements provide that all qualified government members of NPPGov may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements;

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the Lead Contracting Agency and may not be appropriate under, or satisfy Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

- a. A "procuring party" is defined as the Lead Contracting Agency or any Participating Agency that desires to purchase from the Master Price Agreements awarded by the Lead Contracting Agency.
- b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.
- c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.
- d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.
- e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the “Lead Contracting Agency Endorsement and Authorization” or “Participating Agency Endorsement and Authorization,” as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to “Lead Contracting Agency”

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.


THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF “THE LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION” OR “PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION,” AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

LEAGUE OF OREGON CITIES ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of the League of Oregon Cities (“Lead Contracting Agency”) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the League of Oregon Cities to Participating Agencies locally, regionally, and nationally through NPPGov. Copies of Master Price Agreements and any amendments thereto made available by the League of Oregon Cities will be provided to Participating Agencies and NPPGov to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the League of Oregon Cities and is duly authorized to sign this League of Oregon Cities Endorsement and Authorization.

DocuSigned by:

38C546F8869143E...

Date: 3/26/2020

BY:

ITS:

League of Oregon Cities Contact Information:

Contact Person: Mike Culley
Address: 1201 Court St NE #200, Salem, OR 97301
Telephone No.: 503-588-6550
Email: mculley@orcities.org

**PARTICIPATING AGENCY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of _____ (“Participating Agency”) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Lead Contracting Agency to Participating Agencies locally, regionally, and nationally through NPPGov.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPPGov shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of _____ and is duly authorized to sign this Participating Agency Endorsement and Authorization.

BY: _____
ITS: _____

Date: _____

Participating Agency Contact Information:

Contact Person: _____
Address: _____

Telephone No.: _____
Email: _____

Sixth Amendment to Master Price Agreement for FIRE APPARATUS

Pricing Increase and Product Additions

This Amendment to the Master Price Agreement is entered into this 17th day of May 2022 by LEAGUE OF OREGON CITIES LOC ("Purchaser") and FOUTS BROTHERS ("Vendor") based upon the sales and/or service of Fire Apparatus.

RECITALS

WHEREAS, Purchaser and Vendor entered into a Master Price Agreement numbered PS20225 on or about May 26, 2020 and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the First Amendment to the Master Price Agreement on or about April 27, 2021 and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Second Amendment to the Master Price Agreement on or about April 28, 2021 and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Third Amendment to the Master Price Agreement on or about July 20, 2021 and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Fourth Amendment to the Master Price Agreement on or about March 10, 2022 and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Fifth Amendment to the Master Price Agreement on or about April 15, 2022 and by this reference incorporated herein; and

WHEREAS, due to material cost increases, Vendor desires to increase the List Price for the Apparatus product line and continue a 10% off List Price discount as permitted under the terms of the Master Price Agreement; and

WHEREAS, Vendor desires to add eight new product options to the product catalog in Attachment A as permitted under the terms of the Master Price Agreement; and

WHEREAS, Vendor has provided notice, on or about May 16, 2022 of the price increases and new product additions in the Master Price Agreement; and

WHEREAS, Purchaser and Vendor desire that the Master Price Agreement shall be amended in part to reflect the price increases and product additions.

NOW, THEREFORE, Purchaser and Vendor enter into the following:

AMENDMENT TO MASTER PRICE AGREEMENT

1. **Pricing Update.** Attachment A to the Master Price Agreement shall be amended in part to reflect the following new pricing:

ATTACHMENT A

to Master Price Agreement by and between **VENDOR** and **PURCHASER.**

PRODUCTS. SERVICES. SPECIFICATIONS AND PRICES

Product	List Price	Discount	Net Price
Fouts 2000 Water Tender/Tanker	\$ 392,600.00	10%	\$ 353,340.00
Fouts 3000 Water Tender/Tanker	\$ 425,100.00	10%	\$ 382,590.00
Fouts CJ Series Commercial Chassis Pumper	\$ 418,600.00	10%	\$ 376,740.00
Fouts F.O.U.R. "First Out Utility Rescue"	\$ 339,300.00	10%	\$ 305,370.00
Fouts Type 6 Patrol W/108" Body	\$ 223,600.00	10%	\$ 201,240.00
Fouts Type 6 Patrol W/132" Body	\$ 269,100.00	10%	\$ 242,190.00
Fouts Brush Attack	\$ 236,600.00	10%	\$ 212,940.00
Fouts Light Rescue/Medic	\$ 223,600.00	10%	\$ 201,240.00
Fouts Paramedic Squad, Model C-LA-100	\$ 269,100.00	10%	\$ 242,190.00

2. **Product Additions.** Attachment A to the Master Price Agreement shall be amended in part to reflect the following product additions:

ATTACHMENT A

to Master Price Agreement by and between **VENDOR** and **PURCHASER.**

PRODUCTS, SERVICES, SPECIFICATIONS AND PRICES

Product	Item Description	List Price	Discount	Net Price
Water Tender/Tanker	Telma Retarder	\$ 27,500.00	10%	\$ 24,750.00
	Locking Rear Differential	\$ 2,624.00	10%	\$ 2,361.60
	CARB Emissions	\$ 4,136.00	10%	\$ 3,722.40
Type 6/ Patrol/ Brush Truck	Darley HM 500 Pump	\$ 37,950.00	10%	\$ 34,155.00
	Super Single Tire Kit	\$ 26,400.00	10%	\$ 23,760.00
	Akron Monitor	\$ 7,480.00	10%	\$ 6,732.00
	Flat bed with Man Wells	\$ 9,020.00	10%	\$ 8,118.00
Additional Options				
	Dodge Chassis in lieu of Ford	\$ 12,500.00	10%	\$ 11,250.00

3. **Full Force and Effect.** In each and every other respect, the terms of the Master Price Agreement, as amended, entered into between the parties on or about May 26, 2020 shall remain in full force and effect during the term of the agreement and the parties hereto hereby ratify said Master Price Agreement in its entirety, as if fully set out herein, along with the modifications identified herein.

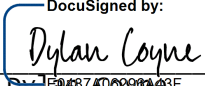
IN WITNESS WHEREOF, the parties have hereto signed this Amendment on the day and year first above written.

LEAGUE OF OREGON CITIES

DocuSigned by:

Date May 19, 2022 | 7:11 PM PDT
BY: Patty Mulvihill
ITS: Interim Executive Director

FOUTS BROTHERS

DocuSigned by:

Date May 17, 2022 | 12:50 PM PDT
BY: Dylan Coyne
ITS: Sales

Certificate Of Completion

Envelope Id: 40B77C2E5ADC48EB8B03EEF6C39D5901

Status: Completed

Subject: Please DocuSign: Amendment 6 Fouts Bros 1905 FINAL.pdf

Source Envelope:

Document Pages: 4

Signatures: 2

Certificate Pages: 5

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Envelope Originator:

Marshall Stiles

17930 International Boulevard

Suite 900

SeaTac, WA 98188

marshall.stiles@mynpp.com

IP Address: 98.232.37.85

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Status: Original

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Holder: Marshall Stiles

marshall.stiles@mynpp.com

Location: DocuSign

Signer Events

Dylan Coyne

dcoyne@foutsfire.com

Sales

Security Level: Email, Account Authentication
(None)**Signature**

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Signature Adoption: Pre-selected Style

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Signed: 5/17/2022 12:50:12 PM

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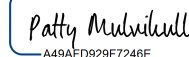
Patty Mulvihill

pmulvihill@orcities.org

Interim Executive Director

Security Level: Email, Account Authentication
(None)

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Accepted: 5/19/2022 7:11:37 PM

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Marshall Stiles

marshall.stiles@mynpp.com

Contract Administrator

NPP & NPPGov

Security Level: Email, Account Authentication
(None)

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Completed	Security Checked	5/19/2022 7:11:47 PM
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- ii. send us an email to marshall.stiles@mynpp.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Consideration to Approve Zoning Case P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P22-111**

Adopt, on First Reading, Ordinance No. 2022-11, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the Zoning District Classification of approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends APPROVAL (3 Vote Aye, 0 Votes Nay)

Origination: Shahnaz Shahzad represented by Atif Shahzad

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

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

Staff Member

Date

Approved by

City Manager

Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
June 13, 2022
&
CITY COUNCIL
June 20, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 13, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 20, 2022 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 P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, 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 Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

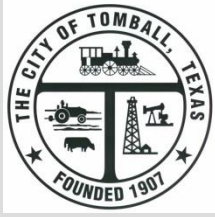
CERTIFICATION

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 **10th** day of **June 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
City Planner

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



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Rezoning Case: P22-111

Property Owner(s): Shahnaz Shahzad

Applicant(s): Atif Shahzad

Legal Description: Portion of Lot 5 in Tomball Medical Park

Location: 13100 block of Medical Complex Drive (north side),
approximately 250-feet east of the intersection of School Street
and Medical Complex Drive (Exhibit “A”)

Area: 2.10 acres

Comp Plan Designation: Medical District (Exhibit “B”)

Present Zoning and Use: Agricultural (AG) District (Exhibit “C”) / Vacant (Exhibit “D”)

Request: Rezone from the Agricultural District to the General Retail District

Adjacent Zoning & Land Uses:

- North:** Agricultural / Office Building
- South:** Agricultural / Vacant
- West:** Agricultural / Vacant
- East:** Agricultural & Manufactured Home / Drainage Channel (M-121), RV &
Manufactured Home Park

BACKGROUND

The subject property has been located within the original Tomball Townsite since 1909. The property has remained vacant since this time. According to information provided by the applicant, the reason for this zone change request is to allow the subject property to be occupied by a medical office building.

ANALYSIS

The subject property is approximately 2.10 acres, located within the 13100 block of the north side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural zoning classification was applied to the subject property. Immediately north of the subject property is an existing medical office within Agricultural zoning. West and south of the subject site are vacant tracts that are within Agricultural zoning. East of the subject property is an existing drainage

channel (M-121), and east of this channel is an existing manufactured home and RV park within Manufactured Home Park zoning.

Comprehensive Plan Recommendation:

The future land use map designates the subject property as “Medical District.” The Medical District land use category is intended to “further capitalize on a unique, regionally-serving area of Tomball.” This area should provide “an emphasis on healthcare and supporting services.

According to the Comprehensive Plan, appropriate land uses include “hospitals, clinic, offices, lodging, long-term care, retail, and restaurants.” Additionally, secondary uses include “private gathering spaces, local utility services, government facilities, and transportation uses.”

The Comprehensive Plan identifies “PD: Planned Development, GR: General Retail, O: Office, MU: Mixed Use” as being compatible zoning districts with the Medical District land use.

In making decisions regarding the Medical District land use category the following items should be considered: “New development should allow for a variety of uses to create a self-serving campus. Active transportation connections to Old Town and transitional residential areas should be encouraged. Open space with a pedestrian focus should be a prominent component of the district.”

Staff Review Comments:

The request to rezone the subject property to General Retail is in accordance with the Medical District land identified on the Future Land Use Map. According to the Comprehensive Plan, this land-use should provide an emphasis on healthcare and supporting services. General Retail zoning allows the subject site to be utilized for the planned medical office the applicants wish to construct, as well as additional supporting uses such as retail and restaurants. This requested zone change will achieve the Comprehensive Plan’s objective of promoting compatible development that encourages a medical district with complementary land uses. Furthermore, the subject property is located near the intersection of a collector road (School Street.) and a major arterial street (Medical Complex Drive.). Commercial land uses are often found at intersections such as this because they provide convenient access and exposure to higher volumes of traffic.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-111.

P&Z COMMISSION RECOMMENDATION

APPROVAL (3 Vote Aye, 0 Vote Nay):

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. General Retail Permitted Use Chart
- F. Rezoning Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Future Land Use Map

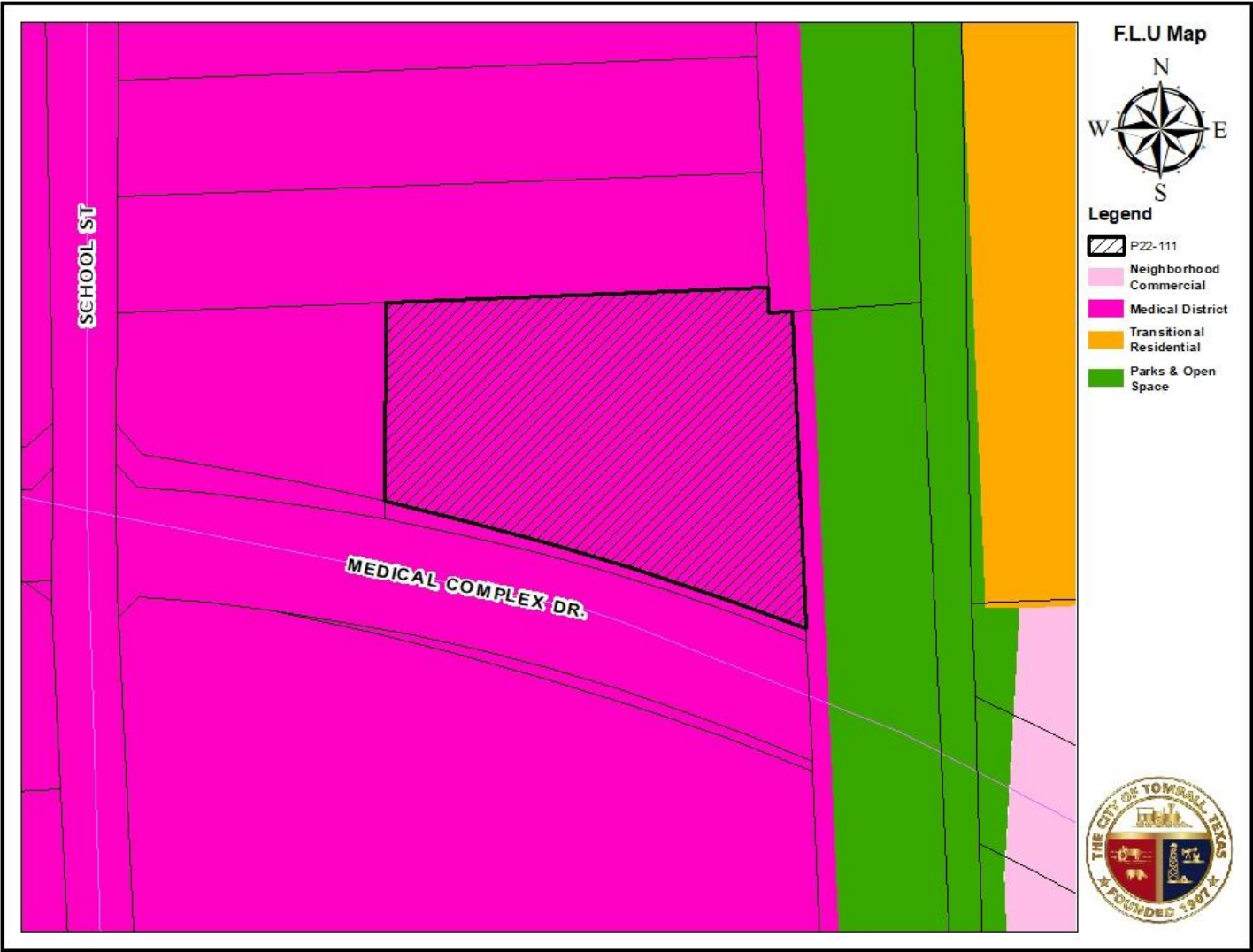
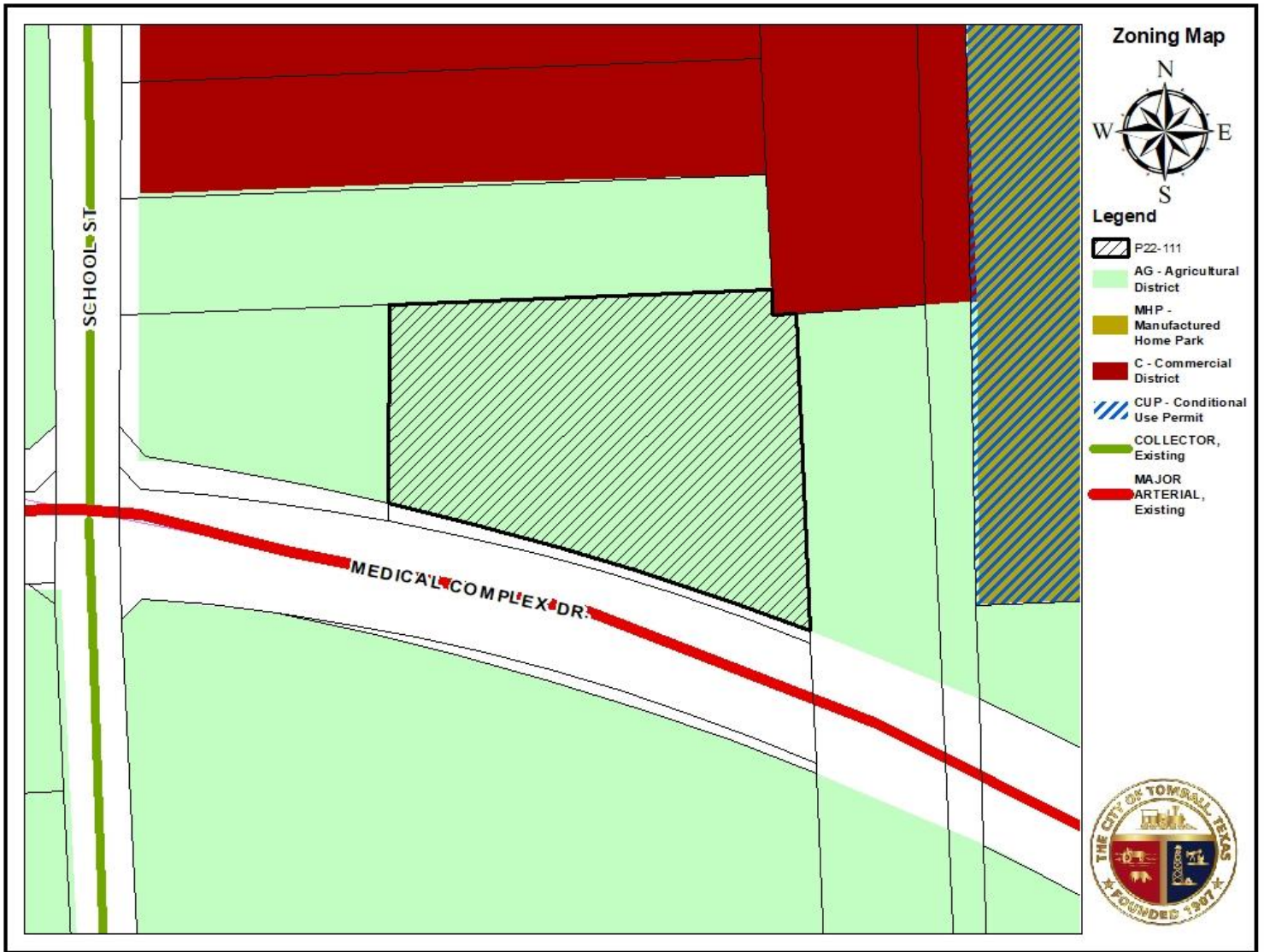


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**



Exhibit “E”
General Retail Permitted Use Chart

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Agriculture		
Farm (ranch, garden, crops, livestock, or orchard) ‡	Permitted	None
Feed and grain store/farm supply store ‡	CUP Required (Learn More)	1 space per 500 square feet
Residential		
Accessory building/structure (business or industry) ‡	Permitted	None
Caretaker's, guard's residence ‡	Permitted	1 space per caretaker/guard
Home occupation ‡	Permitted	None
Residential use ‡	CUP Required (Learn More)	2 spaces per dwelling
Private street subdivision	CUP Required (Learn More)	None
Office		
Clinic, emergency care	Permitted	1 space per 150 square feet
Clinic, medical and/or dental	Permitted	1 space per 300 square feet
Credit agency	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	Permitted	1 space per 300 square feet
Office, professional and general business ‡	Permitted	1 space per 300 square feet
Office, parole-probation	Permitted	1 space per 300 square feet
Office showroom/warehouse ‡	CUP Required (Learn More)	1 space per 300 square feet
Security monitoring company (no outside storage)	Permitted	1 space per 300 square feet
Telemarketing agency	CUP Required (Learn More)	1 space per 250 square feet
Telephone exchange/switching station ‡	Permitted	1 space per 500 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Temporary real estate field office	Permitted	4 spaces
Model home (including sales office)	Permitted	2 spaces per model
Personal and Business		
Ambulance service	CUP Required (Learn More)	1 space per 500 square feet
Automobile driving school (including defensive driving)	Permitted	1 space per classroom seat
Barber/beauty shop (no related school/college)	Permitted	1 space per 200 square feet
Bed and breakfast inn ‡	Permitted	2 spaces plus one per guest room
Check cashing service	CUP Required (Learn More)	1 space per 100 square feet
Dance hall/dancing facility ‡	CUP Required (Learn More)	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	Permitted	1 space per 100 square feet
Funeral home ‡	CUP Required (Learn More)	See Section 50-112
Health club (indoor)	Permitted	1 space per 300 square feet
Health club (outdoor)	Permitted	1 space per 300 square feet
Hotel‡	Permitted	See Section 50-112
Laundromat/washateria/self-service ‡	Permitted	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	Permitted	1 space per 200 square feet
Loan service (payday/auto title)	CUP Required (Learn More)	1 space per 100 square feet
Mailing service (private)	Permitted	1 space per 200 square feet
Pharmacy (retail only)	Permitted	1 space per 200 square feet
Reception venue	Permitted	1 space: 4 seats
Rehabilitation care facility (halfway house) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Seamstress, dressmaker or tailor (retail only)	Permitted	1 space per 200 square feet
Wedding chapel	Permitted	1 space per four seats
Retail		
Antique shop (no outside sales or storage) ‡	Permitted	1 space per 500 square feet
Antique shop (with outside storage)	CUP Required (Learn More)	1 space per 500 square feet
Apparel shop	Permitted	1 space per 200 square feet
Art gallery/museum/dealer ‡	Permitted	1 space per 500 square feet
Artist or photography studio	Permitted	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	Permitted	1 space per 200 square feet
Bakery, retail (with drive-through)	Permitted	1 space per 200 square feet
Bird and pet shops (retail only)	Permitted	1 space per 200 square feet
Book/stationery shop (retail only) ‡	Permitted	1 space per 200 square feet
Brewpub	Permitted	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Carpenter shop	CUP Required (Learn More)	1 space per 500 square feet
Catering service	Permitted	1 space per 500 square feet
Consignment shop	CUP Required (Learn More)	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	Permitted	See Section 50-112
Copy shop ‡	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Drinking establishment	Permitted	
Drug store (retail only)	Permitted	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	Permitted	
Eating establishment (with drive-through service) ‡	CUP Required (Learn More)	
Electronic goods (retail only)	Permitted	1 space per 200 square feet
Florist shop (retail only) ‡	Permitted	1 space per 200 square feet
Food or grocery store	Permitted	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	Permitted	1 space per 500 square feet
Furniture store (new and used) ‡	Permitted	1 space per 200 square feet
General retail stores (no outside storage)	Permitted	1 space per 200 square feet
Gift or card shop (retail only)	Permitted	1 space per 200 square feet
Hardware store	Permitted	1 space per 400 square feet
Hobby and crafts store (retail only)	Permitted	1 space per 200 square feet
Home improvement center	Permitted	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store	Permitted	1 space per 200 square feet
Meat and fish market (retail only)	Permitted	1 space per 200 square feet
Mobile Food Court ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films	CUP Required (Learn More)	1 space per 300 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Motion picture theater (indoors)	Permitted	See Section 50-112
Nursery ‡	Permitted	1 space per 1,000 square feet of sales area
Garden shop ‡	Permitted	1 space per 200 square feet
Painting and refinishing shop	CUP Required (Learn More)	1 space per 500 square feet
Piano and musical instruments (retail only)	Permitted	1 space per 200 square feet
Shoe repair shop (retail only)	Permitted	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)	Permitted	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only	CUP Required (Learn More)	1 space per 500 square feet
Trophy engraving	Permitted	1 space per 300 square feet
Upholstery shop (nonauto)	Permitted	1 space per 200 square feet
Used merchandise	Permitted	1 space per 200 square feet
Video rental/sales	Permitted	1 space per 200 square feet
Transportation and Auto Services		
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
Auto accessories (retail sales only)	Permitted	1 space per 200 square feet
Auto body repair/painting	CUP Required (Learn More)	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡	Permitted	See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡	CUP Required (Learn More)	See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display	CUP Required (Learn More)	See Section 50-112
Auto glass repair/tinting	Permitted	1 space per 200 square feet
Auto interior shop/upholstery	CUP Required (Learn More)	1 space per 200 square feet
Auto muffler shop	CUP Required (Learn More)	1 space per 200 square feet
Auto paint shop	CUP Required (Learn More)	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	CUP Required (Learn More)	1 space per 200 square feet
Auto rental	Permitted	1 space per 200 square feet
Auto repair (major) ‡	CUP Required (Learn More)	1 space per 200 square feet
Auto repair (minor) ‡	Permitted	1 space per 200 square feet
Auto tire sales (indoor)	Permitted	1 space per 200 square feet
Automobile wash (full service/detail shop) ‡	Permitted	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	CUP Required (Learn More)	3 spaces per washing capacity of module

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Bike sales and/or repair	Permitted	1 space per 500 square feet
Bus or truck storage		1 space per 1,000 square feet
Gasoline station	Permitted	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	Permitted	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	Permitted	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Taxi/limousine service	CUP Required (Learn More)	1 space per 1.5 automobiles in service
Amusement and Recreation		
Amusement, commercial (indoor) ‡	CUP Required (Learn More)	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	CUP Required (Learn More)	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement devices/arcade (4 or more devices, indoors only) ‡	CUP Required (Learn More)	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	CUP Required (Learn More)	1 space per 200 square feet
Bingo facility	CUP Required (Learn More)	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	Permitted	4 spaces per lane

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Dinner theatre	Permitted	1 space per three seats or bench seating space
Golf driving range	CUP Required (Learn More)	See Section 50-112
Golf course (private) ‡	CUP Required (Learn More)	6 spaces per hole
Golf course (publicly owned) ‡	Permitted	6 spaces per hole
Playfield or stadium (private)	CUP Required (Learn More)	1 space per three seats
Skating rink	Permitted	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	Permitted	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡	Permitted	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	Permitted	2 spaces per court
Tennis court (private/lighted)	CUP Required (Learn More)	2 spaces per court
Institutional/Governmental		
Adult day care (business)	See Section 50-116	
Antenna (commercial)	See Section 50-116	
Antenna (noncommercial)	See Section 50-116	
Armed services recruiting center	Permitted	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡	Permitted	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house	CUP Required (Learn More)	1 space per 100 square feet
Broadcast station (with tower)	See Section 50-116	
Broadcast towers (commercial)	See Section 50-116	
Cellular communications tower/PCS	See Section 50-116	
Cemetery and/or mausoleum ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Child day care center (business) ‡	Permitted	1 space per three children
Church/temple/place of worship ‡	Permitted	1 space per four seats in sanctuary
Civic center (municipal) ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	Permitted	See Section 50-112
Community center (public)	Permitted	See Section 50-112
Community or social buildings ‡	Permitted	1 space per 300 square feet
Country club (private) ‡	CUP Required (Learn More)	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)	See Section 50-116	
Electrical substation ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Exhibition hall ‡	CUP Required (Learn More)	1 space per 100 square feet
Family home (child care in place of residence) ‡	Permitted	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡	CUP Required (Learn More)	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	Permitted	1 space per 300 square feet
Heliport ‡	CUP Required (Learn More)	3 spaces
Helistop	CUP Required (Learn More)	3 spaces
Hospital ‡	Permitted	1 space per bed
Household care institution	Permitted	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	CUP Required (Learn More)	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	Permitted	1 space per 200 square feet
Municipal facility or use ‡	Permitted	1 space per 300 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Museum	Permitted	See Section 50-112
Park and/or playground (private) ‡	Permitted	
Park and/or playground (public, municipal) ‡	Permitted	
Post office (governmental)	Permitted	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	Permitted	1 space per 4 seats
Radio, television and communications towers	See Section 50-116	
Rectory/parsonage	Permitted	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See assisted living facility	
Riding academy	CUP Required (Learn More)	1 space per five stalls
Sanitary landfill (private)		1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	Permitted	1 space per three students, based on design
School, college or university	Permitted	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	Permitted	1 space per student
School, public or denominational ‡	Permitted	See Section 50-112
School, other than public or denominational ‡	Permitted	
Sheltered care facility ‡	CUP Required (Learn More)	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡	See Ch. 34 of this Code	
Skilled nursing facility ‡	CUP Required (Learn More)	See Section 50-112
Studio for radio and/or television (no towers) ‡	Permitted	1 space per 200 square feet
Commercial and Wholesale Trade		
Appliance repair	Permitted	1 space per 500 square feet
Carpet and rug cleaning plant	CUP Required (Learn More)	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Cleaning plant (commercial laundry) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	Permitted	1 space per 1,000 square feet
Contractor's office/sales, no outside storage including vehicles	Permitted	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	Permitted	None
Electric repair, (domestic equipment and autos)	Permitted	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	Permitted	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening	CUP Required (Learn More)	1 space per 500 square feet
Heating and air conditioning sales/services	CUP Required (Learn More)	1 space per 1,000 square feet
Lawnmower repair and/or sales	CUP Required (Learn More)	1 space per 500 square feet
Locksmith	Permitted	1 space per 500 square feet
Maintenance and repair service for buildings/janitorial	CUP Required (Learn More)	1 space per 500 square feet
Mini-warehouse/self storage ‡	CUP Required (Learn More)	See Section 50-112
Mortuary	CUP Required (Learn More)	See Section 50-112
Outdoor sales as a primary use ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land area
Pet and animal grooming shop (no outside kennels) ‡	Permitted	1 space per 200 square feet
Plumbing shop	CUP Required (Learn More)	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	GR	
Printing equipment, supplies and repairs	CUP Required (Learn More)	1 space per 500 square feet
Propane sales filling (retail)	CUP Required (Learn More)	1 space per 200 square feet
Publishing and printing company	CUP Required (Learn More)	1 space per 500 square feet
Quick lube/oil change/minor inspection	Permitted	1 space per 200 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	CUP Required (Learn More)	1 space per 300 square feet
Security systems installation company	CUP Required (Learn More)	1 space per 300 square feet
Taxidermist	CUP Required (Learn More)	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	Permitted	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	CUP Required (Learn More)	1 space per 200 square feet
Vacuum cleaner sales and repair ‡	Permitted	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Permitted	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Welding shop	CUP Required (Learn More)	1 space per 1,000 square feet
Wholesale trade, nondurable goods	CUP Required (Learn More)	1 space per 1,000 square feet
Woodworking shops	CUP Required (Learn More)	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial		
Artificial flower manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Candy and other confectionary products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Ceramic products manufacture	CUP Required (Learn More)	1 space per 500 square feet
Concrete or asphalt mixing/batching plant (temporary) ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "F"
General Retail Permitted Use Chart



RECEIVED (KC)
04/25/2022

Revised: 4/13/2020

P&Z 22-111

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

Applicant

Name: ATIF SHAHZAD Title: MANAGER
Mailing Address: 110 DEER CROSSING CT City: CONROE State: TX
Zip: 77384 Contact: ATIF SHAHZAD
Phone: (281) 782-6383 Email: AFRESHLTD@GMAIL.COM

Owner

Name: SHAHNAZ SHAHZAD Title: OWNER
Mailing Address: 155 MEADOW VALLEY DR City: CONROE State: TX
Zip: 77384 Contact: ATIF SHAHZAD
Phone: (281) 782-6383 Email: AFRESHLTD@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: commercial facility / medical office building

Physical Location of Property: 13110 MEDICAL COMPLEX DRIVE, TOMBALL TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Medical complex Dr. TR5 Tomball Mnd. Park Reserve. B
HCAO # 122388000026 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: agricultural

Current Use of Property: raw land

Proposed Zoning District: commercial

Proposed Use of Property: commercial facility / medical office building

HCAD Identification Number: 122388000026 **Acreage:** 2.1 Acres

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

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  4/20/22
Signature of Applicant Date

X  4/20/22
Signature of Owner Date

From: [Juanita Cherety](#)
To: [Kimberly Chandler](#)
Cc: [Garbage Service](#)
Subject: FW: Receipt #R01313339-13110 Medical Complex
Date: Monday, April 25, 2022 1:23:50 PM

Rezoning receipt.

Thank you,
Juanita Cherety
Customer Service Specialist
City of Tomball
501 James St.
Tomball, TX, 77375
Phone: 281-290-1450
Fax: 281-351-4735

-----Original Message-----

From: noreply@tomballtx.gov <noreply@tomballtx.gov>
Sent: Monday, April 25, 2022 1:22 PM
To: Juanita Cherety <JCherety@tomballtx.gov>
Subject: Receipt #R01313339

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

DATE : 4/25/2022 1:20 PM
OPER : JC
TKBY : Juanita Cherety
TERM : 5
REC# : R01313339
130.0000 PLANNING AND ZONING
13110 Medical Complex 420.00

Paid By:13110 Medical Complex
2-CK 420.00 REF:W 308

MEETS & BOUNDS

Being a lot, tract or parcel of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being a portion of Lot 5 of Tomball Medical Park Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision in the City of Tomball, Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 571288, Map Records, Harris County, Texas, same being a portion of a tract of land conveyed to Harkins Medical Properties LTD by deed recorded in Instrument No. RP-2019-82497, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of Medical Complex Drive (variable width right of way), said corner being along the East line of a tract of land conveyed to Gill Real Estate, LLC by deed recorded in Instrument No. 20100000958, Official Public Records, Harris County, Texas;

THENCE North 00 degrees 20 minutes 41 seconds East along the East line of said Gill Real Estate, LLC tract, a distance of 182.84 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B";

THENCE North 87 degrees 48 minutes 48 seconds East along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B", a distance of 350.07 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 4 of said Tomball Medical Park Replat of Reserve "B", said corner being along the West line of a tract of land conveyed to Corral RVP, LLC by deed recorded in Instrument No. RP-2018-138656, Official Public Records, Harris County, Texas;

THENCE South 02 degrees 34 minutes 37 seconds East along the West line of Corral RVP, LLC tract, a distance of 22.94 feet to 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Corral RVP, LLC tract;

THENCE North 87 degrees 13 minutes 16 seconds East along

Shahnaz Shahzad (Owner)
155 Meadow Valley Drive, Conroe, Tx, 77384
281-782-6383
afreshltd@gmail.com

04/24/2022

ATTN: Tomball City Planning and Zoning Commision

To whom it may concern,

I am the property owner of 13110 Medical Complex Drive, Tomball TX 77375, legally known as Medical complex drive St 77375 TR5 Tomball Medical Park Reserve B (HCAD # 1223880000026)

I, with this letter, am requesting Tomball City Zoning Commission to change zoning of above tract from agricultural to commercial. It is intended to put a medical office building.

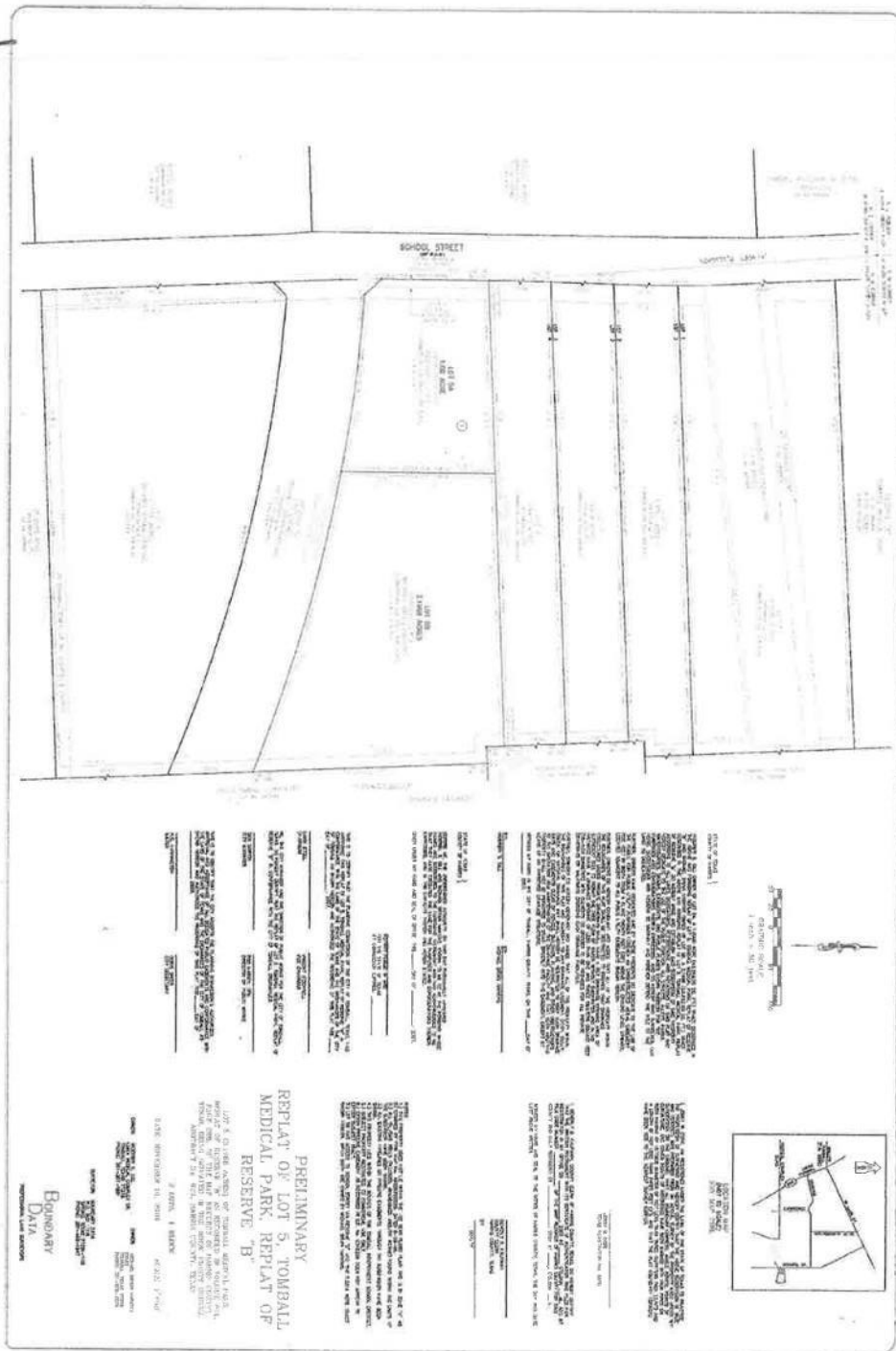
Attached is application including recent survey with meets and bounds. Replatting is in progress. If you have questions, please contact me at 281-782-6383. I look forward to hearing from you.

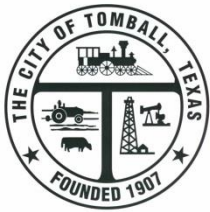
Sincerely,



Shahnaz Shahzad (Owner)


Atif Shahzad (Propery Manager)





Notice of Public Hearing

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

CASE NUMBER: P22-111

APPLICANT/OWNER: Shahnaz Shahzad represented by Atif Shahzad

LOCATION: Generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District.

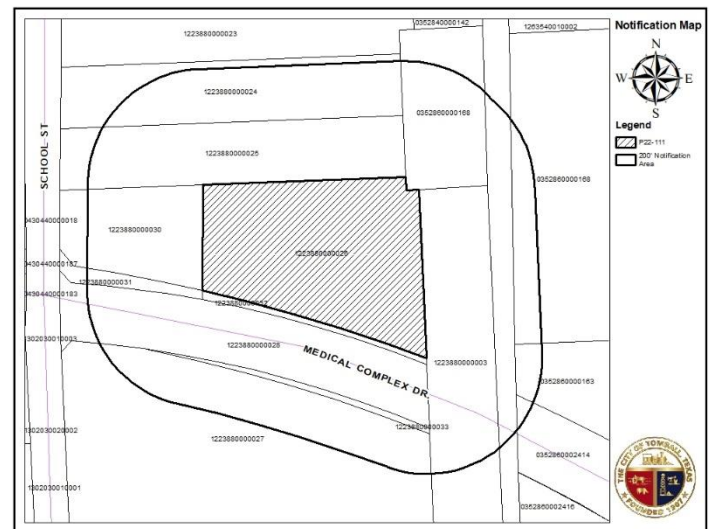
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@tomballtx.gov

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

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



Planning & Zoning Commission

Public Hearing:

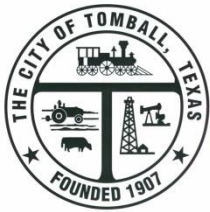
Monday, June 13, 2022 @ 6:00 PM

City Council Public Hearing:

***Monday, June 20, 2022 @ 6:00 PM**

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

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



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-111. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-111. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, June 13, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, June 20, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

Jacovelyn Marshall

16007 Stablepoint Lane

Cypress Tx 77429

[Signature]

5-30-2022



I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-111. (Please state reasons below)**



I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-111. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, June 13, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, June 20, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

This will be a better use of the land
along Medical Complex Drive

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 2.1 ACRES OF LAND OUT OF LOT 5 IN TOMBALL MEDICAL PARK (DESCRIBED IN “EXHIBIT A”), WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE AGRICULTURAL (AG) DISTRICT TO THE GENERAL RETAIL (GR) DISTRICT, BEING GENERALLY LOCATED WITHIN THE 13100 BLOCK (NORTH SIDE) OF MEDICAL COMPLEX DRIVE, PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, Shahnaz Shahzad has requested that approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park, generally located within the 13100 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas, (the “Property”), be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City’s receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of the General Retail District; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Agricultural District to the General Retail subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as General Retail District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the General Retail District as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20th DAY OF JUNE 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 5th DAY OF JULY 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"

Being a lot, tract or parcel of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being a portion of Lot 5 of Tomball Medical Park Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision in the City of Tomball, Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 571288, Map Records, Harris County, Texas, same being a portion of a tract of land conveyed to Harkins Medical Properties LTD by deed recorded in Instrument No. RP-2019-82497, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of Medical Complex Drive (variable width right of way), said corner being along the East line of a tract of land conveyed to Gill Real Estate, LLC by deed recorded in Instrument No. 20100000958, Official Public Records, Harris County, Texas;

THENCE North 00 degrees 20 minutes 41 seconds East along the East line of said Gill Real Estate, LLC tract, a distance of 182.84 feet to a 5/8 inch iron rod found for corner, said corner being along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B";

THENCE North 87 degrees 48 minutes 48 seconds East along the South line of Lot 4 of said Tomball Medical Park Replat of Reserve "B", a distance of 350.07 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 4 of said Tomball Medical Park Replat of Reserve "B", said corner being along the West line of a tract of land conveyed to Corral RVP, LLC by deed recorded in Instrument No. RP-2018- 138656, Official Public Records, Harris County, Texas;

THENCE South 02 degrees 34 minutes 37 seconds East along the West line of Corral RVP, LLC tract, a distance of 22.94 feet to 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Corral RVP, LLC tract;

THENCE North 87 degrees 13 minutes 16 seconds East along the South line of Corral RVP, LLC tract, a distance of 21.35 feet to a 1/2 in iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the northwest corner of Reserve "C" of said Tomball Medical Park Replat of Reserve "B";

THENCE South 02 degrees 32 minutes 28 seconds East along the West line of Reserve "C" of said Tomball Medical Park Replat of Reserve "B", a distance of 291.04 feet to a ½ inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of Medical Complex Drive, said corner being the beginning of curve to the left, having a radius of 3060.00 feet, and origin of 07 degrees 33 minutes 28 seconds, a chord of North 33 degrees 13 minutes 12 seconds West, a chord distance of 403.35 feet;

THENCE along said curve to the left and the North right of way line of Medical Complex Drive, an arc length of 403.64 feet to the POINT OF BEGINNING and containing 91,359 square feet or 2.10 acres of land.



Location: 13100 Block (north side) of Medical Complex Drive

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Consideration to Approve Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P22-115**

Adopt, on First Reading, Ordinance No. 2022-13, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the Zoning District Classification of approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends APPROVAL (3 Vote Aye, 0 Votes Nay)

Origination: Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

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 _____
Staff Member Date

Approved by _____
City Manager Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
June 13, 2022
&
CITY COUNCIL
June 20, 2022



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 13, 2022 at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 20, 2022 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 P22-111: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.1 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

Zoning Case P22-115: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, 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 Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

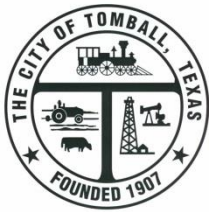
CERTIFICATION

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 **10th** day of **June 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P22-115

APPLICANT/OWNER: Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison

LOCATION: Generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District.

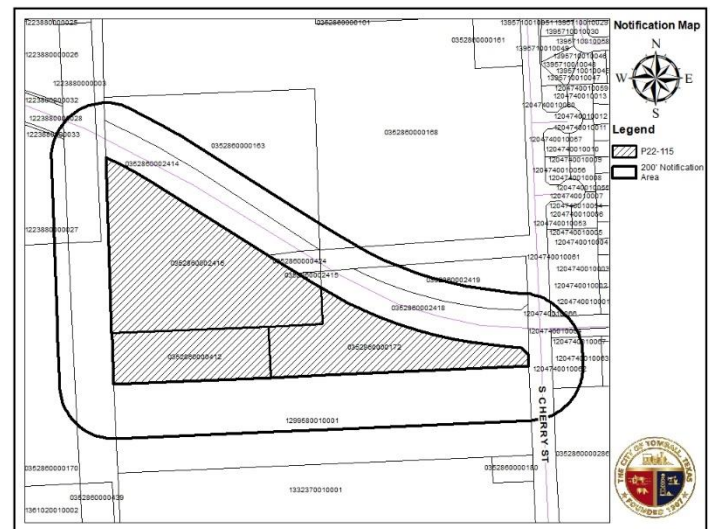
CONTACT: Jared Smith, City Planner

PHONE: (281) 290-1491

E-MAIL: jasmith@tomballtx.gov

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

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



Planning & Zoning Commission

Public Hearing:

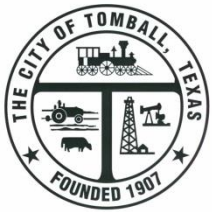
Monday, June 13, 2022 @ 6:00 PM

City Council Public Hearing:

***Monday, June 20, 2022 @ 6:00 PM**

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

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



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name: _____

(please print)

Address: _____

Signature: _____

Date: _____

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, June 13, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, June 20, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

Jacoulyn Marshall

(please print)

Address:

16007 Stablepoint Lane
Cypress Tx 77429

Signature:

Jacoulyn Marshall

Date:

5-30-2022

☒ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115**. (Please state reasons below)

☐ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, June 13, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, June 20, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

This will be a better use of the land along
Medical Complex Drive

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Jared Smith
501 James Street
Tomball, TX 77375

Name:

Claire Sebesta

(please print)

Address:

16007 Stablepoint Lane

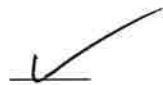
Cypress TX 77429

Signature:

Claire Sebesta

Date:

5-30-2022



I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115**. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-115**. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

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401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:

Monday, June 20, 2022 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

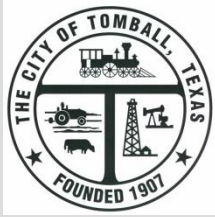
COMMENTS:

This will be a better use of the land
along Medical Complex Drive

You may also comment via email to jasmith@tomballtx.gov.

Please reference the case number in the subject line.

For questions regarding this request please call Jared Smith @ 281-290-1491.



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Rezoning Case: P22-115

Property Owner(s): Welcome Land Development, LLC and Jacquelyn Marshall

Applicant(s): Bryan Harrison

Legal Description: Portion of Tomball Outlots 163, 167, 171, 172, and 176

Location: 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive (Exhibit "A")

Area: 13.2 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit "B")

Present Zoning and Use: Agricultural (AG) District (Exhibit "C") / Vacant (Exhibit "D")

Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

- North:** Agricultural / Vacant
- South:** Light Industrial / Office-Warehouse
- West:** Agricultural & Commercial / Drainage Channel (M-121), Vacant
- East:** Office / Office Building

BACKGROUND

The subject properties have been located within the original Tomball Townsite since 1909. The properties have remained vacant since that time. According to information provided by the applicant, the zone change request is to allow the subject property to be developed as an office business park that will include offices, commercial uses, and warehousing facilities.

ANALYSIS

The subject property is approximately 13.2 acres, located within the 13000 block of the south side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural zoning classification was applied to the subject property. North of the subject property is vacant land within Agricultural zoning. West of the subject site is an existing drainage channel (M-121) and vacant tracts that are within Agricultural and Commercial zoning. East of the subject property is an office building within an Office zoning district. South of the subject property is an existing office-warehouse facility most recently occupied by Devasco International, Inc. This warehouse facility was constructed in 2007. When the city of Tomball adopted zoning in 2008, the adjacent

property was zoned Light Industrial. The requested Commercial zoning for the subject property would effectively serve as a buffer from the existing Light Industrial use.

Comprehensive Plan Recommendation:

The Future Land Use Map designates the subject property as “Neighborhood Commercial.” This Neighborhood Commercial land use category is intended for “commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.”

The Comprehensive Plan identifies Office, General Retail, and Planned Development as being potentially compatible zoning districts with the Neighborhood Commercial land use.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater functional classification.”

Staff Review Comments:

Although the requested Commercial zoning does not strictly adhere to the Neighborhood Commercial land use that is identified on the Future Land Use Map, the conditions on the ground would suggest the proposed land use category may be more appropriate. Given the existing industrial zoning/land use immediately south of the subject property and the business park industry land use that it falls within as well as the lack of residential land uses adjacent to the subject site, the Neighborhood Commercial land use does not appear appropriate at this time. Furthermore, land uses that would result from the rezoning of the subject property would be in character with the surrounding land uses. This zone change would encourage the goal of providing an appropriate transition of land use between the existing Light Industrial zoning immediately south of the subject property and the existing manufactured home residential land use north of Medical Complex Drive. Moreover, the subject site is at the intersection of two arterial streets (Medical Complex Drive and S. Cherry Street). Intersections such as this are customarily appropriate for commercial land uses as they provide convenient access and exposure often considered necessary for commercial success.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION:

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-115.

P&Z COMMISSION RECOMMENDATION:

APPROVAL (3 Vote Aye, 0 Vote Nay):

Items of discussion during the meeting:

- Questions regarding the proposed “light manufacturing” uses stated in the application provided, and what manufacturing uses would be permitted if the zone change occurred.

- Discussion regarding the suitability of the site for the “Neighborhood Commercial” land use identified in the Future Land Use Plan Map for this area.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Commercial Permitted Use Chart
- F. Rezoning Application

Exhibit "A"
Aerial Photo

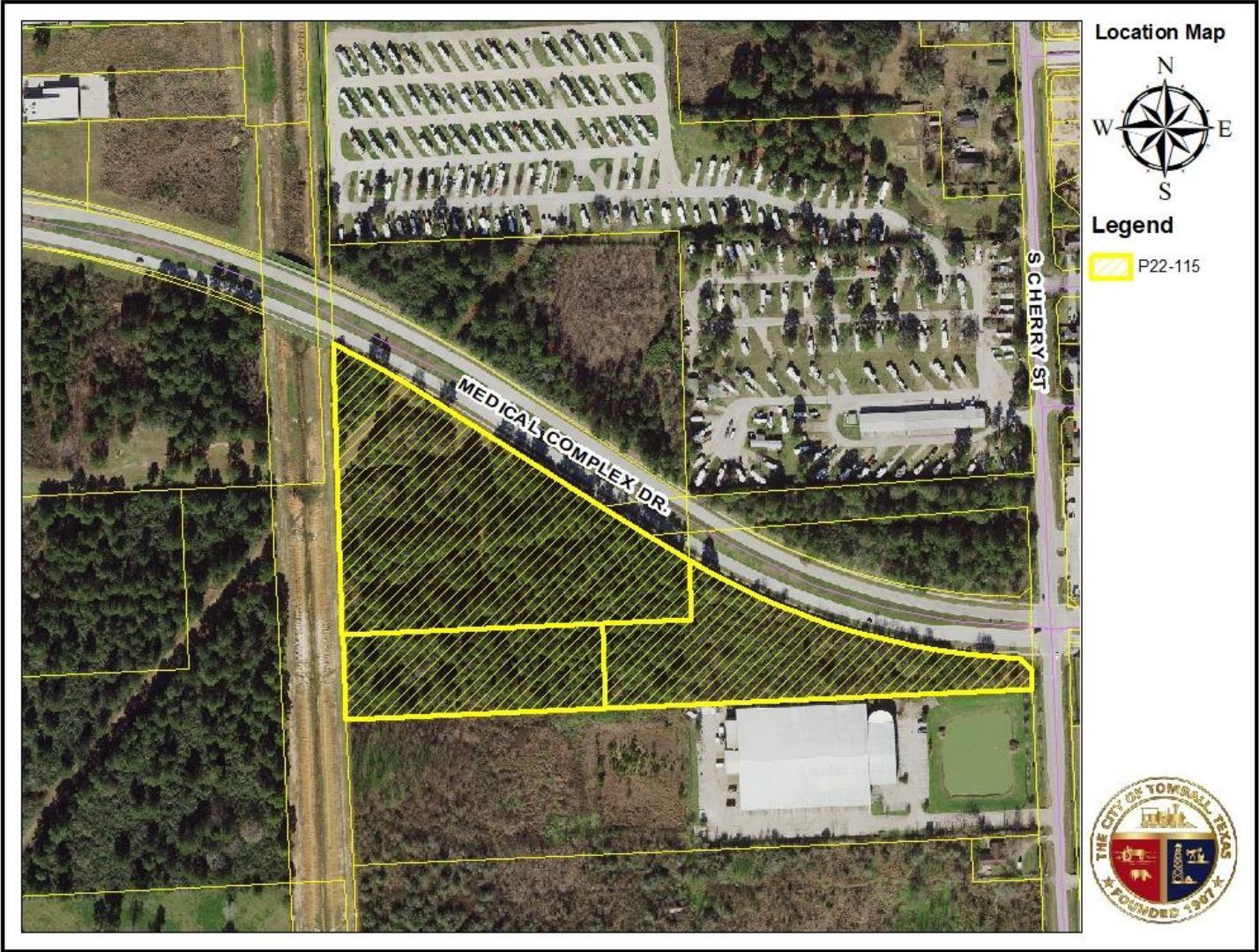


Exhibit "B"
Future Land Use Map

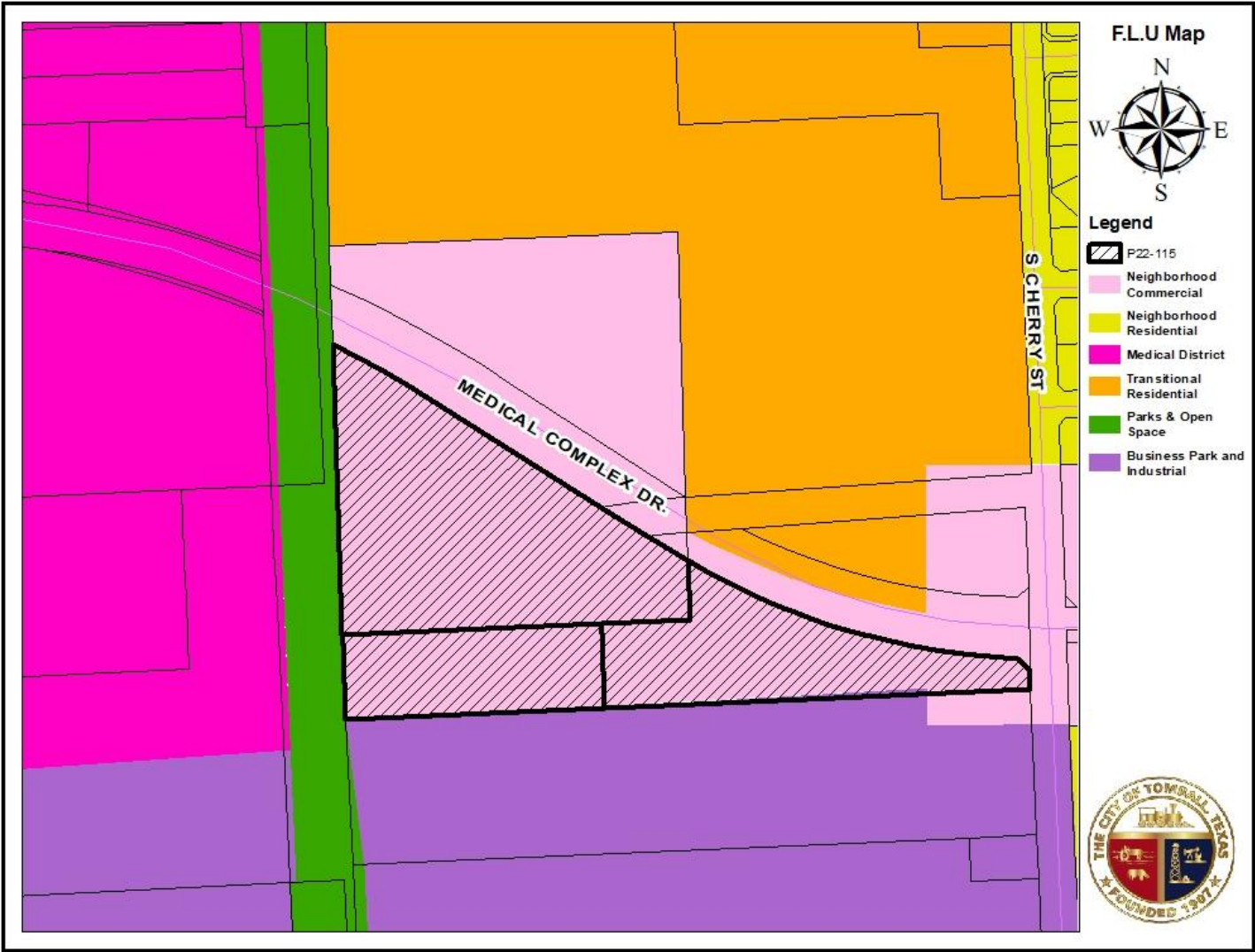
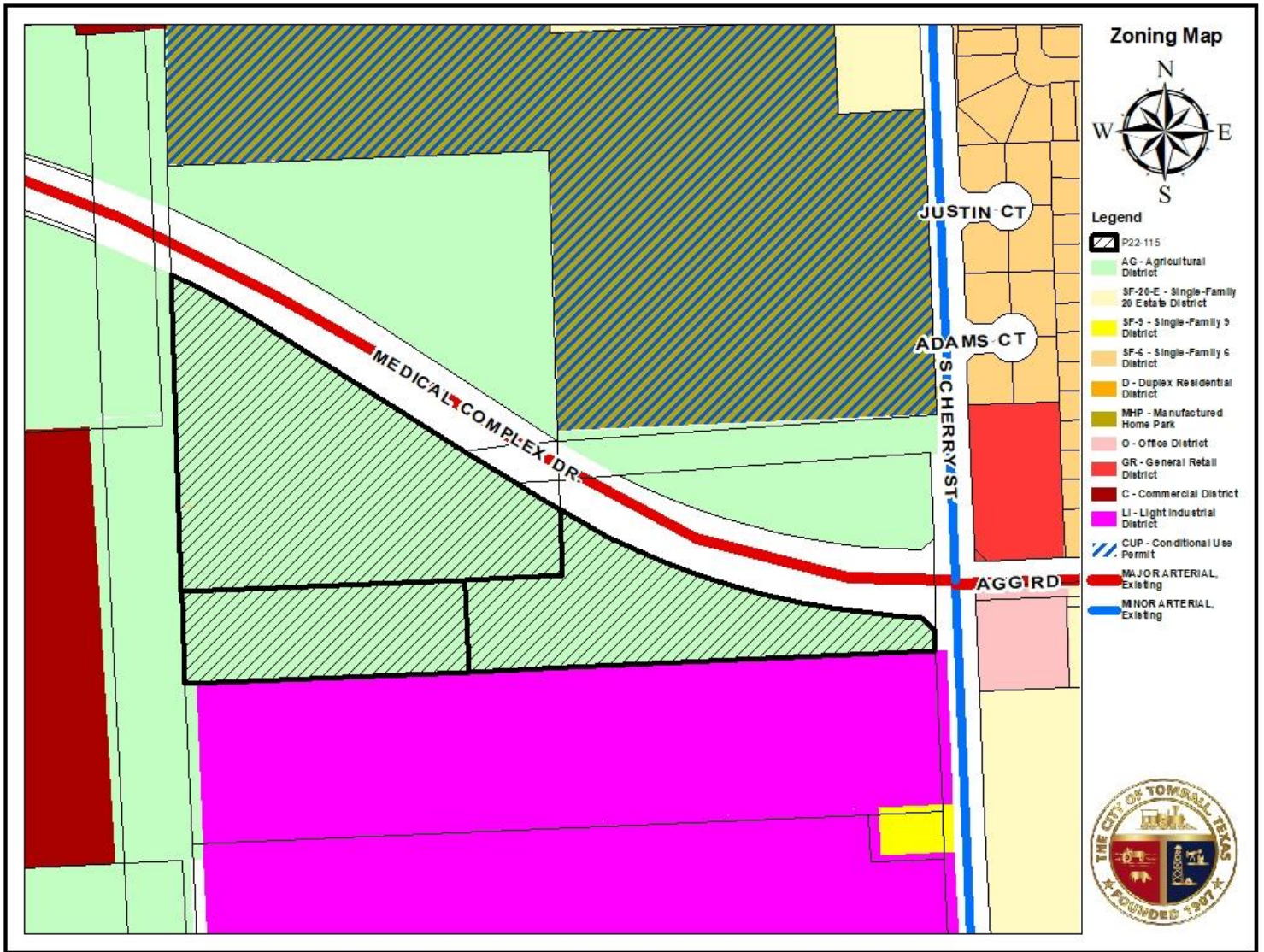


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo(s)**



**Exhibit “E”
Commercial Permitted Use Chart**

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Agriculture		
Bulk Grain and/or feed storage	CUP Required (Learn More)	1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	Permitted	None
Feed and grain store/farm supply store ‡	Permitted	1 space per 500 square feet
Residential		
Accessory building/structure (business or industry) ‡	Permitted	None
Caretaker's, guard's residence ‡	Permitted	1 space per caretaker/guard
Home occupation ‡	Permitted	None
Residential use ‡	CUP Required (Learn More)	2 spaces per dwelling
Private street subdivision	CUP Required (Learn More)	None
Office		
Clinic, emergency care	Permitted	1 space per 150 square feet
Clinic, medical and/or dental	Permitted	1 space per 300 square feet
Credit agency	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	Permitted	1 space per 300 square feet
Office, professional and general business ‡	Permitted	1 space per 300 square feet
Office, parole-probation	Permitted	1 space per 300 square feet
Office showroom/warehouse ‡	Permitted	1 space per 300 square feet
Security monitoring company (no outside storage)	Permitted	1 space per 300 square feet
Telemarketing agency	CUP Required (Learn More)	1 space per 250 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Telephone exchange/switching station ‡	Permitted	1 space per 500 square feet
Temporary real estate field office	Permitted	4 spaces
Model home (including sales office)	CUP Required (Learn More)	2 spaces per model
Personal and Business		
Ambulance service	Permitted	1 space per 500 square feet
Automobile driving school (including defensive driving)	Permitted	1 space per classroom seat
Barber/beauty shop (no related school/college)	Permitted	1 space per 200 square feet
Bed and breakfast inn ‡	Permitted	2 spaces plus one per guest room
Check cashing service	CUP Required (Learn More)	1 space per 100 square feet
Dance hall/dancing facility ‡	CUP Required (Learn More)	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	Permitted	1 space per 100 square feet
Funeral home ‡	Permitted	See Section 50-112
Greenhouse (non-retail/hobby)		None
Health club (indoor)	Permitted	1 space per 300 square feet
Health club (outdoor)	Permitted	1 space per 300 square feet
Hotel‡	Permitted	See Section 50-112
Motel‡	CUP Required (Learn More)	See Section 50-112
Laundromat/washateria/self-service ‡	Permitted	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	Permitted	1 space per 200 square feet
Loan service (payday/auto title)	CUP Required (Learn More)	1 space per 100 square feet
Mailing service (private)	Permitted	1 space per 200 square feet
Pharmacy (retail only)	Permitted	1 space per 200 square feet
Reception venue	Permitted	1 space: 4 seats

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Rehabilitation care facility (halfway house) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)	Permitted	1 space per 200 square feet
Tattoo or body piercing studio ‡	CUP Required (Learn More)	1 space per 200 square feet
Wedding chapel	Permitted	1 space per four seats
Retail		
Antique shop (no outside sales or storage) ‡	Permitted	1 space per 500 square feet
Antique shop (with outside storage)	Permitted	1 space per 500 square feet
Apparel shop	Permitted	1 space per 200 square feet
Art gallery/museum/dealer ‡	Permitted	1 space per 500 square feet
Artist or photography studio	Permitted	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	Permitted	1 space per 200 square feet
Bakery, retail (with drive-through)	Permitted	1 space per 200 square feet
Bakery (wholesale) ‡	Permitted	1 space per 500 square feet
Bird and pet shops (retail only)	Permitted	1 space per 200 square feet
Book/stationery shop (retail only) ‡	Permitted	1 space per 200 square feet
Brewpub	Permitted	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Carpenter shop	Permitted	1 space per 500 square feet
Catering service	Permitted	1 space per 500 square feet
Consignment shop	Permitted	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	Permitted	See Section 50-112
Copy shop ‡	Permitted	1 space per 200 square feet
Drinking establishment	Permitted	
Drug store (retail only)	Permitted	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	Permitted	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	Permitted	
Eating establishment (with drive-through service) ‡	Permitted	
Electronic goods (retail only)	Permitted	1 space per 200 square feet
Florist shop (retail only) ‡	Permitted	1 space per 200 square feet
Food or grocery store	Permitted	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	Permitted	1 space per 500 square feet
Furniture store (new and used) ‡	Permitted	1 space per 200 square feet
General retail stores (no outside storage)	Permitted	1 space per 200 square feet
Gift or card shop (retail only)	Permitted	1 space per 200 square feet
Hardware store	Permitted	1 space per 400 square feet
Hobby and crafts store (retail only)	Permitted	1 space per 200 square feet
Home improvement center	Permitted	1 space per 400 square feet plus one per 1,000 square feet of warehouse area

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Jewelry store	Permitted	1 space per 200 square feet
Market, open air, flea	CUP Required (Learn More)	1 space per 200 square feet
Meat and fish market (retail only)	Permitted	1 space per 200 square feet
Mobile Food Court ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films	Permitted	1 space per 300 square feet
Motion picture theater (indoors)	Permitted	See Section 50-112
Nursery ‡	Permitted	1 space per 1,000 square feet of sales area
Garden shop ‡	Permitted	1 space per 200 square feet
Painting and refinishing shop	Permitted	1 space per 500 square feet
Piano and musical instruments (retail only)	Permitted	1 space per 200 square feet
Shoe repair shop (retail only)	Permitted	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)	Permitted	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only	Permitted	1 space per 500 square feet
Trophy engraving	Permitted	1 space per 300 square feet
Upholstery shop (nonauto)	Permitted	1 space per 200 square feet
Used merchandise	Permitted	1 space per 200 square feet
Video rental/sales	Permitted	1 space per 200 square feet
Transportation and Auto Services		
Airport or landing field ‡		1 space per 500 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
Auto accessories (retail sales only)	Permitted	1 space per 200 square feet
Auto body repair/painting	Permitted	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡	Permitted	See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Auto glass repair/tinting	Permitted	1 space per 200 square feet
Auto interior shop/upholstery	Permitted	1 space per 200 square feet
Auto muffler shop	Permitted	1 space per 200 square feet
Auto paint shop	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Auto rental	Permitted	1 space per 200 square feet
Auto repair (major) ‡	Permitted	1 space per 200 square feet
Auto repair (minor) ‡	Permitted	1 space per 200 square feet
Auto storage or auto auction ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Auto tire sales (indoor)	Permitted	1 space per 200 square feet
Auto wrecker service	Permitted	1 space per 200 square feet
Automobile parts manufacturing	CUP Required (Learn More)	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡	Permitted	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	Permitted	3 spaces per washing capacity of module
Bike sales and/or repair	CUP Required (Learn More)	1 space per 500 square feet
Bus or truck storage	Permitted	1 space per 1,000 square feet
Gasoline station	Permitted	See Section 50-112
Motor freight transportation, storage, and terminal	Permitted	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	Permitted	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	Permitted	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	Permitted	See Section 50-112

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Railroad team tracks, unloading docks, and spurs	Permitted	None
Railroad yards, round house or shop	CUP Required (Learn More)	1 space per 1,000 square feet
Taxi/limousine service	Permitted	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡	Permitted	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡	CUP Required (Learn More)	1 space per 500 square feet
Transit terminal ‡	Permitted	See Section 50-112
Truck and bus leasing ‡	Permitted	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡	Permitted	1 space per 1,000 square feet
Truck stop ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Truck terminal ‡	Permitted	See Section 50-112
Amusement and Recreation		
Amusement, commercial (indoor) ‡	Permitted	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	Permitted	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡	CUP Required (Learn More)	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡	Permitted	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	Permitted	1 space per 200 square feet
Bingo facility	Permitted	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	Permitted	4 spaces per lane

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Dinner theatre	Permitted	1 space per three seats or bench seating space
Drive-in theater	CUP Required (Learn More)	1 space per speaker
Golf driving range	Permitted	See Section 50-112
Golf course (private) ‡	CUP Required (Learn More)	6 spaces per hole
Golf course (publicly owned) ‡	Permitted	6 spaces per hole
Playfield or stadium (private)	Permitted	1 space per three seats
Recreational vehicle park/campground ‡	CUP Required (Learn More)	1.5 per RV pad
Skating rink	Permitted	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	Permitted	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡	Permitted	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	Permitted	2 spaces per court
Tennis court (private/lighted)	CUP Required (Learn More)	2 spaces per court
Institutional/Governmental		
Adult day care (business)	See Section 50-116	
Antenna (commercial)	See Section 50-116	
Antenna (noncommercial)	See Section 50-116	
Armed services recruiting center	Permitted	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡	Permitted	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house	Permitted	1 space per 100 square feet
Broadcast station (with tower)	See Section 50-116	
Broadcast towers (commercial)	See Section 50-116	

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Cellular communications tower/PCS	See Section 50-116	
Cemetery and/or mausoleum ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land
Child day care center (business) ‡	Permitted	1 space per three children
Church/temple/place of worship ‡	Permitted	1 space per four seats in sanctuary
Civic center (municipal) ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	Permitted	See Section 50-112
Community center (public)	Permitted	See Section 50-112
Community or social buildings ‡	Permitted	1 space per 300 square feet
Country club (private) ‡	CUP Required (Learn More)	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)	See Section 50-116	
Electric power plant	CUP Required (Learn More)	1 space per 1,000 square feet
Electrical substation ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Exhibition hall ‡	Permitted	1 space per 100 square feet
Fair ground or rodeo ‡	CUP Required (Learn More)	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	Permitted	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡	CUP Required (Learn More)	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	Permitted	1 space per 300 square feet
Heliport ‡	CUP Required (Learn More)	3 spaces
Helistop	CUP Required (Learn More)	3 spaces
Hospital ‡	Permitted	1 space per bed

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Household care facility ‡		1 space per 6 clients
Household care institution	Permitted	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	CUP Required (Learn More)	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	Permitted	1 space per 200 square feet
Municipal facility or use ‡	Permitted	1 space per 300 square feet
Museum	Permitted	See Section 50-112
Park and/or playground (private) ‡	Permitted	
Park and/or playground (public, municipal) ‡	Permitted	
Penal or correctional institutions	Permitted	1 space per 500 square feet
Post office (governmental)	Permitted	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	Permitted	1 space per 4 seats
Radio, television and communications towers	See Section 50-116	
Rectory/parsonage	Permitted	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See assisted living facility	
Riding academy	CUP Required (Learn More)	1 space per five stalls
Sanitary landfill (private)		1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	Permitted	1 space per three students, based on design
School, college or university	Permitted	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	Permitted	1 space per student
School, public or denominational ‡	Permitted	See Section 50-112
School, other than public or denominational ‡	Permitted	
Sheltered care facility ‡	CUP Required (Learn More)	1 space per three beds or 1.5 per dwelling

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Sign, all types (defined within the referenced section) ‡	See Ch. 34 of this Code	
Skilled nursing facility ‡	Permitted	See Section 50-112
Studio for radio and/or television (no towers) ‡	Permitted	1 space per 200 square feet
Commercial and Wholesale Trade		
Animal kennel (outdoor pens)	CUP Required (Learn More)	1 space per 500 square feet
Appliance repair	Permitted	1 space per 500 square feet
Book binding	Permitted	1 space per 500 square feet
Carpet and rug cleaning plant	Permitted	1 space per 1,000 square feet
Cleaning plant (commercial laundry) ‡	Permitted	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	Permitted	1 space per 1,000 square feet
Construction contractor with storage yard	Permitted	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles	Permitted	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	Permitted	None
Distribution center ‡	Permitted	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)	Permitted	1 space per 1,000 square feet
Electronic assembly	Permitted	1 space per 1,000 square feet
Electro-plating/electro-typing	Permitted	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	Permitted	1 space per 300 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Fix-it shops, small engine, saw filing, mower sharpening	Permitted	1 space per 500 square feet
Heating and air conditioning sales/services	Permitted	1 space per 1,000 square feet
Iron works (ornamental)	CUP Required (Learn More)	1 space per 1,000 square feet
Lawnmower repair and/or sales	Permitted	1 space per 500 square feet
Loading or storage tracks	Permitted	None
Locksmith	Permitted	1 space per 500 square feet
Machine shop	Permitted	1 space per 1,000 square feet
Maintenance and repair service for buildings/janitorial	Permitted	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Mattress, making and renovating	Permitted	1 space per 1,000 square feet
Milk depot, wholesale	Permitted	1 space per 1,000 square feet
Mini-warehouse/self storage ‡	Permitted	See Section 50-112
Mortuary	Permitted	See Section 50-112
Moving and storage company	Permitted	1 space per 1,000 square feet
News printing	Permitted	1 space per 1,000 square feet
Outdoor sales as a primary use ‡	Permitted	1 space per 5,000 square feet of land area
Pawn shop ‡	Permitted	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡	Permitted	1 space per 200 square feet
Plumbing shop	Permitted	1 space per 200 square feet
Printing equipment, supplies and repairs	Permitted	1 space per 500 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Propane sales filling (retail)	Permitted	1 space per 200 square feet
Publishing and printing company	Permitted	1 space per 500 square feet
Quick lube/oil change/minor inspection	Permitted	1 space per 200 square feet
Scientific and industrial research laboratories (hazardous) ‡	CUP Required (Learn More)	1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	Permitted	1 space per 300 square feet
Security systems installation company	Permitted	1 space per 300 square feet
Sheet metal shop	Permitted	1 space per 1,000 square feet
Storage of cement, sands and gravel	CUP Required (Learn More)	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials	CUP Required (Learn More)	1 space per 5,000 square feet of storage area
Taxicab storage and repair	Permitted	1 space per 500 square feet
Taxidermist	Permitted	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	Permitted	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	Permitted	1 space per 200 square feet
Vacuum cleaner sales and repair ‡	Permitted	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Permitted	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡	CUP Required (Learn More)	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	Permitted	1 space per 1,000 square feet
Welding shop	Permitted	1 space per 1,000 square feet
Wholesale trade, nondurable goods	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Woodworking shops	Permitted	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial		
Adhesives and sealants manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Animal processing and slaughter	CUP Required (Learn More)	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law	CUP Required (Learn More)	1 space per 1,000 square feet
Artificial flower manufacture	Permitted	1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood	Permitted	1 space per 1,000 square feet
Bag manufacturing	Permitted	1 space per 1,000 square feet
Bottling works	Permitted	1 space per 1,000 square feet
Broom manufacture	Permitted	1 space per 1,000 square feet
Candy and other confectionary products manufacture	Permitted	1 space per 1,000 square feet
Canning and preserving factory	CUP Required (Learn More)	1 space per 1,000 square feet
Canvas and related products manufacture	Permitted	1 space per 1,000 square feet
Ceramic products manufacture	Permitted	1 space per 500 square feet
Clothing manufacture	Permitted	1 space per 500 square feet
Coffee roasting	CUP Required (Learn More)	
Coffin manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Cold storage plants/locker	Permitted	1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (temporary) ±	Permitted	1 space per 5,000 square feet of land
Cutlery, handtools and general hardware manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Dairy products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Dyeing plant	CUP Required (Learn More)	1 space per 1,000 square feet
Electric lamp manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Enameling and painting	CUP Required (Learn More)	1 space per 1,000 square feet
Engraving plant	Permitted	1 space per 1,000 square feet
Envelope manufacture	Permitted	1 space per 1,000 square feet
Farm/garden machinery and equipment manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Feed manufacture	CUP Required (Learn More)	1 space per 500 square feet
Food processing ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Footwear manufacture	CUP Required (Learn More)	1 space per 500 square feet
Fixtures manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Furniture manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Heavy machinery sales and storage ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Ice cream/ice manufacture	Permitted	1 space per 1,000 square feet
Leather products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Machinery manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Marble working and finishing	CUP Required (Learn More)	1 space per 1,000 square feet
Metal cans and shipping containers manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Metal products, stamping and manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Mirror resilvering	CUP Required (Learn More)	1 space per 200 square feet
Office equipment manufacture	Permitted	1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Paint manufacture and/or mixing	CUP Required (Learn More)	1 space per 1,000 square feet
Paper products and paper box manufacture	Permitted	1 space per 1,000 square feet
Pecan processing	CUP Required (Learn More)	1 space per 1,000 square feet
Petroleum distribution/storage ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Plastic products, molding, casting and shaping	Permitted	1 space per 1,000 square feet
Rug and carpet manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡	CUP Required (Learn More)	1 space per 1.5 employees, plus five per acre
Sign manufacturing (no outside storage)	CUP Required (Learn More)	1 space per 1,000 square feet
Sign manufacturing (with outside storage)	CUP Required (Learn More)	1 space per 1,000 square feet
Textile products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Tire retreading and recapping	CUP Required (Learn More)	1 space per 1,000 square feet
Water distillation	Permitted	1 space per 1,000 square feet
Wood container manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Wood products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "E"
Rezoning Application



RECEIVED (KC)
04/29/2022

Revised: 4/13/2020
ZONING CASE #P22-115

APPLICATION FOR RE-ZONING
Community Development Department
Planning Division

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

Applicant

Name: BRYAN HARRISON Title: SR. PROJECT MANAGER
Mailing Address: 5858 WESTHEIMER, SUITE 150 City: HOUSTON State: TX
Zip: 77057 Contact: 713-882-3567
Phone: (713) 541-5070 Email: bharrison@kdwltd.com

Owner

Name: WELCOME LAND DEVELOPMENT, LLC - Ryan Wasaff Title: Development Director
Mailing Address: 5858 WESTHEIMER, SUITE 800 City: HOUSTON State: TX
Zip: 77057 Contact: rwasaff@welcomegroup.com
Phone: (713) 243-6875 Email: _____

Engineer/Surveyor (if applicable)

Name: PATRICK RUMMEL, P.E. Title: PROJECT MANAGER
Mailing Address: 11750 KATY FREEWAY, SUITE 300 City: HOUSTON State: TX
Zip: 77079 Contact: _____
Phone: (713) 541-3530 Fax: () Email: prummel@gundacorp.com

Description of Proposed Project: MEDICAL COMPLEX BUSINESS PARK

Physical Location of Property: 3 TRACTS AT SOUTHWEST CORNER OF MEDICAL
COMPLEX BLVD. AND S. CHERRY STREET

[General Location - approximate distance to nearest existing street corner]
Legal Description of Property: (TRACT 1) A PORTION 163 167A 171 & 171B TOMBALL OUTLOTS; (TRACT 2) TRS 175A-1
& 504A TOMBALL OUTLOTS; (TRACT 3) TRS 172A 175A 176A & 504B TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG - AGRICULTURAL DISTRICT

Current Use of Property: VACANT

Proposed Zoning District: C - COMMERCIAL DISTRICT

Proposed Use of Property: BUSINESS PARK

HCAD Identification Number: (TRACT 1) 0352860002416 Acreage: (TRACT 1) 7.1364 ACRES
(TRACT 2) 0352860000412 (TRACT 2) 2.5043 ACRES
(TRACT 3) 0352860000172 (TRACT 3) 3.5879 ACRES
(TOTAL) 13.2286 ACRES

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

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.

- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)** *CHECK \$ 470⁰⁰*
- ☐ **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:**

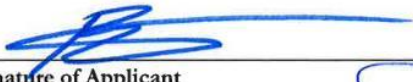
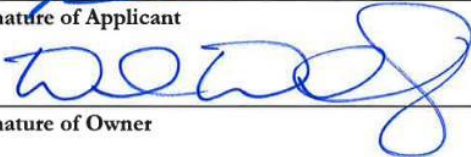
(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building 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.

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.

<u>X</u>		<u>4/22/22</u>
	Signature of Applicant	Date
<u>X</u>		<u>4/25/22</u>
	Signature of Owner	Date

1 SCHEMATIC SITE PLAN

Scale: 1" = 10'



COMMENTS PARKING SPACE REQUIREMENTS	
RE: 2005 I.C. 1006 (10' x 20' x 10') - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	175
RE: 2005 I.C. 1006 (10' x 20' x 10') - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	80
RE: 2005 I.C. 1006 (10' x 20' x 10') - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	80
TOTAL REQUIRED PARKING SPACES	335
TOTAL AVAILABLE SPACES	335
REMARKS: 1. 10' x 20' x 10' - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	
2. 10' x 20' x 10' - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	
3. 10' x 20' x 10' - ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	

BUILDING SF CALCULATION	
EXISTING BUILDING 1 SF	48,000 SF
EXISTING BUILDING 2 SF	28,800 SF
EXISTING BUILDING 3 SF	28,800 SF
EXISTING BUILDING 4 SF	28,800 SF
TOTAL BUILDING SF	134,400 SF

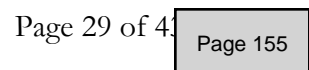
MEDICAL COMPLEX BUSINESS PARK
TOMBALL, TEXAS

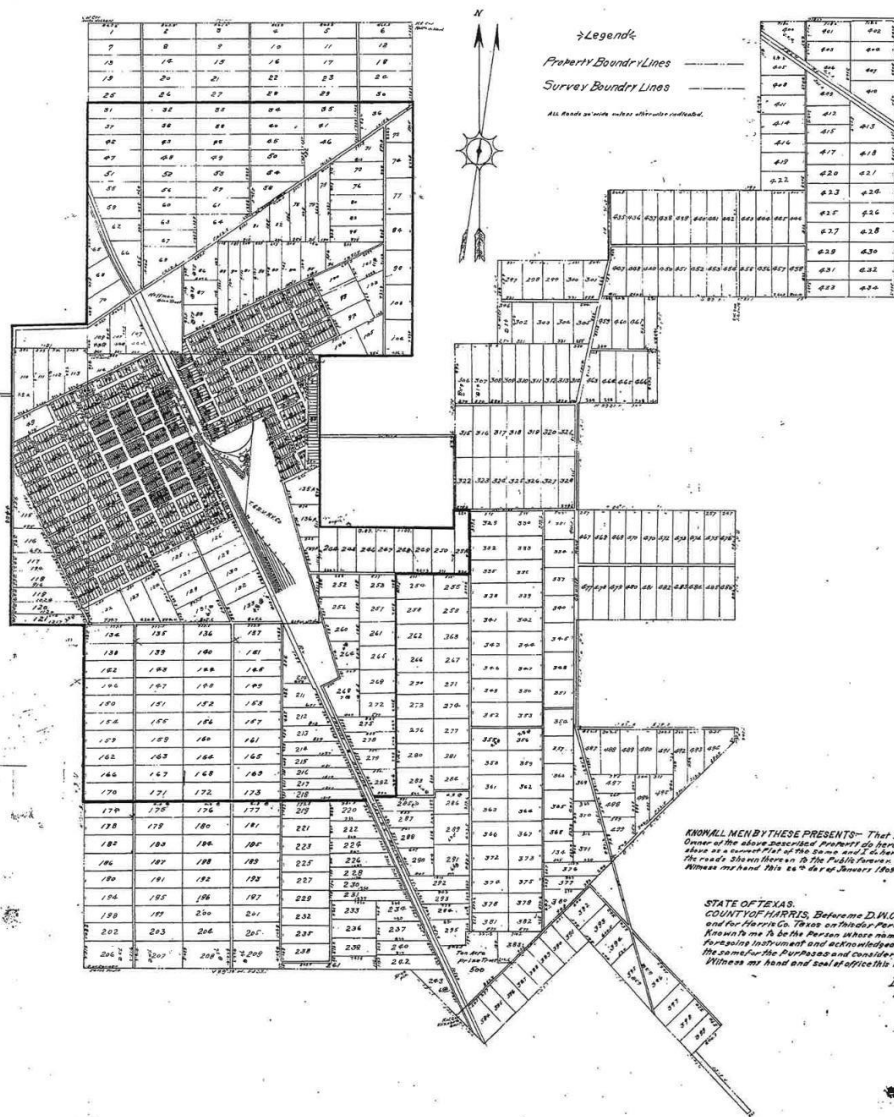
PROJECT NO. 21-285
SUBMITTAL DATE: 3/27/2024
FOR REVIEW ONLY, NOT FOR CONSTRUCTION

SD4.3
Schematic Site Plan



"COLLECT LOCAL WISDOM"





KNOW ALL MEN BY THESE PRESENTS: That I Wm. Malone, Owner of the above described property do hereby accept the above as a correct plat of the same and I do hereby certify the same to be true and correct as the same appears on the records of the Public Survey.

Witness my hand and seal of office this 14th day of January 1905.

Wm. Malone
Notary Public, Harris Co., Tex.

STATE OF TEXAS,
COUNTY OF HARRIS, Before me D.W. COOLEY a Notary Public in and for Harris Co. Texas on this 14th day of January 1905, personally appeared Wm. Malone 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 consideration therein expressed. Witness my hand and seal of office this 14th day of January 1905.

FIVE ACRE TRACTS TOM BALL TOWNSITE.

Dated Nov 15 1907.

ORIGINAL Scale 1" = 40' reduced to 1" = 80'

Garage & Driveway Ego.

48285.

Filed for record May 16, 1908 at 2:30 p.m. Recorded Aug 1908 at 5:00 p.m. Geo. Jones, County Clerk, and for Harris County Texas.

By H. M. Malone, Deputy

65

Request for Zone Change

Medical Complex Business Park, Tomball, TX, TX

Letter of Intent

April 11, 2022

Dear Members of the Planning and Zoning Commission and City Council,

Request:

We are submitting a request to rezone the property generally located at the southwest corner of the intersection of Medical Complex Drive and South Cherry Street. (See Vicinity Map for general location). The property under consideration encompasses three tracts. The request is to rezone the property from Agricultural zoning district (AG) to Commercial zoning district (C). The purpose of the rezoning is to allow the development of the property as a business park that will include offices and commercial uses with warehousing facilities, uses that are not permitted in an AG zoning district.

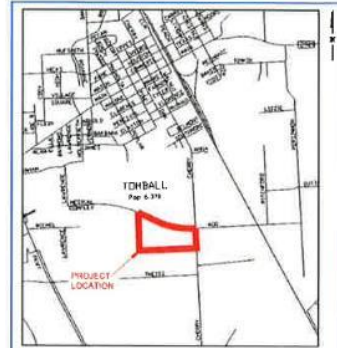
Zone Change Request Summary:

TRACT	HCAD NUMBER	CURRENT	PROPOSED
1	0352860002416	AG	C
2	0352860000412	AG	C
3	0352860000172	AG	C
4	1299580010001	LI	LI

Property Description:

The intent is to develop four tracts at this location in a unified manner, three of which (Tracts 1, 2, and 3) are currently zoned Agricultural zoning district (AG) and one (Tract 4) zoned Light Industrial zoning district (LI). The northern three tracts that are included in this zone change request that are currently zoned Agricultural zoning district are vacant. The southern tract that is not part of the zone change is zoned LI and is partially developed. The tracts front on Medical Complex Drive and South Cherry Street. This segment of Medical Complex Drive was constructed as a four-lane boulevard in 2016. The city's Throughfare Map designates Medical Complex Road as a Major Arterial and South Cherry as a Minor Arterial.

The tracts will be combined in the future to enable unified development of the four tracts. In preparation for a unified development, existing pipeline will be relocated and the well will be capped on Tract 1.



The area is in transition due to the growth in the region and proposed improvements to the roadways by the City and the County. With the expansion of Huffsmith – Kohrville Road by the County and Medical Complex Drive by the City, Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249, in addition to West Main Street.

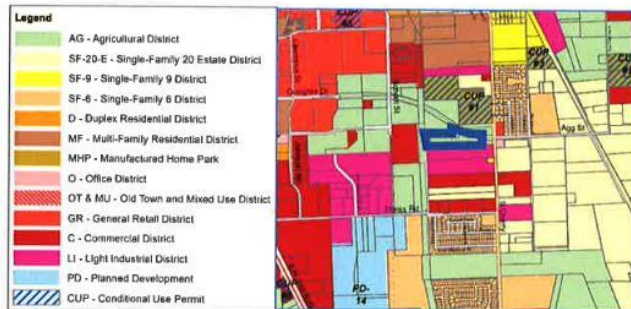
Surrounding Zoning and Uses:

	Zoning District	Uses
East	SF 20 -E - Single Family Estate, and O Office	South Cherry Street, office, and single family residential east of South Cherry Street
West	AG	Drainage channel (buffer), vacant
North	AG	Medical Complex Drive and vacant land.
South	LI	Industrial

Zoning:

Current Zoning – The property is zoned AG zoning district currently. Low density uses such as farming, ranching, and other similar agricultural uses and large single family lots are considered appropriate for the AG zoning district. This zoning is also appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also appropriate for areas where utilities or city services are not readily available.

Proposed Zoning – C zoning district is intended for office, retail, commercial and service-related establishments, and some light manufacturing uses subject to certain conditions. The uses envisioned for the C Commercial zoning district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. C zoning district is generally intended for sites that have access to thoroughfares and collector streets.



Thoroughfare Designation:

The City's Thoroughfare Map designates Medical Complex Road as a Major Arterial and South Chery as a Minor Arterial. The primary function of arterials is to provide a high degree of vehicular mobility through effective street design. Generally, the higher the classification of a street (Major Arterial being the highest), the greater the volumes, length of trips and the fewer

the access points. Arterials typically connect activity centers within the city to interstate and other regional roads.



Comprehensive Plan Future Land Use Map (FLUP) Recommendations:

The FLUP recommends Neighborhood Commercial (NC) future land use category for the area. This land use category is considered compatible to residential use and encourages commercial uses to be developed with the appropriate context, scale and design to compliment residential development. These areas are intended to be accessible by both vehicles and pedestrians. The requested C zoning district is not considered to be a suitable zoning district for the NC future land use category, and O: Office, GR: General Retail, PD: Planned Development are considered more appropriate.

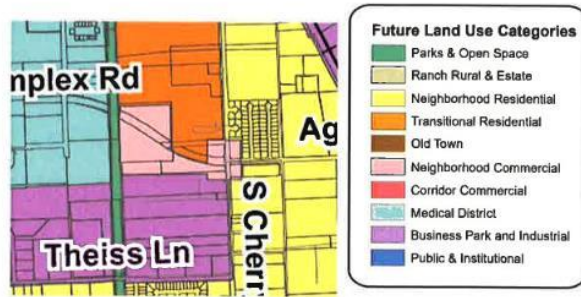
The Comprehensive Plan also states that the Future Land Use Plan... "however, is also intended to be a guide and is subject to modification over time-based upon new or changing information and circumstances."

With the development of Medical Complex Blvd. as a Major Arterial, the location of the parcel adjacent to industrial zoning districts, and lack of any residential areas immediately adjacent to the parcel that would encourage walkable environments, the designation of Neighborhood Commercial (NC) category does not appear to be appropriate for this location.

The designation of Corridor Commercial is more appropriate for this parcel as it meets the intent as stated in the Comprehensive Plan – "...intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by."

The designation of Corridor Commercial future land use category would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials. It would also provide an appropriate transition between the Business Park and Industrial future land use category to the south and the Medical Center Drive to the north.

The Comprehensive Plan considers C zoning district as being compatible with the Corridor Commercial future land use category. Due to lack of any residential uses around, the uses permitted in the C zoning district would not have an adverse impact on the surroundings.



Summary:

In summary, we believe that the requested zone change would be appropriate for the following reasons:

1. Due to its location at the intersection of a Major Arterial and Minor Arterial street and ease of vehicular access, the parcel is suitable for more intense developments than those envisioned in the Neighborhood Commercial(NC) future land use category .
2. The current Neighborhood Commercial land use category designation is considered appropriate for uses that provide services to surrounding residential, that people can walk or bike to. Due to lack of residential neighborhoods immediately abutting the parcels and separation of neighborhoods in the vicinity by two arterials, Neighborhood Commercial land use category designation is not appropriate for this parcel. Corridor Commercial land use category designation is better suited.
3. The character of this area is undergoing transition due to the proposed improvements to the roadways by the City and the County (Huffsmith – Kohrville Road). Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249 and will not be conducive for neighborhood commercial development. The uses permitted in a C zone will be better suited to this site.
4. The rezoning to C zoning district would be in conformance with the Comprehensive Plan that states that the C zoning district is generally intended for sites that have access to thoroughfares and collector streets.
5. The current zoning of AG is appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also considered appropriate for areas where utilities or city services are not readily available. With adequate utilities and infrastructure available to the parcel, the requested C zone will provide an opportunity for maximum utilization of the parcel. The designation of C zone would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials.
6. The rezoning will not have any adverse impact on surrounding uses since the abutting parcels do not contain any single family residential or similar uses. The rezoning will provide an appropriate buffer between the industrial zoning to the south and the Medical Center Drive to the north.

TRACT 1

FIELD NOTE DESCRIPTION OF 3.5879 ACRES (156,290 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 7.56 ACRE TRACT RECORDED UNDER H.C.C.F. NO. 20120271296 AND BEING A PORTION OF OUTLOTS 172, 175 AND 176 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 3.5879 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of said called 7.56 acre tract and the herein described tract;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southeast corner of that certain called 2.500 acre tract recorded under H.C.C.F. No. 20130397880, said iron rod also marks the Southwest corner of said called 7.56 acre tract and the herein described tract;

THENCE, North 02°21'26" West, along the East line of said called 2.500 acre tract, a distance of 188.18 feet to a 5/8 inch iron rod with cap found in the South line of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644 for the Westerly most Northwest corner of the herein described tract;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 199.17 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Townsite, said pinch pipe also marks an interior corner for the herein described tract;


THENCE, North 02°39'54" West, along the common line between said called 7.56 acre tract and said called 15.541 acre tract, a distance of 134.16 feet to a point in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20150107119 for the Northwest corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears N 82°17' E, 0.36 feet, said point falling in the arc of a non-tangent curve to the Left;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 28°35'35", a radius of 1560.00, an arc length of 778.51 feet and a chord bearing and distance of S 73°19'34" E, 770.45 feet to a 5/8 inch iron rod with cap found marking the Westerly cutback corner at the intersection of East right-of-way line said South Cherry Street, said iron rod also marks the Northerly most Northeast corner of the herein described tract;

THENCE, South 45°17'46" East, along said cutback line, a distance of 36.70 feet to a 5/8 inch iron rod with cap found marking the Easterly cutback corner at the intersection of East right-of-way line said South Cherry Street and the South right-of-way line of Medical Complex Drive, said iron rod also marks the Easterly most Northeast corner of the herein described tract;

THENCE, South 02°24'16" East, along the East right-of-way line of South Cherry Street, a distance of 42.07 feet to the POINT OF BEGINNING and containing 3.5879 acres (156,290 square feet) of land, more or less.

CENTURY ENGINEERING, INC.
Dated this 13th day of October, 2021


Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127



CEI JOB NO. 21089-00.00
(QW25) 21089C.T

FIELD NOTE DESCRIPTION OF 7.1364 ACRES (310,860 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 15.541 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOTS 163, 167 AND 171 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 7.1364 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a point in the East right-of-way line of a 30.00 foot road (unimproved), as shown on said Plat of Tomball Townsite for the common West corner of said Outlots 171 and 175, said point also marks the Southwest corner of said called 15.541 acre tract and the herein described tract, from which a found 1-inch iron pipe bears, N 65°31' E, 1.39 feet;

THENCE, North 02°32'23" West, along the East right-of-way line of said 30.00 foot road, being common with the West line of said Outlots 163, 167 and 171, a distance of 643.20 feet to a 5/8 inch iron rod with cap set in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20130059562 for the Northwest corner of the herein described tract, said iron rod falling in the arc of a non-tangent curve to the Right;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Right, having a central angle of 07°25'11", a radius of 2940.00, an arc length of 380.73 feet and a chord bearing and distance of S 61°30'58" E, 380.46 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

THENCE, South 57°48'23" East, continuing along the Southeast right-of-way line of Medical Complex Drive, a distance of 517.25 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

THENCE, in a Southeasterly direction, continuing along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 01°13'24", a radius of 1560.00, an arc length of 33.31 feet and a chord bearing and distance of S 58°25'05" E, 33.31 feet to a point in the East line of said called 15.541 acre tract and said Outlot 171 for the Northeasterly corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears, N 82°17' E, 0.36 feet;

THENCE, South 02°39'54" East, along the East line of said called 15.541 acre tract, a distance of 134.16 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Site, said pinch pipe also marks the Southeast corner for the herein described tract;

THENCE, South 87°29'33" West, along the South line of said called 15.541 acre tract, at 199.17 feet pass a 5/8 inch iron rod with cap found marking the common North corner of s called 7.56 acre tract recorded under H.C.C.F. No. 20120271296 and a called 2.500 acre tract recorded under H.C.C.F. No. 20130397880 and continuing a total distance of 778.98 feet to the POINT OF BEGINNING and containing 7.1364 acres (310,860 square feet) of land, more or less.

CENTURY ENGINEERING, INC.
Dated this 13th day of October, 2021


Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127



CEI JOB NO. 21089-00.00
(QW25) 21089E.T

TRACT 2

FIELD NOTE DESCRIPTION OF 2.5043 ACRES (109,087 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN CALLED 2.500 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOT 175 OF TOMBALL TOWN SITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 2.5043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of that certain called 7.56 acre tract recorded under H.C.C.F. No. 20120271296;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southwest corner of said called 7.56 acre tract, said iron rod also marks the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°28'49" West, continuing along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 579.21 feet to a point in the West line of said Outlot 175 for the Northwest corner of said Lot 1, Block 1 of Devasco International and the Southwest corner of the herein described tract, from which a found 3/4 inch iron pipe bears, N 76°26' E, 1.4 feet;

THENCE, North 02°32'23" West, along the West line of said called 2.500 acre tract, a distance of 188.30 feet to a point for the common West corner of Outlots 171 and 175, the Southwest corner of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644, said point also marks the Northwest corner of said called 2.500 acre tract and the herein described tract, from which a found 1-inch iron pipe bears N 65°31' E, 1.39 feet;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 579.81 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 7.56 acre tract, Northeast corner of said called 2.500 acre tract and the herein described tract;

THENCE, South 02°21'26" East, along the common line between said called 7.56 acre tract and said called 2.500 acre tract, a distance of 188.18 feet to the POINT OF BEGINNING and containing 2.5043 acres (109,087 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021

Michael A. Zumsteg

Michael A. Zumsteg

Registered Professional Land Surveyor No. 5127

CEI JOB NO. 21089-00.00

(QW25) 21089D.T



ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2021 Property Tax Statement
Web Statement

Statement Date:	April 26, 2022
Account Number	
	035-286-000-2416

Additional city sales tax reduced your city ad
valorem tax by: \$737.53



MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	402,108	0.376930	\$1,515.67
Harris County Flood Control Dist	0	402,108	0.033490	\$134.67
Port of Houston Authority	0	402,108	0.008720	\$35.06
Harris County Hospital District	0	402,108	0.162210	\$652.26
Harris County Dept. of Education	0	402,108	0.004990	\$20.07
Lone Star College System	0	402,108	0.107800	\$433.47
City of Tomball	0	402,108	0.333339	\$1,340.38
Emergency Service Dist #8 (EMS)	0	402,108	0.094245	\$378.97

Property Description	
MEDICAL COMPLEX DR 77375 TRS 163A 167A 171 & 171B (ABANDONED PT OF MICHEL RD) TOMBALL OUTLOTS 6.1541 AC	

Appraised Values	
Land - Market Value	402,108
Impr - Market Value	0
Total Market Value	402,108
Less Capped Mkt Value	0
Appraised Value	402,108

Exemptions/Deferrals	

Page: 1 of 1

Total 2021 Taxes Due By January 31, 2022:	\$4,510.55
Payments Applied To 2021 Taxes	\$4,510.55
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For April 2022	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2022	7%	\$0.00	\$0.00	\$0.00
By March 31, 2022	9%	\$0.00	\$0.00	\$0.00
By April 30, 2022	11%	\$0.00	\$0.00	\$0.00
By May 31, 2022	13%	\$0.00	\$0.00	\$0.00
By June 30, 2022	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2016 to 2021: Appraised Value 0%, Taxable Value 0%, Tax Rate -5%, Tax Bill -5%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Make check payable to:

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
035-286-000-2416
Amount Enclosed
\$ _____

Web Statement - Date Printed: 04-26-2022

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

03528600024167 2021 0000000000 0000000000 0000000000 0000000000

**TAX SERVICES**

PO Box 276
Tomball, TX 77377-0276
KRISTI WILLIAMS - TAX ASSESSOR-COLLECTOR
PHONE: (281)357-3100

2021+ Tax Statement

Property Account Number:
0352860002416

Statement Date: 04/26/2022
Owner: MARSHALL JACQUELYN D
Mailing Address: 16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Property Location: 0000000 MEDICAL COMPLEX DR
Acres: 6.1541
Legal Description: TRS 163A 167A 171 & 171B
(ABANDONED PT OF MICHEL RD)
TOMBALL OUTLOTS

Exemptions:

LAND VALUE	APPRAISED VALUE				
402,108	402,108				
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
TOMBALL ISD		0	402,108	1.250000	0.00
				TOTAL BASE TAX	0.00
				Total Amount Due	0.00



↓ Detach ↓
Return With Payment

Visit our website for online credit card or E-check payments.
<https://tomballisd.propertytaxpayments.net/MyTaxSearch.aspx>
Payment by phone is available at 1-877-690-3729
Jurisdiction Code 6322

2021 +Tax Statement
04/26/2022

Property Account Number
0352860002416

Total Amount Due \$0.00



MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

IF PAID IN	AMOUNT DUE
MAY	0.00
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00

Remit To:
Tomball ISD
PO Box 276 -
Tomball, TX 77377-0276

2021 00000063726 000000000000 000000000000 000000000000 000000000000 C 001

1



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
GROUP

2



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
GROUP

ORDINANCE NO. 2022-13

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 13.2 ACRES OF LAND OUT OF TOMBALL OUTLOTS 163, 167, 171, 172, 175, AND 176 FROM THE AGRICULTURAL (AG) DISTRICT TO THE COMMERCIAL (C) DISTRICT, BEING GENERALLY LOCATED WITHIN THE 13000 BLOCK (SOUTH SIDE) OF MEDICAL COMPLEX DRIVE, PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, Welcome Land Development LLC and Jacquelyn Marshall have requested that approximately 13.2 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176, generally located within the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas, (the “Property”), be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City’s receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of the Commercial District; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Agricultural District to the Commercial subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Commercial District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Commercial District as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20th DAY OF JUNE 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 5th DAY OF JULY 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"

TRACT 1

BEING 3.5879 ACRES (156,290 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 7.56 ACRE TRACT RECORDED UNDER H.C.C.F. NO. 20120271296 AND BEING A PORTION OF OUTLOTS 172, 175 AND 176 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 3.5879 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of said called 7.56 acre tract and the herein described tract;

THENCE, South $87^{\circ}28'49''$ West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southeast corner of that certain called 2.500 acre tract recorded under H.C.C.F. No. 20130397880, said iron rod also marks the Southwest corner of said called 7.56 acre tract and the herein described tract;

THENCE, North $02^{\circ}21'26''$ West, along the East line of said called 2.500 acre tract, a distance of 188.18 feet to a 5/8 inch iron rod with cap found in the South line of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644 for the Westerly most Northwest corner of the herein described tract;

THENCE, North $87^{\circ}29'33''$ East, along the South line of said called 15.541 acre tract, a distance of 199.17 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Townsite, said pinch pipe also marks an interior corner for the herein described tract;

THENCE, North $02^{\circ}39'54''$ West, along the common line between said called 7.56 acre tract and said called 15.541 acre tract, a distance of 134.16 feet to a point in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20150107119 for the Northwest corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears N $82^{\circ}17'$ E, 0.36 feet, said point falling in the arc of a non-tangent curve to the Left;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of $28^{\circ}35'35''$, a radius of 1560.00, an arc length of 778.51 feet and a chord bearing and distance of S $73^{\circ}19'34''$ E, 770.45 feet to a 5/8 inch iron rod with cap found marking the Westerly cutback corner at the intersection of East right-of-way line said South Cherry Street, said iron rod also marks the Northerly most Northeast corner of the herein described tract;

THENCE, South $45^{\circ}17'46''$ East, along said cutback line, a distance of 36.70 feet to a 5/8 inch iron rod with cap found marking the Easterly cutback corner at the intersection of East right-of-way line said South Cherry Street and the South right-of-way line of Medical Complex Drive, said iron rod also marks the Easterly most Northeast corner of the herein described tract;

THENCE, South $02^{\circ}24'16''$ East, along the East right-of-way line of South Cherry Street, a distance of 42.07 feet to the POINT OF BEGINNING and containing 3.5879 acres (156,290 square feet) of land, more or less.

TRACT 2

BEING 2.5043 ACRES (109,087 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN 2.500 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOT 175 OF TOMBALL TOWN SITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 2.5043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING at a 1-inch iron pipe found at the Westright-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of that certain called 7.56 acre tract recorded under H.C.C.F. No. 20120271296;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southwest corner of said called 7.56 acre tract, said iron rod also marks the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°28'49" West, continuing along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 579.21 feet to a point in the West line of said Outlot 175 for the Northwest corner of said Lot 1, Block 1 of Devasco International and the Southwest corner of the herein described tract, from which a found 3/4 inch iron pipe bears, N 76°26' E, 1.4 feet;

THENCE, North 02°32'23" West, along the West line of said called 2.500 acre tract, a distance of 188.30 feet to a point for the common West corner of Outlots 171 and 175, the Southwest corner of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644, said point also marks the Northwest corner of said called 2.500 acre tract and the herein described tract, from which a found 1-inch iron pipe bears N 65°31' E, 1.39 feet;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 579.81 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 7.56 acre tract, Northeast corner of said called 2.500 acre tract and the herein described tract;

THENCE, South 02°21'26" East, along the common line between said called 7.56 acre tract and said called 2.500 acre tract, a distance of 188.18 feet to the POINT OF BEGINNING and containing 2.5043 acres (109,087 square feet) of land, more or less.

TRACT 3

BEING 7.1364 ACRES (310,860 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 15.541 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOTS 163, 167 AND 171 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 7.1364 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a point in the East right-of-way line of a 30.00 foot road (unimproved), as shown on said Plat of Tomball Townsite for the common West corner of said Outlots 171 and 175, said point also marks the Southwest corner of said called 15.541 acre tract and the herein described tract, from which a found 1-inch iron pipe bears, N 65°31' E, 1.39 feet;

THENCE, North 02°32'23" West, along the East right-of-way line of said 30.00 foot road, being common with the West line of said Outlots 163, 167 and 171, a distance of 643.20 feet to a 5/8 inch iron rod with cap set in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20130059562 for the Northwest corner of the herein described tract, said iron rod falling in the arc of a non-tangent curve to the Right;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Right, having a central angle of 07°25'11", a radius of 2940.00, an arc length of 380.73 feet and a chord bearing and distance of S 61°30'58" E, 380.46 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

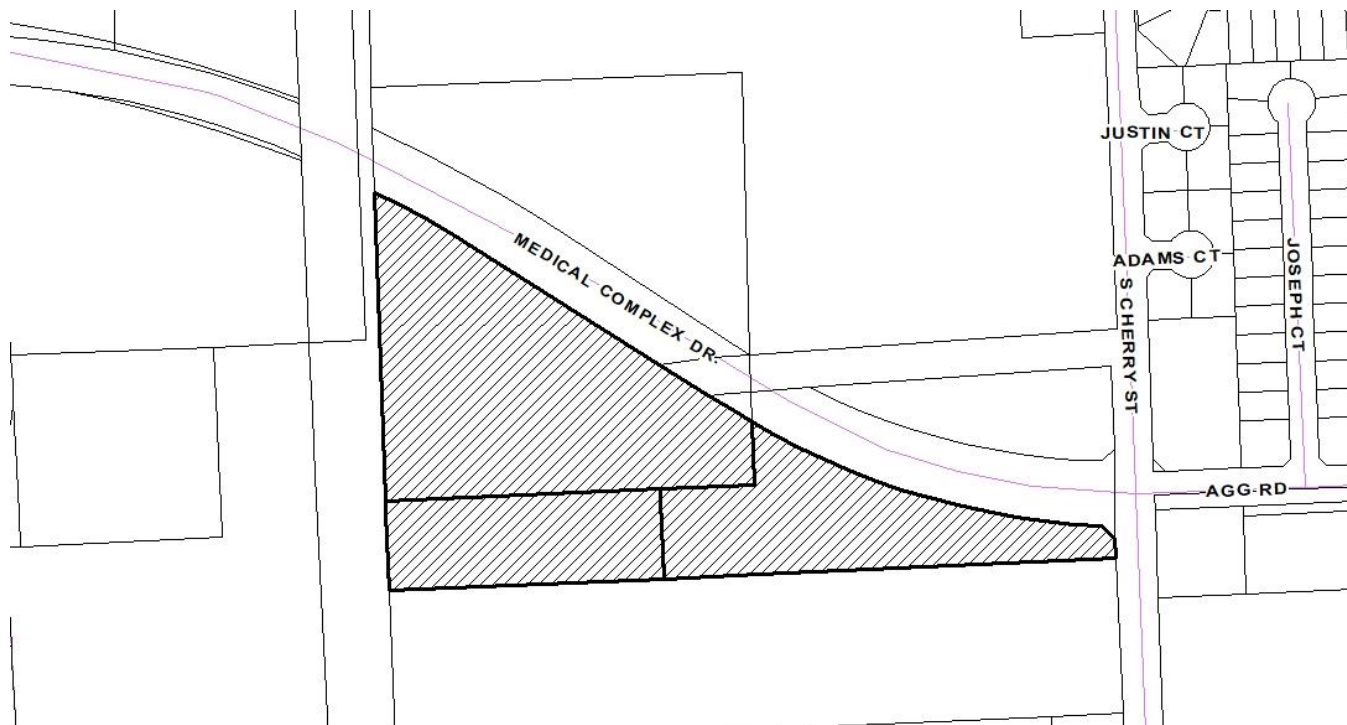
THENCE, South 57°48'23" East, continuing along the Southeast right-of-way line of Medical Complex Drive, a distance of 517.25 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

THENCE, in a Southeasterly direction, continuing along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 01°13'24", a radius of 1560.00, an arc length of 33.31 feet and a chord bearing and distance of S 58°25'05" E, 33.31 feet to a point in the East line of said called 15.541 acre tract and said Outlot 171 for the Northeasterly corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears, N 82°17' E, 0.36 feet;

THENCE, South $02^{\circ}39'54''$ East, along the East line of said called 15.541 acre tract, a distance of 134.16 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Site, said pinch pipe also marks the Southeast corner for the herein described tract:

THENCE, South $87^{\circ}29'33''$ West, along the South line of said called 15.541 acre tract, at 199.17 feet pass a 5/8 inch iron rod with cap found marking the common North corner of s called 7.56 acre tract recorded under H.C.C.F. No. 20120271296 and a called 2.500 acre tract recorded under H.C.C.F. No. 20130397880 and continuing a total distance of 778.98 feet to the POINT OF BEGINNING and containing 7.1364 acres (310,860 square feet) of land, more or less.

Location: 13000 Block (South side) of Medical Complex D



City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 20, 2022

Topic:

Consideration to Approve Zoning Case P22-184: Request by Harrisburg Homes, Inc. to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road toward the southern right-of-way boundary of Mahaffey Road., Harris County, Texas.

Conduct Public Hearing on **Zoning Case P22-184**

Adopt, on First Reading, Ordinance No. 2022-15, an ordinance of the City of Tomball, Texas, amending the Tomball Comprehensive Plan by changing the Major Thoroughfare Plan Map; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends DENIAL (1 Vote Aye, 2 Votes Nay)

Origination: Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

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



**Monday, June 13, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, June 13, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 9, 2022.
- E. New Business Non Action Items
 - E.1 Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 1:** A Subdivision of 87.688 acres (3,819,689 Square Feet), being a replat of Lots 3 and 4, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.
 - E.2 Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 2:** A Subdivision of 27.1967 acres (1,184,690 Square Feet), being a replat of Lot 5, Block 2, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.

- E.3 Minor Plat of **INTERCHANGE 249 BUSINESS PARK - PARTIAL REPLAT NO. 3:** A Subdivision of 87.688 acres (961,380 Square Feet), being a replat of Lot 2, Block 1, Interchange 249 Business Park, Film Code No. 698475, H.C.M.R. situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.
- E.4 Minor Plat of **TOMBALL MEDICAL COMPLEX:** Being a 2.0974 acre tract and being a replat of a portion of Lot 5, of Tomball Medical Park, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 571288, of the Map Records of Harris County, Texas.
- E.5 Minor Plat of **WILLOW CREEK:** A Subdivision of 12.9051 acre tract, (562,147.34 Square Feet), in the Wilhelm Usener Survey A-820 and being out of Share No. 4 Mary Jane and Custave Kuehn as recorded in Volume 13, Page 27 Map Record, Harris County, Texas.
- F. New Business
- F.1 Consideration to Approve Replat of **SHOPS ON TOMBALL PARKWAY:** Being a 1.8556 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being a replat of a portion of Unrestricted Reserve "A" of BRTR-ONE, Subdivision, as recorded in Film Code Number 696409, of the Map Records of Harris County, Texas.
- F.2 Consideration to Approve Preliminary Plat of **TOMBALL CLEAN CARWASH:** A Subdivision of 5.360 acres of land, located in the Sam Lewis Survey, A-1704, City of Tomball, Harris County, Texas.
- F.3 Consideration to Approve Final Plat of **WOOD LEAF RESERVE, SECTION 2:** A Subdivision of 58.66 acres of land being a part of the Claude N. Pillot Survey, A-632, Harris County, Texas.
- F.4 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-111:** Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail District (GR). The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.

- F.5 Conduct a Public Hearing and Consideration to Approve **Zoning Case P22-115:** Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- F.6 Conduct a Public Hearing and Consideration to Approve **Case P22-184:** Request to amend the City of Tomball's Comprehensive Plan to update the Major Thoroughfare Plan Map. Reclassifying the proposed east-west extension of Medical Complex Drive from a major arterial to a minor arterial. Specifically being a segment that is planned to extend approximately 0.9 miles from the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.
- F.7 Resolution 2022-23: A Resolution of the City Council of the City of Tomball, Texas, adopting changes made to the current "City of Tomball Approved Tree, Shrub, Groundcover Plant and Vine List."

G. Adjournment

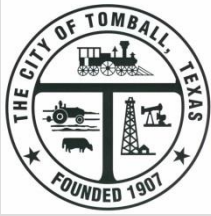
C E R T I F I C A T I O N

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

Kimberly Chandler
Community Development Coordinator

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

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



Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: June 13, 2022
City Council Public Hearing Date: June 20, 2022

Case: P22-184

Applicant(s): Harrisburg Homes, Inc.

Request: To amend the Major Thoroughfare Plan by reclassifying the proposed east/west segment of Medical Complex Drive. From a major arterial to a minor arterial specifically, being described as the 0.9-mile segment planned to extend between the eastern right-of-way boundary of Hufsmith-Kohrville Road to the southern right-of-way boundary of Mahaffey Road.

BACKGROUND

In 2008 the Houston-Galveston Area Council conducted the FM 2920 Access Management Study, as well as the Livable Centers Downtown Plan for the City of Tomball. Within the context of these studies, there is reference to the need to improve parallel east-west facilities to provide alternative connections to FM 2920. The study specifically identifies Medical Complex Drive as one potential alternative connection. According to the study, Medical Complex Drive could improve local traffic circulation within Tomball as well as alleviate congestion along FM 2920. In 2009 the City of Tomball adopted a Comprehensive Plan that builds on the concept of providing an alternative east-west connection for FM 2920. This Comprehensive Plan mentions the east-west connection of Medical Complex Drive as a potential roadway for said east-west alternative route. In 2019, construction was completed on a section of SH 249 (Tomball Tollway) immediately west of Tomball. This construction did not account for an underpass or fly-over at the intersection of Medical Complex Drive. This effectively cut off the western connection of Medical Complex Drive to FM 2920. In 2021, the City Council approved an ordinance that downgraded the existing and proposed western extent of Medical Complex Drive from a major arterial to a minor arterial between Business State Highway 249 and FM 2920. In May 2022, the applicant requested to remove the subject portion of Medical Complex Drive from the Major Thoroughfare Plan. This request was recommended to be denied by the Planning & Zoning Commission on May 9 and was subsequently denied by City Council on May 16, 2022.

ANALYSIS

Comprehensive Plan Recommendation: The current Comprehensive Plan, adopted in 2019, identifies the need to promote east-west connections through the city including, alternatives to FM 2920. However, due to the construction of SH 249 without an underpass for Medical Complex Drive, the current Comprehensive Plan acknowledges that the previous plan to utilize Medical Complex Drive as an east-west bypass from FM 2920 around Old Town Tomball is limited. Subsequently, the Comprehensive Plan suggests reviewing the Medical Complex Drives street classification.

Staff Review Comments:

Although Medical Complex Drive may no longer have the potential to function as a true east-west bypass for FM 2920, it could serve as an alternative east-west route for carrying high volumes of traffic from FM 2920 to regional destinations within the city of Tomball and thus should remain on the Major Thoroughfare Plan. As indicated in the 2019 Comprehensive Plan, the functional classification of Medical Complex Drive should be reviewed, and consideration should be given toward reclassifying the street. The applicant's proposal to downgrade the subject segment of Medical Complex Drive to a minor arterial will continue to provide the necessary alternative east-west route through the city and will promote greater connectivity and traffic circulation throughout Tomball. If the subject segment of Medical Complex Drive were to be reclassified to a minor arterial street the desired right-of-way width would become 80 feet, opposed to the currently planned 100–120-foot right-of-way. This 80-foot right-of-way is sufficient for a 40-foot pavement width (four lanes of traffic). This planned pavement cross-section is adequate to carry higher volumes of traffic to regional destinations within the city of Tomball.

STAFF RECOMMENDATION:

Based on findings outlined in the analysis section of this staff report, City staff recommends approval of Case P22-184.

P&Z COMMISSION RECOMMENDATION:

DENIAL (1 Vote Aye, 2 Vote Nay):

Items of discussion during the meeting:

- Concerns about the potential impact that downgrading this segment of Medical Complex Drive will have on the overall traffic circulation in Tomball.
- Questions & discussion regarding what the road would look like if it were to be downgraded to a minor arterial.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Future Land Use Map
- D. Major Thoroughfare Plan
- E. Site Photos
- F. Application
- G. ROW Alignment Exhibit

EXHIBIT "A"
Aerial Location Map

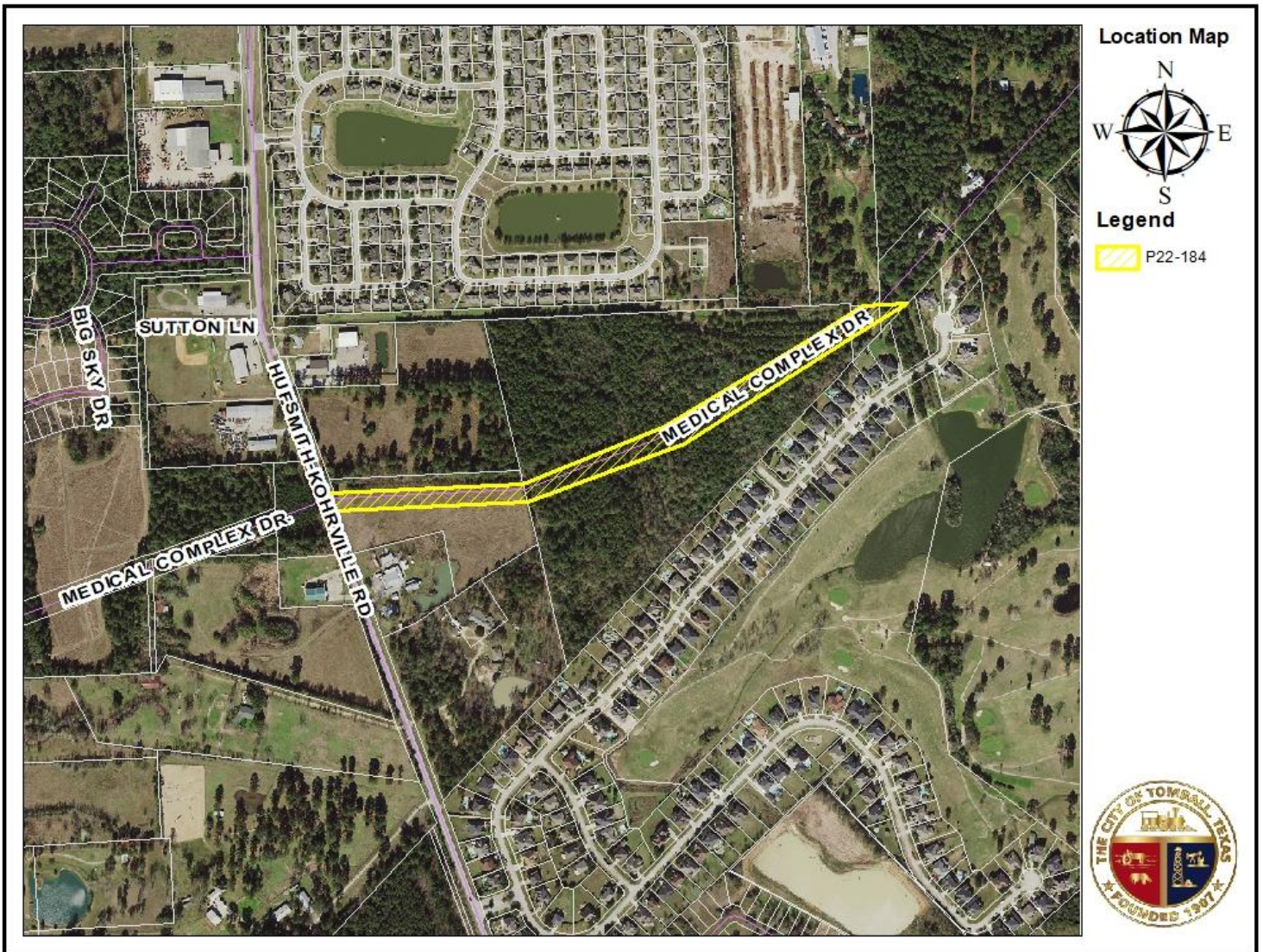


EXHIBIT "B" **Zoning Map**

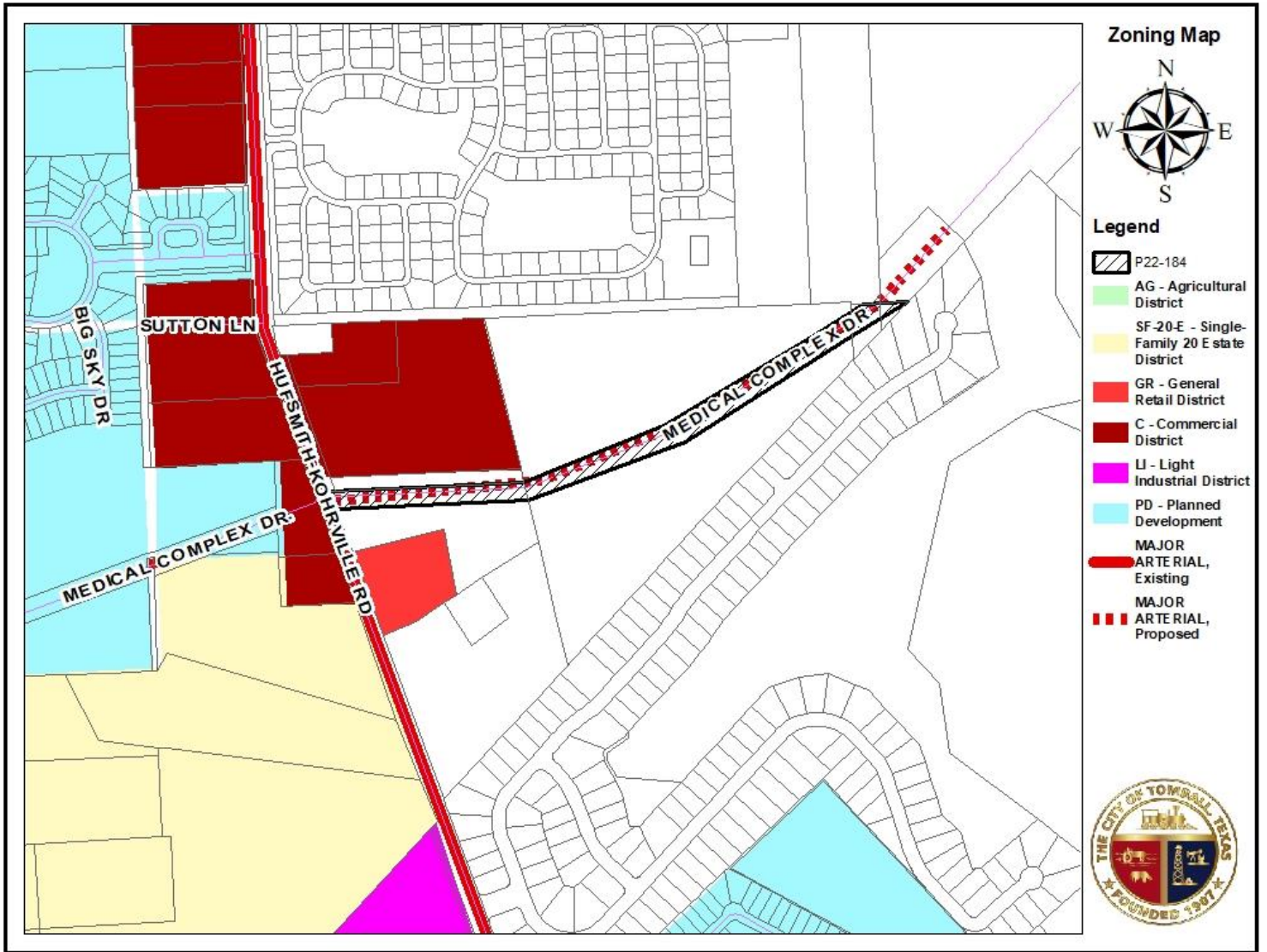


EXHIBIT "C"
Future Land Use Map

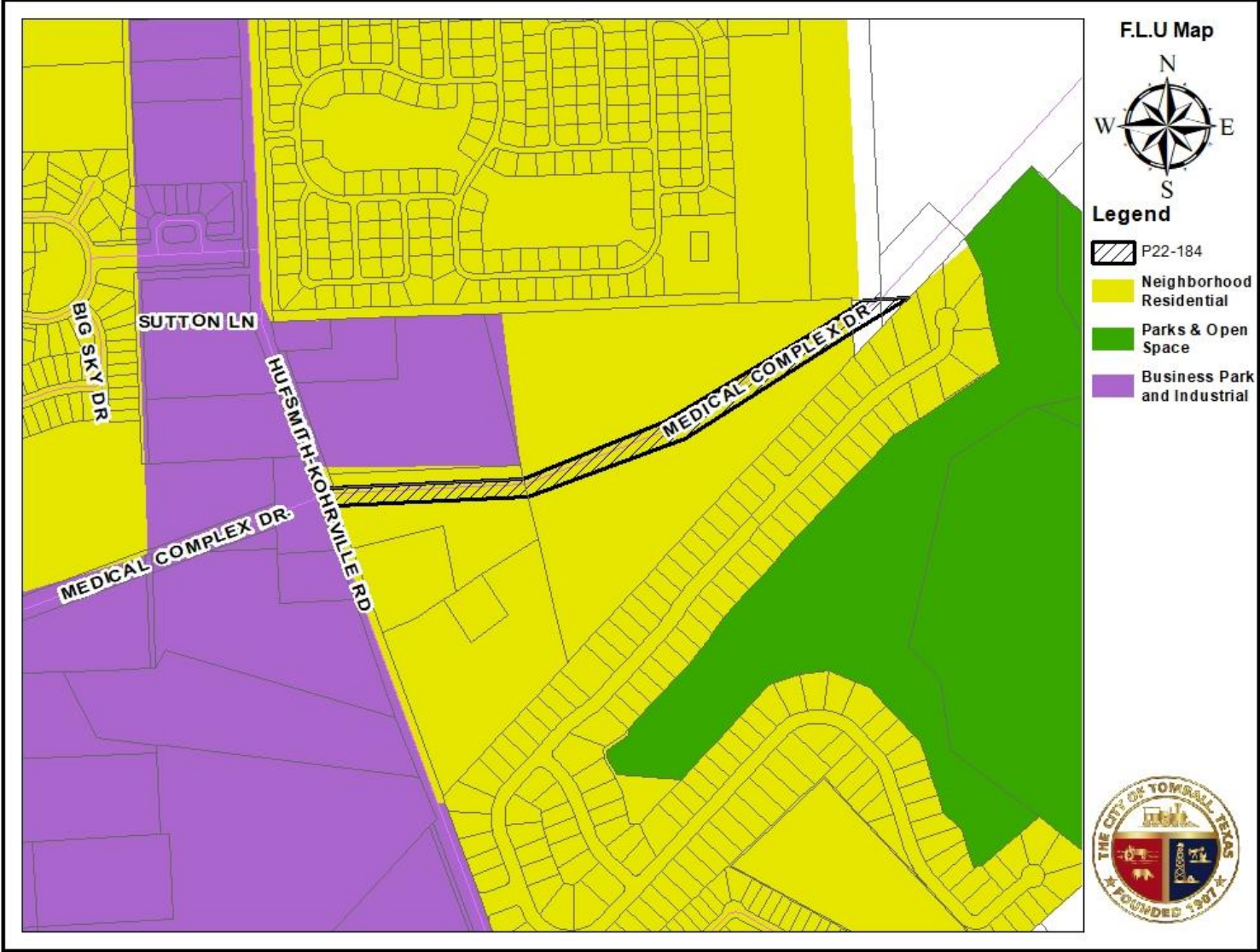


EXHIBIT "D"

City of Tomball, Texas

Major Thoroughfare Plan

Revised : May 17, 2021

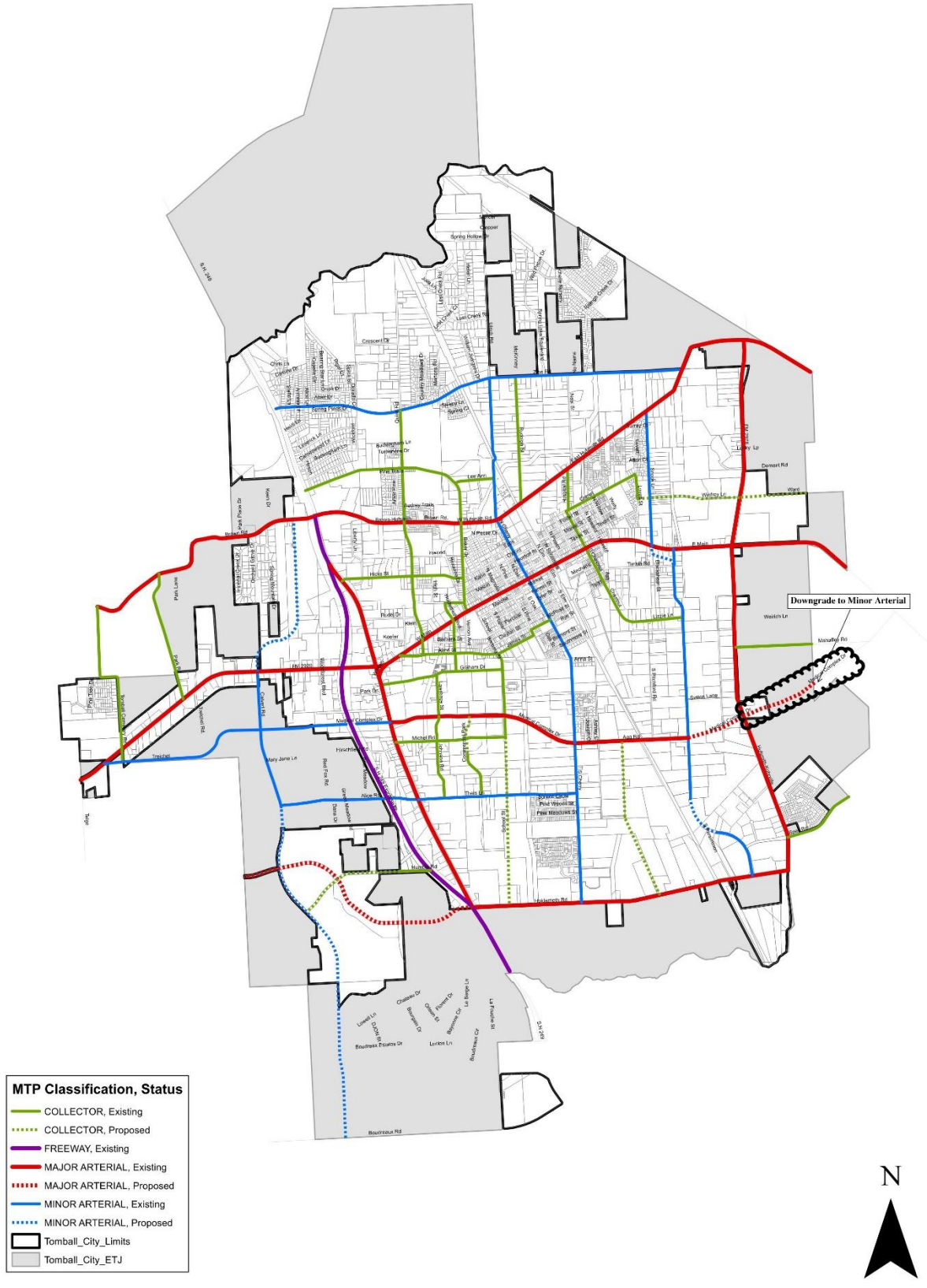


EXHIBIT “E”



EXHIBIT "F"



COMPREHENSIVE PLAN AMENDMENT APPLICATION

Community Development Department
Planning Division

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

CONTACT INFORMATION:

Applicant

Name: Harrisburg Homes, Inc. (Shawn Speer)

Title: N/A

Mailing Address: ~~10810 Silver Shield Way, Tomball, Texas~~

8765 Spring Cypress Rd Suite L 213 Spring, Tx 77379

Zip: 77375

Phone: (713) 249-8196

Fax: ()

Email: shawn@harrisburgtx.com

Property Owner N/A

Name:

Title:

Mailing Address:

Zip:

Phone: ()

Fax: ()

Email:

COMPREHENSIVE PLAN AMENDMENT REQUEST (The response may be N/A): **THOROUGHFARE PLAN AMENDMENT ONLY**

Amendment Type (check all that apply): Text ☐ Map ☒

Text Amendment(s)

Text to be modified:

N/A - This is a request for the Major Thoroughfare Plan to be revised to downgrade Medical Complex Blvd on the east side of from FM 2920 to Hufsmith-Kohrville to a minor arterial.

Proposed Text Amendment (exact wording):

N/A

Proposed Use of Property: N/A

Physical Location of Property: N/A
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: N/A
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: N/A

Current Use of Property: N/A

HCAD Identification Number: N/A

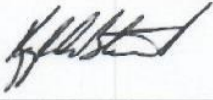
Property Acreage: N/A

Questions to be answered individually but in complete sentences. The response may be N/A:

1. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;
 This is a benefit to the City's Major Thoroughfare Plan, as Medical Complex will not longer act as a bypass for the City.
2. Will the proposed amendment enhance the City economically and aesthetically;
 Reduce the ROW to 80' and will be downgraded to a minor arterial on the eastern fringe of the City and allow for a cohesive development.
3. Does the proposed amendment encourage better use of land/property, both for the owner/developer and the City, than that currently recommended by the Plan?
 This proposal does not change land use at this time.
4. Will the proposed amendment impact adjacent residential areas in a positive or negative manner?
 Will provide less impacts to adjacent properties along the corridor.
5. Will the proposed map amendment have adequate access; have considerations been made for roadway capacity, ingress and egress, traffic impact?
 Traffic and access will be assessed at time of development. This request is for the removal of a Major Thoroughfare segment. The removal of this segment will not affect the city circulation negatively.
6. Does the change have any adverse impact on environmentally sensitive areas;
 None known at this time.
7. Will the proposed amendment encourages land use compatibility;
 Yes.
8. Does the proposed text amendment present a significant benefit to the public health, safety, and welfare of the community;
 Not Applicable.
9. Events, trends, or facts after the adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary;
 Traffic patterns and development has changed the need for this Major Thoroughfare.
10. Consistent with any existing Interlocal or Development Agreements;
 Not Applicable.
11. The amendment provides for Adequate road systems for now and into the future for the area;
 As the area developments road ways will be designed to meet City and County criteria.

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov revised 2/28/2022

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  6/6/2022

Signature of Applicant Date

X  6/7/22

Signature of Owner Date

Submittal Requirements

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

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

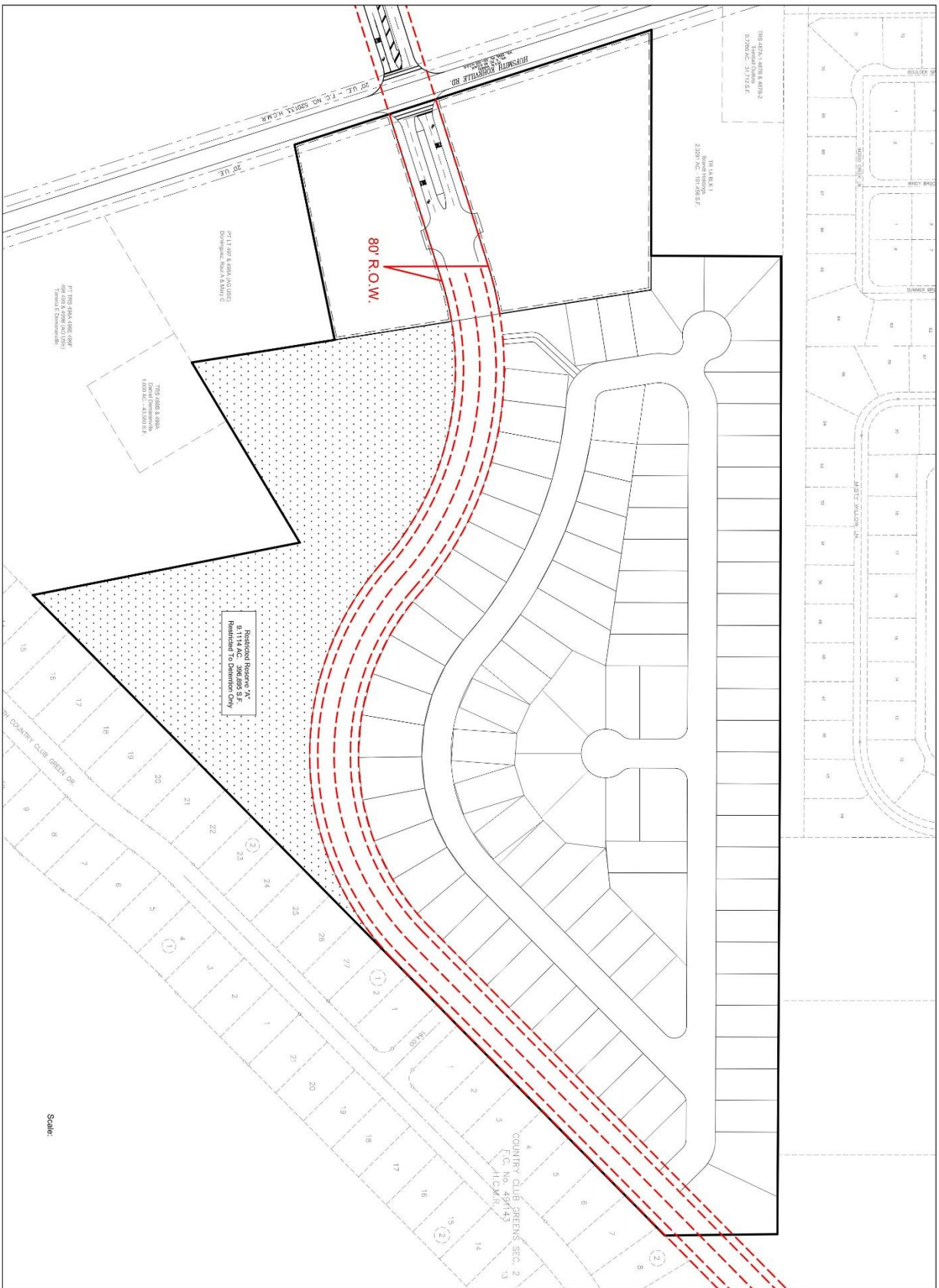
- ☐ Completed application form
- ☐ Comprehensive Plan Amendment request letter
- ☐ Plat or survey of property (if applicable)
- ☐ Check for \$500.00 (Non-Refundable)
- ☐ Conceptual site plan (if applicable)
- ☐ Payment of all indebtedness attributed to subject property must be paid with application


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

APPLICATION PROCESS

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

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



 <p>KF Enterprises Drafting & Design</p>	<p>Printer info: KF Enterprises LLC 1015 Friedman, PM 02060 TX 77060 Phone: 281-477-7779 Cell: 833-515-1839 KF@kf-enterprises.com www.kf-enterprises.com</p>	<p>Harrisburg Homes 22110 Huffsmith Kohrville Rd. Tomball, TX 77375</p>	<p>Revisions:</p> <p>The design herein is for informational purposes only and is not intended for regulatory use.</p> <p>Consult with a licensed professional before making construction or regulatory filings.</p> <p>Scale: NTS</p> <p>GP 1.0</p>
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ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING THE TOMBALL COMPREHENSIVE PLAN BY CHANGING THE MAJOR THOROUGHFARE PLAN MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, the City of Tomball desires to amend the Future Land Use Map and Major Thoroughfare Plan Map of the Tomball Comprehensive Plan (Plan); and

Whereas, the Planning and Zoning Commission and the City Council of the City of Tomball, Texas have published notices and conducted public hearings regarding the amendments to the Plan and all persons were given the opportunity to present verbal and written testimony; and

Whereas, the Planning and Zoning Commission has evaluated such amendments and has recommended approval to the City Council; and

Whereas, the City Council deems it appropriate to approve the amendments to the Future Land Use Map and Major Thoroughfare Plan Map in the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Plan is intended to provide long-range guidance relative to zoning decisions, land development, thoroughfare construction and growth management.

Section 3. The Plan Future Land Use Map and Major Thoroughfare Plan Map are hereby amended by the City Council as indicated on Exhibit “A”, being attached hereto and made a part hereof for all purposes.

Section 4. The City Council reserves the right to amend the Plan by adding or removing components or by amending in part or in whole any components of the Plan.

Section 5. Pursuant to the authority provided in the charter and ordinances of the City, the Planning and Zoning Commission shall periodically review the projection assumptions, changing growth patterns, and planning guidelines that provide the foundation for the policies contained in the Plan and shall recommend such amendments as it deems appropriate for the purpose of keeping the Plan relevant and useful as a guide for growth, revitalization and renewal of the City.

Section 6. The amendment to the Major Thoroughfare Plan Map is depicted in Exhibit “A”, is attached hereto and made a part of hereof for all purposes.

Section 7. All ordinances or portions thereof, of the City of Tomball, in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

Section 8. All references to the Tomball Comprehensive Plan Major Thoroughfare Plan Map shall henceforth refer to such as are here adopted.

Section 9. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF JUNE 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 5th DAY OF JULY 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"

City of Tomball, Texas

Major Thoroughfare Plan

Revised : May 17, 2021

