

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



**Thursday, November 14, 2024
5:00 PM**

Notice is hereby given of a Special meeting of the Planning & Zoning Commission, to be held on Thursday, November 14, 2024, at 5:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with an attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. New Business
 - D.1 Approval of a certificate regarding the Final Plat of Tomball Hills Addition, Lot 24, Block 4, Replat No 2 in accordance with Texas Local Government Code Section 212.009(d) – “If the municipal authority responsible for approving plats fails to approve, approve with conditions, or disapprove a plat within the prescribed period, the authority on the applicant's request shall issue a certificate stating the date the plat was filed and that the authority failed to act on the plat within the period.”
- E. Adjournment

CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 11th day of November 2024 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

Special Planning & Zoning Commission Agenda Item Data Sheet

Meeting Date: November 14, 2024

Topic:

Approval of a certificate regarding the Final Plat of Tomball Hills Addition, Lot 24, Block 4, Replat No 2 in accordance with Texas Local Government Code Section 212.009(d) – “If the municipal authority responsible for approving plats fails to approve, approve with conditions, or disapprove a plat within the prescribed period, the authority on the applicant's request shall issue a certificate stating the date the plat was filed and that the authority failed to act on the plat within the period.”

Background:

Origination:

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Craig T. Meyers, P.E.

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, Red Rock Capital Holdings, LLC, a Texas limited liability company, acting by and through Jason Hassenstab, its Managing Member, and _____, its Secretary, being officers of Red Rock Capital Holdings, LLC, owners in this section after referred to as owners (whether one or more) of the 23,299.5 acre tract described in the above and foregoing plat of **TOMBALL HILLS ADDITION LOT 24 BLOCK 4 REPLAT NO 2**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, Red Rock Capital Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by Jason Hassenstab, its Managing Member, thereunto authorized, attested by its secretary, _____, and its common seal hereunto affixed this _____ day of _____, 2024.

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

By: _____
Jason Hassenstab,
Managing Member

By: _____
Secretary

STATE OF _____
COUNTY OF _____

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

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

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

STATE OF _____
COUNTY OF _____

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

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

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

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

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

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

ENCUMBRANCES CERTIFICATE

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

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

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

By: _____ OR By: _____
Chair Vice Chair

I, Tenneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, at _____ o'clock _____M., and as Film Code No. _____ of the Map Records of Harris County for said county.

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

Tenneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

GENERAL NOTES

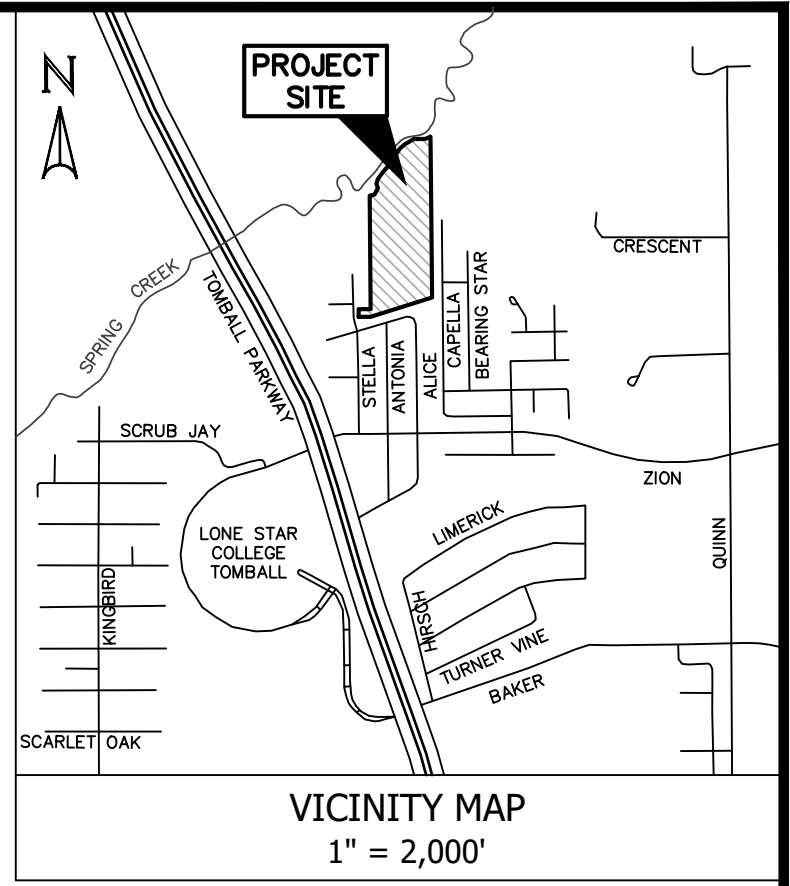
1) Abbreviations, unless otherwise stated, are as follows:

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

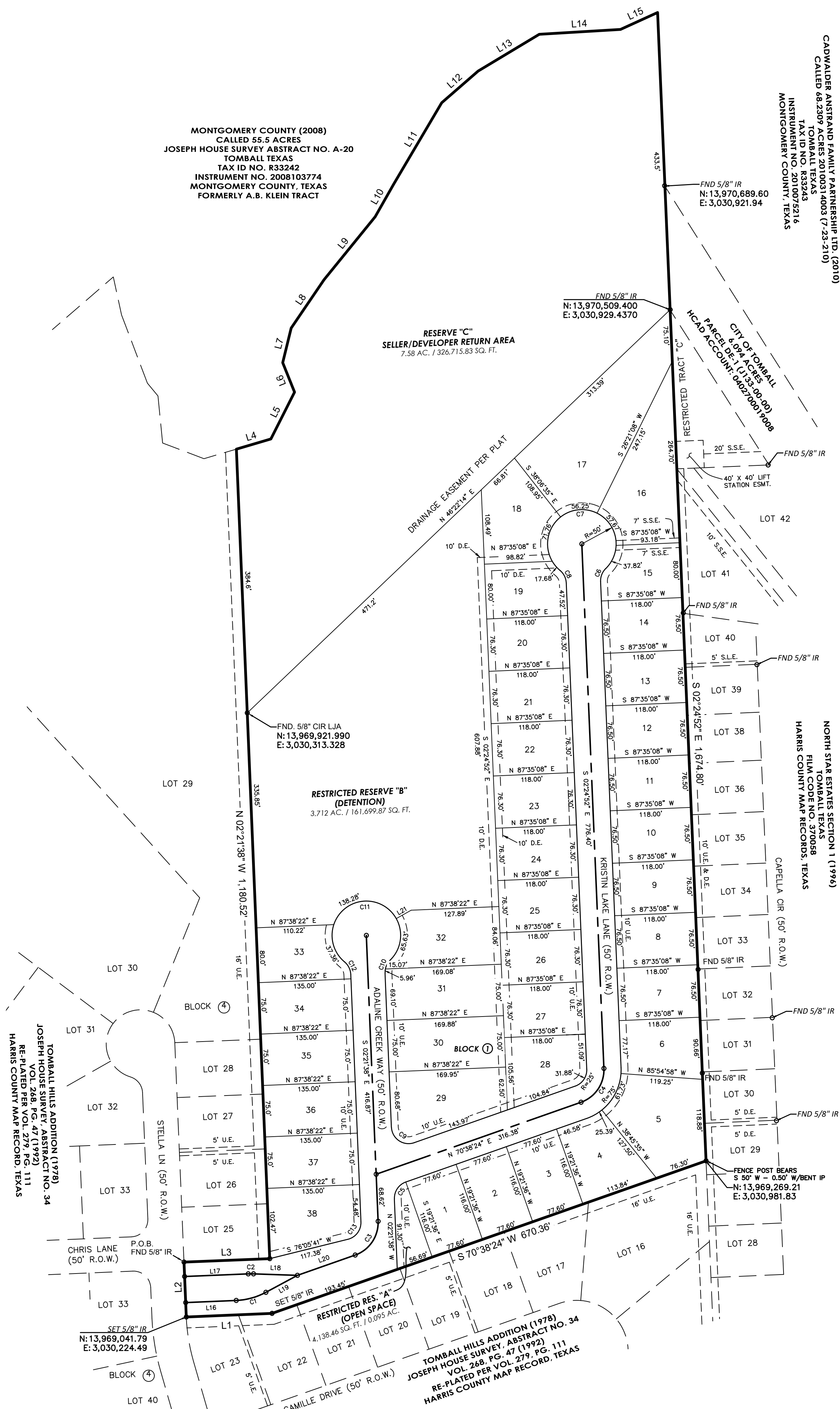
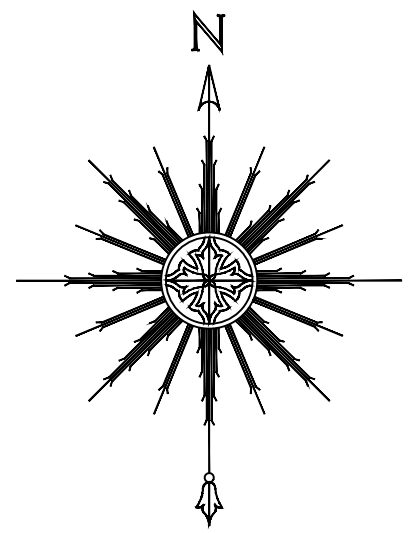
2) The bearings and coordinates shown hereon are based on TXSPC South Central Zone 4204, GRID NAD 83, using LEICA SMARTNET. Distances are surface and may be brought to grid by dividing by a combined scale factor of 1.0000466.

3) Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.

- 4) According to FEMA Firm Panel No. 48201C0210L (effective date June 18, 2007), this property is: 1) partially located within unshaded zone X, areas determined to be outside the 0.2% annual chance floodplain; 2) partially located within Unshaded Zone X, areas determined to be outside the 0.2% annual chance floodplain; 3) partially located within Shaded Zone X, areas of 0.2% annual chance of flood and areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and, areas protected by levees from 1% annual chance flood; and, 4) partially located within Zone AE, special flood hazard area subject to inundation by the 1% annual chance flood, with base flood elevations determined.
- 5) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 7) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- 8) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 9) A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.



GRAPHIC SCALE: 1" = 100'



**TOMBALL HILLS ADDITION
LOT 24 BLOCK 4 REPLAT NO 2**

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

1 BLOCK 38 LOTS 3 RESERVES
SEPTEMBER 2024

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

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

LINE	LINE TABLE	DISTANCE
L1	S 87°36'52" W	125.00'
L2	N 02°23'47" W	80.00'
L3	N 87°40'31" E	129.05'
L4	N 73°35'44" E	52.44'
L5	N 26°47'13" E	76.50'
L6	N 21°53'22" W	46.24'
L7	N 13°45'37" E	51.91'
L8	N 34°12'30" E	85.26'
L9	N 39°03'41" E	118.18'
L10	N 29°34'57" E	54.49'
L11	N 30°32'45" E	137.74'
L12	N 48°57'21" E	70.41'
L13	N 58°58'09" E	103.91'
L14	N 86°36'07" E	118.80'
L15	N 65°27'57" E	59.45'
L16	N 87°36'52" E	73.69'
L17	N 87°36'52" E	92.84'
L18	S 88°01'18" E	64.09'
L19	N 61°44'34" E	52.28'
L20	N 70°38'24" E	89.19'
L21	N 60°37'33" E	25.00'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	100.00'	25°52'18"	45.15'	N 74°40'43" E	44.77'
C2	100.00'	42°1'50"	7.62'	N 89°47'47" E	7.61'
C3	50.00'	73°00'02"	63.71'	N 34°08'23" E	59.48'
C4	50.00'	73°03'16"	63.75'	N 34°06'46" E	59.52'
C5	25.00'	73°00'02"	31.85'	N 34°08'23" E	29.74'
C6	25.00'	48°11'23"	21.03'	N 21°40'50" E	20.41'
C7	50.00'	276°22'46"	241.19'	S 87°35'08" W	66.67'
C8	25.00'	48°11'23"	21.03'	S 26°30'33" E	20.41'
C9	25.00'	106°59'58"	46.89'	N 55°51'37" W	43.19'
C10	25.00'	48°11'23"	21.03'	N 21°44'03" E	20.41'
C11	50.00'	276°22'46"	241.19'	S 87°38'22" W	66.67'
C12	25.00'	48°11'23"	21.03'	S 26°27'20" E	20.41'
C13	25.00'	78°27'19"	34.23'	S 36°52'01" W	31.62'