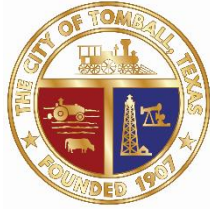


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, October 11, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, October 11, 2021 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 September 13, 2021.
- E. New Business
 - E.1 Consideration to Approve Replat of **HABITAT PLACE**: A subdivision of 0.3214 acre (14,000 Square Feet) of land, situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas, Being a replat of Lots 27, 28, 30 & 31, Block 90, Revised Map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.
 - E.2 Consideration to Approve Amended Plat of **RABURN RESERVE, SECTION NO. 1**: Being a replat of 43.3803 acres out of the Jesse Pruett Survey, A-629, City of Tomball, Harris County, Texas; also being an Amending Plat of Lots 8,

11, 34, 46, 52 and Reserve “J” of Block 1, Lots 6, 32 and Reserve “F” of Block 2, reserve “C” of Block 3, Lots 1, 4, 7, 8, 13-17, 21-26, Reserve “B”, and Reserve “L” of Block 4, Reserve “G” of Block 5, Raburn Reserve Boulevard and North Yellow Rose Court of Raburn Reserve, Section 1, as recorded in F.C. No. 692320. H.C.M.R.

[E.3](#) Consideration to Approve Replat of **RABURN RESERVE, SECTION NO. 2:** Being a subdivision of 35.1533 acres, of the Jesse Pruett Survey, A-629, City of Tomball, Harris County, Texas; also being a replat of Raburn Reserve, Section No. 1, recorded under F.C. No. 692320. H.C.M.R.

[E.4](#) Consideration to Approve Replat of **WANKO TWO:** A replat of Lots 14, 15, 16, 17 & 18 in Block 70 of Revised Map of Tomball, an addition in Harris County, Texas, according to the Map Records of Harris County, Texas. Said Block 70, lying in the William Hurd Survey (A-371).

[E.5](#) Consideration to Approve **Zoning Case P21-352:** Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-352**

[E.6](#) Consideration to Approve **Zoning Case P21-369:** Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.9 acres of land legally described as Reserve “A”, Block 3 of Pine Meadows, from the Single-Family 6 District to the General Retail District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-369**

F. Discussion Item

[E.1](#) Discussion for proposed amendments to the existing City of Tomball Tree Planting List.

G. Adjournment

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 7th day of October 2021 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.

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

MONDAY, SEPTEMBER 13, 2021



6:00 P.M.

- A. The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross

Others present:

Wesley Stolz – City Engineer
Kim Chandler – Community Development Coordinator

Chair Tague requested a Moment of Silence in remembrance of Darrell Roquemore.

A.1 Election of Vice Chairman

Commissioner Tague nominated Dane Dunagin as Vice Chair.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to appoint Vice Chair Dunagin.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

B. Public Comments:

Sean Ratterree and Tolu Akindele, Applicants (15800 FM 2920, Tomball, TX 77377), introduced themselves and gave a brief introduction of the rescheduled Re-Zoning Request for a future Planned Development located at the northwest corner of SH 249 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

C. Reports and Announcements:

- Wesley Stolz, City Engineer, announced the following:

Draft

- **Zoning Case P21-308:** Request by Kathryn Parker with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District was approved at City Council.
- Spoke of Darrell Roquemore as a trusted colleague and faithful friend who served for the Planning & Zoning Commission for 10 years. He will be missed greatly both personally and professionally.
- Commissioner Dunagin requested the following for the October Agenda: A discussion of planning & zoning submitting to city council Trees of Tomball Plan & Ordinance, to amend the tree planting requirements.

D. Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 9, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E. New Business:

E.1 Consideration to Approve Replat Plat of **CAPITOL HILL DEVELOPMENTS:** A subdivision of 3.9276 acres, being a replat of Lot 1, Block 1 of Neal Falls Final, recorded in Film Code No. 630281 of H.C.M.R., situated in the John Soper Smith Survey, A-730, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

E.2 Consideration to Approve Final Plat of **GALZA INDUSTRIAL COMPLEX:** A subdivision of 3.7114 acre tract of land out of the John Soper Smith Survey, Abstract 730, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.3 Consideration to Approve Replat of **INDIAN FALLS:** Being a subdivision of 0.5624 acre of land situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, being a replat of Lots 34 and 39 in Block 46 of Stone Baer Subdivision, a subdivision according to the map or plat thereof recorded in Volume 660, page 88 of the Map Records of Harris County, Texas, and being a replat of Lot 37 in Block 46 of Revised Map of Tomball, a subdivision according to the map or plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Ross, second by Commissioner Dunagin, to approve.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.4 Consideration to Approve Preliminary Plat of **TELSCHOW TRAILS:** A subdivision of 1.50 acres, (65335.23 Square Feet) located in the J. Hooper, Abstract 375, Harris County, Texas, City of Tomball.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E.5 Consideration to Approve **Zoning Case P21-352:** Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of SH 249 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

This item was rescheduled.

F. Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 6:15 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Kim Chandler
City Engineer/Board Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

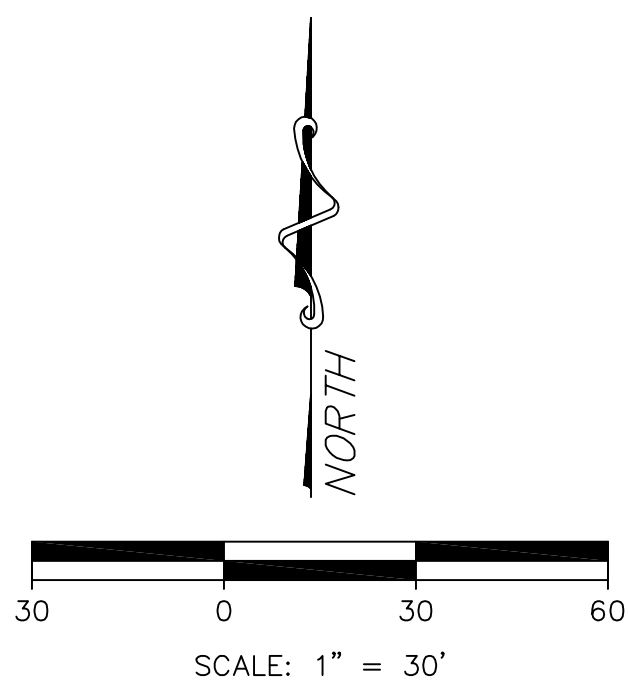
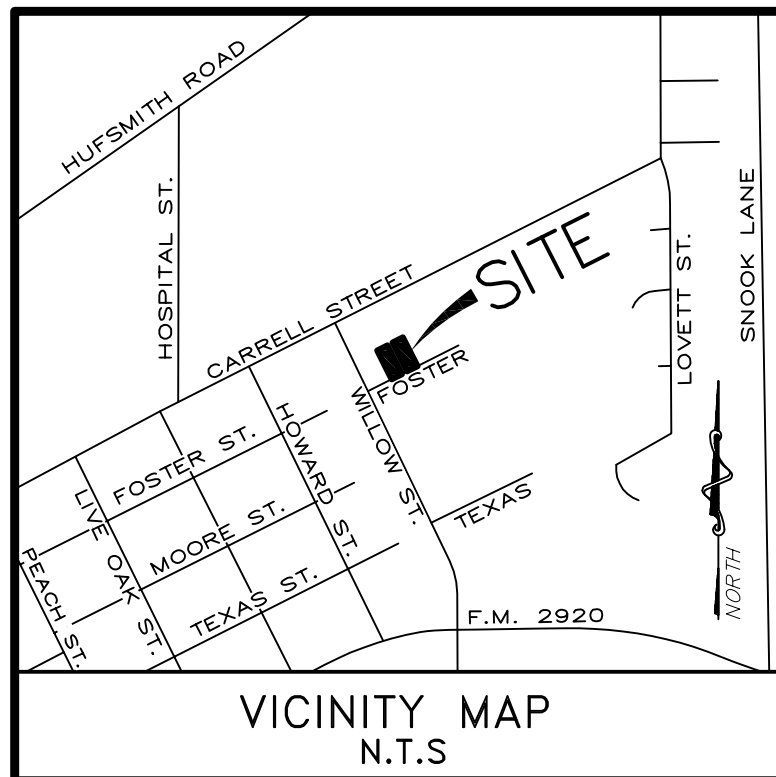
Plat Name: HABITAT PLACE Plat Type: Re-Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat.

VICINITY MAP
N.T.S.
KEY MAP 288DSTATE OF TEXAS
COUNTY OF HARRIS

We, HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., acting by and through Troy Spencer, President, being an officer of HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., owners hereinafter referred to as Owners (whether one or more) of the 0.3214 acre tract described in the above and foregoing plat of HABITAT PLACE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever 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 have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

IN TESTIMONY WHEREOF, the HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC. have caused these presents to be signed by Troy Spencer, President, thereunto authorized,

this _____ day of _____, 2021.

HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC.

By: _____
Troy Spencer, President

STATE OF TEXAS
COUNTY OF HARRIS

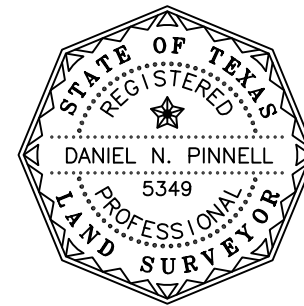
BEFORE ME, the undersigned authority, on this day personally appeared Troy Spencer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

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



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

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

authorized the recording of this plat this _____ day of _____, 2021.

By: _____
Barbara Tague
Chair

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____, 2021, at _____ o'clock ____ M., and duly recorded on
_____ 2021, at _____ o'clock ____ M., and at Film Code

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

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

GENERAL NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999948807.
- 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 UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0230L, EFFECTIVE JUNE 18, 2007, THESE LOTS ARE NOT IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.
- OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT.
- PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER, IF AND WHEN INSTALLED.

LEGEND:

I.R.	-	IRON ROD
SQ. FT.	-	SQUARE FEET
U.E.	-	UTILITY EASEMENT
NO.	-	NUMBER
VOL.	-	VOLUME
PG.	-	PAGE
C.F.	-	CLERK'S FILE
I.P.	-	IRON PIPE
FND.	-	FOUND
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	-	FLOOD INSURANCE RATE MAP
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.P.	-	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

HABITAT PLACE

A SUBDIVISION OF 0.3214 ACRE (14,000 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NO. 371, HARRIS COUNTY, TEXAS.

BEING A REPLAT OF LOTS 27, 28, 30 & 31, BLOCK 90, REVISED MAP OF TOMBALL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO COMBINE 4 LOTS INTO 2 LOTS.

2 LOTS

OWNERS:
HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC.
P.O. BOX 682785
HOUSTON, TEXAS 77268
281-477-0460

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

DATE: SEPTEMBER, 2021

SCALE: 1" = 30'

PROJECT NO. 21-214

CITY OF TOMBALL

Plat Name: RABURN RESERVE SEC. 1 AMENDING PLAT NO. 1 Plat Type: Amending

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat with contingencies.

- Remove Redundant Harris County Clerk signature block
- Add lien holder signature block
- Add block 2, lot 12 to lot table

We, HT Raburn Reserve Development LP, a Texas limited partnership, acting by and through Adil Noorani, Sr., Managing Director of JCH Investments, Inc., general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, hereinafter referred to as owners of the property directly affected by this amending plat being lots 8, 11, 34, 46, 52, and Reserve "J" of Block 1, lots 6, 32, and Reserve "F" of Block 2, Reserve "C" of Block 3, lots 1, 4, 7, 8, 13-17, 21-26, Reserve "B", and Reserve "L" of Block 4, Reserve "G" of Block 5, Raburn Reserve Boulevard, and North Yellow Rose Court, as indicated hereon, do hereby consent to this amending plat for the purposes herein expressed.

FURTHER owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the HT Raburn Development LP, a Texas limited partnership, Adil Noorani, Sr., Managing Director of JCH Investments, Inc., general partner of Hines Real Estate Holdings Limited Partnership, sole member of HIMH GP LLC, general partner of Hines Investment Management Holdings Limited Partnership, general partner of Hines Raburn Reserve Associates LP, sole member of Hines Raburn Reserve LLC, general partner of HT Raburn Reserve LP, sole member of HT Raburn Reserve Development LLC, general partner of HT Raburn Reserve Development LP, has caused these presents to be signed by Adil Noorani, Sr. Managing Director, thereunto authorized this _____ day of _____, 2021.

OWNER

HT Raburn Reserve Development LP, a Texas limited partnership
By HT Raburn Reserve Development LLC, its general partner
By HT Raburn Reserve LP, its sole member
By Hines Raburn Reserve LLC, its general partner
By Hines Raburn Reserve Associates LP, its sole member
By Hines Investment Management Holdings Limited Partnership, its general partner
By HIMH GP LLC, its general partner
By Hines Real Estate Holdings Limited Partnership, its sole member
By JCH Investments, Inc., a Texas corporation, its general partner

By: _____
Adil Noorani, Sr., Managing Director

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

I, Kevin M. Reidy, hereby certify that the following changes were necessary to eliminate errors which appear on the plat of the Raburn Reserve Sec. 1 subdivision, recorded on August 12, 2020, in Film Code No. 692320, of the Harris County Map Records:

- Added length of 1,035.97' to the east line of Reserve "G", Block 5
- North line of Reserve "G", Block 5 called 1,116.29' corrected to 1,131.29'
- South line of Reserve "G", Block 5 called S 75°01'47" E, 48.07' (L1) corrected to S 02°18'20" E, 28.44' (L1)
- South line of Reserve "G", Block 5 called S 12°14'49" E, 57.01' (L2) corrected to S 77°45'11" E, 149.58' (L2)
- South line of Reserve "G", Block 5 called S 02°22'21" E, 49.97' (L3) corrected to S 83°07'24" W, 50.06' (L88)
- Added lengths to all four sides of Reserve "J" Block 1 (20.00', 1,277.49', 20.00' & 1,277.49')
- Added arc length of 20.77' to north line of Lot 8, Block 1
- Added length of 100.06' to east line of Lot 11, Block 1
- South line of Lot 34, Block 1, called 62.00' corrected to 64.90' (L49)
- West line of Lot 46, Block 1, called 105.52' corrected to 102.32' (L41)
- Added length of 109.61' (L37) to north line of Lot 52, Block 2
- Added arc length of 33.41' to the west line of Reserve "F", Block 2
- Added arc length of 8.93' to the west line of Lot 6, Block 2
- Added length of 4.64' to the south line of Lot 12, Block 2
- Added length of 40.00' to the north line of Lot 32, Block 2
- Added length of 486.29' to the south line of Reserve "C", Block 3
- East line of Reserve "B", Block 4 called 20.24' (L33) corrected to 20.29'
- Curve on west line of Lot 1, Block 4 called arc length of 13.06', radius of 25.00', delta angle of 29°55'35", chord bearing of N 72°50'06" E, and chord length of 12.91' (C63) corrected to arc length of 10.25', radius of 25.00', delta angle of 23°28'50", chord bearing of S 08°59'39" W, and chord length of 10.17' (C107)
- Curve on south line of Lot 4, Block 4 called arc length of 13.06', radius of 25.00', delta angle of 29°55'35", chord bearing of N 72°50'06" E, and chord length of 12.91' (C63) corrected to arc length of 10.25', radius of 25.00', delta angle of 23°28'50", chord bearing of S 08°59'39" W, and chord length of 10.17' (C104)
- Common line of Lots 7 & 8, Block 4 called 132.48' corrected to 132.00'
- East line of Lot 13, Block 4 called 111.33' corrected to 122.42'
- Common line of Lots 14 & 15, Block 4 called S 63°05'14" W corrected to S 63°05'10" W
- Common line of Lots 15 & 16, Block 4 called S 22°06'45" W corrected to S 22°06'43" W
- Common line of Lots 16 & 17, Block 4 called S 18°51'44" W corrected to S 18°51'43" W
- West line of Lot 21, Block 4 called arc length of 2.12' corrected to 2.40'
- East line of Lot 21, Block 4 called S 11°12'39" W, 61.74' (L31) corrected to S 11°11'11" W, 61.94' (L68)
- West line of Lot 22, Block 4 called arc length of 50.31' corrected to 50.03'
- Common line of Lots 22 & 23, Block 4 called S 75°40'21" W corrected to S 75°40'20" W
- Common line of Lots 24 & 25, Block 4 called S 07°32'06" E corrected to S 07°32'08" E
- Added 14' U.E. to back of Lot 25, Block 4
- Added bearing of N 87°44'47" E to common line of Reserve "L" and Lot 25, Block 4
- Common line of Lots 25 & 26, Block 4 called S 49°33'10" E corrected to S 49°33'12" E
- Added length of 10.04' to east line of Reserve "L", Block 4
- Added centerline of North Yellow Rose Court from its intersection with the centerline of East Yellow Rose Court to the east boundary line of this plat called 201.12' corrected to 186.12'
- Length of centerline of Raburn Reserve Boulevard from its intersection with the centerline of West Yellow Rose Court to its intersection with the centerline of East Yellow Rose Court called 197.33' corrected to 192.33'

Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Raburn Reserve Sec 1 Amending Plat No 1 in conformance with the laws of the State of Texas and the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2021...

Barbara Tague Dorrell Roquemore
Chairman Vice Chairman

I, Tenseshio Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 20____, at _____ o'clock, _____ M., and duly recorded on _____ of the Map Records of Harris County for said county.

Tenseshio Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

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

Tenseshio Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

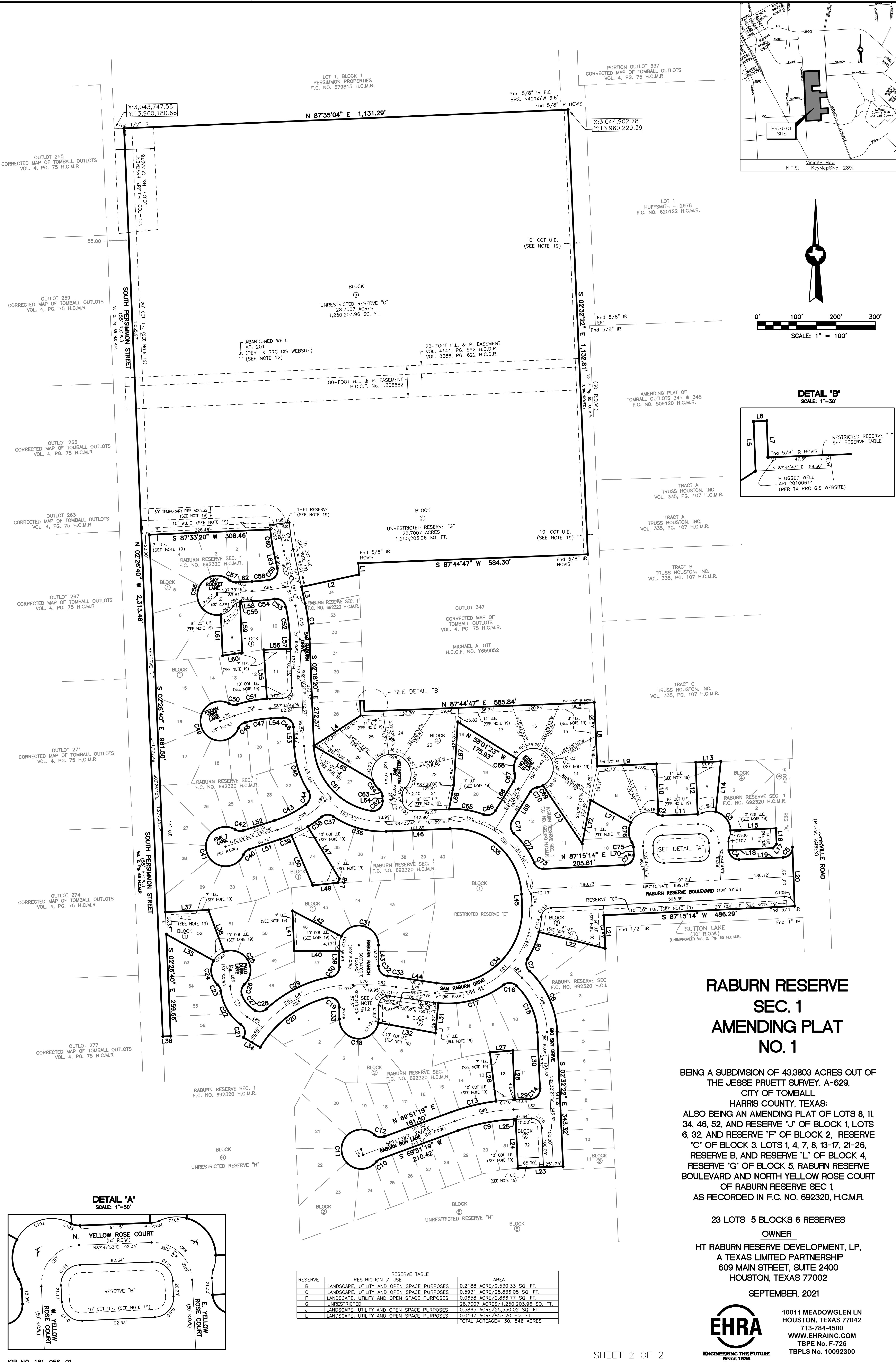
RESERVE TABLE		
RESERVE	RESTRICTION / USE	AREA
B	LANDSCAPE, UTILITY AND OPEN SPACE PURPOSES	0.2188 ACRE/9,530.33 SQ. FT.
C	LANDSCAPE, UTILITY AND OPEN SPACE PURPOSES	0.5931 ACRE/25,836.05 SQ. FT.
F	LANDSCAPE, UTILITY AND OPEN SPACE PURPOSES	0.0658 ACRE/2,866.77 SQ. FT.
G	UNRESTRICTED	28.7007 ACRES/1,250,203.96 SQ. FT.
L	LANDSCAPE, UTILITY AND OPEN SPACE PURPOSES	0.5865 ACRE/25,550.02 SQ. FT.
L	LANDSCAPE, UTILITY AND OPEN SPACE PURPOSES	0.0197 ACRE/857.20 SQ. FT.
		TOTAL ACREAGE = 30.1846 ACRES

NOTES:

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- AC indicates Acre
COT indicates City of Tomball
ESMT. indicates Easement
F.C. No. indicates Film Code
H.C.C.F. No. indicates Harris County Clerk's File Number
H.C.D.R. indicates Harris County Deed Records
H.C.M.R. indicates Harris County Map Records
H.L.&P. indicates Houston Lighting and Power
R indicates Radius
FND. indicates Found
GIS indicates Geographic Information System
IP indicates Iron Pipe
IR indicates Iron Rod
N.T.S. indicates not to scale
"MAG" indicates a Mag Nail
Pg. indicates Page
R.O.W. indicates Right-Of-Way
RRC indicates Rail Road Commission
SQ. FT. indicates Square Feet
S.E.E. indicates Sanitary Sewer Easement
STM. S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
U.V.E. indicates Unobstructed Visibility Easement
Vol. indicates Volume
W.L.E. indicates Water Line Easement

 indicates Street Name Change
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99994488821.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- All known oil/gas or pipeline easements (listed in City Planning Letter from Charter Title Company issued July 21, 2020) with ownership through the subdivision have been shown.
- All known oil/gas wells (as shown on the Texas Railroad Commission GIS website) with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- Plugged Well, API 20100594, Per TX RRC GIS Website.
- 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, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems shown on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- According to FEMA Firm Panel No. 48201C0230L (Effective Date 06/18/2017), this property is in unshaded Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This replat does not attempt to amend or remove any valid covenants or restrictions.
- Easements recorded by the original plat under F.C. No. 692320 H.C.M.R.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	9°56'29"	91.09'	N 07°16'35" W	90.98'
C2	25.00'	25°20'42"	11.09'	S 79°31'46" E	10.97'
C3	50.00'	7°34'06"	64.29'	N 38°12'04" W	59.95'
C4	25.00'	90°00'00"	39.27'	N 47°44'46" W	35.36'
C5	25.00'	89°23'59"	39.01'	S 42°33'15" W	35.17'
C6	240.00'	17°42'21"	74.17'	N 22°49'06" E	73.87'
C7	25.00'	78°26'12"	34.22'	N 07°32'50" W	31.61'
C8	225.00'	44°13'34"	173.68'	N 24°39'09" W	169.40'
C9	475.00'	17°36'19"	145.95'	N 78°39'28" E	145.38'
C10	25.00'	29°55'35"	13.06'	N 54°53'31" E	12.91'
C11	10.00'	27°06'30"	237.46'	S 04°01'01" E	69.40'
C12	25.00'	82°10'07"	27.13'	N 79°03'14" W	25.82'
C13	525.00'	12°50'07"	117.61'	S 76°16'22" W	117.36'
C14	25.00'	90°00'00"	39.27'	S 42°27'38" W	35.36'
C15	175.00'	43°46'07"	133.68'	N 24°25'25" W	130.46'
C16	25.00'	80°16'00"	35.02'	S 86°26'29" E	32.23'
C17	240.00'	42°06'34"	176.39'	N 74°28'48" E	172.44'
C18	50.00'	169°36'37"	148.01'	S 84°52'19" E	99.59'
C19	25.00'	103°53'38"	45.33'	S 52°00'49" E	39.37'
C20	275.00'	45°19'00"	217.50'	N 53°22'52" E	211.88'
C21	25.00'	84°51'45"	37.03'	S 14°42'30" E	33.74'
C22	125.00'	46°50'06"	102.18'	S 30°43'20" E	99.36'
C23	25.00'	40°45'17"	17.78'	N 27°40'56" W	17.41'
C24	50.00'	77°16'38"	67.44'	S 09°25'15" E	62.44'
C25	50.00'	156°40'10"	136.72'	N 32°02'18" W	97.93'
C26	25.00'	66°47'16"	29.14'	N 12°54'09" E	27.52'
C27	75.00'	39°54'39"	52.24'	N 40°26'48" W	51.19'
C28	25.00'	72°22'29"	31.58'	N 83°24'38" E	29.52'
C29	325.00'	32°50'03"	186.25'	S 63°38'25" W	183.71'
C30	25.00'	27°15'15"	34.96'	S 39°59'43" W	32.18'
C31	50.00'	152°29'03"	133.07'	S 76°18'32" E	97.13'
C32	25.00'	84°15'21"	36.76'	S 42°11'41" E	33.54'
C33	525.00'	2°48'29"	25.73'	S 82°55'07" E	25.73'
C34	190.00'	101°01'30"	335.01'	N 47°58'23" E	293.27'
C35	175.00'	89°53'49"	274.57'	S 47°29'16" E	247.26'
C36	225.00'	36°21'14"	142.76'	S 74°15'34" E	140.38'
C37	25.00'	72°52'00"	31.79'	N 87°29'04" E	29.69'
C38	325.00'	7°35'16"	43.04'	S 54°50'42" W	43.01'
C39	325.00'	58°11'25"	29.48'	S 63°32'46" W	29.45'
C40	25.00'	48°11'23"	21.03'	N 48°02'53" E	20.41'
C41	50.00'	276°22'46"	241.19'	N 17°51'25" W	66.67'
C42	25.00'	48°11'23"	21.03'	S 83°45'44" E	20.41'
C43	275.00'	18°52'21"	90.58'	N 62°42'24" E	90.17'
C44	25.00'	86°07'33"	37.58'	N 10°12'27" E	34.14'
C45	225.00'	30°32'59"	119.97'	S 17°34'50" E	118.55'
C46	25.00'	90°07'51"	39.33'	S 47°22'16" E	35.40'
C47	275.00'	14°01'09"	67.29'	N 80°33'15" E	67.12'
C48	25.00'	51°22'16"	22.41'	S 47°51'32" W	21.67'
C49	50.00'	276°15'44"	241.08'	S 19°41'44" E	64.74'
C50	25.00'	45°49'02"	19.99'	S 84°28'23" E	19.46'
C51	325.00'	13°40'28"	77.57'	N 79°27'20" E	77.38'
C52	476.01'	10°13'47"	84.99'	S 07°25'36" E	84.88'
C53	25.00'	86°20'45"	37.68'	S 55°25'12" E	34.21'
C54	525.00'	6°09'23"	56.41'	N 84°29'07" E	56.38'
C55	25.00'	6°44'02"	2.94'	N 84°11'48" E	2.94'
C56	50.00'	230°35'47"	201.23'	S 13°39'40" W	90.41'
C57	25.00'	41°23'44"	18.06'	S 71°44'19" E	17.67'
C58	475.00'	84°20'52"	44.30'	N 84°33'24" E	44.30'
C59	25.00'	94°28'03"	41.22'	S 34°59'13" W	36.71'
C60	525.00'	6°40'17"	61.13'	N 08°54'40" W	61.10'
C61	175.00'	78°11'56"	238.84'	S 41°24'18" E	220.73'
C62	25.00'	101°55'55"	44.48'	N 48°31'47" E	38.84'
C63	25.00'	48°11'23"	21.03'	S 26°31'52" E	20.41'
C64	50.00'	31°13'22"	27.25'	N 35°00'53" W	26.91'
C65	225.00'	22°52'34"	89.83'	S 80°59'54" E	89.24'
C66	25.00'	78°27'47"	34.24'	N 71°12'30" E	31.62'
C67	25.00'	48°11'23"	21.03'	S 07°52'55" E	20.41'
C68	50.00'	45°39'08"	39.84'	S 06°36'48" W	38.79'
C69	50.00'	18°49'53"	16.43'	N 70°45'03" E	16.36'
C70	25.00'	48°11'23"	21.03'	S 56°04'18" W	20.41'
C71	25.00'	78°27'47"	34.24'	S 07°15'17" E	31.62'
C72	225.00'	23°31'18"	92.37'	N 34°43'31" W	91.72'
C73	25.00'	69°46'53"	30.45'	N 57°51'19" W	28.60'
C74	25.00'	90°00'00"	39.27'	S 42°15'14" W	35.36'
C75	25.00'	30°12'42"	13.18'	N 17°51'07" W	13.03'
C76	50.00'	81°08'32"	53.42'	N 02°20'52" W	50.92'
C77	500.00'	8°08'32"	71.08'	S 08°10'33" E	70.99'
C78	500.00'	9°56'29"	86.75'	N 07°16'35" W	86.65'
C79	200.00'	90°07'51"	314.62'	N 47°22'16" W	283.17'
C80	200.00'	89°53'49"	313.80'	S 47°29'16" E	282.59'
C81	215.00'	101°01'30"	379.09'	N 47°58'23" E	331.86'
C82	500.00'	8°33'08"	74.63'	S 85°47'26" E	74.56'
C83	300.00'	59°12'37"	310.02'	N 60°19'41" E	296.41'
C84	500.00'	9°48'38"	85.61'	N 82°39'30" E	85.51'
C85	300.00'	17°44'40"	92.91'	N 78°41'29" E	92.54'
C86	300.00'	27°04'15"	142.13'	S 58°34'15" W	140.80'
C87	50.00'	90°32'39"	79.01'	N 42°31'34" E	71.05'
C88	50.00'	89°27'21"	78.06'	S 47°28'26" E	70.37'
C89	200.00'	44°55'03"	156.79'	N 24°59'54" W	152.81'
C90	500.00'	17°36'19"	153.64'	N 78°39'28" E	153.03'
C91	100.00'	53°20'23"	93.10'	S 29°06'51" E	89.77'
C92	525.00'	1°20'19"	12.26'	S 04°54'22" E	12.26'
C93	475.00'	8°17'17"	68.71'	N 08°06'10" W	68.65'
C94	25.00'	47°35'32"	20.77'	S 57°02'01" W	20.17'
C95	50.00'	90°07'51"	39.38'	N 55°48'01" E	38.37'
C96	25.00'	89°52'09"	39.21'	S 42°33'44" W	35.31'
C97	325.00'	8°18'40"	47.14'	N 62°47'39" E	47.10'
C98	50.00'	245°09'23"	213.94'	N 76°49'30" W	84.27'
C99	25.00'	48°11'17"	21.03'	N 21°39'30" E	20.41'
C100	25.00'	90°00'00"	39.27'	S 47°26'11" E	35.36'
C101	50.00'	211°53'45"	184.91'	N 44°36'46" W	96.15'
C102	50.00'	89°44'52"	78.32'	N 73°08'09" E	70.55'
C103	25.00'	4°52'00"	2.12'	S 64°25'25" E	2.12'
C104	25.00'	23°28'50"	10.25'	S 76°03'28" W	10.17'
C105	50.00'	40°38'50"	35.47'	N 84°36'28" E	34.73'
C106	25.00'	90°00'00"	39.27'	N 19°22'22" E	35.17'
C107	25.00'	23°28'50"	10.25'	S 08°59'39" W	10.17'
C108	25.00'	90°36'48"	39.54'	S 47°26'22" E	35.54'
C109	25.00'	90°00'00"	39.27'	S 42°15'14" W	35.36'
C110	25.00'	90°00'00"	39.27'	S 47°44'46" E	35.36'
C111	25.00'	90°32'39"	39.51'	N 42°31'34" E	35.52'
C112	25.00'	89°27'21"	39.03'	S 47°28'26" E	35.19'
C113	25.00'	82°35'03"	36.03'	N 45°57'43" E	32.99'
C114	240.00'	9°17'44"	38.94'	N 09°19'03" E	38.89'
C115	25.00'	90°00'00"	39.27'	S 43°32'22" W	35.36'
C116	225.00'	1°46'36"	43.11'	S 85°55'22" W	43.10'
C117	475.00'	1°31'33"	12.65'	N 82°16'38" W	12.65'
C118	25.00'	97°01'36"	42.34'	N 48°26'47" E	37.46'
C119	50.00'	10°23'23"	9.07'	N 05°07'41" E	9.05'
C120	50.00'	40°24'33"	35.26'	N 49°25'20" E	34.54'
C121	50.00'	27°30'57"	24.01'	N 13°41'28" E	23.78'



CITY OF TOMBALL

Plat Name: RABURN RESERVE SEC. 2 Plat Type: Replat

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

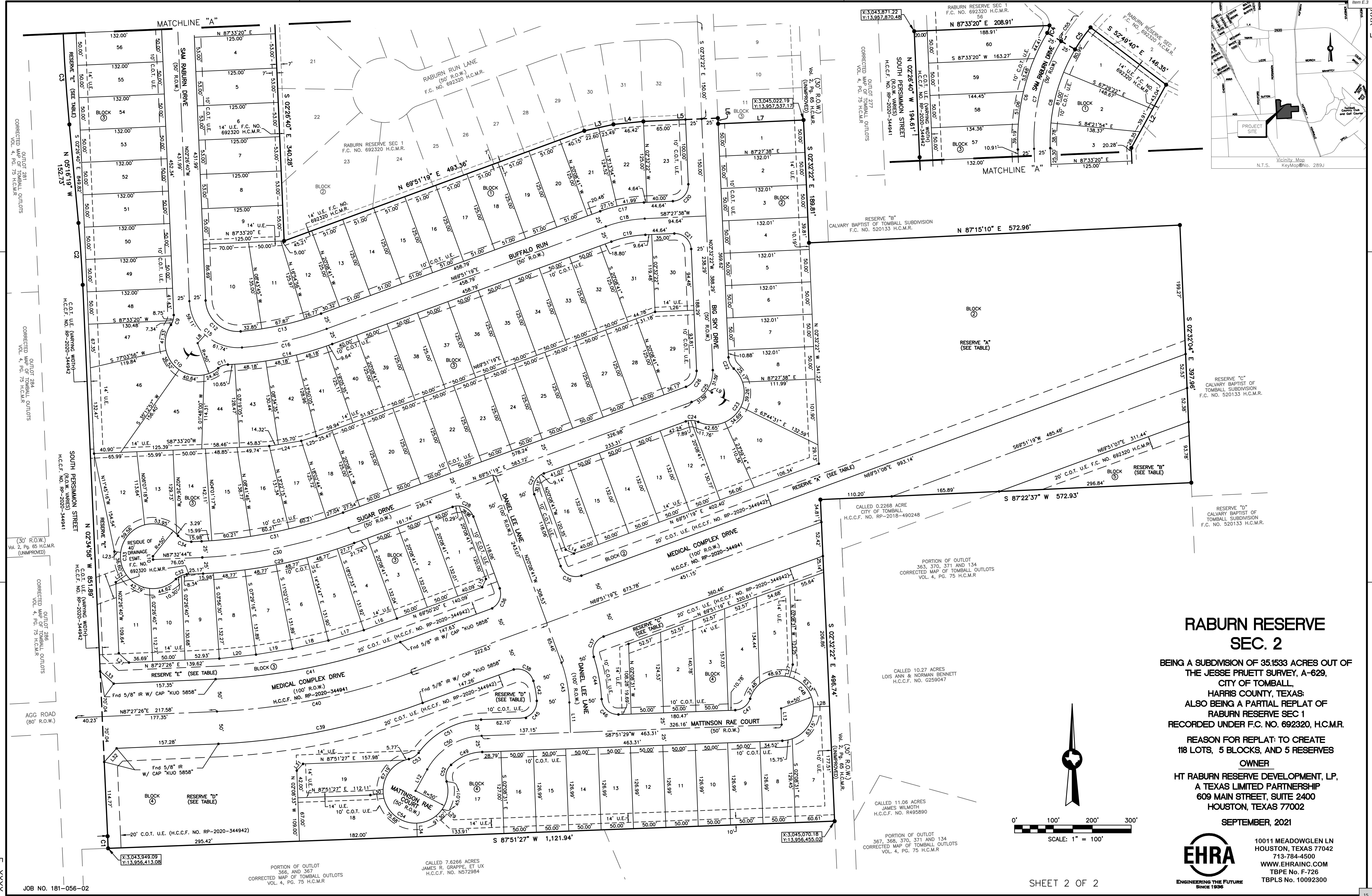
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat with contingencies.

- Add lien holder signature block
- Update lot width callouts
- Correct the scale
- Improve area accuracy
- Change commercial reserves to commercial lots
- Replace aerial easement language
- Fix typos

E-XXXX 14



RABURN RESERVE SEC. 2

BEING A SUBDIVISION OF 35.1533 ACRES OUT OF THE JESSE PRUETT SURVEY, A-629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF RABURN RESERVE SEC 1 RECORDED UNDER F.C. NO. 692320, H.C.M.R.

REASON FOR REPLAT: TO CREATE 118 LOTS, 5 BLOCKS, AND 5 RESERVES
OWNER
HT RABURN RESERVE DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002

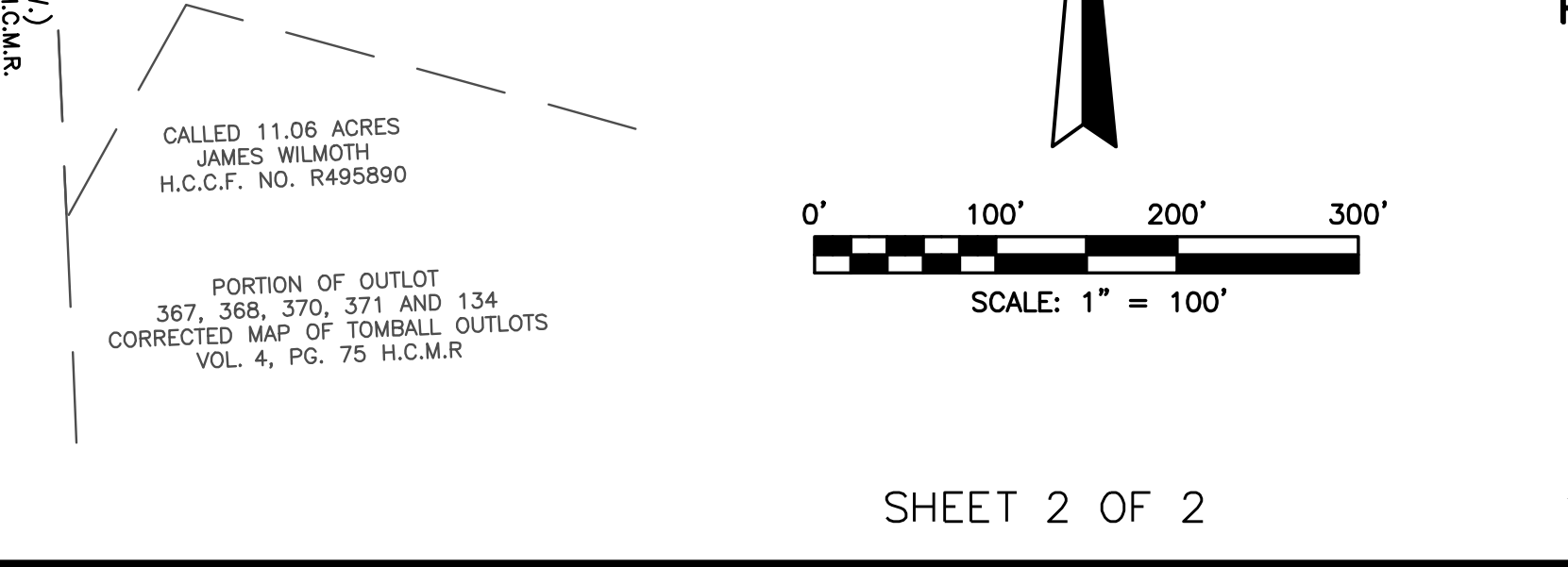
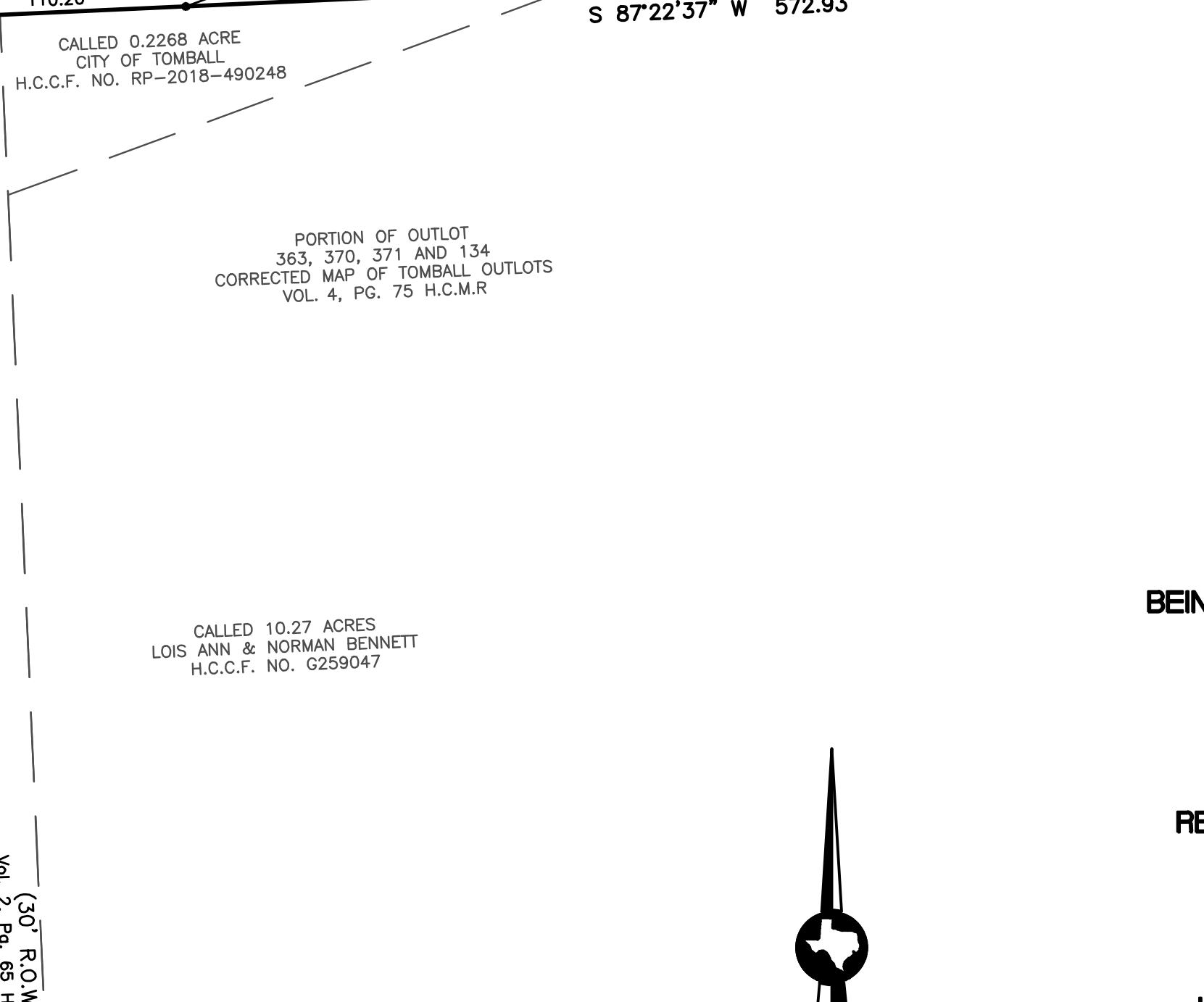
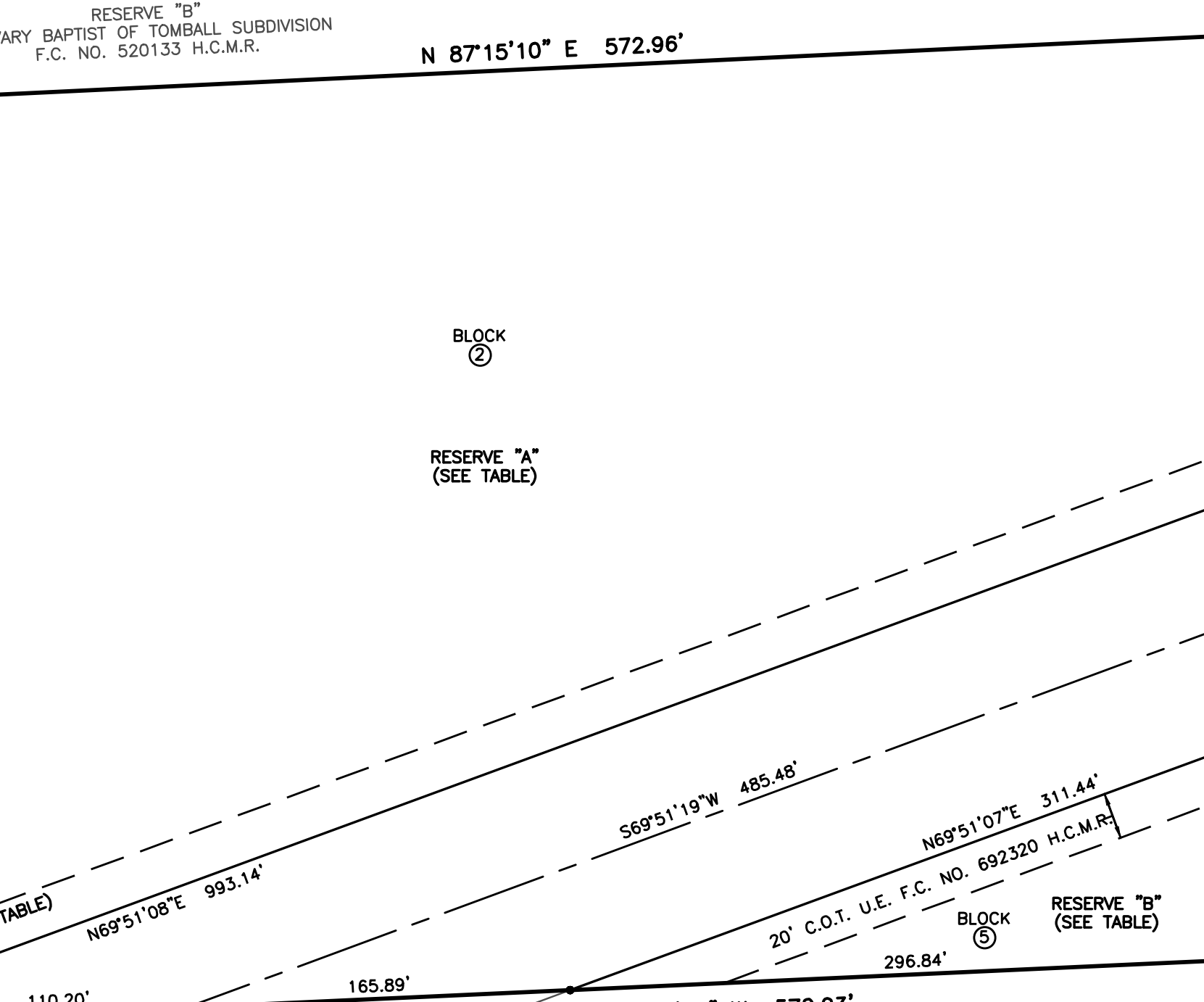
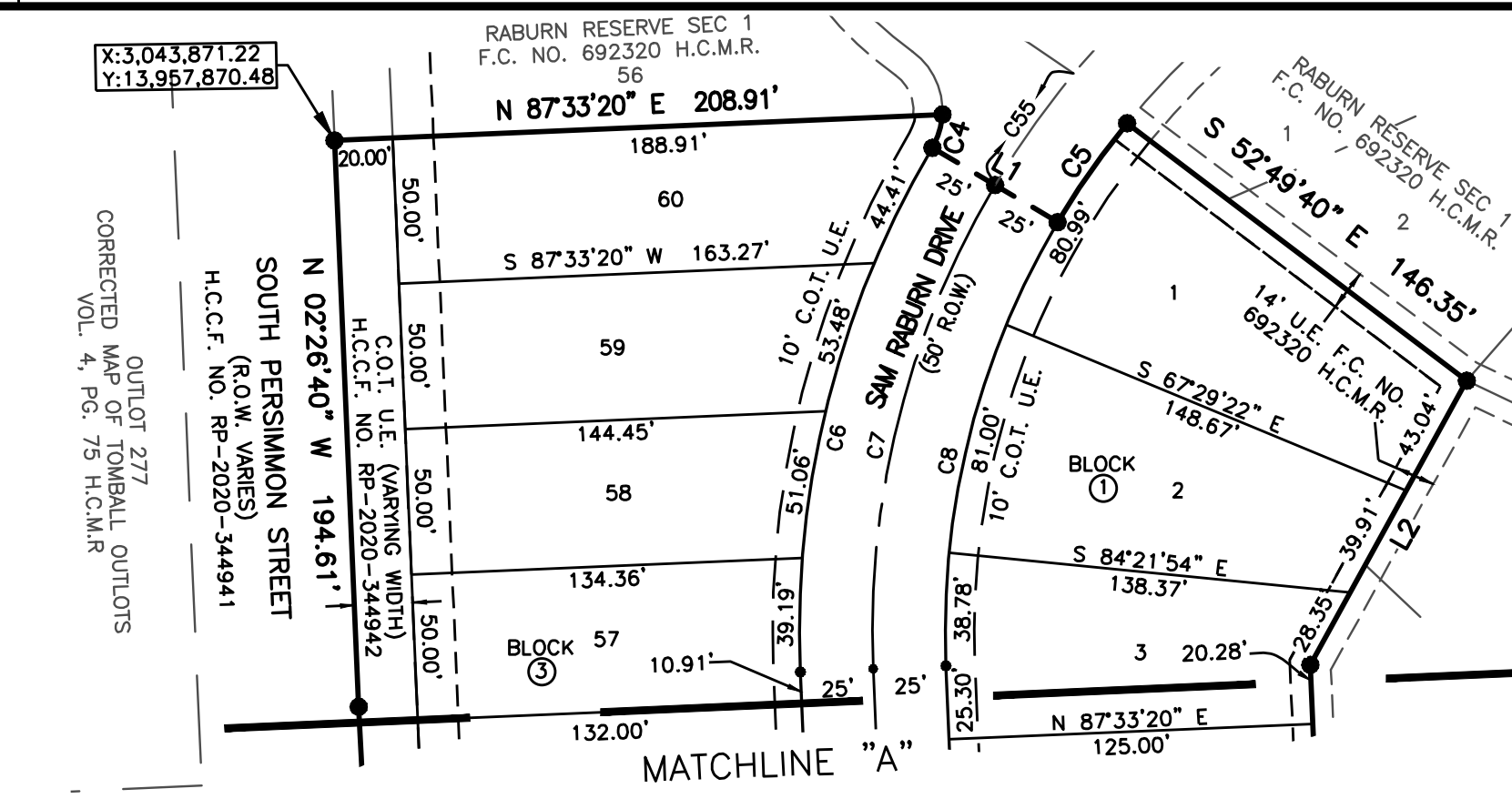
SEPTEMBER, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

RESERVE "C"
CALVARY BAPTIST OF
TOMBALL SUBDIVISION
F.C. NO. 520133 H.C.M.R.

RESERVE "D"
CALVARY BAPTIST OF
TOMBALL SUBDIVISION
F.C. NO. 520133 H.C.M.R.



CITY OF TOMBALL

Plat Name: WANKO TWO Plat Type: Replat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 13, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat with contingencies.

- Add a ten foot City of Tomball utility easement along Chestnut Street
- Add a survey marker located at the southwest corner of the plat boundary

STATE OF TEXAS
COUNTY OF HARRIS

I, Thomas J. Wanko, hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of "WANKO TWO", do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except private), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations herein expressed, and do hereby bind myself and my heirs, successors, and assigns to warrant and defend the title to the land so dedicated.

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

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

FURTHER, owner does 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 course located in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

WITNESS my hand, this ____ day of _____, 20__.

Thomas J. Wanko

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Wanko, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

Notary Public in and for the State of Texas

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

I, Tony P. Swonke, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than three-quarters of an inch (3/4") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest survey corner.

Tony P. Swonke
Registered Professional Land Surveyor No. 4767

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of "WANKO TWO", in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this ____ day of _____, 20__.

Barbara Tague
Chairman

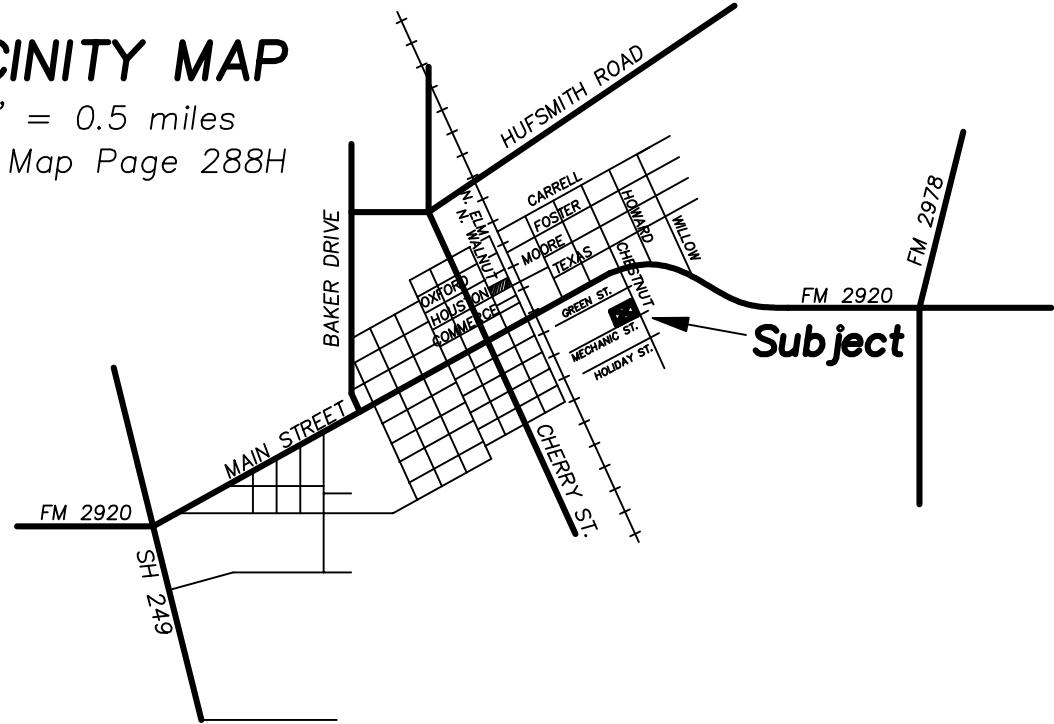
I, Teneshia Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, at ____ o'clock __. M., and was duly recorded on the ____ day of _____,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

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

Deputy

VICINITY MAP

1" = 0.5 miles
Key Map Page 288H



SCALE: 1" = 20 Ft.
0 5 10 15 20

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

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

PUBLIC EASEMENT:

Public easements denoted on this plat are hereby dedicated to the use of 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 parts of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of 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.

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

DATE: October 4, 2021

OWNER:
Thomas J. Wanko
30210 E. Geneva Drive
Spring, TX 77386
713.408.4893

"WANKO TWO"
A replat of Lots 14, 15, 16, 17 & 18 in Block 70 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.
Said Block 70 lying in the William Hurd Survey (A-371).

Containing: 2 Lots / 1 Block

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 11, 2021
&
CITY COUNCIL
OCTOBER 18, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 11, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, October 18, 2021, 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 P21-352: Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-369: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.9 acres of land legally described as Reserve A Block 3 of Pine Meadows, from the Single-Family 6 District to the General Retail District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Community Development Coordinator, Kim Chandler, at (281) 290-1405 or at kchandler@tomballtx.gov.

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

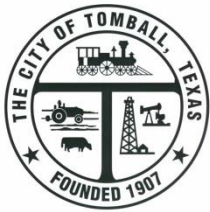
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **7th** day of **October 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kim Chandler

Kim 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 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: P21-352

APPLICANT/OWNER: Creek Road and CTC Residential

LOCATION: Generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District.

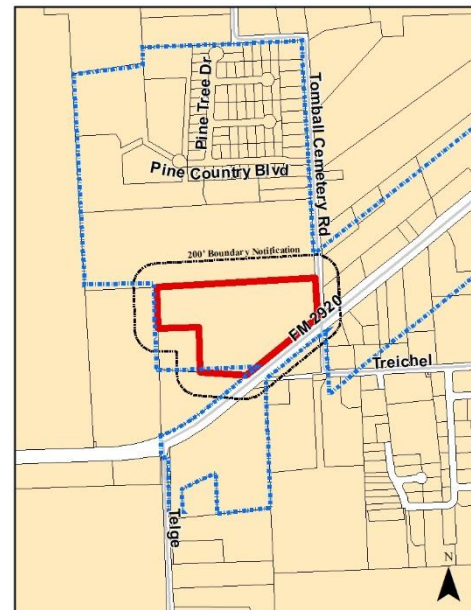
CONTACT: Kim Chandler

PHONE: (281) 290-1405

E-MAIL: kchandler@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.

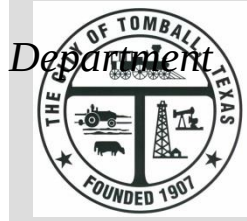


**Planning & Zoning Commission
Public Hearing:
Monday, October 11, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, October 18, 2021 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.



Community Development

Department

Planned Development Staff Report

Planning & Zoning Commission Public Hearing Date: October 11, 2021
City Council Public Hearing Date: October 18, 2021

Rezoning Case:	P21-352
Property Owner(s):	FM 2920 TC Road, LLC
Applicant(s):	Creek Road / CTC Residential
Legal Description:	TRS 1B & 2C ABST 311 C GOODRICH
Location:	Generally located at the northwest corner of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas (Exhibit "A")
Area:	Approximately 18 Acres
Comp Plan Designation:	Corridor Commercial (Exhibit "B")
Present Zoning and Use:	Commercial District (Exhibit "C") / Undeveloped (Exhibit "D")
Proposed Use(s):	360-unit multi-family residential community
Request:	Rezone from the Commercial District to Planned Development (PD-18) District
Adjacent Zoning & Land Uses:	
North:	Agricultural District
South:	Commercial District, Outside the City limits / Vacant
West:	Outside the City limits/Vacant
East:	Commercial District / Texan Truck and Auto Sales

ANALYSIS

Description: The property is located at the northwest corner of FM 2920 and Tomball Cemetery Road and is zoned Commercial. Surrounding properties are zoned Commercial and Agricultural. Properties located south of the subject property are outside the City limits. Surrounding land uses include various commercial facilities such as Texan Truck and Auto Sales, etc. A single-family residential subdivision is located north of the property, beyond the vacant tract, that is accessed by Tomball Cemetery Road.

Project Description: According to the Planned Development Application (Exhibit "E") the proposed Planned Development will be a multi-family residential community with 360 units, and

will include efficiency units (575 square feet), one bedroom units (650 square feet), and two bedroom units (950 square feet). Other amenities include a fitness center, dog parks, pools, outside pavilion with barbeque grills, landscaped walking trail around the pond, bocce ball courts, a recreational reserve with a playground and/or picnic facilities, open spaces, and landscape buffers. These amenities are listed in the attached presentation.

The applicant is proposing a base zoning district of Multi-family zone (MF zone). The buildings are proposed to be 3 stories tall, with a maximum height of forty-five (45) feet. The proposed density is twenty (20) dwelling units per acre, that meets the requirement of a Multi-family (MF) zoning district. The applicant is proposing masonry and Hardie veneer for the residential building and all masonry facades for the Club House.

The applicant has presented two options for consideration in the PD, as shown below that pertain to the parking spaces and green space.

- **Parking:** The zoning code requires 2 parking spaces per dwelling unit. For the proposed 360 units, 720 spaces would be required. Option 2 meets the requirements, while Option 1 will be at a slightly lower percentage.
- **Green space:** The MF zone requires that a minimum of 50% of the lot area be retained as green space. Option 2 meets the requirements, while Option 1 will be at a slightly lower rate

Staff recommends that, if the PD is approved, only one option be approved as part of the PD application.

OPTION 1:

- This option currently displays parking of 2.18 stalls per dwelling unit
- Greenspace coverage of 46.7%
- Lot coverage of 31.7%

OPTION 2:

- This option currently displays parking of 1.95 stalls per dwelling unit
- Greenspace coverage of 50.83%
- Lot coverage of 31.7%
- Per our PD request - Parking at 1.75 stalls for 1-bed and 2 stalls for 2-bed
 - 70/30 mix – 1.82 stalls/unit
 - 65/35 mix – 1.84 stalls/unit
 - 60/40 mix – 1.85 stalls/unit

The applicant has provided the following information:

Parking compared to nearby markets:

- San Antonio: Minimum 1.5 stalls/unit and Max of 2 stalls/unit
Max parking per unit to promote green space
- City of Houston: 1.7 stalls per unit minimum

Planned Development District (PD) Intent: Section 50-80(a)(1) of the Tomball Code of Ordinances (zoning regulations) outlines the general purpose and description of the Planned Development District.

According to the zoning regulations - “The PD Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., Single-Family, Multifamily, Duplex (Two Family), etc.), or any

appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- a. To provide for a superior design on lots or buildings;
- b. To provide for increased recreation and open space opportunities for public use and enjoyment;
- c. To provide amenities or features that would be of special benefit to the property users or to the overall community;
- d. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, views, or wildlife habitats;
- e. To protect or preserve existing historical buildings, structures, features or places;
- f. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- g. To meet or exceed the standards of this chapter.”

Comprehensive Plan Recommendations: The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map. This Corridor Commercial category “... is 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 Comprehensive Plan lists uses that are appropriate for this designation as – “Land uses include regional commercial, personal service offices, multifamily, retail, entertainment, dining, hotels, and brew pubs/distilleries. Appropriate secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses.”

The Comprehensive Plan recommends that zoning districts of - O (Office), GR (General Retail), C (Commercial), MU (Mixed Use), MF (Multi-family), and PD (Planned Development) for this designation.

Additionally, the Comprehensive Plan states – “The following considerations should be used as guidance for regulatory modifications or as part of decision-making: Development should gain primary access from an arterial street. Pedestrian enhancements should be a focus with comfort and safety taking priority. New development should include improved standards for building form and architecture, buffering, landscaping, and signage. Multi-family in an urban architectural form should be considered in a manner complimentary to other uses.”

While the PD proposes multi-family use that is considered appropriate in this area, the proposed development does not contain any components that would be typically found in a multi-family development in an urban architectural form or improve bicycle/pedestrian accommodations, as envisioned in the Comprehensive Plan.

Preliminary Staff Review Comments:

Conformance to the Comprehensive Plan: While the proposed use is listed as being appropriate for this designation, the Comprehensive Plan contains guidelines for development that should be used to consider this zone change:

- a. Improved opportunity for bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by.
- b. Pedestrian enhancements that focus on comfort and safety.
- c. Improved standards for building form and architecture, buffering, landscaping, and signage.
- d. Multi-family in an urban architectural form in a manner complimentary to other uses.

The PD needs to include additional information to demonstrate how these guidelines have been adhered to, especially the mixed-use development and pedestrian-oriented urban architectural form, as recommended in the Comprehensive Plan.

Additional Preliminary Review Comments: Based on the plans submitted, staff has the following comments. Upon submittal of detailed plans there may be additional comments.

1. In general, the proposed PD meets the minimum requirements of an MF zoning district. However, it is not clear how it meets the following PD intent –
 - * “to provide for a superior design on lots or buildings”
 - * “to meet or exceed the standards of this chapter”, or
 - * “permit new or innovative concepts in land utilization not permitted by other zoning districts”

Clarification is needed on why a PD is considered suitable for this development, as opposed to straight MF zone.

2. It is recommended that a mixed-use development and pedestrian-oriented urban architectural form be considered for this site, to be in conformance with the Comprehensive Plan.
3. Green space/ recreation areas - Based on the information provided by the applicant and the standards proposed in the PD document, the PD will meet the minimum requirements of the MF zone. However, the PD proposes to reduce the “Green space, recreation areas” from a minimum 50% required by the MF zone to 20%, that is permitted to be approved by the Planning and Zoning Commission if – “... the area is intensively landscaped with underground irrigation systems and continuous maintenance is provided for.” It is recommended that the application meet the 50% requirement or the language be modified to indicate the actual provision which is closer to the required 50%.
4. Landscaping requirements – The PD proposes to meet the minimum requirements of the MF zoning requirements. In order to meet the intent of the PD, it is recommended that enhanced landscaping in strategic locations as street frontage, setbacks along the property lines, along the trails, and detention be considered.
5. Detention – it is recommended that a wet detention to serve as a lake amenity be considered.
6. Screening requirements – The PD proposes to meet the minimum screening requirements that includes a wooded fence. It is recommended that higher standards, including masonry fences with additional landscaped screening be considered on all sides.

7. Setbacks – It is recommended that additional setbacks along the north and west property line be considered with landscaping to provide as a buffer between this development and adjoining properties. It is also recommended that increased setbacks with additional landscaping including trees and shrubs be considered along the frontage on Tomball Cemetery Road and FM 2920.
8. Development standards – It is recommended that details be included in the PD document to meet the intent of the PD – “New development should include improved standards for building form and architecture”.
9. Under Permitted Uses, the PD states that any use permitted in the Multi-Family Residential District shall be permitted. Consider limiting the uses to those proposed in the PD.
10. Minimum yard adjacent to residential. Minimum Side Building Setback of 60’ should be included for all yards adjacent to single family, duplex (two family), patio homes or single family attached district or use. This requirement is applicable to only rear yards, as written in the PD.
11. It appears that a 30’ wide access easement to the water well shown in the plat will be blocked by this development. Please address this and show the location of easements on the sit plans.
12. Add a note that all Special Requirements contained in Section 50-73 Multifamily Residential District will be met, and all other requirements of the zoning code will be met.
13. All information provided in the revised power point presentation submitted on September 24, 2021 should be incorporated in the PD document.
14. Based on the preliminary review of the conceptual drawings, the Fire Marshal has the following comments:
 - a. If the vertical distance between grade plane and the highest roof surface exceeds 30' the aerial fire apparatus drive shall have a minimum unobstructed width of 26'.
 - b. Fire Hydrants will be required to be placed throughout the property per IFC 2015.
 - c. There must be a drive between the dog park & the apartment above it.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper on September 29, 2021 and property owners within 200 feet of the project site were mailed notification of this proposal on September 30, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

City staff recommends that the above mentioned comments be considered and incorporated in the proposed PD, prior to approval.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Applicant Submittal-Planned Development Application, Regulations, Concept Plan, PowerPoint presentation etc.

Exhibit "A"
Aerial Photo

Item E.5

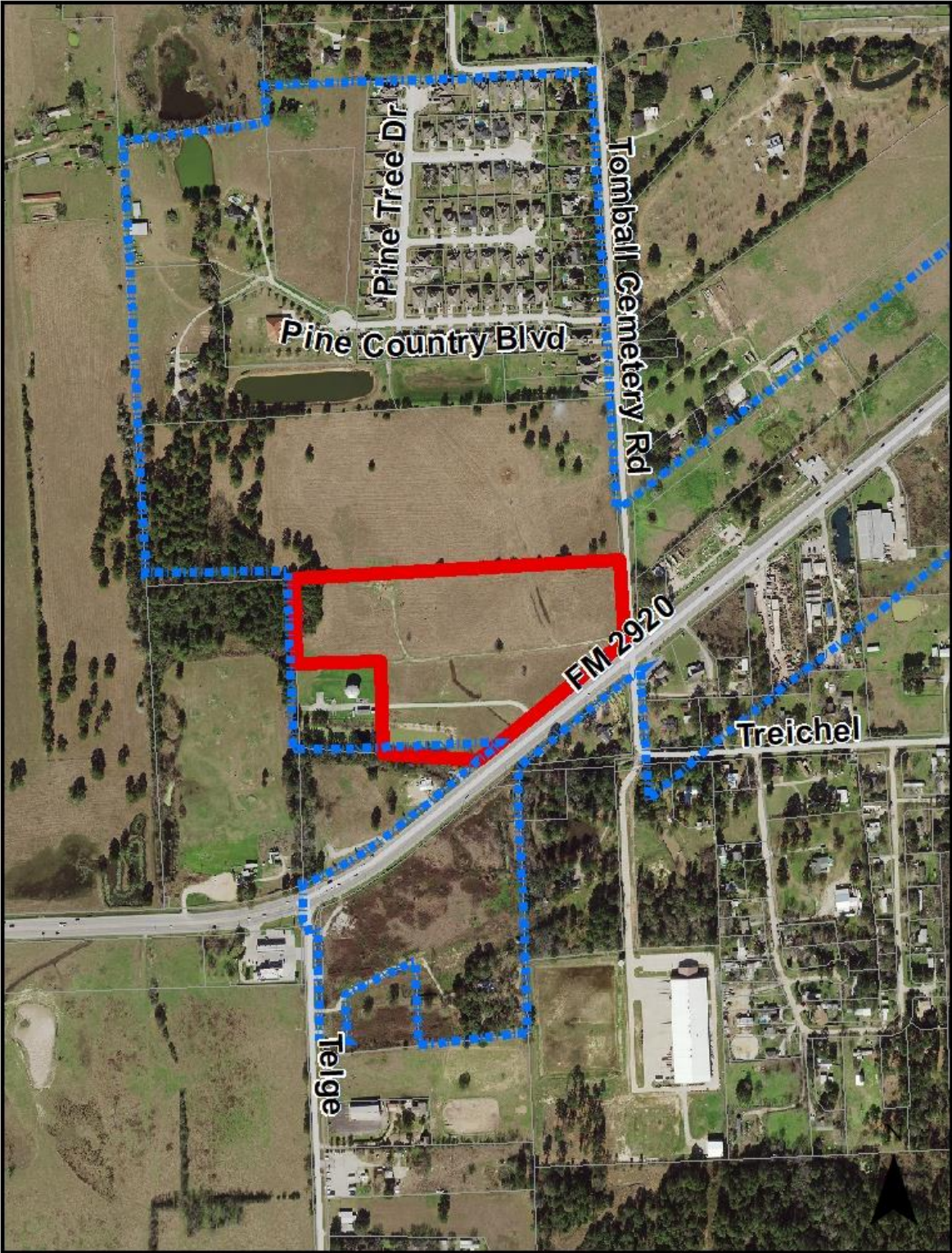


Exhibit "B"
Comprehensive Plan

Item E.5

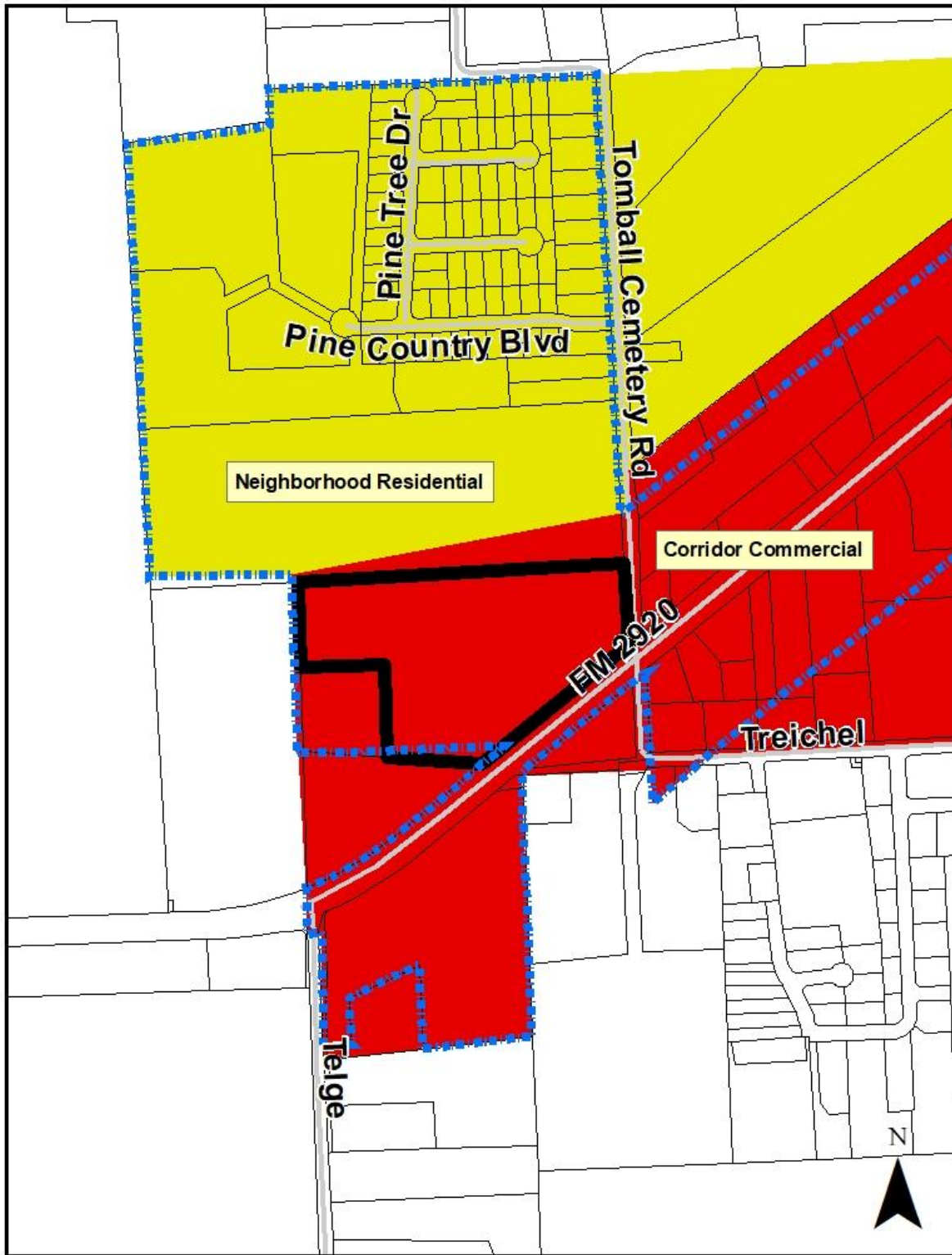
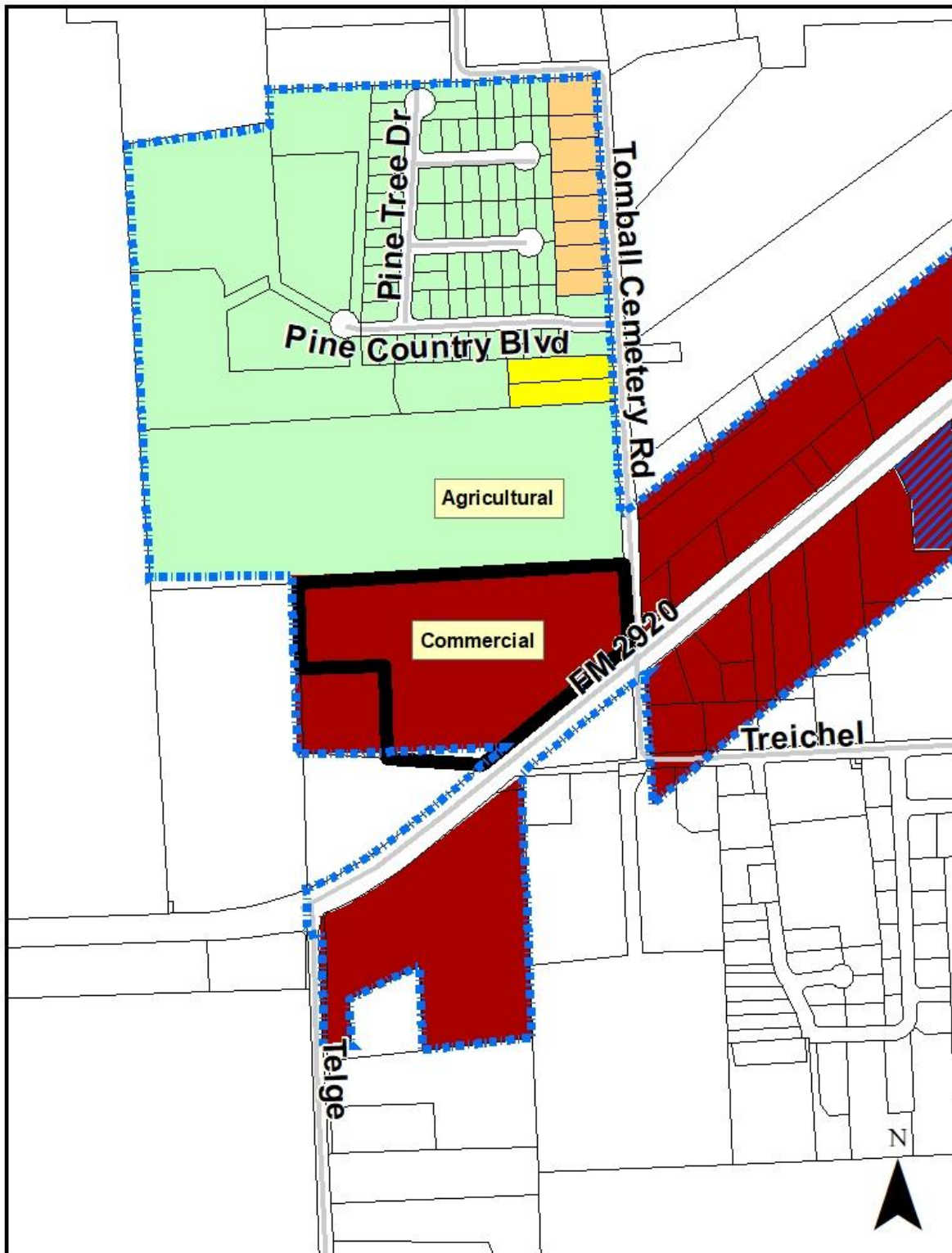


Exhibit "C"
Zoning Map

Item E.5



**Exhibit “D”
Site Photo**

Item E.5



Google image Sep. 2019

Exhibit "E"

Planned Development Application, Regulations, Concept Plan, PowerPoint presentation



RECEIVED (KC)
09/14/2021

Revised 5/19/15
P&Z #21-352
\$1,000 PD

APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

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: Creek Road / CTC Residential (ATTN: Tolu Akindele / Sean Ratterree) Title: Development Managers
Mailing Address: 2500 Wilcrest, Suite 300 City: Houston State: Texas
Zip: 77042
Phone: (832) 286-7829 Fax: () Email: teakindele@creek-rd.com

Owner

Name: FM 2920 TC Road, LLC (ATTN: Shan Patel / Ford Scott) Title: Managers
Mailing Address: 3725 E. League City Parkway, Suite 250 City: League City State: Texas
Zip: 77573
Phone: (281) 816-6554 Fax: () Email: fscott@capitalretailproperties.com

Engineer/Surveyor (if applicable)

Name: Everything In Christ Surveying Company (ATTN: Craig A. Laney) Title: Land Surveyor
Mailing Address: 12345 Jones Road, Suite 270 City: Houston State: Texas
Zip: 77070
Phone: (281) 955-2772 Fax: (281) 955-6678 Email: craig.laney@eicsurveying.com

Description of Proposed Project: market-rate, luxury multi-housing community

Physical Location of Property: north-west corner of the intersection of FM 2920 and Tomball Cemetery Road

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

Legal Description of Property: TRS 1B & 2C ABST 311 C GOODRICH
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 0421810000177 Acreage: 18.0487

Current Use of Property: Vacant Land - Ag Exempt

Proposed Use of Property: Planned Development - Market Rate, Luxury Multi-Housing Community

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X		9/1/21
	Signature of Applicant	Date
X		9/1/21
	Signature of Owner	Date

Submittal Requirements

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

Applications must be delivered to the City 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 \$1,000.00 (Non-Refundable)**
- ☒ **Detailed letter stating reason for request and issues relating to request**
- ☒ **Metes & Bounds of property**
- ☒ **Detailed Concept/Site Plan**
- ☒ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

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

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

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

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

Legal Description and Metes and Bounds for 15800 FM 2920 Tomball, Tx

All that certain tract or parcel containing 18.049 acres of land out of that certain call 21.001 acre tract of land situated in the Chauncey Goodrich Survey, A-311, in Harris County, Texas, said 21.001 acre tract being that same tract as described in

STEWART TITLE

a Deed filed for record under Harris County Clerk's File No. U-682638, Real Property Records of Harris County, Texas; said 18.0487 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Tony Swonke cap (found) in the West right-of-way line of Tomball Cemetery Road, (60.00 feet in width), marking the Southeast corner of that certain call 31.159 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. V-256093, the Northeast corner of said 21.001 acre tract of land and the Northeast corner of the herein described 18.049 acre tract of land;

THENCE S 00°58'38" E, (call S 00°58'05" E), a distance of 340.12 feet to a 5/8" iron rod with Tony Swonke cap (found) marking the intersection of the West right-of-way line of said Tomball Cemetery Road with the Northwest right-of-way line of F. M. 2920, (120.00 feet in width), the Easterly-Southeast corner of said 21.001 acre tract of land and the Easterly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE S 53°02'00" W, a distance of 783.46 feet along the Northwest right-of-way line of said F. M. 2920 and the Southeast line of said 21.001 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Southerly-Southeast corner of said 21.001 acre tract of land, the Northeast corner of that certain call 0.636 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-761658 and the Northeast corner of that certain call 1.187 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-620508 and the Southerly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE N 83°50'17" W, a distance of 397.05 feet along the common line of said 0.636 acre, said 1.187 acre and said 21.001 acre tracts of land to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of that certain call 2.952 acre tract of land known as Tract 1 as described in a deed filed for record under Harris County Clerk's File No. 20090443955 and the Southerly-Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'44" E, (call N 00°31'48" E), a distance of 384.78 feet along the East line of said Tract 1 to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of said Tract 1 and an interior corner of the herein described 18.049 acre tract of land;

THENCE N 89°30'47" W, (call N 89°28'12" W), a distance of 350.00 feet along the North line of said tract 1 to a 5/8" iron rod with EIC cap (set) in the West line of said Chauncey Goodrich Survey, the West line of said 21.001 acre tract of land, the East line of the John Edwards Survey, A-20 in said Harris County, Texas and the East line of that certain call 18.7500 acre residue of that certain call 130.971 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. T-469927 marking the Northwest corner of said Tract 1

and the Westerly- Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'15" E, a distance of 357.09 feet along the common line of said Chauncey Goodrich Survey, said 21.001 acre tract of land, said John Edwards Survey and said 18.7500 acre residue tract of land to a 5/8" iron rod with Tony Swonke cap (found) in the South line of said 31.159 acre tract of land marking the Northwest corner of said 21.001 acre tract of land, the Northeast corner of said 18.7500 acre residue tract of land and the Northwest corner of the herein described 18.049 acre tract of land;

THENCE N 88°59'50" E, a distance of 1,358.48 feet, (call 1,358.53 feet), along the common line of said 21.001 acre and said 31.159 acre tracts of land to the POINT OF BEGINNING and containing 18.049 acres of land.

August 4, 2021

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

RE: Planned Development ("PD") Application for the property located at 15800 FM 2920 Tomball, TX 77377 ("Property" or "Site")

Dear Mr. Meyers:

Creek Road and CTC Residential (jointly "Applicants") would like to formally request the City of Tomball consider and review the attached Planned Development ("PD") Application for the 18.05-acre property located at 15800 FM 2920 Tomball, Texas.

As reflected in the City of Tomball Zoning Map, the Property is zoned C – Commercial District. On October 7, 2019, the City of Tomball adopted the Final Comprehensive Report as presented by Halff Associates, Inc. In this report, on page 63, the Site is classified as "Corridor Commercial" as it pertains to Tomball Future Land Use Plan. And on page 70, under the Corridor Commercial section, appropriate uses include multifamily. The application proposes the current zoning designation be revised to a Planned Development District, consisting of market-rate, luxury multifamily land use with specified regulations. This Property will welcome both residents and visitors into Tomball, as it is situated at the west entrance of the city. Based on our analysis and review of the City of Tomball's goals as it relates to its continued growth to keep up with the demand in housing for young professionals and working population, we believe this is the highest and best use of this Property given its proximity to retail/shopping, schools and access to major throughfares.

Please feel free to contact us with any questions regarding the attached application. Thank you for your review and consideration.

Sincerely,



Tolu E. Akindele

Sean C. Ratterree

PROPOSED PLANNED DEVELOPMENT MULTI FAMILY

Permitted Uses:

- Any use permitted in the Multi-Family Residential District, MF

Height Regulations:

- Maximum Height: Main Buildings -Three (3) stories, not to exceed forty-five (45) feet
- Maximum Height: Accessory Buildings - One (1) story, not to exceed fifteen (15) feet
- Maximum Height: Club House - One (1) Story

Area Regulations:

- Maximum Dwelling Units: Not to exceed three hundred sixty (360) dwelling units
- Lot Area: 18.049 acres

Setback Regulations:

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of Fifteen (15) feet, twenty-five (25) feet when adjacent to property zoned for single family residential, twenty-five (25) feet when adjacent to an arterial street, fifteen (15) feet when adjacent to a non-arterial street
- Minimum Rear Setback: Main Building - Minimum of fifteen (15) feet, sixty (60) feet when adjacent to single family, duplex (two family), patio home or single family attached district
- Minimum Rear Setback: Accessory Building - Minimum of fifteen (15) feet, thirty (30) feet when adjacent to single family, duplex (two family), patio home or single family attached district

Building Requirements:

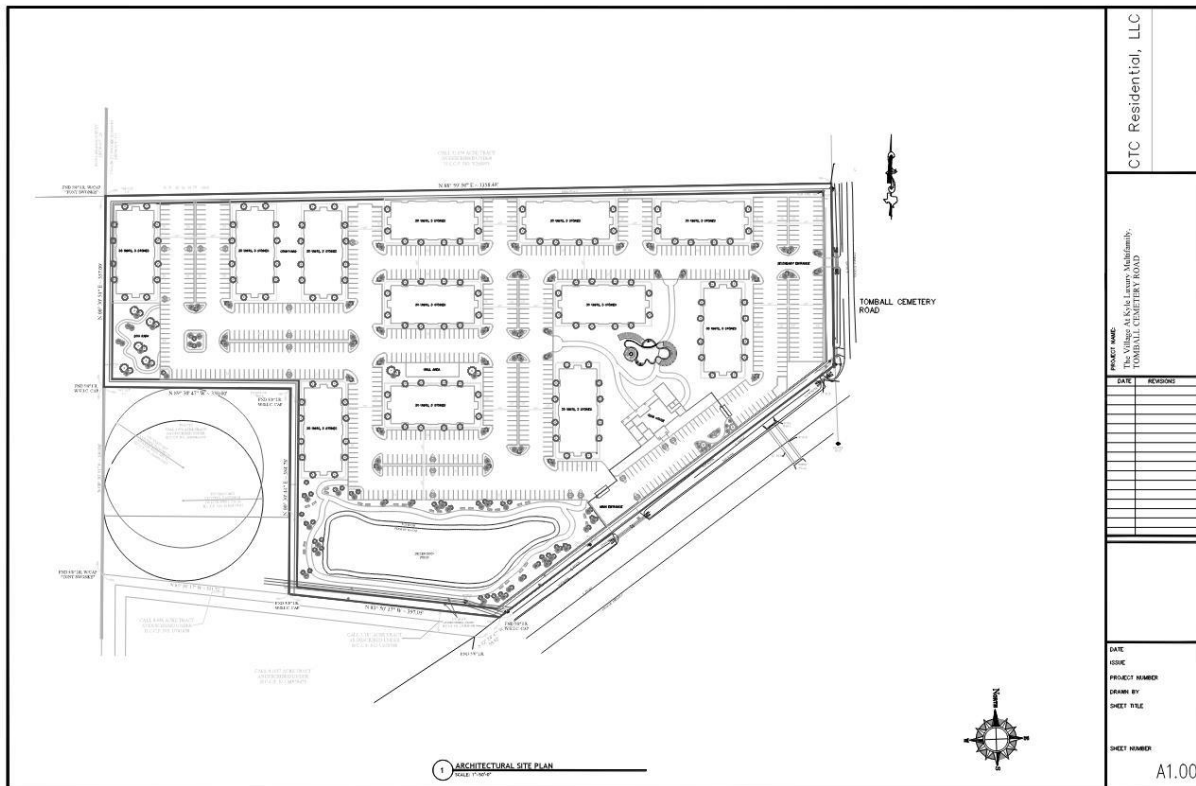
- Minimum Building Separation -1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation - 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building Separation - Over 2-story building: Thirty-five (35) feet or as required by the adopted building code, whichever is greater
- Minimum Building Separation - Between Main Building and Accessory Building: Ten (10) feet or as required by the adopted building code, whichever is greater
- Minimum Floor Area Per Dwelling Unit – Efficiency Unit: Five hundred seventy-five (575) square feet
- Minimum Floor Area Per Dwelling Unit - One Bedroom: Six hundred fifty (650) square feet
- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet

Lot requirements:

- Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings, pools, ponds. (does not include paving or carports).
- Screening: Per section 50-115 of the Tomball Code of Ordinances. All refuse containers shall be screened, a six-foot solid fence, wall or opaque screening device is required on the side adjacent to a single-family zoned property.
- Parking:
 - A. One and three-fourths (1.75) parking spaces for each one-bedroom unit
 - B. Two (2) parking spaces for each two-bedroom unit
- Landscape: Per Section 50-113 of the Tomball Code of Ordinances
- Green Space/Recreational Areas – A Minimum of 20% of the gross platted area shall be open green space and common recreational areas. This area will include underground irrigation systems and continuous maintenance will be provided.

Additional Requirements:

- Fire easement accessibility, fire sprinkler system, walkways, building length, oversized parking areas, signage, lighting, gated/secured entrances, streets, or driveways per Section 50-73 of the Tomball Code of Ordinances

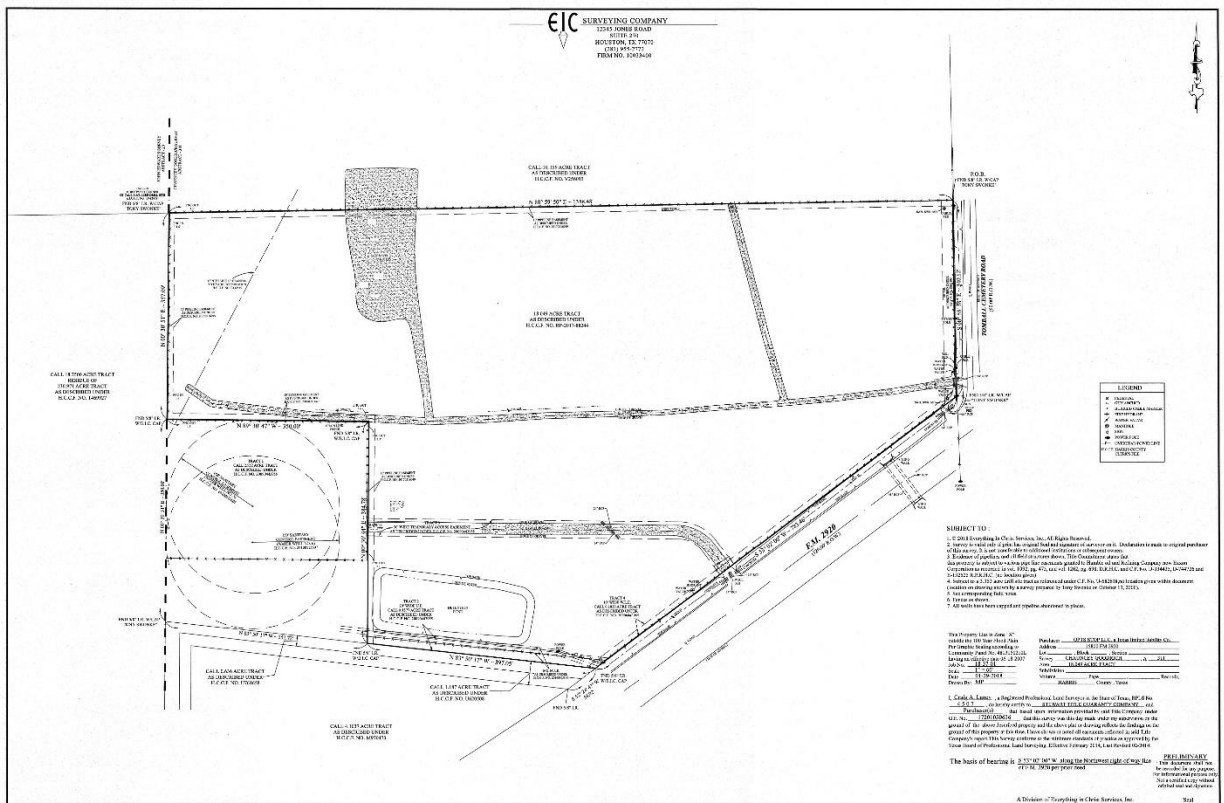












Information Received on 9-24-21

Target Market | Price Point Analysis

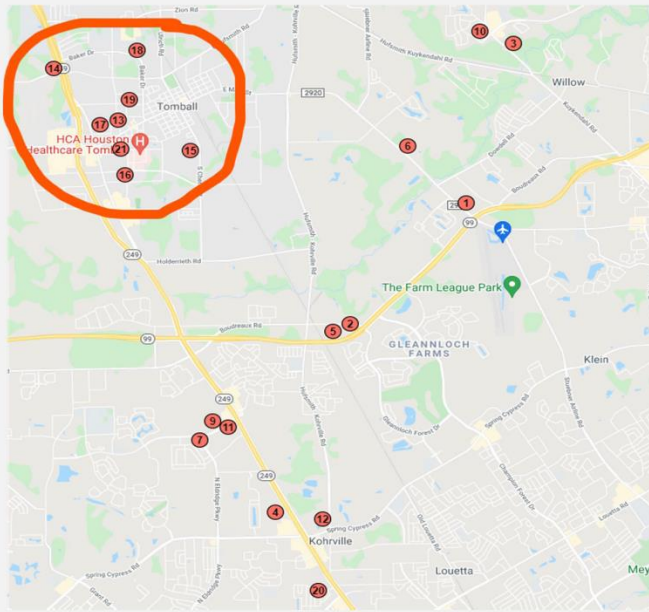
Property Name	Proposed Project	Stone Loch	SYNC at Spring Cypress	Avenue at Northpointe	Camden Northpointe
Address	15800 FM 2920 Rd	10923 Boudreaux Rd	22803 Tomball Pky	11740 Northpointe Blvd	11743 Northpointe Blvd
Yr. Built	2023	2020	2016	2013	2007
No. of Units	360	384	328	280	384
Avg. SF	883	1,100	1,050	1,152	940
Land Size	18.05	12.76	14.71	21.66	16.05
ISD Zoning	Tomball	Klein	Tomball	Tomball	Tomball
<u>Avg. 1 Bed (SF)</u>	725	797	795	848	764
Rent/month	\$1,175	\$1,150	\$1,100	\$1,275	\$1,150
Rent per SF	\$1.62	\$1.44	\$1.38	\$1.50	\$1.51
Income Requirement	\$42,300	\$41,400	\$39,600	\$45,900	\$41,400
<u>Avg. 2 Bed (SF)</u>	1,100	1,250	1,152	1,295	1,125
Rent/month	\$1,700	\$1,525	\$1,440	\$1,740	\$1,685
Rent per SF	\$1.55	\$1.22	\$1.25	\$1.34	\$1.50
Income Requirement	\$61,200	\$54,900	\$51,840	\$62,640	\$60,660

**Presented data is provided by third-party real estate analytics firm and subject to market changes*

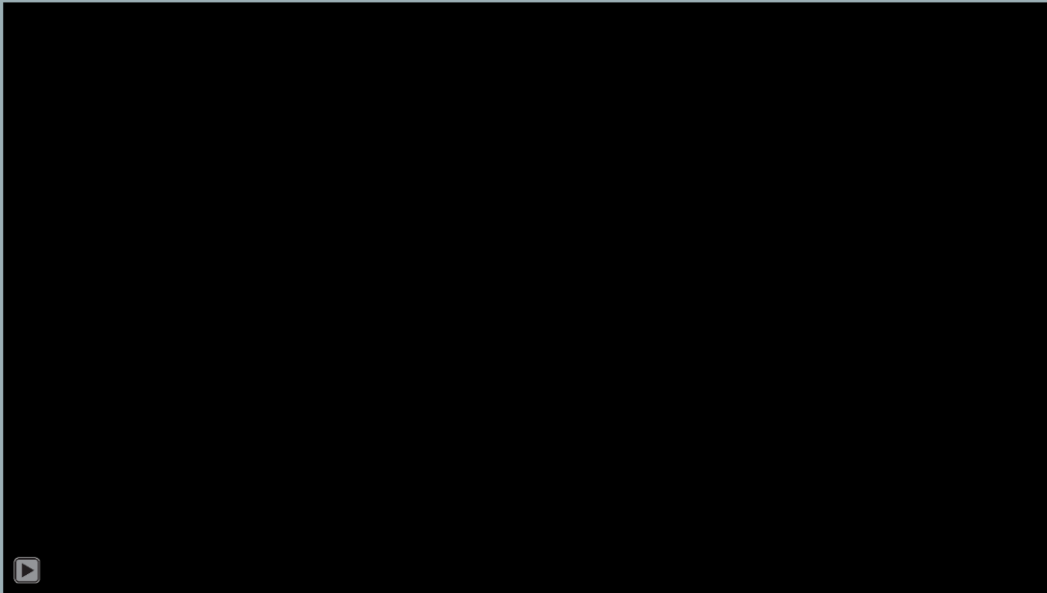
Colored Site Plan with Labels (Option 2)



Comparative Market Map/Designs



Rendering Visualization



Comparative Market Designs



Site Plan Summaries

OPTION 1:

- This option currently displays parking of 2.18 stalls per dwelling unit
- Greenspace coverage of 46.7%
- Lot coverage of 31.7%
 - To note, the MF maximum allows for 50%....we are significantly below this requirement based on the definition in the ordinance.

OPTION 2:

- This option currently displays parking of 1.95 stalls per dwelling unit
- Greenspace coverage of 50.83%
- Lot coverage of 31.7%
 - To note, the MF maximum allows for 50%....we are significantly below this requirement based on the definition in the ordinance.
- Per our PD request - Parking at 1.75 stalls for 1-bed and 2 stalls for 2-bed
 - 70/30 mix – 1.82 stalls/unit
 - 65/35 mix – 1.84 stalls/unit
 - 60/40 mix – 1.85 stalls/unit

Parking compared to nearby markets:

- San Antonio: Minimum 1.5 stalls/unit and Max of 2 stalls/unit
 - Max parking per unit to promote green space
- City of Houston: 1.7 stalls per unit minimum

Unit Floor Plans/Layout



QUESTIONS/FEEDBACK?



Additional Superior Interior Photos



Superior Exterior/Greenspace/Amenities



- Masonry and Paint scheme to match the character and architecture of new homes in the area
- Masonry and Hardie veneer for quality and durability
- All masonry on the Club House
- Fencing around the entire property for privacy and security with enhanced designs on the frontage
- Pool with in-water lounge chairs
- Poolside pavilion with BBQ grills
- Pergola Hammock Gardens
- Car/Dog Wash station
- Manicured and lush landscaped walking trail around pond, north and east side of the property
- Bocce Ball Courts
- 24/7 Fitness Center
- Parcel Lockers
- Valet trash and recycling services
- Eco-friendly double paned windows
- Billiards Area
- Large and small dog park
- Keyless entry
- **Controlled Access for vehicle entry/exits with EZ tag reader system**
- **Large private fenced in yards for residence living on the 1st floor**

Gateway to Home Ownership

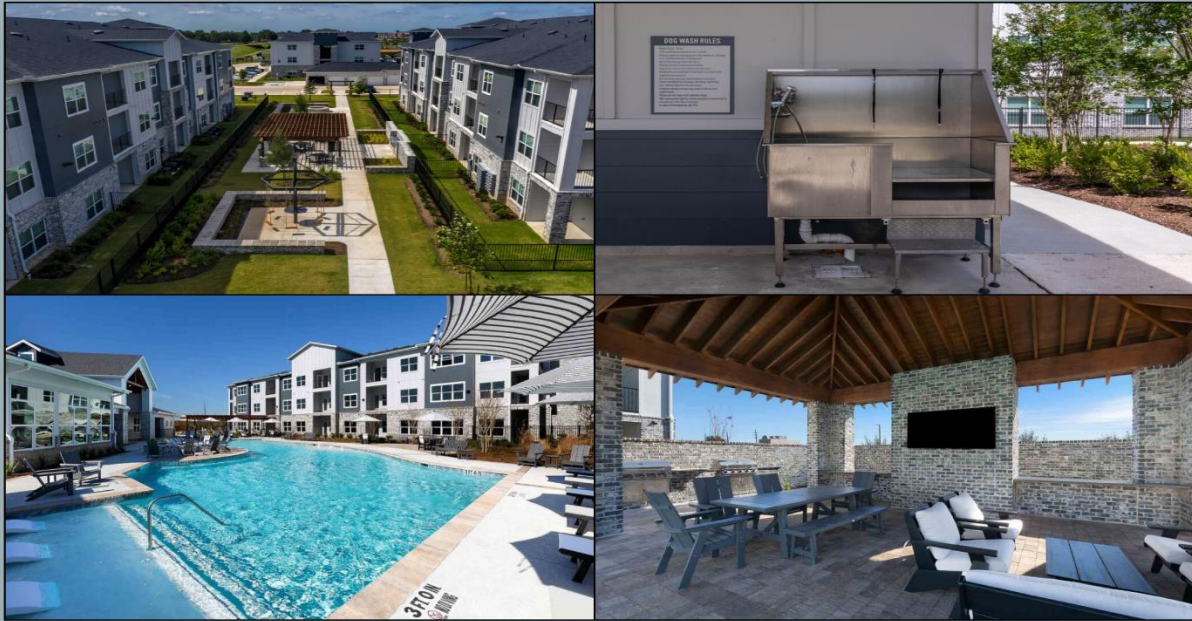
	<u>Rent</u>	<u>Own</u>
Annual Income		\$60,000
Purchase Price	-	\$300,000
Deposit/Down Payment	\$1,385	\$60,000
Other Closing Costs	\$100	\$7,500
Living Area	883	1,800
<u>Monthly Estimates</u>		
Monthly Payment*	\$1,385	\$1,111
Taxes	-	\$431
Insurance	\$25	\$120
Warranty	-	\$100
Repair Maintenance Reserves	-	\$100
Utilities	\$235	\$515
<i>Electricity</i>	90	130
<i>Internet/Cable</i>	80	110
<i>Water/Sewer</i>	40	50
<i>Gas</i>	25	50
<i>Landscaping</i>	-	75
<i>HOA Fee</i>	-	100
Total Monthly Cost	\$1,645	\$2,377
Income Requirement	\$50,000	\$86,000
\$ Due - Lease Buy	\$1,485	\$67,500

*Payment for "Own" scenario using 20% Down Payment, 3.5% Rate & 30-Year Mortgage

Colored Site Plan with Labels (Option 1)



Superior Exterior/Amenities/Greenspace from previous projects

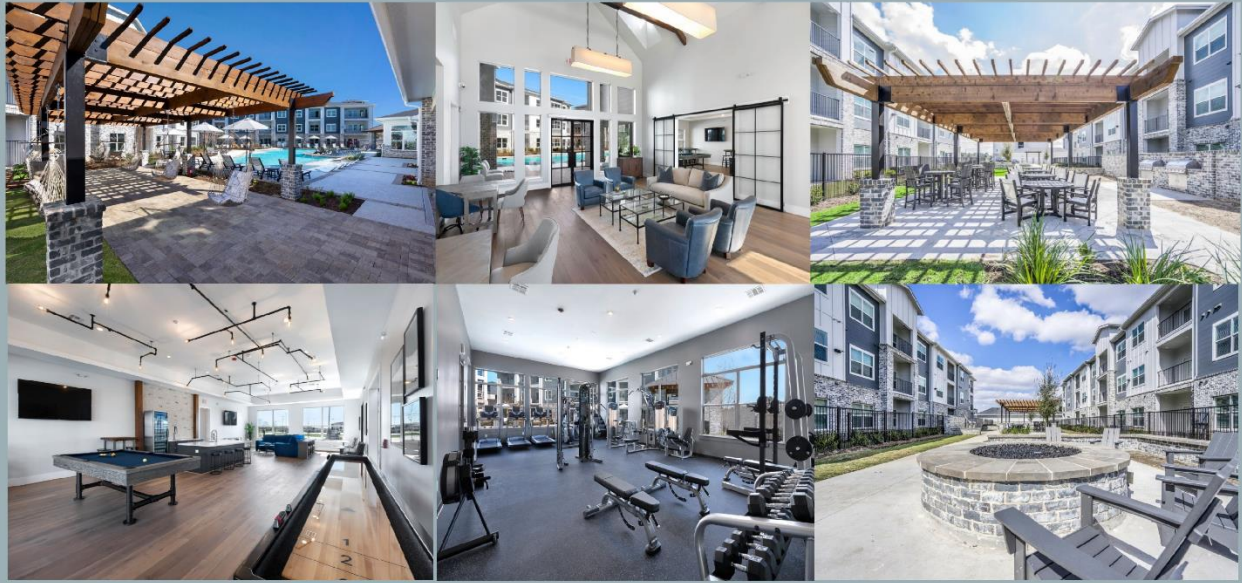


Superior Interior Designs/Features/Layouts



- Full size washer & dryer
- **Oversized patios/balconies**
- **Quartz countertops**
- **Stainless steel appliances**
- Oversized islands
- Modern tile backsplashes
- Frameless glass mirrors
- **Handmade undermount kitchen sinks**
- **Eco-friendly double paned windows**
- Large walk-in closets with metal hanging rods
- Modern 2" faux wood blinds
- Backlit LED Mirrors
- **Soft close hinges and drawer slides**
- **Built-in trash drawers in all kitchens**
- Trash valet included
- Plywood cabinets painted/stained on the inside
- Dual vanities
- Crown molding at all upper cabinets
- Stained/painted islands on the backside
- Tile floors in the bathrooms
- **Extra sound proofing in all units**

Superior Exterior/Amenities/Greenspace from previous projects



City of Tomball | Tomball ISD – Additional Revenue

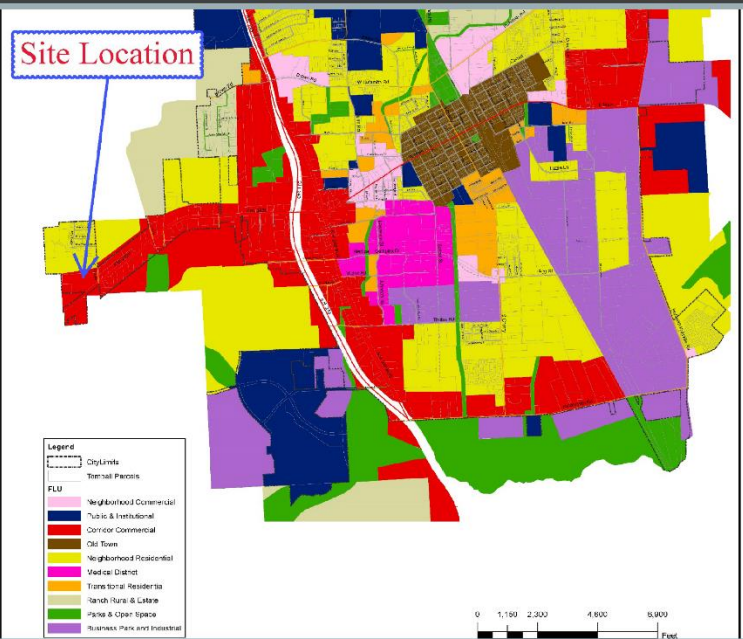
Unit Count	360	
<u>Tax Jurisdiction</u>	<u>2020 Mill Rate</u>	<u>Tax Obligation</u>
Tomball ISD	1.290000	\$534,060
Harris County	0.391160	\$161,940
Harris County Flood Control Dist.	0.031420	\$13,008
Port of Houston Authority	0.009910	\$4,103
Harris County Hospital District	0.166710	\$69,018
Harris County Dept. of Education	0.004993	\$2,067
Lone Star College System	0.107800	\$44,629
City of Tomball*	0.337862	\$139,875
Emergency Service Dist #3	0.100000	\$41,400

**subject to change based on recent proposal of \$0.333339 per \$100 VA*



Planned Development Proposal for a 360-unit fine multi-housing community

Future Land Use Map



The Ideal Location for Fine Multifamily Homes



- Site is zoned “Corridor Commercial” on the Future Land Use Map
 - Corridor Commercial includes new “multifamily”
- Western edge of Tomball city limits
 - Current owners have a 1-story self-storage development planned.
 - We are ready to work with Tomball, gather for a charette-style discussion to make sure this planned development meets the city’s goals, provides best-in-class living option and makes a great first impression to people entering Tomball city limits.
- 2920 Frontage – Major thoroughfare that can handle new traffic.
- Site will serve as a buffer to heavy automobile traffic and low-density residential development to the North.
- Price point is ideal for young and mid-level professionals, including, but not limited to; teachers, health care workers, retail clerks, restaurant workers, police officers and firefighters.

Why Tomball? | Market Inventory

No.	Name	Address	City	Avg SF	ISD Zoning	Units	RBA	Bldgs. #	Yr. Built
1	Vantage at Tomball	9603 Dowdell Rd	Tomball	-	Klein	288	-	-	TBD
2	Stone Loch	10923 Boudreaux Rd	Tomball	1,107	Klein	384	425,088	12	2020
3	Everlee Apartments	23902 Kuykendahl Rd	Tomball	947	Klein	332	330,000	7	2016
4	SYNC at Spring Cypress	22803 Tomball Pky	Tomball	1,050	Tomball	328	351,343	3	2016
5	Landmark Grand Champion	11201 Boudreaux Rd	Tomball	1,026	Klein	360	222,000	15	2015
6	Willow Creek Apartments	9530 FM 2920 Rd	Tomball	881	Klein	228	207,662	11	2014
7	Oaks At Northpointe	12101 Northpointe Blvd	Tomball	963	Tomball	246	250,000	7	2014
8	The Preserve at Spring Creek	8627 Hufsmith Rd	Tomball	898	Klein	380	402,800	17	2014
9	Avenues at NorthPointe	11740 Northpointe Blvd	Tomball	1,152	Tomball	280	326,500	28	2013
10	Augusta Meadows	24215 Kuykendahl Rd	Tomball	868	Klein	264	233,293	11	2008
11	Camden Northpointe	11743 Northpointe Blvd	Tomball	941	Tomball	384	360,900	16	2007
12	The Cape	10810 Spring Cypress Rd	Tomball	769	Klein	228	177,104	11	2006
13	Fountains of Tomball	1011 Village Square Dr	Tomball	885	Tomball	160	141,584	8	1999
14	Park at Spring Creek	29807 Tomball Pky	Tomball	733	Tomball	252	199,479	17	1999
15	Crossings at Cherry	1100 S Cherry St	Tomball	1,123	Tomball	124	139,968	31	1998
16	Cobble Creek Apartments	920 Lawrence St	Tomball	781	Tomball	168	130,768	8	1984
17	Marymont Apartments	1515 Rudel Dr	Tomball	876	Tomball	128	118,004	11	1984
18	Oak Bend Place	915 Baker Dr	Tomball	890	Tomball	152	146,990	38	1984
19	Hickory Hill	1000 Hicks St	Tomball	709	Tomball	136	96,533	11	1983
20	Lakewood Apartments	11000 Gatesden Dr	Tomball	888	Tomball	256	227,216	19	1980
21	Bridgewater	1110 Graham Dr	Tomball	837	Tomball	206	287,000	17	1978
TOTAL/AVG						5,284			

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
OCTOBER 11, 2021
&
CITY COUNCIL
OCTOBER 18, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, October 11, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, October 18, 2021, 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 P21-352: Request by Creek Road and CTC Residential to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 18 acres of land legally described as Tracts 1B & 2C Abstract 311 C GOODRICH, from the Commercial District to the Planned Development (PD-18) District. The property is generally located at the northwest corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-369: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.9 acres of land legally described as Reserve A Block 3 of Pine Meadows, from the Single-Family 6 District to the General Retail District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Community Development Coordinator, Kim Chandler, at (281) 290-1405 or at kchandler@tomballtx.gov.

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

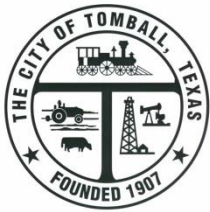
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **7th** day of **October 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kim Chandler

Kim 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 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: P21-369

APPLICANT/OWNER: Louis Smulders

LOCATION: Generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 of Pine Meadows, from the Single-Family 6 District to the General Retail District.

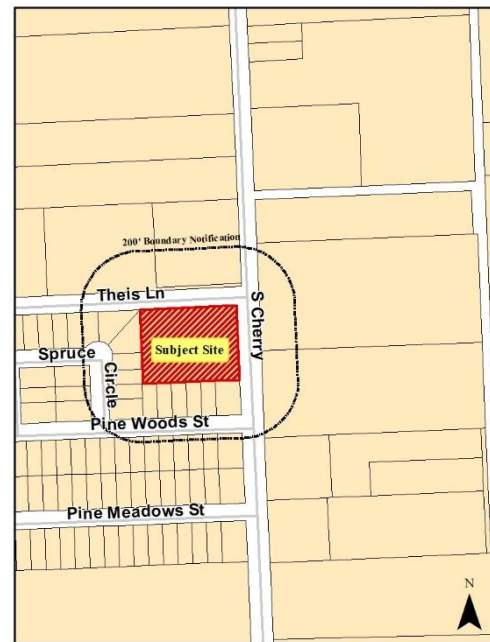
CONTACT: Kim Chandler

PHONE: (281) 290-1405

E-MAIL: kichandler@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, October 11, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, October 18, 2021 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: Kim Chandler
501 James Street
Tomball, TX 77375

Name:

BRENDA WELLS

(please print)

Address:

12710 PINE WOODS ST.

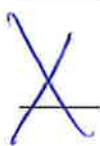
TOMBALL, TX 77375

Signature:

Brenda Wells

Date:

10-1-2021



I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-369**. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-369**. (Please state reasons below)

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

Monday, October 11, 2021 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, October 18, 2021 6:00 PM

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

COMMENTS:

THIS CORNER PROPERTY SHOULD HAVE BEEN
INCLUDED WITH FAMILY HOMES WHEN
PINE MEADOWS SUBDIVISION WAS ESTABLISHED

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

Please reference the case number in the subject line.

For questions regarding this request please call Kim Chandler @ 281-290-1405.



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: Kim Chandler
501 James Street
Tomball, TX 77375

Name: HIGHTOWER INVESTMENTS LTD - William G. HIGHTOWER
(please print)
Address: 6115 THEALL Rd.

Houston Tx 77066

Signature: William G. Hightower

Date: 10/01/2021



I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-369**. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-369**. (Please state reasons below)

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

Monday, October 11, 2021 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, October 18, 2021 6:00 PM

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

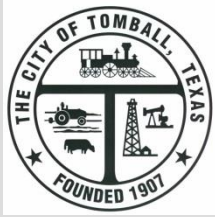
COMMENTS:

WE NEED RETAIL SPACE IN THIS AREA
Will be GOOD FOR FUTURE GROWTH SURROUNDING

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

Please reference the case number in the subject line.

For questions regarding this request please call Kim Chandler @ 281-290-1405.



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: October 11, 2021

City Council Public Hearing Date: October 18, 2021

Rezoning Case:	P21-369
Property Owner(s):	Louis Smulders
Applicant(s):	Louis Smulders
Legal Description:	Reserve A Block 3 Pine Meadows
Location:	Southwest corner of Theis Lane and South Cherry Street (Exhibit "A")
Area:	Approximately 1.9 acres
Comp Plan Designation:	Neighborhood Residential (Exhibit "B")
Present Zoning and Use:	Single-Family 6 District (Exhibit "C") / Undeveloped (Exhibit "D")
Request:	Rezone from the Single-Family 6 District to the General Retail District
Adjacent Zoning & Land Uses:	
North:	Commercial District / Goodson Distribution
South:	Single-Family 6 District / Single-family residences (Pine Meadows subdivision)
West:	Single-Family 6 District / Single-family residences (Pine Meadows subdivision)
East:	Single-Family 20 Estate and Light Industrial Districts / Single-family residences

BACKGROUND

When Pine Meadows subdivision was platted in 2004, the subject site was designated for commercial use. The City adopted Zoning in 2008 and designated the property as Single-Family 6 District, overriding the recorded plat.

In July 2021, a rezoning request for the same parcel from Single-Family 6 District to Commercial District was considered. Planning & Zoning Commission and staff recommend denial of that zone change and the zone change was denied by City Council. At that time, staff's recommendation was to consider the Office District for this site, as the Office zoning district is intended to be a transition district between residential uses and more intense non-residential uses. The Office District is considered to be suitable for locations that are in close proximity to residential districts as the uses permitted in the Office District are generally compatible with adjacent residential areas.

ANALYSIS

Location: The subject site, approximately 1.9 acres is located at the southwest corner of Theis Lane and South Cherry Street and was originally part of the Pine Meadows subdivision plat. Goodson Distribution Center is located to the north of the property and single-family residences are located to the east, south and west.

Description of Proposed Zoning Category: According to Section 50-76 (*General Retail District (GR)*), the General Retail District is “established to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The GR General Retail District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.” Uses allowed in the General Retail District are typically not compatible with residential uses.

Permitted Land Uses: Theis Lane and Cherry Street are existing minor arterials based on the Thoroughfare Map, however there are multiple single-family residences located to the south and west of the subject site. Based on the range of uses permitted by right in this zone, it does not appear that the General Retail District is appropriate for this property. See attached land use matrix (Exhibit E) for a list of uses that are permitted in the General Retail District.

Comprehensive Plan Recommendation: The property is designated as Neighborhood Residential by the Comprehensive Plan Future Land Use Map. This category is intended “for areas predominantly comprised of single-family detached housing”. Appropriate land uses include single-family residences and “limited commercial services that do not require large parking lots” where residential collector streets meet arterials. Compatible zoning districts include Single-Family 20 Estate, Single-Family 9 and 6, and Planned Developments. The proposed zoning district does not meet the intent of this category.

Conceptual Development Plans: The applicant has included proposed development plans for the site. However, it is important to note that the zone change cannot be conditioned on a site plan or other additional requirements. Once the property is zoned, it can be developed for any uses permitted in that zoning category and in a manner that meets the requirements of the zoning code.

Recommendation: The zoning code includes another zoning district, Office that will permit the proposed uses with a Conditional Use Permit (CUP). Office District seems appropriate for the subject parcel considering the adjacent residential use. CUP gives City an opportunity to review the site plan and identify additional requirements. This was recommended to the applicant at a Pre-development meeting.

Applicable Compatibility Standards: At the previous meeting, there was some discussion on landscaping, buffers, and lighting. The following zoning requirements would be applicable to this property:

- A ten-foot side landscaped open-space buffer along the adjacent residential area.
- Minimum rear yard adjacent to a single-family (within which parking is permitted) shall be 60 feet.
- A minimum 15 percent of the front yard shall be permanently landscaped area. In addition, 7.5 percent of the area not covered by building or structure shall be permanently landscaped.

- S. Cherry Street and Theis Lane - A minimum ten foot landscape buffer adjacent to the right-of-way is required, with one large tree per 40 linear feet (or portion thereof) of street frontage.
- Landscape areas of a minimum of 50 square feet in area and a minimum of five feet wide, with at least one tree within 60 feet of every parking space.
- A minimum of one tree planted in the parking area for every ten parking spaces for parking lots having more than 20 spaces.
- A minimum 3-4 trees required for the proposed square footage of the building, in addition to those required for major thoroughfares.
- All parking area lighting shall be designed, shielded and operated so as not to reflect or shine on adjacent properties.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper on September 29, 2021 and property owners within 200 feet of the project site were mailed notification of this proposal on September 30, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff is unable to recommend approval of Zoning Case P21-369. The Office Zoning District may be more appropriate for this property, as it is intended to be a transition district between residential uses and more intense uses. More intense uses would require a CUP that would give the City an opportunity to evaluate the impact of those uses on adjoining residential properties and require appropriate measures to mitigate the adverse impacts.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Land Use Matrix
- F. Rezoning Application and Supporting Documents

A. Exhibit "A"
Aerial Photo

Item E.6



Exhibit "B"
Comprehensive Plan

Item E.6

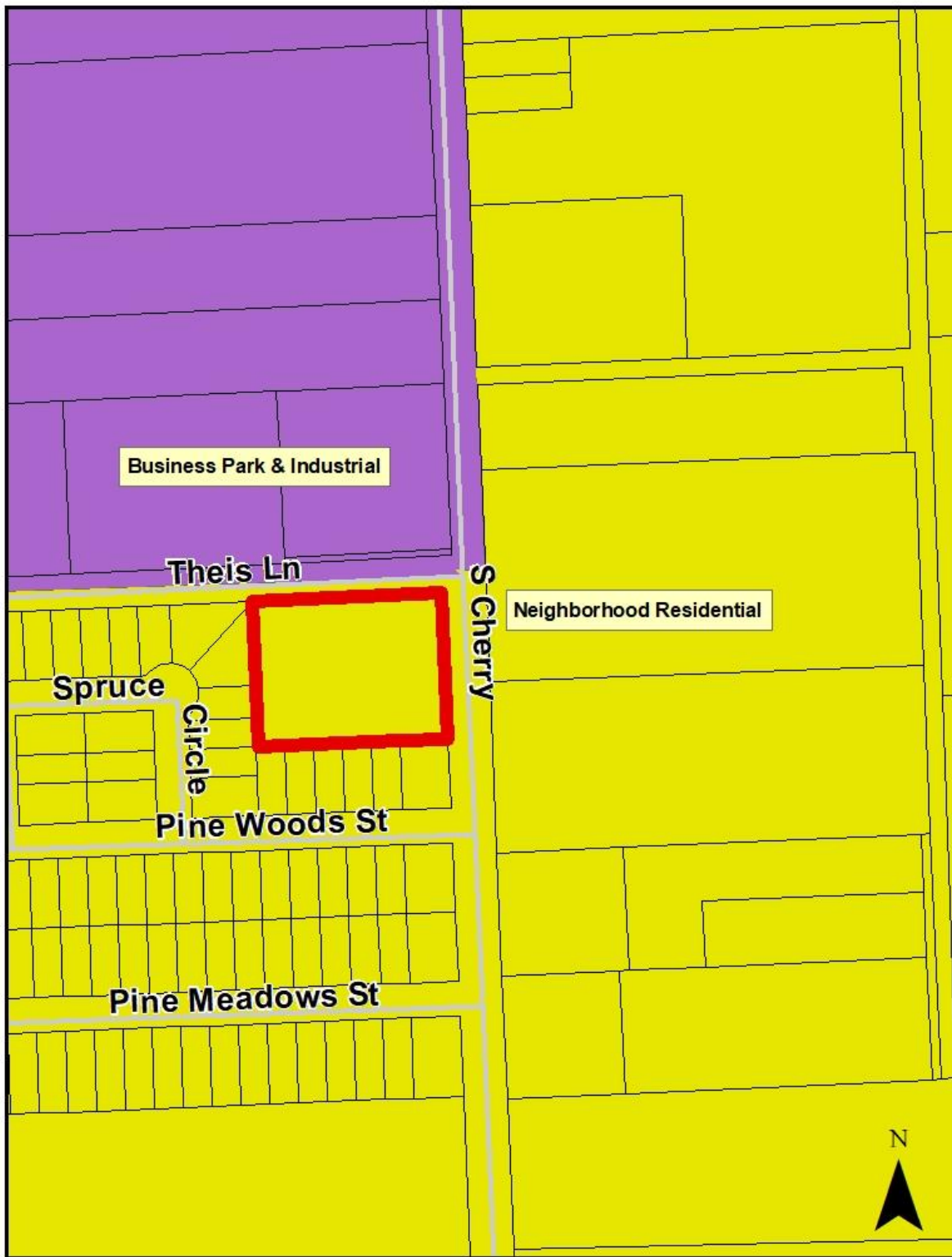
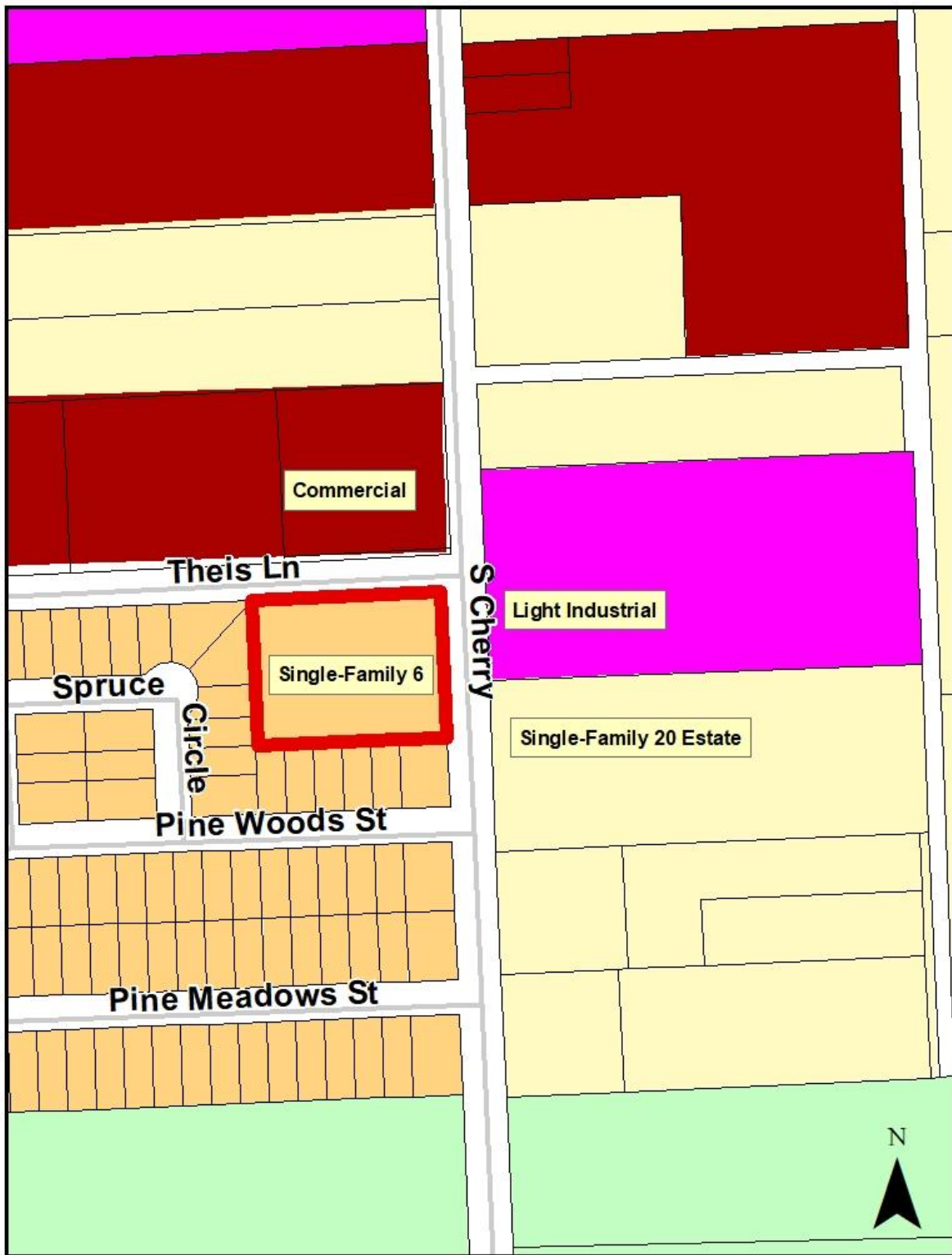


Exhibit "C"
Zoning Map

Item E.6



**Exhibit “D”
Site Photo**

Item E.6



**Exhibit “E”
Land Use Matrix**

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL	Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning			
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2			
Zoning Categories	O	GR	C
Accessory building/structure (business or industry) ‡	P	P	P
Accessory building/structure (residential) ‡			
Accessory dwelling			
Acid manufacture			
Adhesives and sealants manufacture			C
Adult day care (business)			
Aircraft parts manufacture			
Airplane repair and manufacturing			
Airport or landing field ‡			
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)		P	P
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)		P	P
Ambulance service		C	P
Amusement devices/arcade (4 or more devices, indoors only) ‡		C	P
Amusement, commercial (indoor) ‡		C	P
Amusement, commercial (outdoor) ‡		C	P
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡			C
Animal kennel (outdoor pens)			C
Animal processing and slaughter			C
Antenna (commercial)			
Antenna (noncommercial)			
Antique shop (no outside sales or storage) ‡		P	P
Antique shop (with outside storage)		C	P
Any manufacture or industrial process not listed and not prohibited by law			C
Apparel shop		P	P

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Appliance repair		P	P	
Armed services recruiting center	P	P	P	
Art gallery/museum/dealer ‡	C	P	P	
Artificial flower manufacture		C	P	
Artist or photography studio	C	P	P	
Asphalt paving and roofing material manufacture				
Assisted living facility (continuing care retirement community) ‡	C	P	P	
Auction house		C	P	
Auto accessories (retail sales only)		P	P	
Auto body repair/painting		C	P	
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)		P	P	
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡		P	P	
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display		C	P	
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡		C	P	
Auto glass repair/tinting		P	P	
Auto interior shop/upholstery		C	P	
Auto muffler shop		C	P	
Auto paint shop		C	P	
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)		P	P	
Auto parts sale (new or rebuilt; with outside storage or display)		C	P	
Auto rental		P	P	
Auto repair (major) ‡		C	P	
Auto repair (minor) ‡		P	P	
Auto storage or auto auction ‡			C	
Auto tire sales (indoor)		P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Auto wrecker service			P	
Automobile assembly				
Automobile driving school (including defensive driving)	C	P	P	
Automobile parts manufacturing			C	
Automobile wash (full service/detail shop) ‡		P	P	
Automobile wash (self-service) ‡		C	P	
Awning manufacture, cloth, metal and wood			P	
Bag manufacturing			P	
Bakery (wholesale) ‡			P	
Bakery, retail (eating establishment, no drive-through) ‡	C	P	P	
Bakery, retail (with drive-through)		P	P	
Bank, savings and loan, or credit union (no motor bank services)	P	P	P	
Bank, savings and loan, or credit union (with motor bank services)	C	P	P	
Barber/beauty shop (no related school/college)	C	P	P	
Battery manufacture				
Bed and breakfast inn ‡	C	P	P	
Bike sales and/or repair		P	C	
Billiard/pool Facility (4 or more tables)		C	P	
Bingo facility		C	P	
Bird and pet shops (retail only)		P	P	
Bleaching/chorine powder manufacture				
Boiler manufacture and repair				
Book binding			P	
Book/stationery shop (retail only) ‡		P	P	
Bottling works			P	
Bowling alley (air conditioned and soundproofed)		P	P	
Brewpub	C	P	P	
Broadcast station (with tower)				

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Broadcast towers (commercial)				
Broom manufacture			P	
Building material sales/lumber yard ‡		C	P	
Bulk Grain and/or feed storage			C	
Bus or truck storage			P	
Candy and other confectionary products manufacture		C	P	
Canning and preserving factory			C	
Canvas and related products manufacture			P	
Caretaker's, guard's residence ‡	P	P	P	
Carpenter shop		C	P	
Carpet and rug cleaning plant		C	P	
Casein manufacture				
Catering service		P	P	
Cattle, swine, or poultry feedlot (CAFO)				
Cellular communications tower/PCS				
Celluloid and similar cellulose manufacture				
Cement manufacture				
Cemetery and/or mausoleum ‡	C	C	C	
Ceramic products manufacture		C	P	
Chalk manufacture				
Check cashing service		C	C	
Chemicals (agricultural) manufacture				
Chemicals (industrial) manufacture				
Child day care center (business) ‡	C	P	P	
Church/temple/place of worship ‡	P	P	P	
Civic center (municipal) ‡	P	P	P	
Civic club	P	P	P	
Cleaning plant (commercial laundry) ‡		C	P	
Clinic, emergency care		P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL	Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning			
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2			
Zoning Categories	O	GR	C
Clinic, medical and/or dental	P	P	P
Clothing manufacture			P
Coffee roasting			C
Coffin manufacture			C
Cold storage plants/locker			P
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)		P	P
Community center (public)	P	P	P
Community home ‡			
Community or social buildings ‡	P	P	P
Concrete or asphalt mixing/batching plant (permanent) ‡			
Concrete or asphalt mixing/batching plant (temporary) ‡		C	P
Consignment shop		C	P
Construction contractor with storage yard			P
Contractor's office/sales, no outside storage including vehicles		P	P
Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P
Convenience store (with or without gasoline sales) ‡	C	P	P
Copy shop ‡	C	P	P
Country club (private) ‡	C	C	C
Credit agency	P	P	P
Crematory			
Culvert manufacture			
Cutlery, handtools and general hardware manufacture			C
Dairy products manufacture			C
Dance hall/dancing facility ‡		C	C
Dance/drama/music schools (performing arts, martial arts)	C	P	P
Dinner theatre		P	P

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts	
Source: City of Tomball Chapter 50 - Zoning			
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2			
Zoning Categories	O	GR	C
Distillation of liquors, spirits, etc. (brewery)			
Distribution center ‡			P
Drinking establishment	C	P	P
Drive-in theater			C
Drug store (retail only)		P	P
Dwelling, four-family (quadraplex) (defined under Multiple-family dwelling) ‡			
Dwelling, HUD code- manufactured home ‡			
Dwelling, industrialized home ‡			
Dwelling, multiple-family ‡			
Dwelling, single-family attached ‡			
Dwelling, two-family, duplex or duplex townhome ‡			
Dwelling, zero-lot line/patio home ‡			
Dwelling—Single-family detached ‡			
Dye manufacture			
Dyeing plant			C
Earth satellite dish (private, less than 3 feet in diameter)			
Eating establishment (with drive-in service) ‡		C	P
Eating establishment (with drive- through service) ‡		C	P
Eating establishment (with no drive through service) ‡	C	P	P
Electric lamp manufacture			C
Electric power plant			C
Electric repair, (domestic equipment and autos)	C	P	P
Electrical substation ‡	C	C	C
Electronic assembly			P
Electronic goods (retail only)		P	P
Electro-plating/electro-typing			P
Elevator manufacture			
Enameling and painting			C

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Engraving plant			P	
Envelope manufacture			P	
Exhibition hall ‡		C	P	
Exterminator service/company (no outdoor sales or storage)		P	P	
Fair ground or rodeo ‡			C	
Family home (child care in place of residence) ‡	P	P	P	
Farm (ranch, garden, crops, livestock, or orchard) ‡	P	P	P	
Farm/garden machinery and equipment manufacture			C	
Fats and oils (animal) manufacture				
Feed and grain store/farm supply store ‡		C	P	
Feed manufacture			C	
Felt manufacture				
Fix-it shops, small engine, saw filing, mower sharpening		C	P	
Fixtures manufacture			C	
Florist shop (retail only) ‡	C	P	P	
Flour and other grain mills				
Food or grocery store		P	P	
Food processing ‡			C	
Footwear manufacture			C	
Fortunetelling and similar activities ‡				
Foundry, all types				
Fraternal organization ‡	C	P	P	
Fraternity or sorority house ‡	C	C	C	
Funeral home ‡		C	P	
Fur/hide tanning and finishing				
Furnace manufacture				
Furniture and appliance store (retail only) ‡		P	P	
Furniture manufacture			C	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Furniture store (new and used) ‡		P	P	
Garage/accessory dwelling ‡				
Garden shop ‡		P	P	
Gases (industrial) manufacture				
Gasoline station		P	P	
General retail stores (no outside storage)		P	P	
Gift or card shop (retail only)	C	P	P	
Glucose manufacture				
Golf course (private) ‡	C	C	C	
Golf course (publicly owned) ‡	P	P	P	
Golf driving range		C	P	
Governmental building or use (county, state or federal) ‡	P	P	P	
Greenhouse (non-retail/hobby)				
Hair products factory (other than human)				
Hardware store		P	P	
Health club (indoor)	C	P	P	
Health club (outdoor)		P	P	
Heating and air conditioning sales/services		C	P	
Heavy machinery sales and storage ‡			C	
Heliport ‡	C	C	C	
Helistop	C	C	C	
Hobby and crafts store (retail only)	C	P	P	
Home improvement center		P	P	
Home occupation ‡		P	P	
Hospital ‡	C	P	P	
Hotel ‡		P	P	
Household care facility ‡				
Household care institution		P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Ice cream/ice manufacture			P	
Institution for alcoholic, narcotic, or psychiatric patients ‡		C	C	
Institution of religious, educational or philanthropic nature	C	P	P	
Iron works (ornamental)			C	
Jewelry store		P	P	
Kerosene manufacture or storage				
Laboratory equipment manufacturing ‡				
Laundromat/washateria/self- service ‡		P	P	
Laundry/dry cleaning (retail only, drop off/pick up) ‡	C	P	P	
Lawnmower repair and/or sales		C	P	
Leather products manufacture			C	
Livestock sales/auction				
Livestock, wholesale/auction				
Loading or storage tracks			P	
Loan service (payday / auto title)		C	C	
Locksmith		P	P	
Lumber mill/yard				
Machine shop			P	
Machinery manufacture			C	
Mailing service (private)		P	P	
Maintenance and repair service for buildings/janitorial		C	P	
Manufactured home display or sales (new or used) ‡			C	
Marble working and finishing			C	
Market, open air, flea			C	
Mattress, making and renovating			P	
Meat and fish market (retail only)		P	P	
Meat packing plant				
Metal cans and shipping containers manufacture			C	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Metal products, stamping and manufacture			C	
Milk depot, wholesale			P	
Mini-warehouse/self storage ‡		C	P	
Mirror resilvering			C	
Mobile Food Court ‡		C	C	
Model home (including sales office)	P	P	C	
Mortuary		C	P	
Motel ‡			C	
Motion picture studios, commercial films		C	P	
Motion picture theater (indoors)		P	P	
Motor freight transportation, storage, and terminal			P	
Motorcycle sales/dealer w/no outdoor sales, storage, and display		p	P	
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡		P	P	
Moving and storage company			P	
Municipal facility or use ‡	P	P	P	
Museum	C	P	P	
News printing			P	
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)		P	P	
Nursery ‡		P	P	
Office equipment manufacture			P	
Office showroom/warehouse ‡	C	C	P	
Office, parole-probation		P	P	
Office, professional and general business ‡	P	P	P	
Oil compounding and barreling				
Oilcloth manufacture				
Orthopedic, prosthetic, surgical appliances and supplies manufacture			P	
Outdoor sales as a primary use ‡		C	P	
Paint manufacture and/or mixing			C	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Painting and refinishing shop		C	P	
Paper and paper pulp manufacture				
Paper products and paper box manufacture			P	
Park and/or playground (private) ‡	P	P	P	
Park and/or playground (public, municipal) ‡	P	P	P	
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C	P	P	
Pawn shop ‡			P	
Pecan processing			C	
Penal or correctional institutions			P	
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display		P	P	
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display		P	P	
Pet and animal grooming shop (no outside kennels) ‡		P	P	
Petroleum and petroleum products refining				
Petroleum distribution/storage ‡			C	
Pharmacy (retail only)	C	P	P	
Piano and musical instruments (retail only)		P	P	
Plastic products, molding, casting and shaping			P	
Playfield or stadium (private)		C	P	
Plumbing shop		C	P	
Post office (governmental)	P	P	P	
Poultry hatchery				
Poultry slaughtering and processing				
Printing equipment, supplies and repairs		C	P	
Printing ink manufacture				
Private street subdivision		C	C	
Propane sales filling (retail)		C	P	
Publishing and printing company		C	P	
Quick lube/oil change/minor inspection		P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts	
Source: City of Tomball Chapter 50 - Zoning			
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2			
Zoning Categories	O	GR	C
Radio, television and communications towers			
Railroad team tracks, unloading docks, and spurs			P
Railroad yards, round house or shop			C
Reception venue	C	P	P
Recreational vehicle park			
Recreational vehicle park/campground ‡			C
Rectory/parsonage	P	P	P
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant			
Rehabilitation care facility (halfway house) ‡	C	P	P
Rehabilitation care institution (business) ‡	C	P	P
Residential use ‡	C	C	C
Retirement housing for the elderly ‡			
Riding academy	C	C	C
Rock quarries, sand, gravel and earth excavations or extractions			
Rug and carpet manufacture			C
Salvage storage yard ‡			
Sand, gravel, or stone storage (including sales) ‡			C
Sanitary landfill (private)			
School, business (e.g., barber/beauty/cosmetology)		P	P
School, college or university	C	P	P
School, commercial trade (vocational) ‡	C	P	P
School, other than public or denominational ‡	C	P	P
School, public or denominational ‡	P	P	P
Scientific and industrial research laboratories (hazardous) ‡			C
Scientific and industrial research laboratories (nonhazardous) ‡	P	C	P
Scrap metal storage yard			
Seamstress, dressmaker or tailor (retail only)	C	P	P

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Security monitoring company (no outside storage)	P	P	P	
Security systems installation company		C	P	
Sexually oriented business				
Sheet metal shop			P	
Shellac and varnish manufacture				
Sheltered care facility ‡		C	C	
Shoe repair shop (retail only)		P	P	
Sign manufacturing (no outside storage)			C	
Sign manufacturing (with outside storage)			C	
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)		P	P	
Sign, all types (defined within the referenced section) ‡				
Skating rink		P	P	
Skilled nursing facility ‡	C	C	P	
Snuff manufacture				
Soap, detergents, cleaning preparations manufacture				
Stable, commercial				
Stables (private, principal or accessory use) ‡				
Starch manufacture				
Steel works, blast furnaces and rolling mills				
Stone cutting or crushing				
Stone monuments and gravestones, engraving and retail sales only		C	P	
Stone, clay, glass and concrete Products (other than handicrafts) manufacture				
Storage of cement, sands and gravel			C	
Storage of used lumber and building materials			C	
Studio for radio and/or television (no towers) ‡	P	P	P	
Swimming pool, commercial ‡	C	P	P	
Swimming pool, private (use by membership) ‡	P	P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories	O	GR	C	
Tattoo or body piercing studio ‡			C	
Taxi/limousine service		C	P	
Taxicab storage and repair			P	
Taxidermist		C	P	
Telemarketing agency	C	C	C	
Telephone exchange/switching station ‡	P	P	P	
Temporary real estate field office	P	P	P	
Tennis court (private/lighted)		C	C	
Tennis court (private/not lighted)	P	P	P	
Textile products manufacture			C	
Tire retreading and recapping			C	
Tire sales (indoors, no outside storage) ‡			P	
Tire sales (outdoors, with outside storage) ‡			C	
Tool and machinery rental (indoor storage only) ‡		P	P	
Tool and machinery rental (with outdoor storage) ‡		C	P	
Transfer station (refuse/pick-up) ‡			C	
Transit terminal ‡			P	
Trophy engraving		P	P	
Truck and bus leasing ‡			P	
Truck manufacture				
Truck sales and services (heavy trucks) ‡			P	
Truck stop ‡			C	
Truck terminal ‡			P	
Upholstery shop (nonauto)		P	P	
Used merchandise		P	P	
Vacuum cleaner sales and repair ‡		P	P	
Veterinarian clinic (indoor kennels) ‡		P	P	
Veterinarian clinic (outdoor kennels or pens) ‡			C	
Video rental/sales		P	P	

TYPES OF LAND USES PERMITTED IN OFFICE, GENERAL RETAIL & COMMERCIAL		Nonresidential Zoning Districts		
Source: City of Tomball Chapter 50 - Zoning				
P Designates use permitted (Blank) Designates use prohibited (i.e., not allowed) C Designates use may be permitted by a CUP (also see section 50-81) ‡ The land use is defined within section 50-2				
Zoning Categories		O	GR	C
Warehouse (defined under storage or wholesale warehouse) ‡			C	P
Waste paper products manufacture				
Water distillation				P
Wedding chapel			P	P
Welding shop			C	P
White lead manufacture				
Wholesale trade, nondurable goods			C	P
Wood container manufacture				C
Wood distillation (manufacture of tar, charcoal, turpentine and similar				
Wood preserving manufacture and treatment				
Wood products manufacture				C
Woodworking shops			C	P
Wrecking materials yard ‡				

Exhibit “F”

Rezoning Application



RECEIVED (KC)
09/01/2021

Revised: 4/13/2020
P&Z #21-369
\$420.00 PD

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: Louis Smulders Title: Owner
Mailing Address: 30 E. Rivercrest Dr. City: Houston State: Tx.
Zip: 77042 Contact: Louis Smulders
Phone: (832) 755-5072 Email: louis_smulders@hotmail.com

Owner

Name: Maritia LP Title: Entity Name
Mailing Address: 30 E. Rivercrest Dr. City: Houston State: Tx
Zip: 77042 Contact: Louis Smulders
Phone: (832) 755-5072 Email: louis_smulders@hotmail.com

Engineer/Surveyor (if applicable)

Name: Pickering & Associates -Roger D. Pickering Title: Surveyor
Mailing Address: 7702 Pin Oak St. City: Montgomery State: Tx
Zip: 77316 Contact: Roger Pickering
Phone: (936) 447-4703 Fax: () Email: rpickering@hotmail.com

Description of Proposed Project: 1.9 Acre Corner Tract on Theis Ln & S. Cherry St

Physical Location of Property: SW Corner of Theis Ln & S. Cherry St.

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

Legal Description of Property: Reserve A Blk 3 of Pine Meadows, Harris County

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

Current Zoning District: SF-6 Single Family

Current Use of Property: Vacant

Proposed Zoning District: General Retail

Proposed Use of Property: Office, Retail, Medical Clinic, Convenience Store, Bakery, Beauty Shop

HCAD Identification Number: 1252560030038 Acreage: 1.9 Acres

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

Revised: 4/13/2020

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  Signature of Applicant	8/31/2021 Date
X  Signature of Owner	8/31/2021 Date

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

DATE : 8/31/2021 1:21 PM
 OPER : RP
 TKBY : rp
 TERM : 2
 REC# : R01278965

130.0000 PLANNING AND ZONING 420.00
 theis and s cherry louis smulders
 420.

Paid By: theis and s cherry louis
 smulder
 2-CK 420.00 REF: w 5040

APPLIED	420.00
TENDERED	420.00
CHANGE	0.00

713-906-9119
 BURKE@SBCGLOBAL.NET

BURKE FROELICH
 REAL ESTATE AGENT

THE WIRT COMPANY
 COMMERCIAL - INVESTMENTS - ACREAGE

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

THE STATE OF TEXAS
COUNTY OF HARRIS

I, Lou Smulders, of Maritia L. P., his successors in office and assigns, whose address is 11530 Brown Road, Tomball, Texas 77377, owner, hereinafter referred to as owners of the 30.5747 acre tract described in the above and foregoing plat of Pine Meadows, do hereby make and establish said subdivision of said property according to all laws, 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, my 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 unrestricted aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward; located adjacent to all public utility easements shown hereon.

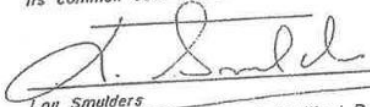
Further, owners do hereby covenant and agree that all the property within the boundaries of this plat shall be restricted to provide that the drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in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

Further, owners do hereby dedicate to the public a strip of land three feet (3') wide on each side of the center of any and all bayous, gullies, ravines, draws, sloughs, or other natural drainage channels located upon dedicated land, 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 drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, We hereby relinquish all rights of access to major larger streets or highways shown hereat except by way of platted streets shown.

In Testimony Whereof, Maritia L.P. has caused these presents to be signed by Lou Smulders, hereunto authorized as its common seal hereunto affixed this 27th day of June, 2003


Lou Smulders
Executive Vice President, of Maritia L.P.

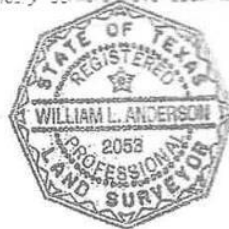
①

NOTE: CITY OF TOMBALL DRAINAGE EASEMENTS (FOR DRAINAGE PURPOSES ONLY) ARE 20' WIDE, LOCATED ADJACENT TO THE NORTH LINE AND THE WEST LINE OF SAID SUBDIVISION. THE CENTER LINE BETWEEN LOTS 6 AND 7 IS BEING DESIGNATED AS A DRAINAGE EASEMENT. ALL LOTS SHALL CONTAIN 5' PRIVATE UTILITY EASEMENTS FOR POWER, COMMUNICATION AND CABLE. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN ARE DEDICATED EXCLUSIVELY TO THE CITY OF TOMBALL.

 ASHLEY CRISLER
Notary Public, State of Texas
Commission Expires 8-13-16

Vincent O'Donnell
Vincent O'Donnell, Vice Chairman

William L. Anderson
William L. Anderson
Texas Registration No.: 2053



WE, THE CITY MANAGER AND THE CITY ENGINEER FOR THE CITY OF TOMBALL, DO HEREBY CERTIFY
 THAT THIS PLAT COMPLIES WITH THE CITY OF TOMBALL'S ORDINANCES.

Ben Griffin
 BEN GRIFFIN, CITY MANAGER

Mark Moore
 MARK MOORE, P.E., CITY ENGINEER

o'clock 4 M., and

PINE MEADOWS

FINAL PLAT

A SUBDIVISION OF 30.5747 ACRES

LOCATED IN THE J. PRUITT SURVEY, A-629

CONSISTING OF

COMMERCIAL RESERVE, 5 BLOCKS, 144 RESIDENTIAL LOTS
 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

JANUARY 27, 2003

MARITIA L.P.
 1530 BROWN ROAD
 TOMBALL, TEXAS 77377
 (832) 755-5072

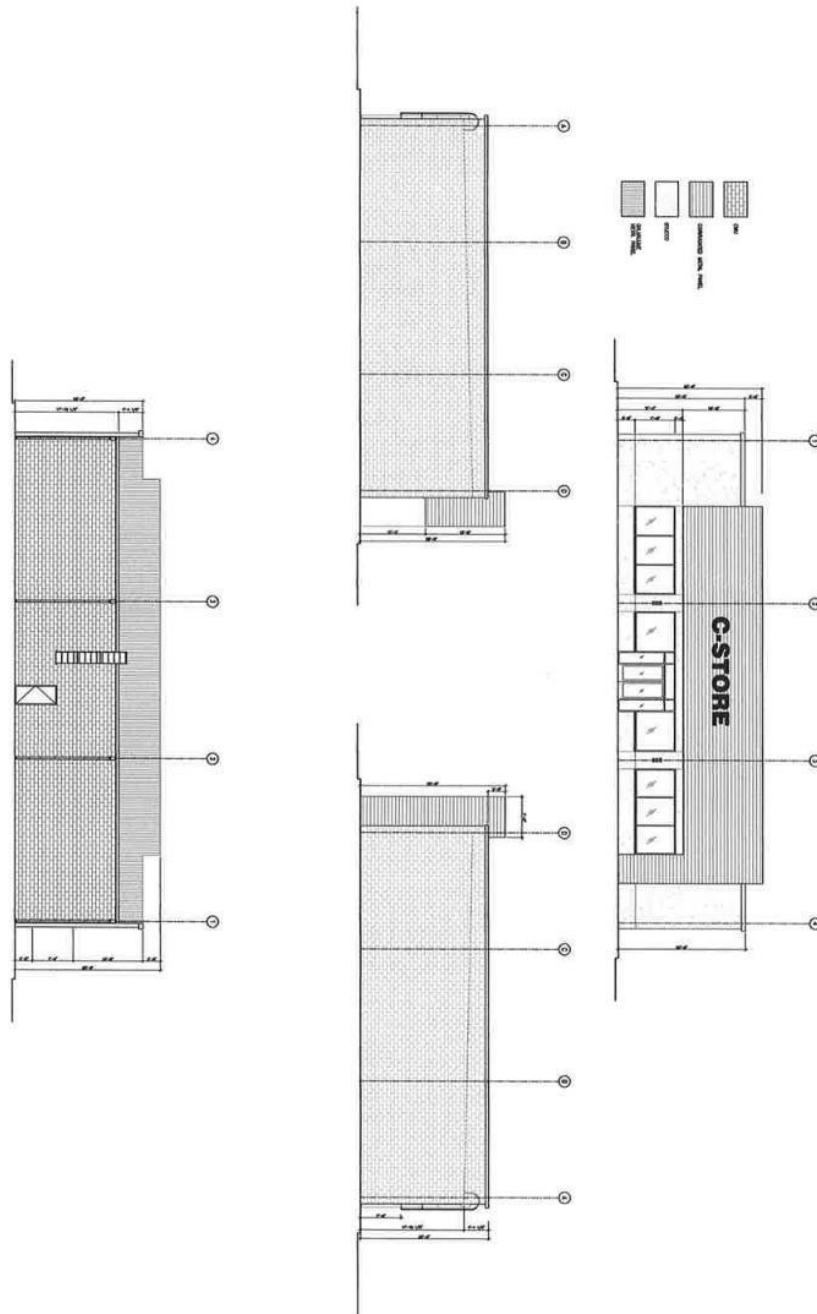
W. S. BROUSSARD, P.E.
 17527 HAWKINS LANE
 TOMBALL, TEXAS 77375
 (281) 290-8502

4

RECORDER'S MEMORANDUM:
 At the time of recordation, this instrument was
 found to be inadequate for the best photographic
 reproduction because of illegibility, carbon or
 photo copy, discolored paper, etc. All omissions,
 additions and changes were present at the time
 the instrument was filed and recorded.

FRONTIER SURVEYORS, INC.
 990 VILLAGE SQUARE, SUITE 6-200
 TOMBALL, TEXAS 77375
 (281) 351-7155

JOE NO. 20030205



SCHEME 4
01/20/2020



METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 1.899 ACRE (82,729 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS AND BEING ALL OF RESERVE "A" OF PINE MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 555232 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.899 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE NORTHEAST CORNER OF SAID RESERVE "A" AND THE HEREIN DESCRIBED TRACT, SAID CORNER MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THEIS LANE (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET (80 FEET WIDE);

THENCE, S 02°27'37" E-253.44 FEET (CALLED S 02°27'37" E-253.53 FEET) ALONG THE EAST LINE OF SAID RESERVE "A" AND THE WEST RIGHT-OF-WAY LINE OF SAID CHERRY STREET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

THENCE, S 87°42'38" W-327.63 FEET (CALLED S 87°42'38" W-328.67 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

THENCE, N 02°20'06" W-252.01 FEET (CALLED N 02°17'22" W-252.10 FEET) TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF THEIS LANE AND MARKING THE NORTHWEST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

THENCE, N 87°27'39" E-327.07 FEET (CALLED N 87°27'39" E-327.92 FEET) ALONG THE SOUTH RIGHT-OF-WAY LINE OF THEIS LANE TO THE POINT OF BEGINNING AND CONTAINING 1.899 ACRES (82,729 SQUARE FEET) OF LAND, MORE OR LESS.

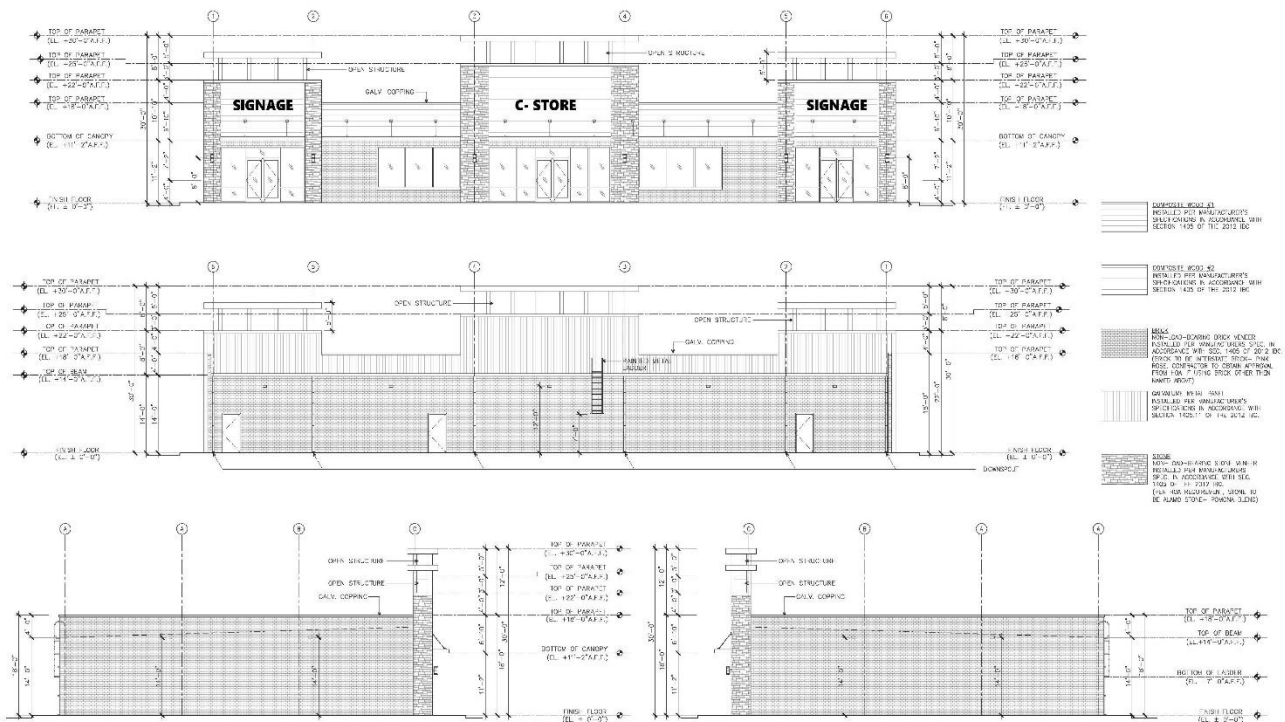
Roger D. Pickering

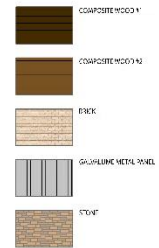
ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879

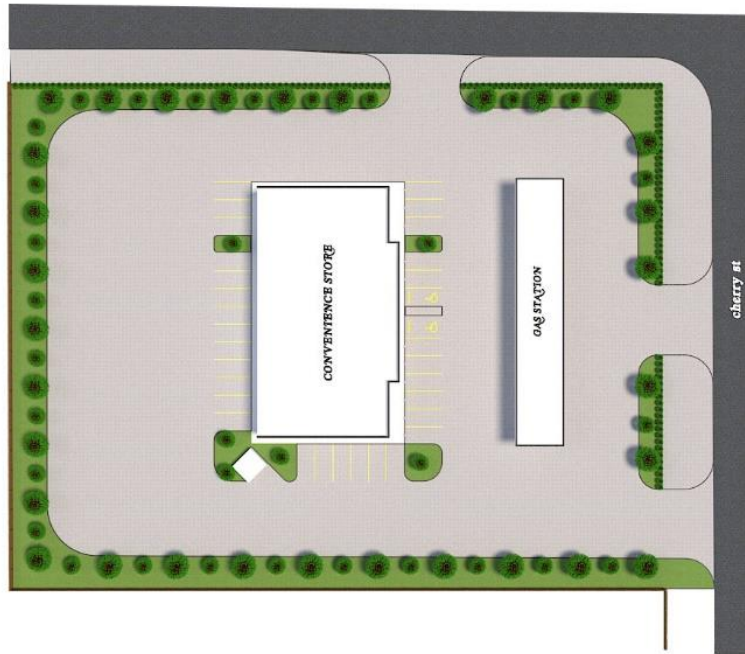
PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316



[illegible]







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



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

2020 Property Tax Statement
Web Statement

Statement Date:	September 22, 2021
Account Number	125-256-003-0038

Additional city sales tax reduced your city ad valorem tax by: \$231.26

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	124,473	0.391160	\$486.89
Harris County Flood Control Dist	0	124,473	0.031420	\$39.11
Port of Houston Authority	0	124,473	0.009910	\$12.34
Harris County Hospital District	0	124,473	0.166710	\$207.51
Harris County Dept. of Education	0	124,473	0.004993	\$6.21
Lone Star College System	0	124,473	0.107800	\$134.18
City of Tomball	0	124,473	0.337862	\$420.55
Emergency Service Dist #8 (EMS)	0	124,473	0.097000	\$120.74

Property Description
THEIS RD 77375 RES A BLK 3 PINE MEADOWS 1.9050 AC

Appraised Values	
Land - Market Value	124,473
Impr - Market Value	0
Total Market Value	124,473
Less Capped Mkt Value	0
Appraised Value	124,473

Exemptions/Deferrals

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:	\$1,427.53
Payments Applied To 2020 Taxes	\$1,427.53
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2021	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate -3%, Tax Bill -3%.

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



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

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.

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

Account Number
125-256-003-0038
Amount Enclosed
\$ _____

Web Statement - Date Printed: 09-22-2021

12525600300380 2020 000000000 000000000 000000000 000000000

2,638,313-1

TAX STATEMENT 2020 +**STATEMENT DATE: 09/22/2021****LEGAL: RES A BLK 3****ACCOUNT: 1252560030038****PINE MEADOWS****OWNER: MARITIA LP****PIDN: 1252560030038****PARCEL ADDRESS: 0000000 THEIS RD****ACRES: 1.905****EXEMPTION CODES:**

LAND VALUE	APPRAISED VALUE				
124.473	124.473				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	C	124.473	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021**ACCOUNT: 1252560030038 2020 +**

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
PIDN: 1252560030038

IF PAID IN	AMOUNT DUE
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
MAR	0.00

CITY OF TOMBALL APPROVED TREE, SHRUB, GROUNDCOVER, AND VINE LIST

The following trees meet the Landscape Provisions of the City of Tomball:

- American Beech
- American Hazelnut
- American Holly
- American Sweetgum
- Arizona Cypress
- Bald Cypress* ♦
- Black Walnut
- Bradford or Aristocrat Pear*
- Bur Oak* ♦
- Caddo Maple
- Canadian Hemlock
- Carpathian “English Walnut”
- Catalpa
- Cedar Elm* ♦
- Chinese Chestnut
- Chinese Pistache or Pistachio*
- Chinquapin Oak* ♦
- Colorado Blue Spruce
- Crabapple* ♦
- Dawn Redwood
- Deodar Cedar*
- Desert Willow* ♦
- Dogwood
- Eastern Redwood Cedar or Eastern Red Cedar
- Flowering Pear
- Giant Sequoia
- Ginkgo
- Green Ash
- Hackberry
- Hall’s Hardy Almond
- Hybrid Poplar
- Japanese Black Pine
- Japanese Persimmon*
- Japanese Red Maple
- Kousa Dogwood
- Lacebark Elm*
- Leyland Cypress
- Little Gem Magnolia
- Live Oak* ♦
- Loblolly Pine* ♦
- London Plane Tree
- Mexican Plum* ♦
- Oklahoma Redbud ♦
- Overcup Oak
- Pecan* ♦
- Pin Oak
- Pink Dogwood
- Possumhaw Holly
- Prairie Fire Flowering Crab
- Radiant Flowering Crab
- Redbud* ♦
- Red Dogwood
- Red Maple
- Redwood – Giant Sequoia
- River Birch
- Saucer Magnolia
- Sawtooth Oak
- Scarlet Oak
- Shellbark Hickory
- Shumard Oak* ♦
- Silver Maple
- Smoke Tree
- Sourwood
- Southern Golden Raintree
- Southern Magnolia* ♦
- Sugar Maple
- Texas Red Oak* ♦
- Thornless Honeylocust
- Tuliptree
- Washington Hawthorn
- Water Oak* ♦
- Western Soapberry* ♦
- White Ash
- White Dogwood
- White Pine
- Willow Oak
- Yellow Buckeye

The following shrubs meet the Landscape Provisions of the City of Tomball:

- American Holly* ♦
- Andorra Juniper
- Althea (Rose of Sharon)*
- Azalea
- Barberry*
- Blue Rug Juniper
- Bridal Wreath Spirea*
- Curford Holly*
- Burning Bush or Winged Euonymus
- California Fan Palm*
- Camellia
- Carissa Holly
- Cherry Laurel* ♦
- China Rose*
- Chinese Horned Holly*
- Cleyera
- Compact Nandina*
- Confederate Rose
- Crepe Myrtle
- Dazzler Holly
- Dwarf Burford Holly*
- Dwarf Chinese Holly*
- Dwarf Crepe Myrtle
- Dwarf Glossy Abelia
- Dwarf Indian Hawthorn
- Dwarf Nandina*
- Dwarf Palmetto* ♦
- Dwarf Pittosporum*
- Dwarf Yaupon Holly*
- Edward Goucher Abelia
- Eleagnus (Silverberry)*
- Flowering Quince*
- Flowering Pomegranate
- Forsythia*
- Gardenia
- Glossy Abelia*
- Gold Dust Acuba
- Grayleaf Cotoneaster*
- Gulfstream Nandina*
- Indian Hawthorne*
- Italian Jasmine*
- Japanese Acuba
- Japanese Barberry*
- Japanese Boxwood*
- Japanese Fatsia
- Japanese Ligustrum
- Japanese Yew
- Leatherleaf Mahonia
- Ligustrum
- Mary Nell Holly
- Moonbay Nandina
- Nana Nandina (heavenly Bamboo)*
- Needlepoint Holly
- Oakleaf Hydrangea
- Oleander*
- Oregon Grape Mahonia
- Pampas Grass
- Pfizer Juniper
- Pittosporum, Green or Variegated*
- Pomegranate*
- Possumhaw Holly* ♦
- Purple Leaf Japanese Barberry
- Pyracantha
- Red Yucca*
- Redtip/Chinese/Fraser's Photinia*
- Rosemary*
- Rusty Blackhaw Viburnum ♦
- Shore Juniper
- Southern Wax Myrtle
- Sweet Viburnum
- Nellie R. Stevens Holly
- Tea Rose*
- Texas Buckeye ♦
- Texas Madrone ♦
- Texas Mountain Laurel* ♦
- Texas Palmetto* ♦
- Texas Sage (Ceniza)* ♦
- Vitex*
- Wax Myrtle ♦
- Waxleaf Ligustrum
- Weigela
- Wheeler's Dwarf Pittosporum
- Windmill Palm*
- Yaupon Holly ♦

The following groundcovers and vines meet the Landscape Provisions of the City of Tomball:

- Ajuga*
- Asian Jasmine*
- Carolina Jessamine*
- Climbing Roses
- Confederate Jasmine*
- Coral Honeysuckle* ♦
- Coralvine* ♦
- Day Lily (City Flower)
- Dwarf Bamboo
- Ferns, Various
- English Ivy*
- Fig Ivy*
- Harbor Dwarf Nandina*
- Hibiscus
- Honeysuckle ♦
- Lady Banksia*
- Lantana* ♦
- Liriope*
- Madame Galen Trumpet Vine or Trumpet Creeper*
- Mondograss (Monkeygrass)*
- Persian Ivy
- Persian Shield
- Purple Japanese Honeysuckle
- Purple Wintercreeper
- Silverlace Vine*
- Sweet Autumn Clematis
- Trailing Ivy
- Vinca*
- Virginia Creeper* ♦
- Wisteria*

♦ Texas Native
* Xeriscape/Water Conservation Programs