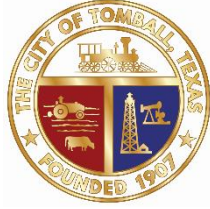


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, November 08, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, November 08, 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. Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of October 11, 2021.
- D. Reports and Announcements
- E. Non Action Items
 - [E.1](#) Minor Plat of **LITTLE ACRES:** Being 0.1607 acre, (7000.00 Sq. Ft.) tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 25 and 26, in Block 90, of the Revised Map of Tomball as recorded in Volume 4, Page 25, Map of Records of Harris County, Texas.
 - [E.2](#) Minor Plat of **LSP TOMBALL DEVELOPMENT, REPLAT NO. 3:** A subdivision of 0.9827 acres (42,805 Sq. Ft.), being a replat of Reserve "B" of LSP Tomball Development Replat No. 1, as recorded in Film Code Number 682121, of the Harris County Map Records, situated in the Sam Lewis Survey, A-1704, Harris County, Texas.

[E.3](#) Minor Plat of **TOMBALL SENIOR VILLAGE:** Being 3.5708 acre (155,544.82 Sq. Ft.) tract of land situated in the John M. Hooper Survey, A-375, Harris County, Texas.

F. New Business

[E.1](#) Consideration to Approve Final Plat of **CHERRYWOOD ESTATES:** A subdivision of 20.78 acres recorded in Clerk's File Number 20130447597 of official Public Records of Real Property of Harris located in the C.N. Pillot Survey, A-632 Harris County, Texas.

[E.2](#) Consideration to Approve Preliminary Plat of **SEVEN OAKS HOLDERRIETH:** A Subdivision of 19.3375 acres & 842,341.24 Sq. Ft. of land located in the C.N. Pillot Survey, A-632, City of Tomball, Harris County, Texas.

[E.3](#) Consideration to Approve Replat Plat of **WINFREY ESTATES:** A Subdivision of 33.3858 acres of land located in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a replat of all of Reserves "A", Reserves "B" and Winfrey Lane portion adjacent thereto of Peck Station according to the Map or Plat thereof recorded in Film Code No. 666109 of the Harris County Map Records.

[E.4](#) Consideration to approve **Zoning Case P21-425:** Request by Lovett Industrial, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances to zone approximately 231. 6 acres as Light Industrial and 8.4 acres as General Retail contained within approximately 240 acres of land, generally located at the Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas legally described tract 1E, situated in the Auguste Senerchal Survey, Abstract 722.

Conduct Public Hearing on **Zoning Case P21-425**

[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.

A Public Hearing on **Zoning Case P21-352** was conducted at the P&Z Meeting on October 11, 2021, whereas no action was taken.

Applicant to present additional information as requested by P&Z Commission to establish a recommendation to City Council.

G. Discussion Item

G.1 Updates for proposed Amendments to the existing City of Tomball Tree Planting List.

H. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 4th day of November 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.

CITY OF TOMBALL

Plat Name: LITTLE ACRES 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: November 8, 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 Foster Street

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Lee Ann Little, owner hereinafter referred to as owner of the 0.1607 acre tract described in the above and foregoing plat of LITTLE ACRES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

FURTHER, 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 operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

WITNESS my hand in the city of Tomball, Texas, this ____ day of _____, 202__.

LEE ANN LITTLE

THE STATE OF TEXAS

COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the City of Tomball, Texas, has approved this plat and map of LITTLE ACRES in conformance with the laws of the State of Texas and ordinances of the City of Tomball as shown hereon and authorized the recording of the plat this ____ day of _____, 202__.

Wesley Stolz, P.E.
City Engineer

Harris County Clerk Certificate of Filing:

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

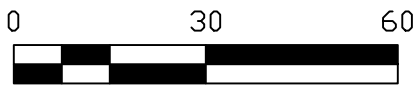
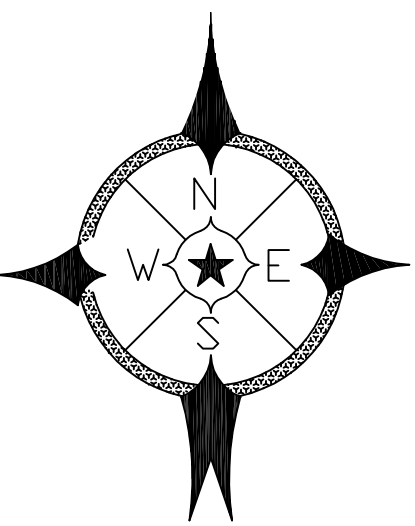
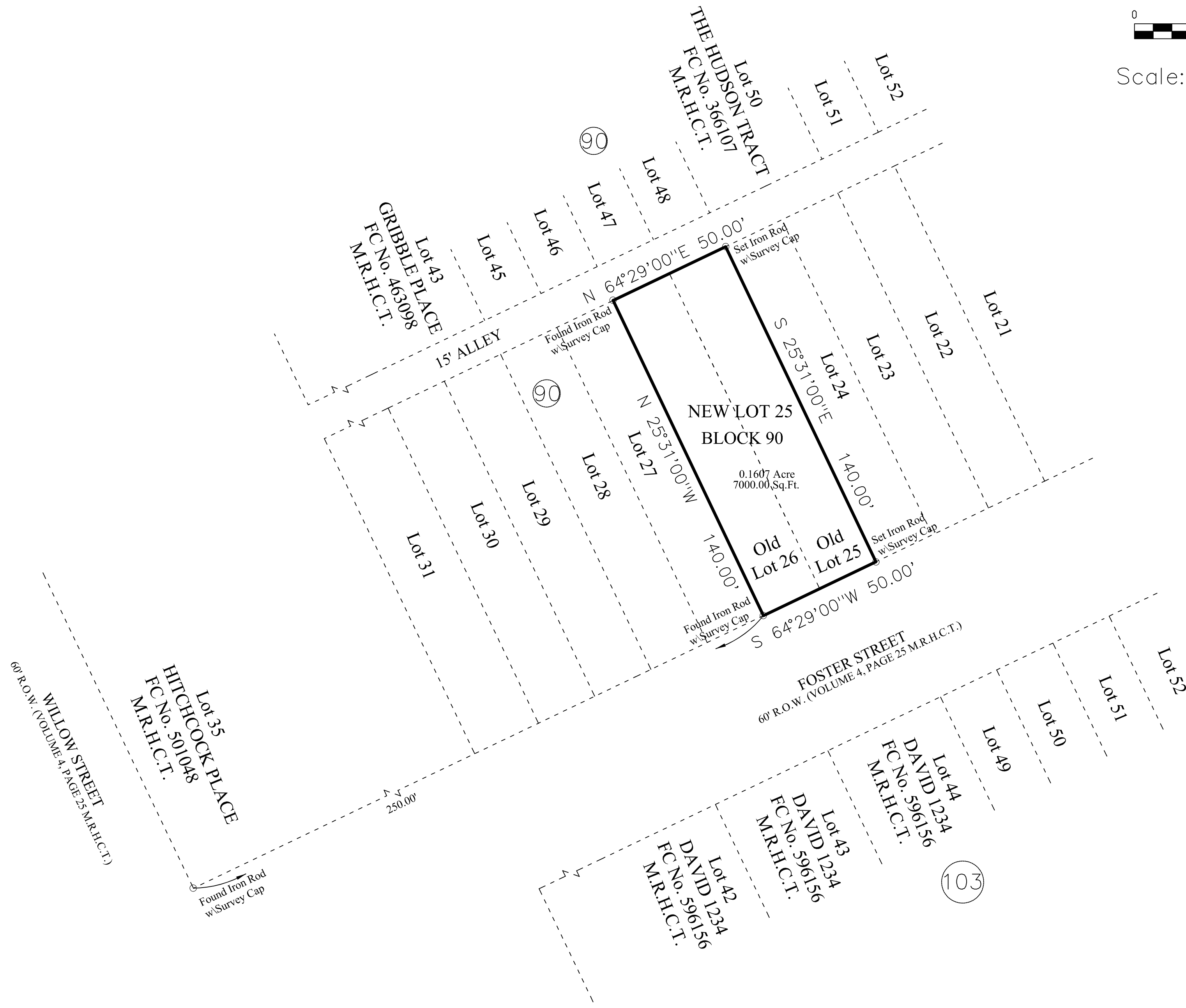
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

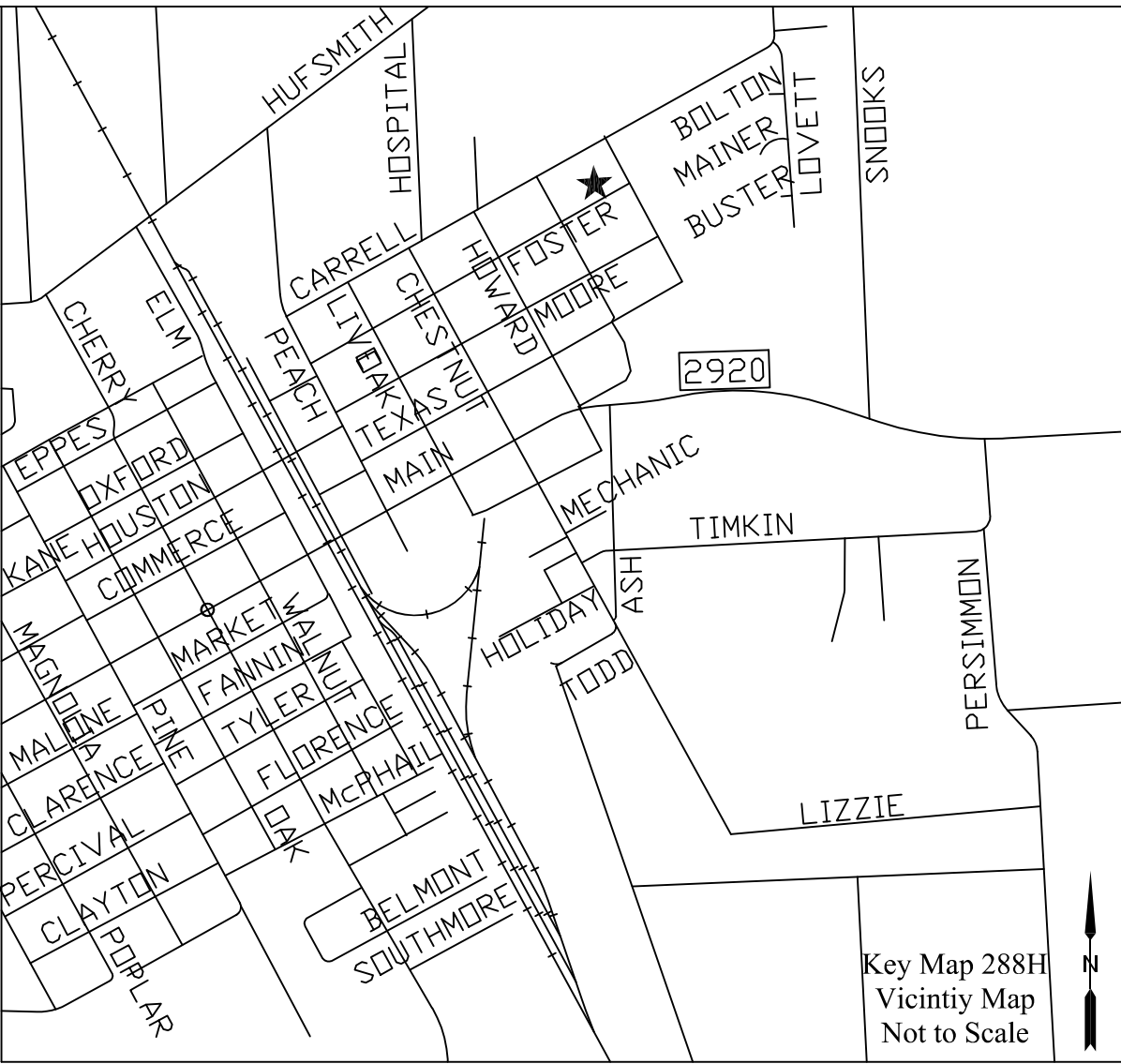
By: _____
Deputy

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

Steven L. Crews
Texas Registration Number 4141



Scale: 1" = 30'



Notes:

Flood Information:

According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
3. No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove any valid restrictions or covenants.
5. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
6. Public Easements: Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
7. Basis of Bearings for this plat is the Northwest right-of-way line of Foster Street per the Recorded Plat for HITCHCOCK PLACE.

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

LITTLE ACRES (MINOR PLAT)

Being 0.1607 acre (7000.00 sq. ft.) tract of land situated in the Joseph House Survey, A-34, Harris County, Texas, being a replat of Lots 25 and 26, in Block 90, of the REVISED MAP OF TOMBALL as recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

1 Lot, 1 Block

Reason for Replat: To combine two lots into one lot.

Owner:
Lee Ann Little
Phone Number 832-257-3295
1011 Village Square Drive #625
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

November 2021
Sheet 1 of 1
21-0299

CITY OF TOMBALL

Plat Name: LSP TOMBALL DEVELOPMENT REPLAT NO 3 Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: November 8, 2021

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Staff will be approving this plat with contingencies.

- Submit a title report/city planning letter for the southern 0.47 acres of the plat
- Add a 20' utility easement dedication on the western boundary of the plat
- Update the plat title

STATE OF TEXAS §
COUNTY OF HARRIS §

We, LSP HIGHWAY 249 LLC, a Texas limited liability company, acting by and through, Ford Scott, Manager, Owners, hereinafter referred to as owners of the 0.9827 acre tract described in the above and foregoing map of LSP DEVELOPMENT REPLAT NO 3, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plot, and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements five feet 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 dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located 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 LSP HIGHWAY 249 LLC, a Texas limited liability company, has caused these presents to be signed by Ford Scott, Manager, thereunto authorized, this _____ day of _____, 2021.

LSP HIGHWAY 249 LLC,
a Texas limited liability company

By: _____
Ford Scott, Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public in and for the State of Texas
County of Harris

My commission expires: _____

This is to certify that the City of Tomball, Texas, has approved this plat and map of LSP DEVELOPMENT REPLAT NO 3 in conformance with the laws of the State of Texas and ordinance of the City of Tomball as shown hereon and authorized the recording of the plat this _____ day of _____, 20____.

Wesley Stolz, PE
City Engineer

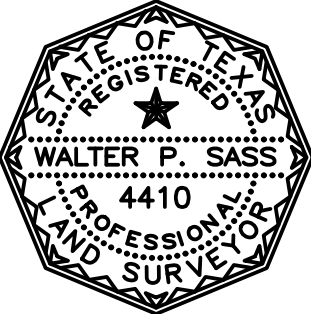
I, Tenechia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021 at _____ o'clock _____M., and duly recorded on _____, 2021, at _____ o'clock _____M., and at Film Code Number _____ 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.

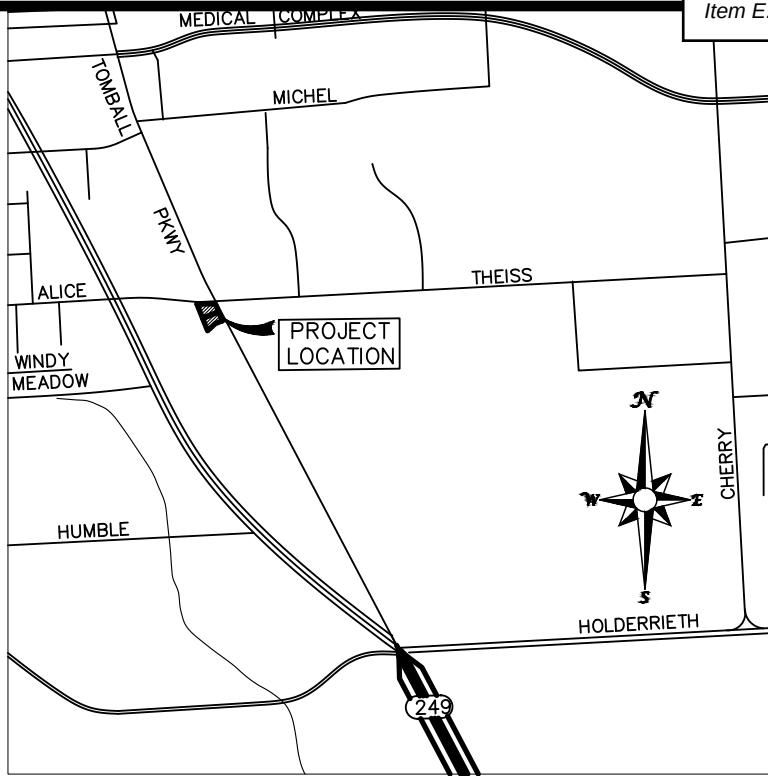
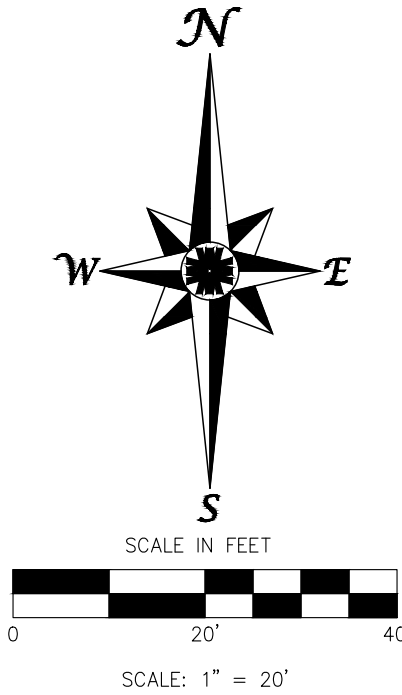
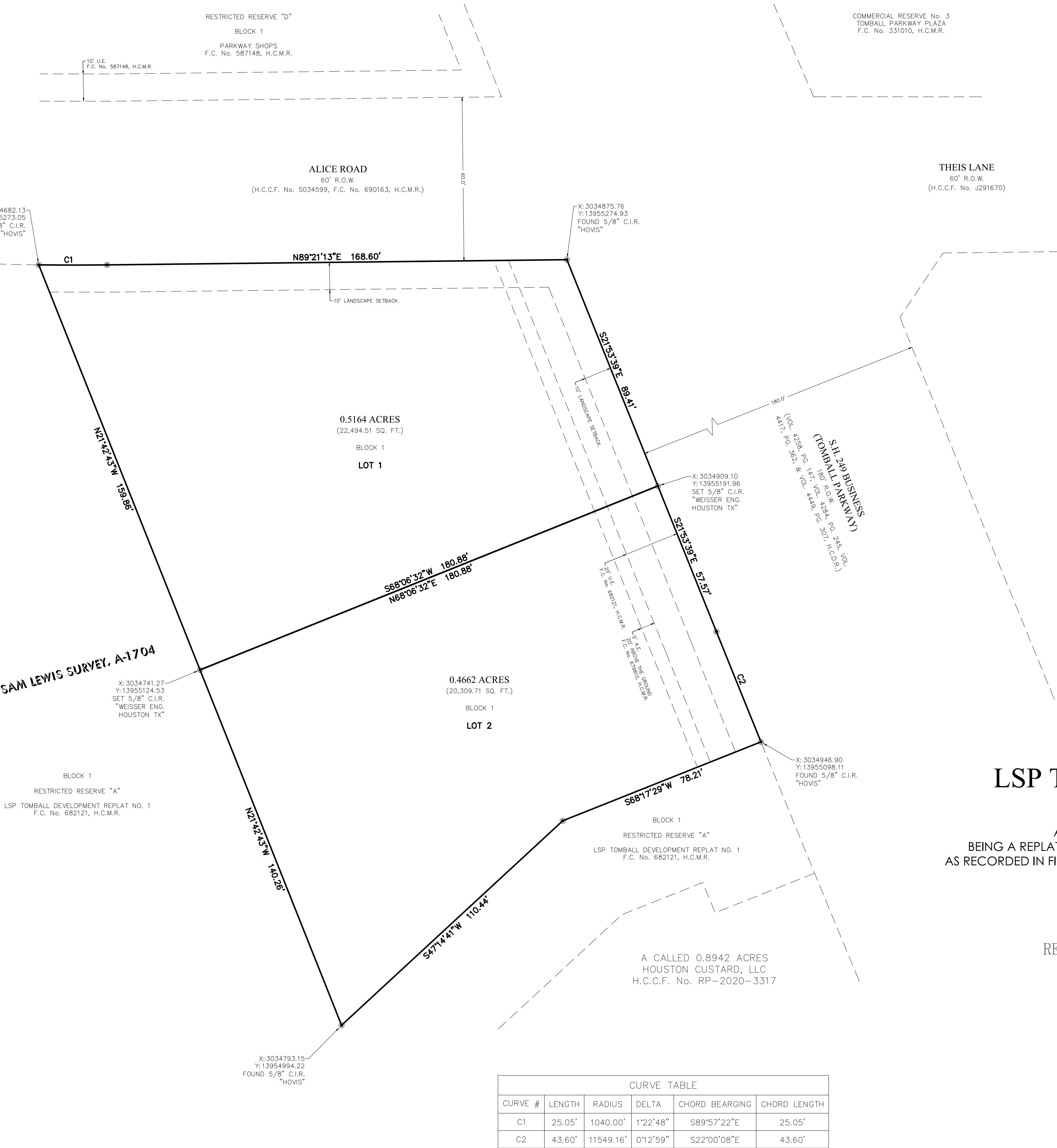
Tenechia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Walter P. Sass, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410



VICINITY MAP
N.T.S.
Key Map No. 327-M

- LEGEND
- A.E. – AERIAL EASEMENT
 - B.L. – BUILDING LINE
 - C.I.R. – CAPPED IRON ROD
 - D.E. – DRAINAGE EASEMENT
 - F.C. NO. – FILM CODE NUMBER
 - H.C.C.F. NO. – HARRIS COUNTY CLERK FILE NUMBER
 - H.C.D.R. – HARRIS COUNTY DEED RECORD
 - H.C.F.C.D. – HARRIS COUNTY FLOOD CONTROL DISTRICT
 - H.C.M.R. – HARRIS COUNTY MAP RECORDS
 - I.R. – IRON ROD
 - PG. – PAGE
 - O.P.R.R.P.H.C. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
 - R.O.W. – RIGHT-OF-WAY
 - STM. S. ESMT. – STORM SEWER EASEMENT
 - S.S.E. – SANITARY SEWER EASEMENT
 - SQ.FT. – SQUARE FEET
 - VOL. – VOLUME
 - U.E. – UTILITY EASEMENT
 - W.L.E. – WATERLINE EASEMENT

- NOTES:
- 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 plat does not attempt to amend or remove any valid covenants or restrictions.
 - A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale: 0.99994361.
 - Basis of bearings being the Texas State Plane coordinate system (South Central Zone No. 4204).
 - According to FEMA Firm map number 48201C0210L, (Effective Date June 18, 2007). This property is in Zone "X unshaded" and is not in the 0.1% Annual Chance Flood Plain.
 - The subject tracts are subject to the terms, conditions, and stipulations contained in that certain Declaration of Easement as set forth in H.C.C.F. No. RP-2021-473172.

LSP TOMBALL DEVELOPMENT REPLAT NO 3

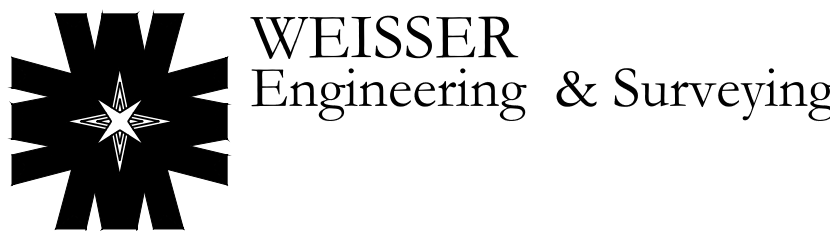
A SUBDIVISION OF 0.9827 ACRES (42,805 SQ. FT.),
BEING A REPLAT OF RESERVE "B" OF LSP TOMBALL DEVELOPMENT REPLAT NO 1,
AS RECORDED IN FILM CODE NUMBER 682121, OF THE HARRIS COUNTY MAP RECORDS
SITUATED IN THE SAM LEWIS SURVEY, A-1704,
HARRIS COUNTY, TEXAS.

1 BLOCK 2 LOTS

REASON FOR REPLAT: TO CREATE TO LOTS

OWNER:
LSP HIGHWAY 249 LLC,
a Texas limited liability company
6363 WOODWAY, SUITE 1125
HOUSTON, TX 77057
281.816.6554

SURVEYOR:



WEISSER
Engineering & Surveying

CITY OF TOMBALL

Plat Name: TOMBALL SENIOR VILLAGE Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: November 8, 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.

The map shows a portion of Tomball Parkway Subdivision, Block 1. A vertical dashed line on the left represents the centerline of Tomball Parkway. To the right of this line is Lot 1, which is 3.4182 acres (148,895.23 Sq.Ft.) in size. The northern boundary of Lot 1 is defined by a bearing of N 87°20'46" E and a distance of 661.42'. This boundary line is also labeled as a 10-foot Right-of-Way (R.O.W.) to be dedicated to the City of Tomball. A 10-foot Center-to-Edge (C.O.T.E.) dimension is shown from the centerline of the parkway to the southern boundary of Lot 1. The southern boundary of Lot 1 is defined by a bearing of S 87°23'57" W and a distance of 596.09'. To the east of Lot 1 is Block 1, which contains a 0.028-acre (30'x40') telecommunications facilities easement. The easement is located on the eastern boundary of Lot 1, which is defined by a bearing of E 661.42' N 87°20'46" and a distance of 661.42'. The easement is labeled as 0.028 ACRE (30'x40') TELECOMMUNICATIONS FACILITIES EASEMENT CF No. U582715 R.P.R.H.C.

TOMBALL PARKWAY
SUBDIVISION
FC No. 529214
M.R.H.C.T.

0.091
0.01
0.01
N 87°20'46" E 661.42'
0.1527 ACRE - 10' R.O.W. TO BE DEDICATED TO THE CITY OF TOM.
10' C.O.T.E.
0.01

BLOCK 1

LOT 1
3.4182 ACRES
148,895.23 Sq.Ft.

0.028 ACRE (30'x40') TELECOMMUNICATIONS
FACILITIES EASEMENT CF No. U582715 R.P.R.H.C.

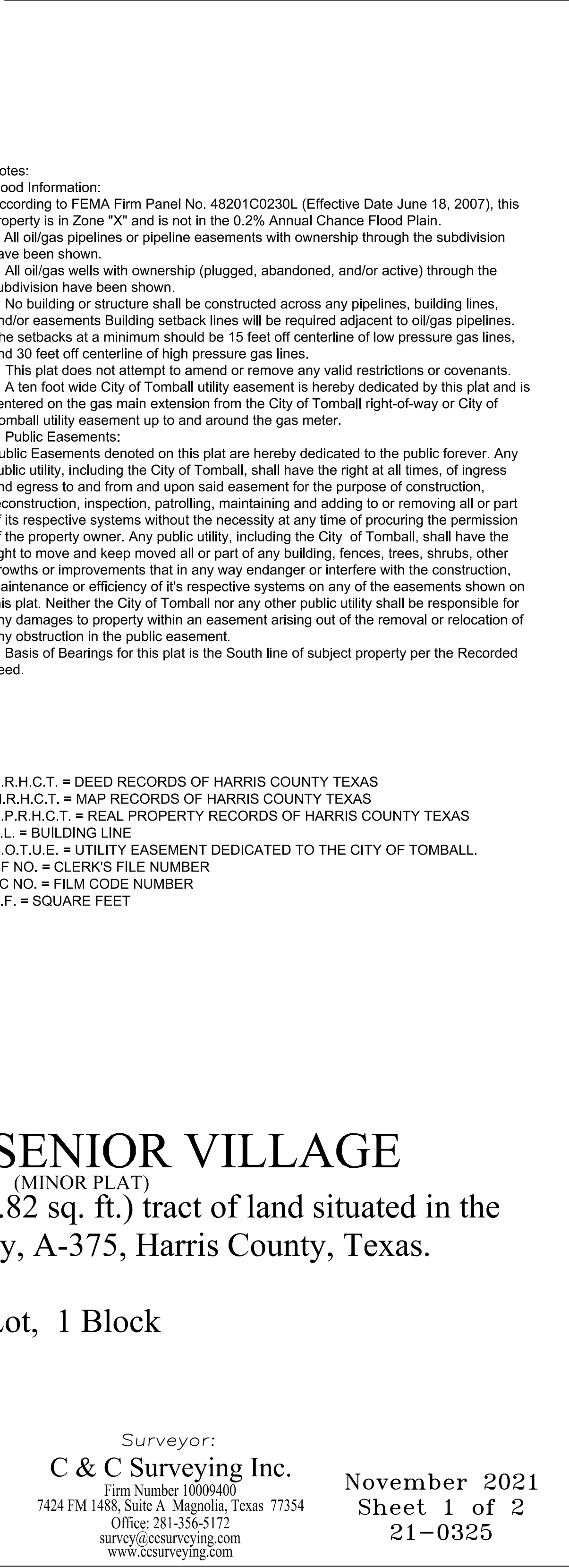
S 87°23'57" W 596.09'

McCOY'S BUILDING SUPPLY
FC No. 662041
M.R.H.C.T.

OMBALL GATEWAY P
SUBDIVISION
FC No. 392123
M.R.H.C.T.

ICAL COMPLEX DRIVE
60' R.O.W.

HARRIS W. ARTHUR,
CALLED 2.144 A
CF No. V5489
R.P.R.H.C.T.



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

1 Lot, 1 Block

Owner:
Gateway Plaza, Ltd.
a Texas limited partnership
12323 Piney Bend Drive
Tomball, Texas 77375

Surveyor:
C & C Surveying Inc.
Firm Number 10009400
7424 FM 1488, Suite A, Magnolia, Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

November 2
Sheet 1 of
21-0325

Survey
C & C Sur
Firm Num
7424 FM 1488, Suite A
Office: 2
survey@cc
www.ccst

THE STATE OF TEXAS

COUNTY OF HARRIS

I, Gateway Plaza, Ltd., a Texas limited partnership, owners hereinafter referred to as owners of the 3.571 acre tract described in the above and foregoing plat of TOMBALL SENIOR VILLAGE, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, Gateway Plaza, Ltd., a Texas limited partnership, has caused these presents to be signed by Jeff Stallones, its General Partner, thereunto authorized, on this ____ day of _____, 202__.

Gateway Plaza, Ltd., a Texas limited partnership

By: Jeff Stallones, General Partner

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Stallones, of Gateway Plaza, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

We, Community Bank of Texas, owners and holders of a lien against the property described in the plat known as TOMBALL SENIOR VILLAGE, said lien being evidenced by a deed of trust of record under Clerk's File No. 20150241420 and other instruments of record under Clerk's File Nos. RP-2016-266729, RP-2017-270699, RP-2018-295700, and RP-2019-271274, all of the Real Property Records of Harris County, Texas, do hereby in all things subordinate to said plat said lien. We hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

_____ of Community Bank of Texas

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of Community Bank of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

Harris County Clerk Certificate of Filing:

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

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

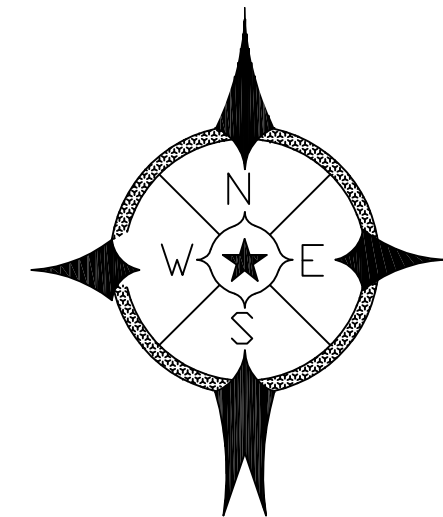
By: _____
Deputy

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

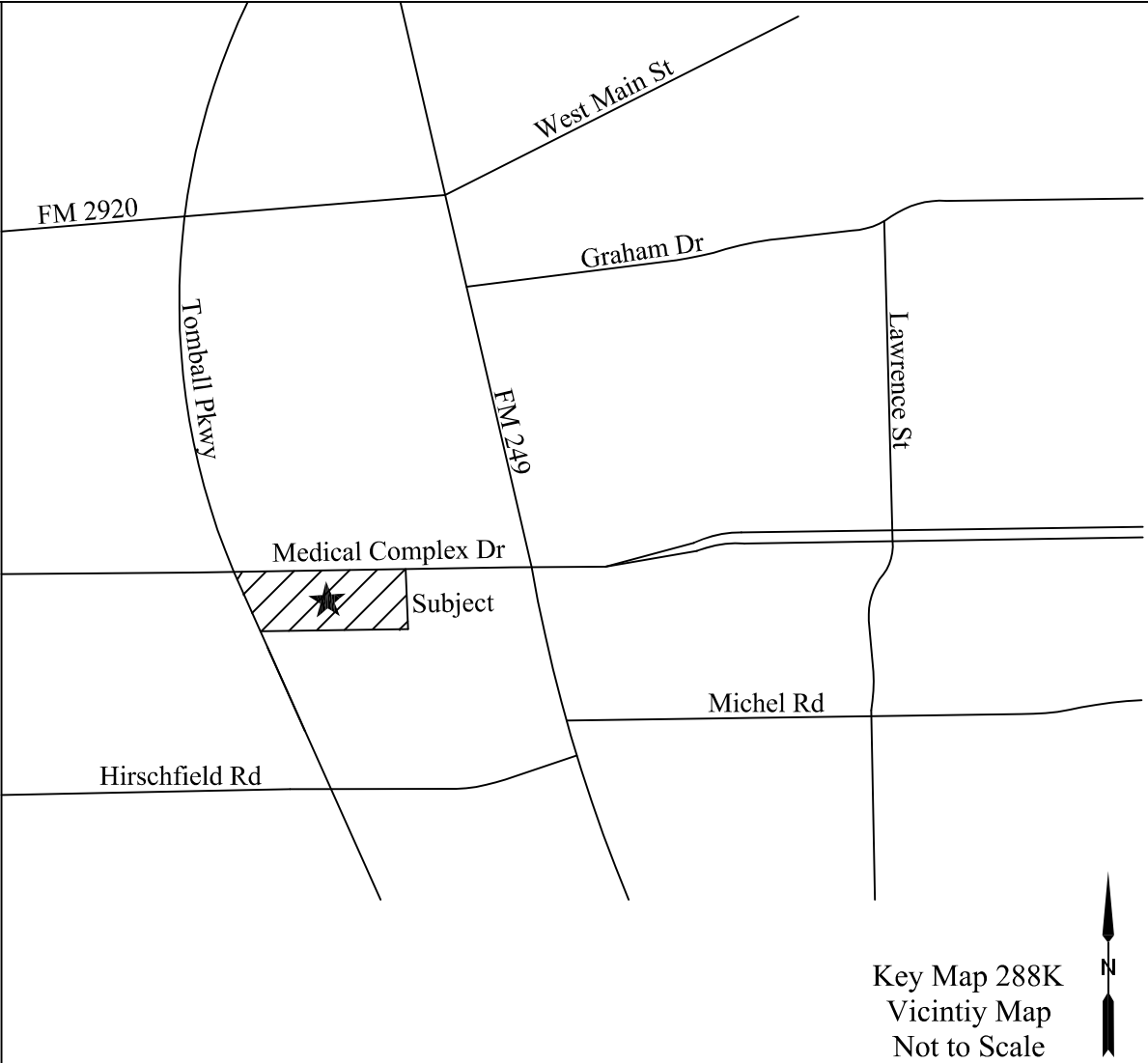
Steven L. Crews
Texas Registration Number 4141

This is to certify that the City of Tomball, Texas, has approved this plat and map of the TOMBALL SENIOR VILLAGE in conformance with the laws of the State of Texas and ordinances of the City of Tomball as shown hereon and authorized the recording of the plat this ____ day of _____, 202__.

Wesley Stolz, P.E.
City Engineer



Scale: 1" = 30'



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

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

TOMBALL SENIOR VILLAGE

(MINOR PLAT)

Being 3.571 acre (155,544.82 sq. ft.) tract of land situated in the John M. Hooper Survey, A-375, Harris County, Texas.

1 Lot, 1 Block

Owner:

Gateway Plaza, Ltd.
a Texas limited partnership
12323 Piney Bend Drive
Tomball, Texas 77375

Surveyor:

C & C Surveying Inc.
Firm Number 1000407
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-366-5177
survey@ccsurveying.com
www.ccsurveying.com

November 2021

Sheet 2 of 2

21-0325

10

CITY OF TOMBALL

Plat Name: CHERRYWOOD ESTATES Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: November 8, 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 contours from the plat
- Correct the plat title

STATE OF TEXAS
COUNTY OF HARRIS

I, DONALD P. KLEIN, C.E.O OF CHESMAR HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS OWNERS OF THE 20.78-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHERRYWOOD ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENTS, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'-0") 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 HOUSTON, 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, CHESMAR HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, C.E.O., THEREUNTO AUTHORIZED,

THIS ____ DAY OF _____, 2021.

CHESMAR HOMES, LLC.,
A TEXAS LIMITED LIABILITY COMPANY

BY: DONALD P. KLEIN, C.E.O.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, C.E.O. OF CHESMAR HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, DAVID E. HUNT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-FOURTHS (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

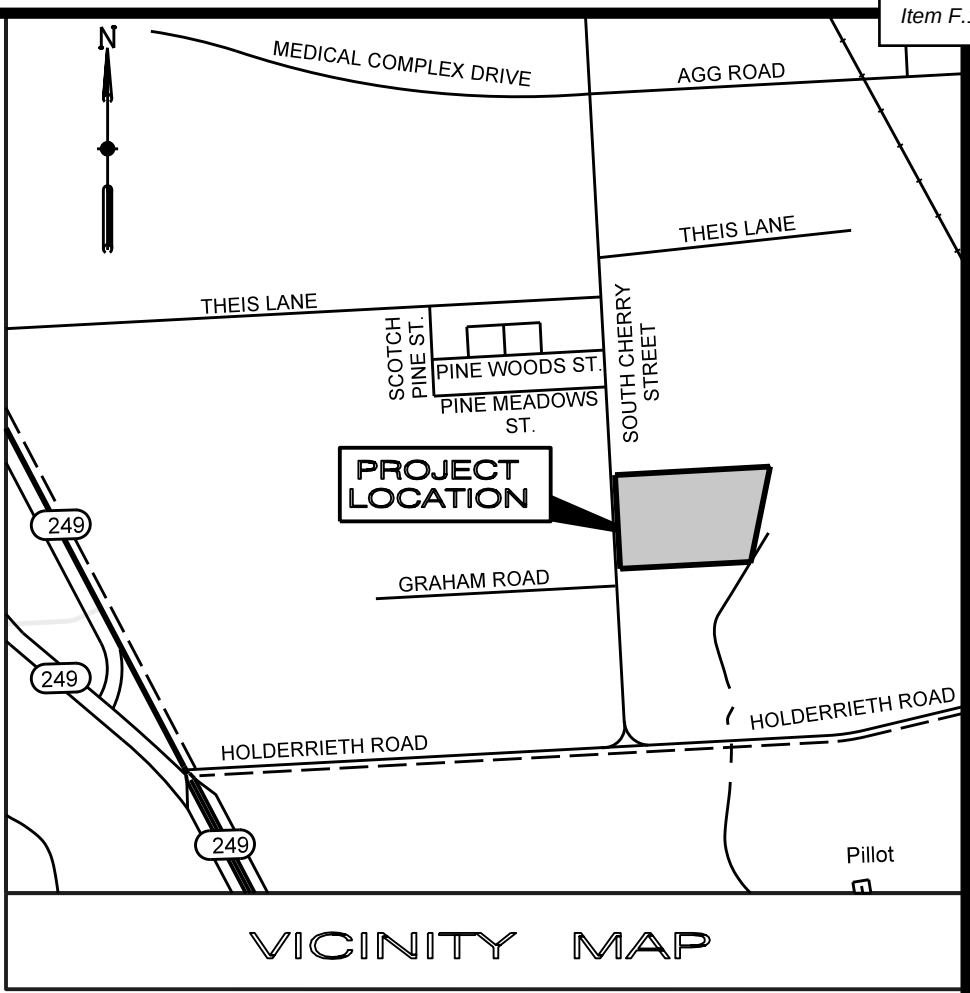
DAVID E. HUNT
TEXAS REGISTRATION NO. 5198

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CHERRYWOOD ESTATES, 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

BY: _____
DARRELL ROQUEMORE, VICE CHAIR



I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021 AT ____ O' CLOCK ____ .M., AND DULY RECORDED ON _____, 2021 AT ____ O'CLOCK __ .M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF
CHERRYWOOD ESTATES
A SUBDIVISION OF 20.78 ACRES
RECORDED IN CLERK'S FILE NUMBER 20130447597
OF OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF HARRIS
LOCATED IN THE
C. N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS

65 LOTS 3 BLOCKS 4 RESERVES

DATE: NOVEMBER, 2021

OWNER:
CHESMAR HOMES, LLC.
A TEXAS LIMITED LIABILITY COMPANY
480 WILLOW FOREST DRIVE
THE WOODLANDS, TEXAS 77380
TELEPHONE (281) 598-1111

ENGINEER/SURVEYOR:

Costello



COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 2380
TBPLS FIRM REGISTRATION NO. 100486

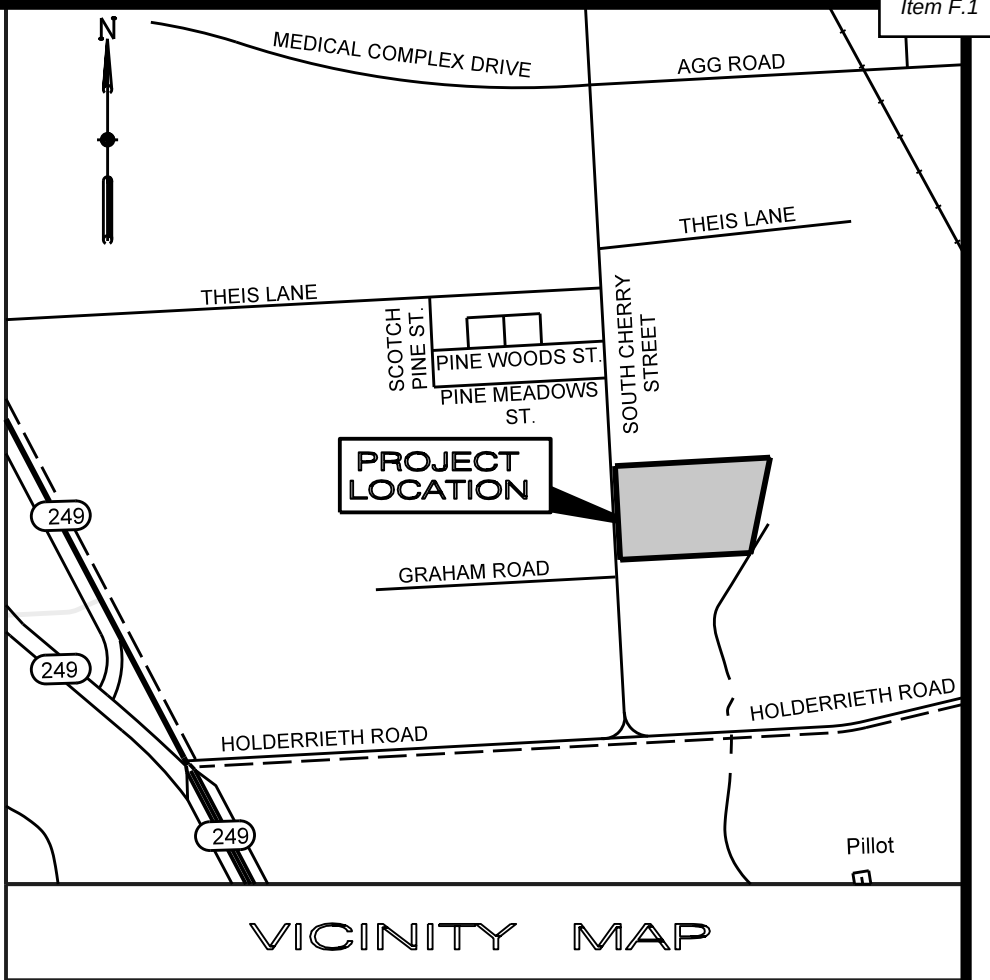


21.93 ACRES
(TRACT 1)
ARLENE HARDERIEH WOTTRICH AND
HUSBAND DONALD ALFRED WOTTRICH
VOL. 4514, PG. 583, H.C.D.R. AND
F.N. 8402174, O.P.R.R.P.H.C.

RESERVE TABLE		
RESERVE "A"	PARK	0.2250 ACRES / 9,798.86 SQ. FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	1.7803 ACRES / 77,548.77 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	1.0654 ACRES / 46,408.27 SQ. FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE DRAINAGE / UTILITIES	0.0895 ACRES / 3,900.00 SQ. FT.
TOTAL:		3.1602 ACRES / 137,655.90 SQ. FT.

42 ACRES
LORRAINE WYNN AND
JANICE FAYE WALL
C.F. NO. W888872
O.P.R.R.P.H.C.

6.3664 ACRES
CITY OF TOMBALL
C.F. NO. W515871
O.P.R.R.P.H.C.



60 30 0 60 120
SCALE: 1" = 60'

- LEGEND**
- SET 3/4" INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - FOUND 5/8" INCH IRON ROD UNLESS OTHERWISE NOTED
 - ① INDICATES BLOCK NUMBER
 - A INDICATES RESERVE
 - INDICATES STREET NAME BREAK

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NUMBER
H.C.M.R.	HARRIS COUNTY MAP RECORDS
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
F.C. NO.	FIRM CODE NUMBER
C.O.T.U.E.	CITY OF TOMBALL UTILITY EASEMENT

FINAL PLAT OF
CHERRYWOOD ESTATES
A SUBDIVISION OF 20.78 ACRES
RECORDED IN CLERK'S FILE NUMBER 20130447597
OF OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF HARRIS
COUNTY, TEXAS
LOCATED IN THE
C.N. PILOT SURVEY, A-632
HARRIS COUNTY, TEXAS

65 LOTS 3 BLOCKS 4 RESERVES

DATE: NOVEMBER, 2021

OWNER:
CHESMAR HOMES, LLC.
A TEXAS LIMITED LIABILITY COMPANY
480 WILLOW FOREST DRIVE
THE WOODLANDS, TEXAS 77380
TELEPHONE (281) 598-1111

ENGINEER/SURVEYOR:
Costello

7gen
PLANNING

COSTELLO INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(281) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

SHEET 2 OF 2

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	76.48	300.00	14° 36' 21"	S85° 10' 06" E	76.27
C2	394.77	300.00	75° 23' 41"	N49° 49' 53" E	366.89
C3	86.39	55.00	89° 59' 58"	S32° 51' 56" E	77.78
C4	86.37	55.00	89° 58' 38"	S47° 28' 57" E	77.77
C5	86.42	55.00	90° 1' 22"	N42° 31' 03" E	77.80
C6	110.90	50.00	127° 4' 54"	S47° 46' 41" E	89.53
C7	8.22	25.00	18° 0' 52"	N78° 06' 18" E	8.19
C8	39.26	25.00	89° 58' 38"	S47° 28' 57" E	35.35
C9	7.97	25.00	18° 15' 25"	N06° 38' 04" E	7.93
C10	39.27	25.00	90° 0' 0"	S47° 28' 16" E	35.36
C11	39.27	25.00	90° 0' 0"	N42° 31' 44" E	35.36
C12	71.93	75.00	54° 56' 57"	S86° 50' 15" E	69.20
C13	125.70	50.00	144° 2' 32"	N48° 36' 57" E	95.12
C14	71.93	75.00	54° 56' 57"	N04° 04' 10" E	69.20
C15	150.46	50.00	172° 25' 11"	N74° 04' 28" W	99.78
C16	35.96	25.00	82° 25' 3"	S60° 55' 33" W	32.94
C17	39.27	25.00	89° 59' 58"	S32° 51' 56" E	35.36
C18	39.27	25.00	90° 0' 0"	N42° 31' 44" E	35.36
C19	39.27	25.00	90° 0' 0"	S47° 28' 16" E	35.36
C20	4.29	85.00	2° 53' 40"	N02° 48' 08" E	4.29
C21	112.41	50.00	128° 48' 34"	S41° 38' 31" W	90.19
C22	11.79	25.00	27° 0' 44"	S09° 15' 24" E	11.68
C23	37.64	25.00	86° 16' 3"	S44° 29' 20" W	34.19
C24	39.28	25.00	90° 1' 22"	N42° 31' 03" E	35.36
C25	8.08	25.00	18° 31' 4"	S83° 12' 44" E	8.04
C26	39.22	25.00	89° 53' 11"	N47° 26' 09" W	35.32
C27	39.32	25.00	90° 6' 59"	S42° 33' 51" W	35.39
C28	39.22	25.00	89° 53' 11"	S47° 26' 09" E	35.32

TOMBALL RENEWAL CENTER
REPLAT
FILM CODE NO. 617162
H.C.M.R.

GENERAL NOTES:

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L, EFFECTIVE DATE JUNE 18, 2007, THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ALL OIL/GAS 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 PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED 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 OF 1.000057686.
- 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.

CITY OF TOMBALL

Plat Name: SEVEN OAKS HOLDERRIETH Plat Type: Preliminary

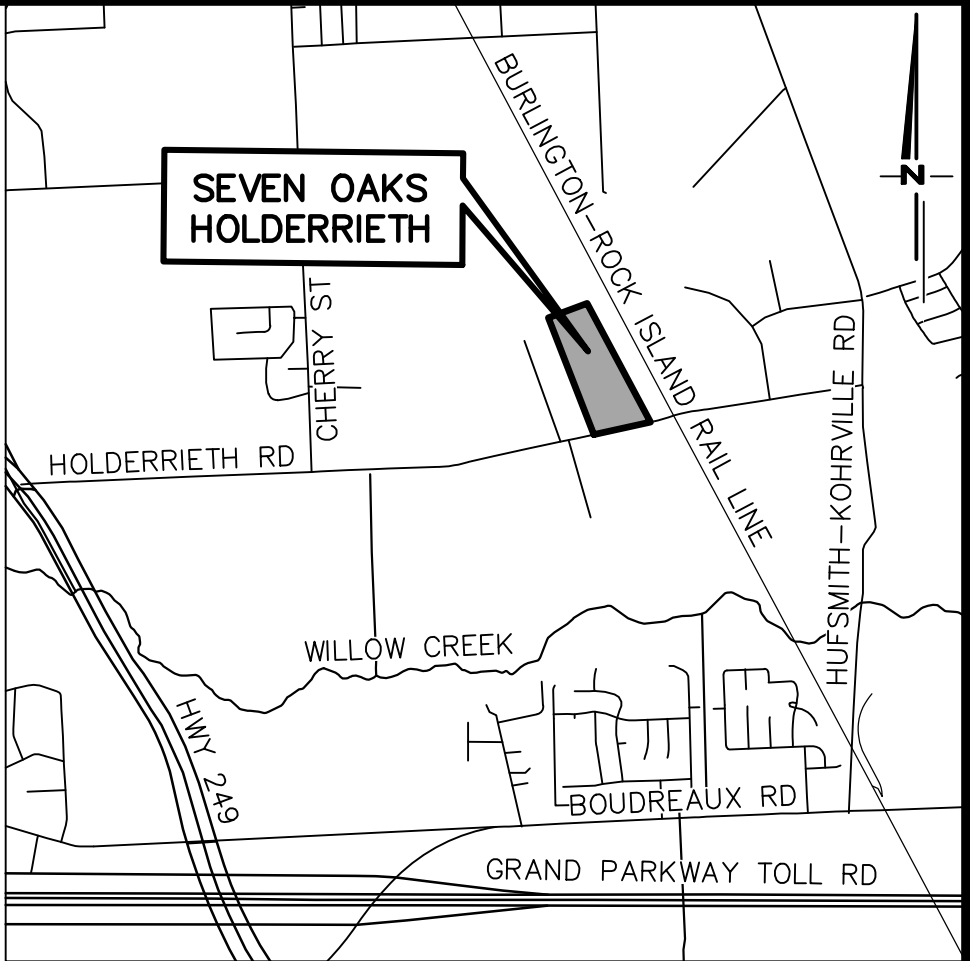
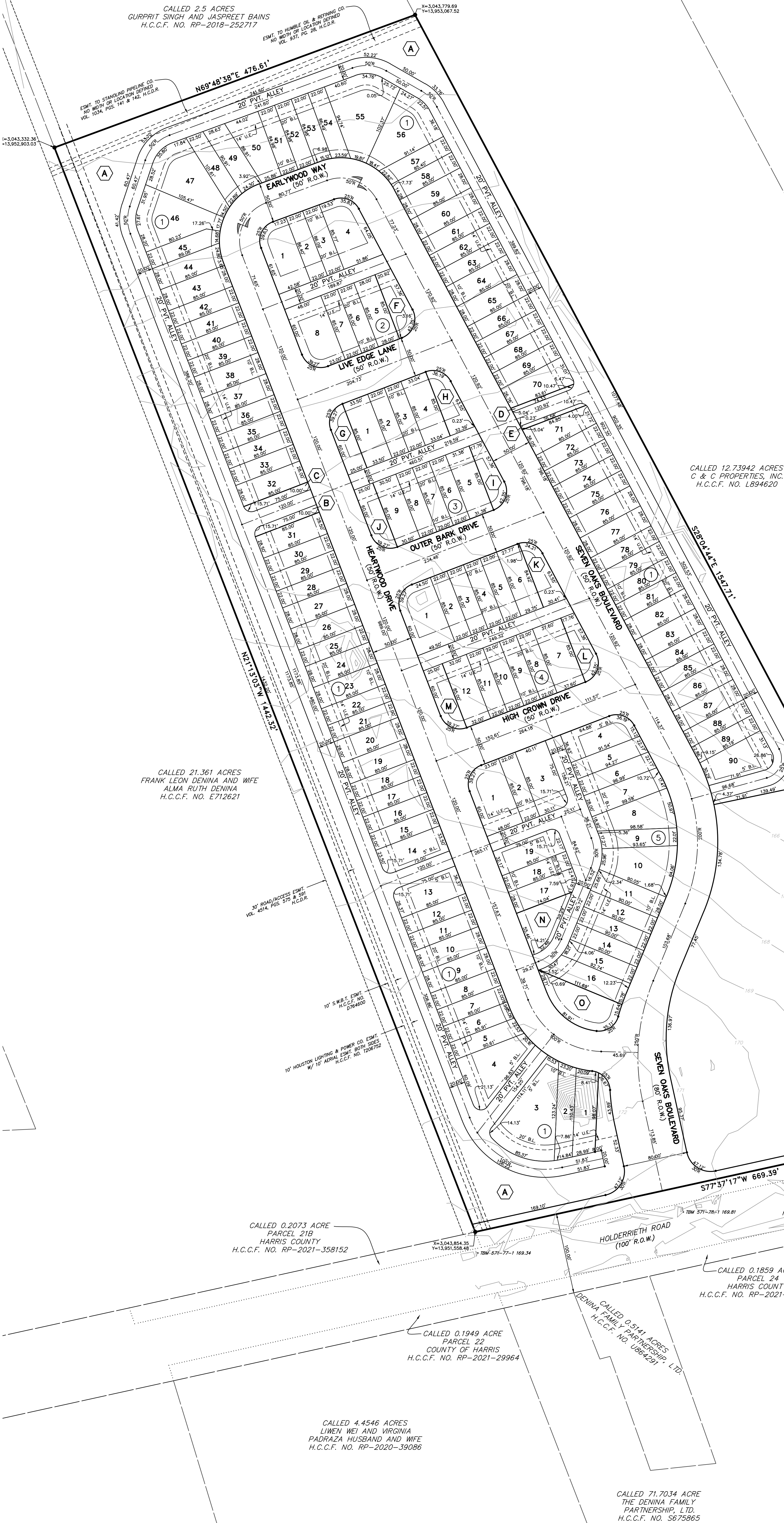
Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

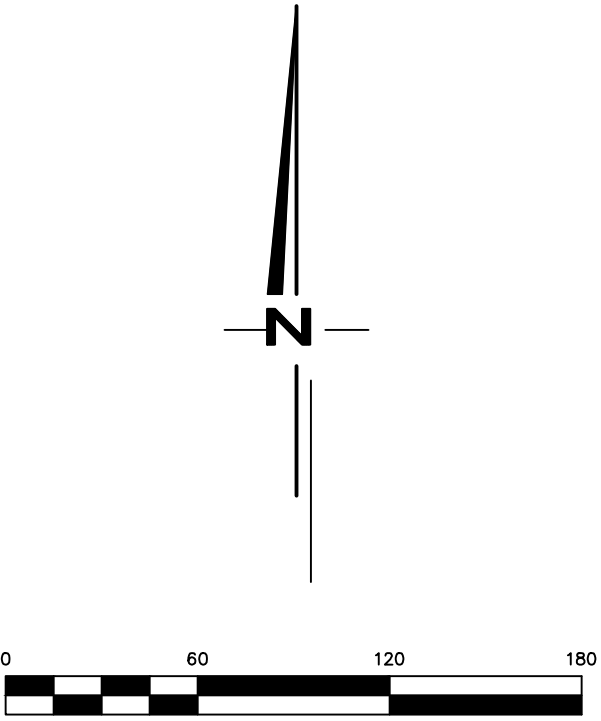
Planning and Zoning Commission Meeting Date: November 8, 2021

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 twenty foot City of Tomball utility easement along Holderrieth Road
- Callout all survey markers
- Update aerial easement note
- Add lot area table
- Remove Harris County standard notes and signature blocks
- Remove building lines
- Add a ten foot City of Tomball utility easement along the internal minor streets



VICINITY MAP
NOT TO SCALE
KEY MAP PAGE NO. 289N & 289S



CALLLED 0.3104 ACRE
PARCEL NO. 23
HARRIS COUNTY
H.C.C.F. NO. RP-2021-276721

CALLLED 0.1828 ACRE
PARCEL 26
COUNTY OF HARRIS
H.C.C.F. NO. RP-2020-633400

CALLLED 0.0855 ACRE
PARCEL 25
COUNTY OF HARRIS
H.C.C.F. NO. RP-2021-59963

CALLLED 0.1859 ACRE
PARCEL 24
HARRIS COUNTY
H.C.C.F. NO. RP-2021-365022

CALLLED 2.0000 ACRES
PAOLA Y. TAVARES
H.C.C.F. NO. RP-2016-324182

CALLLED 0.5141 ACRES
THE DENINA FAMILY
PARTNERSHIP, L.P.
H.C.C.F. NO. 08674291

CALLLED 0.1949 ACRE
PARCEL 22
COUNTY OF HARRIS
H.C.C.F. NO. RP-2021-29964

CALLLED 4.4546 ACRES
LIWEN WEI AND VIRGINIA
PADRAZA HUSBAND AND WIFE
H.C.C.F. NO. RP-2020-39086

CALLLED 0.2073 ACRE
PARCEL 21B
HARRIS COUNTY
H.C.C.F. NO. RP-2021-358152

CALLLED 21.361 ACRES
FRANK LEON DENINA AND WIFE
ALMA RUTH DENINA
H.C.C.F. NO. E712621

CALLLED 12.73942 ACRES
C & C PROPERTIES, INC.
H.C.C.F. NO. L894620

CALLLED 2.5 ACRES
GURPRIT SINGH AND JASPREET BAINS
H.C.C.F. NO. RP-2018-252717

PRELIMINARY PLAT SEVEN OAKS HOLDERRIETH

A SUBDIVISION OF 19.3375 ACRES &
842,341.24 SQUARE FEET OF LAND
LOCATED IN THE
C.N. PILOT SURVEY, A-632,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

LOTS: 138 RESERVES: 16 BLOCKS: 5
SCALE: 1"=60' DATE: NOVEMBER, 2021

OWNER:
HISTORYMAKER HOMES
7906 N. SAM HOUSTON PKWY W, SUITE 102
HOUSTON, TEXAS 77064
866-419-1949

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1048
TBPLS Licensed Surveying Firm No. 101065-00

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TOMBALL ORDINANCE NO. 2001-19 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF TOMBALL PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

- GENERAL NOTES
1.

"①" indicates Block Number.
2.

"B.L." indicates Building Line.
3.

"ESMT." indicates Easement.
4.

"H.C.C.F." indicates Harris County Clerk's File Number.
5.

"H.C.D.R." indicates Harris County Deed Records.
6.

"F.C." indicates Film Code.
7.

"VOL." indicates Volume.
8.

"PG." indicates Page.
9.

"PVT." indicates Private.
10.

"S.W.B.T." indicates Southwestern Bell Telephone.
11.

"TBM" indicates Temporary Benchmark.
12.

"AC." indicates Acres.
13.

"NO." indicates Number.
14.

Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
15.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.99987.
16.

The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
17.

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.
18.

Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
19.

Open space shall mean land within the development plat boundary that is not covered by buildings, covered walkways, parking spaces, private streets or driveways.
20.

Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.
21.

Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
22.

This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
23.

Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public 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.
24.

According to FEMA Firm Panel No. 48201C030L (eff. 6/18/2007), this property lies in Unshaded Zone "X" and is outside the 0.2% Annual Chance Flood Plain.
25.

All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
26.

All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
27.

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.
28.

This plat does not attempt to amend or remove any valid covenants or restrictions.
29.

A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

STATE OF TEXAS
COUNTY OF HARRIS

We, HistoryMaker Homes, acting by and through Mickey Pizzitola, Division President, being officers of HistoryMaker Homes, owner in this section after referred to as owners (whether one or more) of the 19.34 acre tract described in the above and foregoing plat of Seven Oaks Holderrieth, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby 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 the private driveways or walkways crossing such drainage facilities.

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

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

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-0 as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my hand in the city of Tomball, Texas, this _____ day of _____, 2021.

By: _____
HistoryMaker Homes

IN TESTIMONY WHEREOF, the HistoryMaker Homes has caused these presents to be signed by Mickey Pizzitola, its Division President, thereunto authorized, and its common seal hereunto affixed

this _____ day of _____, 2021.

By: _____
Mickey Pizzitola
Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mickey Pizzitola, Division President, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mickey Pizzitola, Division President, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

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

Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Darrin Fentress, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Harris County, to the best of my knowledge.

Darrin Fentress, P.E.
Texas Registration No. XXXX
BGE, Inc.
TBPE Registration No. F-1046

I, Loyd Smith, Interim County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Loyd Smith, P.E.
Interim County Engineer

I, Teneshia 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 _____, 2021 by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

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 No. _____ of the Map Records of Harris County for said County.

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

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Andrew Lang, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which HistoryMaker Homes owns or has a legal interest in.

PRELIMINARY PLAT
SEVEN OAKS
HOLDERRIETH

A SUBDIVISION OF 19.3375 ACRES &
842,341.24 SQUARE FEET OF LAND
LOCATED IN THE
C.N. PILOT SURVEY, A-632,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

LOTS:138 RESERVES:16 BLOCKS:5
SCALE: 1"=60' DATE: NOVEMBER, 2021

OWNER: LAND PLANNER:
HISTORYMAKER HOMES BGE, INC.
7906 N. SAM HOUSTON PKWY W, SUITE 102 10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77064 HOUSTON, TEXAS 77042
866-419-1949 281-558-8700



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
①	2. 325 AC. / 101,265 S. F.	LANDSCAPE / OPEN SPACE
②	0. 019 AC. / 829 S. F.	LANDSCAPE / OPEN SPACE
③	0. 019 AC. / 829 S. F.	LANDSCAPE / OPEN SPACE
④	0. 009 AC. / 404 S. F.	LANDSCAPE / OPEN SPACE
⑤	0. 009 AC. / 413 S. F.	LANDSCAPE / OPEN SPACE
⑥	0. 005 AC. / 2, 048 S. F.	LANDSCAPE / OPEN SPACE
⑦	0. 046 AC. / 1, 991 S. F.	LANDSCAPE / OPEN SPACE
⑧	0. 051 AC. / 2, 225 S. F.	LANDSCAPE / OPEN SPACE
⑨	0. 041 AC. / 1, 779 S. F.	LANDSCAPE / OPEN SPACE
⑩	0. 046 AC. / 1, 991 S. F.	LANDSCAPE / OPEN SPACE
⑪	0. 047 AC. / 2, 057 S. F.	LANDSCAPE / OPEN SPACE
⑬	0. 041 AC. / 1, 779 S. F.	LANDSCAPE / OPEN SPACE
⑭	0. 046 AC. / 1, 991 S. F.	LANDSCAPE / OPEN SPACE
⑮	0. 060 AC. / 2, 608 S. F.	LANDSCAPE / OPEN SPACE / DRAINAGE
⑯	0. 089 AC. / 3, 868 S. F.	LANDSCAPE / OPEN SPACE / DRAINAGE
⑰	2. 868 AC. / 124, 949 S. F.	DRAINAGE / DETENTION

CITY OF TOMBALL

Plat Name: WINFREY ESTATES 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: November 8, 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.

- Update aerial easement language
- Correct typos
- Improve area accuracy
- Remove redundant utility easement

STATE OF TEXAS
COUNTY OF HARRIS

We, CHTA DEVELOPMENT, INC, acting by and through ERIC HYMOWITZ, President and MIKE DISHBERGER, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to as owners of the 33.3858 acre tract described in the above and foregoing plat of WINFREY ESTATES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMOWITZ, its President, thereunto authorized, attested by MIKE DISHBERGER its Vice President, and its common seal hereunto affixed this ____day of _____, 2021.

CHTA DEVELOPMENT, INC.

By:_____
ERIC HYMOWITZ, President

Attest:_____
MIKE DISHBERGER, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ERIC HYMOWITZ and MIKE DISHBERGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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 PAUL JOHNSON, HANCOCK WITNEY BANK, owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-407355 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By:_____
PAUL JOHNSON, Bank Officer

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

My Commission expires: _____

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WINFREY ESTATES in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this ____ day of _____, 2021.

By:_____
Barbara Tague
Chairman

By:_____
Darrell Roquemore
Vice Chairman

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 and in 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

I, PAUL A. COYNE, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PAUL A. COYNE
Texas Registration No. 6374

LOT TABLE

BLOCK 1		
LOT	Acres	Sq. Feet
1	0.1756	7,648
2	0.1737	7,568
3	0.1705	7,426
4	0.1660	7,229
5	0.1498	6,526
6	0.1483	6,459
7	0.1608	7,003
8	0.1665	7,253
9	0.1545	6,731
10	0.2511	10,938
11	0.2240	9,758
12	0.1636	7,126
13	0.1994	8,684
14	0.2103	9,159
15	0.2106	9,174
16	0.1910	8,319
17	0.1439	6,270
18	0.1439	6,266
19	0.1438	6,263
20	0.1437	6,259
21	0.1436	6,255
22	0.1435	6,251
23	0.1434	6,247
24	0.1702	7,415
25	0.3153	13,734
26	0.2117	9,223
27	0.1427	6,216
28	0.1433	6,240
29	0.1433	6,240
30	0.1433	6,240
31	0.1431	6,233
Total	5.3341	232,352

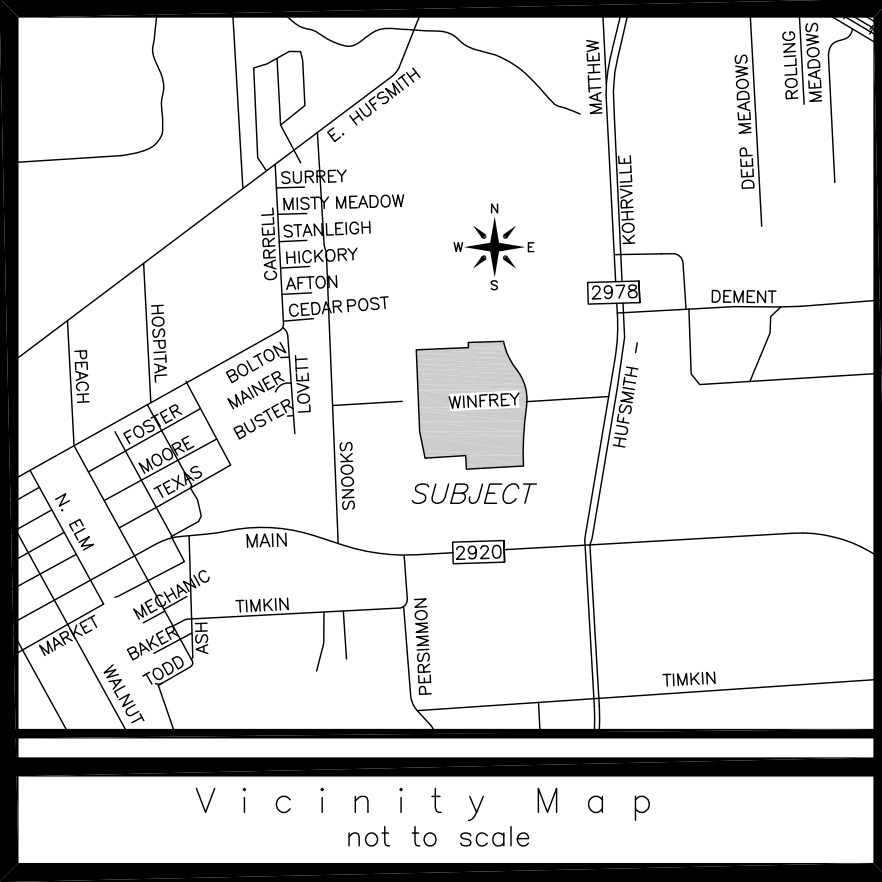
BLOCK 2		
LOT	Acres	Sq. Feet
1	0.1336	5,819
2	0.1343	5,850
3	0.1343	5,850
4	0.1343	5,850
5	0.1464	6,375
6	0.1463	6,375
7	0.1343	5,850
8	0.1343	5,850
9	0.1346	5,863
10	0.1452	6,325
11	0.2262	9,853
12	0.1933	8,421
13	0.1587	6,911
14	0.1479	6,442
15	0.1413	6,154
16	0.1377	5,996
17	0.1430	6,230
18	0.1430	6,230
19	0.1313	5,720
20	0.1331	5,799
21	0.1446	6,297
22	0.1737	7,566
23	0.1673	7,289
24	0.1509	6,573
25	0.1511	6,581
26	0.1513	6,589
27	0.1514	6,596
28	0.1550	6,754
Total	4.1783	182,009

RESERVE TABLE

LAND USE TABLE			
Reserve	Acres	Sq. Feet	Land Use
"A"	0.0394	1,717	Landscape/Open Space
"B"	0.5873	25,582	Landscape/Open Space
"C"	0.0532	2,316	Landscape/Open Space
"D"	0.1186	5,165	Access
"E"	0.5764	25,109	Landscape/Open Space
"F"	1.2199	53,138	Landscape/Open Space
"G"	4.4654	194,512	Detention
"H"	0.0396	1,725	Landscape/Open Space
"I"	1.2220	53,232	Landscape/Open Space
Total	8.3218	362,496	

BLOCK 3		
LOT	Acres	Sq. Feet
1	0.1457	6,348
2	0.1435	6,251
3	0.1433	6,240
4	0.1433	6,240
5	0.1433	6,240
6	0.1433	6,240
7	0.1433	6,240
8	0.1433	6,240
9	0.1433	6,240
10	0.1433	6,240
11	0.1410	6,143
12	0.1603	6,981
13	0.1582	6,891
14	0.1445	6,294
15	0.1445	6,296
16	0.1446	6,298
17	0.1446	6,300
18	0.1447	6,302
19	0.1447	6,304
20	0.1448	6,306
21	0.1448	6,308
22	0.1448	6,310
23	0.1553	6,767
24	0.1889	8,227
25	0.1596	6,952
26	0.1412	6,152
27	0.1313	5,720
28	0.1313	5,720
29	0.1313	5,720
30	0.1313	5,720
31	0.1313	5,720
32	0.1313	5,720
33	0.1313	5,720
34	0.1313	5,720
35	0.1435	6,250
36	0.1448	6,309
37	0.1313	5,720
38	0.1313	5,720
39	0.1313	5,720
40	0.1313	5,720
41	0.1313	5,720
42	0.1313	5,720
43	0.1313	5,720
44	0.1473	6,415
45	0.1388	6,044
46	0.1660	7,230
47	0.2181	9,499
Total	6.7698	294,892

BLOCK 4		
LOT	Acres	Sq. Feet
1	0.1310	5,707
2	0.1313	5,720
3	0.1313	5,720
4	0.1313	5,720
5	0.1419	6,181
6	0.1442	6,283
7	0.1313	5,720
8	0.1313	5,720
9	0.1407	6,131
Total	1.2145	52,902



LEGEND:
A.E. — Unobstructed Aerial Easement
C.O.E. — City of Tomball Utility Easement
U.E. — Utility Easement
C.I.R. — Capped Iron Rod
F.C. — Film Code
FND. — Found
ESMT. — Easement
H.C.M.R. — Harris County Map Records
H.C.D.R. — Harris County Deed Records
H.C.C.F. — Harris County Clerk's File
I.R. — Iron Rod
O.P.R.O.R.P. — Official Public Records of Real Property

NOTES:

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

Flood Information:
According to FEMA Firm Panel No. 48201C0230L, with an Effective Date of 06/18/2007, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain or According to FEMA Firm Panel No. 48201C0230L, with an Effective Date of 06/18/2007, this property is in Zone "X" and is not within the 1% Annual Chance Flood Plain.

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 covenants or restrictions.

Note #5:
A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.

WINFREY ESTATES

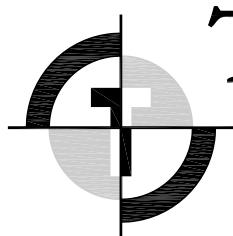
A SUBDIVISION OF 33.3858 ACRES OF LAND
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
OF ALL OF RESERVES "A", RESERVE "B" AND
WINFREY LANE PORTION ADJACENT THERETO OF
PECK STATION ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN FILM CODE NO. 666109 OF
THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
TO CREATE

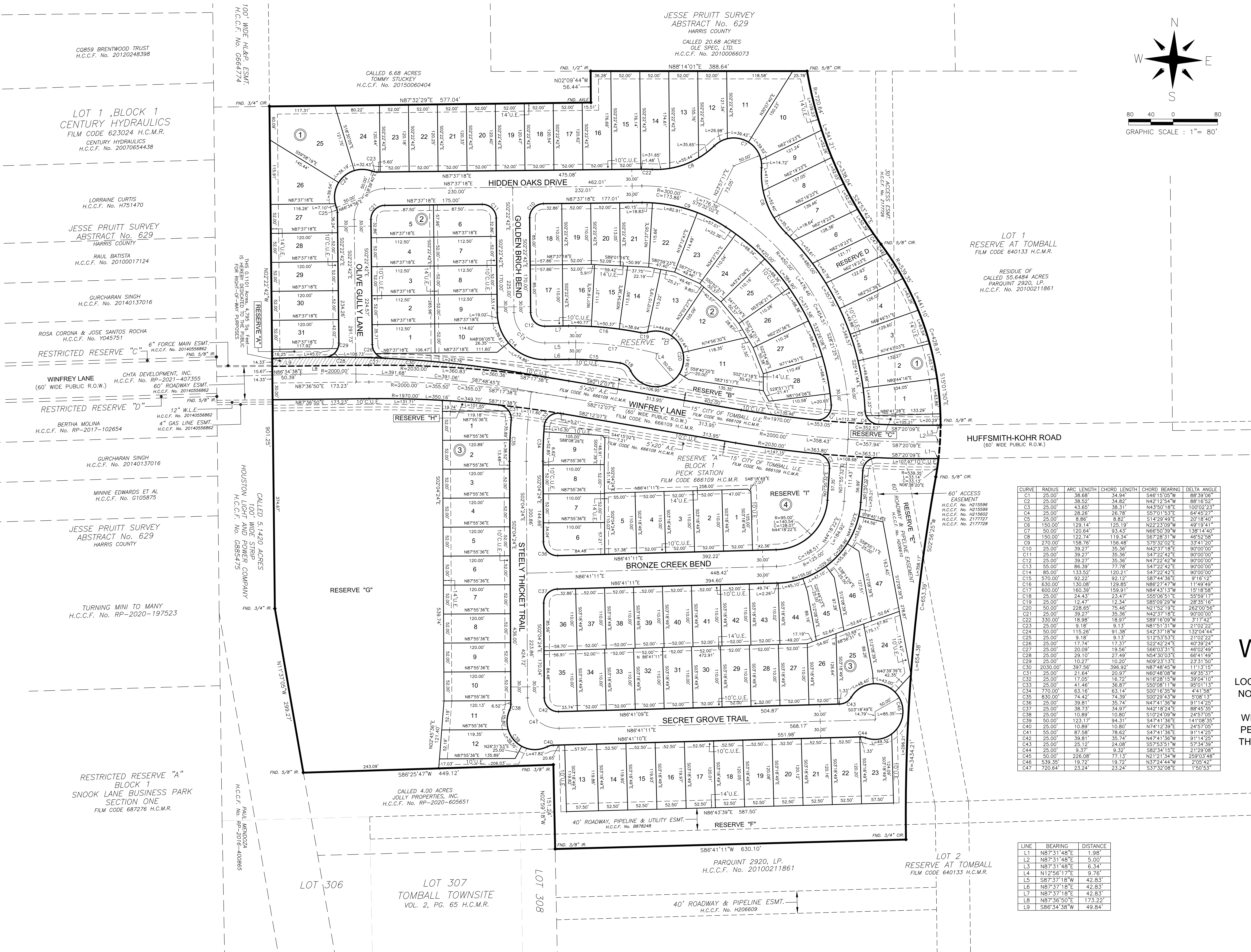
4 BLOCKS 115 LOTS 9 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1169 Brittmore Road, Houston, TX 77043

DATE: NOVEMBER, 2021 SCALE: 1"=80'



TETRA
SURVEYS
5304 Ashbrook Drive
Houston, Texas 77081
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
License No. 10127500



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.68	34.94	S46°15'05" W	88°39.96"
C2	25.00'	38.52	34.82	N42°12'54" W	88°16.52"
C3	25.00'	38.13	35.11	N67°05'13" W	100°07.23"
C4	25.00'	28.26	26.78	S57°01'35" E	64°45.27"
C5	25.00'	8.86	8.82	S74°28'31" E	20°18.40"
C6	150.00'	129.14	129.19	N22°33'08" W	48°19.41"
C7	150.00'	93.44	93.53	N65°53'05" E	35°57.40"
C8	150.00'	122.74	119.34	S76°32'31" E	46°52.58"
C9	270.00'	158.76	156.48	S73°26'08" W	33°41.20"
C10	25.00'	39.27	35.36	N42°31'30" E	90°00.00"
C11	25.00'	35.36	35.36	S47°22'42" E	90°00.00"
C12	25.00'	39.27	35.36	N47°22'42" W	90°00.00"
C13	55.00'	86.59	77.78	S47°22'42" E	90°00.00"
C14	55.00'	133.92	120.71	S47°22'42" E	90°00.00"
C15	570.00'	92.22	92.12	S87°44'36" E	92°16.12"
C16	630.00'	130.08	128.85	N86°27'14" W	1°14.49"
C17	600.00'	160.39	159.91	N84°43'13" W	15°18.58"
C18	25.00'	23.43	23.43	N89°58'58" E	50°58.58"
C19	25.00'	12.47	12.34	S85°09'29" E	28°35.16"
C20	50.00'	228.65	75.46	N21°52'19" E	26°02.56"
C21	25.00'	39.27	35.36	N43°19'18" E	90°00.00"
C22	25.00'	18.97	18.97	S43°19'18" E	111°17.17"
C23	25.00'	9.81	9.13	N81°51'13" W	2°10.22"
C24	50.00'	115.26	91.36	S47°18'18" E	13°02.44"
C25	25.00'	9.18	9.13	S12°53'53" E	2°10.22"
C26	25.00'	17.17	17.37	S24°43'31" E	40°39.24"
C27	25.00'	20.09	19.56	S66°03'31" E	46°02.49"
C28	25.00'	20.19	27.49	N54°30'03" E	66°41.49"
C29	25.00'	21.67	20.97	N98°23'15" E	23°31.50"
C30	25.00'	10.64	10.92	N87°48'08" W	1°17.48"
C31	25.00'	10.64	10.97	N60°48'08" W	49°35.37"
C32	25.00'	17.05	16.72	N16°28'15" E	39°04.13"
C33	25.00'	41.46	36.87	S50°08'11" W	95°10.13"
C34	730.00'	137.00	137.14	S01°01'01" W	90°00.00"
C35	730.00'	74.42	74.39	S00°29'43" E	5°08.13"
C36	25.00'	39.81	35.74	N47°41'36" W	91°14.25"
C37	25.00'	38.73	34.94	N48°18'24" E	88°48.35"
C38	25.00'	10.64	10.80	S47°41'36" E	24°57.05"
C39	50.00'	123.17	94.31	S47°41'36" E	148°05.35"
C40	25.00'	10.89	10.80	N47°12'39" E	91°45.25"
C41	55.00'	87.58	78.62	S47°41'36" E	24°57.05"
C42	25.00'	35.74	35.74	N47°12'39" E	98°14.25"
C43	25.00'	25.12	24.08	S57°53'51" E	57°34.39"
C44	25.00'	9.37	9.32	S82°34'15" E	2°19.28"
C45	50.00'	226.68	77.13	N12°11'54" E	28°03.48"
C46	50.00'	19.72	19.72	N73°24'42" E	90°00.00"
C47	720.64'	23.24	23.24	S33°20'38" E	1°50.53"

LINE	BEARING	DISTANCE
L1	N87°31'48"E	1.98'
L2	N87°31'48"E	5.00'
L3	N87°31'48"E	6.34'
L4	N12°56'17"E	9.76'
L5	S87°37'18"W	42.83'
L6	N87°37'18"E	42.83'
L7	N87°37'18"E	42.83'
L8	N87°36'50"E	173.22'
L9	S86°34'38"W	49.84'

WINFREY ESTATES

A SUBDIVISION OF 33.3858 ACRES OF LAND
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
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REASON TO REPLAT:
TO CREATE
4 BLOCKS 115 LOTS 9 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1169 Brittmore Road, Houston, TX 77043

DATE: NOVEMBER, 2021 SCALE: 1"=80'



**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
NOVEMBER 8, 2021
&
CITY COUNCIL
NOVEMBER 15, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 8, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, November 15, 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 P21-425: Request by Lovett Industrial, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances to zone approximately 231.6 acres as Light Industrial and 8.4 acres as General Retail contained within approximately 240 acres of land legally described as TR 1E, Abst 722 A Senechal.

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

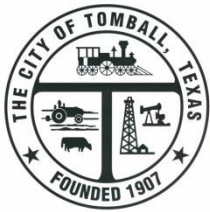
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **4th** day of **November 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding 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: P21-425

APPLICANT/OWNER: Lovett Industrial, LLC/
Exxon Mobil Corporation

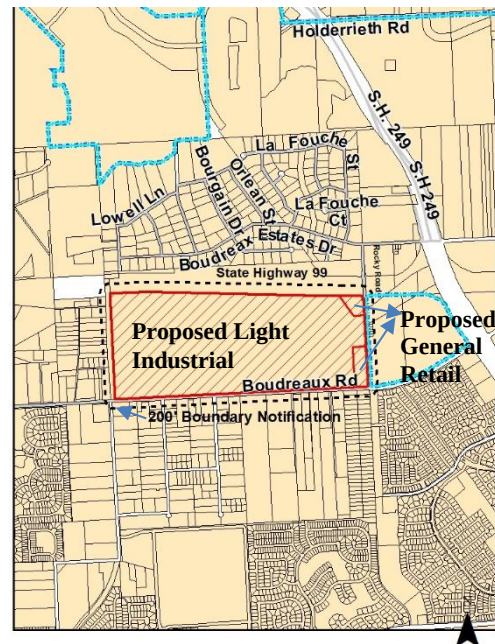
LOCATION: Generally located at the Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances to zone approximately 231.6 acres as Light Industrial and 8.4 acres as General Retail contained within approximately 240 acres of land legally described tract 1E, situated in the Auguste Senerchal Survey, Abstract 722.

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, November 8, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, November 15, 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.

From: [Yahoo Security](#)
To: [Kimberly Chandler](#)
Subject: ZONING CASE P21-425 - VOTE IN FAVOR
Date: Monday, November 1, 2021 4:45:58 PM

Kim,

Michelle and I are the owners of the property at 14711 Glezman Lane, Tomball Tx 77377 adjacent to the proposed annexation. We are in favor of the annexation and rezoning of property directly East of our property.

Sincerely,

Jeff Elijah
713-824-6506



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 8, 2021
City Council Public Hearing Date: November 15, 2021

Rezoning Case: P21-425
Property Owner(s): Exxon Mobil Corporation
Applicant(s): Lovett Industrial, LLC
Legal Description: TR 1E, Abst 722 A Senechal
Location: Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas (Exhibit "A")
Area: Approximately 240 acres
Comp Plan Designation: Corridor Commercial (Exhibit "B")
Present Zoning and Use: Currently in the ETJ (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Approximately 231.6 acres as Light Industrial and 8.4 acres as General Retail

Adjacent Zoning & Land Uses:

North: State Highway 99. Land to the north of State Highway 99 is in the ETJ and is developed as single family residences.
South: ETJ / Mix of land uses including single family residential, retail, and commercial (Temo's Stop N Drive Thru, Shadetree Shane's Automotive Service, The City Park Boat & RV Storage, etc.)
West: ETJ / Mix of land uses including single family residential and commercial uses (The Wildcat Boat & RV Storage etc.)
East: Planned Development (Grand Parkway Town Center approved in 2017) / Vacant

BACKGROUND

The subject parcel is a former Exxon Mobil oil field and was used for oil and gas exploration and production. The parcel is currently vacant. As per the applicant, the current owner conducted an investigation pursuant to the Railroad Commission of Texas' Operator Cleanup Program and it was determined that no concentrations of hazardous materials in the soil or groundwater exceeded their applicable regulatory standards for residential land use. Notwithstanding this determination, the owner voluntarily elected to record a restrictive covenant on the property restricting use of the property for residential use, and prohibiting groundwater use in or under the surface of the property, including water wells.

The property is currently in the ETJ and the applicant is working with the City to annex the parcel while concurrently completing the zoning process.

City Council approved a resolution on September 7, 2021 to begin negotiations to create a development agreement with Lovett Industrial, a Houston-based real estate development and investment company. Under consideration is the possibility of the city providing water and wastewater services to the land, with the developer being responsible for extending the necessary infrastructure subject to reimbursement by the City.

It is estimated that the development would include 3.3 million square feet of distribution and light industrial buildings and additional retail space that estimates generating up to 1,300 jobs.

ANALYSIS

Description of Proposed Zoning Category: The applicant is requesting two different zones: 231.6 acres as Light Industrial and 8.4 acres as General Retail.

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.

According to Section 50-78 (*Light Industrial District (LI)*), the Light Industrial District is “...intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.”

Comprehensive Plan Recommendation: The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map, that describes that this 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”. Appropriate 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. Compatible zoning districts are identified as – “O: Office, GR: General Retail, C: Commercial, MU: Mixed Use, Multi-family, PD, Planned Development”.

The proposed General Retail District would be in conformance with the Comprehensive Plan. The proposed Light Industrial zoning district does not meet the intent of this category. However, if the development includes “improved standards for building form and architecture, buffering, landscaping, and signage” as recommended in the Comprehensive Plan, especially for areas visible from the highway, the development would be in conformance with the vision for the area. These are considerations that can be included in the Development Agreement.

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.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper on October 27, 2021 and property owners within 200 feet of the project site were mailed notification of this proposal on October 28, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Staff recommends to approve the zoning as requested but recommend higher development standards and aesthetic guidelines be incorporated into the Development Agreement, especially along State Highway 99 and Rocky Road, to ensure that the development is in conformance with the Comprehensive Plan.

EXHIBITS

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

A. Exhibit "A"
Aerial Photo

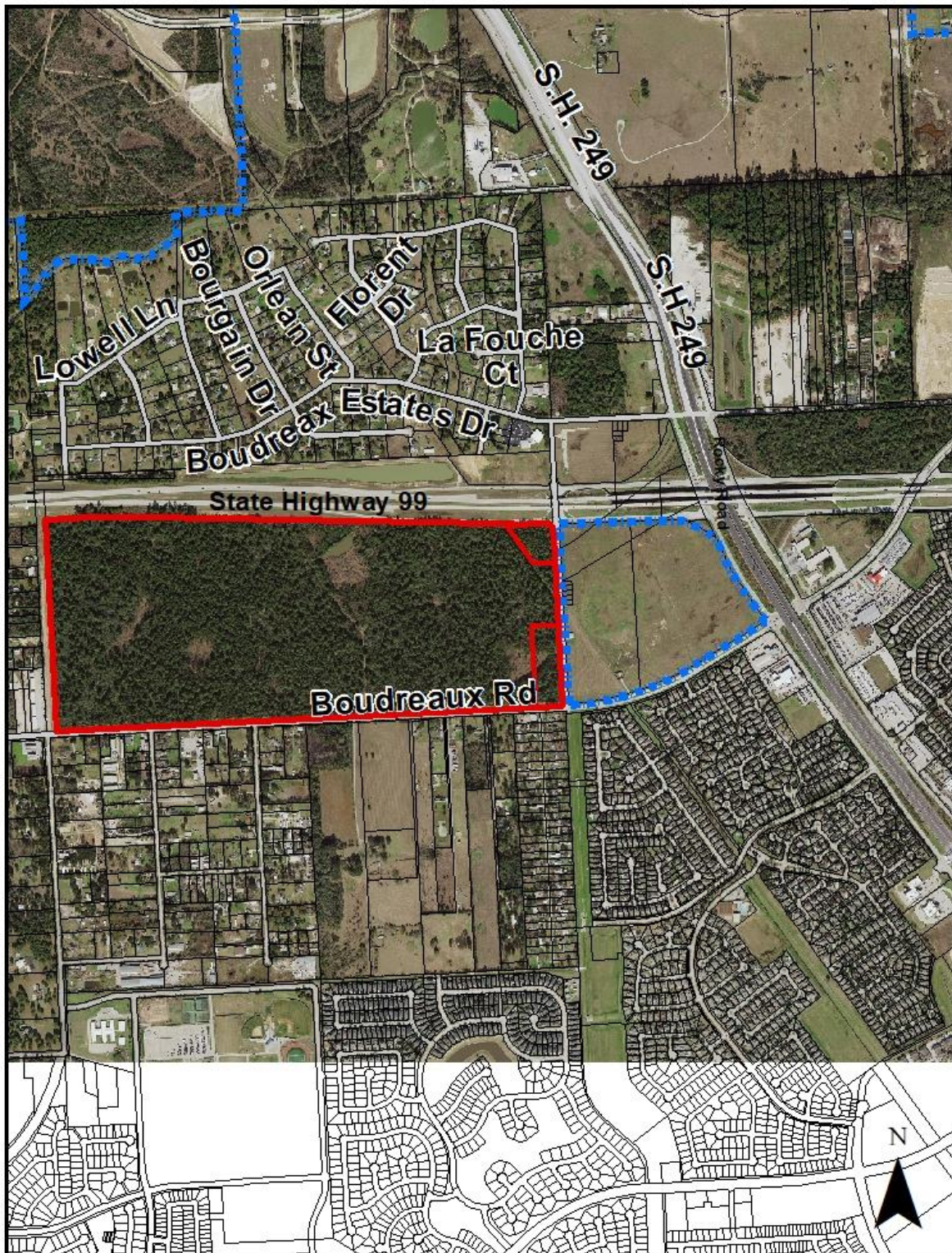


Exhibit "B"
Comprehensive Plan

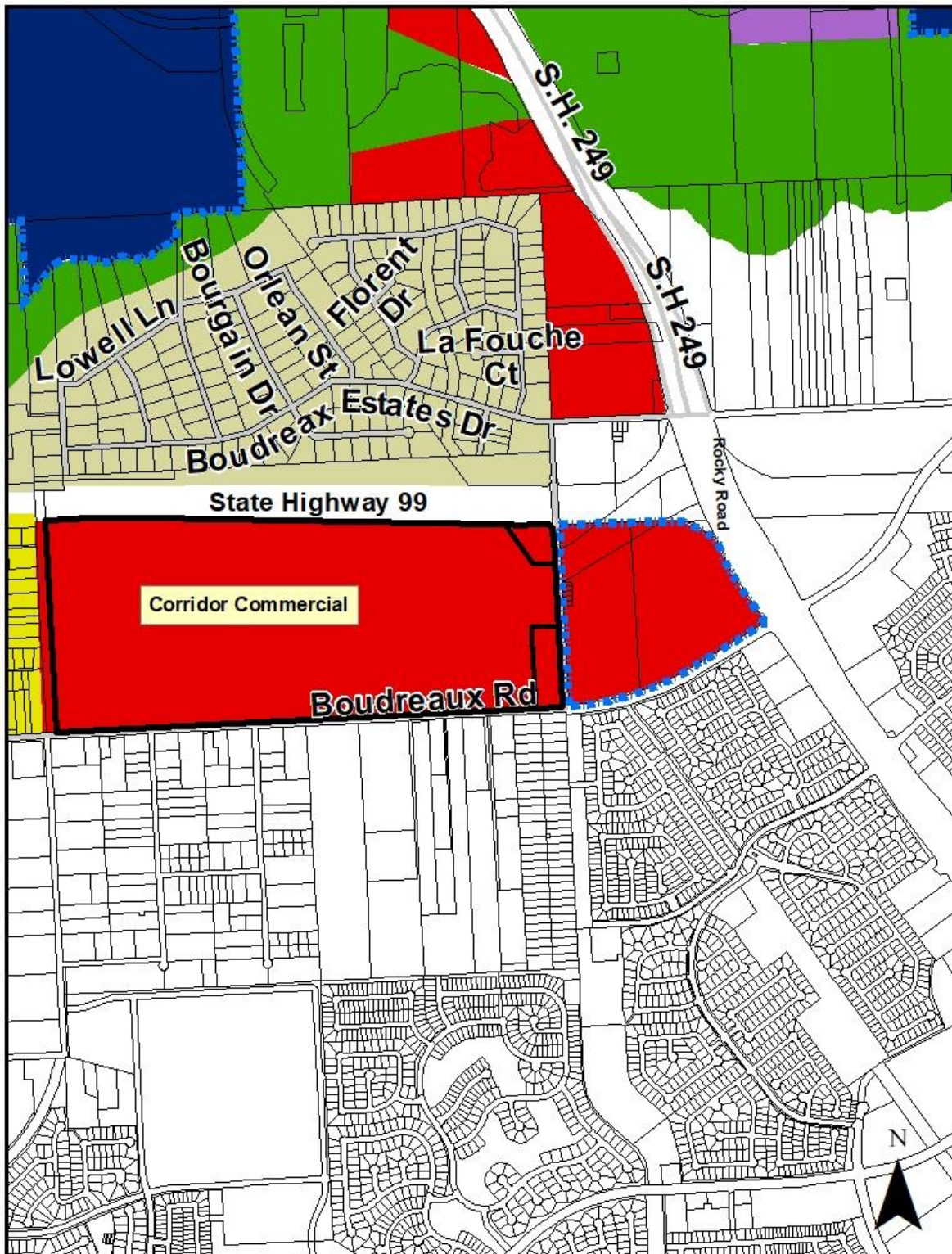
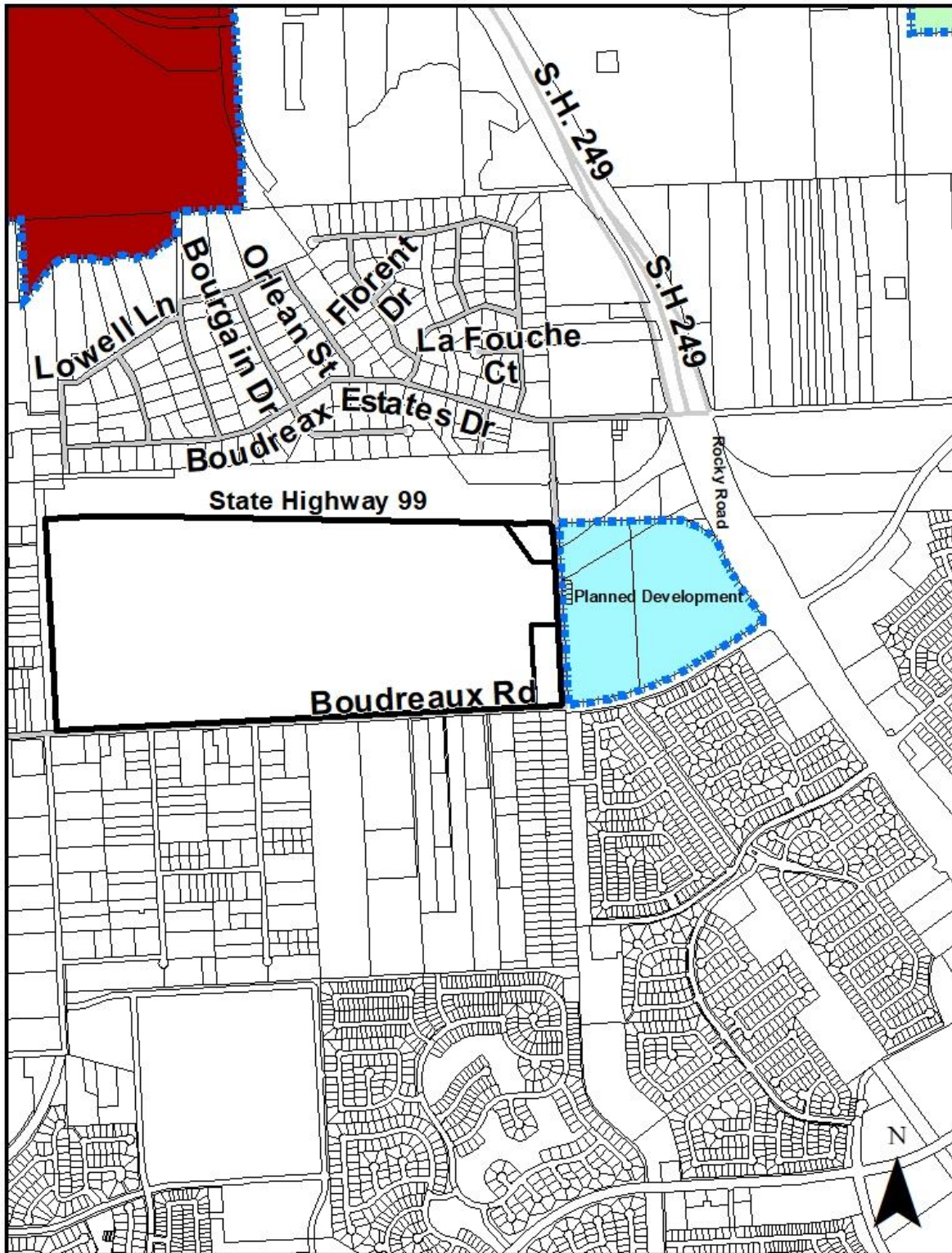


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



View from Rocky Rd. and SH 99



View from Rocky Rd. and SH 99

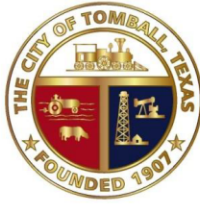


View from Rocky Rd. and Boudreaux Rd.

Exhibit "E"

Rezoning Application

Revised: 4/13/2020



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: Lovett Industrial, LLC Title: Agent
 Mailing Address: 1902 Washington Ave, Suite A City: Houston State: TX
 Zip: 77007 Contact: Carmen Pearson
 Phone: (713) 205-3588 Email: carmen.pearson@lovettindustrial.com

Owner

Name: Exxon Mobil Corporation Title: Owner
 Mailing Address: 22777 Springwoods Village Parkway City: Spring State: TX
 Zip: 77389 Contact: Matthew Sawyer
 Phone: (832) 625-3049 Email: matthew.l.sawyer@exxonmobil.com

Engineer/Surveyor (if applicable)

Name: Kimley Horn Title: Engineer
 Mailing Address: 11700 Katy Freeway, Ste 800 City: Houston State: TX
 Zip: 77079 Contact: Dan Elkins
 Phone: (713) 510-9405 Fax: () Email: dan.elkins@kimley-horn.com

Description of Proposed Project: Warehouse and Retail Logistics Park

Physical Location of Property: Southwest corner of Grand Parkway 99 and Rocky Road
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 1E, Abst 722 A Senechal
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: None; Currently within City of Tomball ETJ

Current Use of Property: Vacant

Proposed Zoning District: Approximately 231.6 ac Light Industrial and 8.4 ac General Retail

Proposed Use of Property: Warehouse and Retail

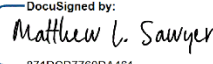
HCAD Identification Number: 0450260000004 Acreage: 240.075

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		2021.09.27
	Signature of Applicant	Date
	DocuSigned by: 	
X	874DCD778DDA461...	September 28, 2021
	Signature of Owner	Date

Revised: 4/13/2020

Submittal Requirements

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

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☒ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat** ☒ A plat pertaining to this property will be submitted to the Community Development Department in the near future
- ☒ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)**
- ☒ **Letter stating reason for request and issues relating to request**
- ☒ **Conceptual Site Plan (if applicable)**
- ☒ **Metes & Bounds of property**
- ☒ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

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

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

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

Revised: 4/13/2020

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.

September 27, 2021

City of Tomball
501 James Street
Tomball, TX 77375

Re: 99 Pines Logistics Park, Grand Parkway 99 and SH 249, City of Tomball

LOVETT
INDUSTRIAL

City of Tomball Staff,

Lovett Industrial is currently working to develop the 240.075 acre tract at the southwest corner of the intersection of Grand Parkway 99 and State Highway 249. In conjunction with an application for annexation, we are requesting that the City of Tomball consider rezoning the 240.075 acre development to a mix of Light Industrial (LI) and General Retail (GR). A plat application will also be submitted for this property in accordance with the City of Tomball plat procedures.

The proposed zoning will serve 99 Pines Logistics Park and will provide for an integrated logistics park for both industrial warehousing and retail development. The proposed zoning will meet the following provisions for Light Industrial and General Retail as outlined under Article 50 of the City of Tomball Code of Ordinances:

- a) General purpose and description
- b) Permitted Uses
- c) Height regulations
- d) Area Regulations

This rezoning will allow for the development of this key tract of land in a manner that is consistent with the goals of the City of Tomball and those of Lovett Industrial. We look forward to a successful partnership.

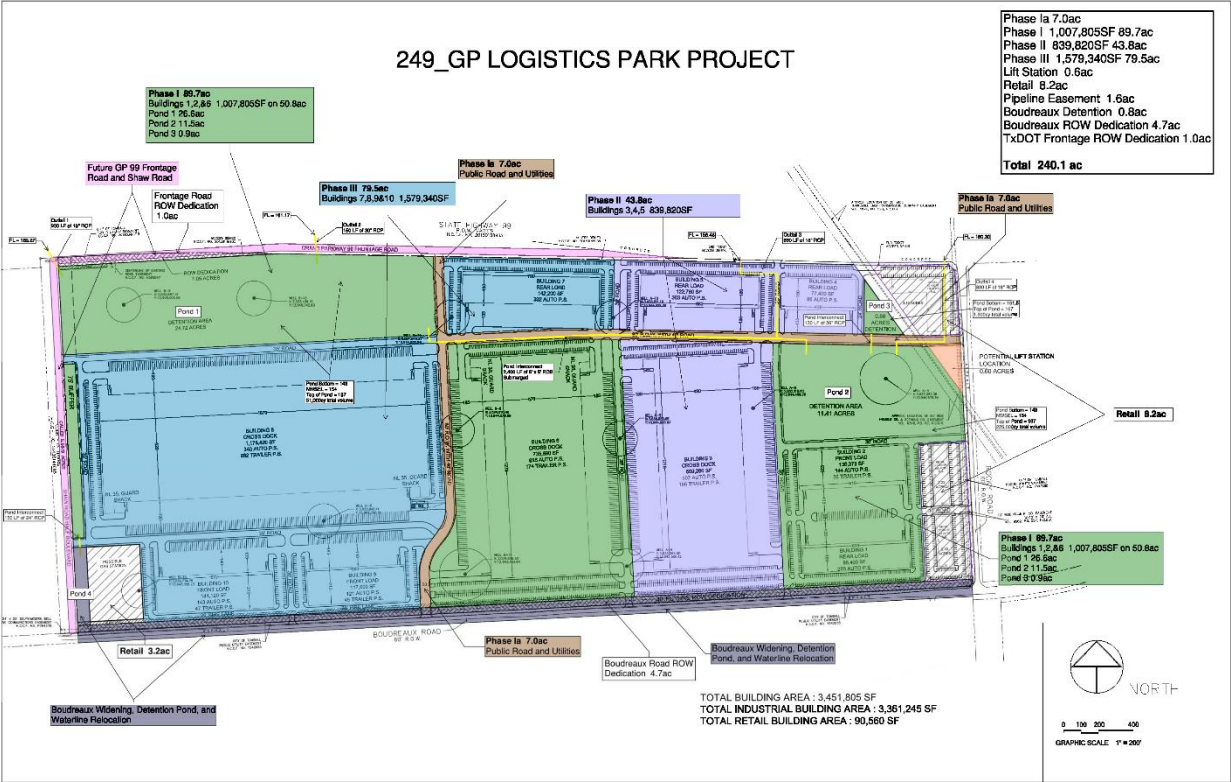
Respectfully,

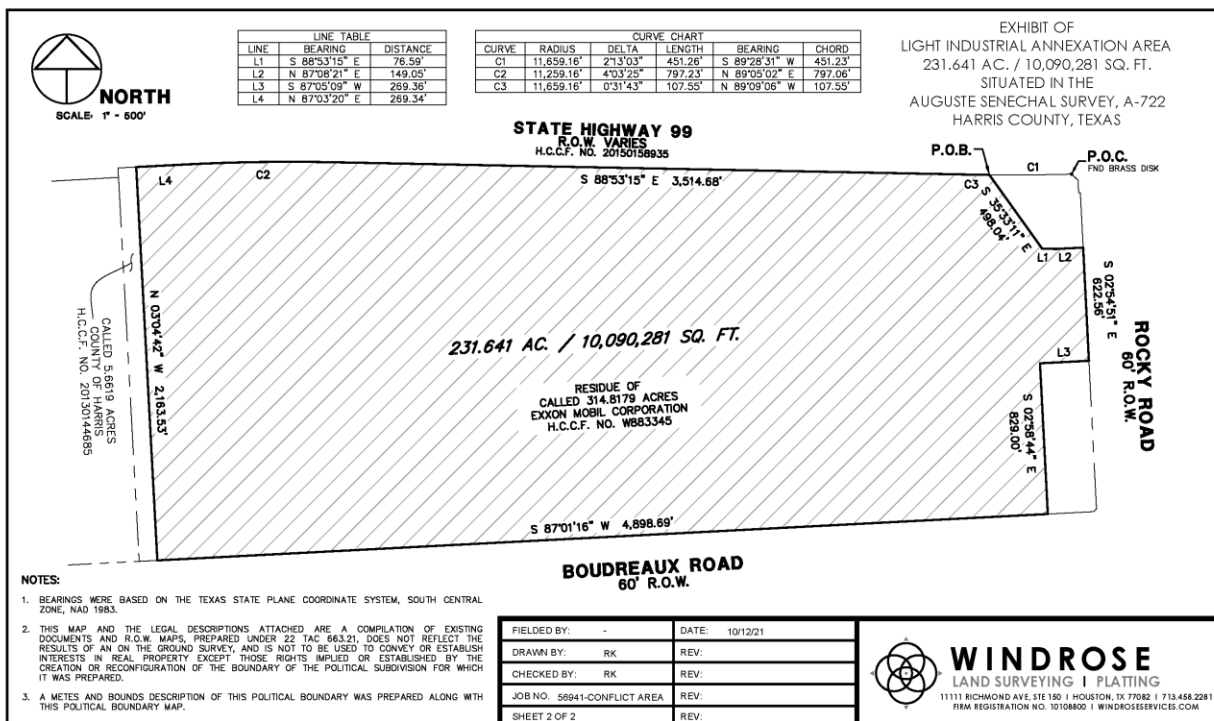
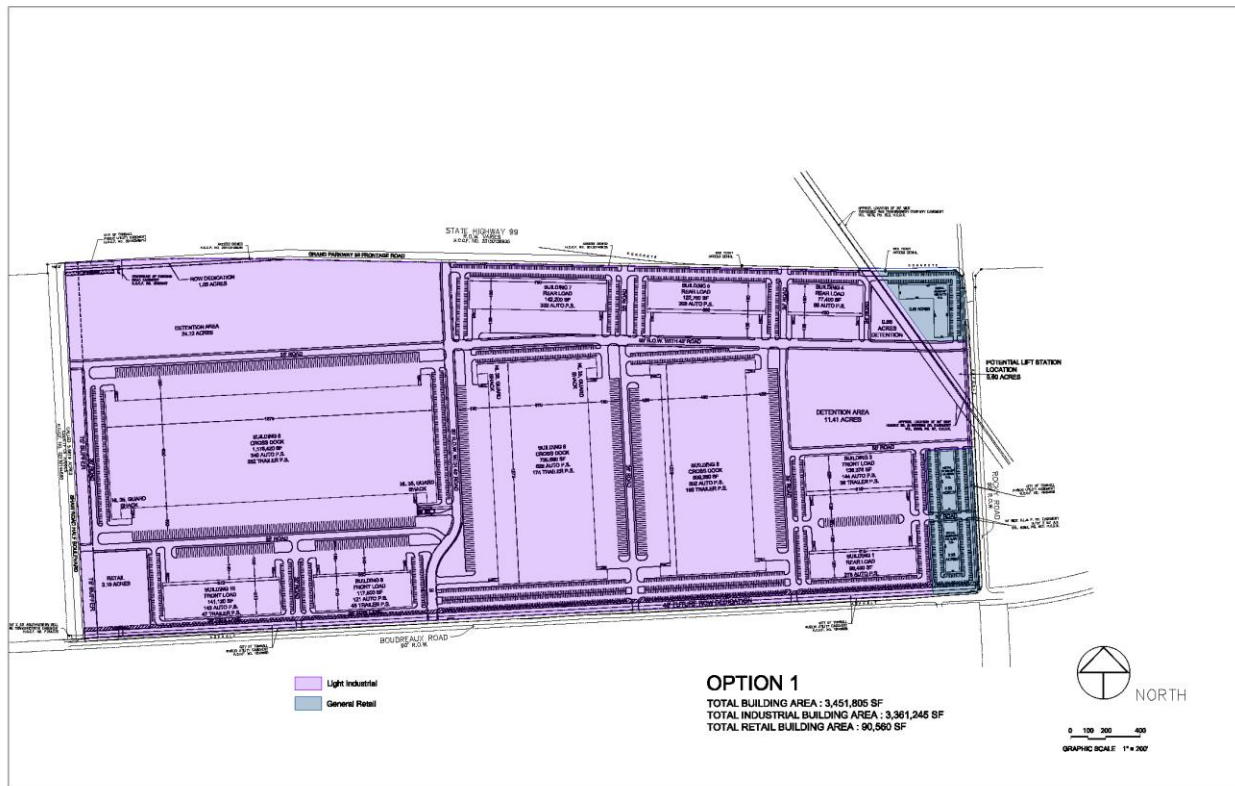


Carmen Pearson, P.E.
VP Development
Lovett Industrial LLC

c. Charlie Meyer, President – Lovett Industrial

1902 Washington Ave, Suite A
Houston, Texas 77007
P 713.212.1561







**DESCRIPTION OF
231.641 ACRES OR 10,090,281 SQ. FT.**

A TRACT OR PARCEL CONTAINING 231.641 ACRES OR 10,090,281 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 231.641 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A BRASS DISK FOUND ON THE NORTHWEST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ROCKY ROAD (60 FEET WIDE) AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 99 (WIDTH VARIES) DESCRIBED IN H.C.C.F. NO. 20150158935;

THENCE, IN A WESTERLY DIRECTION WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 99, A DISTANCE OF 451.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, SUBTENDING A CENTRAL ANGLE OF 02 DEG. 13 MIN. 03 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 28 MIN. 31 SEC. WEST, TO THE MOST NORTHERLY NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 35 DEG. 33 MIN. 11 SEC. EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 498.04 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 53 MIN. 15 SEFC. EAST, A DISTANCE OF 76.59 FEET TO AN ANGLE POINT;

THENCE, NORTH 87 DEG. 08 MIN. 21 SEC. EAST, A DISTANCE OF 149.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROCKY ROAD, MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 622.56 FEET TO AN ANGLE POINT;

THENCE, SOUTH 87 DEG. 05 MIN. 09 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 269.36 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 58 MIN. 44 SEC. EAST, A DISTANCE OF 829.00 FEET TO A POINT ON THE NORTHERLY LINE OF BOUDREAUX ROAD (60 FEET WIDE), MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 01 MIN. 16 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BOUDREAUX ROAD, A DISTANCE OF 4,898.69 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TSI 5269" FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 5.6619 ACRE TRACT DESCRIBED IN DEED TO COUNTY OF HARRIS, AS RECORDED UNDER H.C.C.F. NO. 20130144685, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 04 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 5.6619 ACRE TRACT, A DISTANCE OF 2,163.53 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID STATE HIGHWAY 99, MARKING THE NORTHEAST CORNER OF SAID CALLED 5.6619 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID STATE HIGHWAY 99, THE FOLLOWING COURSES AND DISTANCES:

NORTH 87 DEG. 03 MIN. 20 SEC. EAST, A DISTANCE OF 269.34 FEET (CALLED 269.61') TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,259.16 FEET, A CENTRAL ANGLE OF 04 DEG. 03 MIN. 25 SEC., AN ARC LENGTH OF 797.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 05 MIN. 02 SEC. EAST - A DISTANCE OF 797.06 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET MARKING A POINT OF TANGENCY;

SOUTH 88 DEG. 53 MIN. 15 SEC. EAST, A DISTANCE OF 3,514.68 FEET TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02 DEG. 44 MIN. 46 SEC., AN ARC LENGTH OF 558.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 44 MIN. 22 SEC. EAST - A DISTANCE OF 558.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 240.075 ACRES OR 10,457,658 SQUARE FEET OF LAND.

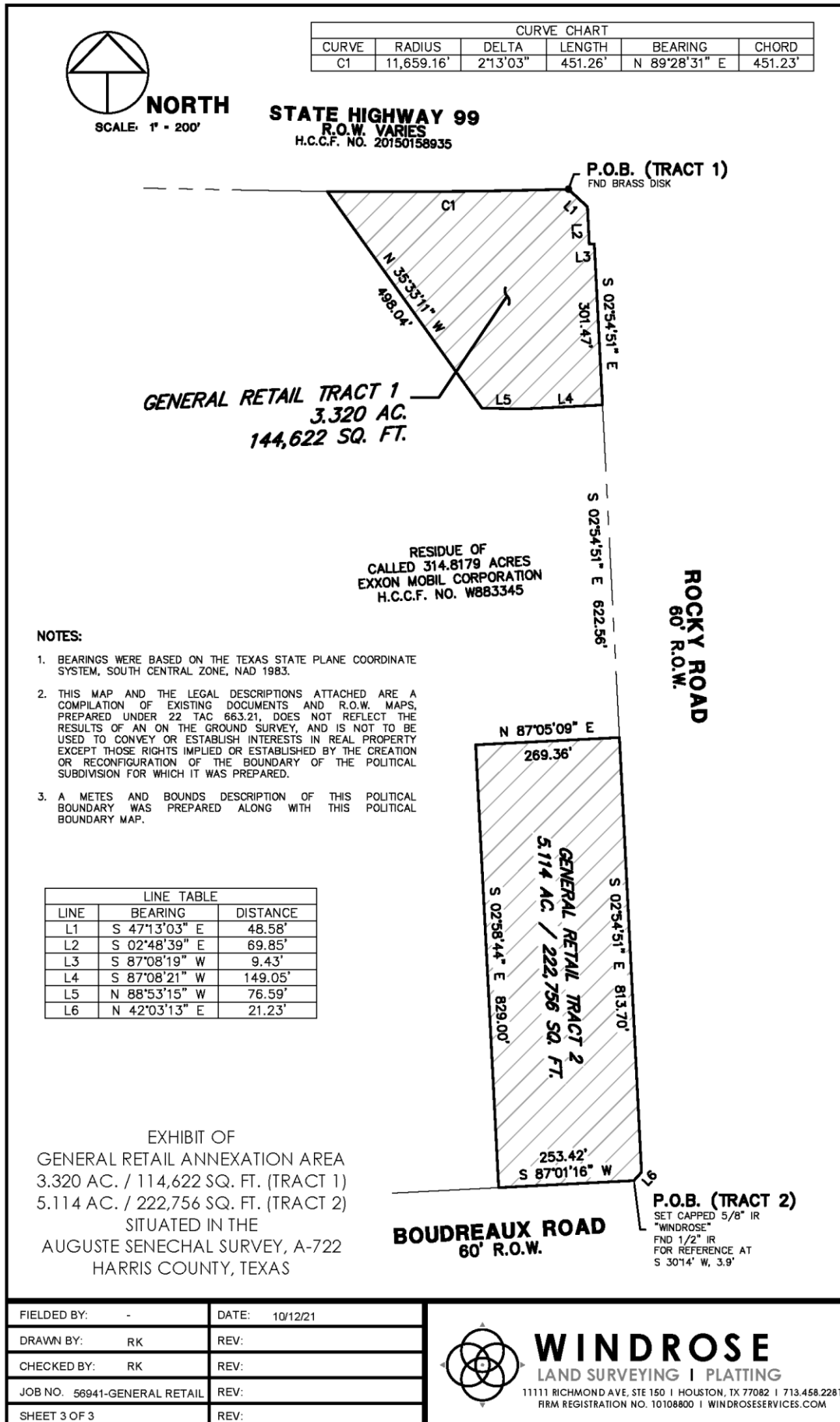


ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE: _____

SHEET 2 OF 2





**DESCRIPTION OF
3.320 ACRES OR 144,622 SQ. FT.**

A TRACT OR PARCEL CONTAINING 3.320 ACRES OR 144,622 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 3.320 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A BRASS DISK FOUND ON THE NORTHWEST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ROCKY ROAD (60 FEET WIDE) AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 99 (WIDTH VARIES) DESCRIBED IN H.C.C.F. NO. 20150158935, MARKING A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47 DEG. 13 MIN. 03 SEC. EAST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 48.58 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST END OF SAID CUTBACK CORNER, FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID ROCKY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEG. 48 MIN. 39 SEC. EAST, A DISTANCE OF 69.85 FEET TO A BRASS DISK FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 08 MIN. 19 SEC. EAST, A DISTANCE OF 9.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, A DISTANCE OF 301.47 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 08 MIN. 21 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 149.05 FEET TO AN ANGLE POINT;

THENCE, NORTH 88 DEG. 53 MIN. 15 SEC. WEST, A DISTANCE OF 76.59 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 35 DEG. 33 MIN. 11 SEC. WEST, A DISTANCE OF 498.04 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 99, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION A DISTANCE OF 451.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02 DEG. 13 MIN. 03 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 28 MIN. 31 SEC. EAST - A DISTANCE OF 451.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.320 ACRES OR 144,622 SQUARE FEET OF LAND.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE:

SHEET 1 OF 3



**DESCRIPTION OF
5.114 ACRES OR 222,756 SQ. FT.**

A TRACT OR PARCEL CONTAINING 5.114 ACRES OR 222,756 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 5.114 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST END OF SAID CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF ROCKY ROAD (60' FEET WIDE) AND THE NORTH R.O.W. LINE OF BOUDREAUX ROAD (60 FEET WIDE) MARKING A SOUTHEAST CORNER OF SAID 314.8179 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2 INCH IRON ROD BEARS FOR REFERENCE SOUTH 30 DEG. 14 MIN. 11 SEC. WEST, A DISTANCE OF 3.93 FEET.

THENCE, SOUTH 87 DEG. 01 MIN. 16 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BOUDREAUX ROAD, A DISTANCE OF 253.42 FEET TO A THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 58 MIN. 44 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 829.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEG. 05 MIN. 09 SEC. EAST, A DISTANCE OF 269.36 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID ROCKY ROAD, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, ALONG AND WITH THE WEST R.O.W. LINE OF SAID ROCKY ROAD, A DISTANCE OF 813.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHEAST END OF A CUTBACK CORNER AT THE INTERSECTION OF SAID RCKY ROAD, WITH SAID BEAUDREAUX ROAD, MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 03 MIN. 13 SEC. WEST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 21.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.114 ACRES OR 222,756 SQUARE FEET OF LAND.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE:

SHEET 2 OF 3

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



2020 Property Tax Statement
Web Statement

Statement Date:	September 27, 2021
Account Number	045-026-000-0004

Our records indicate that your statement has been requested by a mortgage company.



EXXON MOBIL CORPORATION
PO BOX 53
HOUSTON TX 77001-0053

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	28,814	0.391160	\$112.71
Harris County Flood Control Dist	0	28,814	0.031420	\$9.05
Port of Houston Authority	0	28,814	0.009910	\$2.86
Harris County Hospital District	0	28,814	0.166710	\$48.04
Harris County Dept. of Education	0	28,814	0.004993	\$1.44
Lone Star College System	0	28,814	0.107800	\$31.06
Emergency Service Dist #15 (Fire)	0	28,814	0.048810	\$14.06
Emergency Service Dist #8 (EMS)	0	28,814	0.097000	\$27.95

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:	\$247.17
Payments Applied To 2020 Taxes	\$247.17
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

Property Description	
BOUDREAUX RD 77377 TR 1E ABSI 722 A SENECHAL 240.1157 AC	
Appraised Values	
Land - Market Value	7,843,320
Impr - Market Value	0
Total Market Value	7,843,320
Less Capped Mkt Value	7,814,506
Appraised Value	28,814
Exemptions/Deferrals	
Timber Productivity	



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -10%, Taxable Value -10%, Tax Rate -4%, Tax Bill -14%.

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



EXXON MOBIL CORPORATION
PO BOX 53
HOUSTON TX 77001-0053

PAYMENT COUPON

Make check payable to:

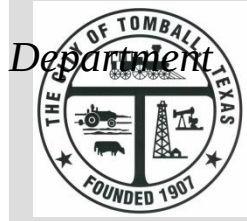
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

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

Account Number
045-026-000-0004
Amount Enclosed
\$ _____

Web Statement - Date Printed: 09-27-2021

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Community Development

Department

Planned Development Staff Report

Planning & Zoning Commission Public Hearing Date: November 8, 2021
City Council Public Hearing Date: November 15, 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.”

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:

Improved opportunity for bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by.
Pedestrian enhancements that focus on comfort and safety.

Improved standards for building form and architecture, buffering, landscaping, and signage. 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 Review Comments: Based on the plans resubmitted, staff has the following comments. Upon discussion of the revised detailed plans there may be additional comments made by the Commission.

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”
2. Green space/ recreation areas - Based on the information provided by the applicant and the standards proposed in the PD document, the PD will reflect the deviations to the areas of the MF base zone district.
3. Landscaping requirements - as presented in attached exhibit.
4. Detention –a wet detention to serve as a lake amenity. The detention pond will also serve as additional greenspace as we are proposing an aesthetically pleasing detention pond with manicured landscaping (see pgs. 2 and 4 of the attached).
5. Screening requirements –
 - a. 8ft stone/masonry column and steel fence on the South and East property lines.
 - b. North and West property line, we are proposing 8’ tall cedar wood fence with cedar cap.
 - Galvanized steel post in lieu of treated wood and painted to match wood. And
 - water seal or stain the cedar
6. All refuse containers will be made masonry enclosures to match the materials of the buildings.
7. Setbacks to be planted with additional landscaping as shown in newly submitted landscape plan.
8. 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.
9. 26’ wide access easement to the water well.
10. 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.
11. Based on the recommendations provided by the City Engineer after the review of the submitted TIA through TXDOT. This will be discussed with Commission.
12. 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 F.5

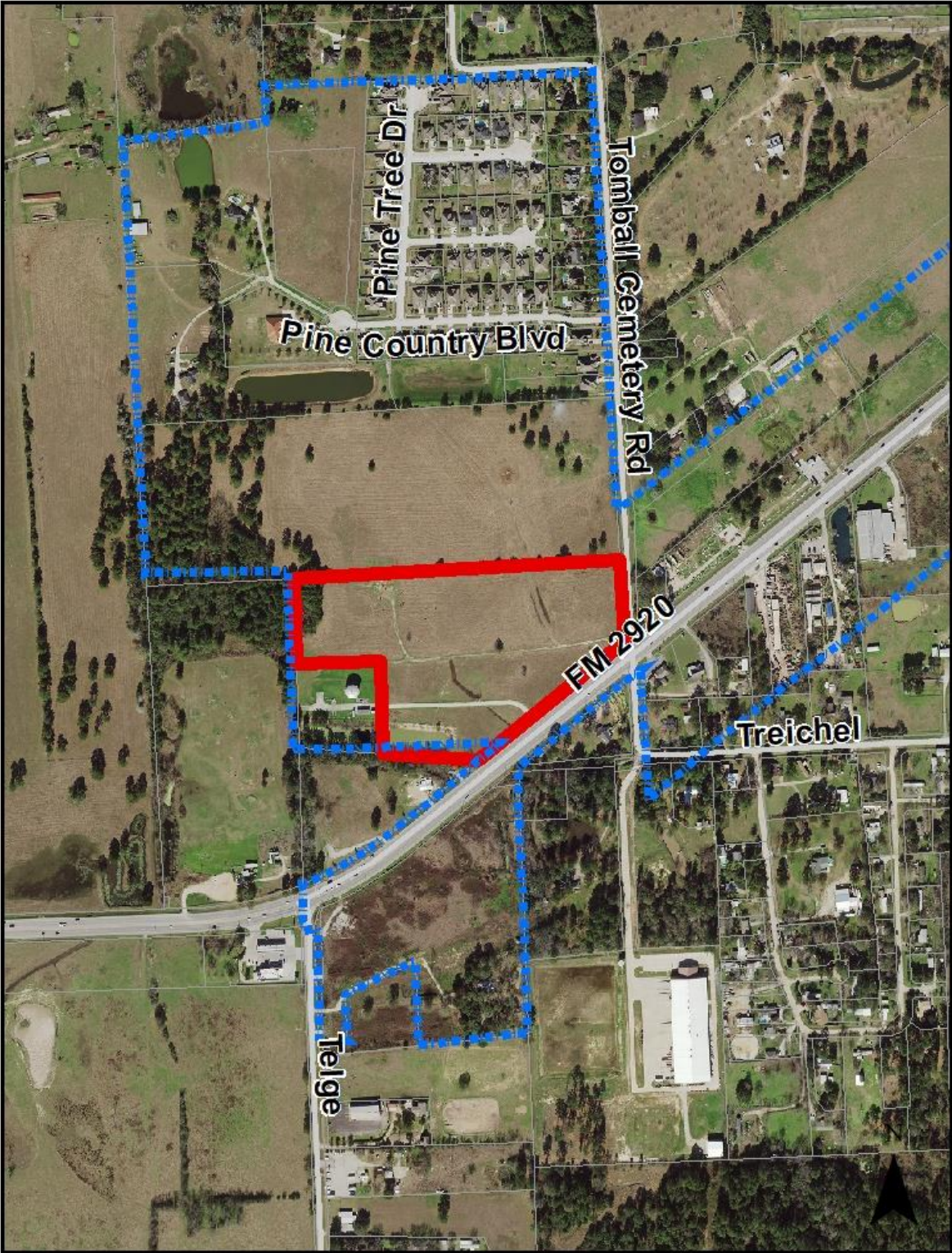


Exhibit "B"
Comprehensive Plan

Item F.5

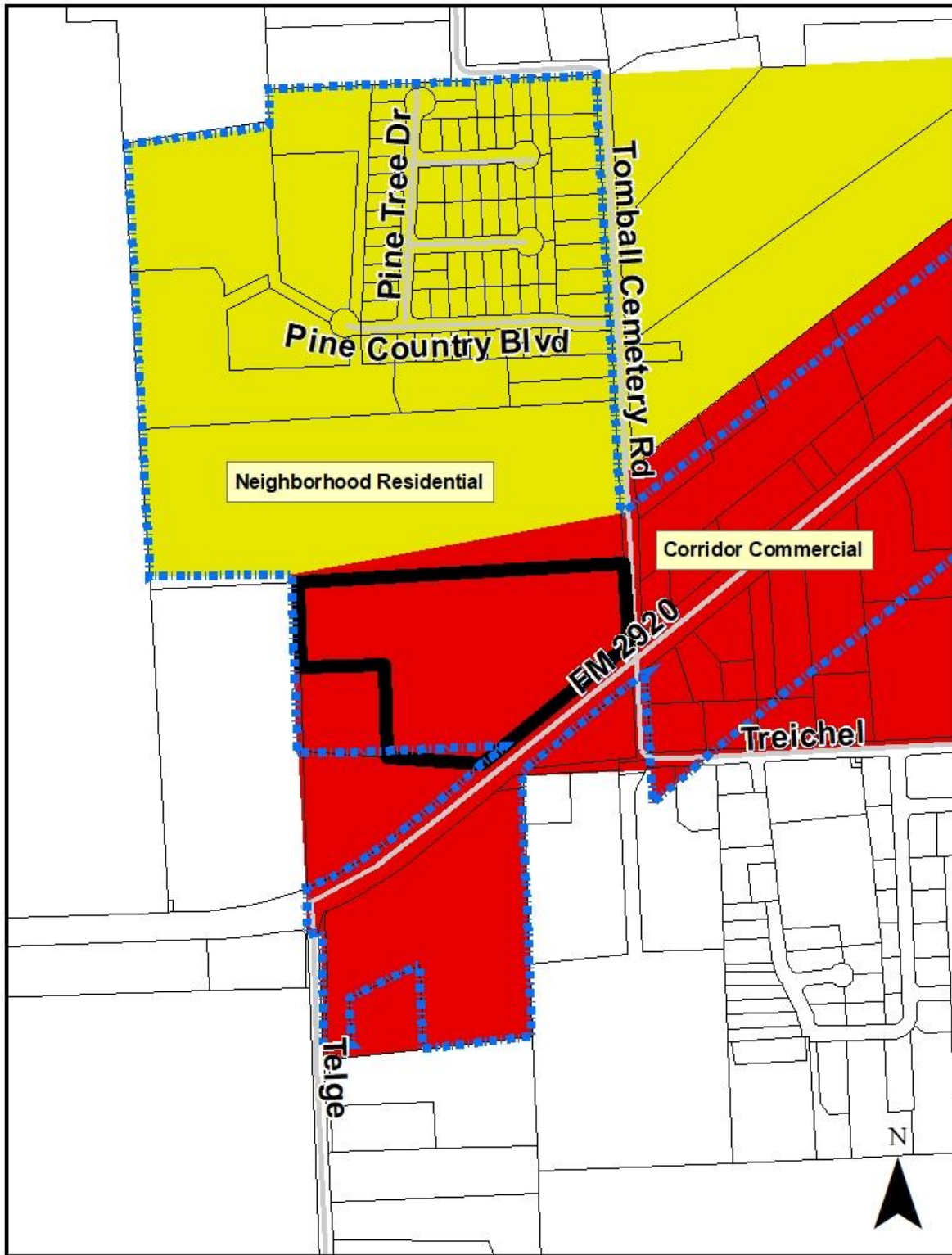
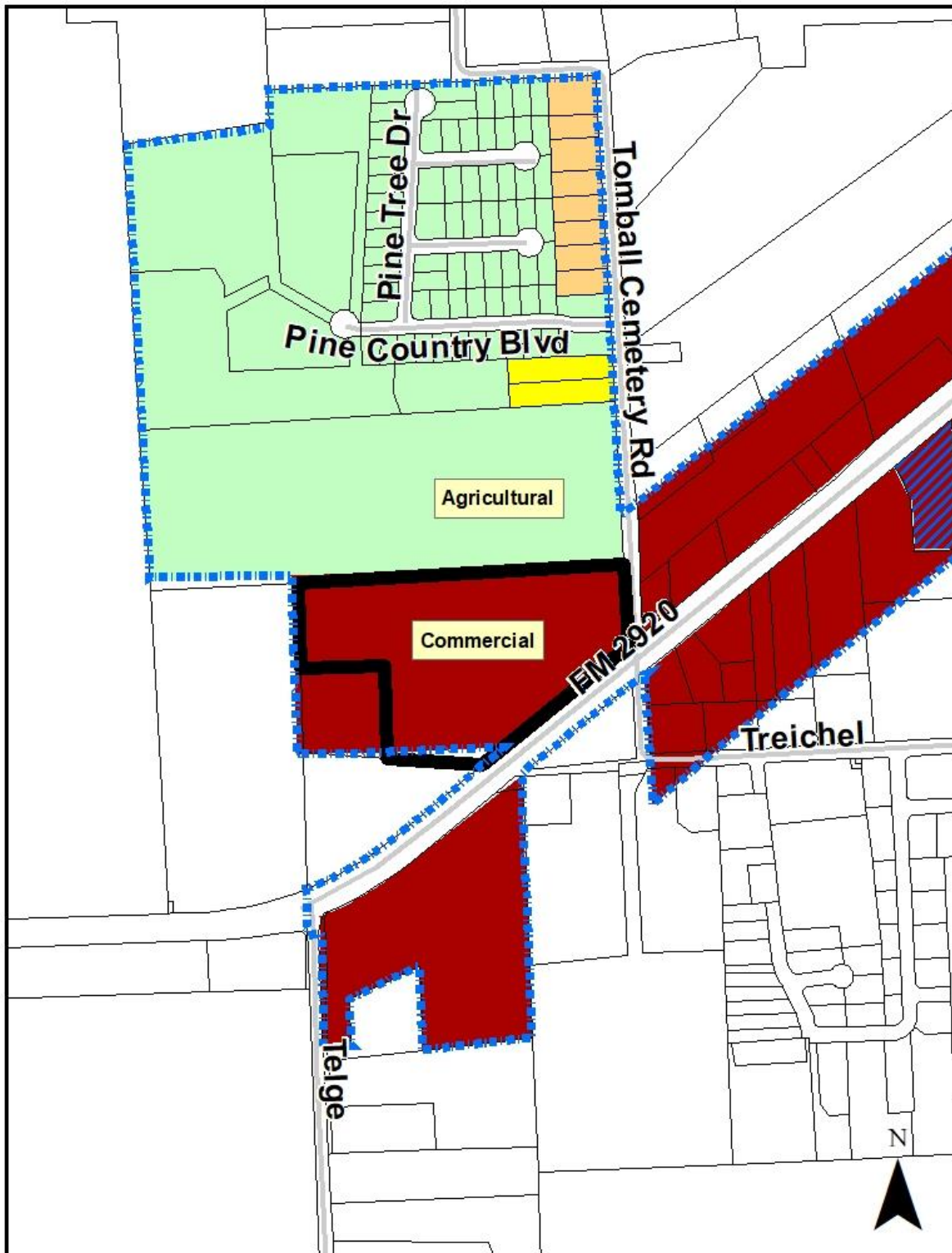


Exhibit "C"
Zoning Map

Item F.5



**Exhibit “D”
Site Photo**

Item F.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:

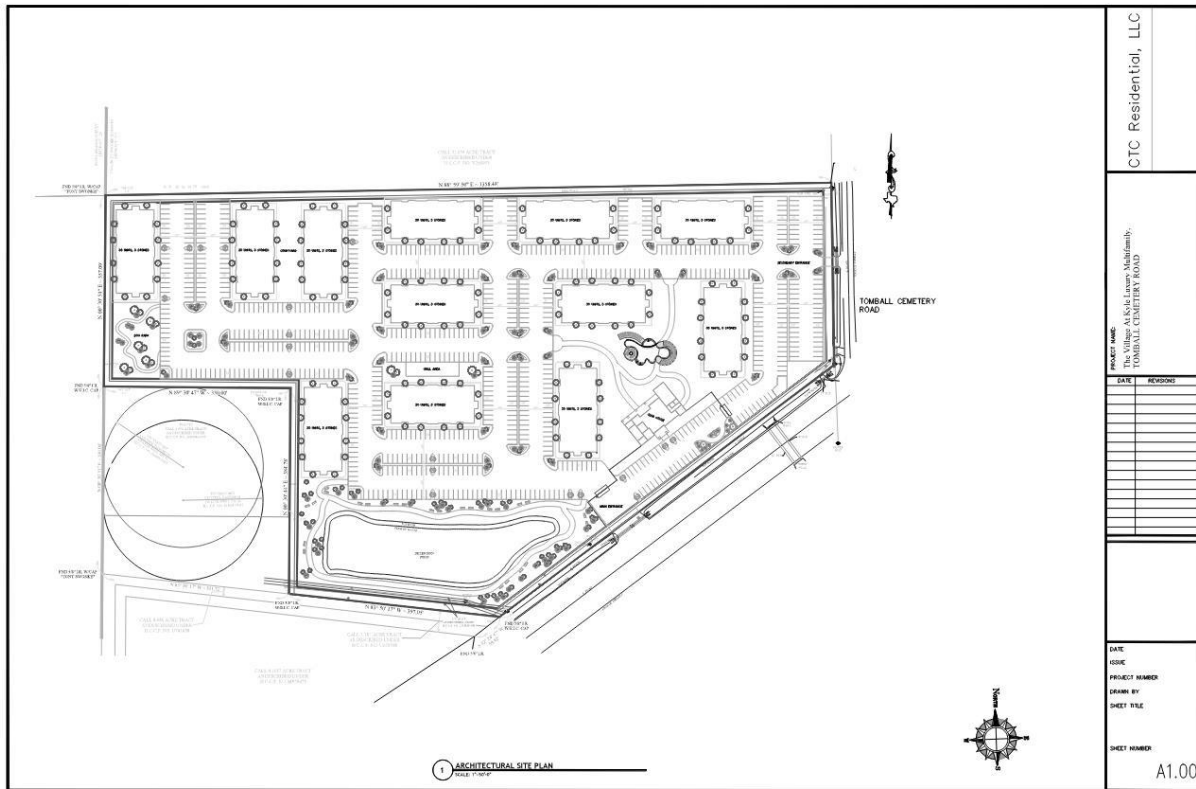
- Minimum Building Separation -1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation - 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building 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













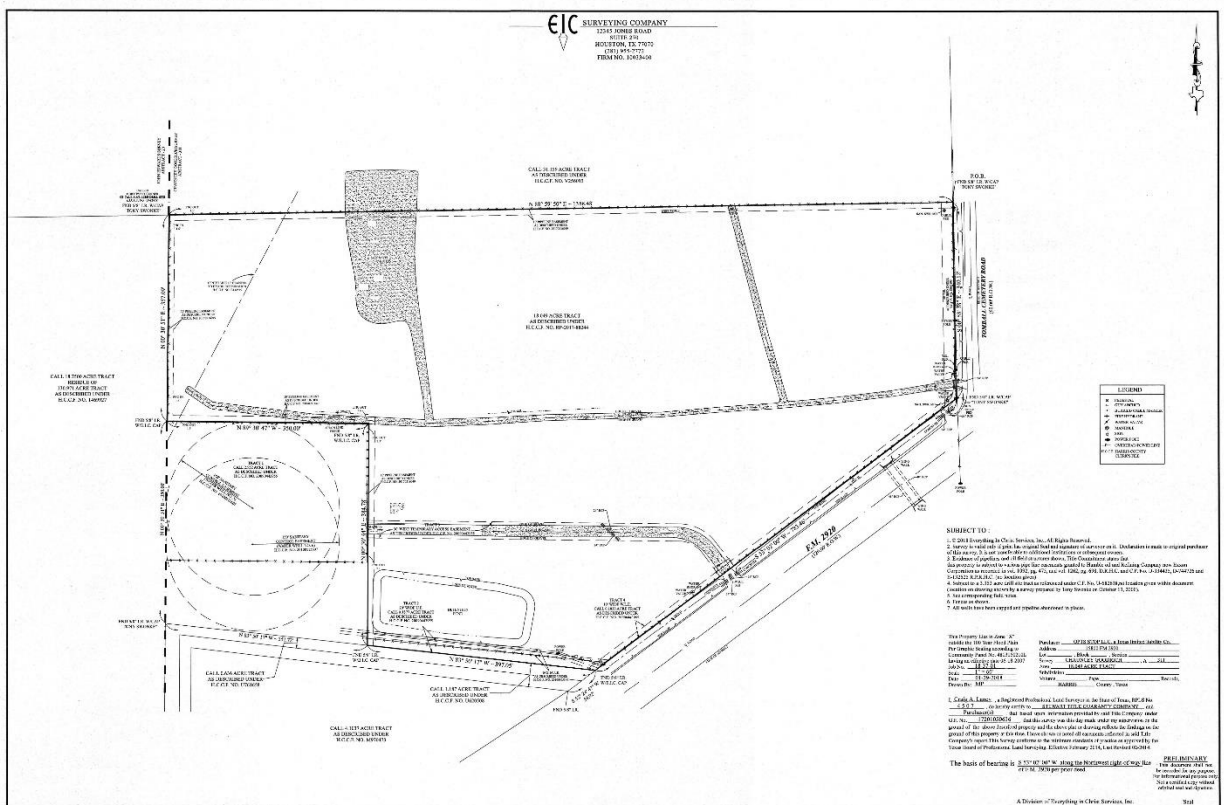
KEYMAP
NTS

0 5 10 20 N

SCALE : 1" = 10'

71





Information Received on 9-24-21

Target Market | Price Point Analysis

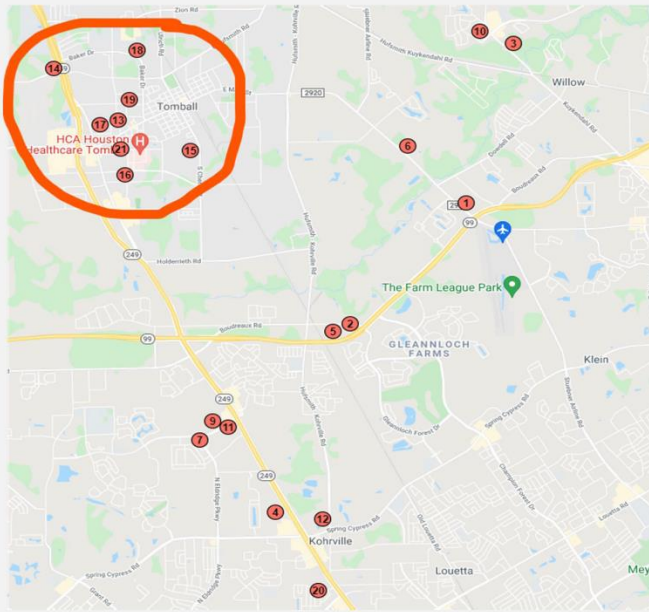
Property Name	Proposed Project	Stone Loch	SYNC at Spring Cypress	Avenue at Northpointe	Camden Northpointe
Address	15800 FM 2920 Rd	10923 Boudreaux Rd	22803 Tomball Pky	11740 Northpointe Blvd	11743 Northpointe Blvd
Yr. Built	2023	2020	2016	2013	2007
No. of Units	360	384	328	280	384
Avg. SF	883	1,100	1,050	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*

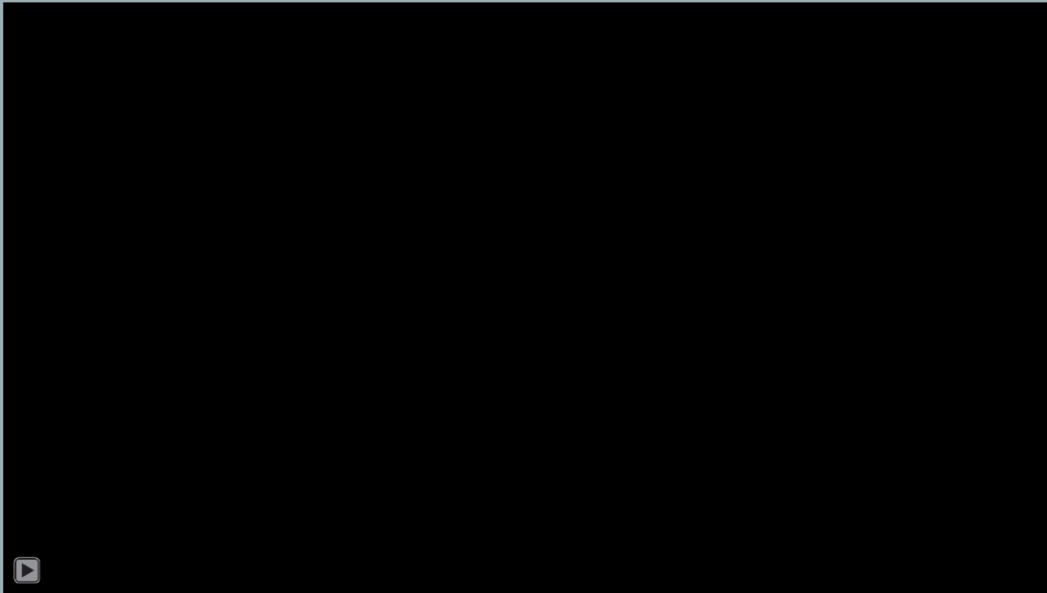
Colored Site Plan with Labels (Option 2)



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.

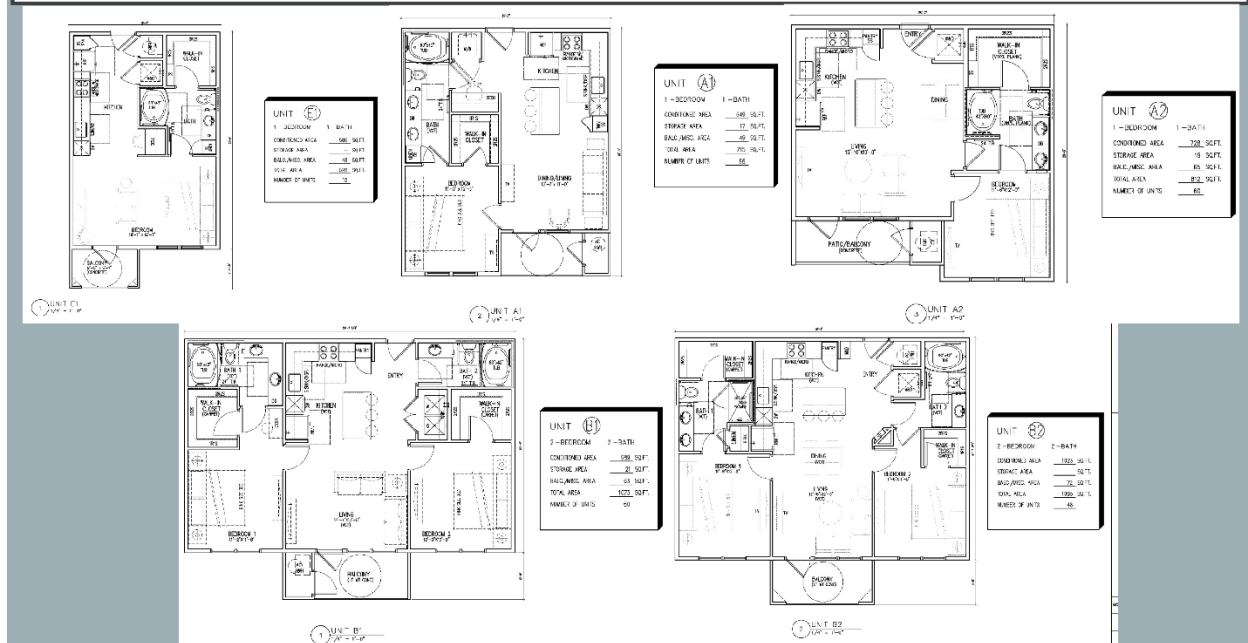
OPTION 2:

- 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

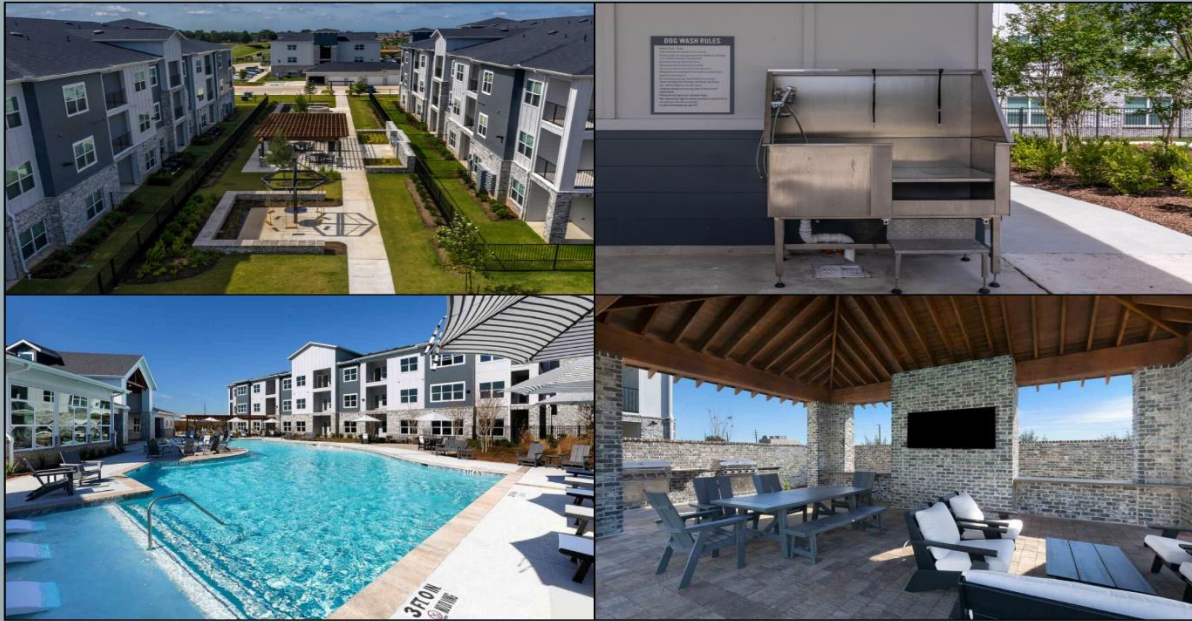
	<u>Rent</u>	<u>Own</u>
Annual Income		\$60,000
Purchase Price	-	\$300,000
Deposit/Down Payment	\$1,385	\$60,000
Other Closing Costs	\$100	\$7,500
Living Area	883	1,800
<u>Monthly Estimates</u>		
Monthly Payment*	\$1,385	\$1,111
Taxes	-	\$431
Insurance	\$25	\$120
Warranty	-	\$100
Repair Maintenance Reserves	-	\$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

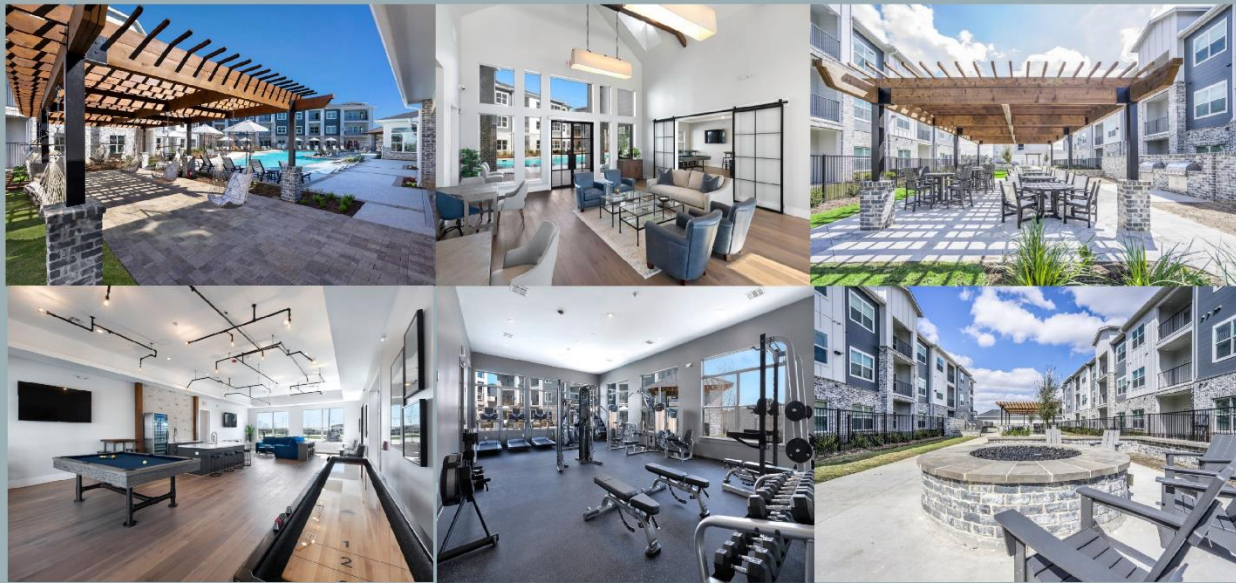


Superior Interior Designs/Features/Layouts



- 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

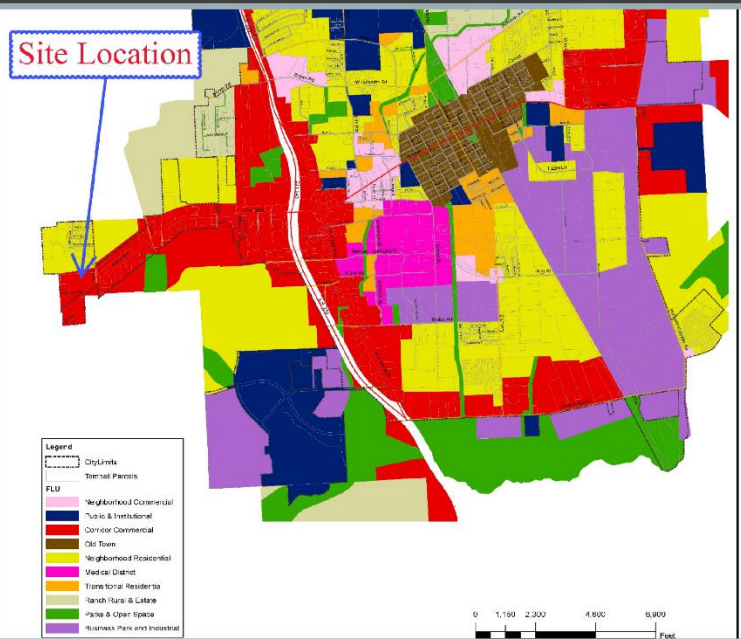
Unit Count	360	
<u>Tax Jurisdiction</u>	<u>2020 Mill Rate</u>	<u>Tax Obligation</u>
Tomball ISD	1.290000	\$534,060
Harris County	0.391160	\$161,940
Harris County Flood Control Dist.	0.031420	\$13,008
Port of Houston Authority	0.009910	\$4,103
Harris County Hospital District	0.166710	\$69,018
Harris County 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			

November 2, 2021

Mr. Sean Ratterree
CTC Residential
854 Sprucewood Lane
Houston, Texas 77024

**RE: Traffic Impact Analysis: Proposed Tomball 360-Unit Multifamily Development
Northwest Corner, FM 2920 at Tomball Cemetery Road, Tomball, Texas**

Dear Mr. Ratterree:

This letter report presents the analysis and findings of a Traffic Impact Analysis performed by Voigt Associates, Inc. for a proposed 360-unit multifamily development located on the northwest corner of FM 2920 at Tomball Cemetery Road in Tomball, Texas. Exhibit A1 (attached in Appendix A) shows the project location. The proposed site plan is shown as Exhibit A2 (attached). Exhibit A3 shows the site layout on an aerial background, with proposed access points and access restrictions noted. This report is a brief technical memorandum of the results of the assessment and includes study findings and discussion.

Description of Development and Access

The proposed development consists of a 360-unit multifamily development. The analysis assumes the development will be completed in one phase, with construction planned to begin in late-2021 or early-2022 and ready for occupancy in late 2022 or early 2023.

The site features two proposed access driveways. The main, primary driveway is proposed to be located on FM 2920 about 470' west of Tomball Cemetery Road. A secondary, exit only driveway is located on Tomball Cemetery Road about 210' north of FM 2920. The site has about 780 feet of frontage on FM 2920 and 340' of frontage on Tomball Cemetery Road.

The site plan is conceptual in nature, but the main driveway is recommended to be at least 35' wide with 20' radii (but if divided 50' wide with 8' raised median and 20' radii). The secondary exit-only driveway is recommended to be 24' width with 15' radii.

There does not appear to be any sight distance restrictions at the proposed driveway locations on FM 2920 and Tomball Cemetery Road. Site engineers should ensure that sight triangles are not blocked with any signing, landscaping, or other structures at the site driveways.

Study Area and Land Use

A description of each of the major study roadways is as follows:

- Along the southern site frontage, FM 2920 is a five-lane undivided asphalt roadway with 12' wide travel lanes and a 10' paved shoulder. The roadway has two lanes in each direction of travel with center two-way left turn lane. The posted speed limit within the study area is 50 mph. Existing pavement condition and markings along the site frontage are in good condition. There is a TxDOT project to widen FM 2920 in the next five to ten years (CSJ 294-10-1028).

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- Along the eastern site frontage, Tomball Cemetery Road is a two-lane asphalt roadway with 11' wide travel lanes. Tomball Cemetery Road is stop-controlled on approach to FM 2920.

The existing land use at the site is undeveloped land. Surrounding the site, the land use is large lot residential and agricultural in nature. Appendix E, attached, shows photographs of study area roadways near the proposed development site.

Data Collection

For this engineering study assessment, video-based turning movement counts were collected on Wednesday, October 13, 2021, from 6:00 AM to 7:00 PM at the intersection of FM 2920 at Tomball Cemetery Road/Treichel Road. A growth factor of 1% per year was used to estimate future traffic volumes for the build-out year of 2023 even though TxDOT counts on FM 2920 indicate a negative 5-year traffic growth rate of -3.1%. Exhibits A4 and A5 in Appendix A show the existing peak hour turning movement counts at each intersection included in the study. Exhibits A6 and A7 show the projected counts without development in the build-out year.

Trip Generation Projections and Trip Distribution

The Institute of Transportation Engineers' *Trip Generation Manual (11th Edition)* was used to estimate trips to the site using land use #221 – Multifamily Housing (Mid-Rise). The estimated trips generated by the development are shown in Table 1. Detailed calculations are found in Table C1 in Appendix C.

Table 1. Estimated New Trips for the Proposed Development.

Development Description	Weekday, 24-Hours	AM Peak Hour of Adjacent Roadway	PM Peak Hour of Adjacent Roadway
Multifamily (Mid-Rise)	1670 vehicles (835 entering / 835 exiting)	147 vehicles (34 entering / 113 exiting)	141 vehicles (86 entering / 55 exiting)

Trip distribution percentages for the development were assumed to be:

- 50% to/from the west via FM 2920;
- 48% to/from the east via FM 2920; and
- 2% to/from the north Tomball Cemetery Road.

Trip distribution details are provided in Exhibits A8 (AM Peak Hour) and A9 (PM peak hour) in Appendix A and Table C2 in Appendix C. New site trips are presented in Exhibits A10 and A11 and the estimated build-out year turning movement counts for the study area are shown in Exhibits A12 and A13 for AM and PM peak hours, respectively.

Level of Service (LOS) Analysis and Geometric Recommendations

This traffic impact analysis employed the macroscopic traffic simulation model Synchro 11. All simulations in this study represent the peak 15-minute time periods within any peak hour. The

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results from the Synchro simulation give many measures of effectiveness (MOEs), but the most meaningful for this analysis were average vehicle delay and level of service. Table 2 presents the per-vehicle delay thresholds that define each level of service.

Table 2. LOS Thresholds for Signalized and Unsignalized Intersections.

Level of Service (LOS)	Signalized Intersections Control Delay Per Vehicle (sec/veh)	Unsignalized Intersections Control Delay Per Vehicle (sec/veh)
A	≤10	0-10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	>80	>50

An explanation of the concept of level of service is that it is similar to grades in school – A is the best, F the worst. Level of service (LOS) is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. LOS at an intersection is directly related to the control delay value, which is the overall delay associated with traffic control at the intersection (e.g., a traffic signal or stop sign). The LOS thresholds are different for signalized intersections as compared to unsignalized intersections, primarily because drivers expect different levels of performance from distinct types of transportation facilities. The expectation is that a signalized intersection is designed to carry higher traffic volumes than a stop-controlled intersection. Thus, a higher level of control delay is acceptable at a signalized intersection for the same level of service. At a two-way stop-controlled intersection, LOS is defined for each minor movement, but not for the intersection as a whole. All traffic simulation output is presented in Appendix D.

The results of the simulation are shown below in Table 3. The project's driveways and study intersections are projected to experience acceptable levels of queue and delay, with LOS D or better expected in the AM and PM peak hours, which is an acceptable condition for suburban environments. No mitigation due to delays or queues appears to be required.

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Table 3. Level of Service Analysis Results.

Intersection/Scenario	Analysis Method Reported	Traffic Control /Cycle Length (s)	AM Peak Hour										Overall Intersection Delay (s/v)	Overall Intersection LOS
			Eastbound		Westbound		Northbound		Southbound					
			Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS				
1. FM 2920 at Tomball Cemetery Road/Treichel Road														
2021 Existing	HCM 6TH	TWSC	--	--	--	--	21.6	C	18.3	C	21.6	C		
2023 Projected w/o Development	HCM 6TH	TWSC	--	--	--	--	22.0	C	18.6	C	22.0	C		
2023 Projected w/Development	HCM 6TH	TWSC	--	--	--	--	23.2	C	22.9	C	23.2	C		
2. FM 2920 at Main Site Driveway														
2023 Projected w/Development	HCM 6TH	OWSC	--	--	--	--	--	--	23.7	C	23.7	C		
3. Tomball Cemetery Road at Site Driveway (Exit Only)														
2023 Projected w/Development	HCM 6TH	OWSC	8.7	A	--	--	--	--	--	--	8.7	A		

Intersection/Scenario	Analysis Method Reported	Traffic Control /Cycle Length (s)	PM Peak Hour										Overall Intersection Delay (s/v)	Overall Intersection LOS
			Eastbound		Westbound		Northbound		Southbound					
			Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS	Approach Delay (s/v)	LOS				
1. FM 2920 at Tomball Cemetery Road/Treichel Road														
2021 Existing	HCM 6TH	TWSC	--	--	--	--	23.7	C	28.0	D	28.0	D		
2023 Projected w/o Development	HCM 6TH	TWSC	--	--	--	--	24.5	C	29.2	D	29.2	D		
2023 Projected w/Development	HCM 6TH	TWSC	--	--	--	--	25.4	D	33.9	D	33.9	D		
2. FM 2920 at Main Site Driveway														
2023 Projected w/Development	HCM 6TH	OWSC	--	--	--	--	--	--	29.1	D	29.1	D		
3. Tomball Cemetery Road at Site Driveway (Exit Only)														
2023 Projected w/Development	HCM 6TH	OWSC	8.5	A	--	--	--	--	--	--	8.5	A		
Signalized	TWSC - two-way stop control												AWSC - all-way stop control	
Unsignalized	OWSC - one-way stop control													

Turn Lane Warrants

The proposed main site driveway along FM 2920 was examined for the need for a right turn lane for the development using the Texas Department of Transportation (TxDOT) *Access Management Manual* (July 2011) and *Roadway Design Manual* (July 2020) guidelines. With projected peak hour westbound right turn volumes in the main site driveway of 18 (AM peak hour) and 45 (PM peak hour), the TxDOT 50 turns per hour threshold to warrant construction of a right turn lane is not met. No right turn lane will be required at the main site driveway on FM 2920.

Since FM 2920 has a center two-way left turn lane, a dedicated left turn for the site driveway is not required.

The site driveway to Tomball Cemetery Road is an exit only driveway, so there is no consideration of northbound left turn lane or southbound right turn lane at this driveway.

Traffic Signal Warrant

As part of this assessment, traffic signal warrants were examined for the intersection of FM 2920 at Tomball Cemetery Road and at FM 2920 at the proposed apartment driveway.

For existing conditions, no warrants for signalization would be met at FM 2920 at Tomball Cemetery Road. For projected conditions with development, no warrants for signalization would be met at FM 2920 at Tomball Cemetery Road. The recommended level of traffic control at FM 2920 at Tomball Cemetery Road is to retain the existing two-way stop control.

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For projected conditions with development at FM 2920 at the proposed apartment driveway, no warrants for signalization would be met. Signalization of either the Tomball Cemetery Road or apartment main driveway is recommended.

Conclusions & Discussion

The analysis investigated the site access, traffic control, and other improvements or operations issues that should be addressed as the development moves forward. The findings and overall recommendations to mitigate the impacts of the proposed multifamily development are as follows:

- Site access to FM 2920:
 - A westbound right turn lane is not warranted;
 - An eastbound left turn lane is provided by the existing two-way left turn lane;
 - The driveway should be stop-controlled on approach to FM 2920;
 - The site plan is conceptual in nature, but the main driveway is recommended to be at least 35' wide with 20' radii (but if divided 50' wide with 8' raised median and 20' radii).
- Site access to Tomball Cemetery Road:
 - This access is planned to be gated and exit-only;
 - A northbound left turn lane is not warranted;
 - A southbound right turn lane is not warranted;
 - The driveway should be stop-controlled on approach to Tomball Cemetery Road; and
 - The secondary exit-only driveway is recommended to be 24' width with 15' radii.
- The existing two-way stop control at FM 2920 and Tomball Cemetery Road is appropriate for existing and proposed conditions with development. A traffic signal is not warranted at this intersection.
- A traffic signal is not warranted at the proposed main site driveway on FM 2920.

Voigt Associates appreciates the opportunity to assist you with this project. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal

Attachments:

- Appendix A. Exhibits
- Appendix B. Traffic Data
- Appendix C. Trip Generation/Distribution Calculations
- Appendix D. Traffic Simulation Output
- Appendix E. Roadway Photographs



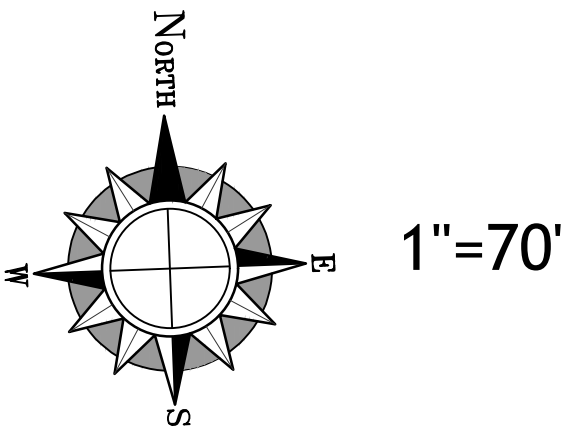
Appendix A. Exhibits

Exhibit A1.	Site Location Map
Exhibit A2.	Proposed Site Plan
Exhibit A3.	Proposed Site Plan on Aerial Background
Exhibit A4.	2021 AM Peak Hour Existing Traffic Volumes
Exhibit A5.	2021 PM Peak Hour Existing Traffic Volumes
Exhibit A6.	2023 AM Peak Hour Projected Traffic Volumes w/o Development
Exhibit A7.	2023 PM Peak Hour Projected Traffic Volumes w/o Development
Exhibit A8.	Trip Distribution Percentages – AM Peak Hour
Exhibit A9.	Trip Distribution Percentages – PM Peak Hour
Exhibit A10.	AM Peak Hour New Site Trips
Exhibit A11.	PM Peak Hour New Site Trips
Exhibit A12.	2023 AM Peak Hour Projected Traffic Volumes w/Development
Exhibit A13.	2023 PM Peak Hour Projected Traffic Volumes w/Development



Exhibit A1. Site Location Map – Regional Aerial.

North to top of page. Not to scale.



1 ARCHITECTURAL SITE PLAN
~~SCALE: 1"=50'-0"~~

PROJECT NAME: Tomball Multifamily Development,
TOMBALL CEMETERY ROAD

[illegible]

DATE

ISSUE

PROJECT NUMBER

DRAWN BY

SHEET TITLE

SHEET NUMBER

A1.00

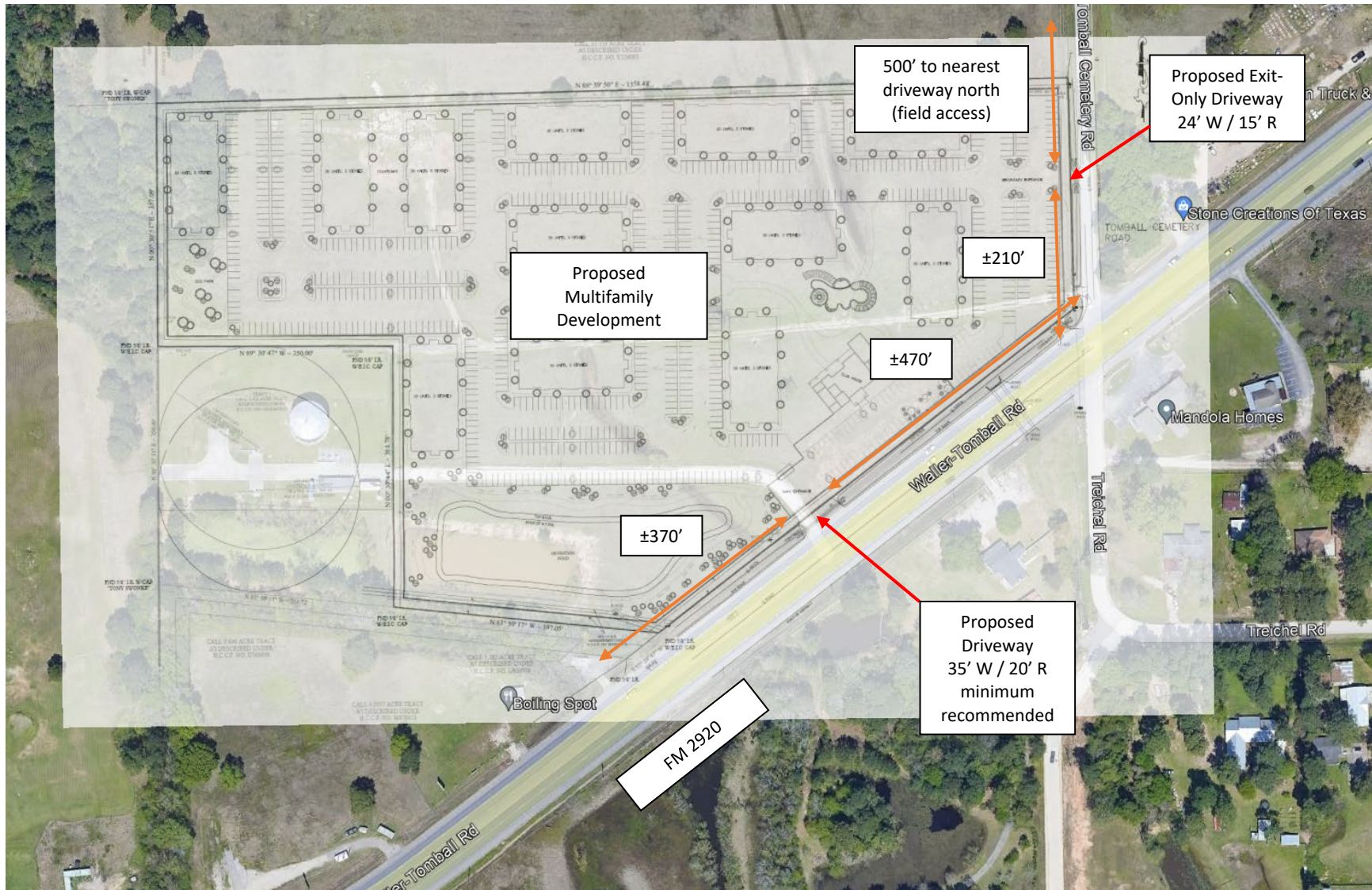
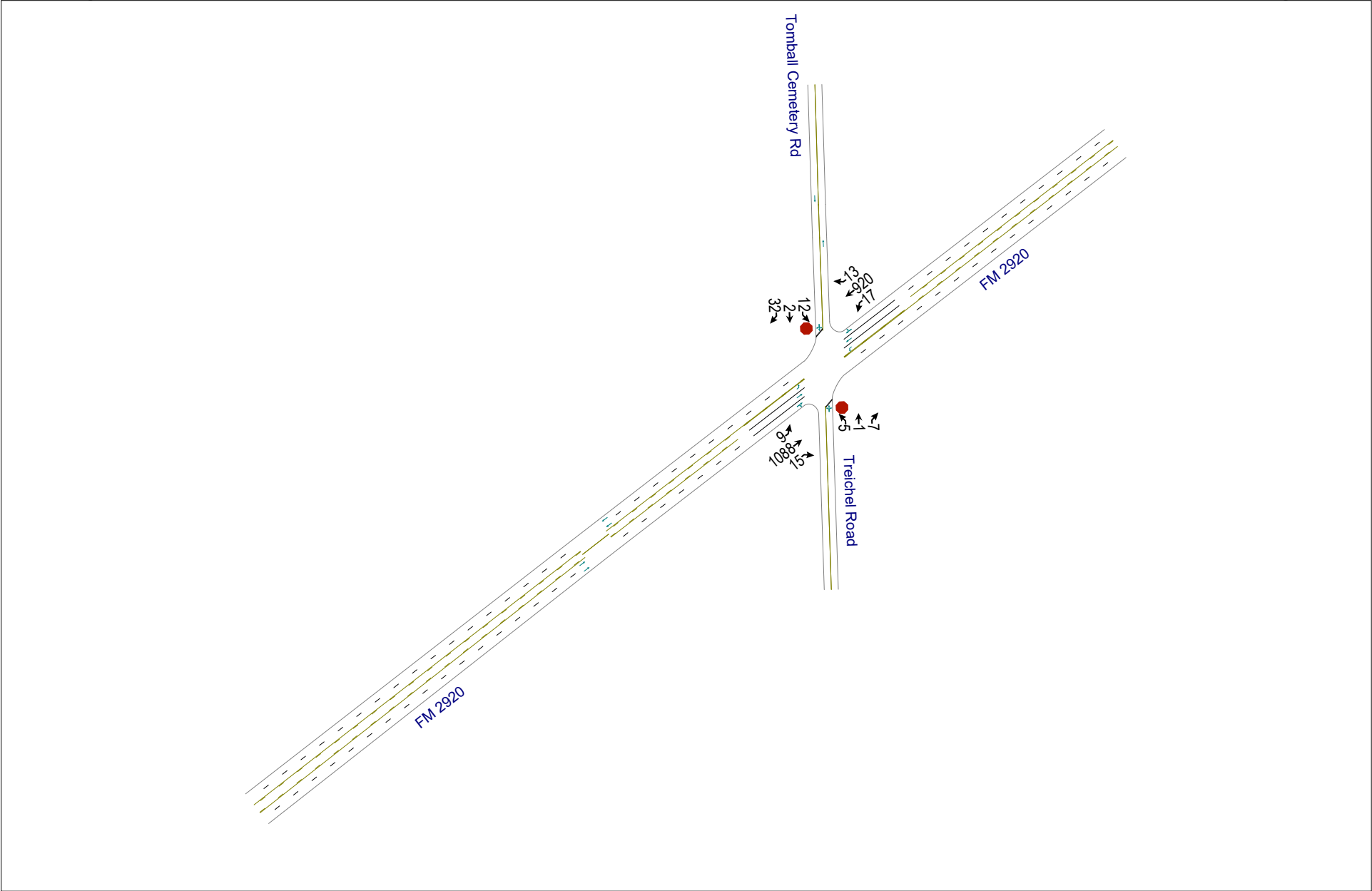


Exhibit A3. Proposed Site Layout on Aerial Background.

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Exhibit A4
Total Turning Movements

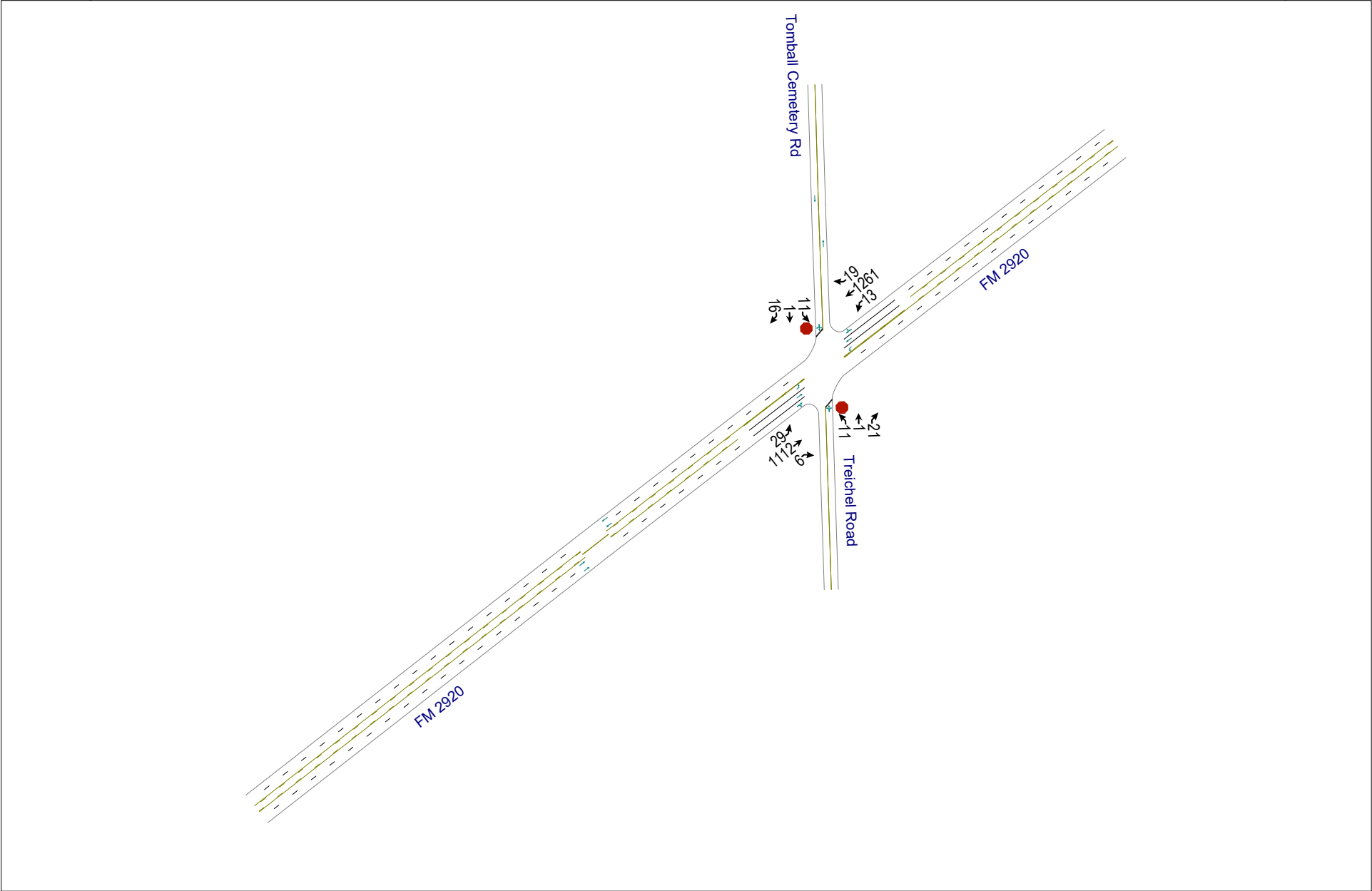
2021 AM Peak Hour
Existing Conditions



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Exhibit A5
Total Turning Movements

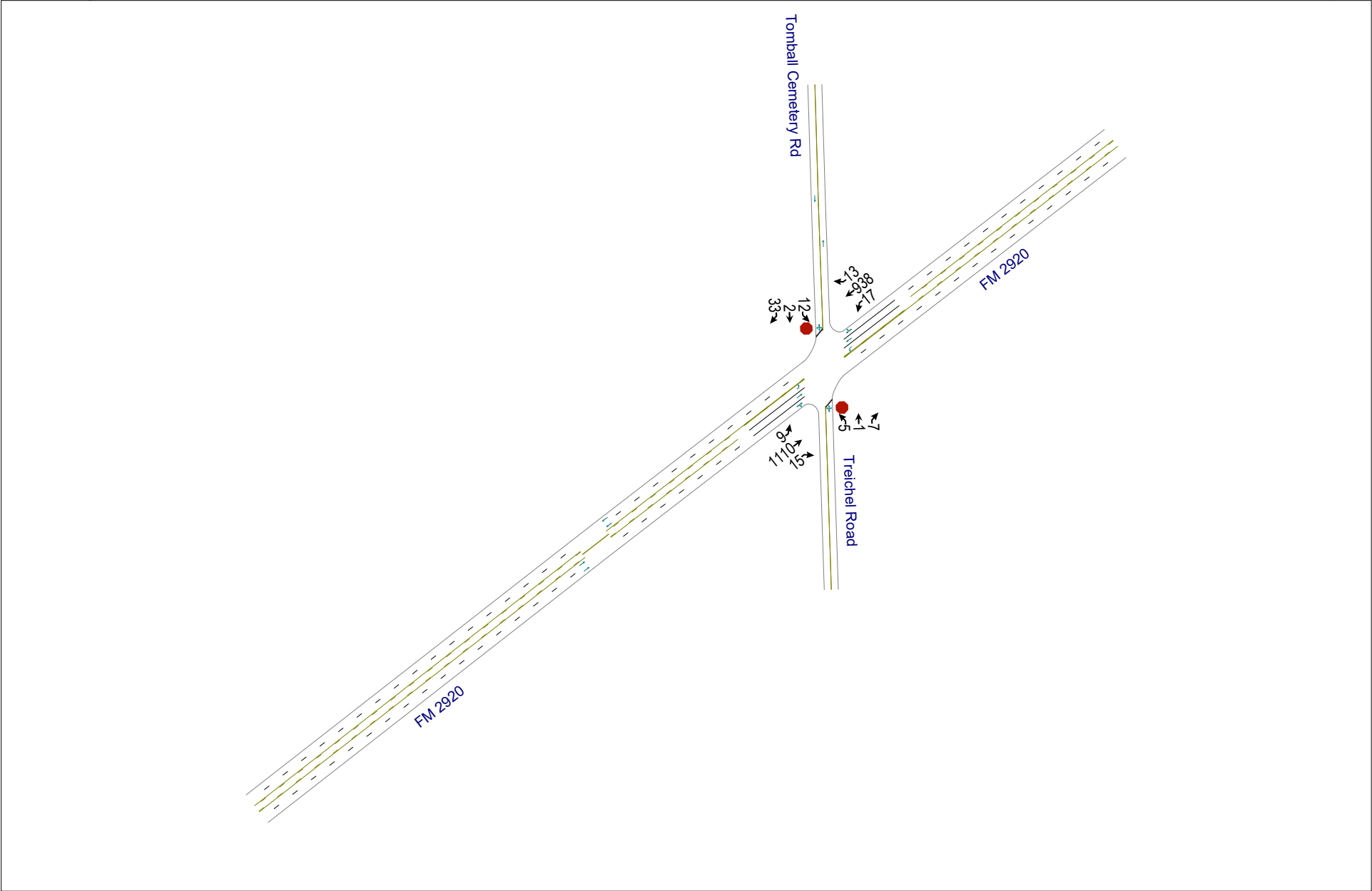
2021 PM Peak Hour
Existing Conditions



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Exhibit A6
Total Turning Movements

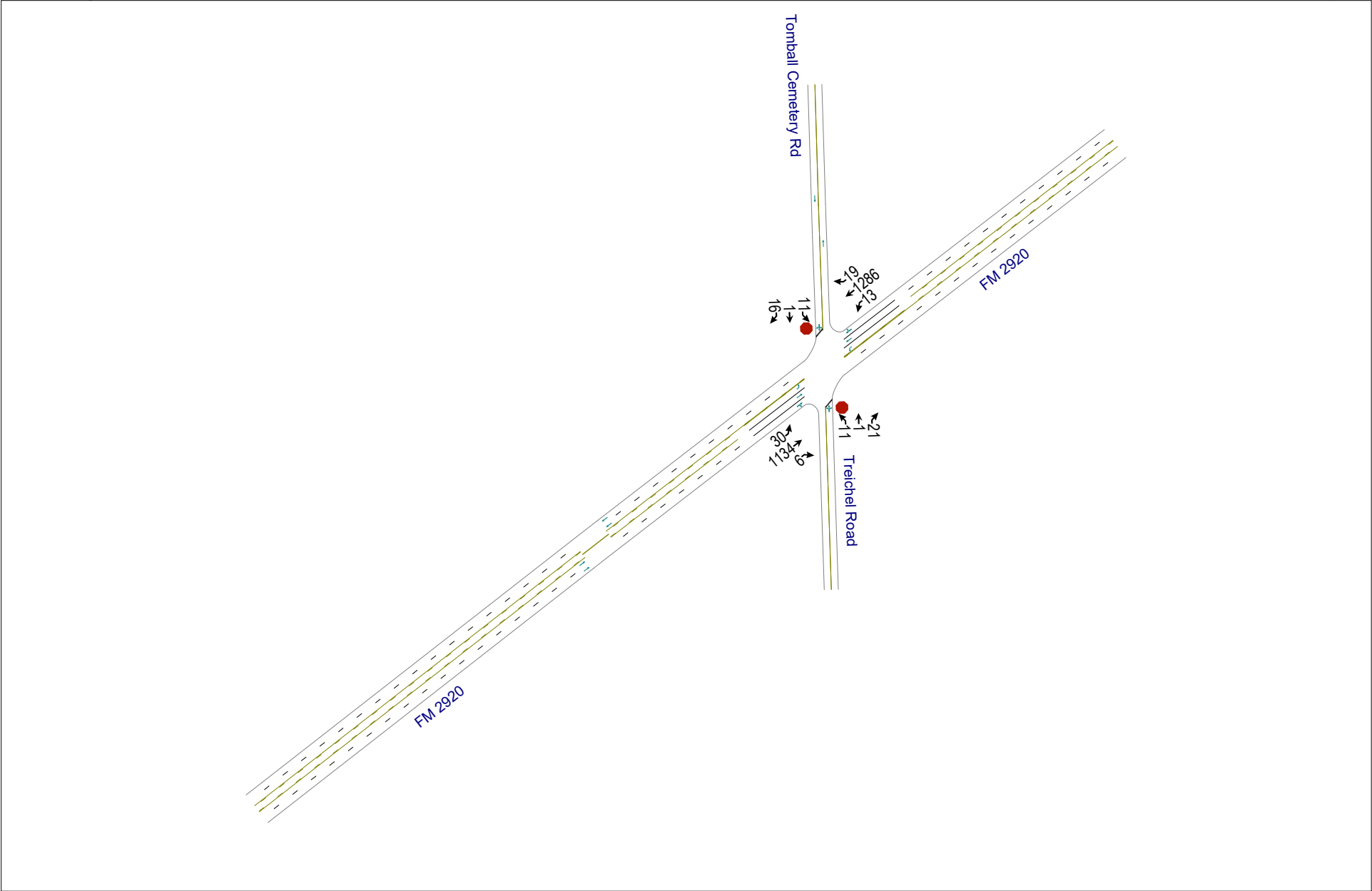
2023 AM Peak Hour
Build-Out Year w/o Development



Not To Scale
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Exhibit A7
Total Turning Movements

2023 PM Peak Hour
Build-Out Year w/o Development



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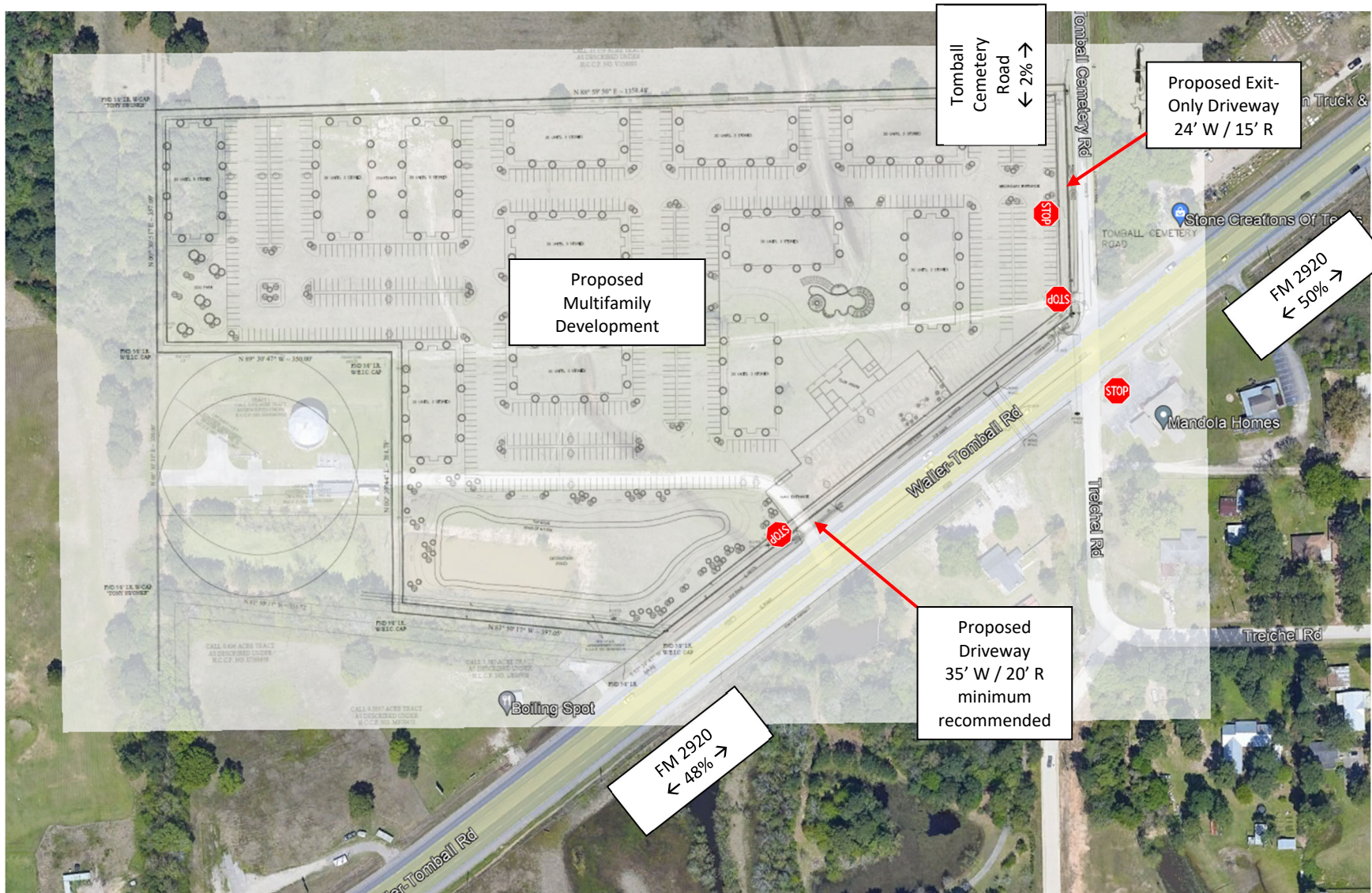


Exhibit A8. Trip Distribution Percentages – AM Peak Hour.

North to top of page. Not to scale.

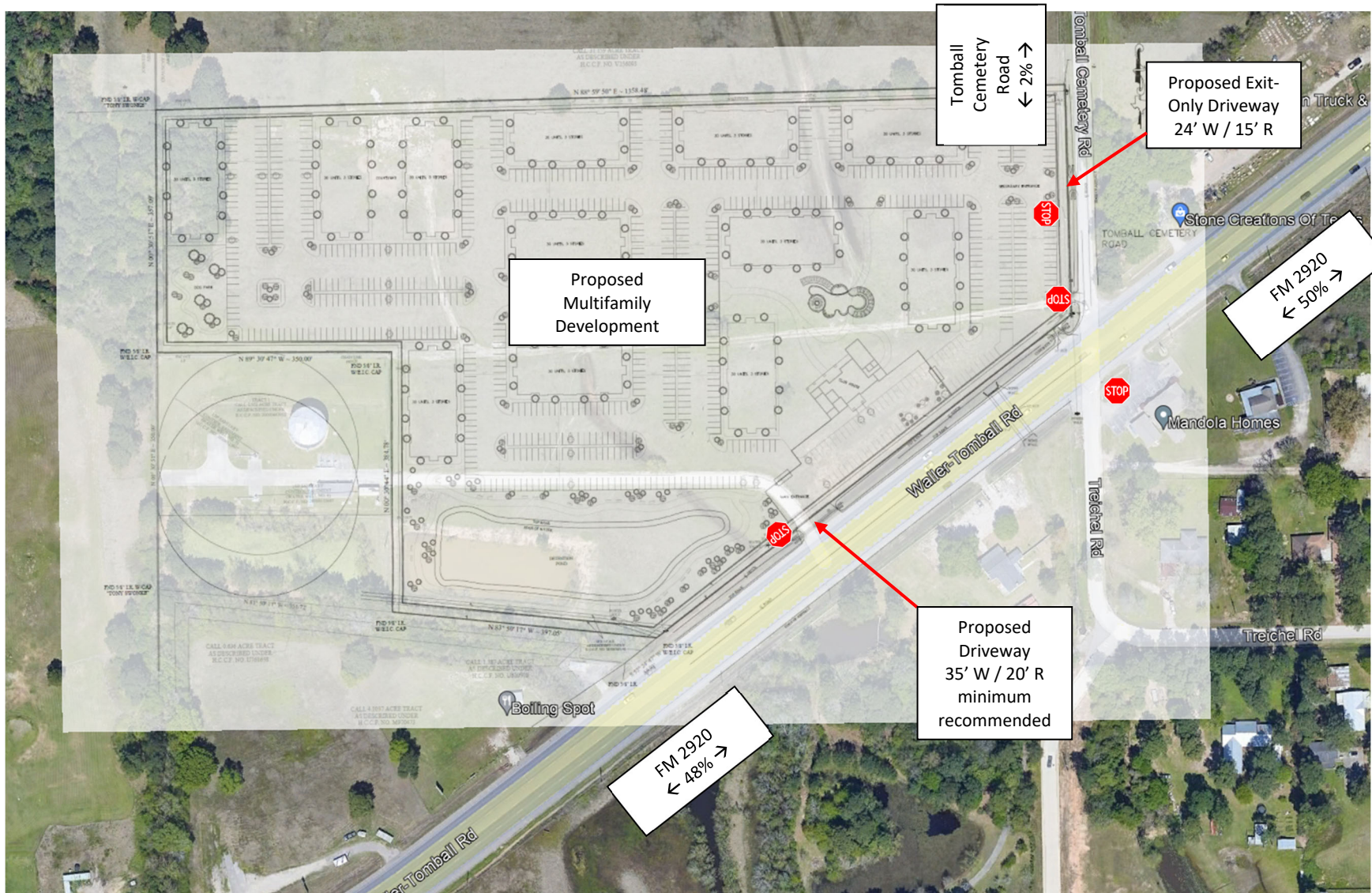
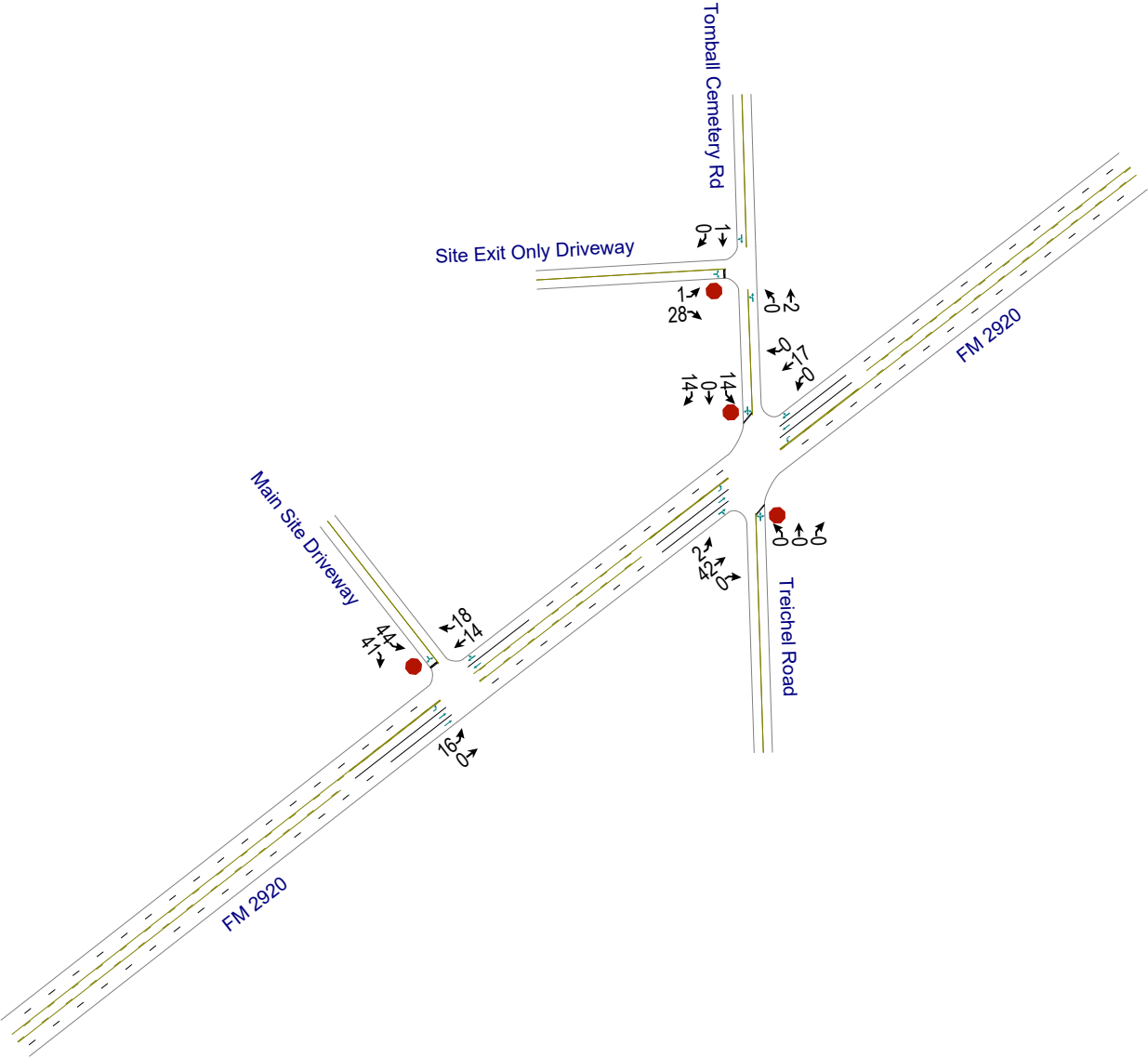


Exhibit A9. Trip Distribution Percentages – PM Peak Hour.

North to top of page. Not to scale.

Exhibit A10
Total Turning Movements

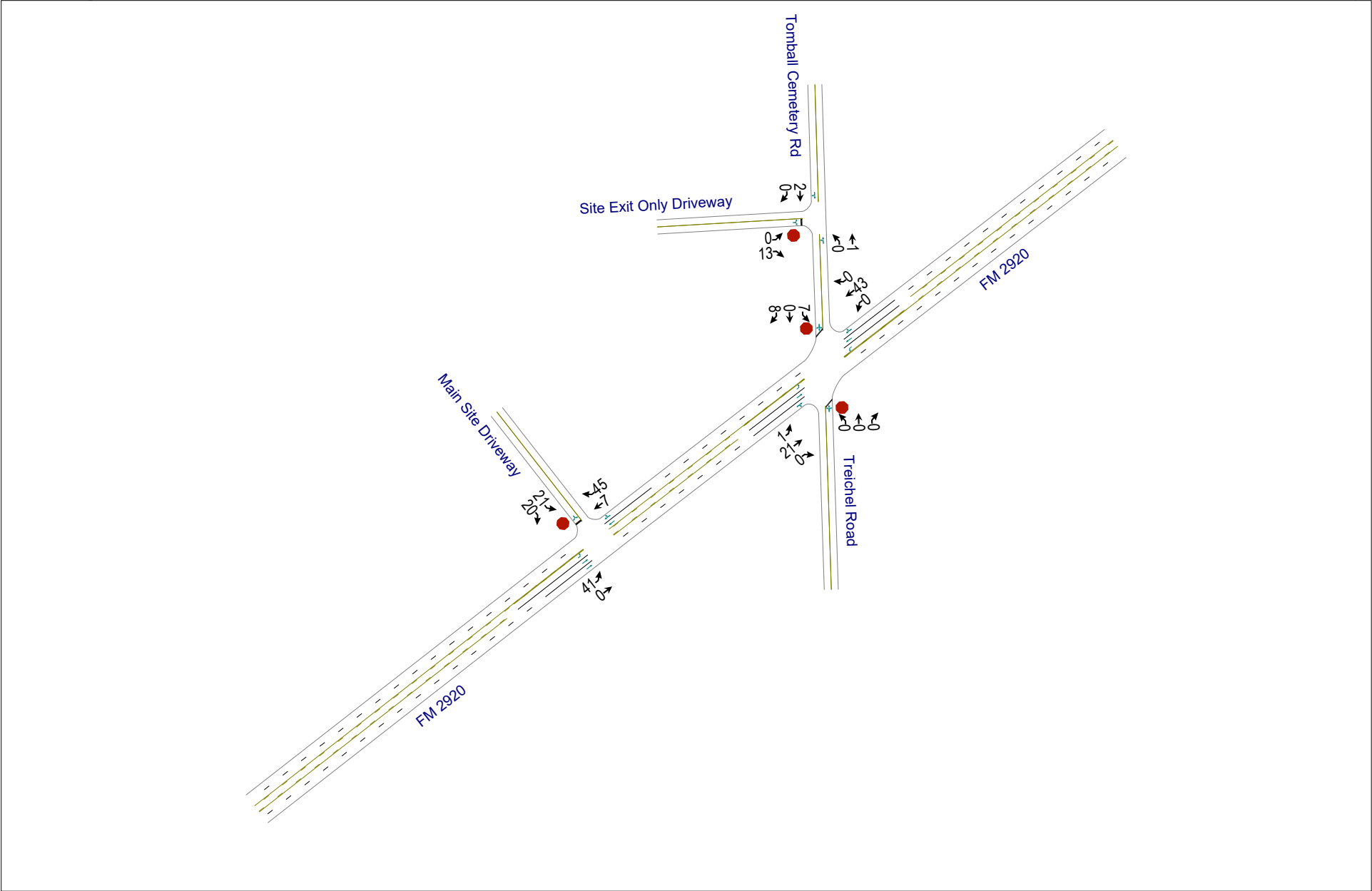
AM Peak Hour
New Site Trips



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Exhibit A11
Total Turning Movements

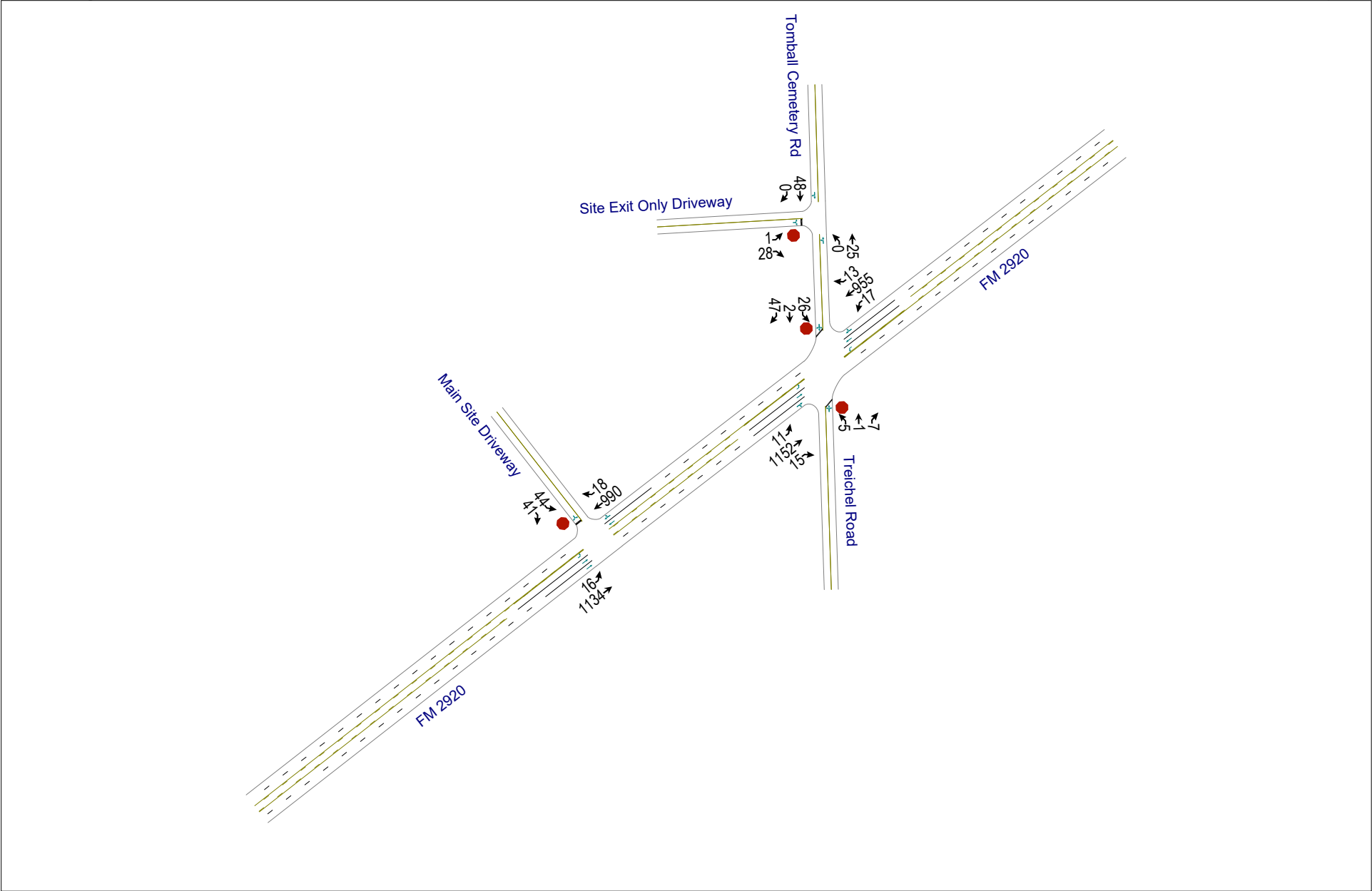
PM Peak Hour
New Site Trips



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Exhibit A12
Total Turning Movements

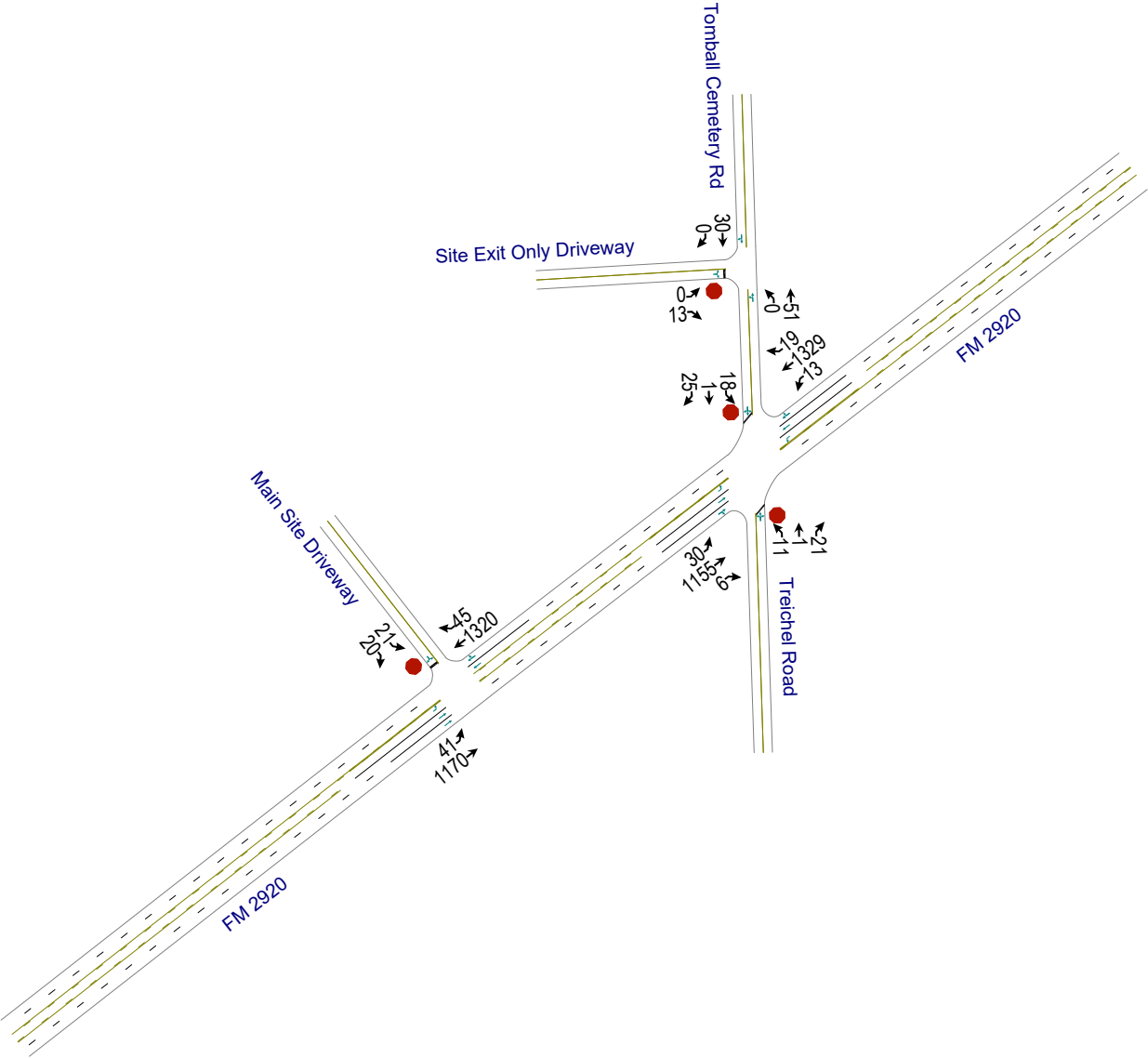
2023 AM Peak Hour
Build-Out Year w/Development



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Exhibit A13
Total Turning Movements

2023 PM Peak Hour
Build-Out Year w/Development



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Appendix B. Traffic Data

Vehicle/Pedestrian Turning Movement Count
FM 2920 at Tomball Cemetery Road
Wednesday, October 13, 2021

Time Begin	Eastbound FM 2920				Westbound FM 2920				Northbound Treichel Road				Southbound Tomball Cemetery Road				15-min Vehicle Total	Peds (crossing XB approach)							
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		EB-CW	EB-CCW	WB-CW	WB-CCW	NB-CW	NB-CCW	SB-CW	SB-CCW
06:00	2	126	5	0	2	78	2	0	1	0	5	0	3	0	2	0	226	0	0	0	0	0	0	0	0
06:15	1	174	1	0	1	120	0	0	1	0	1	0	2	0	1	0	302	0	0	0	0	0	0	0	0
06:30	2	288	4	0	1	124	1	0	2	1	3	0	3	0	3	0	432	0	0	0	0	0	0	0	0
06:45	4	293	2	0	3	151	1	0	2	1	6	0	2	0	1	0	466	0	0	0	0	0	0	0	0
07:00	3	219	3	0	4	193	2	0	2	0	1	0	6	0	3	0	436	0	0	0	0	0	0	0	0
07:15	1	268	3	0	2	232	1	0	0	0	3	0	3	0	7	0	520	0	0	0	0	0	0	0	0
07:30	1	260	3	0	3	260	4	0	0	0	1	0	5	0	8	0	545	0	0	0	0	0	0	0	0
07:45	3	278	5	0	10	241	5	0	0	1	3	0	4	0	9	0	559	0	0	0	0	0	0	0	0
08:00	1	269	3	0	1	205	2	0	1	0	0	0	2	2	7	0	493	0	0	0	0	0	0	0	0
08:15	4	281	4	0	3	214	2	0	4	0	3	0	1	0	8	0	524	0	0	0	0	0	0	0	0
08:30	8	307	4	0	3	186	5	0	2	0	1	0	4	1	5	0	526	0	0	0	0	0	0	0	0
08:45	3	321	2	0	1	167	2	0	2	0	2	0	2	2	2	0	506	0	0	0	0	0	0	0	0
09:00	3	251	3	0	0	140	4	0	2	0	2	0	3	2	3	0	413	0	0	0	0	0	0	0	0
09:15	2	233	1	0	0	166	1	0	3	0	1	0	5	0	5	0	417	0	0	0	0	0	0	0	0
09:30	1	216	1	0	2	177	2	0	3	1	0	0	1	0	2	0	406	0	0	0	0	0	0	0	0
09:45	0	233	2	0	0	158	1	0	0	1	0	0	4	0	1	0	400	0	0	0	0	0	0	0	0
10:00	1	196	1	0	0	196	1	0	5	0	0	0	1	0	3	0	404	0	0	0	0	0	0	0	0
10:15	1	223	0	0	1	168	5	0	2	0	1	0	4	0	2	0	407	0	0	0	0	0	0	0	0
10:30	1	212	1	0	0	167	2	0	2	0	0	0	4	0	6	0	395	0	0	0	0	0	0	0	0
10:45	1	223	3	0	0	166	2	0	0	0	1	0	4	0	0	0	400	0	0	0	0	0	0	0	0
11:00	0	215	1	0	4	198	2	0	2	0	1	0	1	1	3	0	428	0	0	0	0	0	0	0	0
11:15	1	246	2	0	5	189	5	0	1	0	1	0	2	0	2	0	454	0	0	0	0	0	0	0	0
11:30	4	219	3	0	0	200	2	0	2	0	5	0	4	0	3	0	442	0	0	0	0	0	0	0	0
11:45	2	258	3	0	2	223	5	0	2	0	1	0	3	0	5	0	504	0	0	0	0	0	0	0	0
12:00	2	216	3	0	5	232	7	0	1	0	8	0	7	1	15	0	497	0	0	0	0	0	0	0	0
12:15	1	201	2	0	4	276	5	0	2	0	4	0	2	0	2	0	499	0	0	0	0	0	0	0	0
12:30	1	199	1	0	3	236	3	0	4	0	3	0	7	0	5	0	462	0	0	0	0	0	0	0	0
12:45	4	212	1	0	3	258	3	0	2	0	1	0	4	1	4	0	493	0	0	0	0	0	0	0	0
13:00	2	227	4	0	1	215	6	0	0	0	1	0	2	0	1	0	459	0	0	0	0	0	0	0	0
13:15	8	223	1	0	2	295	2	0	1	2	2	0	5	0	4	0	545	0	0	0	0	0	0	0	0
13:30	1	263	0	0	3	253	6	0	2	0	2	0	1	0	2	0	533	0	0	0	0	0	0	0	0
13:45	3	237	1	0	1	220	2	0	1	2	1	0	4	0	3	0	475	0	0	0	0	0	0	0	0
14:00	3	229	2	0	0	238	5	0	1	0	5	0	6	0	3	0	492	0	0	0	0	0	0	0	0
14:15	3	220	5	0	1	295	1	0	2	0	4	0	2	0	2	0	535	0	0	0	0	0	0	0	0
14:30	4	230	1	0	3	258	5	0	4	0	5	0	5	0	4	0	519	0	0	0	0	0	0	0	0
14:45	6	212	2	0	2	295	2	0	4	0	1	0	3	2	4	0	533	0	0	0	0	0	0	0	0
15:00	4	223	3	0	7	319	6	0	2	0	4	0	7	2	7	0	584	0	0	0	0	0	0	0	0
15:15	5	245	2	0	1	300	4	0	7	0	3	0	3	0	6	0	576	0	0	0	0	0	0	0	0
15:30	4	257	1	1	3	329	8	0	4	0	1	0	6	1	4	0	618	0	0	0	0	0	0	0	0
15:45	6	226	1	0	3	305	2	0	2	0	3	0	8	1	5	0	562	0	0	0	0	0	0	0	0
16:00	6	263	6	0	3	313	3	0	0	1	4	0	4	0	3	0	606	0	0	0	0	0	0	0	0
16:15	7	291	6	0	7	289	5	0	0	2	7	0	4	0	3	1	621	0	0	0	0	0	0	0	0
16:30	10	252	2	0	3	308	6	0	1	0	4	0	2	0	4	0	592	0	0	0	0	0	0	0	0
16:45	4	275	2	0	2	315	3	0	1	0	2	0	4	0	6	0	614	0	0	0	0	0	0	0	0
17:00	9	282	2	0	6	308	5	0	6	1	13	0	4	1	3	0	640	0	0	0	0	0	0	0	0
17:15	6	303	0	0	2	330	5	0	3	0	2	0	1	0	3	0	655	0	0	0	0	0	0	0	0
17:30	9	275	0	0	3	211	7	0	3	0	3	0	2	2	6	0	521	0	0	0	0	0	0	0	0
17:45	6	260	2	0	1	236	3	0	2	0	1	0	3	0	6	0	520	0	0	0	0	0	0	1	0
18:00	0	244	1	0	0	268	7	0	2	0	1	0	4	0	15	0	542	0	0	0	0	0	0	0	0
18:15	3	307	2	0	2	285	6	1	4	1	1	0	3	0	7	0	621	0	0	0	0	0	0	0	0
18:30	0	217	2	0	3	253	6	0	2	0	0	0	7	0	2	0	492	0	0	0	0	0	0	0	0
18:45	2	212	2	0	0	242	1	0	1	0	0	0	5	0	4	0	469	0	0	0	0	0	0	0	0
13-Hour Total	169	12610	117	1	122	12001	183	1	105	14	128	0	188	19	224	1	25880								

Peak Hour Total	Eastbound FM 2920				Westbound FM 2920				Northbound Treichel Road				Southbound Tomball Cemetery Road				Hour Vehicle Total	Peds							
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		EB-CW	EB-CCW	WB-CW	WB-CCW	NB-CW	NB-CCW	SB-CW	SB-CCW
7:30-8:30	9	1088	15	0	17	920	13	0	5	1	7	0	12	2	32	0	2121	0	0	0	0	0	0	0	0
16:30-17:30	29	1112	6	0	13	1261	19	0	11	1	21	0	11	1	16	0	2501	0	0	0	0	0	0	0	0

Appendix C. Trip Generation/Distribution Calculations

Table C1. Trip Generation Calculations

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
The Village at Kyle	221	Multifamily Housing (Mid-Rise)	Dwelling Unit	360.000		24/AM	4.54	50%	50%	0.37	23%	77%	0.39	61%	39%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
The Village at Kyle	221	Multifamily Housing (Mid-Rise)	Dwelling Unit	360.000	0	24/AM	1,671	835	835	147	34	113	141	86	55
Trip End Totals															
Trip Totals							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
							1,671	835	835	147	34	113	141	86	55

*trip estimates subject to roundoff error

Trip Adjustment Factors		
Adjustment Factor	Time Period	Factor
Internal Capture Rates:		
	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%
Pass-By Trips:		
	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%

Trip Totals									
Trip Type	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
	Total Trips	Trips*		Total Trips	Trips*		Total Trips	Trips*	
		Entering	Exiting		Entering	Exiting		Entering	Exiting
Total Trips, Pre-Capture/Pass-By:	1,671	835	835	147	34	113	141	86	55
Total Trips, Captured Within Development:	-	-	-	-	-	-	-	-	-
Total Trips, New & Pass-By	1,671	835	835	147	34	113	141	86	55
Total Trips, Pass-By, Existing on Roadway Network:	-	-	-	-	-	-	-	-	-
Total Trips, New on Roadway Network:	1,671	835	835	147	34	113	141	86	55

*trip estimates subject to roundoff error

Table C2. Trip Distribution

GLOBAL ORIGINS/DESTINATIONS								
Origins-Peak Hour Volume			Destinations-Peak Hour Volume					
	AM	PM		AM	PM			
From FM 2920, East of Tomball Cemetery Road	950	1293	To FM 2920, East of Tomball Cemetery Road	1107	1144			
From FM 2920, West of Site	1112	1147	To FM 2920, West of Site	957	1288			
From Tomball Cemetery Road, North of Site	46	28	To Tomball Cemetery Road, North of Site	23	49			
From Treichel Road, South of Site	13	33	To Treichel Road, South of Site	34	20			
TRIP DISTRIBUTION (NEW TRIPS)								
FROM (ENTERING DEVELOPMENT)	Existing Total Volume AM Peak	Manually Estimated Trip Distribution (%)	Volume Based Trip Distribution Percentage	AM Peak Development Volume*	Existing Total Volume PM Peak	Manually Estimated Trip Distribution (%)	Volume Based Trip Distribution Percentage	PM Peak Development Volume*
From FM 2920, East of Tomball Cemetery Road	950	50.0%	44.8%	17	1293	50.0%	51.7%	43
From FM 2920, West of Site	1112	48.0%	52.4%	16	1147	48.0%	45.9%	41
From Tomball Cemetery Road, North of Site	46	2.0%	2.2%	1	28	2.0%	1.1%	2
From Treichel Road, South of Site	13	0.0%	0.6%	0	33	0.0%	1.3%	0
Total	2121	100.0%	100.0%	34	2501	100.0%	100.0%	86
TO (EXITING DEVELOPMENT)	Existing Total Volume AM Peak	Manually Estimated Trip Distribution (%)	Volume Based Trip Distribution Percentage	AM Peak Development Volume*	Existing Total Volume PM Peak	Manually Estimated Trip Distribution (%)	Volume Based Trip Distribution Percentage	PM Peak Development Volume*
To FM 2920, East of Tomball Cemetery Road	1107	50.0%	52.2%	57	1144	50.0%	45.7%	27
To FM 2920, West of Site	957	48.0%	45.1%	54	1288	48.0%	51.5%	26
To Tomball Cemetery Road, North of Site	23	2.0%	1.1%	2	49	2.0%	2.0%	1
To Treichel Road, South of Site	34	0.0%	1.6%	0	20	0.0%	0.8%	0
Total	2121	100.0%	100.0%	113	2501	100.0%	100.0%	55
*Development volumes and sum totals rounded to whole vehicles								

*Development volumes and sum totals rounded to whole vehicles

TRIP DISTRIBUTION DETAILS - NEW TRIPS											
FROM (ENTERING DEVELOPMENT)	ROUTE (ENTERING DEVELOPMENT)							AM PEAK HOUR Vehicles	PM PEAK HOUR Vehicles	AM PEAK HOUR Percent of Entering Vehicles	PM PEAK HOUR Percent of Entering Vehicles
	AM Percent Dist.	PM Percent Dist.	Int01: FM 2920 at Tomball Cmtry	Int02: FM 2920 at Site Driveway	Int03: Tomball Cmtry at Site Dwy						
From FM 2920, East of Tomball Cemetery Road											
via FM 2920 at Main Entrance (2)	100.0%	100.0%	WBT	WBR				17	43	50.00%	50.00%
via Tomball Cemetery Exit Driveway (3)	0.0%	0.0%	WBR		NBL			0	0	0.00%	0.00%
From FM 2920, West of Site											
via FM 2920 at Main Entrance (2)	100.0%	100.0%		EBL				16	41	48.00%	48.00%
via Tomball Cemetery Exit Driveway (3)	0.0%	0.0%	EBL	EBT	NBL			0	0	0.00%	0.00%
From Tomball Cemetery Road, North of Site											
via FM 2920 at Main Entrance (2)	100.0%	100.0%	SBR	WBR	SBT			1	2	2.00%	2.00%
via Tomball Cemetery Exit Driveway (3)	0.0%	0.0%			SBR			0	0	0.00%	0.00%
From Treichel Road, South of Site											
via FM 2920 at Main Entrance (2)	100.0%	100.0%	NBL	WBR				0	0	0.00%	0.00%
via Tomball Cemetery Exit Driveway (3)	0.0%	0.0%	NBT		NBL			0	0	0.00%	0.00%
TO (EXITING DEVELOPMENT)	ROUTE (EXITING DEVELOPMENT)							AM PEAK HOUR Vehicles	PM PEAK HOUR Vehicles	AM PEAK HOUR Percent of Exiting Vehicles	PM PEAK HOUR Percent of Exiting Vehicles
	AM Percent Dist.	PM Percent Dist.	Int01: FM 2920 at Tomball Cmtry	Int02: FM 2920 at Site Driveway	Int03: Tomball Cmtry at Site Dwy						
To FM 2920, East of Tomball Cemetery Road											
via FM 2920 at Main Entrance (2)	75.0%	75.0%	EBT	SBL				42	21	37.50%	37.50%
via Tomball Cemetery Exit Driveway (3)	25.0%	25.0%	SBL		EBR			14	7	12.50%	12.50%
To FM 2920, West of Site											
via FM 2920 at Main Entrance (2)	75.0%	75.0%		SBR				41	20	36.00%	36.00%
via Tomball Cemetery Exit Driveway (3)	25.0%	25.0%	SBR	WBT	EBR			14	7	12.00%	12.00%
To Tomball Cemetery Road, North of Site											
via FM 2920 at Main Entrance (2)	75.0%	75.0%	EBL	SBL	NBT			2	1	1.50%	1.50%
via Tomball Cemetery Exit Driveway (3)	25.0%	25.0%			EBL			1	0	0.50%	0.50%
To Treichel Road, South of Site											
via FM 2920 at Main Entrance (2)	75.0%	75.0%	EBR	SBL				0	0	0.00%	0.00%
via Tomball Cemetery Exit Driveway (3)	25.0%	25.0%	SBT		EBR			0	0	0.00%	0.00%

Table C3. Existing (2021) Peak Hour Turning Movement Counts

1. FM 2920 at Tomball Cemetery Road/Treichel Road

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				Treichel Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	9	1088	15	0	17	920	13	0	5	1	7	0	12	2	32	0
PM Peak	29	1112	6	0	13	1261	19	0	11	1	21	0	11	1	16	0

2. FM 2920 at Main Site Driveway

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				<<NO APPROACH>>				Main Site Driveway			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak		1112				957										
PM Peak		1147				1288										

3. Tomball Cemetery Road at Site Driveway (Exit Only)

	Eastbound				Westbound				Northbound				Southbound			
	Exit Only Site Driveway				<<NO APPROACH>>				Tomball Cemetery Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak										23				46		
PM Peak										49				28		

Table C4. Projected 2023 Peak Hour Turning Movement Counts (without development)

1. FM 2920 at Tomball Cemetery Road/Treichel Road

Adjustment Factor: 1.020

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				Treichel Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	9	1110	15	0	17	938	13	0	5	1	7	0	12	2	33	0
PM Peak	30	1134	6	0	13	1286	19	0	11	1	21	0	11	1	16	0

2. FM 2920 at Main Site Driveway

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				<<NO APPROACH>>				Main Site Driveway			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	0	1134	0	0	0	976	0	0	0	0	0	0	0	0	0	0
PM Peak	0	1170	0	0	0	1314	0	0	0	0	0	0	0	0	0	0

3. Tomball Cemetery Road at Site Driveway (Exit Only)

	Eastbound				Westbound				Northbound				Southbound			
	Exit Only Site Driveway				<<NO APPROACH>>				Tomball Cemetery Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	0	0	0	0	0	0	0	0	0	23	0	0	0	47	0	0
PM Peak	0	0	0	0	0	0	0	0	0	50	0	0	0	29	0	0

Table C5-A. Projected Peak Hour New Site Trips

1. FM 2920 at Tomball Cemetery Road/Treichel Road

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				Treichel Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	2	42	0	0	0	17	0	0	0	0	0	0	14	0	14	0
PM Peak	1	21	0	0	0	43	0	0	0	0	0	0	7	0	8	0

2. FM 2920 at Main Site Driveway

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				<<NO APPROACH>>				Main Site Driveway			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	16	0	0	0	0	14	18	0	0	0	0	0	44	0	41	0
PM Peak	41	0	0	0	0	7	45	0	0	0	0	0	21	0	20	0

3. Tomball Cemetery Road at Site Driveway (Exit Only)

	Eastbound				Westbound				Northbound				Southbound			
	Exit Only Site Driveway				<<NO APPROACH>>				Tomball Cemetery Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	1	0	28	0	0	0	0	0	0	2	0	0	0	1	0	0
PM Peak	0	0	13	0	0	0	0	0	0	1	0	0	0	2	0	0

Table C6. Projected 2023 Peak Hour Turning Movement Counts (w/development)

1. FM 2920 at Tomball Cemetery Road/Treichel Road

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				Treichel Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	11	1152	15	0	17	955	13	0	5	1	7	0	26	2	47	0
PM Peak	30	1155	6	0	13	1329	19	0	11	1	21	0	18	1	25	0

2. FM 2920 at Main Site Driveway

	Eastbound				Westbound				Northbound				Southbound			
	FM 2920				FM 2920				<<NO APPROACH>>				Main Site Driveway			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	16	1134	0	0	0	990	18	0	0	0	0	0	44	0	41	0
PM Peak	41	1170	0	0	0	1320	45	0	0	0	0	0	21	0	20	0

3. Tomball Cemetery Road at Site Driveway (Exit Only)

	Eastbound				Westbound				Northbound				Southbound			
	Exit Only Site Driveway				<<NO APPROACH>>				Tomball Cemetery Road				Tomball Cemetery Road			
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U
AM Peak	1	0	28	0	0	0	0	0	0	25	0	0	0	48	0	0
PM Peak	0	0	13	0	0	0	0	0	0	51	0	0	0	30	0	0

Appendix D. Traffic Simulation Output

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2021 AM Peak H
Existing Conditions

Item F.5

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	1088	15	17	920	13	5	1	7	12	2	32
Future Volume (vph)	9	1088	15	17	920	13	5	1	7	12	2	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.927			0.906	
Flt Protected	0.950			0.950				0.981			0.987	
Satd. Flow (prot)	1770	3532	0	1770	3532	0	0	1694	0	0	1666	0
Flt Permitted	0.950			0.950				0.981			0.987	
Satd. Flow (perm)	1770	3532	0	1770	3532	0	0	1694	0	0	1666	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	9	1145	16	18	968	14	5	1	7	13	2	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	1161	0	18	982	0	0	13	0	0	49	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	40.6%											
Analysis Period (min)	15											
	ICU Level of Service A											

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2021 AM Peak H
Existing Conditions

Item F.5

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	9	1088	15	17	920	13	5	1	7	12	2	32
Future Vol, veh/h	9	1088	15	17	920	13	5	1	7	12	2	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	1145	16	18	968	14	5	1	7	13	2	34

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	982	0	0	1161	0	0	1692	2189	581	1602	2190	491
Stage 1	-	-	-	-	-	-	1171	1171	-	1011	1011	-
Stage 2	-	-	-	-	-	-	521	1018	-	591	1179	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	699	-	-	597	-	-	60	45	457	71	45	523
Stage 1	-	-	-	-	-	-	205	265	-	257	315	-
Stage 2	-	-	-	-	-	-	507	313	-	460	262	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	699	-	-	597	-	-	54	43	457	67	43	523
Mov Cap-2 Maneuver	-	-	-	-	-	-	147	146	-	173	142	-
Stage 1	-	-	-	-	-	-	202	262	-	254	306	-
Stage 2	-	-	-	-	-	-	457	304	-	445	259	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.2			21.6			18.3		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	231	699	-	-	597	-	-	318
HCM Lane V/C Ratio	0.059	0.014	-	-	0.03	-	-	0.152
HCM Control Delay (s)	21.6	10.2	-	-	11.2	-	-	18.3
HCM Lane LOS	C	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.5

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2021 PM Peak H Item F.5
Existing Conditions

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	1112	6	13	1261	19	11	1	21	11	1	16
Future Volume (vph)	29	1112	6	13	1261	19	11	1	21	11	1	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.998			0.915			0.923	
Flt Protected	0.950			0.950				0.983			0.980	
Satd. Flow (prot)	1805	3536	0	1805	3533	0	0	1709	0	0	1719	0
Flt Permitted	0.950			0.950				0.983			0.980	
Satd. Flow (perm)	1805	3536	0	1805	3533	0	0	1709	0	0	1719	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	31	1171	6	14	1327	20	12	1	22	12	1	17
Shared Lane Traffic (%)												
Lane Group Flow (vph)	31	1177	0	14	1347	0	0	35	0	0	30	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	45.5%											
Analysis Period (min)	15											
ICU Level of Service A												

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2021 PM Peak H
Existing Conditions

Item F.5

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	29	1112	6	13	1261	19	11	1	21	11	1	16
Future Vol, veh/h	29	1112	6	13	1261	19	11	1	21	11	1	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	31	1171	6	14	1327	20	12	1	22	12	1	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1347	0	0	1177	0	0	1928	2611	589	2013	2604	674
Stage 1	-	-	-	-	-	-	1236	1236	-	1365	1365	-
Stage 2	-	-	-	-	-	-	692	1375	-	648	1239	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	518	-	-	601	-	-	41	25	457	35	25	402
Stage 1	-	-	-	-	-	-	190	250	-	158	217	-
Stage 2	-	-	-	-	-	-	405	215	-	430	250	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	518	-	-	601	-	-	37	23	457	31	23	402
Mov Cap-2 Maneuver	-	-	-	-	-	-	123	103	-	108	109	-
Stage 1	-	-	-	-	-	-	179	235	-	149	212	-
Stage 2	-	-	-	-	-	-	377	210	-	383	235	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.1	23.7	28
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	227	518	-	-	601	-	-	186
HCM Lane V/C Ratio	0.153	0.059	-	-	0.023	-	-	0.158
HCM Control Delay (s)	23.7	12.4	-	-	11.1	-	-	28
HCM Lane LOS	C	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0.1	-	-	0.5

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 AM Peak H
Build-Out Year w/o Development

Item F.5

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	1110	15	17	938	13	5	1	7	12	2	33
Future Volume (vph)	9	1110	15	17	938	13	5	1	7	12	2	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.927			0.905	
Flt Protected	0.950			0.950				0.981			0.987	
Satd. Flow (prot)	1770	3532	0	1770	3532	0	0	1694	0	0	1664	0
Flt Permitted	0.950			0.950				0.981			0.987	
Satd. Flow (perm)	1770	3532	0	1770	3532	0	0	1694	0	0	1664	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	9	1168	16	18	987	14	5	1	7	13	2	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	1184	0	18	1001	0	0	13	0	0	50	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	41.2%											
Analysis Period (min)	15											
	ICU Level of Service A											

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 AM Peak H
Build-Out Year w/o Development

Item F.5

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	9	1110	15	17	938	13	5	1	7	12	2	33
Future Vol, veh/h	9	1110	15	17	938	13	5	1	7	12	2	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	1168	16	18	987	14	5	1	7	13	2	35

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1001	0	0	1184	0	0	1725	2231	592	1633	2232	501
Stage 1	-	-	-	-	-	-	1194	1194	-	1030	1030	-
Stage 2	-	-	-	-	-	-	531	1037	-	603	1202	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	687	-	-	586	-	-	57	42	449	67	42	515
Stage 1	-	-	-	-	-	-	198	258	-	250	309	-
Stage 2	-	-	-	-	-	-	500	307	-	453	256	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	687	-	-	586	-	-	51	40	449	63	40	515
Mov Cap-2 Maneuver	-	-	-	-	-	-	142	142	-	168	138	-
Stage 1	-	-	-	-	-	-	195	255	-	247	299	-
Stage 2	-	-	-	-	-	-	449	297	-	438	253	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.2			22			18.6		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	225	687	-	-	586	-	-	313
HCM Lane V/C Ratio	0.061	0.014	-	-	0.031	-	-	0.158
HCM Control Delay (s)	22	10.3	-	-	11.3	-	-	18.6
HCM Lane LOS	C	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.6

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 PM Peak H
Build-Out Year w/o Development

Item F.5

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	1134	6	13	1286	19	11	1	21	11	1	16
Future Volume (vph)	30	1134	6	13	1286	19	11	1	21	11	1	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.998			0.915			0.923	
Flt Protected	0.950			0.950				0.983			0.980	
Satd. Flow (prot)	1805	3536	0	1805	3533	0	0	1709	0	0	1719	0
Flt Permitted	0.950			0.950				0.983			0.980	
Satd. Flow (perm)	1805	3536	0	1805	3533	0	0	1709	0	0	1719	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	32	1194	6	14	1354	20	12	1	22	12	1	17
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	1200	0	14	1374	0	0	35	0	0	30	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	46.2%											
Analysis Period (min)	15											
ICU Level of Service A												

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 PM Peak H
Build-Out Year w/o Development

Item F.5

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	30	1134	6	13	1286	19	11	1	21	11	1	16
Future Vol, veh/h	30	1134	6	13	1286	19	11	1	21	11	1	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	32	1194	6	14	1354	20	12	1	22	12	1	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1374	0	0	1200	0	0	1967	2663	600	2054	2656	687
Stage 1	-	-	-	-	-	-	1261	1261	-	1392	1392	-
Stage 2	-	-	-	-	-	-	706	1402	-	662	1264	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	506	-	-	589	-	-	38	23	449	33	23	394
Stage 1	-	-	-	-	-	-	183	244	-	152	211	-
Stage 2	-	-	-	-	-	-	397	209	-	422	243	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	506	-	-	589	-	-	34	21	449	29	21	394
Mov Cap-2 Maneuver	-	-	-	-	-	-	117	99	-	103	105	-
Stage 1	-	-	-	-	-	-	171	229	-	142	206	-
Stage 2	-	-	-	-	-	-	369	204	-	374	228	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.1	24.5	29.2
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	219	506	-	-	589	-	-	178
HCM Lane V/C Ratio	0.159	0.062	-	-	0.023	-	-	0.166
HCM Control Delay (s)	24.5	12.6	-	-	11.3	-	-	29.2
HCM Lane LOS	C	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.6	0.2	-	-	0.1	-	-	0.6

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 AM Peak H
Build-Out Year w/Development

Item F.5

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	1152	15	17	955	13	5	1	7	26	2	47
Future Volume (vph)	11	1152	15	17	955	13	5	1	7	26	2	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.927			0.915	
Flt Protected	0.950			0.950				0.981			0.983	
Satd. Flow (prot)	1770	3532	0	1770	3532	0	0	1694	0	0	1675	0
Flt Permitted	0.950			0.950				0.981			0.983	
Satd. Flow (perm)	1770	3532	0	1770	3532	0	0	1694	0	0	1675	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	12	1213	16	18	1005	14	5	1	7	27	2	49
Shared Lane Traffic (%)												
Lane Group Flow (vph)	12	1229	0	18	1019	0	0	13	0	0	78	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 44.5% ICU Level of Service A

Analysis Period (min) 15

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

2023 AM Peak H
Build-Out Year w/Development

Item F.5

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↱			↱	
Traffic Vol, veh/h	11	1152	15	17	955	13	5	1	7	26	2	47
Future Vol, veh/h	11	1152	15	17	955	13	5	1	7	26	2	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	1213	16	18	1005	14	5	1	7	27	2	49

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1019	0	0	1229	0	0	1785	2300	615	1679	2301	510
Stage 1	-	-	-	-	-	-	1245	1245	-	1048	1048	-
Stage 2	-	-	-	-	-	-	540	1055	-	631	1253	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	677	-	-	563	-	-	51	38	434	62	38	509
Stage 1	-	-	-	-	-	-	184	244	-	244	303	-
Stage 2	-	-	-	-	-	-	494	301	-	436	242	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	677	-	-	563	-	-	44	36	434	58	36	509
Mov Cap-2 Maneuver	-	-	-	-	-	-	132	134	-	161	131	-
Stage 1	-	-	-	-	-	-	181	240	-	240	293	-
Stage 2	-	-	-	-	-	-	429	291	-	419	238	-

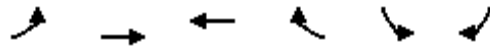
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.2			23.2			22.9		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	211	677	-	-	563	-	-	279
HCM Lane V/C Ratio	0.065	0.017	-	-	0.032	-	-	0.283
HCM Control Delay (s)	23.2	10.4	-	-	11.6	-	-	22.9
HCM Lane LOS	C	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0.1	-	-	1.1

Lanes, Volumes, Timings
2: FM 2920 & Main Site Driveway

2023 AM Peak H
Build-Out Year w/Development

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Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰	↕↕	↕↕		↰	
Traffic Volume (vph)	16	1134	990	18	44	41
Future Volume (vph)	16	1134	990	18	44	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.997		0.935	
Flt Protected	0.950				0.975	
Satd. Flow (prot)	1770	3539	3529	0	1698	0
Flt Permitted	0.950				0.975	
Satd. Flow (perm)	1770	3539	3529	0	1698	0
Link Speed (mph)		50	50		30	
Link Distance (ft)		731	491		281	
Travel Time (s)		10.0	6.7		6.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	17	1194	1042	19	46	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	17	1194	1061	0	89	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	43.0%			ICU Level of Service A		
Analysis Period (min)	15					

HCM 6th TWSC
2: FM 2920 & Main Site Driveway

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Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	16	1134	990	18	44	41
Future Vol, veh/h	16	1134	990	18	44	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	1194	1042	19	46	43

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	1061	0	-	0	1683
Stage 1	-	-	-	-	1052
Stage 2	-	-	-	-	631
Critical Hdwy	4.14	-	-	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	2.22	-	-	-	3.52
Pot Cap-1 Maneuver	652	-	-	-	85
Stage 1	-	-	-	-	297
Stage 2	-	-	-	-	492
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	652	-	-	-	83
Mov Cap-2 Maneuver	-	-	-	-	201
Stage 1	-	-	-	-	289
Stage 2	-	-	-	-	492

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	23.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	652	-	-	-	281
HCM Lane V/C Ratio	0.026	-	-	-	0.318
HCM Control Delay (s)	10.7	-	-	-	23.7
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.3

Lanes, Volumes, Timings
3: Tomball Cemetery Rd & Site Exit Only Driveway

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Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	28	0	25	48	0
Future Volume (vph)	1	28	0	25	48	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.869					
Flt Protected	0.998					
Satd. Flow (prot)	1615	0	0	1863	1863	0
Flt Permitted	0.998					
Satd. Flow (perm)	1615	0	0	1863	1863	0
Link Speed (mph)	30			35	35	
Link Distance (ft)	275			250	232	
Travel Time (s)	6.3			4.9	4.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1	29	0	26	51	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	30	0	0	26	51	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type: Unsignalized						
Intersection Capacity Utilization 13.3%				ICU Level of Service A		
Analysis Period (min) 15						

HCM 6th TWSC
3: Tomball Cemetery Rd & Site Exit Only Driveway

2023 AM Peak H
Build-Out Year w/Development

Item F.5

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	28	0	25	48	0
Future Vol, veh/h	1	28	0	25	48	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	29	0	26	51	0

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	77	51	0
Stage 1	51	-	-
Stage 2	26	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	926	1017	1555
Stage 1	971	-	-
Stage 2	997	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	926	1017	1555
Mov Cap-2 Maneuver	926	-	-
Stage 1	971	-	-
Stage 2	997	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1555	-	1014	-	-
HCM Lane V/C Ratio	-	-	0.03	-	-
HCM Control Delay (s)	0	-	8.7	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings
1: Treichel Road/Tomball Cemetery Rd & FM 2920

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	1155	6	13	1329	19	11	1	21	18	1	25
Future Volume (vph)	30	1155	6	13	1329	19	11	1	21	18	1	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.998			0.915			0.924	
Flt Protected	0.950			0.950				0.983			0.980	
Satd. Flow (prot)	1805	3536	0	1805	3533	0	0	1709	0	0	1720	0
Flt Permitted	0.950			0.950				0.983			0.980	
Satd. Flow (perm)	1805	3536	0	1805	3533	0	0	1709	0	0	1720	0
Link Speed (mph)		50			50			35			35	
Link Distance (ft)		491			625			377			250	
Travel Time (s)		6.7			8.5			7.3			4.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	32	1216	6	14	1399	20	12	1	22	19	1	26
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	1222	0	14	1419	0	0	35	0	0	46	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization 47.7%	ICU Level of Service A											
Analysis Period (min) 15												

HCM 6th TWSC
1: Treichel Road/Tomball Cemetery Rd & FM 2920

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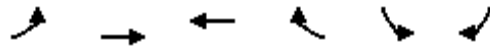
Item F.5

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	1155	6	13	1329	19	11	1	21	18	1	25
Future Vol, veh/h	30	1155	6	13	1329	19	11	1	21	18	1	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	32	1216	6	14	1399	20	12	1	22	19	1	26
Major/Minor	Major1		Major2			Minor1			Minor2			
Conflicting Flow All	1419	0	0	1222	0	0	2011	2730	611	2110	2723	710
Stage 1	-	-	-	-	-	-	1283	1283	-	1437	1437	-
Stage 2	-	-	-	-	-	-	728	1447	-	673	1286	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	486	-	-	578	-	-	35	21	442	30	21	381
Stage 1	-	-	-	-	-	-	178	238	-	143	201	-
Stage 2	-	-	-	-	-	-	386	198	-	416	237	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	486	-	-	578	-	-	30	19	442	26	19	381
Mov Cap-2 Maneuver	-	-	-	-	-	-	112	94	-	98	101	-
Stage 1	-	-	-	-	-	-	166	222	-	134	196	-
Stage 2	-	-	-	-	-	-	349	193	-	367	221	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	0.3		0.1			25.4			33.9			
HCM LOS						D			D			
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	211	486	-	-	578	-	-	170				
HCM Lane V/C Ratio	0.165	0.065	-	-	0.024	-	-	0.272				
HCM Control Delay (s)	25.4	12.9	-	-	11.4	-	-	33.9				
HCM Lane LOS	D	B	-	-	B	-	-	D				
HCM 95th %tile Q(veh)	0.6	0.2	-	-	0.1	-	-	1.1				

Lanes, Volumes, Timings
2: FM 2920 & Main Site Driveway

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Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	41	1170	1320	45	21	20
Future Volume (vph)	41	1170	1320	45	21	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.995		0.934	
Flt Protected	0.950				0.975	
Satd. Flow (prot)	1805	3539	3524	0	1730	0
Flt Permitted	0.950				0.975	
Satd. Flow (perm)	1805	3539	3524	0	1730	0
Link Speed (mph)		50	50		30	
Link Distance (ft)		731	491		281	
Travel Time (s)		10.0	6.7		6.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	2%	0%	0%	0%
Adj. Flow (vph)	43	1232	1389	47	22	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	43	1232	1436	0	43	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane		Yes	Yes			
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type: Unsignalized						
Intersection Capacity Utilization 47.9%				ICU Level of Service A		
Analysis Period (min) 15						

HCM 6th TWSC
2: FM 2920 & Main Site Driveway

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Build-Out Year w/Development

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Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	41	1170	1320	45	21	20
Future Vol, veh/h	41	1170	1320	45	21	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	43	1232	1389	47	22	21
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	1436	0	-	0	2115	718
Stage 1	-	-	-	-	1413	-
Stage 2	-	-	-	-	702	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	479	-	-	-	45	376
Stage 1	-	-	-	-	194	-
Stage 2	-	-	-	-	458	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	479	-	-	-	41	376
Mov Cap-2 Maneuver	-	-	-	-	131	-
Stage 1	-	-	-	-	177	-
Stage 2	-	-	-	-	458	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.4	0		29.1		
HCM LOS	D					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	479	-	-	-	192	
HCM Lane V/C Ratio	0.09	-	-	-	0.225	
HCM Control Delay (s)	13.3	-	-	-	29.1	
HCM Lane LOS	B	-	-	-	D	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.8	

Lanes, Volumes, Timings
3: Tomball Cemetery Rd & Site Exit Only Driveway

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Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	13	0	51	30	0
Future Volume (vph)	0	13	0	51	30	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.865					
Flt Protected						
Satd. Flow (prot)	1644	0	0	1900	1900	0
Flt Permitted						
Satd. Flow (perm)	1644	0	0	1900	1900	0
Link Speed (mph)	30			35	35	
Link Distance (ft)	275			250	232	
Travel Time (s)	6.3			4.9	4.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	0	14	0	54	32	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	0	0	54	32	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	13.3%			ICU Level of Service A		
Analysis Period (min)	15					

HCM 6th TWSC
3: Tomball Cemetery Rd & Site Exit Only Driveway

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Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	13	0	51	30	0
Future Vol, veh/h	0	13	0	51	30	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	14	0	54	32	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	86	32	32	0	-	0
Stage 1	32	-	-	-	-	-
Stage 2	54	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	920	1048	1593	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	920	1048	1593	-	-	-
Mov Cap-2 Maneuver	920	-	-	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.5	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1593	-	1048	-	-	
HCM Lane V/C Ratio	-	-	0.013	-	-	
HCM Control Delay (s)	0	-	8.5	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Appendix E. Roadway Photographs



Photograph Date: 10/16/2021

**Photograph 1. Tomball Cemetery Road, Looking North, North of FM 2920.
Proposed exit-only site driveway to left.**



Photograph Date: 10/16/2021

**Photograph 2. Tomball Cemetery Road, Looking South, North of FM 2920.
Proposed exit-only site driveway to right.**



Photograph Date: 10/16/2021

**Photograph 3. FM 2920, Looking East, West of Tomball Cemetery Road.
Proposed full access driveway to left.**