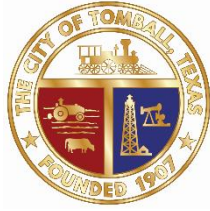


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, July 12, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, July 12, 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
 - A.1 Election of Chairman and Vice Chairman
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 14, 2021.
- E. New Business
 - E.1 Consideration to Approve Final Plat of **ALICE WONDERLAND MANOR:** A Subdivision being a 0.9913 Acre Tract of Land, situated in the J.M. Hopper Survey, Abstract #375, of Harris County, Texas.
 - E.2 Consideration to Approve Final Plat of **PINE TRAILS OF TOMBALL:** A Subdivision being a 13.3775 Acres of Land out of the Joseph House League Survey, Abstract 34, City of Tomball, Harris County, Texas.

- E.3 Consideration to Approve Replat of **TOMBALL BUSINESS & TECHNOLOGY PARK, LOTS 4 & 8**: A Subdivision of 25.1764 Acres (1,096,682.87 Square Feet), being a replat of Tomball Business and Technology Park, Lot 4 partial replat, Film Code No. 674930, H.C.M.R., situated in the E. Smith Survey, A-70, City of Tomball, Harris County, Texas.
- E.4 Consideration to Approve **Zoning Case P21-252**: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-252**

- E.5 Consideration to Approve **Zoning Case P21-253**: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-253**

- E.6 Consideration to Approve **Zoning Case P21-266**: Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-266**

- E.7 Consideration to Approve **Zoning Case P21-267**: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

Conduct Public Hearing on **Zoning Case P21-267**

F. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of July 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

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

MONDAY, JUNE 14, 2021



6:00 P.M.

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

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross

Commissioner Darrell Roquemore – Excused Absence

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Wesley Stolz – City Engineer
Kim Chandler – Community Development Coordinator

Draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

- Craig Meyers, Community Development Director, announced the following:
 - Congratulations to Commissioners Tague and Dunagin on their re-appointment to the Planning and Zoning Commission. Another 3-year term to expire on 6/1/2024 was confirmed by City Council.
 - **Zoning Case P21-167**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 19.33 acres of land legally described as Tracts 14H, 14H-1, 14H-1A, 14H-1B, 14H-2 & 14H-3 (AG-USE) and Tract 14H-4 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Multi-Family District, was withdrawn by the applicant before presented to City Council.
 - **Zoning Case P21-168**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.208 acres of land legally described as Tracts 81 81A 89A & 90D Tomball Outlots, from the Agricultural District to the Commercial District, was unanimously denied by City Council.

- **Zoning Case P21-169**, request for a Conditional Use Permit to operate a *mini warehouse / self-storage* facility at 601 Malone Street, was unanimously denied at City Council.
- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 10, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.
- 5.0 New Business:
 - 5.1 Consideration to Approve Re-Plat of **PYE PLAT TWO** : Being a 0.5290 acre tract and being a replat of a portion of Lot 91 of Five Acre Tracts, Tomball Townsite, an addition in the Ralph Hubbard Survey (A-383), Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.
 - 5.2 Consideration to Approve **Zoning Case P21-257**: Request by Historymaker Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 19.33 acres of land legally described as Tracts 14H, 14H-1, 14H-1A, 14H-1B, 14H-2 & 14H-3 (AG-USE) and Tract 14H-4 Abstract 632 C N Pillot, from the Single-Family 20 Estate District to the Planned Development (PD-16) District. The property is generally located on the north side of Holderrieth Road at 11922 Holderrieth Road, within the City of Tomball, Harris County, Texas.

Amelia Lindley – City Planner, presented the case and recommendation of approval.

Nicole Zimmerman, Representing the Applicant (2323 Long Reach Drive, Sugar Land, TX 77478) spoke on behalf of the request.

Tracy Youngblood, Representing the Applicant (12406 Milo Pass Lane, Tomball, TX 77377) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:16 p.m.

Hearing no comments, the Public Hearing was closed at 6:18 p.m.

Motion was made by Commissioner Ross, second by Commissioner Dunagin, to approve **Zoning Case P21-257**.

Commissioner Ross amended her motion, second by Commissioner Dunagin, by recommending the following contingencies:

1. Add lights on the walking trail around the pond.
2. Include perimeter fencing around the property boundary.

Roll call vote was called by Commission Secretary Kim Chandler.

Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Ross	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion carried unanimously 4-0.

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

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 6:31 p.m.

PASSED AND APPROVED this _____day of _____2021.

Kim Chandler

Community Development Coordinator/
Commission Secretary

Barbara Tague

Commission Chair

CITY OF TOMBALL

Plat Name: ALICE WONDERLAND MANOR 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: July 12, 2021

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

- Improve area accuracy
- Remove secretary signature block

Community Development recommends approval of this plat with contingencies.

2417 NORTH FREEWAY
HOUSTON, TX 77009
DIRECT: 713-864-2400
FAX 713-869-1008
www.primetxsurveys.com
orders@primetxsurveys.com

CITY OF TOMBALL

Plat Name: Pine Trails of Tomball Plat Type: Final

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

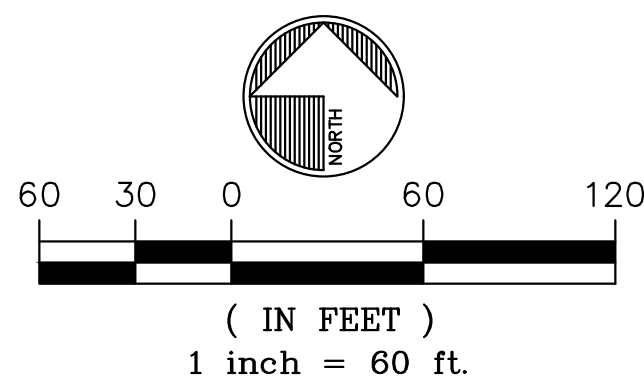
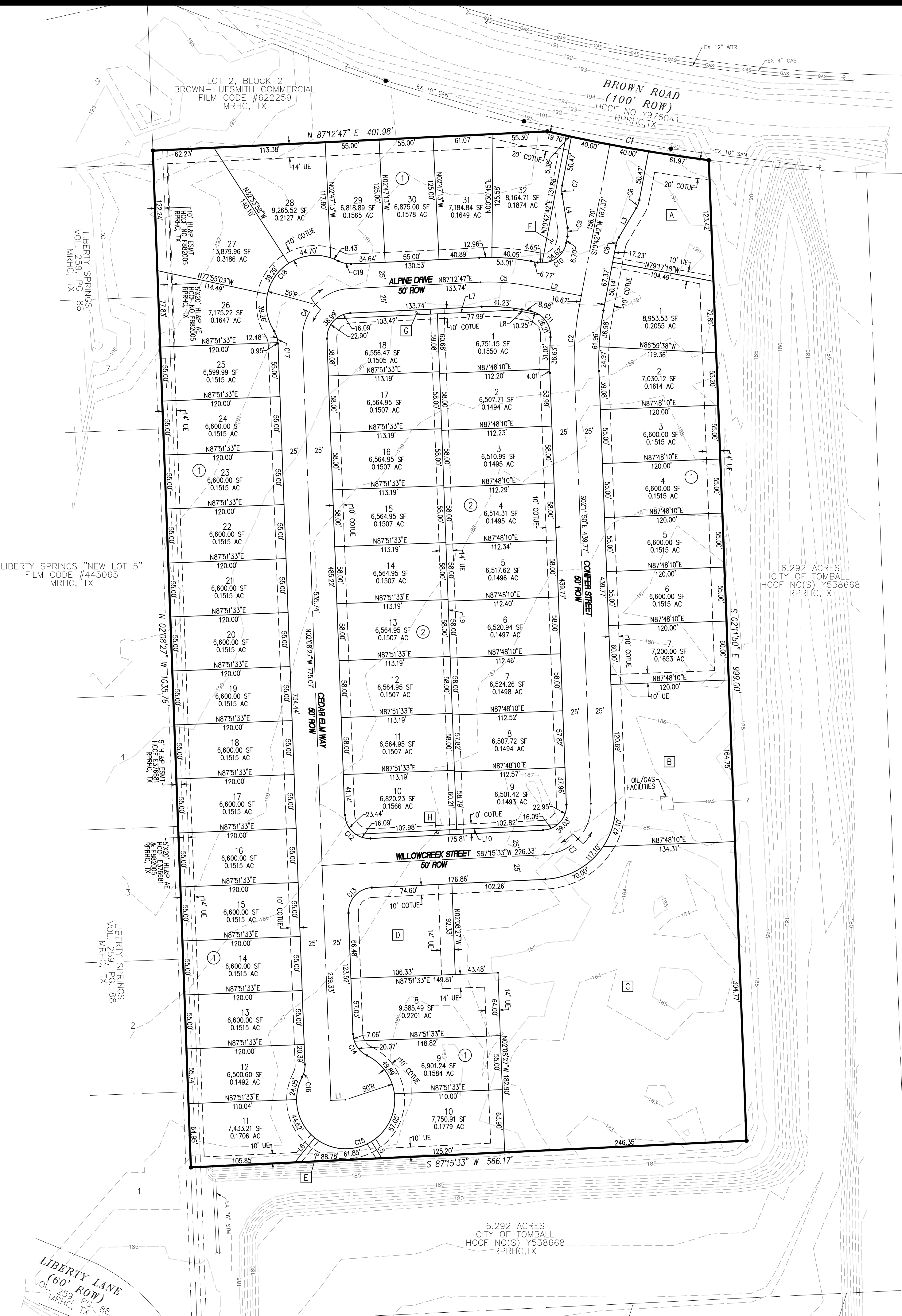
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: July 12, 2021

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

- Remove contours and existing improvements
- Provide missing title report information

Community Development recommends approval of this plat with contingencies.



BLK NO.	LOT NO.	WIDTH ALONG BL.
1	1	84.44'
1	2	62.24'
1	8	67.56'
1	9	66.50'
1	10	78.12'
1	11	61.64'
1	12	57.50'
1	25	55.01'
1	26	56.69'
1	27	55.00'
1	28	55.00'
1	29	56.70'
1	31	55.00'
1	32	55.00'
2	1	57.32'
2	2	58.00'

RESERVE TABLE

RESTRICTED TO:	AREA
A LANDSCAPE & OPEN SPACE PURPOSES	0.2215 AC, 9,648.49 SF
B UNRESTRICTED	0.4585 AC, 19,971.31 SF
C DETENTION PURPOSES	1.7547 AC, 76,436.17 SF
D LANDSCAPE & OPEN SPACE PURPOSES	0.2210 AC, 9,628.01 SF
E LANDSCAPE & OPEN SPACE PURPOSES	0.0269 AC, 1,170.26 SF
F LANDSCAPE & OPEN SPACE PURPOSES	0.0328 AC, 1,428.05 SF
G LANDSCAPE & OPEN SPACE PURPOSES	0.0206 AC, 898.59 SF
H LANDSCAPE & OPEN SPACE PURPOSES	0.0225 AC, 981.23 SF

LEGAL DESCRIPTION

FIELD NOTES OF A TRACT OF LAND CONTAINING 13.378 ACRES SITUATED IN THE JOSEPH HOUSE LEAGUE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS AND BEING THE RESIDUE OF A 10.00 ACRE TRACT OF LAND CALLED TRACT 1 AND THE RESIDUE OF A 10.00 ACRE TRACT OF LAND CALLED TRACT 2 CONVEYED TO ROY C. HOHL RECORDED BY DEED IN HARRIS COUNTY CLERK'S FILE NO(S) B 899708 AND C 922066 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, SAID 13.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

BEGINNING at a 5/8" capped iron rod, found, being an exterior corner in the west line of a 6.292 acre tract of land conveyed to City of Tomball recorded by deed in Harris County Clerk's File No(s) Y 538668 of the Real Property Records of said county and for the southwest corner of the herein described tract (X=3032877.6167, Y=13962802.4460), from which a 5/8" iron rod, found, being the southwest corner of said 6.292 acres bears S 02°08'27" E, a distance of 159.93 feet;

THENCE, N 02°08'27" W, along the west line of said Tract 1 and 2, a distance of 1035.76 feet to a 1/2" capped iron rod, set, being the southwest corner of Lot 2, Block 2, Brown-Hufsmith Commercial, a subdivision in said county according to the map or plat thereof recorded in Film Code #622259 of the Map Records of said county, the northwest corner of said Tract 2 and for the northwest corner of the herein described tract;

THENCE, N 87°12'47" E, along the south line of said Lot 2 and the north line of said Tract 2, a distance of 401.98 feet to a 1/2" capped iron rod, set, in the south right-of-way line of Brown-Hufsmith Road (100 foot right-of-way), the east corner of said Lot 2 and for the "Point of Curve" in the north line of the herein described tract;

THENCE, along a curve to the left with the south right-of-way line of said Brown-Hufsmith Road having a radius of 1690.42 feet, and an arc length of 167.06 feet with a chord bearing of S 79°54'49" E, a distance of 166.89 feet to a 5/8" capped iron rod, set, being the northwest corner of said 6.292 acres and for the northeast corner and "Point of Tangent" of the herein described tract;

THENCE, S 02°11'50" E, along the west line of said 6.292 acres, a distance of 999.00 feet to a 5/8" capped iron rod, set, being an interior corner in the west line of said 6.292 acres and for the southeast corner of the herein described tract;

THENCE, S 87°15'33" W, along an exterior line of said 6.292 acres, a distance of 566.17 feet to the "Point of Beginning" and containing 13.378 acres of land, more or less.

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

Mark Sheller
Mark Sheller
6/17/2021

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

By: *Barbara Tague*
Barbara Tague
Chairman

By: *Darrell Roquemore*
Darrell Roquemore
Vice Chairman

I, Mike H. Rubaiy, am authorized (or registered) under the laws of the State of Texas to prepare 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 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 five eighths 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.

MIKE H. RUBAIY
Registered Professional Land Surveyor
Texas Registration No. 2907

LINE	BEARING	DISTANCE
L1	S87°51'33"W	15.00'
L2	S79°17'18"E	56.77'
L3	S30°43'40"W	35.00'
L4	S02°18'15"E	35.00'
L5	N31°46'42"W	20.00'
L6	N39°06'01"E	32.15'
L7	N87°12'47"E	181.41'
L8	N79°17'18"W	26.86'
L9	N02°08'27"W	525.29'
L10	N87°15'33"E	205.81'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1690.42'	05°39'45"	167.06'	S79°54'49"E	166.89'	83.60'
C2	300.00'	12°54'32"	67.59'	S04°15'26"W	67.45'	33.94'
C3	50.00'	89°27'23"	78.07'	S42°31'51"W	70.37'	49.53'
C4	50.00'	89°21'14"	77.98'	N42°32'10"E	70.31'	49.44'
C5	200.00'	13°29'55"	47.12'	S86°02'15"E	47.01'	23.67'
C6	25.00'	20°00'57"	8.73'	S20°43'11"W	8.69'	4.41'
C7	25.00'	20°00'57"	8.73'	S00°42'14"W	8.69'	4.41'
C8	25.00'	20°00'57"	8.73'	S20°43'11"W	8.69'	4.41'
C9	25.00'	20°00'57"	8.73'	S00°42'14"W	8.69'	4.41'
C10	25.00'	90°00'00"	39.27'	N55°42'42"E	35.36'	25.00'
C11	25.00'	83°32'55"	36.45'	S37°30'50"E	33.31'	22.33'
C12	25.00'	90°36'00"	39.53'	N47°26'27"W	35.54'	25.26'
C13	25.00'	89°24'00"	39.01'	S42°33'33"W	35.17'	24.74'
C14	25.00'	62°10'55"	27.13'	N33°13'54"E	25.82'	15.08'
C15	50.00'	27°20'30"	23.74'	N71°43'54"E	69.40'	6.68'
C16	25.00'	29°55'35"	13.06'	N12°49'21"E	12.91'	6.68'
C17	25.00'	30°45'52"	13.42'	N17°51'23"W	13.26'	6.68'
C18	50.00'	150°52'57"	131.67'	N42°32'10"E	96.79'	192.52'
C19	25.00'	30°45'52"	13.42'	S77°24'17"E	13.26'	6.68'

General Notes

- 1) All block corner and cul-de-sac return to tangent radii are twenty feet (20').
- 2) AC "Acre"
- AE "Aerial Easement"
- BL "Building Line"
- COTIE "City of Tomball Utility Easement"
- Eamt "Easement"
- Vol ... Pg ... "Volume and Page"
- D.R.H.C. "Harris County Deed Records"
- M.R.H.C. "Harris County Map Records"
- No "Number"
- R.P.R.H.C. "Real Property Records of Harris County"
- ROW "Right-of-Way"
- SF "Square Feet"
- UE "Utility Easement"
- WLE "Water Line Easement"
- "Block Number"
- "Set Iron Rod unless otherwise noted"
- 3) All lots shall be restricted to single family residential use.
- 4) 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, fence, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- 5) According to FEMA Firm Panel No. 48201C0210L (effective date June 18, 2007), this property is not in the 0.2% Annual Chance Flood Plain.
- 6) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 7) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 8) 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.
- 9) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 10) 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.
- 11) Pipeline right-of-way easement in favor of Stanolind Pipe Line Company as set forth in instrument recorded in/under Volume 961, Page 515 of the Deed Records of Harris County, Texas is not able to be shown.

I, Tenshia 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.

Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

PINE TRAILS OF TOMBALL

A SUBDIVISION OF 13.3775 ACRES OF LAND
OUT OF THE
JOSEPH HOUSE LEAGUE SURVEY, ABSTRACT 34

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

50 LOTS

8 RESERVES
JULY 2021

2 BLOCKS

OWNER

ROY C. HOHL, III
ELLEN HOHL STUTTS
CARL KNAPP HOHL
STEPHEN LOUIS HOHL
P.O. BOX 65
TOMBALL, TX 77077-0065
(281) 290-0208

ENGINEER

CRESTLINE
ENGINEERING
2000 S DAIKIN AVE. SUITE 200 - HOUSTON, TX 77077
MARK D. SHELLER, P.E., DIRECTOR 713.914.7039
REGISTERED ENGINEERING FIRM NO. 14848

SURVEYOR

PROFESSIONAL
LAND SERVICES
P.O. Box 1974
Mont Belvieu, TX 77580
Firm No. 10052400
(Office) 281 385-2087 (Fax) 281 385-5792

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Roy C. Hohl, III, Ellen Hohl Stutts, Carl Knapp Hohl and Stephen Louis Hohl, Owners, hereinafter referred to as Owners of the 13.3775 acre tract described in the above and foregoing plat of Pine Trails of Tomball, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, 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 to 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 easement five feet in width from a plane 20 feet above the ground level upward, located adjacent to all rear public utility easements shown hereon.

IN TESTIMONY WHEREOF, Owners has caused these presents to be signed by Roy C. Hohl, III, Ellen Hohl Stutts, Carl Knapp Hohl and Stephen Louis Hohl thereunto authorized this _____ day of _____, 2021.

By: _____
Roy C. Hohl, III
Owner

By: _____
Carl Knapp Hohl
Owner

By: _____
Ellen Hohl Stutts
Owner

By: _____
Stephen Louis Hohl
Owner

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public in and for the State of Texas

Print Name

My Commission Expires:

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public in and for the State of Texas

Print Name

My Commission Expires:

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public in and for the State of Texas

Print Name

My Commission Expires:

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public in and for the State of Texas

Print Name

My Commission Expires:

PINE TRAILS OF TOMBALL

A SUBDIVISION OF 13.3775 ACRES OF LAND
OUT OF THE
JOSEPH HOUSE LEAGUE SURVEY, ABSTRACT 34

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

50 LOTS

8 RESERVES
JULY 2021

2 BLOCKS

OWNER

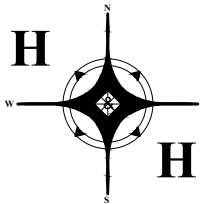
ROY C. HOHL, III
ELLEN HOHL STUTTS
CARL KNAPP HOHL
STEPHEN LOUIS HOHL
P.O. BOX 66
TOMBALL, TX 77077-0066
(281) 280-0208

ENGINEER



2000 S DABRY ASHFORD ROAD, SUITE 200 - HOUSTON, TX 77077
MARK D. SHELTER, P.E. - DIRECT 713.314.7029
REGISTERED ENGINEERING FIRM NO. 14848

SURVEYOR



PROFESSIONAL
LAND SERVICES

P. O. Box 1974
Mont Belvieu, TX 77580
Firm No. 10052400

(Office) 281 385-2087 (Fax) 281 385-5792

CITY OF TOMBALL

Plat Name: TOMBALL BUSINESS PARK, LOTS 4 & 8 Plat Type: Replat

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

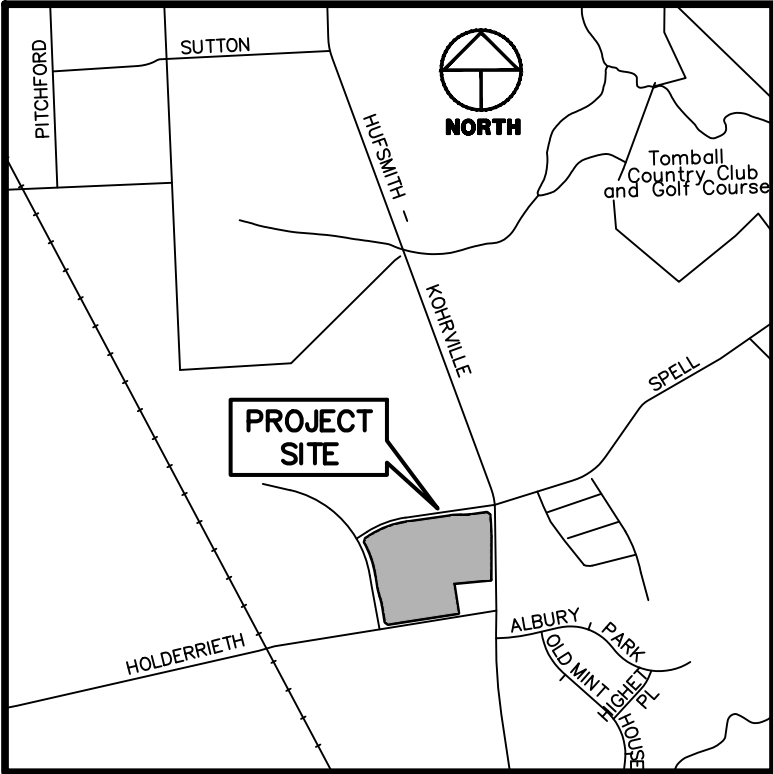
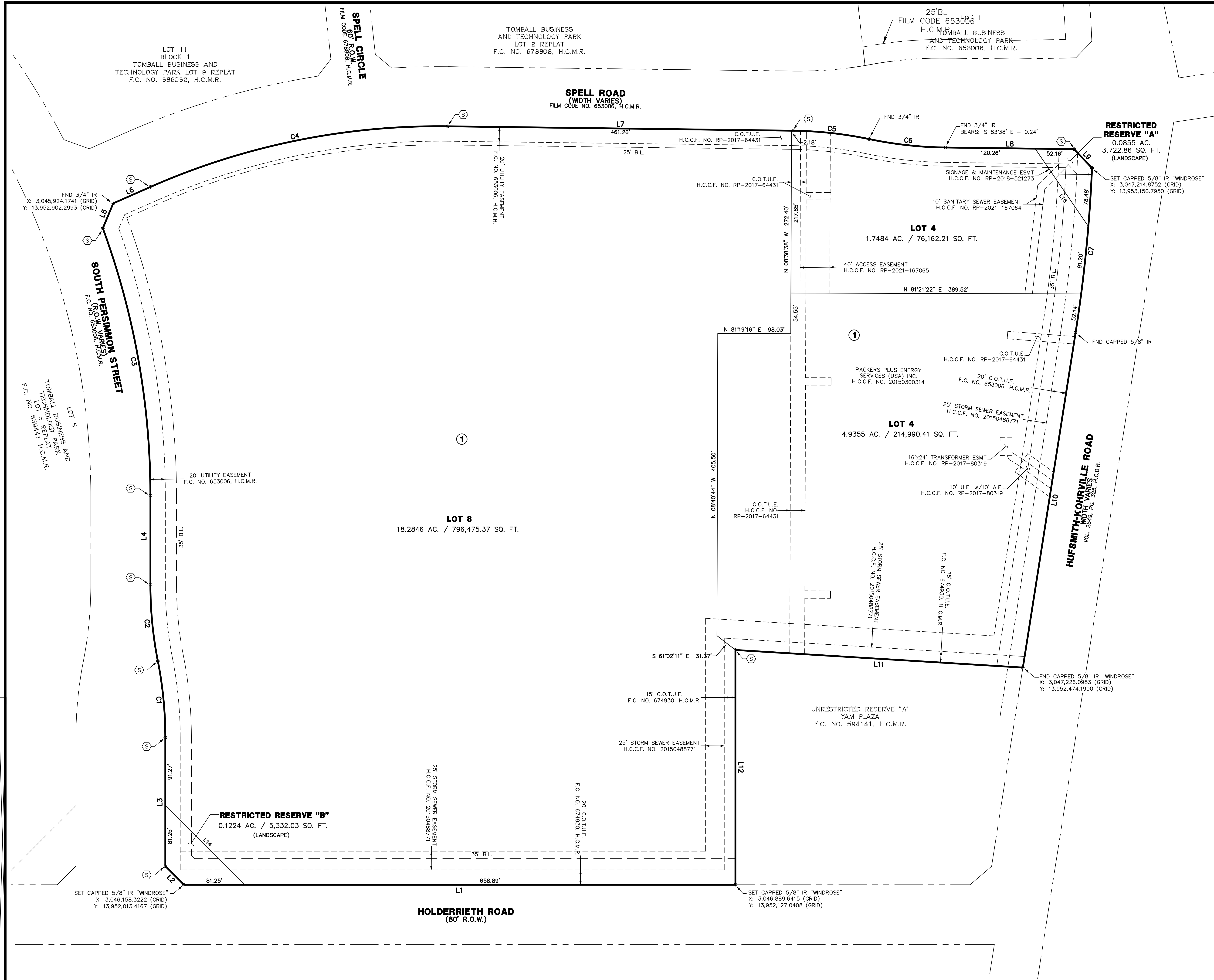
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: July 12, 2021

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

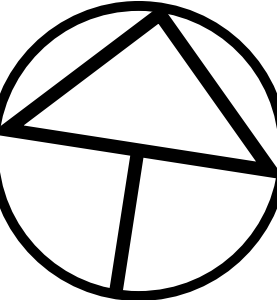
- Fix Typos
- Remove conflict of duplicate lot 4s
- Callout survey markers
- Remove building lines
- Add additional notary block
- Add standard City gas note
- Correct the legal description
- Fix the scale
- Update the vicinity map

Community Development recommends approval of this plat with contingencies.



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

NORTH



GRAPHIC SCALE: 1" = 100 Feet

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- C.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°10'07" W	740.14'
L2	N 53°49'53" W	35.36'
L3	N 08°49'53" W	172.52'
L4	N 08°49'53" W	119.57'
L5	N 13°50'50" E	36.24'
L6	N 57°24'03" E	54.60'
L7	N 81°53'40" E	463.44'
L8	N 81°53'40" E	172.42'
L9	S 52°26'00" E	34.95'
L10	S 00°07'01" W	455.26'
L11	S 84°40'07" W	386.51'
L12	S 08°49'53" E	315.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°08'52"	530.00'	103.12'	N 14°24'19" W	102.96'
C2	11°08'52"	530.00'	103.12'	N 14°24'19" W	102.96'
C3	20°11'11"	1,040.00'	366.41'	N 18°55'28" W	364.52'
C4	24°29'38"	960.00'	410.40'	N 69°38'51" E	407.28'
C5	11°08'52"	530.00'	103.12'	N 87°28'06" E	102.96'
C6	11°08'52"	530.00'	103.12'	N 87°28'06" E	102.96'
C7	6°31'05"	1,950.00'	221.83'	S 03°08'32" E	221.71'

**TOMBALL BUSINESS
& TECHNOLOGY
PARK
LOTS 4 & 8 REPLAT**

A SUBDIVISION OF
25.1764 AC. / 1,096,682.87 SQ. FT.
BEING A REPLAT OF TOMBALL BUSINESS AND
TECHNOLOGY PARK LOT 4 PARTIAL REPLAT
FILM CODE NO. 674930, H.C.M.R.
SITUATED IN THE E. SMITH SURVEY, A-70
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 3 LOTS 2 RESERVES

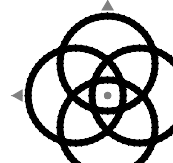
MAY 2021

Owners

PACKERS PLUS ENERGY SERVICES (USA) INC.

X
X
X

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STATE OF TEXAS
COUNTY OF HARRIS

We, PACKERS PLUS ENERGY SERVICES (USA) INC., acting by and through Ian Bryant, President and CEO and TOMBALL ECONOMIC DEVELOPMENT CORPORATION, acting by and through Gretchen Fagan, President, hereinafter referred to as Owners of the 25.1764 acre tract described in the above and foregoing map of TOMBALL BUSINESS & TECHNOLOGY PARK LOTS 4 & 8 REPLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 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 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, gulches, 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the PACKERS PLUS ENERGY SERVICES (USA) INC. and TOMBALL ECONOMIC DEVELOPMENT CORPORATION presents to be signed by Ian Bryant, President and CEO, PACKERS PLUS ENERGY SERVICES (USA) INC. and Gretchen Fagan, President, TOMBALL ECONOMIC DEVELOPMENT CORPORATION, therefore authorized, this the _____ day of _____, 20____.

PACKERS PLUS ENERGY SERVICES (USA) INC.

By: _____

Name: _____

Title: _____

TOMBALL BUSINESS & TECHNOLOGY PARK LOTS 4 & 8 REPLAT

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____

and _____ of PACKERS PLUS ENERGY SERVICES (USA) INC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement 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 _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires: _____

By: _____
Barbara Teague
Chairman

By: _____
Darrell Raquemore
Vice Chairman

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of TOMBALL PACKERS PLUS ENERGY SERVICES (USA) INC. and Gretchen Fagan, President, TOMBALL ECONOMIC DEVELOPMENT CORPORATION, therefore authorized, this the _____ day of _____, 20____.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 25.1764 ACRES OR 1,096,683 SQUARE FEET OF LAND BEING ALL OF TOMBALL BUSINESS AND TECHNOLOGY PARK LOT 4 PARTIAL REPLAT, AS RECORDED UNDER FILM CODE NO. 674930, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND AS DESCRIBED IN A DEED TO PACKERS PLUS ENERGY SERVICES (USA) INC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.), NO. 20150300314, SITUATED IN THE E. SMITH SURVEY, ABSTRACT NO. 70, CITY OF TOMBALL, HARRIS COUNTY, TEXAS, SAID 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 ON THE NORTH RIGHT-OF-WAY LINE OF HOLDERRIETH ROAD (80' R.O.W.) FOR THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE "A", YAM PLAZA, AS RECORDED UNDER FILM CODE NO. 594141, H.C.M.R., AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 10 MIN. 07 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HOLDERRIETH ROAD, A DISTANCE OF 740.14 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEASTERLY END OF A CUT-BACK CORNER AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF HOLDERRIETH ROAD AND THE EASTERLY R.O.W. LINE OF SOUTH PERSIMMON STREET (R.O.W. VARIES) AS RECORDED UNDER FILM CODE NO. 653006, H.C.M.R., FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERLY R.O.W. LINE OF SAID SOUTH PERSIMMON STREET, AS FOLLOWS:

NORTH 53 DEG. 49 MIN. 53 SEC. WEST, A DISTANCE OF 35.36 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWESTERLY END OF SAID CUT-BACK CORNER AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 08 DEG. 49 MIN. 53 SEC. WEST, A DISTANCE OF 172.52 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEG. 24 MIN. 19 SEC. WEST - 102.96 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

NORTHWESTERLY, WITH SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEG. 24 MIN. 19 SEC. WEST - 102.96 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

NORTH 08 DEG. 49 MIN. 53 SEC. WEST, A DISTANCE OF 119.57 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 20 DEG. 11 MIN. 11 SEC., AN ARC LENGTH OF 366.41 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEG. 55 MIN. 28 SEC. WEST - 364.52 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWESTERLY END OF A CUT-BACK CORNER AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF SOUTH PERSIMMON STREET AND THE SOUTHERLY R.O.W. LINE OF SPELL ROAD (WIDTH VARIES) AS RECORDED UNDER FILM CODE NO. 653006, H.C.M.R., FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY R.O.W. LINE OF SAID SPELL ROAD, AS FOLLOWS:

NORTH 13 DEG. 50 MIN. 50 SEC. EAST, A DISTANCE OF 36.24 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE NORTHEASTERLY END OF SAID CUT-BACK CORNER AND THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 57 DEG. 24 MIN. 03 SEC. EAST, A DISTANCE OF 54.60 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24 DEG. 49 MIN. 38 SEC., AN ARC LENGTH OF 410.40 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEG. 38 MIN. 51 SEC. EAST - 407.28 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

NORTH 81 DEG. 53 MIN. 40 SEC. EAST, A DISTANCE OF 463.44 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHEASTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEG. 28 MIN. 06 SEC. EAST - 102.96 FEET TO A POINT OF TANGENCY, FROM WHICH A FOUND 3/4-INCH IRON ROD BEARS SOUTH 83 DEG. 38 MIN. EAST, A DISTANCE OF 0.24 FEET;

NORTHEASTERLY, WITH SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEG. 28 MIN. 06 SEC. EAST - 102.96 FEET TO A POINT OF TANGENCY, FROM WHICH A FOUND 3/4-INCH IRON ROD BEARS SOUTH 83 DEG. 38 MIN. EAST, A DISTANCE OF 0.24 FEET;

NORTH 81 DEG. 53 MIN. 40 SEC. EAST, A DISTANCE OF 172.42 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWESTERLY END OF A CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID SPELL ROAD AND THE WESTERLY R.O.W. LINE OF HUFSMITH-KOHRVILLE ROAD (WIDTH VARIES) AS RECORDED IN VOL. 2549, PG. 325, OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID HUFSMITH-KOHRVILLE ROAD, AS FOLLOWS:

SOUTH 52 DEG. 26 MIN. 00 SEC. EAST, A DISTANCE OF 34.95 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEASTERLY END OF SAID CUT-BACK CORNER AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 08 DEG. 31 MIN. 05 SEC., AN ARC LENGTH OF 221.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 08 MIN. 32 SEC. EAST - 221.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

SOUTH 00 DEG. 07 MIN. 01 SEC. WEST, A DISTANCE OF 455.26 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", YAM PLAZA, AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERLY R.O.W. LINE OF SAID HUFSMITH-KOHRVILLE ROAD, SOUTH 84 DEG. 40 MIN. 07 SEC. WEST, A DISTANCE OF 386.51 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", YAM PLAZA, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

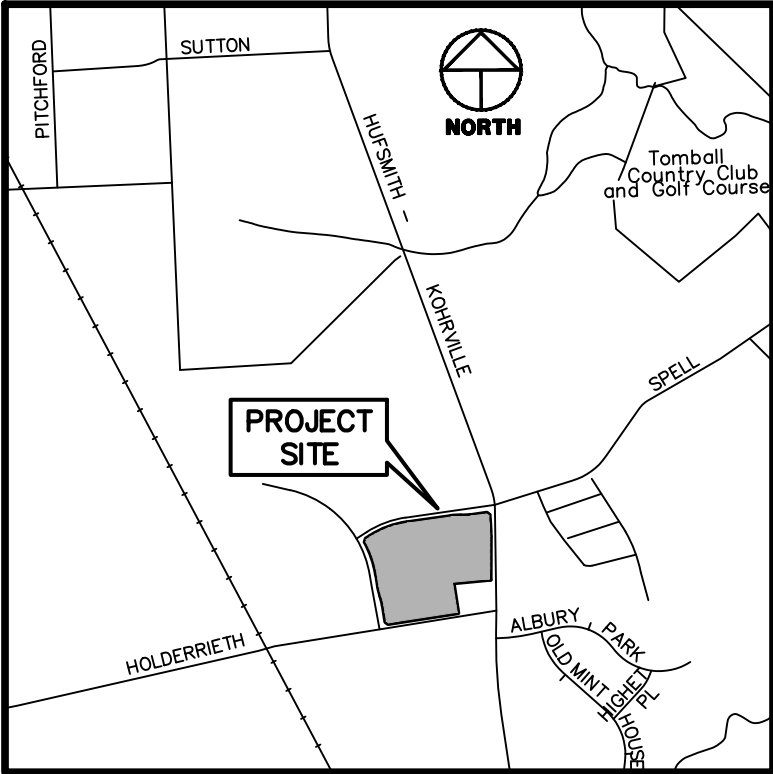
THENCE, SOUTH 08 DEG. 49 MIN. 53 SEC. EAST, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.1764 ACRES OR 1,096,683 SQUARE FEET OF LAND.

GENERAL NOTES

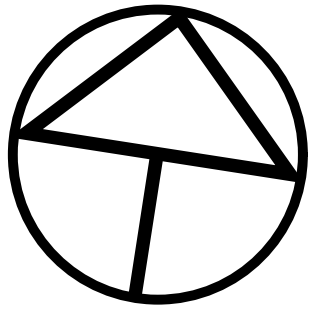
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2018-0313 OF CHARTER TITLE COMPANY, DATED AUGUST 20, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999942131.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.
- 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 CONTRICTION, 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, MAINTAINANCE 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4801010250, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

ABBREVIATIONS

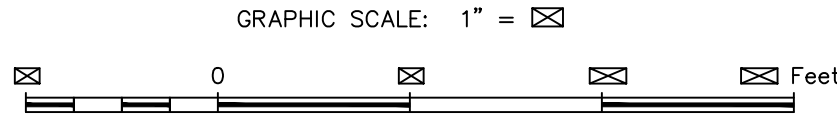
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- (S) - SET 5/8" CAPPED IR "WINDROSE"



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



NORTH



TOMBALL BUSINESS & TECHNOLOGY PARK LOTS 4 & 8 REPLAT

A SUBDIVISION OF
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BEING A REPLAT OF TOMBALL BUSINESS AND
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1 BLOCK 3 LOTS 2 RESERVES

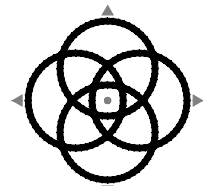
MAY 2021

Owners

PACKERS PLUS ENERGY SERVICES (USA) INC.

X
X
X

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSERVICES.COM

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 12, 2021
&
CITY COUNCIL
JULY 19, 2021**

Item 6.



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 12, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 19, 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 P21-252: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-253: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Zoning Case P21-266: Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-267: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375.

Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

Item 6.

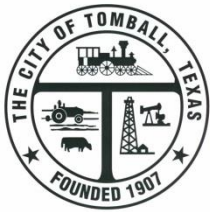
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **8th** day of **July 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P21-252

APPLICANT/OWNER: Tim Littlefield

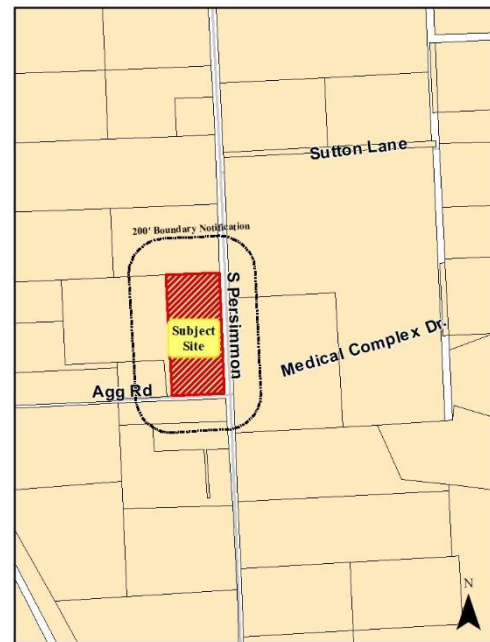
LOCATION: Generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@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.

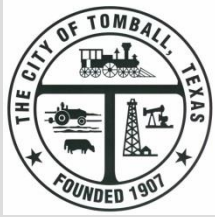
This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

**Planning & Zoning Commission
Public Hearing:
Monday, July 12, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, July 19, 2021 6:00 PM**

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

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



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021

City Council Public Hearing Date: July 19, 2021

Rezoning Case: P21-252

Property Owner(s): Tim Littlefield

Applicant(s): Tim Littlefield

Legal Description: TRS 284D 284E & 286 Tomball Outlots

Location: Northwest corner of Agg Road and Persimmon Road (Exhibit “A”)

Area: 4.00 acres

Comp Plan Designation: Business Park & Industrial (Exhibit “B”)

Present Zoning and Use: Single-Family 20 Estate District (Exhibit “C”) / Undeveloped (Exhibit “D”)

Request: Rezone from the Single-Family 20 Estate District to the Light Industrial District

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate District / Undeveloped

South: Single-Family 20 Estate District / Single-Family residence

West: Single-Family 20 Estate District / Single-family residence

East: Planned Development PD-12 District / Raburn Reserve (under construction)

BACKGROUND

City Staff received a Rezoning Application for the subject site in May 2021.

ANALYSIS

The subject site is approximately 4.00 acres located at the northwest corner of Agg Road and South Persimmon Street. The property is undeveloped. Raburn Reserve, a single-family residential subdivision, is currently under construction on the east side of South Persimmon Street. The property to the north of the subject site is undeveloped and the properties to the west and south contain single-family residences on lot estate lots.

According to Section 50-78 (*Light Industrial District*), 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.” The subject site is located at the intersection of two major thoroughfares: South Persimmon Street and Agg Road (Medical Complex Drive) and also is in close proximity to the railroad tracks.

The property, along with properties to the north, south and west, is designated as Business Park and Industrial by the Comprehensive Plan Future Land Use Map. This category is intended “to create opportunities for employment. This area is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic”. Appropriate land uses for this category include office, warehousing, light manufacturing, breweries/distilleries, equipment sales, contractor services, and corporate campuses. Additionally, compatible zoning districts include Light Industrial, Commercial, Office and Planned Development.

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-252.

EXHIBITS

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

Exhibit "A"
Aerial Photo

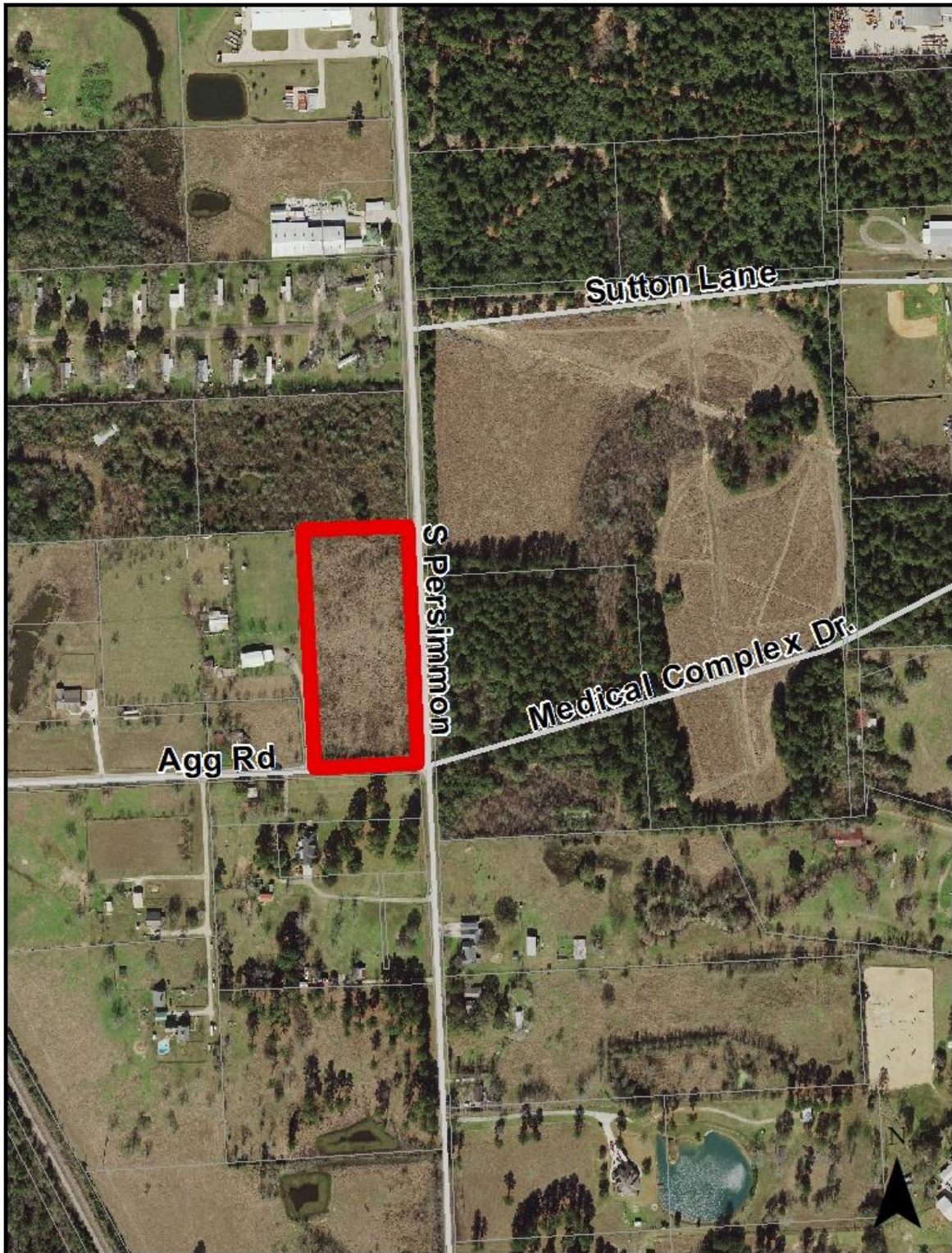


Exhibit "B"
Comprehensive Plan

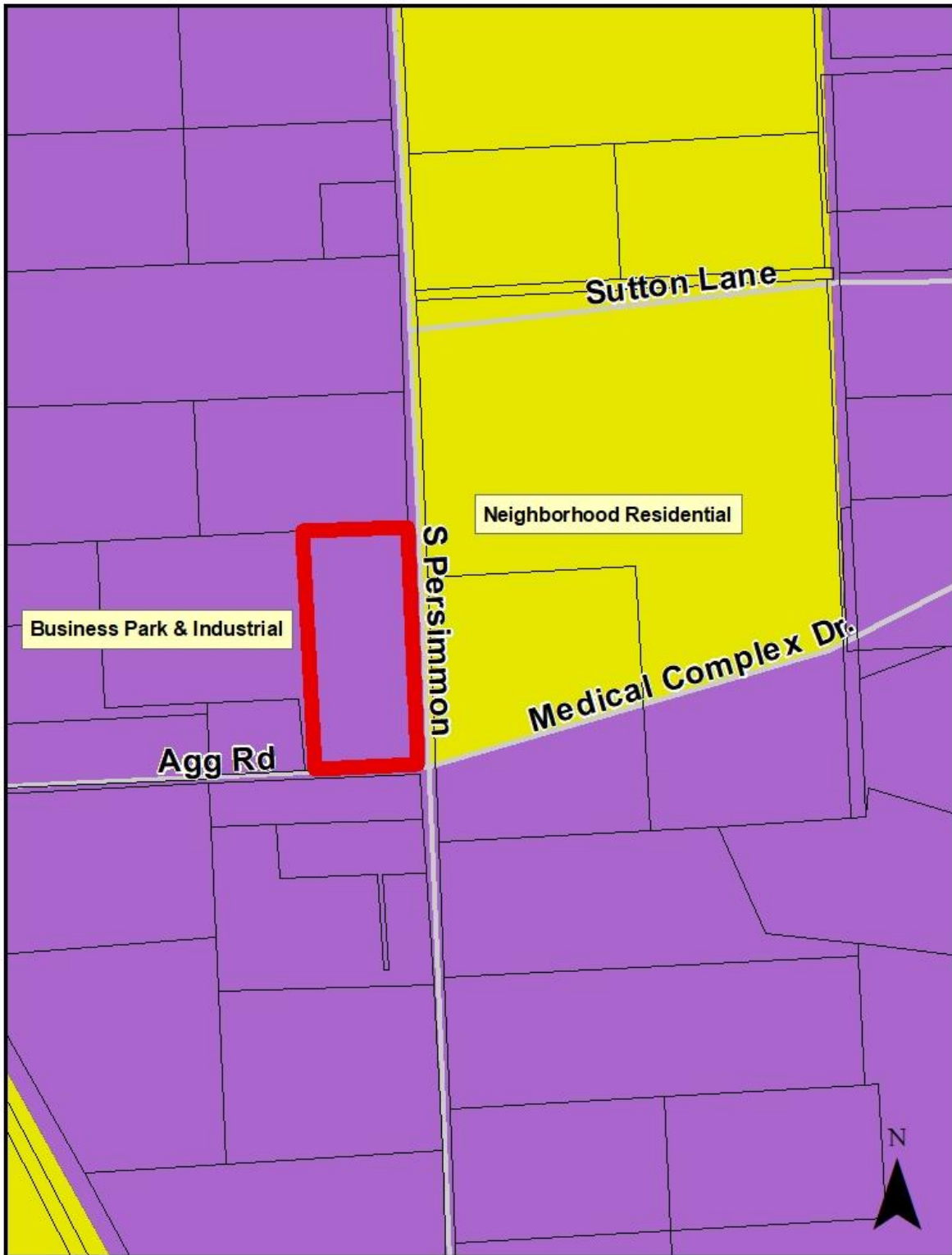
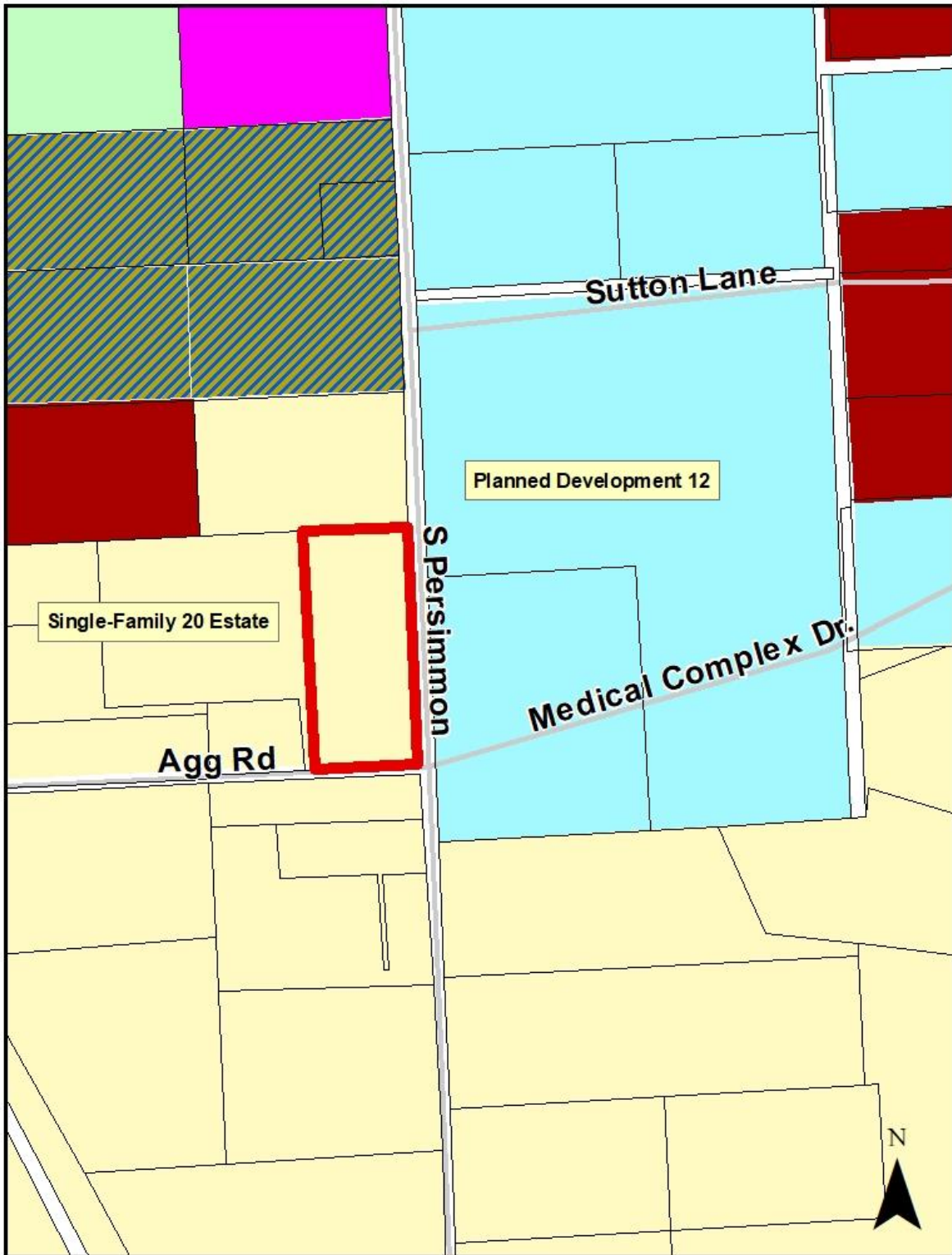


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
05/17/2021 2:32:57 PM

Revised: 4/13/2020

P&Z #21-252
\$440.00 PD

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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

Applicant

Name: Tim Littlefield LLC, Tim Littlefield Title: Owner
 Mailing Address: 9618 Kirkstone Terrace Dr City: Spring State: TX
 Zip: 77379 Contact: Tim Littlefield
 Phone: (281) 723-7344 Email: tim@littlefieldbrothers.com

Owner

Name: Tim Littlefield LLC, Tim Littlefield Title: Owner
 Mailing Address: 9618 Kirkstone Terrace Dr City: Spring State: TX
 Zip: 77379 Contact: Tim Littlefield
 Phone: (281) 723-7344 Email: tim@littlefieldbrothers.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Office/Warehouse

Physical Location of Property: Corner of AGG Road and Persimmon Street
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: 3.9287 Acres (called 4.393 acres Duncan Harrison H.C.C.F. No. 20150071264 O.P.R.R.P.H.C., TX
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-20-E Single - Family 20 Estate District

Current Use of Property: NONE (empty lot)

Proposed Zoning District: LI - Light Industrial

Proposed Use of Property: Office/Warehouse

HCAD Identification Number: _____ Acreage: 3.9287

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

Revised: 4/13/2020

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

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

X  _____ Signature of Applicant	5/10/21 _____ Date
X  _____ Signature of Owner	5/10/21 _____ Date

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

DATE : 5/14/2021 2:44 PM
OPER : TW
TKBY : TW
TERM : 5
REC# : R01263152

130.0000 PLANNING AND ZONING 440.00
Corner of Agg Rd & Persimmon 440.00

Paid By: Corner of Agg Rd & Persimmon
2-CK 440.00 REF: w 2209

APPLIED	440.00
TENDERED	440.00
CHANGE	0.00

Dear Planning and Zoning Commission as well as City Council,

My name is Tim Littlefield. I own a construction company located in Conroe, Texas. I recently purchase approx. 3.93 acres at the corner of Agg Road and Persimmon Street. I am asking for this property to be rezoned from SF-20-E Single – Family to LI – Light Industrial. I would like to build a new office/warehouse on the property. If approved, and once project is completed, we would move our office staff from Conroe to Tomball. This property is currently an empty lot (vacant). At some point, we may try and building an additional warehouse if space is adequate. We have been at our current location for going on 25 yrs. We have outgrown our current property (1.5 acers) and would love to build a new office on this property in Tomball area.

Sincerely,



Tim Littlefield

RP-2021-132294
03/15/2021 ER \$26.00

Old Republic National Title Insurance Company
GF# 21000834

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: March 5, 2021

Grantor: Duncan Harrison, a married person not joined herein by Grantor's spouse as the property conveyed forms no part of the homestead

Grantor's Mailing Address: 8419 CreeksideTimbersDr, Tomball, TX 77375

Grantee: Tim Littlefield LLC

Grantee's Mailing Address: 15925 FM 3083 #16, Conroe, TX 77301

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Fieldnotes for a survey of 4.393 acres of land out of Outlots 284 and 286 of CORRECTED MAP OF TOMBALL OUTLOTS, recorded in Volume 4, Page 75 of the Harris County Map Records, and also being out of that certain 15.6203 acre tract described in deed recorded under Harris County Clerk's File No. R838858, said 4.393 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of said 15.6203 acre tract and west right-of-way line of Persimmon Road (30 feet wide), marking the northeast corner of Outlot 284 and southeast corner of Outlot 281 and southeast corner of that certain 5.004 acre tract described in deed recorded under Harris County Clerk's File No. U858829, and also marking the northeast corner of the herein described tract;

THENCE S 00 deg. 13 min. 27 sec. W along said west right-of-way line of Persimmon Road, and east line of Outlot 284, at 377.60 feet passing the southeast corner of Outlot 284 and northeast corner of Outlot 286, and northeast corner of a 30 feet wide unimproved public road dedicated in Volume 2, Page 65 of the Harris County Map Records, and at 407.60 feet passing the southeast corner of said 30 feet unimproved public road, and continuing for a total distance of 657.93 feet to a point in Agg Road as occupied, 50 feet wide, from whence a 5/8 inch iron rod bears N 00 deg. 13 min. 27 sec. E, 25.00 feet, said point marking the southeast corner of the herein described tract;

THENCE S 89 deg. 34 min. 28 sec. W, in said Agg Road, and along the north line of that certain 1.67 acre tract described in deed recorded under Harris county Clerk's File No. D557909, a distance of 284.80 feet to a point in Agg Road as occupied for the southwest corner of the herein described tract, and also being the southeast corner of a 2.0172 acre tract;

THENCE N 01 deg. 35 min. 04 sec. W along the east line of said 2.0172 acre tract, at 25.00 feet passing a 5/8 inch iron rod found in the north line of Agg road as occupied, and continuing for a total distance of 197.48 feet to a 5/8 inch iron rod found at an angle point in the east line of said 2.0172 acre tract and west line of the herein described tract;

THENCE N 00 deg. 09 min. 00 sec. E, continuing along the east line of said 2.0172 acre tract and west line of the herein described tract, at 55.73 feet passing the south line of said 30 feet wide unimproved public road, at 85.73 feet passing the north line of said 30 feet unimproved public road, and continuing for a total distance of 463.33 feet to a 5/8 inch iron set in the common line of Outlots 281 and 284, and south line of said 5.004 acre tract, marking the

Page 1 of 3

RP-2021-132294

RP-2021-132294

RP-2021-132294
 # Pages 4
 03/15/2021 11:06 AM
 e-Filed & e-Recorded in the
 Official Public Records of
 HARRIS COUNTY
 TENESHIA HUDSPETH
 COUNTY CLERK
 Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
 and any blackouts, additions or changes were present
 at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
 use of the described real property because of color or
 race is invalid and unenforceable under federal law.
 THE STATE OF TEXAS
 COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
 File Number Sequence on the date and at the time stamped
 hereon by me; and was duly RECORDED in the Official
 Public Records of Real Property of Harris County, Texas.



Tenesia Hudspeth
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

Old Republic National Title Insurance Company
GF# 21000839

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: March 5, 2021

Grantor: Duncan Harrison, a married person not joined herein by Grantor's spouse as the property conveyed forms no part of the homestead

Grantor's Mailing Address: 8419 CreeksideTimbersDr, Tomball, TX 77375

Grantee: Tim Littlefield LLC

Grantee's Mailing Address: 15925 FM 3083 #6, Conroe TX 77301

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Fieldnotes for a survey of 4.393 acres of land out of Outlots 284 and 286 of CORRECTED MAP OF TOMBALL OUTLOTS, recorded in Volume 4, Page 75 of the Harris County Map Records, and also being out of that certain 15.6203 acre tract described in deed recorded under Harris County Clerk's File No. R838858, said 4.393 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of said 15.6203 acre tract and west right-of-way line of Persimmon Road (30 feet wide), marking the northeast corner of Outlot 284 and southeast corner of Outlot 281 and southeast corner of that certain 5.004 acre tract described in deed recorded under Harris County Clerk's File No. U858829, and also marking the northeast corner of the herein described tract;

THENCE S 00 deg. 13 min. 27 sec. W along said west right-of-way line of Persimmon Road, and east line of Outlot 284, at 377.60 feet passing the southeast corner of Outlot 284 and northeast corner of Outlot 286, and northeast corner of a 30 feet wide unimproved public road dedicated in Volume 2, Page 65 of the Harris County Map Records, and at 407.60 feet passing the southeast corner of said 30 feet unimproved public road, and continuing for a total distance of 657.93 feet to a point in Agg Road as occupied, 50 feet wide, from whence a 5/8 inch iron rod bears N 00 deg. 13 min. 27 sec. E, 25.00 feet, said point marking the southeast corner of the herein described tract;

THENCE S 89 deg. 34 min. 28 sec. W, in said Agg Road, and along the north line of that certain 1.67 acre tract described in deed recorded under Harris county Clerk's File No. D557909, a distance of 284.80 feet to a point in Agg Road as occupied for the southwest corner of the herein described tract, and also being the southeast corner of a 2.0172 acre tract;

THENCE N 01 deg. 35 min. 04 sec. W along the east line of said 2.0172 acre tract, at 25.00 feet passing a 5/8 inch iron rod found in the north line of Agg road as occupied, and continuing for a total distance of 197.48 feet to a 5/8 inch iron rod found at an angle point in the east line of said 2.0172 acre tract and west line of the herein described tract;

THENCE N 00 deg. 09 min. 00 sec. E, continuing along the east line of said 2.0172 acre tract and west line of the herein described tract, at 55.73 feet passing the south line of said 30 feet wide unimproved public road, at 85.73 feet passing the north line of said 30 feet unimproved public road, and continuing for a total distance of 463.33 feet to a 5/8 inch iron set in the common line of Outlets 281 and 284, and south line of said 5.004 acre tract, marking the

northwest corner of the herein described tract;

THENCE S 89 deg. 51 min. 00 sec. E along said common line of Outlots 281 and 284, and south line of said 5.004 acre tract, a distance of 291.61 feet to the POINT OF BEGINNING, and containing 4.393 acres of land.

SAVE AND EXCEPT:

That certain 0.2547 acre (11,096 square feet) tract of land described in Right of Way Deed dated March 13, 2019,, filed on May 27, 2020, under Clerk's File No. RP-2020-222647, GRANTED to the City of Tomball, Texas and being more particularly described by metes and bounds in said Right of Way Deed.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

SIGNATURES ON FOLLOWING PAGE

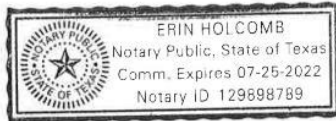
Duncan Harrison
Duncan Harrison

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned Notary Public, on this day personally appeared Duncan Harrison, proved to me through TXDL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

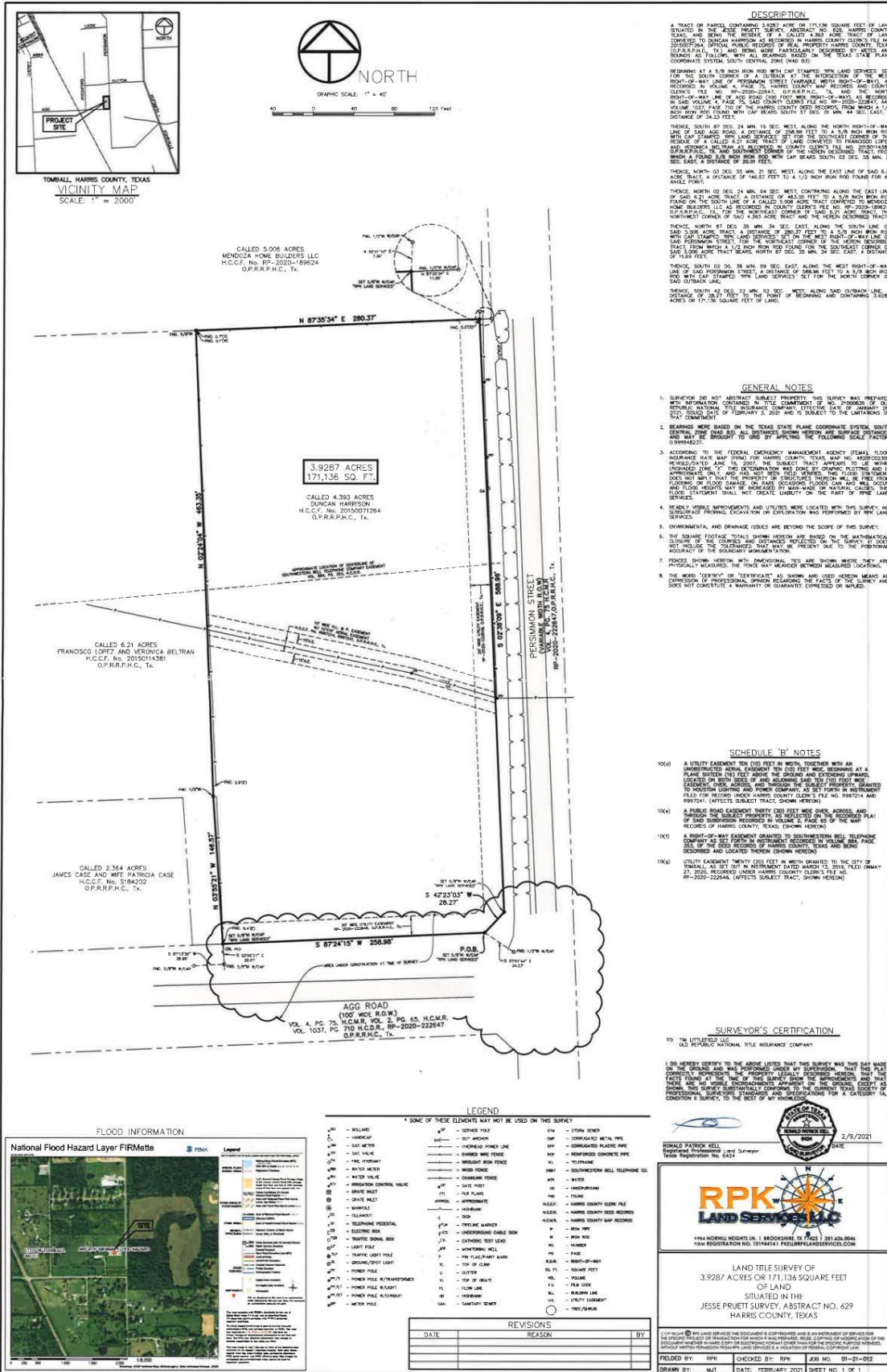
Given under my hand and seal of office this 5 day of March, 2021.



Erin Holcomb
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Dorsett Johnson & Swift, LLP
407 Throckmorton, Suite 500
Fort Worth, Texas 76102

AFTER RECORDING RETURN TO:



**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 12, 2021
&
CITY COUNCIL
JULY 19, 2021**

Item 7.



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 12, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 19, 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 P21-252: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-253: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Zoning Case P21-266: Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-267: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375.

Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

Item 7.

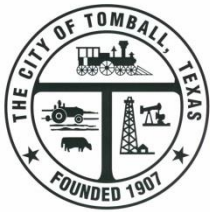
C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **8th** day of **July 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P21-253

APPLICANT/OWNER: Louis Smulders

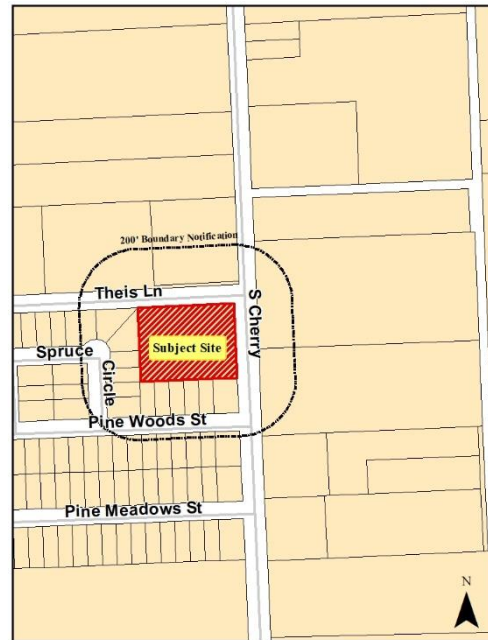
LOCATION: Generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas

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

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@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, July 12, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, July 19, 2021 6:00 PM**

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

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

BRENDA WELLS

12710 PINE WOODS ST

TOMBALL, TX 77375

Brenda Wells

7-2-2021

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253**. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253**. (Please state reasons below)

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

Monday, July 12, 2021 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

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

Monday, July 19, 2021 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

COMMENTS:

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

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

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Public Comment Form

(Please type or use black ink)

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

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

HIGHTOWER INVESTMENTS

6115 THEALL RD.

Houston Tx 77066

[Signature]

07/06/2021

☒ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253**. (Please state reasons below)

☐ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253**. (Please state reasons below)

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

Monday, July 12, 2021 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

401 Market Street, Tomball, Texas

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

Monday, July 19, 2021 @ 6:00 PM

City Council Chambers of the City of Tomball, City Hall

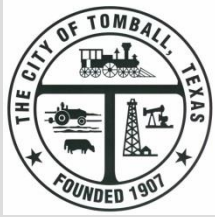
401 Market Street, Tomball, Texas

COMMENTS:

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

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021
City Council Public Hearing Date: July 19, 2021

Rezoning Case: P21-253
Property Owner(s): Louis Smulders
Applicant(s): Louis Smulders
Legal Description: Reserve A Block 3 Pine Meadows
Location: Southwest corner of Theis Lane and South Cherry Street (Exhibit "A")
Area: 2.00 acres
Comp Plan Designation: Neighborhood Residential (Exhibit "B")
Present Zoning and Use: Single-Family 6 District (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Rezone from the Single-Family 6 District to the Commercial District

Adjacent Zoning & Land Uses:

North: Commercial District / Goodson Distribution
South: Single-Family 6 District / Single-family residences (Pine Meadows subdivision)
West: Single-Family 6 District / Single-family residences (Pine Meadows subdivision)
East: Single-Family 20 Estate and Light Industrial Districts / Single-family residences

BACKGROUND

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

ANALYSIS

The subject site is approximately 2.00 acres located at the southwest corner of Theis Lane and South Cherry Street and was originally part of the Pine Meadows subdivision plat. Goodson Distribution Center is located to the north of the property and single-family residences are located to the east, south and west.

According to Section 50-77 (*Commercial District*), the Commercial District “is intended to provide a location for commercial and service-related establishments”. Uses allowed in the Commercial District are typically not compatible with residential uses. There are multiple single-family residences located to the south and west of the subject site. It does not appear the Commercial District is appropriate for this property.

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

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff is unable to recommend approval of Zoning Case P21-253. The Office Zoning District may be more appropriate for this property, as it is intended to be a transition district between residential uses and more intense uses.

EXHIBITS

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

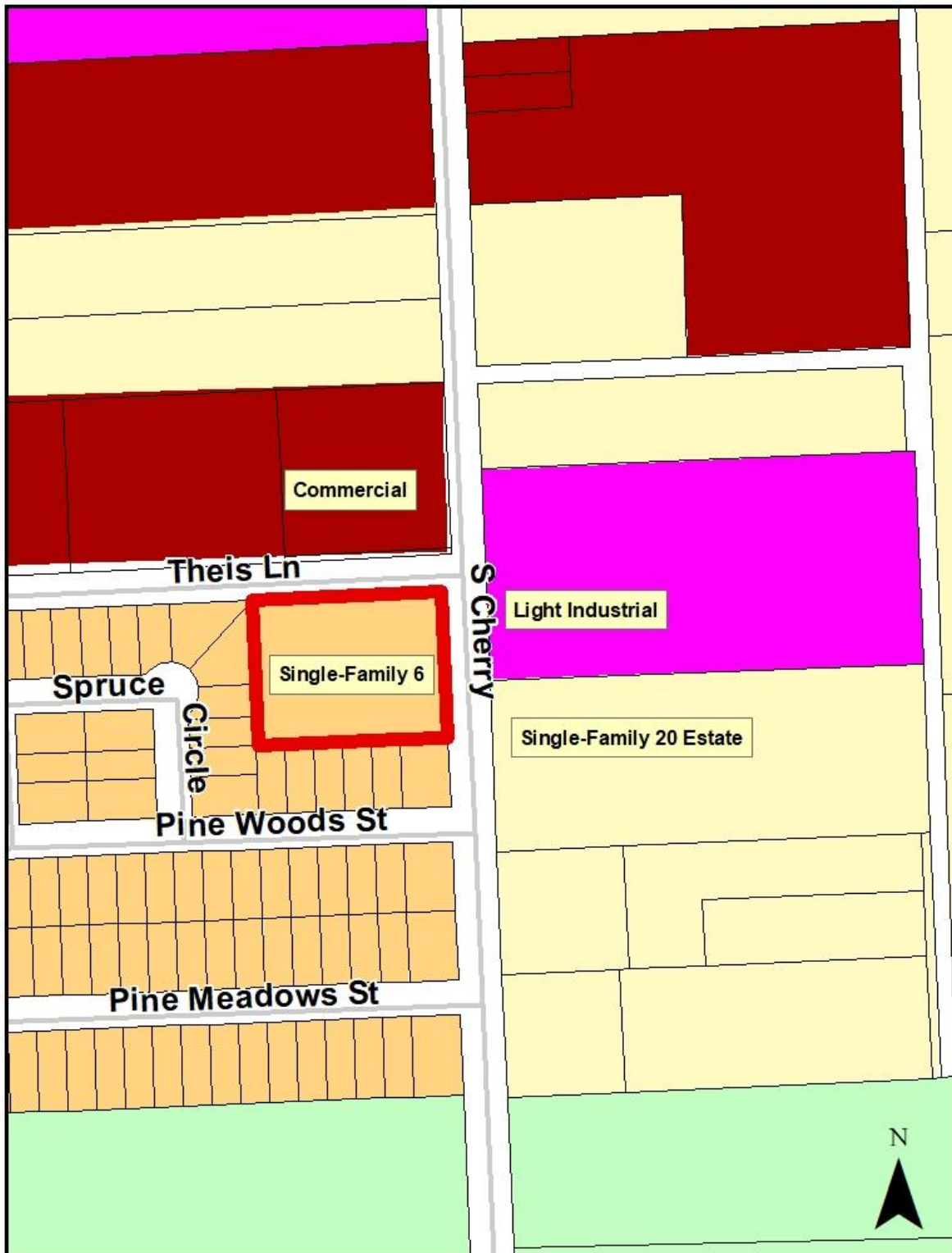
Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map

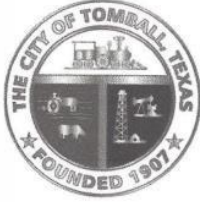


**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



RECEIVED (KC)
05/13/2021 11:57:29 AM

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

Revised: 4/13/2020

P&Z #21-253**\$420.00**

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

Applicant

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

Owner

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

Engineer/Surveyor (if applicable)

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

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

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

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

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

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

Current Zoning District: SF-6 Single Family

Current Use of Property: Vacant

Proposed Zoning District: Commercial

Proposed Use of Property: Office, Retail, Medical Clinic, Convenience Store, Mini Warehouse

HCAD Identification Number: 1252560030038 **Acreage:** 1.9 Acres

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

www.tomballtx.gov

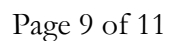
Revised: 4/13/2020

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

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

X  05/12/2021
Signature of Applicant Date

X  05/12/2021
Signature of Owner Date



METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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



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

PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316



**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 12, 2021
&
CITY COUNCIL
JULY 19, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 12, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 19, 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 P21-252: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-253: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Zoning Case P21-266: Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-267: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375.

Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

Item 8.

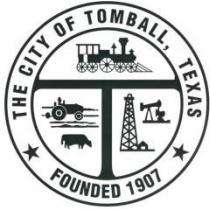
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **8th** day of **July 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P21-266

APPLICANT/OWNER: Clinton Hankla

LOCATION: Generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@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.

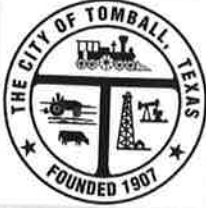


**Planning & Zoning Commission
Public Hearing:
Monday, July 12, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, July 19, 2021 6:00 PM**

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

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

(please print)

Address:

Signature:

Date:

Dana Wade

413 E. Hufsmith Rd
Tomball Tx 77375

Dana Wade

7/4/21

X

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P21-266. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P21-266. (Please state reasons below)

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

Monday, July 12, 2021 6:00 PM

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

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

Monday, July 19, 2021 6:00 PM

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

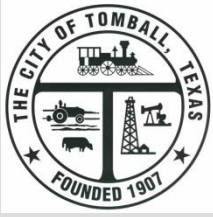
COMMENTS:

I will be out of town at time of meeting but I have personally met & like Mr. Hankla. He has explained his plans to me about what he proposes to do with this land and ~~meets~~ has with my approval. Dana Wade

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

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Community Development Department

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021

City Council Public Hearing Date: July 19, 2021

Rezoning Case: P21-266

Property Owner(s): Clinton Hankla – GHM Homes, LLC

Applicant(s): Clinton Hankla

Legal Description: Lot 1 Block 1 Tennis Venture Tract

Location: North side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road (Exhibit “A”)

Area: 3.78 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit “B”)

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

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

Adjacent Zoning & Land Uses:

North: General Retail District / Undeveloped (future self-storage facility)

South: Agricultural and Single-Family 6 Districts / Undeveloped

West: Single-Family 20 Estate and Agricultural Districts / Single-family residence and undeveloped

East: Agricultural District / Single-family residence

BACKGROUND

City Staff met with the applicant to discuss the development of the subject site in June 2021. In 2014, CUP #11 was approved by City Council for a *tennis court (private)* on the property. In 2015, City Staff approved plans for a private tennis club facility. Construction began, but was never completed.

ANALYSIS

The subject site is approximately 3.78 acres located on East Hufsmith Road. The property is between two single-family residences to the east and west. The properties on the south side of East Hufsmith Road are undeveloped. The property to the north of the subject site is currently undeveloped as well, however, plans have been submitted to the City for a boat and RV storage facility.

The property is zoned Agricultural District, with an approved CUP for a private tennis facility. Surrounding properties are zoned Agricultural to the east and west, Single-Family 20 Estate to the east as well and Single-Family 6 and Agricultural to the south. In 2017, the property to the north was rezoned to the General Retail District. According to Section 50-73 (*General Retail District*), the “General Retail District is established to provide areas for local neighborhood shopping and service facilities”. This district should be located along major thoroughfares to accommodate higher traffic volume. The General Retail District appears to be an appropriate zoning district for this area.

The property and all surrounding properties are designated as Neighborhood Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for “commercial uses that are developed with the appropriate context, scale and design to compliment residential development”. Appropriate land uses include “restaurants, retail, professional services, clinics, and offices” and compatible zoning districts include Office, General Retail and Planned Developments. The rezoning appears to meet the intent of the Future Land Use Map.

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-266.

EXHIBITS

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

Exhibit "A"
Aerial Photo



**Exhibit “B”
Comprehensive Plan**

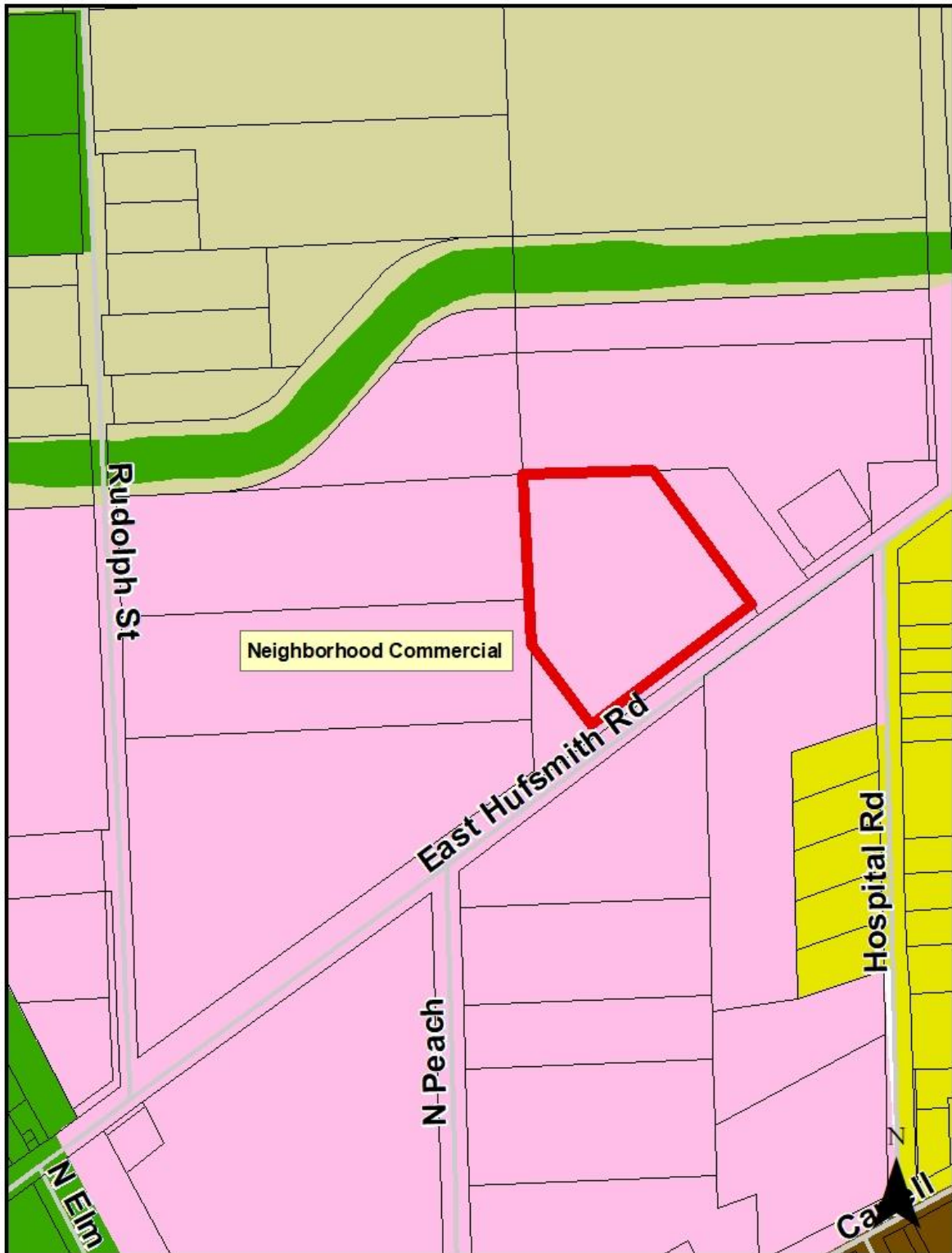
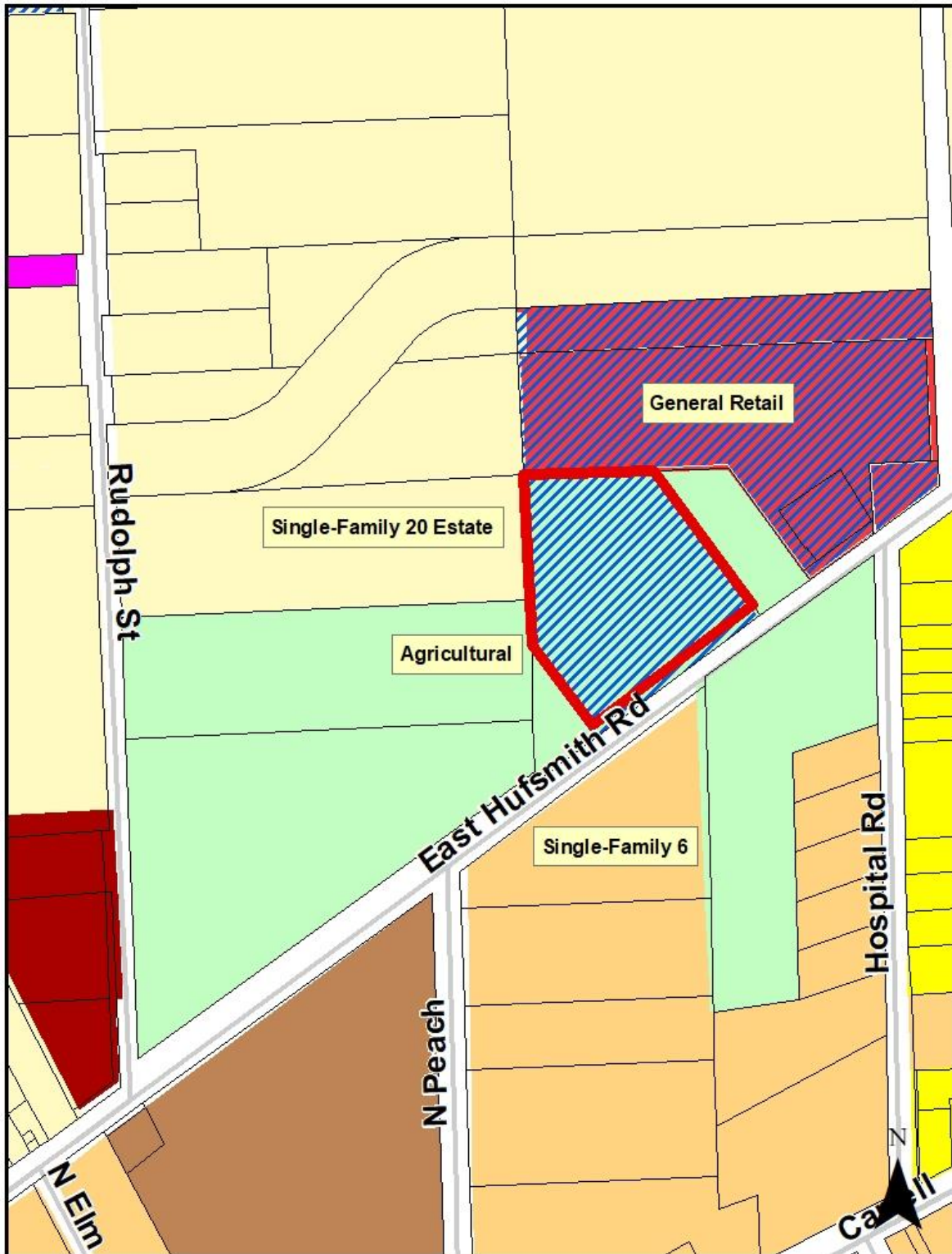


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"

Rezoning Application



APPLICATION FOR REZONING

Community Development Department
Planning Division

RECEIVED (KC)
06/01/2021 10:21:16 AM

Revised 5/19/15

P&Z #21-266
\$440.00

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: Clinton Hankins Title: Managing Member
Mailing Address: 13315 Misty Hills Drive City: Cypress State: TX
Zip: 77429
Phone: (832) 684-5301 Fax: () Email: chankins@koe-associates.com

Owner

Name: GMH Homes, LLC (Clint Hankins) Title: Managing Member
Mailing Address: 13315 Misty Hills Drive City: Cypress State: TX
Zip: 77429
Phone: (832) 6845301 Fax: () Email: chankins@koe-associates.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: office warehouse

Physical Location of Property: 343 East Hufsmith Road
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: ABSTRACT NO. 383 IN HARRIS COUNTY LOT 1
[Survey / Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG WITH CUP

Current Use of Property: LAND

Proposed Zoning District: GENERAL RETAIL

Proposed Use of Property: OFFICE WAREHOUSE

HCAD Identification Number: 1363880010001 Acreage: 3.78

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

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

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

	
X	
Signature of Applicant	Date
	5-19-2021
Signature of Owner	Date



June 1, 2021

Amelia Lindley
City of Tomball Planning Department
401 Market Street
Tomball, Texas 77375

Re: 4 Ac Huffsmith Tract Rezone Application (343 E Huffsmith Rd.)

Dear Ameila,

On behalf of our client, Clint Hankla – GHM Homes, LLC, we are submitting the application for a zone change and conditional use permit for a +/- 4 Acre tract located at 343 E Huffsmith Rd. The applications are for a rezone to General Retail with a Conditional Use Permit for Office Warehouse.

Below is a list of the items that are included with the Rezone submittal:

- 1) Rezone Application
- 2) Submittal Fee - \$440 (to be paid over the phone)
- 3) Copy of Recorded "Tennis Venture Tract" Plat
- 4) Tax statements showing all taxes paid (Harris County and Tomball ISD)

Feel free to contact me if you have any questions or need any additional information.

Sincerely,

Kathryn Parker
Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422

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



STOKES JANIE L
29910 ANNA TRAILS
TOMBALL TX 77375-6206

2020 Property Tax Statement
Web Statement

Statement Date:	May 26, 2021
Account Number	136-388-001-0001

Additional city sales tax reduced your city ad
valorem tax by: \$468.23

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	252,016	0.391160	\$985.79
Harris County Flood Control Dist	0	252,016	0.031420	\$79.18
Port of Houston Authority	0	252,016	0.009910	\$24.97
Harris County Hospital District	0	252,016	0.166710	\$420.14
Harris County Dept. of Education	0	252,016	0.004993	\$12.58
Lone Star College System	0	252,016	0.107800	\$271.67
City of Tomball	0	252,016	0.337862	\$851.47
Emergency Service Dist #8 (EMS)	0	252,016	0.097000	\$244.46

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:	\$2,890.26
Payments Applied To 2020 Taxes	\$2,890.26
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For May 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	
343 E HUFSMITH RD 77375 LT 1 BLK 1 TENNIS VENTURE TRACT 3.7766 AC	
Appraised Values	
Land - Market Value	224,016
Impr - Market Value	28,000
Total Market Value	252,016
Less Capped Mkt Value	0
Appraised Value	252,016
Exemptions/Deferrals	



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

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



PAYMENT COUPON

STOKES JANIE L
29910 ANNA TRAILS
TOMBALL TX 77375-6206

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
136-388-001-0001
Amount Enclosed
\$ _____

Web Statement - Date Printed: 05-26-2021

13638800100010 2020 0000000000 0000000000 0000000000 0000000000

Page 11 of 11

2,633,054-1

TAX STATEMENT 2020 +**STATEMENT DATE: 05/26/2021****LEGAL: LT 1 BLK 1****ACCOUNT: 1363880010001****TENNIS VENTURE TRACT**

OWNER: STOKES JANIE L
PARCEL ADDRESS: 0000343 E HUFSMITH RD
EXEMPTION CODES

PIDN: 1363880010001
ACRES: 3.7766

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
224,016	28,000	252,016			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	252,016	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

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

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

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

DELINQUENT DATE: 02/01/2021

ACCOUNT: 1363880010001 2020 +
STOKES JANIE L
29910 ANNA TRAILS
TOMBALL, TX 77375-6206

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: STOKES JANIE L
PIDN: 1363880010001

IF PAID IN	AMOUNT DUE
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 12, 2021
&
CITY COUNCIL
JULY 19, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 12, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 19, 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 P21-252: Request by Tim Littlefield to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 4 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District. The property is generally located at the northwest corner of Agg Road and Persimmon Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-253: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

Zoning Case P21-266: Request by Clinton Hankla to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District. The property is generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, within the City of Tomball, Harris County, Texas.

Zoning Case P21-267: Request by Clinton Hankla for a Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas, and is zoned Agricultural District with an application to rezone to the General Retail District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375.

Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

Item 9.

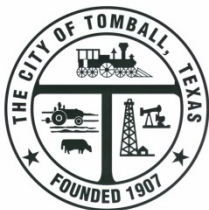
C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **8th** day of **July 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P21-267

APPLICANT/OWNER: Clinton Hankla

LOCATION: Generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, within the City of Tomball, Harris County, Texas

PROPOSAL: A Conditional Use Permit to operate an *office showroom/warehouse* facility at 343 East Hufsmith Road. The property is approximately 3.78 acres, legally described as Lot 1 Block 1 Tennis Venture Tract and is zoned Agricultural District with an application to rezone to the General Retail District.

CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@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, July 12, 2021 6:00 PM**

**City Council Public Hearing:
*Monday, July 19, 2021 6:00 PM**

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

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



Public Comment Form

(Please type or use black ink)

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

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

Dana Wade

(please print)

Address:

413 E. Hufsmith Rd

Tomball, Tx 77375

Signature:

Dana Wade

Date:

7/4/21

X

I am **FOR** the requested Conditional Use Permit as explained on the attached public notice for **Zoning Case P21-267**. (Please state reasons below)

I am **AGAINST** the requested Conditional Use Permit as explained on the attached public notice for **Zoning Case P21-267**. (Please state reasons below)

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

Monday, July 12, 2021 @ 6:00 PM

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

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

Monday, July 19, 2021 @ 6:00 PM

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

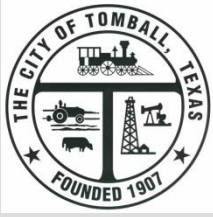
COMMENTS:

I will be out of town at time of meeting but I have personally met & like Mr. Hankla. He has explained his plans to me about what he proposed to do with this land and has my approval. Dana Wade

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

Please reference the case number in the subject line.

For questions regarding this request please call Amelia Lindley @ 281-290-1410.



Community Development Department

Conditional Use Permit (CUP) Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021

City Council Public Hearing Date: July 19, 2021

Rezoning Case:	P21-267
Property Owner(s):	Clinton Hankla
Applicant(s):	Clinton Hankla – GHM Homes, LLC
Legal Description:	Lot 1 Block 1 Tennis Venture Tract
Location:	North side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road (Exhibit “A”)
Area:	3.78 acres
Comp Plan Designation:	Neighborhood Commercial (Exhibit “B”)
Present Zoning and Use:	Agricultural District (Rezoning request for the General Retail District) (Exhibit “C”) / Undeveloped (Exhibit “D”)
Proposed Use(s):	<i>Office showroom / warehouse</i> (Exhibit “D”)
Request:	Conditional Use Permit (CUP) to allow the operation of an office/warehouse facility
Adjacent Zoning & Land Uses:	
	North: General Retail District / Undeveloped (future self-storage facility)
	South: Agricultural and Single-Family 6 Districts / Undeveloped
	West: Single-Family 20 Estate and Agricultural Districts / Single-family residence and undeveloped
	East: Agricultural District / Single-family residence

BACKGROUND

City Staff met with the applicant to discuss the development of the subject site in June 2021. In 2014, CUP #11 was approved by City Council for a *tennis court (private)* on the property. In 2015, City Staff approved plans for a private tennis club facility. Construction began, but was never completed.

ANALYSIS

According to Section 50-81 (f) of the Chapter 50 (Zoning), when considering applications for a CUP, the City shall, on the basis of the concept plan and other information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties

and neighborhoods to ensure the appropriateness of the use at a particular location. Specific considerations shall include the extent to which:

1. The proposed use at the specified location is consistent with the goals, objectives, and policies contained in the adopted Comprehensive Plan;

The property and all surrounding properties are designated as Neighborhood Commercial by the Comprehensive Plan Future Land Use Map. This category is intended for “commercial uses that are developed with the appropriate context, scale and design to compliment residential development”. Appropriate land uses include “restaurants, retail, professional services, clinics, and offices” and compatible zoning districts include Office, General Retail and Planned Developments. The proposed land use appears to meet the intent of the Future Land Use Map.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

According to the Zoning Ordinance, “a conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.”

The property is zoned Agricultural District, with an approved CUP for a private tennis facility. Surrounding properties are zoned Agricultural to the east and west, Single-Family 20 Estate to the east as well and Single-Family 6 and Agricultural to the south. In 2017, the property to the north was rezoned to the General Retail District. According to Section 50-73 (*General Retail District*), the “General Retail District is established to provide areas for local neighborhood shopping and service facilities”. This district should be located along major thoroughfares to accommodate higher traffic volume. The proposed use appears to be consistent with the intent of the General Retail District.

3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Ordinance;

Should the CUP application be approved by City Council, the applicant will be required to submit site and building plan applications and supporting documents to the City for review and approval. Specific details of site modifications will be shown at the time of plan review. Since the lot abuts two single-family residences, additional regulations will be required, such as landscape buffers, screening and increased building setbacks.

4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts;

The property is between two single-family residences to the east and west. The properties on the south side of East Hufsmith Road are undeveloped. The property to the north of the subject site is currently undeveloped as well, however, plans have been submitted to the City for a boat and RV storage facility.

5. **The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.**

Staff does not anticipate any adverse effects on surrounding properties.

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P21-267.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. CUP Application
- F. Concept Plan

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan

Item 9.

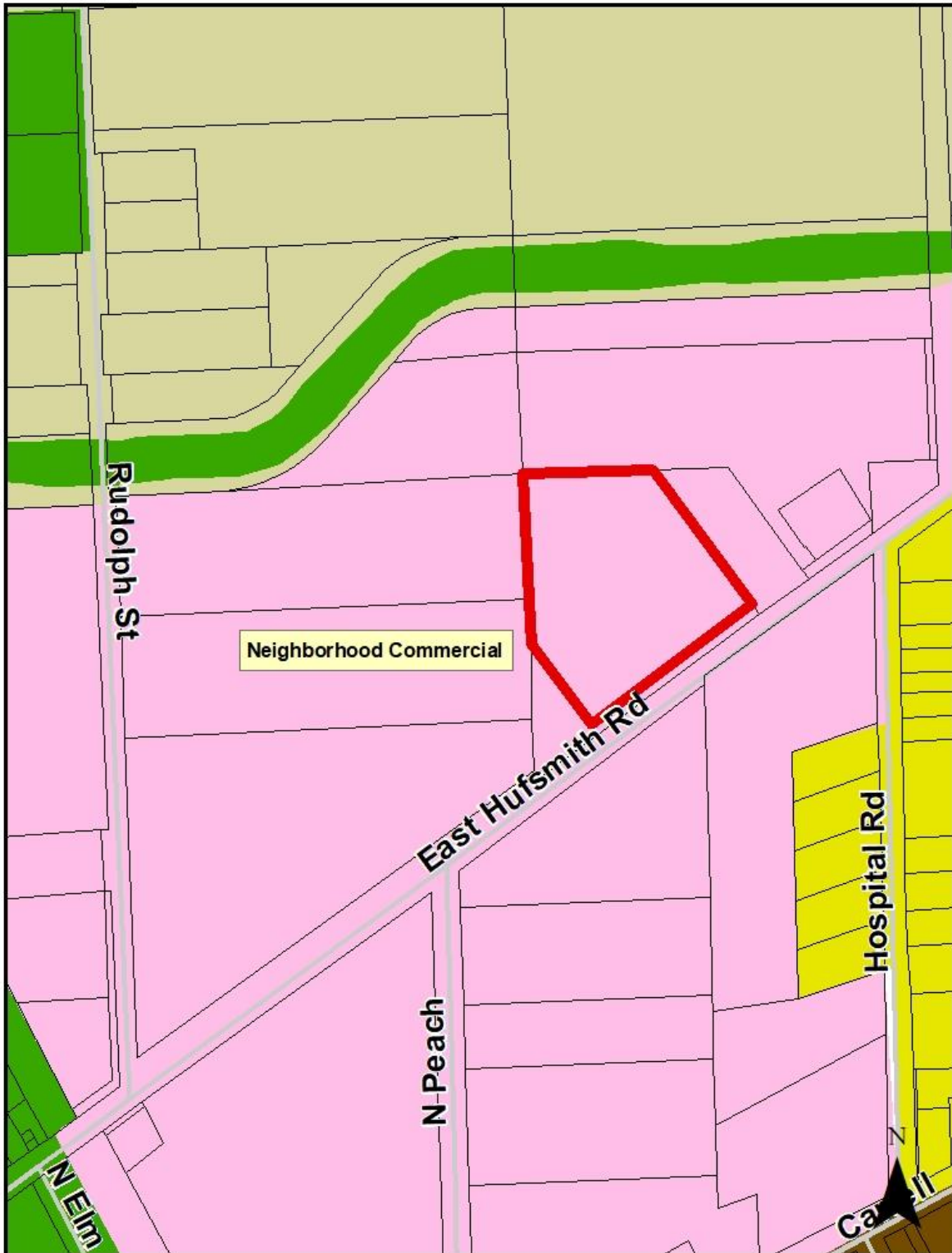
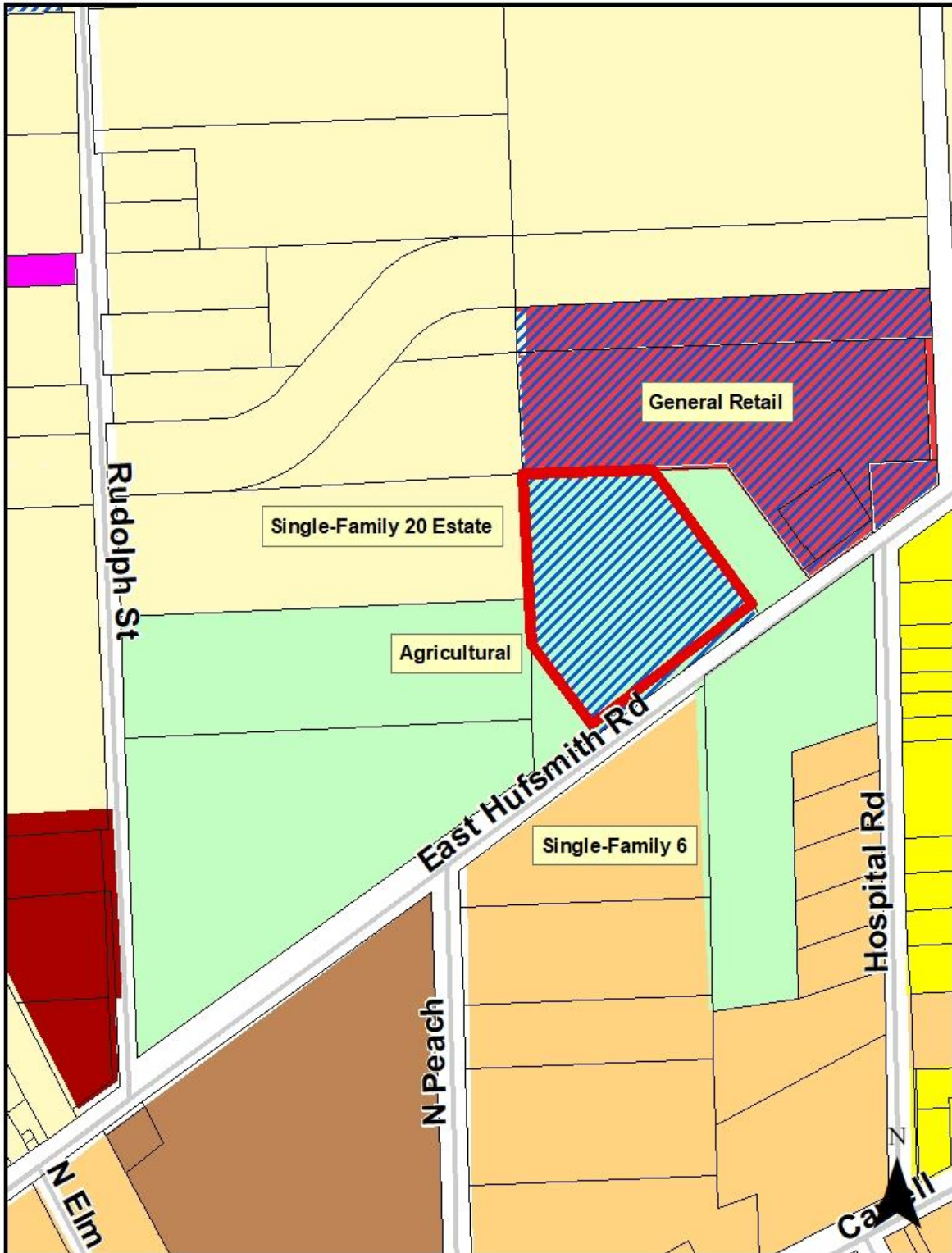


Exhibit "C"
Zoning Map

Item 9.



**Exhibit “D”
Site Photo**



Exhibit "E"
CUP Application

Item 9.

RECEIVED (KC)
06/01/2021 10:22:58 AM



APPLICATION FOR
CONDITIONAL USE PERMIT
Engineering & Planning Department

Revised 1/20/09
P&Z #21-267
\$600.00

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

No conditional use shall be established and no building permit shall be issued for any use designated as a conditional use within any zoning district until a conditional use permit (CUP) is approved and issued in accordance with the provisions of this Section and Section 10 of The Zoning Ordinance.

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: CLINTON HANKLA Title: MANAGING MEMBER
Mailing Address: 13315 Misty Hills Drive City: Spring Cypress State: TX
Zip: 77429
Phone: (832) 684-5301 Fax: () Email: chankla@lcc-associates.com

(Clint Hankla)

Owner

Name: GMH Homes, LLC Title: Managing member
Mailing Address: 13315 Misty Hills Drive City: Cypress State: TX
Zip: 77429
Phone: (832) 684-5301 Fax: () Email: chankla@lcc-associates.com

Engineer/Surveyor (if applicable)

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

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1465

www.ci.tomball.tx.us

Description of Proposed Project: office warehouse

Physical Location of Property: 343. East Hufsmith Tomball, TX 77375
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: ABSTRACT NO. 1 IN HARM'S COUNTY LOT 1
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

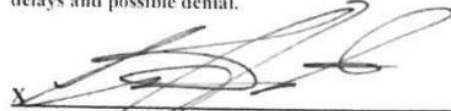
HCAD Identification Number: 1363880010001 Acreage: 3.78

Current Use of Property: Land

Proposed Use of Property: office warehouse

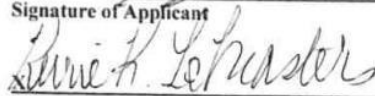
Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

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

X 

Signature of Applicant

Date

X 

5/19/2021

Signature of Owner

Date



June 1, 2021

Amelia Lindley
City of Tomball Planning Department
401 Market Street
Tomball, Texas 77375

Re: 4 Ac Huffsmith Tract CUP Application (343 E Huffsmith Rd.)

Dear Amelia,

On behalf of our client, Clint Hankla – GMH Homes, LLC, we are submitting the application for a zone change and conditional use permit for a +/- 4 Acre tract located at 343 E Huffsmith Rd. The request is for a rezone to General Retail with a Conditional Use Permit for Office Warehouse. More specifically, the applicant intends to build a facility that will have the potential to house multiple tenants with a variety of office and service related uses (example: engineering firm, general office uses, repair service business, etc.). The proposed development will be in compliance with all city standards including, but not limited to, allowed uses, building standards, landscaping, parking, screening, and signage.

The enclosed preliminary site plan illustrates the proposed layout for the tract, incorporating significant landscape/open space area and plenty of space for required parking, buffering, etc. The project will be compatible with the surrounding uses, which includes baseball fields, various other business and undeveloped acreage. Property to the east of the tract is already zoned General Retail with a variety of Conditional Use Permits.

The proposed development will bring business to the area and be a beneficial addition to the City of Tomball. Feel free to contact me if you have any questions or need any additional information.

Sincerely,

Kathryn Parker
Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422



June 1, 2021

Amelia Lindley
City of Tomball Planning Department
401 Market Street
Tomball, Texas 77375

Re: 4 Ac Huffsmith Tract CUP Application (343 E Huffsmith Rd.)

Dear Amelia,

On behalf of our client, Clint Hankla – GMH Homes, LLC, we are submitting the application for a zone change and conditional use permit for a +/- 4 Acre tract located at 343 E Huffsmith Rd. The applications are for a rezone to General Retail with a Conditional Use Permit for Office Warehouse.

Below is a list of the items that are included with the Conditional Use Permit submittal:

- 1) Rezone Application
- 2) Submittal Fee - \$600 (to be paid over the phone)
- 3) Copy of Recorded "Tennis Venture Tract" Plat
- 4) Tax statements showing all taxes paid (Harris County and Tomball ISD)
- 5) Letter of Intent/Reason for Request
- 6) Preliminary Concept/Site Plan

Feel free to contact me if you have any questions or need any additional information.

Sincerely,

Kathryn Parker
Enclosure

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:	May 26, 2021
Account Number	
	136-388-001-0001

Additional city sales tax reduced your city ad
valorem tax by: \$468.23



STOKES JANIE L
29910 ANNA TRAILS
TOMBALL TX 77375-6206

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	252,016	0.391160	\$985.79
Harris County Flood Control Dist	0	252,016	0.031420	\$79.18
Port of Houston Authority	0	252,016	0.009910	\$24.97
Harris County Hospital District	0	252,016	0.166710	\$420.14
Harris County Dept. of Education	0	252,016	0.004993	\$12.58
Lone Star College System	0	252,016	0.107800	\$271.67
City of Tomball	0	252,016	0.337862	\$851.47
Emergency Service Dist #8 (EMS)	0	252,016	0.097000	\$244.46

Property Description	
343 E HUFSMITH RD 77375 LT 1 BLK 1 TENNIS VENTURE TRACT 3.7766 AC	
Appraised Values	
Land - Market Value	224,016
Impr - Market Value	28,000
Total Market Value	252,016
Less Capped Mkt Value	0
Appraised Value	252,016
Exemptions/Deferrals	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$2,890.26
Payments Applied To 2020 Taxes				\$2,890.26
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For May 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

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

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



PAYMENT COUPON

STOKES JANIE L
29910 ANNA TRAILS
TOMBALL TX 77375-6206

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
136-388-001-0001
Amount Enclosed
\$ _____

Web Statement - Date Printed: 05-26-2021

13638800100010 2020 000000000 000000000 000000000 000000000

Page 14 of 16

2,633,054-1

TAX STATEMENT 2020 +**STATEMENT DATE: 05/26/2021****LEGAL: LT 1 BLK 1****ACCOUNT: 1363880010001****TENNIS VENTURE TRACT**

OWNER: STOKES JANIE L
PARCEL ADDRESS: 0000343 E HUFSMITH RD
EXEMPTION CODES:

PIDN: 1363880010001
ACRES: 3.7766

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
224.016	28.000	252.016			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	252.016	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

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

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

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

DELINQUENT DATE: 02/01/2021

ACCOUNT: 1363880010001 2020 +
STOKES JANIE L
29910 ANNA TRAILS
TOMBALL, TX 77375-6206

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: STOKES JANIE L
PIDN: 1363880010001

IF PAID IN	AMOUNT DUE
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00

Figure "F"
Concept Plan

