

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



**Monday, September 12, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, September 12, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 8, 2022.
- E. New Business Non Action Items
 - E.1 Minor Plat of **HABITAT PLACE ADDITION:** A subdivision of 0.3613 acres, (15,740 Square Feet), of land situated in the William Hurd Survey, Abstract No. 371, Harris County Texas. Being a replat of Lots 19, 20, 21 & 22, Block 90, and a portion of Welty Street, revised map of Tomball, according to the Map or Plat thereof recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

E.2 Minor Plat of **HUFSMITH-KOHRVILLE FOOD COURT**: A subdivision of 3.070 acres, (133,724.84 Square Feet), of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas Being a partial replat of Lots 497 & 498 of Tomball Townsite, Volume 2, Page 65, M.R.H.C.

E.3 Minor Plat of **TRMC - RETAIL**: Being 8.043 acres, (350,369 Square Feet), of land situated in the J.H. Hooper Survey, A-375 and the William Hurd Survey, A-178, Harris County, Texas and being out of restricted reserve "A", Block 5, Tomball Regional Hospital Subdivision Final Plat according to the map or plat thereof recorded under Film Code No. 424128 of the map records of Harris County, Texas.

F. Old Business

F.1 Remove from Table and consideration to approve **Zoning Case P22-213**: Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

G. Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 9th day of September 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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

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

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

MONDAY, AUGUST 8, 2022



6:00 P.M.

A. The meeting was Called to Order by Chair Tague at 6:02 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Susan Harris
Commissioner Tana Ross

Others present:

Nathan Dietrich – Community Development Director
Jared Smith – City Planner
Kim Chandler – Community Development Coordinator
Justin Pruitt - Attorney

draft

B. No Public Comments were received.

C. Reports and Announcements:

- Nathan Dietrich, Community Development Director, announced the following:
 - City Council had a strategic retreat at the Beckendorf and discussed the following items:
 - Capital needs
 - Strategic Plan for the City of Tomball
 - Green and Tree Ordinance
 - Zoning comprehensive plan and major thoroughfare plan amendment
 - Low income housing
 - Citizen involvement impacted with our new City Council
 - Short term rentals
 - Homelessness
 - Pre-Budget Planning Meeting with City Council took place.
 - Great Festivals in the City of Tomball
 - 2nd Saturday at the Depot
 - 9-11 Remembrance
 - GroovFest 2022
 - Fiesta de Tomball

- City Council approved rezoning to Office (O) District **Zoning Case P22-111**: Request from Shahnaz Shahzad represented by Atif Shahzad to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 2.10 acres of land legally described as being a portion of Lot 5 in Tomball Medical Park from Agricultural (AG) to the General Retail (GR) District. The property is generally located within the 13100 block of Medical Complex Drive (north side), approximately 250-feet east from the intersection of School Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council denied **Zoning Case P22-115**: Request from Welcome Land Development, LLC and Jacquelyn Marshall represented by Bryan Harrison to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.21 acres of land legally described as being a portion of Tomball Outlots 163, 167, 171, 172, 175, and 176 from Agricultural (AG) to the Commercial (C) District. The property is generally located within the 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive, within the City of Tomball, Harris County, Texas.
- City Council approved **Case P22-265**: Request from Habitat for Humanity – Northwest Harris County INC. represented by Erik Armstrong to abandon a segment of the 30-foot-wide public right-of-way presently dedicated to Welty Street. Being that segment which extends approximately 295 linear feet northwest from the northernmost right-of-way boundary for Foster Street to the southernmost right-of-way boundary for Carrel Street, wedged between Block 90 in Tomball and the western property line of Restricted Reserve “A” in the Final Plat of The Episcopal Church of The Good Shepherd, within the City of Tomball, Harris County, Texas.

D. Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 11, 2022 with the following correction:

Zoning Case P22-205: Request by Michael Seitz for a Conditional Use Permit to allow an accessory residence within General Retail (GR) zoning. The property is legally described as approximately 0.78 acres, being a portion of the Jesse Pruitt Survey, Abstract Number 629. The property is located at 817 E. Main Street, within the City of Tomball, Harris County, Texas.

Vote was as follows:

Chair Tague	<u> Nay </u>
Commissioner Harris	<u> Aye </u>
Commissioner Anderson	<u> Aye </u>

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Motion carried unanimously.

E. New Business Non Action Items

- E.1 Minor Replat of **RABURN RESERVE, SECTION 2 AMENDING PLAT NO. 1:** Being a partial replat of "Raburn Reserve, Section 2" as recorded in F.C. No. 698147 and also being a subdivision of 5.1100 acres out of the Jesse Pruett Survey, A-629, in the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

F. New Business

- F.1 Consideration to approve Replat of **FOUR CORNERS GRAHAM:** A subdivision of 11.7529 acres, (511,956 Square Feet), being a replat of Lot A and Restricted Reserve A1, Block 1, Four Corners Subdivision, Film Code No. 638123, H.C.M.R. situated in the J.M. Hooper Survey, Abstract No. 375, City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented a recommendation of approval with contingencies.

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

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Motion carried unanimously.

- F.2 Conduct a public hearing and consideration to approve **Zoning Case P22-213:** Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case and recommendation of approval.

Jeff Yuna, representing, Yuna Holdings, LLC DBA Tomball Pawn, (37123 Chris Court, Magnolia, TX 77355) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:20 p.m.

Hearing no comments, the Public Hearing was closed at 6:21.

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case P22-213.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

Chair Tague	<u>Nay</u>
Chair Ross	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Harris	<u>Aye</u>

Motion FAILED (3 Votes Nay, 1 Vote Aye)

Motion was made by Commissioner Ross, second by Commissioner Anderson, to Table **Zoning Case P22-213** until the September 12, 2022 Planning & Zoning Commission Meeting with the following conditions:

- Pending additional information in general and the impact of a Gun Range in the City Limits of Tomball.
- Pending the Police Chief’s Report regarding a Gun Range in the City Limits of Tomball.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion to Table **Zoning Case P22-213** carried unanimously.

- F.3 Conduct a public hearing and consideration to approve **Zoning Case P22-222:** Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

Jared Smith, City Planner, presented the case and recommendation of approval.

DeLisa Kik, Applicant (201 Holderrieth Blvd., Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:49 p.m.

Hearing no comments, the Public Hearing was closed at 6:49 p.m.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-222**.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.4 Conduct a public hearing and consideration to approve **Zoning Case P22-226**: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, within the City of Tomball, Harris County, Texas. Jared Smith, City Planner, presented the case and recommendation of approval.

Michael Clark, Winkelmann & Associates, Inc., representing Cross Engineering, Maple Group Limited and Costco, (6750 Hillcrest Plaza Drive, Suite #250, Dallas, TX 75230) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:57 p.m.

Stuart A. Rathe, (917 Franklin Street, Suite, #550, Houston, TX 77002), submitted a public comment in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:58.

Motion was made by Commissioner Ross, second by Commissioner Anderson, to approve **Zoning Case P22-226**.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.5 Conduct a Public Hearing and Consideration to Approve **Case P22-266:** Request by the City of Tomball to amend Section(s) 50-33 (Board of adjustments) and 50-34 (Amendments to zoning chapter and districts, administrative procedures, and enforcement) of the Tomball Code of Ordinances by increasing the required notification area for public hearings.

Jared Smith, City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 7:00 p.m.

Hearing no comments, the Public Hearing was closed at 7:01.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Zoning Case P22-266.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.6 Conduct a Public Hearing and Consideration to Approve **Case P22-267:** Request by the City of Tomball to amend Section(s) 40-65 (Streets; specific standards) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadways classifications.

Jared Smith, City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 7:06 p.m.

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

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Zoning Case P22-267.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.7 Conduct a Public Hearing and Consideration to Approve **Case P22-268:** Request by the City of Tomball to amend Section(s) 40-28 (Application for Preliminary Plat Approval) and 40-30 (Application for Final Plat Approval) of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

Jared Smith, City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 7:18 p.m.

Hearing no comments, the Public Hearing was closed at 6:25.

Motion was made by Commissioner Anderson, second by Commissioner Ross, to approve **Zoning Case P22-268.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.8 Conduct a Public Hearing and Consideration to Approve **Case P22-269:** Request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

Jared Smith, City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 7:22 p.m.

Hearing no comments, the Public Hearing was closed at 7:23

Motion was made by Commissioner Harris, second by Commissioner Anderson, to approve **Zoning Case P22-269.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

- F.9 Conduct a Public Hearing and Consideration to Approve **Case P22-270:** Request by the City of Tomball to amend Section 40-74 (Lots, general provisions) and 40-75 (Minimum Lot Sizes) of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.

Jared Smith, City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 7:30 p.m.

Mary Whitaker, (404 Baker Drive, Tomball, TX 77375), inquired if this change would affect her property at 404 Baker Drive, Tomball, TX 77375.

Hearing no additional comments, the Public Hearing was closed at 7:31.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve **Zoning Case P22-270.**

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Vote was as follows:

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

Motion carried unanimously.

G. Discussion Item

G.1 Overview of the GIS Interactive Map.

H. Motion was made by Commissioner Anderson, second by Commissioner Ross, to adjourn.

Roll call vote was called by Community Development Coordinator, Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 7:50 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: Habitat Place Addition Plat Type: Minor

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

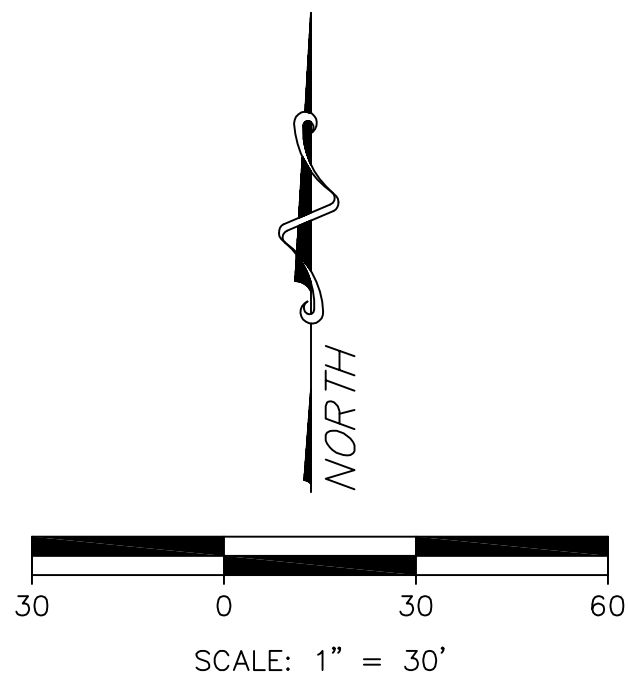
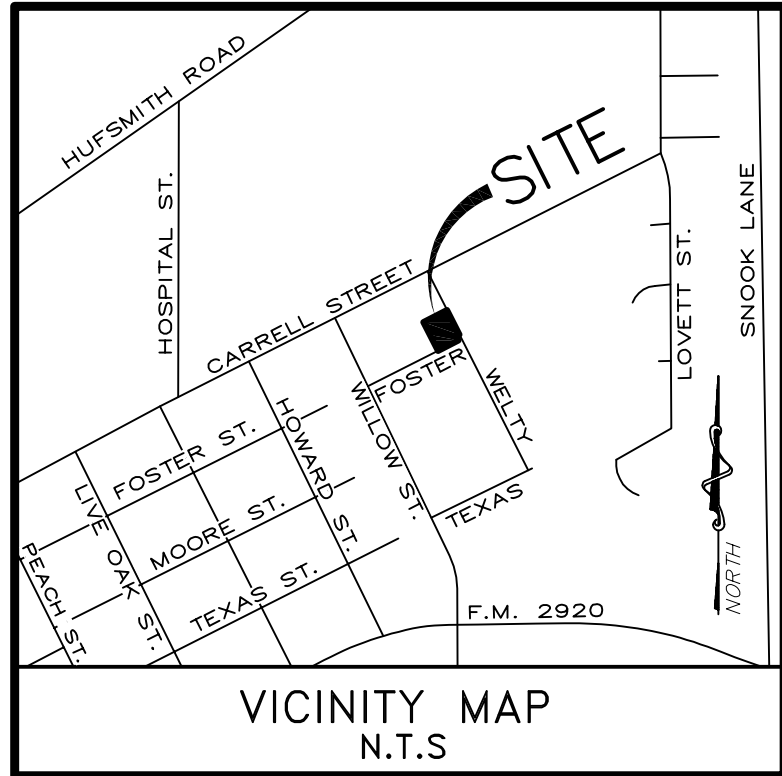
Plat within City Limits Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: September 12, 2022

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:

Community Development recommends approval of this plat with contingencies.

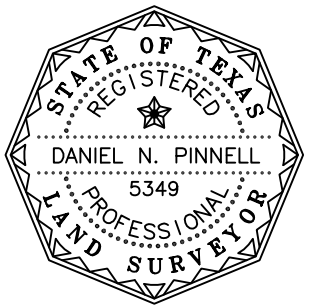
- Prior to the approval of this subdivision plat, a separate legal instrument must be recorded reserving sufficient City of Tomball utility easements for the utilities running through the entirety of the segment of Welty Street that was subject to abandonment. Said utility easement(s) must be illustrated on the revised plat submitted for final approval/recording and reference provided to the instrument number that created the easement(s).
- Welty Street has been formally abandoned by the City of Tomball by ordinance; please identify it as such and provide reference to the Ordinance number authorizing said abandonment (Ordinance No 2022-17).
- Identify all found & planned permanent means of monumentation for all lot corners.
- Remove “Barbara Tague, Chair”. Because this is a minor plat it will need to be signed by: “Nathan Dietrich, Director of Community Development”



STATE OF TEXAS
 COUNTY OF HARRIS

We, HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., acting by and through Troy Spencer, President, being an officer of HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC., owners hereinafter referred to as Owners (whether one or more) of the 0.3613 acre tract described in the above and foregoing plat of HABITAT PLACE ADDITION, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, 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.

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



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

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

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

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

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

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

this _____ day of _____ 2022.

HABITAT FOR HUMANITY-NORTHWEST HARRIS COUNTY, INC.

By: _____
 Troy Spencer, President

By: _____
 Barbara Tague
 Chair

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

authorized the recording of this plat this _____ day of _____ 2022.

STATE OF TEXAS
 COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ 2022, at _____ o'clock _____ M., and duly recorded on _____ 2022, at _____ o'clock _____ M., and at Film Code _____ Number _____ of the Map Records of Harris County for said county.

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

Teneshia Hudspeth
 County Clerk
 of Harris County, Texas

By: _____
 Deputy



LINE TABLE

NO.	BEARING	DIST.
L1	S 28°04'14" E	26.74'

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	50.00'	018°47'38"	16.40'	S 85°11'29" W - 16.33'
C2	50.00'	065°15'26"	56.95'	S 43°09'57" W - 53.92'
C3	25.00'	051°23'32"	22.42'	N 36°14'00" E - 21.68'

LEGEND:

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

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999948807.
2. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
3. ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0230L, EFFECTIVE JUNE 18, 2007, THESE LOTS ARE NOT IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN.
4. OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT.
5. PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.
6. 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.
7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
8. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER, IF AND WHEN INSTALLED.

HABITAT PLACE ADDITION

A SUBDIVISION OF 0.3613 ACRE (15,740 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NO. 371, HARRIS COUNTY, TEXAS.

BEING A REPLAT OF LOTS 19, 20, 21 & 22, BLOCK 90, AND A PORTION OF WELTY STREET, REVISED MAP OF TOMBALL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO COMBINE 4 LOTS AND A PORTION OF WELTY STREET INTO 2 LOTS.

2 LOTS

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

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

DATE: AUGUST, 2022 SCALE: 1" = 30'

PROJECT NO. 21-214

CITY OF TOMBALL

Plat Name: Hufsmith-Kohrville Food Court Plat Type: Minor

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

Plat within City Limits Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: September 12, 2022

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:

Community Development recommends approval of this plat with contingencies.

- Remove the following City of Tomball signature & associated acknowledgment blocks:
 - Vice Chariman
 - Secretary
 - City Manager
 - City Engineer
 - Mayor
 - City Secretary
- Remove “Barbara Tague, Chariman”. Because this is considered a minor plat, it will need to be signed by: “Nathan Dietrich, Director of Community Development”
- Illustrate/identify all existing easements within and adjacent to the subject property. Provided Title Opinion Letter identifies pipeline easement(s) affecting the subject property granted to Humble Oil & Refining Company.
- Remove “Restricted to Commercial Use” from plat. Uses will be governed by zoning.
- Identify existing and/or planned means of permanent monumentation for all lot corners.
- Huffsmith-Kohrville Road is identified as being a major arterial street in the City of Tomball Major Thoroughfare Plan. Subsequently, a minimum 100-foot-wide right-of-way is desired. Please dedicate 1/2 of the remaining amount of right-of-way necessary to comprise a 100-foot-wide right-of-way for this segment of Hufsmith-Kohrville Road. Please illustrate the right-of-way width created for Hufsmith Kohrville Road following this dedication (80 feet).
- Provide Standard Note #5: "A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter"

STATE OF TEXAS
COUNTY OF HARRIS

We, Misha, Inc., a Texas corporation, acting by and through Jaherai Maknoja, Vice President and Sharif Prasla, Secretary, being officers of Misha, Inc., a Texas corporation, Owners, hereinafter referred to as Owners of the 3.070 acre tract described in the above and foregoing map of HUFFSMITH KOHRVILLE FOOD COURT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations herein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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 Misha, Inc., a Texas corporation, has caused these presents to be signed by Jaherai Maknoja, its Vice President, thereunto authorized, attested by its Secretary, Sharif Prasla, this ____ day of _____, 2022.

Misha, Inc., a Texas corporation

By: Jaherai Maknoja, Vice President

Attest: Sharif Prasla, Secretary

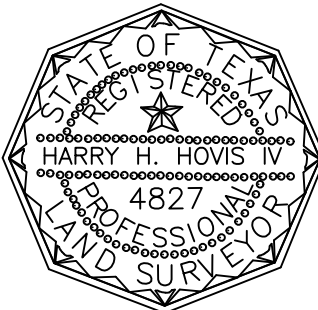
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jaherai Maknoja, Vice President and Sharif Prasla, Secretary, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022

Notary Public in and for the State of Texas
My Commission expires:

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



Harry H. Hovis IV
Texas Registration No. 4827

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of PECK STATION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 2024.

By: Barbara Tague, Chairman / Vice Chairman

By: Secretary

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinances.

By: David Esquivel, City Manager / City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all of the dedicated public easements in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of _____, 2022.

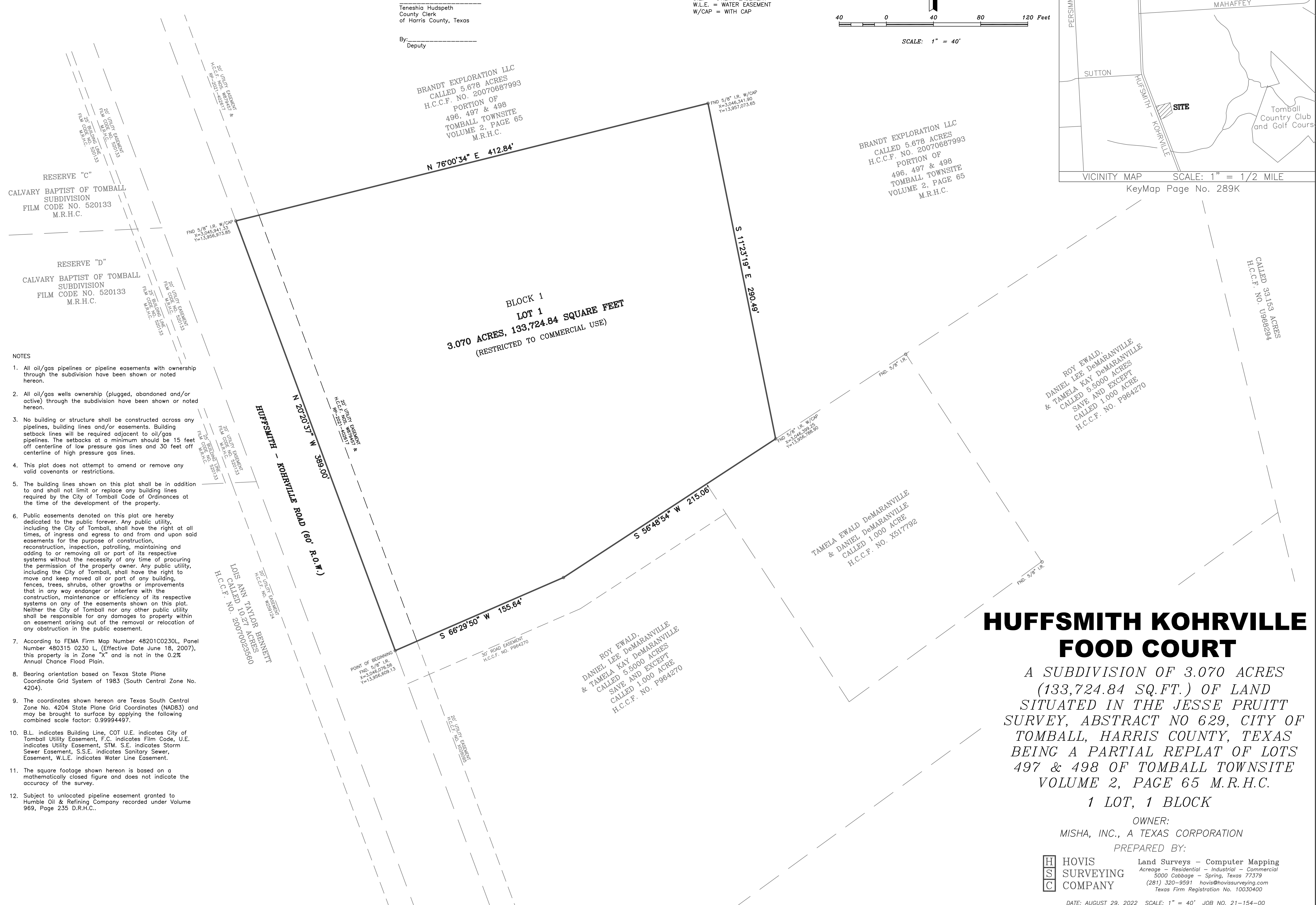
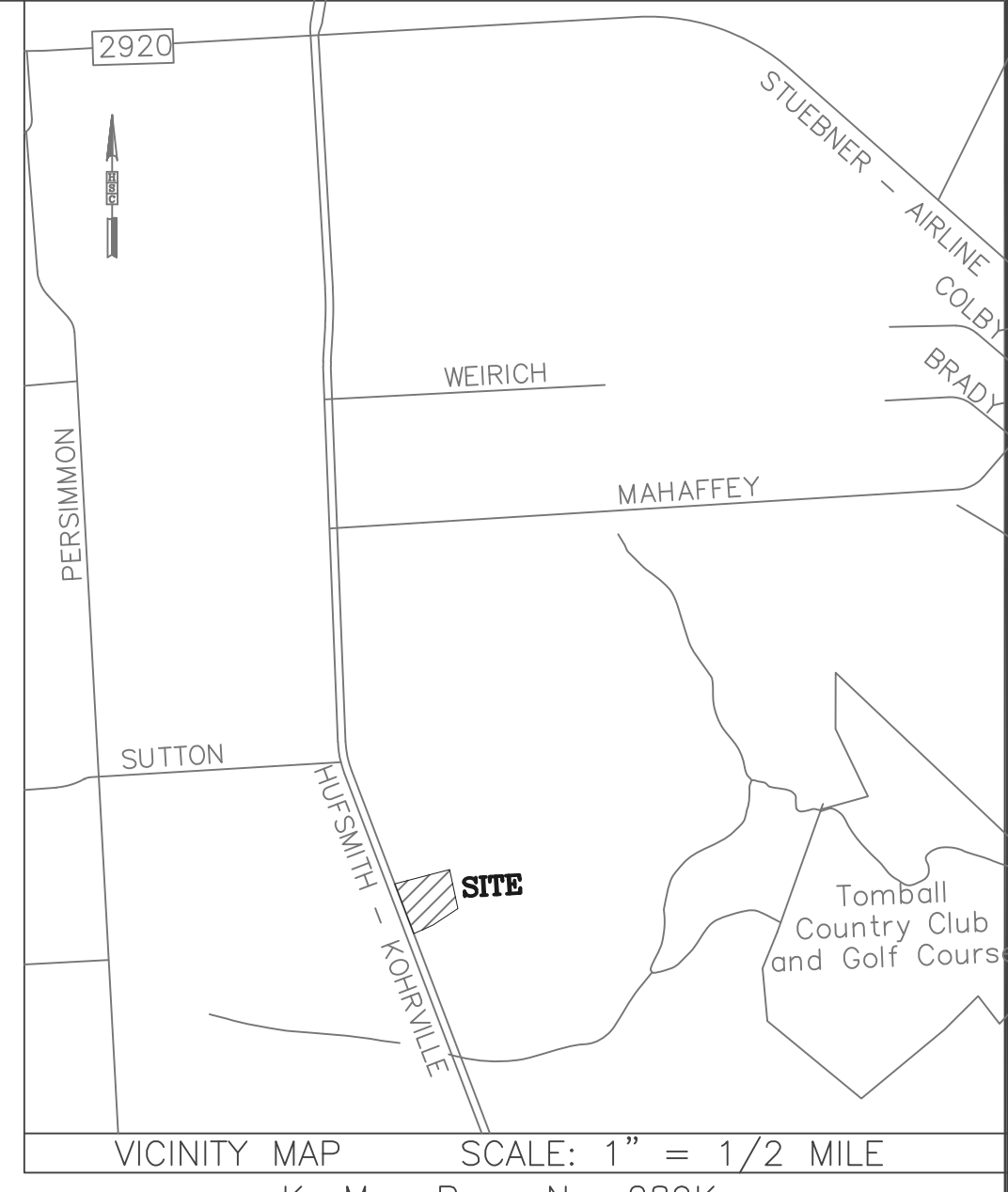
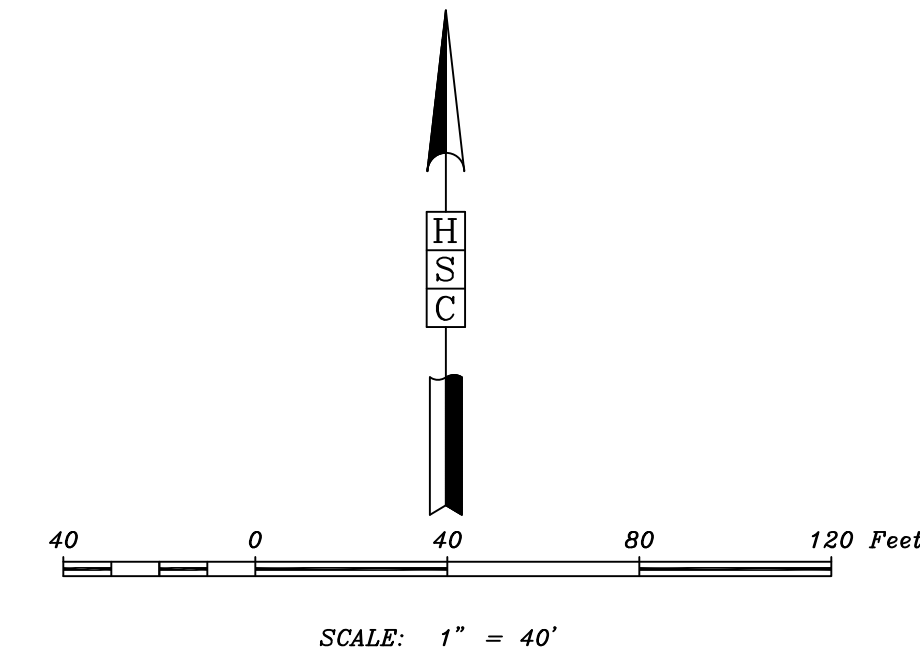
By: Lori Klein Quinn, Mayor / Doris Speer, City Secretary

Tenesia Hudspeth
County Clerk
of Harris County, Texas
By: Deputy

I, Tenesia 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 _____, 202__, at ____ o'clock ____ M., and duly recorded on _____, 202__, at ____ o'clock ____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

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

LEGEND:
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
F.C. = FILM CODE
FND. = FOUND
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
I.R. = IRON ROD
I.P. = IRON PIPE
M.R.H.C. = MAP RECORDS HARRIS COUNTY
NO. = NUMBER
NOS. = NUMBERS
S.S.E. = SANITARY SEWER EASEMENT
STM. S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER EASEMENT
W/CAP = WITH CAP



HUFFSMITH KOHRVILLE FOOD COURT

A SUBDIVISION OF 3.070 ACRES (133,724.84 SQ.FT.) OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO 629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS BEING A PARTIAL REPLAT OF LOTS 497 & 498 OF TOMBALL TOWNSITE VOLUME 2, PAGE 65 M.R.H.C.

1 LOT, 1 BLOCK
OWNER: MISHA, INC., A TEXAS CORPORATION
PREPARED BY:

H HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovishovissurveying.com
Texas Firm Registration No. 10030400

DATE: AUGUST 29, 2022 SCALE: 1" = 40' JOB NO. 21-154-00

CITY OF TOMBALL

Plat Name: TRMC Retail Plat Type: Minor

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

Plat within City Limits Within Extraterritorial Jurisdiction

Planning and Zoning Commission Meeting Date: September 12, 2022

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:

Community Development recommends approval of this plat with contingencies.

- Identify within a legend what "S" represents. Staff believes it to be the planned permanent monument for lot corners. Please identify these monuments.
- Remove or identify the dashed line called out within the boundary of the subdivision plat.
- Correctly illustrate/identify the platted 10' utility easement along SH 249.
- Confirm/Correct legal description of land east of subdivision currently identified as being "Restricted Reserve A, Tomball Regional Hospital Subdivision"
- Remove reference to "Restricted Reserve A", uses will be governed by zoning.
- Remove building lines, setbacks will be governed by zoning.
- Identify ownership information for remainder property immediately east of the subdivision.
- Remove "Barbara Tague – Chair " and "Patrick Walsh, P.E. from P&Z Commission Acknowledgment Block; this is considered a minor plat that will need to be signed by the Director of Community Development: Nathan Dietrich.
- Dimensionally "tie" all easements to nearest property boundaries. All easements currently illustrated on this plat must be accompanied by sufficient dimensional data so that the limits of such easements may accurately be replicated (on paper and on the ground) without having to measure or trace from the plat itself.
- Illustrate the Dimensional Extent of SH 249. Properties west of SH 249 are platted. Identify the Right-of-Way dimension presently dedicated to SH 249 at the narrowest point. SH 249 is identified as being a major arterial on the City of Tomball Major Thoroughfare Plan, for which a minimum 100-foot-wide right-of-way is desired. If any portion of the right-of-way currently dedicated to SH 249 is less than 100 feet wide, please dedicate half of the remaining amount necessary to comprise a 100-foot-wide right-of-way.
- Properties south of Medical Complex Drive are platted. Dimensionally identify the width of Right-of-Way presently available for Medical Complex Drive at the narrowest point. Medical Complex Drive is identified as being a major arterial street in the City of Tomball Major Thoroughfare Plan, and the desired ROW width for Medical Complex Drive is 120 feet. If the existing right-of-way is less than 120 feet wide, please dedicate 1/2 the remaining amount necessary to comprise the desired 120-foot-wide ROW.

STATE OF TEXAS
COUNTY OF HARRIS

WE, TRMC, LLC, A DELAWARE, LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____ AND _____ BEING OFFICERS OF TRMC, LLC., OWNER (OR OWNERS) IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 8.043 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TRMC - RETAIL SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES), OR OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF AUGUST 2022,

IN TESTIMONY WHEREOF, THE TRMC, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS AUTHORIZED TRUST OFFICER, _____ AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF AUGUST, 2022.

IN TESTIMONY WHEREOF, TRMC, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ IT'S THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2022

TRMC, LLC

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF TRMC, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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 _____ OF TRMC, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

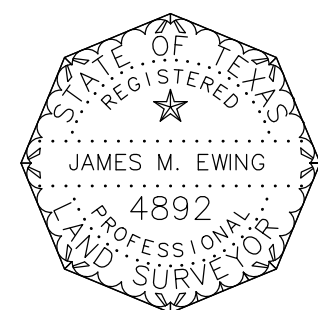
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, JAMES M. EWING, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE -QUARTERS (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEYOR CORNER.

JAMES M. EWING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4892



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF TRMC - RETAIL IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF AUGUST 2022

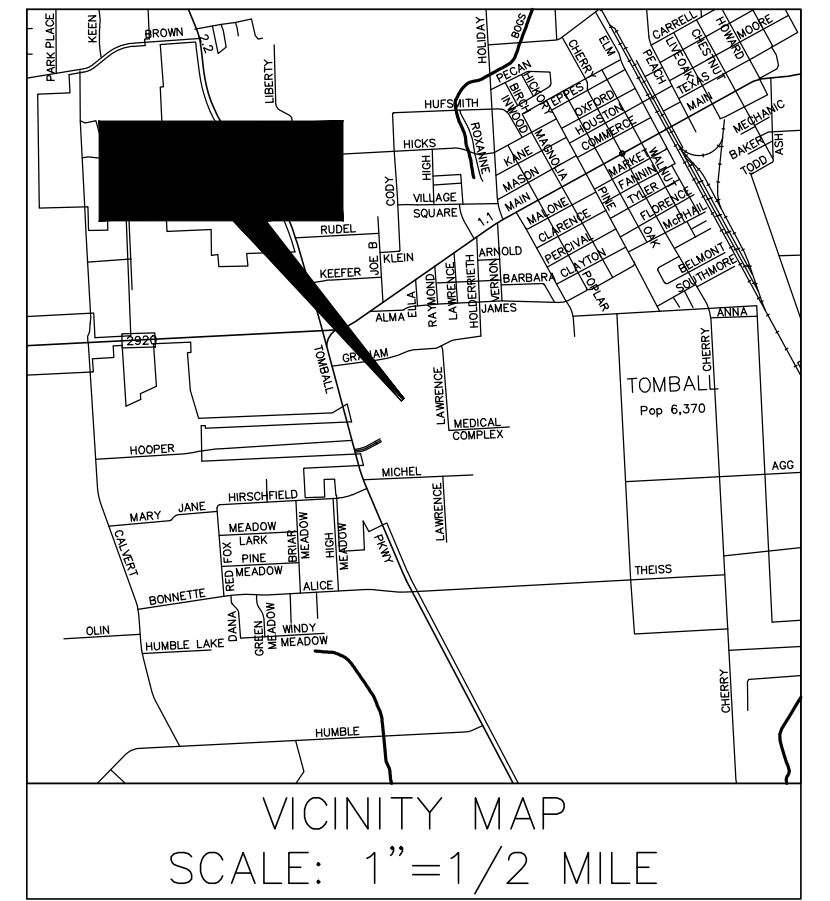
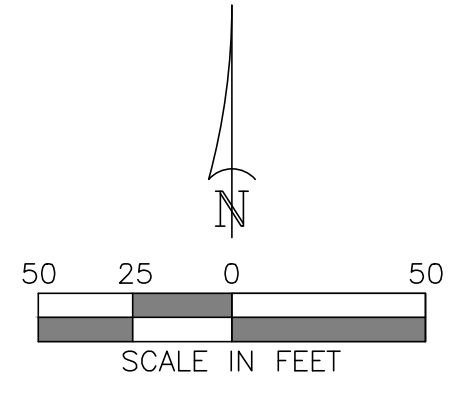
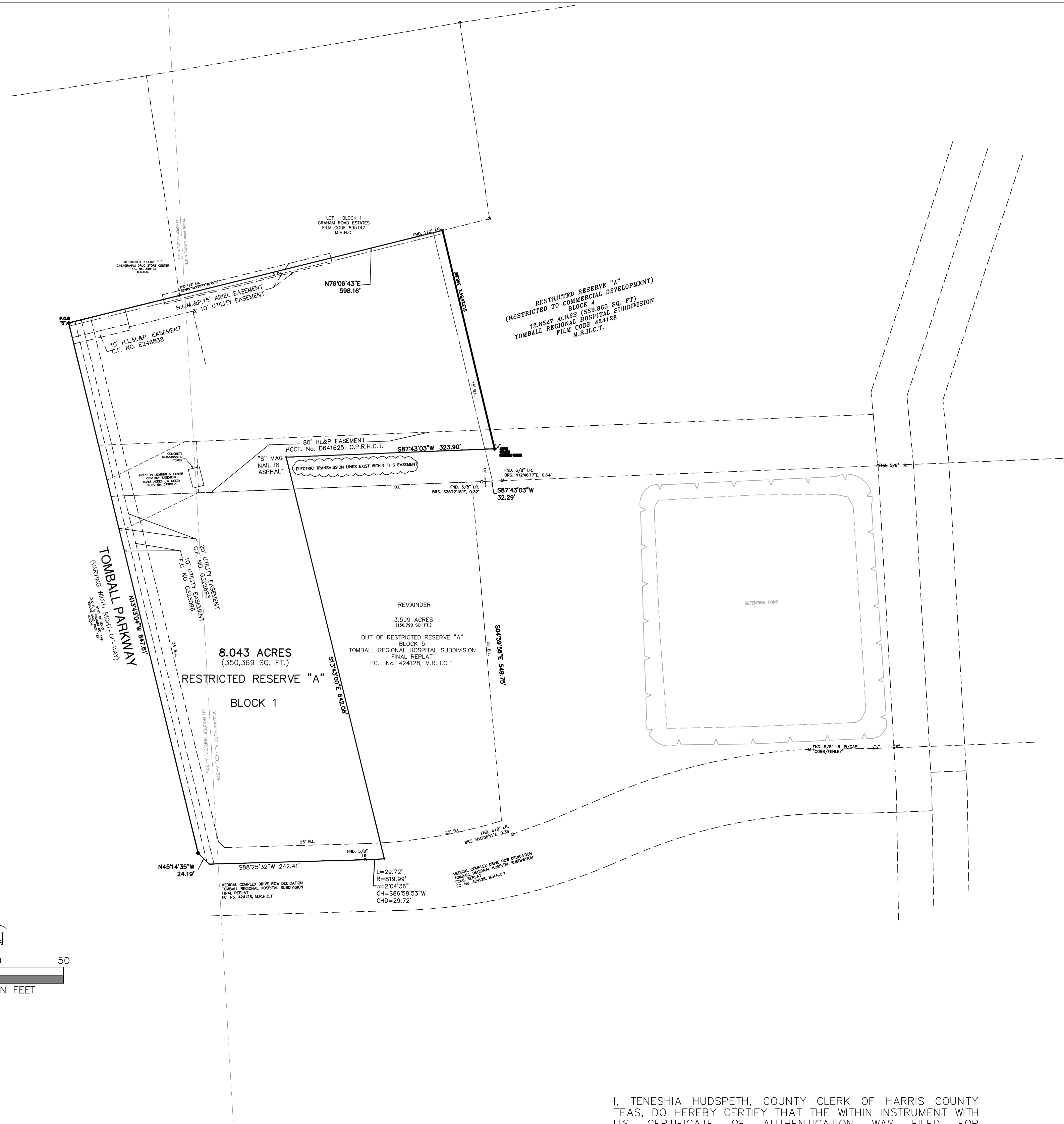
BY: BARBARA TAGUE - CHAIR OR PATRICK WALSH, P.E.

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY TEAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AUGUST, 2022, AT _____ O'CLOCK _____M. OR _____M. AND IN VOLUME _____ PAGE NUMBER _____ OR FILM CODE _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY WITNESS MY HAND AND SEAL OF OFFICE, AT HARRIS COUNTY, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

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

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY



- GENERAL NOTES"
1. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 2. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 3. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
 4. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 5. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

FLOOD INFORMATION:
ACCORDING TO FEMA FIRM PANEL NO .48201C0620L, (EFFECTIVE DATE JUNE 18, 2007), THIS PROPERTY IS IN ZONE "X" AND IS WITHIN / NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PUBLIC EASEMENTS
PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF 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.

TRMC - RETAIL

1 BLOCK 1 UNRESTRICTED RESERVE

BEING 8.043 ACRES (350,369 SQUARE FEET) OF LAND SITUATED IN THE J.H. HOOPER SURVEY, A-375 AND THE WILLIAM HURD SURVEY, A-378, HARRIS COUNTY, TEXAS, AND BEING OUT OF RESTRICTED RESERVE "A", BLOCK 5, TOMBALL REGIONAL HOSPITAL SUBDIVISION FINAL PLAT ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 424128 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

OWNER / DEVELOPER TRMC, LLC, A DELAWARE LIMITED LIABILITY COMPANY 605 HOLDERRIETH BLVD., TOMBALL, TX 77375-6445	ENGINEER WALTER P. MOORE 1301 MC KINNEY SUITE 1100 HOUSTON, TX 77010	SURVEYOR GORRONDONA & ASSOCIATES, INC. 15710 JOHN F. KENNEDY BLVD., SUITE 200 HOUSTON, TX 77032 TEL (281)929-9752	PLANNER M2L ASSOCIATES, INC. 8955 Katy Freeway Suite 300 Houston, TX 77024 TEL (713)722 8897
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DATE: AUGUST 2022

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 8, 2022
&
CITY COUNCIL
AUGUST 15, 2022**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 8, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 15, 2022 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P22-213: Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

Zoning Case P22-222: Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Tomball from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

Zoning Case P22-226: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve "A" in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Jared Smith, at (281) 290-1491 or at jasmith@tomballtx.gov.

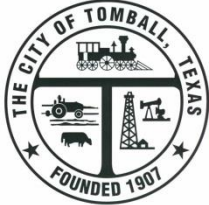
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **5th** day of **August 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith

Jared Smith
City Planner

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



Notice of Public Hearing

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

CASE NUMBER: P22-213

APPLICANT/OWNER: Yuna Holdings, LLC

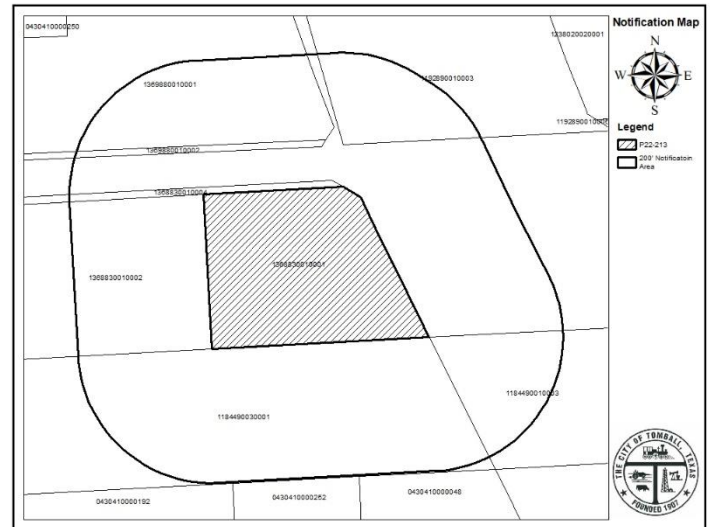
LOCATION: The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District.

CONTACT: Jared Smith, City Planner
PHONE: (281) 290-1491
E-MAIL: jasmith@tomballtx.gov

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

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

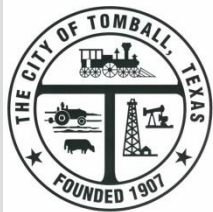


**Planning & Zoning Commission
Public Hearing:
Monday, August 8, 2022 @ 6:00 PM**

**City Council Public Hearing:
*Monday, August 15, 2022 @ 6:00 PM**

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

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



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022
City Council Public Hearing Date: August 15, 2022

- Rezoning Case:** P22-213
- Property Owner(s):** Yuna Holdings, LLC
- Applicant(s):** Yuna Holdings, LLC
- Legal Description:** Lot 1, Block 1 of JTS Subdivision
- Location:** Southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road. (Exhibit “A”)
- Area:** 1.44 acres
- Comp Plan Designation:** Corridor Commercial (Exhibit “B”)
- Present Zoning and Use:** General Retail (GR) (Exhibit “C”) / Vacant (Exhibit “D”)
- Request:** Rezone to the Commercial District
- Adjacent Zoning & Land Uses:**
 - North:** General Retail/Vacant
 - South:** General Retail/Vacant
 - West:** General Retail with Conditional Use Permit/Hotel
 - East:** State Highway 249

BACKGROUND

The subject property was annexed in 1997 (Ordinance#1997-01)and remained vacant since that time. The property has been located within a General Retail zoning district since 2008 when the City of Tomball adopted zoning. According to information provided by the applicant, the zone change request is to allow the subject property to be developed as a pawn shop with an indoor gun range.

ANALYSIS

The subject property is approximately 1.44 acres, located at the southwest corner of the intersection of Medical Complex Drive and State Highway 249. Properties north and south of the subject site are within General Retail zoning districts and are presently vacant. The property west of the subject site is also located within General Retail zoning and is occupied by a hotel (Residence Inn). East of the subject property is State Highway 249.

Comprehensive Plan Recommendation:

The Future Land Use Map within the Comprehensive Plan designates the subject property as “Corridor Commercial.” According to the Comprehensive Plan, the Corridor Commercial land use category is intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. This land use category typically is comprised of varying lot sizes and intensities predominately serving the automobile.

The Comprehensive Plan identifies regional commercial, personal service offices, multi-family, retail, entertainment, dining, hotels, and brew pub/distilleries to be appropriate land uses within the Corridor Commercial land use.

According to the Comprehensive Plan, Office, General Retail, Commercial, Mixed Use, Multi-Family, and Planned Developments are considered appropriate zoning districts within the Corridor Commercial land use category.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “Development should gain primary access from an arterial street. Pedestrian enhancements should be a focus with comfort and safety taking priority. New development should include improved standards for building form and architecture, buffering, landscaping, and signage.”

Staff Review Comments:

The request to rezone the subject property to Commercial is in accordance with the Corridor Commercial land use identified on the Future Land Use Map. According to the Comprehensive Plan this land use category is intended for nonresidential uses along high-traffic, regionally serving thoroughfares. Further, the City of Tomball Code of Ordinance states that convenient access to major thoroughfares is a primary consideration for Commercial zoning districts. The subject site is located at the intersection of Medical Complex Drive (minor arterial) and State Highway 249 (expressway). Commercial land uses are often located at intersections such as this because they provide convenient access and exposure to higher volumes of traffic.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on July 25, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION:

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-213.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan Map
- C. Zoning Map
- D. Site Photo(s)
- E. Zoning District Permitted Use Chart Comparison
- F. Rezoning Application

Exhibit "A"
Aerial Map

Item F.1



Exhibit "B" Future Land Use Map

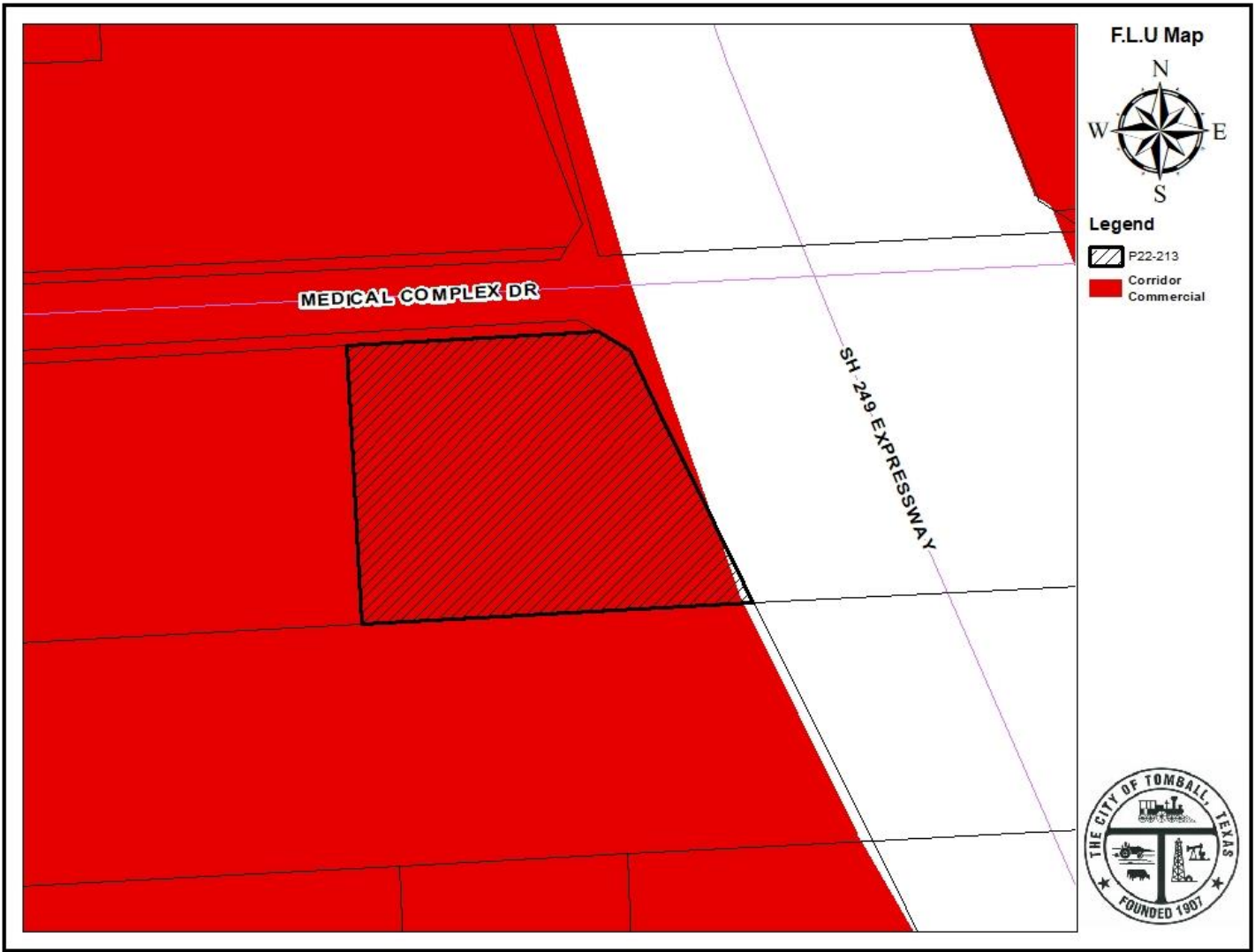


Exhibit "C" Zoning Map

Item F.1

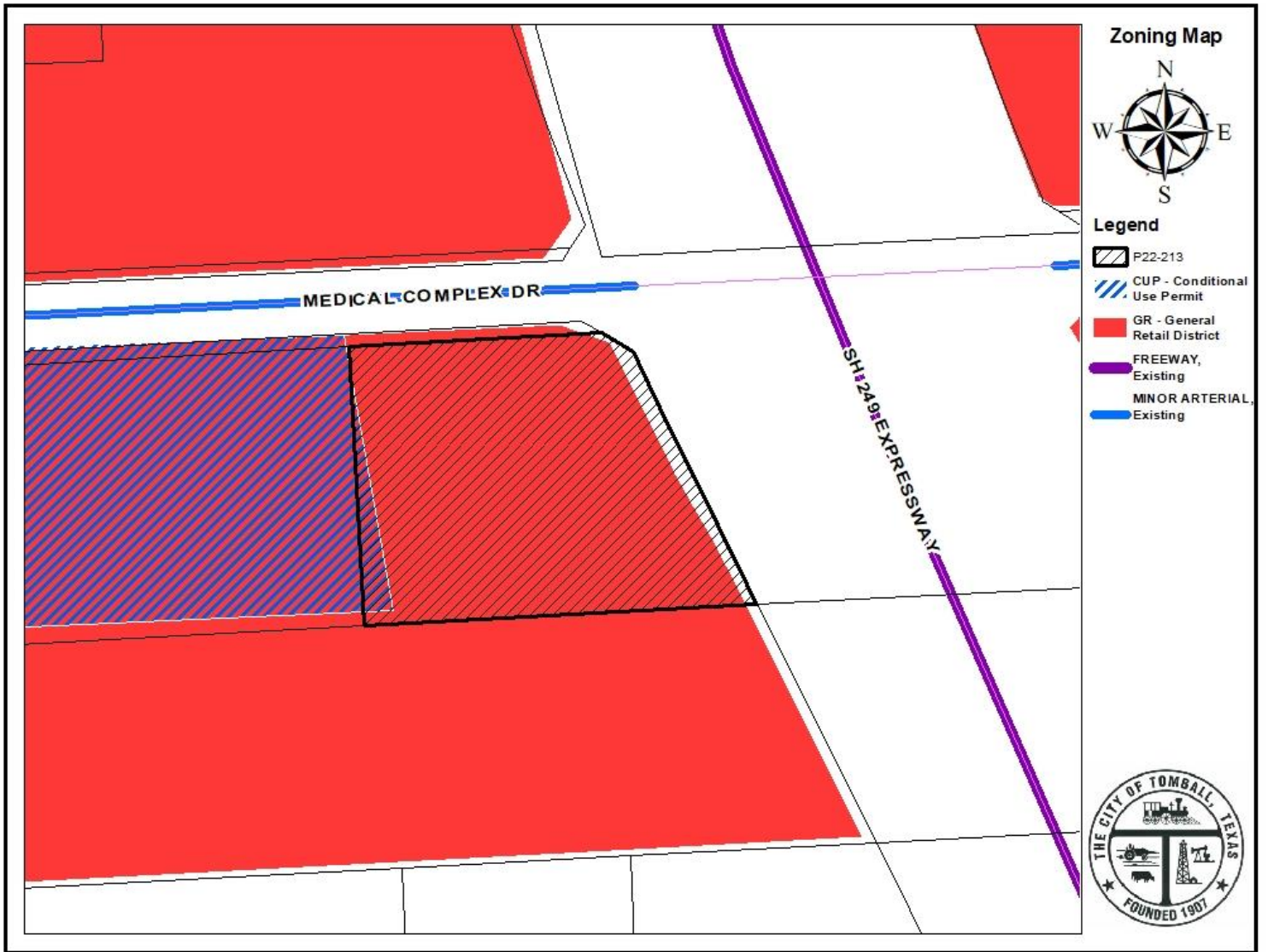


Exhibit "D"
Site Photo



Exhibit “E” Zoning District Permitted Use Chart Comparison

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Agriculture			
Bulk Grain and/or feed storage		C	1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	P	P	None
Feed and grain store/farm supply store ‡	C	P	1 space per 500 square feet
Flour and other grain mills			1 space per 1,000 square feet
Livestock, wholesale/auction			None
Livestock sales/auction			None
Stable, commercial			1 space per 1,000 square feet
Stables (private, principal or accessory use) ‡			None
Residential			
Accessory building/structure (business or industry) ‡	P	P	None
Accessory building/structure (residential) ‡			None
Accessory dwelling			None
Garage/accessory dwelling ‡			None
Caretaker's, guard's residence ‡	P	P	1 space per caretaker/guard
Dwelling, four-family (quadraplex) (defined under Multiple-family dwelling) ‡			2 spaces per dwelling
Dwelling, HUD code-manufactured home ‡			2 spaces per dwelling
Dwelling, industrialized home ‡			2 spaces per dwelling
Dwelling, multiple-family ‡			2 spaces per dwelling
Dwelling, single-family attached ‡			2 spaces per dwelling
Dwelling—Single-family detached ‡			2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡			2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡			2 spaces per dwelling
Home occupation ‡	P	P	None
Residential use ‡	C	C	2 spaces per dwelling
Private street subdivision	C	C	None
Office			
Clinic, emergency care	P	P	1 space per 150 square feet
Clinic, medical and/or dental	P	P	1 space per 300 square feet
Credit agency	P	P	1 space per 300 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Bank, savings and loan, or credit union (no motor bank services)	P	P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	P	P	1 space per 300 square feet
Office, professional and general business ‡	P	P	1 space per 300 square feet
Office, parole-probation	P	P	1 space per 300 square feet
Office showroom/warehouse ‡	C	P	1 space per 300 square feet
Security monitoring company (no outside storage)	P	P	1 space per 300 square feet
Telemarketing agency	C	C	1 space per 250 square feet
Telephone exchange/switching station ‡	P	P	1 space per 500 square feet
Temporary real estate field office	P	P	4 spaces
Model home (including sales office)	P	C	2 spaces per model
Personal and Business			
Ambulance service	C	P	1 space per 500 square feet
Automobile driving school (including defensive driving)	P	P	1 space per classroom seat
Barber/beauty shop (no related school/college)	P	P	1 space per 200 square feet
Bed and breakfast inn ‡	P	P	2 spaces plus one per guest room
Check cashing service	C	C	1 space per 100 square feet
Dance hall/dancing facility ‡	C	C	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	P	P	1 space per 100 square feet
Fortunetelling and similar activities ‡			1 space per 300 square feet
Funeral home ‡	C	P	See Section 50-112
Greenhouse (non-retail/hobby)			None
Health club (indoor)	P	P	1 space per 300 square feet
Health club (outdoor)	P	P	1 space per 300 square feet
Hotel‡	P	P	See Section 50-112
Motel‡		C	See Section 50-112
Laundromat/washateria/self-service ‡	P	P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	P	P	1 space per 200 square feet
Loan service (payday/auto title)	C	C	1 space per 100 square feet
Mailing service (private)	P	P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Pharmacy (retail only)	P	P	1 space per 200 square feet
Reception venue	P	P	1 space: 4 seats
Recreational vehicle park			
Rehabilitation care facility (halfway house) ‡	P	P	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	P	P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)	P	P	1 space per 200 square feet
Sexually oriented business			
Tattoo or body piercing studio ‡		C	1 space per 200 square feet
Wedding chapel	P	P	1 space per four seats
Retail			
Antique shop (no outside sales or storage) ‡	P	P	1 space per 500 square feet
Antique shop (with outside storage)	C	P	1 space per 500 square feet
Apparel shop	P	P	1 space per 200 square feet
Art gallery/museum/dealer ‡	P	P	1 space per 500 square feet
Artist or photography studio	P	P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	P	P	1 space per 200 square feet
Bakery, retail (with drive-through)	P	P	1 space per 200 square feet
Bakery (wholesale) ‡		P	1 space per 500 square feet
Bird and pet shops (retail only)	P	P	1 space per 200 square feet
Book/stationery shop (retail only) ‡	P	P	1 space per 200 square feet
Brewpub	P	P	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	C	P	1 space per 1,000 square feet
Carpenter shop	C	P	1 space per 500 square feet
Catering service	P	P	1 space per 500 square feet
Consignment shop	C	P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	P	P	See Section 50-112

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Copy shop ‡	P	P	1 space per 200 square feet
Drinking establishment	P	P	
Drug store (retail only)	P	P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	C	P	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	P	P	
Eating establishment (with drive-through service) ‡	C	P	
Electronic goods (retail only)	P	P	1 space per 200 square feet
Florist shop (retail only) ‡	P	P	1 space per 200 square feet
Food or grocery store	P	P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	P	P	1 space per 500 square feet
Furniture store (new and used) ‡	P	P	1 space per 200 square feet
General retail stores (no outside storage)	P	P	1 space per 200 square feet
Gift or card shop (retail only)	P	P	1 space per 200 square feet
Hardware store	P	P	1 space per 400 square feet
Hobby and crafts store (retail only)	P	P	1 space per 200 square feet
Home improvement center	P	P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store	P	P	1 space per 200 square feet
Market, open air, flea		C	1 space per 200 square feet
Meat and fish market (retail only)	P	P	1 space per 200 square feet
Mobile Food Court ‡	C	C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films	C	P	1 space per 300 square feet
Motion picture theater (indoors)	P	P	See Section 50-112
Nursery ‡	P	P	1 space per 1,000 square feet of sales area
Garden shop ‡	P	P	1 space per 200 square feet
Painting and refinishing shop	C	P	1 space per 500 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Auto paint shop	C	P	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	P	P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	C	P	1 space per 200 square feet
Auto rental	P	P	1 space per 200 square feet
Auto repair (major) ‡	C	P	1 space per 200 square feet
Auto repair (minor) ‡	P	P	1 space per 200 square feet
Auto storage or auto auction ‡		C	1 space per 1,000 square feet
Auto tire sales (indoor)	P	P	1 space per 200 square feet
Auto wrecker service		P	1 space per 200 square feet
Automobile assembly			1 space per 1,000 square feet
Automobile parts manufacturing		C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡	P	P	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	C	P	3 spaces per washing capacity of module
Bike sales and/or repair	P	C	1 space per 500 square feet
Bus or truck storage		P	1 space per 1,000 square feet
Gasoline station	P	P	See Section 50-112
Motor freight transportation, storage, and terminal		P	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	P	P	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	P	P	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	P	P	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	P	P	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	P	P	See Section 50-112
Railroad team tracks, unloading docks, and spurs		P	None
Railroad yards, round house or shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Auto paint shop	C	P	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	P	P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	C	P	1 space per 200 square feet
Auto rental	P	P	1 space per 200 square feet
Auto repair (major) ‡	C	P	1 space per 200 square feet
Auto repair (minor) ‡	P	P	1 space per 200 square feet
Auto storage or auto auction ‡		C	1 space per 1,000 square feet
Auto tire sales (indoor)	P	P	1 space per 200 square feet
Auto wrecker service		P	1 space per 200 square feet
Automobile assembly			1 space per 1,000 square feet
Automobile parts manufacturing		C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡	P	P	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	C	P	3 spaces per washing capacity of module
Bike sales and/or repair	P	C	1 space per 500 square feet
Bus or truck storage		P	1 space per 1,000 square feet
Gasoline station	P	P	See Section 50-112
Motor freight transportation, storage, and terminal		P	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	P	P	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	P	P	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	P	P	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	P	P	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	P	P	See Section 50-112
Railroad team tracks, unloading docks, and spurs		P	None
Railroad yards, round house or shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Taxi/limousine service	C	P	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡		P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡		C	1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡		C	1 space per 500 square feet
Transit terminal ‡		P	See Section 50-112
Truck and bus leasing ‡		P	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡		P	1 space per 1,000 square feet
Truck stop ‡		C	1 space per 1,000 square feet
Truck terminal ‡		P	See Section 50-112
Amusement and Recreation			
Amusement, commercial (indoor) ‡	C	P	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	C	P	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡		C	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡	C	P	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	C	P	1 space per 200 square feet
Bingo facility	C	P	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	P	P	4 spaces per lane
Dinner theatre	P	P	1 space per three seats or bench seating space
Drive-in theater		C	1 space per speaker
Golf driving range	C	P	See Section 50-112
Golf course (private) ‡	C	C	6 spaces per hole
Golf course (publicly owned) ‡	P	P	6 spaces per hole
Playfield or stadium (private)	C	P	1 space per three seats
Recreational vehicle park/campground ‡		C	1.5 per RV pad
Skating rink	P	P	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	P	P	1 space for each 100 square feet of gross water surface and deck area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Swimming pool, commercial ‡	P	P	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	P	P	2 spaces per court
Tennis court (private/lighted)	C	C	2 spaces per court
Institutional/Governmental			
Adult day care (business)			
Antenna (commercial)			
Antenna (noncommercial)			
Armed services recruiting center	P	P	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡	P	P	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house	C	P	1 space per 100 square feet
Broadcast station (with tower)			
Broadcast towers (commercial)			
Cellular communications tower/PCS			
Cemetery and/or mausoleum ‡	C	C	1 space per 5,000 square feet of land
Child day care center (business) ‡	P	P	1 space per three children
Church/temple/place of worship ‡	P	P	1 space per four seats in sanctuary
Civic center (municipal) ‡	P	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	P	P	See Section 50-112
Community center (public)	P	P	See Section 50-112
Community home ‡			1 space per 300 square feet
Community or social buildings ‡	P	P	1 space per 300 square feet
Country club (private) ‡	C	C	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)			
Electric power plant		C	1 space per 1,000 square feet
Electrical substation ‡	C	C	1 space per 1,000 square feet
Exhibition hall ‡	C	P	1 space per 100 square feet
Fair ground or rodeo ‡		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	1 space per 10 children plus 1 space per teacher

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Fraternal organization ‡	P	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡	C	C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	P	P	1 space per 300 square feet
Heliport ‡	C	C	3 spaces
Helistop	C	C	3 spaces
Hospital ‡	P	P	1 space per bed
Household care facility ‡			1 space per 6 clients
Household care institution	P	P	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	C	C	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	P	P	1 space per 200 square feet
Municipal facility or use ‡	P	P	1 space per 300 square feet
Museum	P	P	See Section 50-112
Park and/or playground (private) ‡	P	P	
Park and/or playground (public, municipal) ‡	P	P	
Penal or correctional institutions		P	1 space per 500 square feet
Post office (governmental)	P	P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	P	P	1 space per 4 seats
Radio, television and communications towers			
Rectory/parsonage	P	P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡			
Riding academy	C	C	1 space per five stalls
Sanitary landfill (private)			1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	P	P	1 space per three students, based on design
School, college or university	P	P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	P	P	1 space per student
School, public or denominational ‡	P	P	See Section 50-112
School, other than public or denominational ‡	P	P	
Sheltered care facility ‡	C	C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡			

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Skilled nursing facility ‡	C	P	See Section 50-112
Studio for radio and/or television (no towers) ‡	P	P	1 space per 200 square feet
Commercial and Wholesale Trade			
Animal kennel (outdoor pens)		C	1 space per 500 square feet
Appliance repair	P	P	1 space per 500 square feet
Book binding		P	1 space per 500 square feet
Carpet and rug cleaning plant	C	P	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)			1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡	C	P	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	P	P	1 space per 1,000 square feet
Construction contractor with storage yard		P	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles	P	P	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official)	P	P	None
Distribution center ‡		P	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)	P	P	1 space per 1,000 square feet
Electronic assembly		P	1 space per 1,000 square feet
Electro-plating/electro-typing		P	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	P	P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening	C	P	1 space per 500 square feet
Fur/hide tanning and finishing			1 space per 1,000 square feet
Heating and air conditioning sales/services	C	P	1 space per 1,000 square feet
Iron works (ornamental)		C	1 space per 1,000 square feet
Lawnmower repair and/or sales	C	P	1 space per 500 square feet
Loading or storage tracks		P	None
Locksmith	P	P	1 space per 500 square feet
Machine shop		P	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Maintenance and repair service for buildings/janitorial	C	P	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡		C	1 space per 1,000 square feet
Mattress, making and renovating		P	1 space per 1,000 square feet
Milk depot, wholesale		P	1 space per 1,000 square feet
Mini-warehouse/self storage ‡	C	P	See Section 50-112
Mortuary	C	P	See Section 50-112
Moving and storage company		P	1 space per 1,000 square feet
News printing		P	1 space per 1,000 square feet
Outdoor sales as a primary use ‡	C	P	1 space per 5,000 square feet of land area
Pawn shop ‡		P	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡	P	P	1 space per 200 square feet
Plumbing shop	C	P	1 space per 200 square feet
Printing equipment, supplies and repairs	C	P	1 space per 500 square feet
Propane sales filling (retail)	C	P	1 space per 200 square feet
Publishing and printing company	C	P	1 space per 500 square feet
Quick lube/oil change/minor inspection	P	P	1 space per 200 square feet
Salvage storage yard ‡			5 per acre
Scientific and industrial research laboratories (hazardous) ‡		C	1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	C	P	1 space per 300 square feet
Scrap metal storage yard			5 space per acre
Security systems installation company	C	P	1 space per 300 square feet
Sheet metal shop		P	1 space per 1,000 square feet
Storage of cement, sands and gravel		C	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials		C	1 space per 5,000 square feet of storage area
Taxicab storage and repair		P	1 space per 500 square feet
Taxidermist	C	P	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	P	P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	C	P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Vacuum cleaner sales and repair ‡	P	P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	P	P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡		C	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	C	P	1 space per 1,000 square feet
Welding shop	C	P	1 space per 1,000 square feet
Wholesale trade, nondurable goods	C	P	1 space per 1,000 square feet
Woodworking shops	C	P	1 space per 1,000 square feet
Wrecking materials yard ‡			1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial			
Acid manufacture			1 space per 1,000 square feet
Adhesives and sealants manufacture		C	1 space per 1,000 square feet
Aircraft parts manufacture			1 space per 1,000 square feet
Airplane repair and manufacturing			1 space per 1,000 square feet
Animal processing and slaughter		C	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law		C	1 space per 1,000 square feet
Artificial flower manufacture	C	P	1 space per 1,000 square feet
Asphalt paving and roofing material manufacture			1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood		P	1 space per 1,000 square feet
Bag manufacturing		P	1 space per 1,000 square feet
Battery manufacture			1 space per 1,000 square feet
Bleaching/chorine powder manufacture			2 spaces per 1,000 square feet
Boiler manufacture and repair			1 space per 1,000 square feet
Bottling works		P	1 space per 1,000 square feet
Broom manufacture		P	1 space per 1,000 square feet
Candy and other confectionary products manufacture	C	P	1 space per 1,000 square feet
Canning and preserving factory		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Canvas and related products manufacture		P	1 space per 1,000 square feet
Casein manufacture			1 space per 1,000 square feet
Celluloid and similar cellulose manufacture			1 space per 1,000 square feet
Cement manufacture			1 space per 1,000 square feet
Ceramic products manufacture	C	P	1 space per 500 square feet
Chalk manufacture			1 space per 1,000 square feet
Chemicals (agricultural) manufacture			1 space per 1,000 square feet
Chemicals (industrial) manufacture			1 space per 1,000 square feet
Clothing manufacture		P	1 space per 500 square feet
Coffee roasting		C	
Coffin manufacture		C	1 space per 1,000 square feet
Cold storage plants/locker		P	1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (permanent) ‡			1 space per 5,000 square feet of land
Concrete or asphalt mixing/batching plant (temporary) ‡	C	P	1 space per 5,000 square feet of land
Crematory			1 space per 1,000 square feet
Culvert manufacture			1 space per 1,000 square feet
Cutlery, handtools and general hardware manufacture		C	1 space per 1,000 square feet
Dairy products manufacture		C	1 space per 1,000 square feet
Distillation of liquors, spirits, etc. (brewery)			1 space per 1,000 square feet
Dye manufacture			1 space per 1,000 square feet
Dyeing plant		C	1 space per 1,000 square feet
Electric lamp manufacture		C	1 space per 1,000 square feet
Elevator manufacture			1 space per 1,000 square feet
Enameling and painting		C	1 space per 1,000 square feet
Engraving plant		P	1 space per 1,000 square feet
Envelope manufacture		P	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Farm/garden machinery and equipment manufacture		C	1 space per 1,000 square feet
Fats and oils (animal) manufacture			1 space per 1,000 square feet
Feed manufacture		C	1 space per 500 square feet
Felt manufacture			1 space per 1,000 square feet
Food processing ‡		C	1 space per 1,000 square feet
Footwear manufacture		C	1 space per 500 square feet
Foundry, all types			1 space per 1,000 square feet
Furnace manufacture			1 space per 1,000 square feet
Fixtures manufacture		C	1 space per 1,000 square feet
Furniture manufacture		C	1 space per 1,000 square feet
Gases (industrial) manufacture			1 space per 1,000 square feet
Glucose manufacture			1 space per 1,000 square feet
Hair products factory (other than human)			1 space per 1,000 square feet
Heavy machinery sales and storage ‡		C	1 space per 1,000 square feet
Ice cream/ice manufacture		P	1 space per 1,000 square feet
Kerosene manufacture or storage			1 space per 1,000 square feet
Laboratory equipment manufacturing ‡			1 space per 1,000 square feet
Leather products manufacture		C	1 space per 1,000 square feet
Lumber mill/yard			1 space per 1,000 square feet
Machinery manufacture		C	1 space per 1,000 square feet
Marble working and finishing		C	1 space per 1,000 square feet
Meat packing plant			1 space per 1,000 square feet
Metal cans and shipping containers manufacture		C	1 space per 1,000 square feet
Metal products, stamping and manufacture		C	1 space per 1,000 square feet
Mirror resilvering		C	1 space per 200 square feet
Office equipment manufacture		P	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Oil compounding and barreling			1 space per 1,000 square feet
Oilcloth manufacture			1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture		P	1 space per 1,000 square feet
Paint manufacture and/or mixing		C	1 space per 1,000 square feet
Paper and paper pulp manufacture			1 space per 1,000 square feet
Paper products and paper box manufacture		P	1 space per 1,000 square feet
Pecan processing		C	1 space per 1,000 square feet
Petroleum and petroleum products refining			1 space per 1,000 square feet
Petroleum distribution/storage ‡		C	1 space per 1,000 square feet
Plastic products, molding, casting and shaping		P	1 space per 1,000 square feet
Poultry hatchery			1 space per 1,000 square feet
Poultry slaughtering and processing			1 space per 1,000 square feet
Printing ink manufacture			1 space per 1,000 square feet
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant			1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions			1 space per acre
Rug and carpet manufacture		C	1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡		C	1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture			1 space per 1,000 square feet
Sign manufacturing (no outside storage)		C	1 space per 1,000 square feet
Sign manufacturing (with outside storage)		C	1 space per 1,000 square feet
Snuff manufacture			1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture			1 space per 1,000 square feet
Starch manufacture			1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills			1 space per 1,000 square feet
Stone cutting or crushing			1 space per 5,000 square feet of land area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	GR	C	
Stone, clay, glass and concrete Products (other than handicrafts) manufacture			1 space per 1,000 square feet
Textile products manufacture		C	1 space per 1,000 square feet
Tire retreading and recapping		C	1 space per 1,000 square feet
Truck manufacture			1 space per 1,000 square feet
Waste paper products manufacture			1 space per 1,000 square feet
Water distillation		P	1 space per 1,000 square feet
White lead manufacture			1 space per 1,000 square feet
Wood container manufacture		C	1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar			1 space per 1,000 square feet
Wood preserving manufacture and treatment			1 space per 1,000 square feet
Wood products manufacture		C	1 space per 1,000 square feet

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

Exhibit "E" Rezoning Application



RECEIVED (KC)
06/23/2022

Revised: 4/13/2020
P&Z #22-213

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: YUNA HOLDINGS, LLC DBA TOMBALL PAWN Title: GENERAL MANAGER
Mailing Address: 14011 FM 2920 RD City: TOMBALL State: TX
Zip: 77377 Contact: JEFF YUNA
Phone: (281) 351-2662 Email: JEFFYUNA@GMAIL.COM

Owner

Name: YUNA HOLDINGS, LLC Title: GENERAL MANAGER
Mailing Address: 14011 FM 2920 RD City: TOMBALL State: TX
Zip: 77377 Contact: JEFF YUNA
Phone: (281) 351-2662 Email: JEFFYUNA@GMAIL.COM

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: RELOCATION OF TOMBALL PAWN & ADDITION OF INDOOR SHOOTING RANGE

Physical Location of Property: SW CORNER OF 249 & MEDICAL COMPLEX
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: 1.448 ACRES (63,077 SQUARE FEET) LOT 1, BLOCK 1, JTS SUBDIVISION JM HOOPER SUREY, A-375, HARRIS COUNTY, TEXAS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: RETAIL

Current Use of Property: VACANT

Proposed Zoning District: COMMERCIAL

Proposed Use of Property: PAWN SHOP & INDOOR SHOOTING RANGE

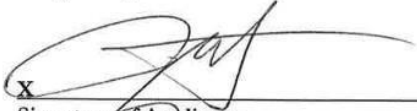



HCAD Identification Number: 1368830010001 Acreage: 1.448

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.

<input checked="" type="checkbox"/>		
	Signature of Applicant	Date
<input checked="" type="checkbox"/>		
	Signature of Owner	Date

Revised: 4/13/2020

Submittal Requirements

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

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

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

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

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

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

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

www.tomballtx.gov

June 9, 2022

City of Tomball
501 James St
Tomball, Texas 77375

RE: APPLICATION FOR REZONING

To Whom It May Concern:

Tomball Pawn has done business at its current location since 1983. Yuna Holdings, LLC is the owner of the subject property of this application and the owner of Tomball Pawn. We are wanting to relocate our store to the property and add an indoor gun range.

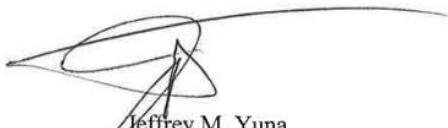
The property is currently zoned retail. Per City Ordinance Pawn Shops must be in commercial zones. Likewise, though gun ranges are not explicitly mentioned in the zone ordinances, other "entertainment" venues require commercial zoning.

Additionally, the City has already granted a variance to the Residence Inn by Marriott. This property is adjacent to the subject property and shares the west boarder of the same.

We respectfully request review and approval of the attached Application for Re-zoning. In doing so Tomball Pawn will be able to grow thus adding additional sales tax revenues to the City.

Thank you for your time and consideration in this matter.

Sincerely,



Jeffrey M. Yuna
General Manager



Yuna Holdings, LLC companies
14011 FM 2920 Rd
Tomball, TX 77377
Cell: 713.726.6000

FINAL PLAT OF JTS SUBDIVISION

Being a subdivision of 6.411 acres of land situated in the Jack W. Hopper Survey, Acrement Number 375 of Harris County, Texas, and being said of and part of a certain 6.998 acres as described in C-262-P-288 Number 5020297 of the Real Property Records of Harris County, Texas.

3 LOTS, 1 BLOCK

Lot	Area	Block
Lot 1	1.480 Acres	Block 1
Lot 2	2.237 Acres	Block 1
Lot 3	2.237 Acres	Block 2

THE STATE OF TEXAS
COUNTY OF HARRIS
 I, John W. Hopper, Surveyor, do hereby certify that the above and foregoing is a true and correct copy of the original plat of the above and foregoing subdivision as the same appears on the records of the County Clerk of Harris County, Texas, and that the same is a true and correct copy of the original plat of the above and foregoing subdivision as the same appears on the records of the County Clerk of Harris County, Texas.

THE STATE OF TEXAS
 I, John W. Hopper, Surveyor, do hereby certify that the above and foregoing is a true and correct copy of the original plat of the above and foregoing subdivision as the same appears on the records of the County Clerk of Harris County, Texas, and that the same is a true and correct copy of the original plat of the above and foregoing subdivision as the same appears on the records of the County Clerk of Harris County, Texas.


Surveyor:
C & C Surveying, Inc.
 7421W 1484 Sate A Margate, Texas 77554
 Phone: 281-585-5172 Fax: 281-585-9353

Owner:
JTS DEVELOPMENT, LTD.
 Suite 77581
 715899-4109

June 2015
 Sheet 1 of 1

Scale: 1" = 100'

TAX CERTIFICATE


MIKE WELLYAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
 101 TRENTON AVE., SUITE 140
 HOUSTON, TEXAS 77064

Issued To:
 JTS DEVELOPMENT LTD
 MERCURY AIR GROUP
 3808 WORLD HOUSTON PKWY STE B
 HOUSTON, TX 77032-2475

Legal Description:
 TRS 1B & 9F-1
 ABST 375 J M HOOPER

Parcel Address: 9 MEDICAL COMPLEX DR
Legal Acres: 6.480

Account Number: 043-641-000-0205
Parcel Date: 06/24/2015
Field Date:
Issue Date: 06/24/2015
Certificate Fee: \$20.00
Operator ID: 07A30852

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 54B OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED UP TO AND INCLUDING THE YEAR SHOWN. ALL TAXES ARE PAID IN FULL.

Exemptions:
 2014 Value: 705,193
 2014 Levy: 28,260.78
 2014 Levy Refund: \$0.00
 Prior Year Levy Refund: \$0.00
 Total Levy Due: \$0.00
 P&I + Amenity Fee: \$0.00
 Total Amount Due: \$0.00

Certified Owner:
 JTS DEVELOPMENT LTD
 MERCURY AIR GROUP
 3808 WORLD HOUSTON PKWY STE B
 HOUSTON, TX 77032-2475

Certified Tax Limits:
 01 State Const
 02 Harris County Const (24)
 03 State of Texas Const
 04 Harris County Const
 05 State of Texas Const
 06 State of Texas Const
 07 Emergency Serv (D.R. 92.01)

Reference (C) No.: 675231
Issued By: MIKE WELLYAN
 HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
 STAN STARABE
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE 675231
 JTS SUBDIVISION FINAL PLAT
 THIS IS PAGE 2 OF 2 PAGES
 SCANNER Control IQ4400

TAX CERTIFICATE FOR ACCOUNT: 043641000205
 AD NUMBER: 043641000205
 OF NUMBER:
 CERTIFICATE ID: 0020731
 COLLECTING AGENCY:
 Brian Ludwig
 PO Box 275
 Tomball, TX 77377-0275

DATE: 6/1/2015
FEES: \$10.00
PROPERTY DESCRIPTION:
 TRS 1B & 9F-1
 ABST 375 J M HOOPER

0303005 MEDICAL COMPLEX DR
 6.44 ACRES
PROPERTY OWNER:
 JTS DEVELOPMENT LTD
 MERCURY AIR GROUP
 3808 WORLD HOUSTON PKWY STE B
 HOUSTON TX 77032-2475


ACQUIRED BY:
 C&C SURVEYING, INC
 7424 FM 1489 STE A
 MAGNOLIA TX 77354

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL I.S.D. TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN. IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS, THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVELS.

CURRENT VALUES	
LAND MCT VALUE	705,193
ADJ. LAND VALUE	0
IMPROVEMENT	0
APPRAISED VALUE	705,193
EXEMPTIONS	0
LAWSUITS	0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2014	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2014 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE #2015: \$ 0.00
 ISSUED TO: C&C SURVEYING, INC
 ACCOUNT NUMBER: 043641000205

CERTIFIED BY:  TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2015 tax year have not been calculated as of the above date.

METES AND BOUNDS DESCRIPTION
1.4480 ACRES (63,077 SQUARE FEET)
LOT 1, BLOCK 1, JTS SUBDIVISION
J. M. HOOPER SURVEY, A-375
HARRIS COUNTY, TEXAS

All of that certain tract of land being 1.4480 acres (323,001 square feet) being Lot 1, Block 1 of the JTS Subdivision as recorded in Film Code No. 675230, Harris County Map Records (H.C.M.R) Harris County, Texas, said 1.4480 acre tract being more particularly described by metes and bounds as follows: (bearings are based the Texas State Plane Coordinate System South Central Zone No. 4204)

BEGINNING at a found 5/8 inch iron rod with cap lying on the South right-of-way line of Medical Complex Drive (80 feet wide) and being the Northeast corner of Lot 2, Block 1 of said JTS Subdivision, same being the Northwest corner of said Lot 1, Block 1 of JTS Subdivision and a Northwesterly corner of the herein described tract;

THENCE North $87^{\circ}12'54''$ East, along said South R.O.W. line, in common with the North line of said Lot 1 and a Northerly line of the herein described tract a distance of 207.29 feet to a found 1/2 inch iron rod being the Northwesterly cut-back corner of said South R.O.W. line and the Westerly R.O.W. line of State Highway 249 (350 feet wide) and being a Northeasterly corner of said Lot 1 and of the herein described tract;

THENCE South $58^{\circ}28'55''$ East, along said R.O.W. cut-back line, in common with the Northeasterly line of said Lot 1 and of the herein described tract a distance of 31.80 feet to a found 1/2 inch iron rod being a Westerly R.O.W. corner of said 249, a Northeasterly corner of said Lot 1 and of the herein described tract and the beginning of a non-tangent curve to the left;

THENCE along said 249 R.O.W., in common with a Northeasterly line of said Lot 1 and of the herein described tract and along said curve to the left having a radius of 3,289.04 feet, an arc length of 121.24 feet, a chord bearing of South $25^{\circ}19'17''$ East and a chord distance of 121.24 feet to a found 1/2 inch iron rod being an Easterly corner of said Lot 1 and of the herein described tract and marking the beginning of a reverse curve to the right;

THENCE continuing along said 249 R.O.W., in common with a Easterly line of said Lot 1 and of the herein described tract and along said curve to the right having a radius of 3,449.04 feet, an arc length of 74.96 feet, a chord bearing of South $26^{\circ}22'22''$ East and a chord distance of 74.96 feet to a found 1/2 inch iron rod being an Easterly corner of said Lot 1 and of the herein described tract;

THENCE South $26^{\circ}20'01''$ East, continuing along said R.O.W. line, in common with an Easterly line of said Lot 1 and of the herein described tract a distance of 33.74 feet to a found 1/2 inch iron rod being an Easterly corner of said Lot 1 and of the herein described tract;

THENCE South $15^{\circ}31'47''$ West, continuing along said R.O.W. line, in common with an Easterly line of said Lot 1 and of the herein described tract a distance of 1.24 feet to a found 1/2 inch iron rod being an Southeast corner of said Lot 1, the Northeast corner of Lot 1, Block 2 of Replat of McCoy's Building Supply-Tomball as recorded in F.C. No. 662041, H.C.M.R., same being an Easterly corner of the herein described tract;

THENCE South 87°14'45" West, leaving said said R.O.W. line and along the North line of said McCoy's, in common with the South line of said Lot 1 and of the herein described tract a distance of 323.77 feet to a found 1/2 inch iron rod with cap being the Southeast corner of Lot 2 of said JTS and the Southwest corner of said Lot 1 and of the herein described tract;

THENCE North 02°47'06" West, leaving the North line of said Replat and along the East line of said Lot 2, in common with the West line of said Lot 1 and the Westerly line of the herein described tract a distance of 230.56 feet to the **POINT OF BEGINNING** and containing 1.4480 acres (63,077 square feet) of land.

This description is based on the Land Title Survey made by Chris J. Broussard, RPLS 6107 on July 23, 2021.

Chris J. Broussard R.P.L.S. #6107 Broussard Land Surveying, LLC
17527 Hawkin Lane Tomball TX 77377 Job Number: BLS-0079



Chris J. Broussard
7-23-21

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1368830010001

Tax Year: 2021



Owner and Property Information										
Owner Name & Mailing Address:					Legal Description:					
JTS DEVELOPMENT LTD C/O JEFF STALLONES 12323 PINEY BEND DR TOMBALL TX 77375-7853					LT 1 BLK1 JTS 0 MEDICAL COMPLEX DR TOMBALL TX 77377					
Property Address:										
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{1/2}
C2 -- Real, Vacant Commercial	8003 -- Land Neighborhood Section 3		0	63,075 SF	0	0	9925.02	400 -- ISD 26 - Tomball ISD	4770A	288K

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/02/2021	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	026	TOMBALL ISD		Name Change: 09/10/2021	1.290000	1.250000
	040	HARRIS COUNTY		Name Change: 09/10/2021	0.391160	
	041	HARRIS CO FLOOD CNTRL		Name Change: 09/10/2021	0.031420	
	042	PORT OF HOUSTON AUTHY		Name Change: 09/10/2021	0.009910	
	043	HARRIS CO HOSP DIST		Name Change: 09/10/2021	0.166710	
	044	HARRIS CO EDUC DEPT		Name Change: 09/10/2021	0.004993	
	045	LONE STAR COLLEGE SYS		Name Change: 09/10/2021	0.107800	0.107800
	083	CITY OF TOMBALL		Name Change: 09/10/2021	0.337862	0.333339
	679	HC EMERG SERV DIST 8		Name Change: 09/10/2021	0.097000	0.094245

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations					
Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	504,600		Land	756,900	
Improvement	0		Improvement	0	
Total	504,600	504,600	Total	756,900	756,900

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	63,075	1.00	1.00	1.20	--	1.20	10.00	12.00	756,900.00

Building
 Vacant (No Building Data)

Shooting Range Information

Lockhart:

- Commercial indoor archery & shooting range:
 - Heavy Industrial
 - Light Industrial – CUP
 - Commercial Heavy Business – CUP
 - Commercial Medium Business – CUP

City of Arlington:

- Recreation and Entertainment, Indoor:
 - Gun Range (Indoor) A structure specially designed for the safe discharge and use of handguns, rifles, or other firearms for the purpose of sport-shooting or military/law enforcement training.
 - Allowed in
 - LI – Light Industrial
 - IM – Industrial Manufacturing
 - CC –Community Commercial - CUP
- Recreation & Entertainment, Outdoor:
 - Gun Club, Skeet, or Target Range (Outdoor) A facility or area for the sport of shooting at targets to test accuracy in rifle, pistol, or archery practice, owned or operated by a corporation, association, or persons, and conducted outside of an enclosed structure.
 - Allowed in
 - LI – Light Industrial - CUP
 - IM – Industrial Manufacturing – CUP

Midland:

- Gun Club, skeet or target range (indoor):
 - RR – Regional Retail – CUP
 - CB – Central Business - CUP
 - C - Commercial- CUP
 - BP – Business Park- CUP
 - TP – Technology Park- CUP
- Gun Club, skeet or target range (outdoor):
 - Light Industrial - CUP
 - Heavy Industrial- CUP

Georgetown (Entertainment Recreation)

- Firing Range, Indoor
 - AG - Agriculture– CUP
 - C3- General Commercial -CUP
 - IN – Industrial - CUP
- Firing Range, Outdoor
 - AG – Agricultural -CUP

Amarillo:

- Shooting Range (Indoor):
 - AG – Agricultural - CUP
 - GR – General Retail- CUP
 - LC – Light Commercial - CUP
 - CB – Central Business - CUP
 - HC –Heavy Commercial - CUP
- Supplemental Standards:
 - Sec. 4-10-110. Shooting Ranges.
 - (a) The design, construction, and operation of a Shooting Range (Indoor or Outdoor) shall comply with the latest edition of the National Rifle Association Range Source Book.
 - (b) No noise shall be perceptible beyond the Property Line of an Indoor Shooting Range.
 - (c) An Outdoor Shooting Range at which only shotguns, air rifles or pistols, or BB guns are discharged shall be located:
 - (1) On a Lot with a minimum area of 10 acres;
 - (2) At least 150 feet from a Dwelling Unit or occupied Building located on another Lot. This measurement is taken from the nearest point of the firing line to the Dwelling Unit or Building to the Dwelling Unit or Building; and
 - (3) in a manner not reasonably expected to cause a projectile to cross the Lot Line.
 - (d) An Outdoor Shooting Range at which center fire or rim fire rifles or pistols of any caliber may be discharged shall be located:
 - (1) On a Lot with a minimum area of 50 acres;
 - (2) At least 300 feet from a Dwelling Unit or occupied Building located on another Lot. This measurement is taken from the nearest point of the firing line to the Dwelling Unit or Building to the Dwelling Unit or Building; and
 - (3) in a manner not reasonably expected to cause a projectile to cross the Lot Line

Granbury:

- Shooting Range, Indoor:
 - HC – Heavy Commercial - CUP
 - I – Industrial - CUP
- Supplemental Standards:
 - 31. Indoor Shooting Range
 - a. No person shall engage in the operation or be employed within an indoor shooting range unless such person has passed a criminal background check administered by the Chief of Police. This shall also be a requirement prior to any transfer or assignment to a new operator, or any time a Certificate of Occpancy is required within Section 1.10.G.
 - b. Indoor shooting ranges shall have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling. Doors and windows which are in front of the firing points must be bolted from the inside and must comply with this subsection as

part of the building walls at all times the facility is in use. Gas projectiles and incendiary devices shall not be used in such facilities. Protective stalls shall be built between each firing point used for the discharge of a pistol.

c. Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to escape outside the premises or disturb the peace of other persons outside the premises. Hearing protectors, which fully cover the shooter's ears, shall be provided by the indoor shooting range, made available for all shooters or other persons in the firing area, and are required to be worn at all times in the firing area.

d. Nothing in this ordinance shall be construed to exempt any indoor shooting range, its construction, remodeling, or operation from any applicable city, state, or federal law, rule, or regulation.

e. All indoor shooting range instructors shall be certified by the National Rifle Association or by the State of Texas.

f. All operators of indoor shooting ranges shall keep and maintain any legally required records regarding the use of the range and the sale of firearms and ammunition by the operator. All such records shall be open for inspection during all hours of operation by the Chief of Police or his/her designee. The Chief of Police or his/her designee shall also have the right to inspect the operation of the indoor shooting range during all hours of operation to verify the safe operation of the facility. Should the Chief of Police determine that a violation exists which may compromise public health or safety, the Chief of Police may at any time, suspend or revoke the SUP ceasing the operation of the indoor shooting range. If the Chief of Police suspends the SUP for minor infractions or violations, such operation may be continued once the outstanding issues have been remedied to his/her satisfaction. If the Chief of Police revokes the SUP major infractions violations or safety concerns, a new SUP application shall be submitted by the City within 60 days of revocation by the Chief of Police. The previous SUP holder shall be responsible for providing any and all documentation necessary for a Article 4 – Permitted Uses ZONING ORDINANCE REVISED NOVEMBER 3, 2020 Page 36 CITY OF GRANBURY, TEXAS complete SUP application submittal and any supporting information addressing the reason(s) for revocation. The SUP application shall be considered a new application under Article 11 of this Ordinance allowing the Planning and Zoning Commission and City Council full discretionary review.

g. It shall be unlawful and an offense for any owner, manager, operator, or employee of an indoor shooting range to permit any person or persons to bring any intoxicating liquor, intoxicating substance, low point beer, controlled dangerous substance or other intoxicating compound or dangerous substance on the premises of any indoor shooting range; to permit the consumption of the same on the premises; or to permit them to be left at any place on the premises. It shall be unlawful and an offense for any person operating a range to permit any intoxicated or chemically impaired person to be or remain on the premises.

h. It shall be unlawful and an offense for any person to discharge any firearm within an indoor shooting range in a manner that violates any provision of this article or so that the shot, projectile, bullet, or fragments avoid the backstop and other safety precautions and escape the confines of any indoor shooting range causing bodily injury to a person on the premises. An owner, manager, operator, employee, or agent of an indoor shooting range shall supervise the users of the facility and shall remove and bar from the premises any person who refuses to

comply with generally accepted safety practices, within the provisions of this ordinance or comply with the rules and regulations concerning safety imposed by the operator.

i. All shooting shall be supervised by an adult at all times.

j. Any safety precautions recommended by the Chief of Police shall be complied with

Common zoning requirements established at the municipal level for private firing ranges usually address:

- **Location:** Local governments are granted the ability to regulate the discharge of firearms within city limits (if the government is a city), unless the gun is being fired in a reasonably safe manner and within the confines of a sports shooting range. This includes the firing of rounds within 300 feet of an occupied building.
- **Zoning:** At their own discretion, municipalities are allowed to design regulations on zoning and land usage, as well as business ordinances and fire codes, on the condition that their regulations do not intentionally limit or prohibit firearm or firearm-related commerce.
- **Hours of Operation:** County and city governments are allowed to regulate and enforce limitations on the operating hours of a firing range as long as the limitations are not more stringent than the most lenient limitations on operational hours for any other business. This comparative excludes places that sell alcohol.
- **Unlicensed Carrying:** Municipalities can regulate and enforce rules that disallow anyone not in possession of a carrying license from taking their firearm to public spaces, governmental meetings, schools, and political rallies. This may apply to shooting range members if the range is situated near these or similar areas.
- **Licensed Carrying:** Local governments are allowed to regulate and enforce carrying rules even on citizens in possession of a carrying license, so long as the use of the rule is based in another, pre-existing law not already and explicitly barred by the state's legislative authority.

From: [Nathan Dietrich](#)
To: [Kimberly Chandler](#)
Subject: FW: Gun Range, PD Consideration
Date: Friday, September 9, 2022 12:38:05 PM

From: Jeff Bert <JBert@tomballtx.gov>
Sent: Monday, August 22, 2022 6:15 PM
To: Nathan Dietrich <NDietrich@tomballtx.gov>
Subject: RE: Gun Range, PD Consideration

Hi Nathan,

I am aware that the Planning and Zoning Committee is contemplating the allowance of an indoor gun range within the city limits of Tomball, and were perhaps looking for the perspective of the Tomball Police Department. I have spoken about the potential of an indoor gun range with the City Manager, and he and I agree that the decision to allow a range to be built is outside the realm of the police department. The logistical issues relative to gun safety are concerns better handled by engineers whose job it is to construct safe ranges. In a right-to-carry state, my opinion on a range within the City limits risks being an over-exertion of my authority. Let me know if you have any questions.

Take care,

Jeff