

**NOTICE OF BOARD OF ADJUSTMENTS MEETING
CITY OF TOMBALL, TEXAS**



**Thursday, April 13, 2023
6:00 PM**

Notice is hereby given of a meeting of the Board of Adjustments, to be held on Thursday, April 13, 2023 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 Board of Adjustments 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 Board of Adjustments Meeting of December 8, 2022.
- E. New Business
 - E.1 Conduct a Public Hearing and Consideration to approve **Case BA23-01**: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of "TRUEGRID" as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.
- F. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of April 2023 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.

Board of Adjustments Meeting Agenda Item Data Sheet

Meeting Date: April 13, 2023

Topic:
Consideration to Approve the Minutes of the Regular Board of Adjustments Meeting of December 8, 2022.

Background:

Origination: Community Development

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Kim Chandler, Community Development Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**MINUTES OF
REGULAR BOARD OF ADJUSTMENTS MEETING
CITY OF TOMBALL, TEXAS**

THURSDAY, DECEMBER 8, 2022



6:00 P.M.

A. The meeting was called to order by Chairman Billy Hemby at 6:02 p.m. Other members present were:

- Board Member Christine Roquemore
- Board Member April Gray
- Board Member Jarmon Wolfe
- Board Member Cindy Phillips

Others present:

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

draft

B. No Public Comments were received

C. No Reports and Announcements were heard.

D. Motion was made by Board Member Phillips, second by Board Member Roquemore, to approve the Minutes of Regular Board of Adjustments Meeting of September 8, 2022.

Motion carried unanimously.

E. New Business:

E.1 Conduct a public hearing and Consideration to approve **BOA Case P22-099**: Request by Michael Seitz for a variance from Section 50-76 General Retail (GR) District of the Tomball Code of Ordinances to allow for encroachment into the required building setback(s). The property is legally described as being approximately 0.78 acres out of the Jesse Pruitt Survey, Abstract No. 629. Located within the 700-800 blocks of East Main Street (north side) at 817 E. Main Street, within the City of Tomball, Harris County, Texas.

The Public Hearing was opened by Chair Hemby at 6:04 p.m.

Jared Smith, City Planner, presented the case with staff recommendation of denial.

Michael Seitz, applicant (807 E. Main Street, Tomball, TX 77375) spoke on behalf of the case.

Hearing no comments, the Public Hearing was closed at 6:28 p.m.

Motion was made by Board Member Roquemore, second by Board Member Gray, to approve the Variance request of **BOA Case P22-099.**

Motion was amended by Board Member Hemby, second by Board Member Roquemore, to approve the Variance request of **BOA Case P22-099.**

Vote was as follows:

Chairman Hemby	<u>Aye</u>
Board Member Roquemore	<u>Nay</u>
Board Member Gray	<u>Nay</u>
Board Member Wolfe	<u>Aye</u>
Board Member Phillips	<u>Aye</u>

Motion FAILED (3 Votes Aye, 2 Votes Nay).

- E.2 Conduct a public hearing and consideration to approve **BOA Case P22-368:** Request by Church Engineering Services, represented by Hammonds Construction for a variance from Section 50-78 Light Industrial (LI) District of the Tomball Code of Ordinances to allow for encroachment into the required building setback(s). The property is legally described as being Lot 2, Block 1 of Tomball South Commercial. Located within the 21300 block of Hufsmith-Kohrville Road (west side), within the City of Tomball, Harris County, Texas.

The Public Hearing was opened by Chair Hemby at 6:54 p.m.

Jared Smith, City Planner, presented the case with staff recommendation of denial.

Clint Hammonds, Representing Hammonds Construction (2245 Texas Drive, Suite #300, Sugar Lane, TX 77479) spoke on behalf of the case.

Hearing no comments, the Public Hearing was closed at 7:04 p.m.

Motion was made by Board Member Gray, second by Board Member Hemby, to approve the Variance request of **BOA Case P22-368.**

Vote was as follows:

Chairman Hemby	<u>Aye</u>
Board Member Roquemore	<u>Aye</u>
Board Member Gray	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Phillips	<u>Aye</u>

Motion PASSED unanimously.

F. Motion was made by Board Member Roquemore, second by Board Member Gray, to adjourn.

Motion carried unanimously.

The meeting adjourned at 7:18 p.m.

PASSED AND APPROVED this _____ day of _____ 2023.

Kim Chandler
Community Development Coordinator/
Board Secretary

Billy Hemby
Chairman

Board of Adjustments Agenda Item Data Sheet

Meeting Date: 4/13//2023

Topic:

Conduct a Public Hearing and Consideration to approve **Case BA23-01**: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of “TRUEGRID” as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

City Staff met with the applicant in February 2023 to discuss the conversion of the existing manufacturing/warehouse facility to a fitness center. During this meeting it was discussed that due to the change of use additional on-site parking will be required prior to the issuance of a certificate of occupancy for the desired use. Currently there are 32 existing parking spaces on site. The change of use will require an additional 10 parking spaces, bringing the site up to a total of 42 parking spaces. During this meeting concerns were expressed regarding the additional impervious surface required by this additional paved parking and specifically its effect on the existing site drainage/detention. In efforts to minimize the drainage impacts while providing the required parking spaces the applicants are requesting “TRUEGRID” permeable pavers as an alternative parking surface material. This permeable paver designed to provides a suitable alternative to concrete or asphalt paving. Providing opportunity to properly stripe all vehicle maneuvering/parking areas to ensure adequate order and safety within parking lots while discouraging the increase of stormwater runoff that is ordinarily created with traditional concrete or asphalt paving.

Origination: Clay Cashatt represented by Caitlin Munch

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Jared Smith (City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
BOARD OF ADJUSTMENTS (BOA)**



APRIL 13, 2023

Notice is Hereby Given that a Public Hearing will be held by the BOA of the City of Tomball on **Thursday, April 13, 2023, at 6:00 P.M.** at a Regular Meeting, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such date, the BOA will consider the following:

Case BA23-01: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of “TRUEGRID” as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

At the public hearing, 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 review 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.

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 **10th** day of **April 2023** 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.



City of Tomball
Community Development Department

HLJ SPEARS INVESTMENTS LLC
23722 WILLOW SWITCH RD

SPRING, TX 77389-3473

NOTICE OF PUBLIC HEARING

RE: Board of Adjustment Application Number BA23-01

03/20/2023

The Board of Adjustments will hold a public hearing on **April 13, 2023 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to consider a request from Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of "TRUEGRID" as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **special exception**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified.

If you have any questions, please contact Jared Smith, City Planner at telephone 281-290-1491 or by email address jasmith@tomballtx.gov

For the BOARD OF ADJUSTMENT
Please call (281) 290-1491 if you have any questions about this notice.

CASE #: BA23-01

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HLJ SPEARS INVESTMENTS LLC
Parcel I.D.: 1187930010002
Address: 211 S PERSIMMON ST

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: jasmith@tomballtx.gov

I am in favor
Additional Comments:

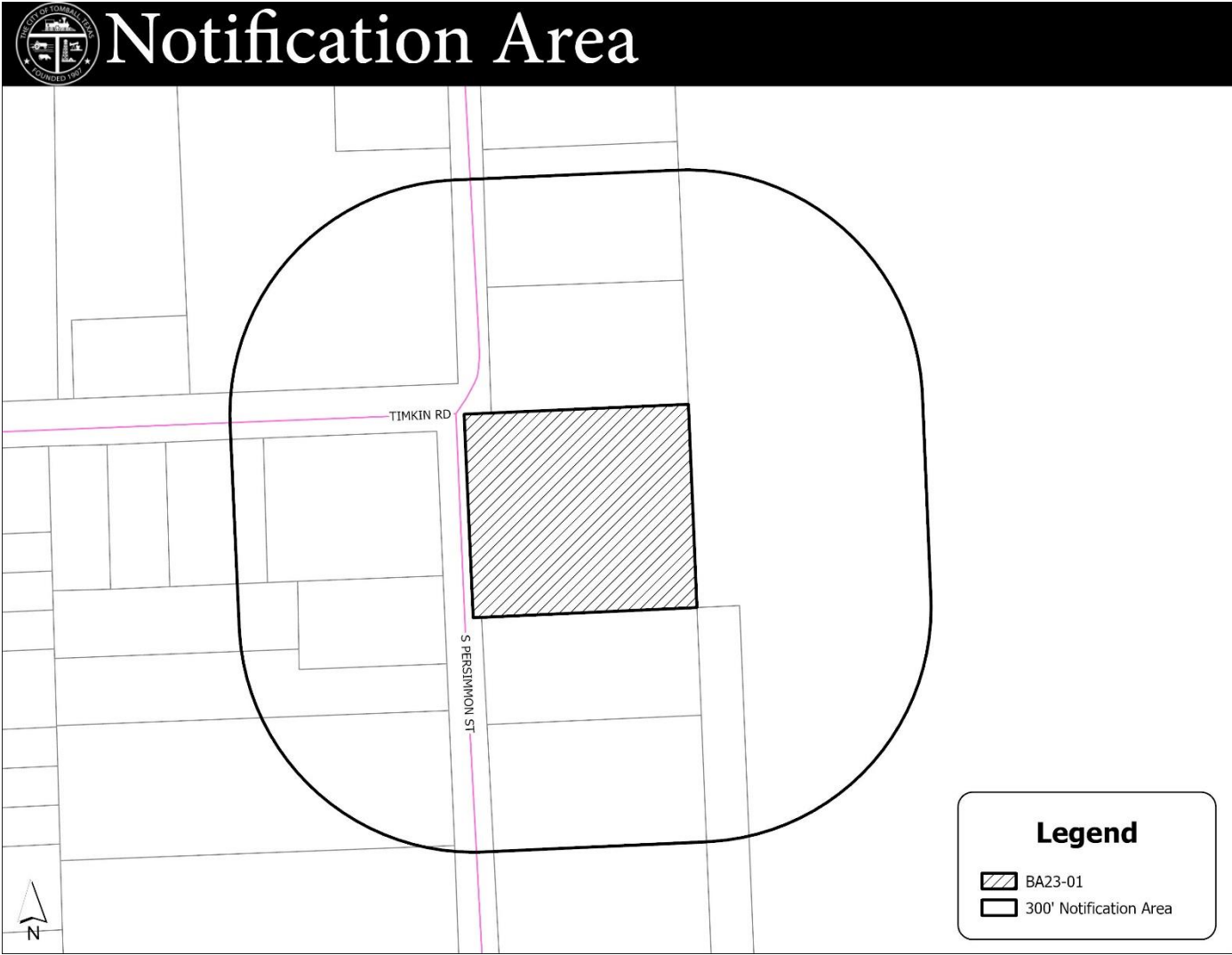
I am opposed

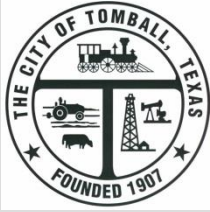
Signature: _____



City of Tomball
Community Development Department

BA23-01





Board of Adjustments (BOA) Staff Report

Board of Adjustments Hearing Date: April 13, 2023

BOA Case BA23-01: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of “TRUEGRID” as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

- Property Owner(s):** Clay Cashatt
- Applicant(s):** Caitlin Munch
- Location:** 321 S. Persimmon Street (Exhibit “A”)
- Lot Area:** Approximately 1.59 acres
- Present Zoning & Use:** Commercial District (Exhibit “B”) / Manufacturing & warehouse (Exhibit “C”)
- Comp Plan Designation:** Business Park and Industrial (Exhibit “D”)
- Adjacent Zoning & Land Uses:**
 - North:** Commercial / Office-Warehouse
 - South:** Commercial / HVAC Sales & Services
 - West:** Single-Family 6/ Single-family residences
 - East:** Light Industrial / TISD Star Academy

BACKGROUND

City Staff met with the applicant in February 2023 to discuss the conversion of the existing manufacturing/warehouse facility to a fitness center. During this meeting it was discussed that due to the change of use additional on-site parking will be required prior to the issuance of a certificate of occupancy for the desired use. Currently there are 32 existing parking spaces on site. The change of use will require an additional 10 parking spaces, bringing the site up to a total of 42 parking spaces. During this meeting concerns were expressed regarding the additional impervious surface required by this additional paved parking and specifically its effect on the existing site drainage/detention. In efforts to minimize the drainage impacts while providing the required parking spaces the applicants are requesting “TRUEGRID” permeable pavers as an alternative parking surface material. This permeable paver is designed to provides a suitable alternative to concrete or asphalt paving, while creating opportunity to properly stripe all vehicle maneuvering/parking areas to ensure adequate order and safety within parking lots while discouraging the increase of stormwater runoff that is ordinarily created with traditional concrete or asphalt paving.

ANALYSIS

The applicant is requesting a special exception from Section 50-112(c)(4) (*Off-street parking and loading requirements*) which states “All off-street parking, driveways, maneuvering, and loading areas shall be designed in accordance with Table 50-112-1 and Illustration 50-112-1 and shall be paved with a concrete or asphalt surface and shall be curbed, in accordance with the city's parking lot paving requirements. All such areas shall be drained to prevent damage to abutting properties and/or public streets and alleys”. According to information provided by the applicant (Exhibit “F”) “TRUEGRID” is a permeable paver designed to provide a suitable alternative to concrete or asphalt paving. This permeable paver is specifically engineered to offer benefits over traditional concrete or asphalt parking, to include an overall decrease in stormwater runoff. Additionally, this alternative permeable paver offers an opportunity to provide adequate means of striping for vehicle maneuvering/parking areas to ensure order and safety within parking lots.

RECOMMENDATION

City Staff has reviewed the requests and is recommending approval of **BOA Case BA23-01**.

PUBLIC COMMENTS

Property owners within 300 feet of the project site were mailed notification of this proposal and a Notice of Public Hearing was published in the paper on March 29, 2023. Public responses will be provided in the Board packets or at the meeting.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan Map
- C. Current Zoning Map
- D. Site Photo(s)
- E. Special Exception Application
- F. “TRUEGRID” Supporting Documents

Exhibit "A"
Aerial Photo

Item E.1



Location

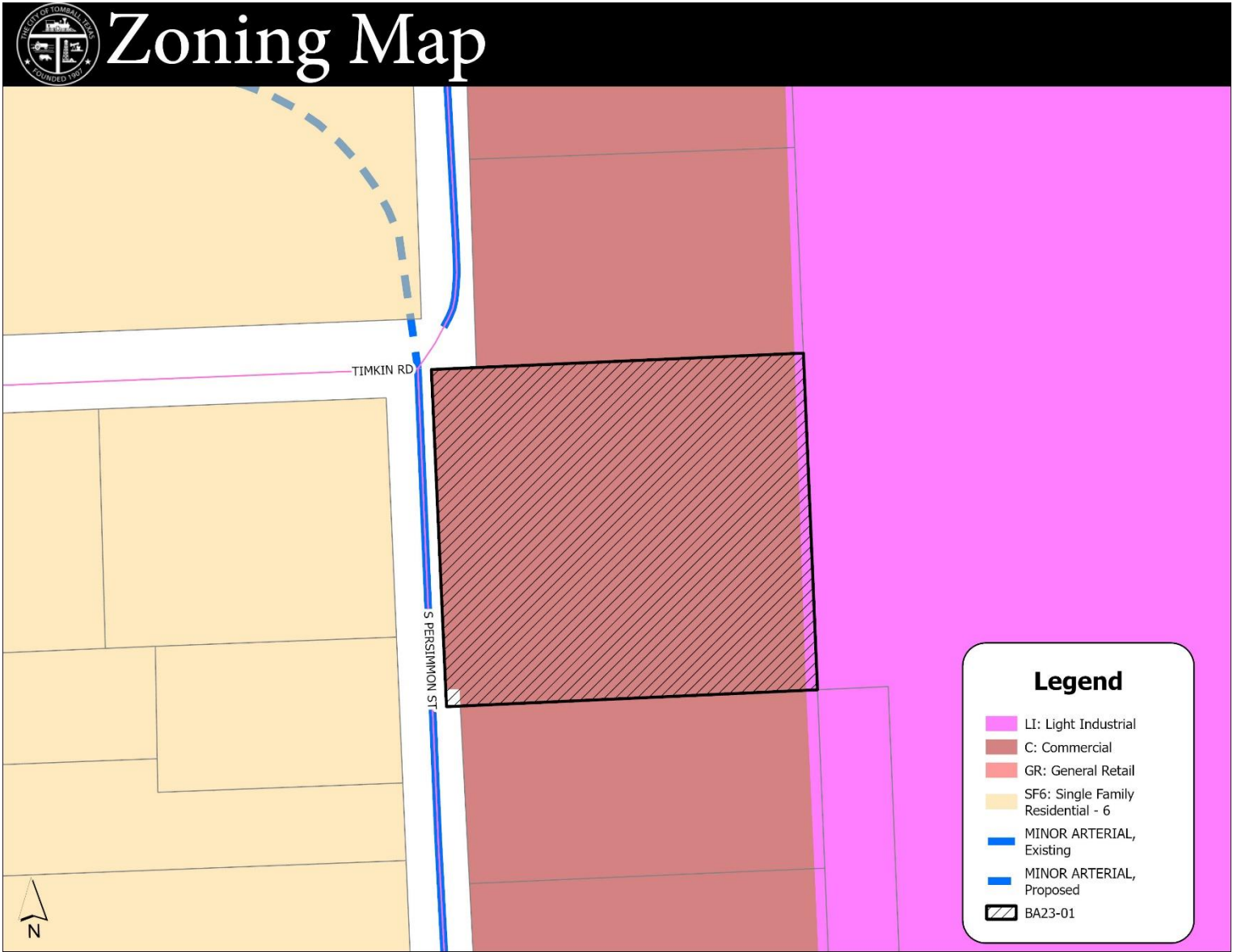


Legend

 BA23-01

Exhibit "B"
Zoning Map

Item E.1



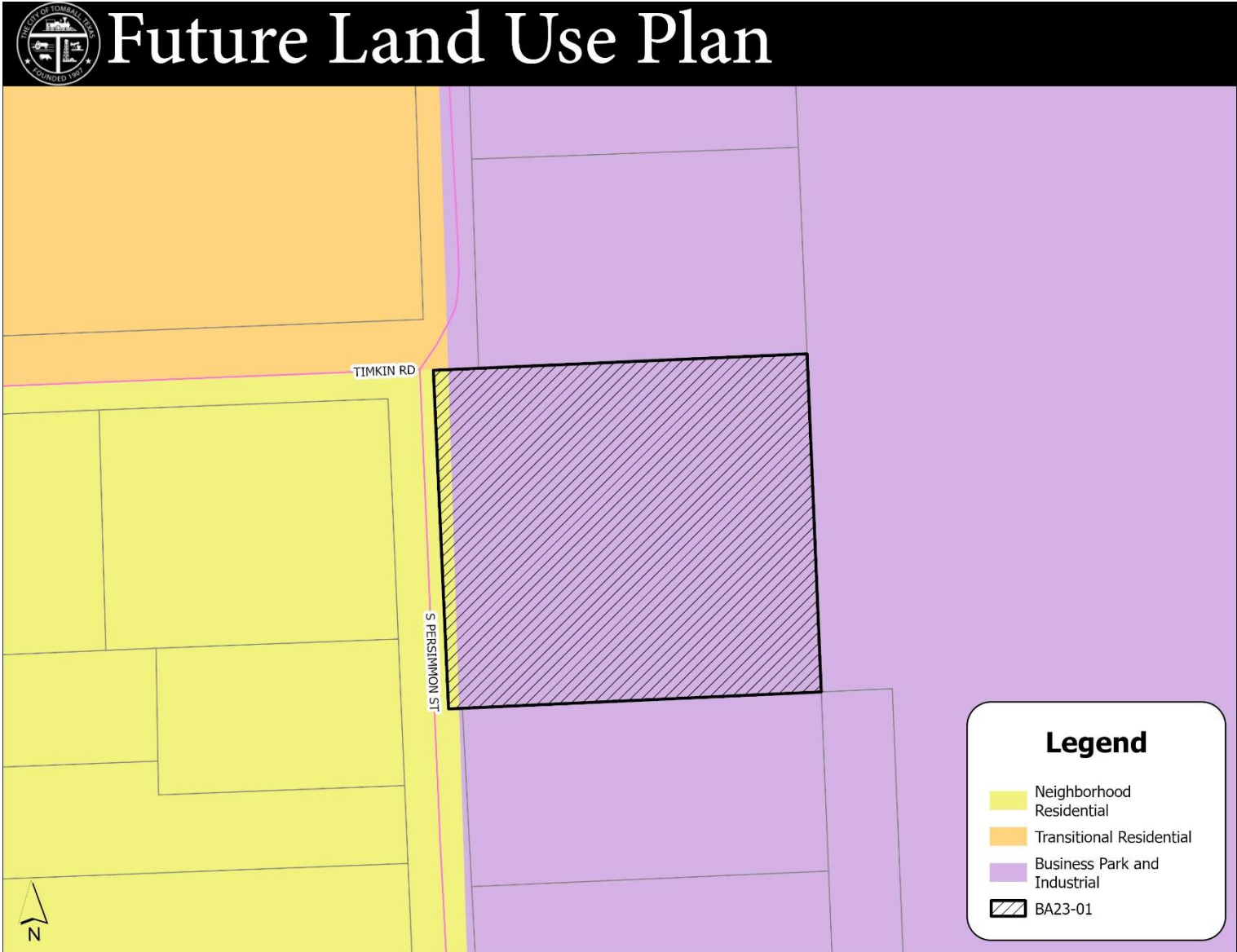


Exhibit "D"
Site Photo(s)

Item E.1



Exhibit "E" Special Exception Application

Revised 5/19/15



ZONING BOARD OF ADJUSTMENTS (BOA) SPECIAL EXCEPTION APPLICATION

Community Development Department
Planning Division

Special Exception Defined: A special exception is a type of variance, but is differentiated from a variance in that a special exception does not require a finding of a hardship and applies only to nonconforming uses and structures, off-street parking requirements and landscaping requirements.

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: Caitlin Munch Title: Facility Owner Rep
Mailing Address: 34 N Rain Forest Ct. City: Spring State: TX
Zip: 77380
Phone: (915) 588-9548 Fax: () Email: caitlin.munch@huckabee-inc.com

Owner

Name: Clay Cashatt Title: Owner
Mailing Address: 321 S Persimmon St City: Tomball State: Tx
Zip: 77375
Phone: () Fax: () Email:

Description of Proposed Project: Conversion of an existing 12,500 SF building, previously commercial and manufacturing (Compass Instruments), into a fitness and health gym (Leader Fitness).

Physical Location of Property: Approximately 710 ft south of the Main St and S Persimmon St intersection.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LT 4 BLK 1 Persimmon Flat FC No 378124
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 1187930010004 Acreage: 1.5892

Current Use of Property: Previously Compass Instruments - industrial and commercial circuit board manufacturer, proposed use as Leader Fitness, health and wellness gym.

SPECIAL EXCEPTION(S) REQUESTED

Applicable Zoning Ordinance Requirements and Sections:

Section 50-112 (c) (1) b. All parking areas shall be constructed of the same material as the adjoining street, or of concrete cement.


No on-street parking shall be counted as meeting the requirements of this chapter and may be restricted or prohibited by the city.

Special Exception(s) Requested:

We would like to apply to utilize TrueGrid for the additional 10 parking stalls required to meet the latest Tomball parking requirements.

A letter describing the requested special exception(s) must be submitted in conjunction with this application. Please attach separate sheets(s) as necessary.

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. I also understand that in granting a special exception, the Board of Adjustments may impose conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare.

X  3/01/2023
Signature of Applicant Date

X  03/02/2023
Signature of Owner Date

Submittal Requirements

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

A complete application must include:

- Application Fee: \$100 residential (except multi-family); \$250 non-residential & multi-family
- Letter explaining the special exception(s) in detail
- Metes & bounds of property
- Site plan, plot plan, or drawing showing the requested special exception(s)
- Other necessary information (maps, drawings, pictures, etc.) to explain the special exception(s)

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.

Dear City of Tomball,

We are requesting the use of "TrueGrid" pavers in lieu of concrete pavement for an additional (10) parking spots for the 321 S Persimmons renovation. The proposed plan for the existing structure is to renovate the building from a commercial and industrial facility (Compass Instruments) into a health and wellness center (Leader Fitness Health and Wellness).

The goal of the variance request is to meet the parking requirements, as defined by the city of Tomball at 1 parking stall for each 300 SF of the facility, while minimizing impact to the existing site drainage.

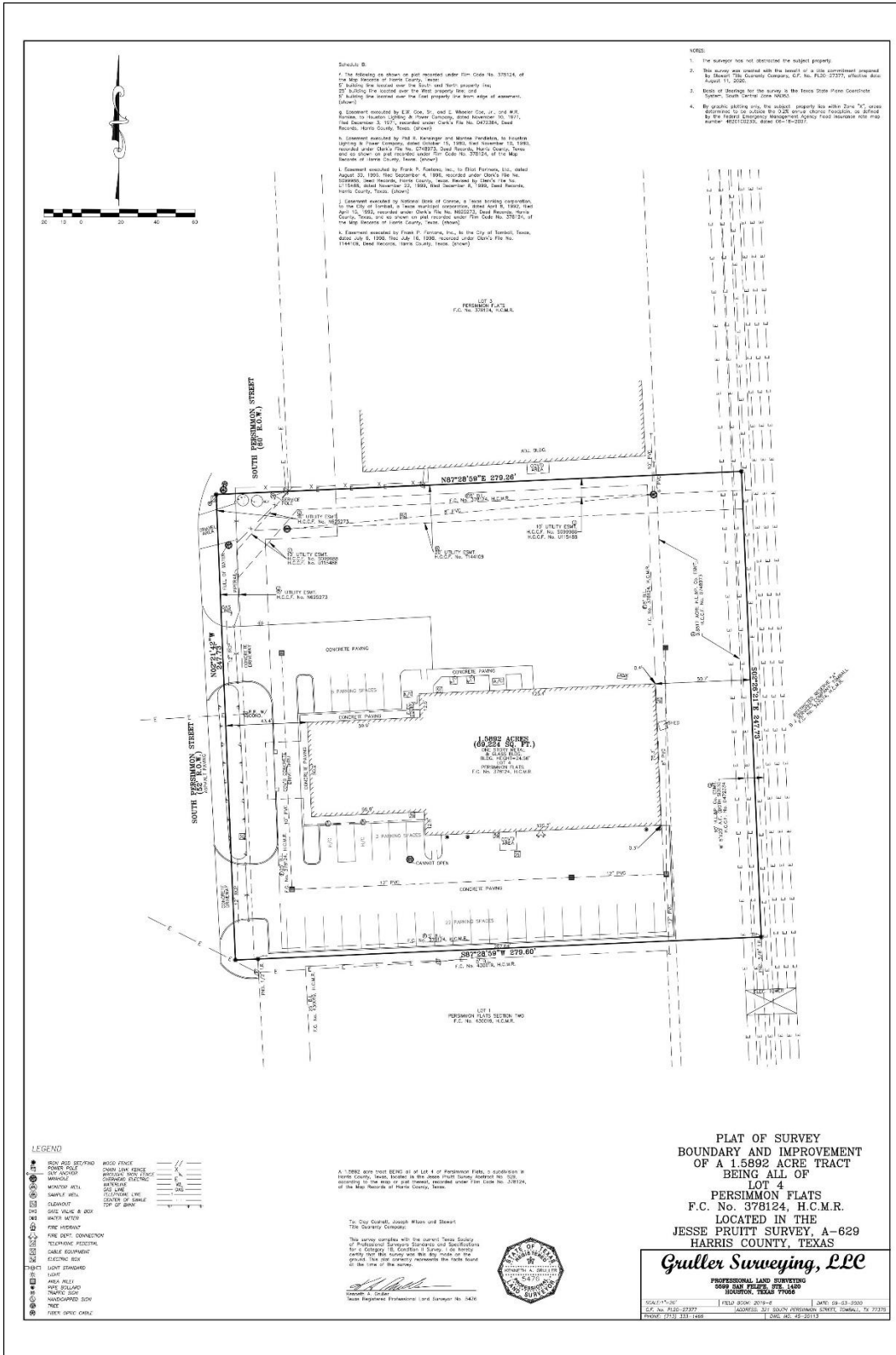
If we are approved to utilize this substitution our team will ensure to utilize high visibility markers (SuperSpot) to appropriately to signify parking lanes. We have included photos of our intent within the attached package.

Sincerely,

Caitlin Munch



Owner's Rep



Schedule B.

1. The following is shown as not recorded under Film Code No. 378124, of the Map Records of Harris County, Texas:

(1) Building the located near the South and North property lines;

(2) Building the located near the West property line, and

(3) Building the located near the East property line from edge of easement.

(shown)

2. Easement recorded by E.C. Cox, Jr. and J. Wheeler, Inc., et al. and W.R. Brown, et al. Harris County, Texas, dated August 11, 1988, and recorded in the Map Records of Harris County, Texas, dated August 11, 1988, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

3. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

4. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

5. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

6. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

7. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

8. Easement recorded by Frank A. Fattori, Inc., et al. Harris County, Texas, dated August 23, 1998, and recorded under Film Code No. 378124, of the Map Records of Harris County, Texas, (shown)

NOTES:

- The surveyor has not detected the subject property.
- This survey was prepared with the benefit of a site assessment prepared by James T. Gentry, Geotechnical Engineer, P.E., No. 00012327, Houston, Texas.
- Depth of bedding for the survey is the Texas State Plane Coordinate System - South Zone 14000.
- By graphic, relative only, the subject property has within Zone "Y" error determined to be within the 0.25 error above foundation, as defined by the Texas Engineering Experiment Station Field Research and Investigation Report T-101-10-1000, dated 10-10-10.

LEGEND

IRON ROD SURVEYING	WOOD FENCE
POWER POLE	CHAIN LINK FENCE
CONCRETE	CONCRETE PAVING
MANHOLE	PAVING
MANHOLE WITH	PAVING
SMALLER WITH	CONCRETE
CURB	CONCRETE
DRIVE	CONCRETE
WATER SERVICE	CONCRETE
FIRE HYDRANT	CONCRETE
FIRE HOSE CONNECTION	CONCRETE
TELEPHONE PEDIESTAL	CONCRETE
CABLE EQUIPMENT	CONCRETE
ELECTRIC BOX	CONCRETE
LIGHT STANDARD	CONCRETE
LIGHT	CONCRETE
AREA FILL	CONCRETE
WELL HEAD	CONCRETE
TRAP	CONCRETE
WATERMETER BOX	CONCRETE
TRIP	CONCRETE
FIRE ALARM BELL	CONCRETE

A 1.5892 acre tract BEING all of Lot 4 of Persimmon Flats, a subdivision in Harris County, Texas, located in the Jesse Pruitt Survey, A-629, as shown on the plat of the same, recorded under Film Code No. 378124, of the Map Records of Harris County, Texas.

To: Jay Gruller, Joseph Wilson and Stewart The Gruller Company.

This survey complies with the current Texas Surveying and Mapping Act and the Texas Surveying and Mapping Regulations of the State Board of Surveying and Mapping, and the Surveyor certifies that the survey was made in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Surveying and Mapping.

Surveyor: A. Gruller
 Registered Professional Land Surveyor No. 1406



PLAT OF SURVEY
 BOUNDARY AND IMPROVEMENT
 OF A 1.5892 ACRE TRACT
 BEING ALL OF
 LOT 4
 PERSIMMON FLATS
 F.C. NO. 378124, H.C.M.R.
 LOCATED IN THE
 JESSE PRUITT SURVEY, A-629
 HARRIS COUNTY, TEXAS

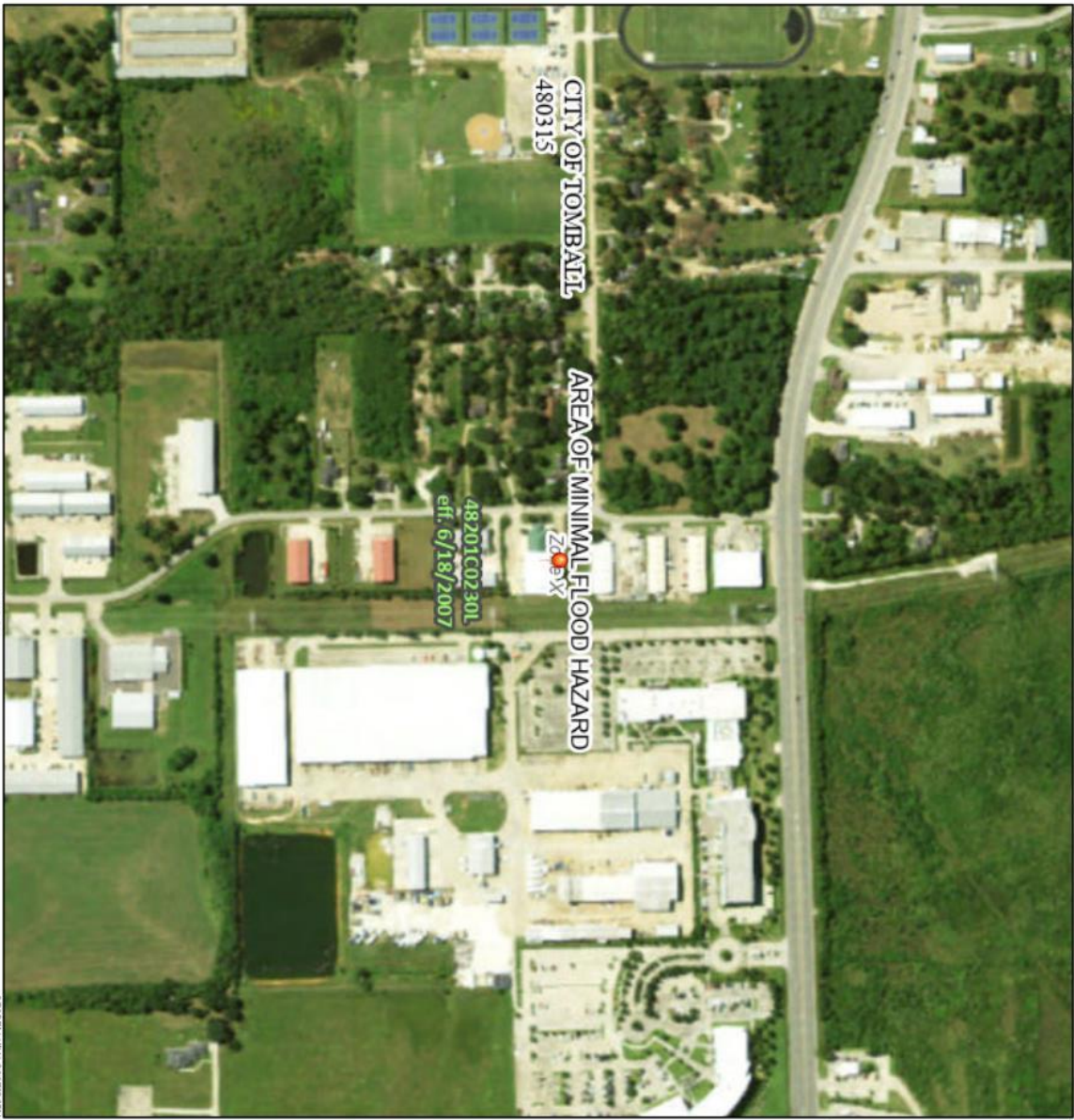
Gruller Surveying, LLC
 PROFESSIONAL LAND SURVEYING
 3000 WEST 11TH STREET, SUITE 100
 HOUSTON, TEXAS 77056

SCALE: 1"=30'
 FIELD BOOK: 2014-18
 DATE: 08-03-2020
 P.L.S. NO. 22397
 ADDRESS: 317 SOUTH PERSIMMON STREET, TOMBALL, TX 77475
 PHONE: 281-351-1208
 FAX: 281-351-1213

National Flood Hazard Layer FIRMette



95°36'18"W 30°56'7"N



95°35'41"W 30°5'36"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee: See Notes: Zone X

Area with Flood Risk due to Levee: Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

OTHER AREAS GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- 20.2 Water Surface Elevation
- 17.5 Coastal Transect
- 9' - - - - Coastal Transect
- Water 20' below Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

OTHER FEATURES

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

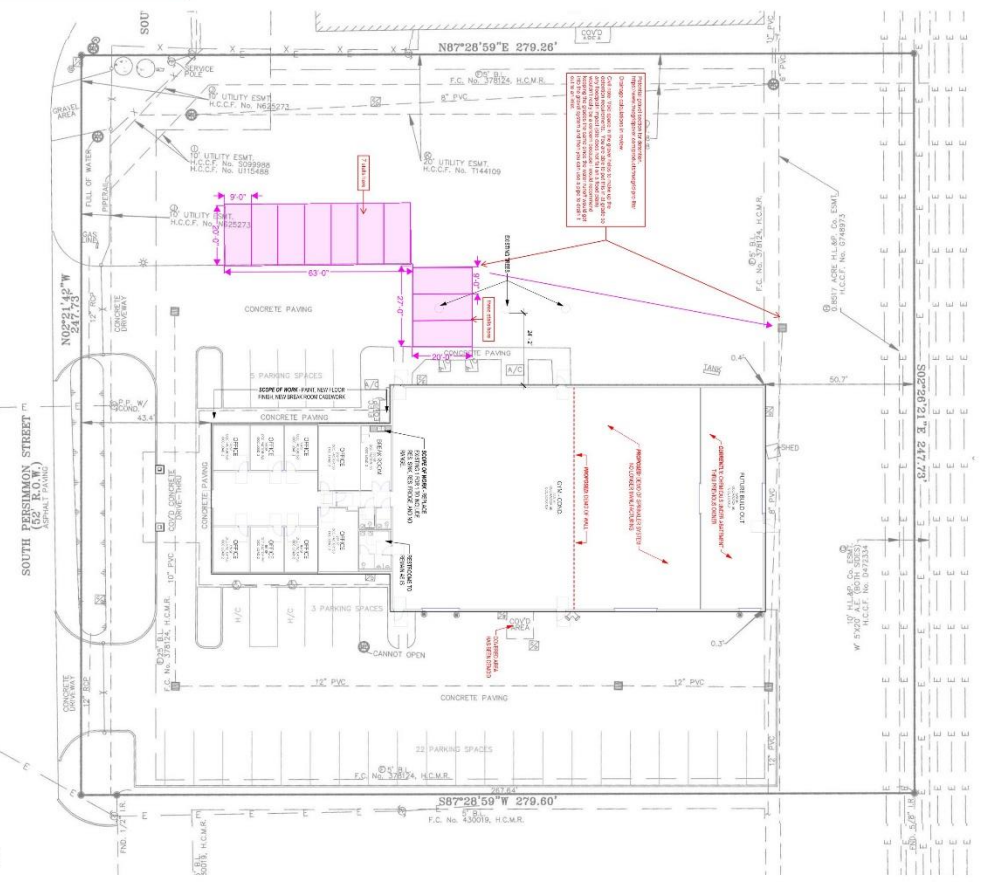
This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/1/2023 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

ADDITIONAL	ACCOUNT	REQUIREMENT	CONSTRUCTION	FINISH
1	100	100	100	100
2	200	200	200	200
3	300	300	300	300
4	400	400	400	400
5	500	500	500	500
6	600	600	600	600
7	700	700	700	700
8	800	800	800	800
9	900	900	900	900
10	1000	1000	1000	1000
TOTAL	10000	10000	10000	10000

1 OVERALL PROPOSED WORK PLAN



NO.	DESCRIPTION	AMOUNT
1	CONCRETE PAVING	10000
2	UTILITY EASEMENTS	2000
3	PARKING SPACES	3000
4	BUILDING FINISHES	5000
5	LANDSCAPING	1000
6	PERMITS	500
7	INSURANCE	1000
8	CONSTRUCTION	10000
9	FINISHES	10000
10	TOTAL	40000

PROPERTY DESCRIPTION
 321 S PERSIMMON ST.
 TOMBALL TX 77375

PARKING REQUIREMENTS
 1. 32 SPACES
 2. 3 MARKED
 3. 3 CANNOT OPEN
 4. 25 UNMARKED

PROPERTY & PARKING NOTES

BUILDING DESIGN CRITERIA

PROPERTY DESCRIPTION
 321 S PERSIMMON ST.
 TOMBALL TX 77375

CONSTRUCTION CRITERIA

LEADER FITNESS
 321 S PERSIMMON ST.
 TOMBALL TX 77375

- DRAFT - NOT FOR CONSTRUCTION -

Exhibit “F” TRUEGRID Spec’s



TRUEGRID was developed in the U.S.A, and TRUEGRID is manufactured and will always be manufactured in the U.S.A.

It is produced from 100% post-consumer recycled material.

We take plastic products with a short life cycle that end up in our land-fills, and we turn them into TRUEGRID...a product with a very long life cycle...which can then be recycled again.

Introduction to the TRUEGRID System

In urban watersheds, almost all of the impervious surface area is represented by building rooftops and paved surfaces. In residential areas most of the paved area is represented by the roadway system and residential driveways. Parking lots and paved industrial storage areas represent an even larger portion of the impervious surface in commercial and industrial areas. Impervious pavements can produce two-thirds of the excess runoff in an urban catchment. Runoff from impervious pavements contributes a substantial loading of hydrocarbons and heavy metal pollutants, and contributes greatly to the increased temperature of surface runoff. In most urban jurisdictions, a paved roadway system with a traditional curb and gutter configuration provides a key component of the overall urban drainage system. Surface flow from adjoining tributary watersheds is conveyed directly into catch basin inlets and connected piping systems. In these traditional impervious paved systems, the runoff coefficient (runoff volume) is increased and the time of concentration is decreased resulting in increased peak rates of runoff.

TRUEGRID provides a highly permeable stabilized surfaces that can be used for the movement and parking of vehicles (automobiles, trucks, construction equipment, aircraft, etc.) and storage of materials and equipment. Compared to conventional pavement, the TRUEGRID system is designed to infiltrate storm water runoff instead of shedding it off the surface. TRUEGRID will reduce the amount of runoff by allowing water to pass through surfaces that would otherwise be impervious. The storm water passes through the load bearing surface and aggregate sub base that are selected based upon the intended application and required infiltration rate. Runoff is stored in the stone aggregate sub base course / storage layer, and allowed to infiltrate into the surrounding soil (functioning like an infiltration basin).

A **TRUEGRID** surface has very high initial surface infiltration rates and can immediately infiltrate and store rainfall and runoff from high intensity rainstorms. In many cases, direct runoff is completely eliminated. The surface infiltration rates for TRUEGRID will in most cases exceed 800 inches/hour. This is several orders of magnitude higher than all the rainfall intensities encountered in the Southwest and Midwest USA. These high infiltration rates are also 4 orders of magnitude higher than most soil infiltration rates. The TRUEGRID system relies on the ability of the void space within the surface material and the sub base to receive, store, and infiltrate water into the underlying sub soils. The aggregate sub base provides a temporary “reservoir”, receiving the inflow from the surface pavement layer and providing temporary storage while the water is discharged to the sub grade through infiltration or released to surface discharge through a sub drain system.

TRUEGRID Permeable Pavers are designed to provide design professionals with an eco-friendly alternative to concrete and asphalt and other impervious surfaces. Similar systems have been used in Europe for over 40 years and have been highly effective and accepted as a better alternative to impervious surfaces. TRUEGRID improved upon this concept and developed a stronger, more durable, USA made version that can handle any load and rigors concrete can handle....while being 100% permeable.

TRUEGRID has been honored as one of two winners, from hundreds of green technology products considered, to receive grants support for education from entities including the U.S. Department of the Interior and the U.S. Department of Energy. These grants were awarded to TRUEGRID to promote and educate others on the benefits of TRUEGRID as an eco-friendly alternative to concrete and asphalt. TRUEGRID was chosen due to its low impact development properties, its stormwater maintenance /high permeability qualities, high load capacities, long life expectancy-no maintenance performance and 100% post-consumer recycled material composition.

The value of the TRUEGRID systems includes:

Runoff volume reduction/elimination is achieved when TRUEGRID is placed over *in situ* soils and a defined volume of the water passing through the pavement is infiltrated into the soil subgrade below.

Peak runoff rate reduction is achieved when the volume of water passing through the TRUEGRID surface is "detained" for a defined period of time within the pavement cross-section and the open graded aggregate sub base beneath the pavement. The effective infiltration rate for the watershed is increased by trapping the water in the permeable surfaces and effectively increasing the time of concentration in the catchment area.

Pollutant removal. Specific field data on the reductions of pollutant concentrations by various permeable pavements are limited. However, reductions in the concentrations of total suspended solids and associated constituents, such as metals, oils, and greases appear to be relatively high. The fact that all permeable pavements significantly reduce the average annual runoff volume makes them very effective in reducing pollutant loads reaching the receiving waters. Infiltration of storm water runoff through the pavement surface will provide a degree of suspended solids removal followed by additional removal of colloidal solids and soluble pollutants in the aggregate sub base and sub soils. Sorption of metals to colloidal solids and within the pavement void matrix is another removal function. Soluble organic pollutants adsorbed within the pavement void matrix and the open graded aggregate sub base will be exposed to biodegradation over time. Adsorption and ion exchange occur as storm water travels through the unsaturated (vadose) zone below the aggregate base and reduce the particulate and dissolved pollutant loading to the groundwater (saturated zone). Permeable pavement can be used to provide ground water recharge. Some data suggest that as much as 70% to 80% of annual rainfall will go toward ground water recharge (Gburek and Urban, 1980). A third study by Brattebo and Booth (2003) indicates that many trademarked permeable paver systems effectively reduced concentrations of motor oil, copper, and zinc. Furthermore, the study found that almost all precipitation that fell on the permeable pavers infiltrated even after 6 years of daily use as a parking area.

Reduces Heat Island Effect. Heat Island Effect occurs in areas such as a city and industrial sites that have consistently higher temperatures than surrounding areas because of greater retention of heat. This retention of heat is due to buildings, concrete, and asphalt. Using TRUEGRID in these “hot spot” areas for pathways, parking lots, driveways, roofs...etc., reduces the absorbability of solar rays and thus helps steady and cool the natural environment.

High load bearing capacity. TRUEGRID is designed with the highest load capacities of any grid system and can withstand significant structural loads. TRUEGRID provides a stable and continuous load-bearing surface throughout parking areas.

TRUEGRID will add to LEED Credits in the following categories.

- Water Efficiency
- Innovation & Design
- Sustainable Sites
- Indoor Environmental Quality
- Materials & Resources
- Energy & Atmosphere

Sub-base considerations for storm water detention

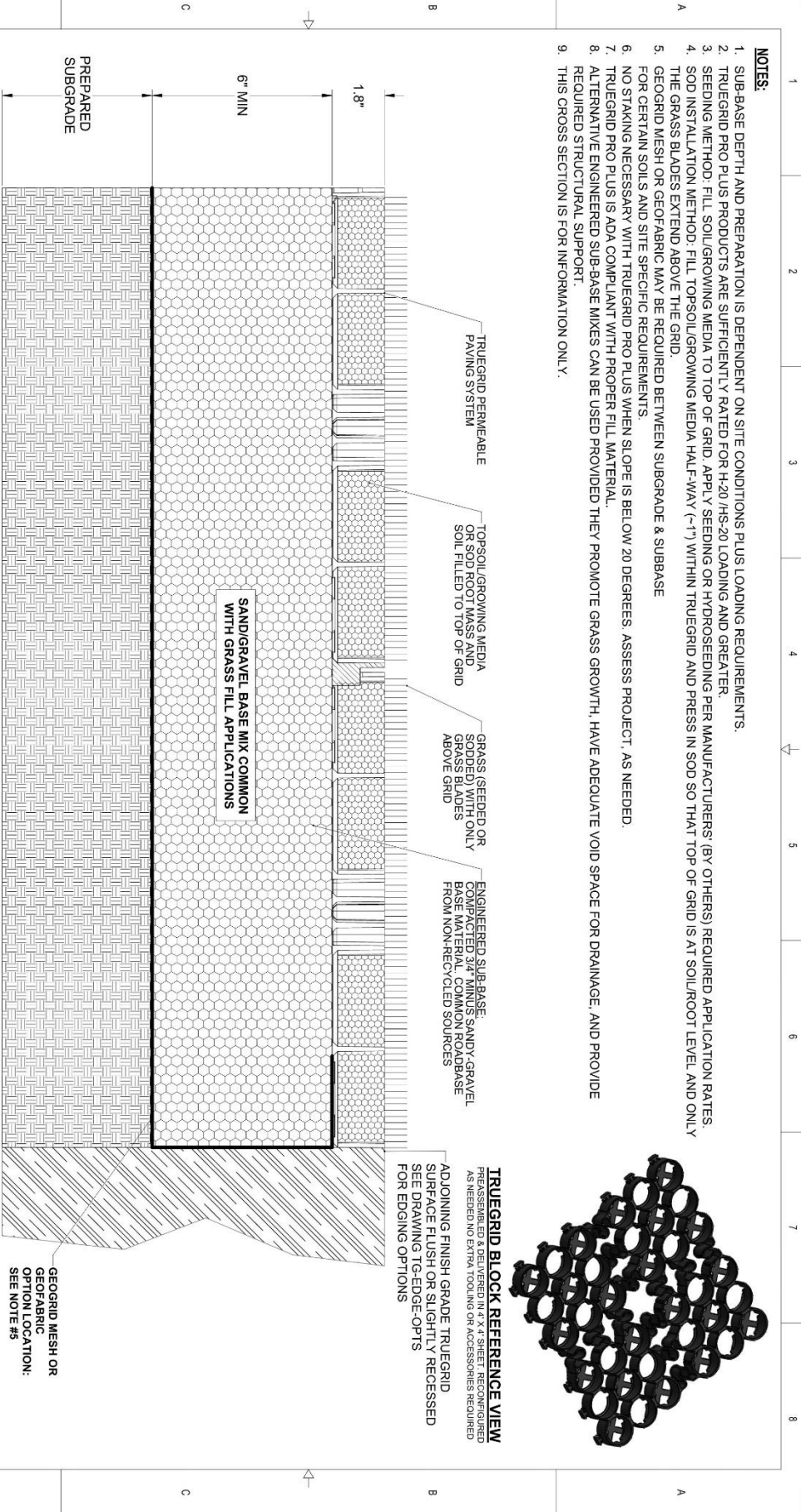
Crushed aggregate meeting ASTM No. 57 is commonly used for open-graded sub bases along with ASTM No. 2 to No. 4. These materials are widely available and they are recommended for most TRUEGRID Permeable Paver applications. These materials will have a nominal porosity (volume of voids/total volume of base) over 0.32 and a storage capacity in the void space (volume of voids/volume of aggregate) approaching 40%. A 40% void space provides 0.4 cubic feet of storage capacity for each cubic foot of aggregate (the volume of the base will need to be 2.5 times the volume of water to be stored).

Chart A: Permeable Base

AASHTO #57 permeable sub base material defined as:

Sieve Size		Percent Passing	
mm	In.	#57	Typical
37.5	1-1/2	100	100
25	1	95-100	97
19	3/4		75
12.5	1/2	26-60	45
9.5	3/8		25
4.75	#4	0-10	5
2.36	#8	0-5	2

- NOTES:**
1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
 2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER.
 3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
 4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
 5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
 6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
 7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
 8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
 9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



APPLICATION:
PARKING LOT, RV PARKING,
PARKING PADS, DRIVEWAYS

GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS

REV	DESCRIPTION	DATE	BY	CHKD
01	UPDATED NOTE FLAG NOTES	8/20/2020	JT	CW

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01	UPDATED NOTE FLAG NOTES	8/20/2020	JT	CW

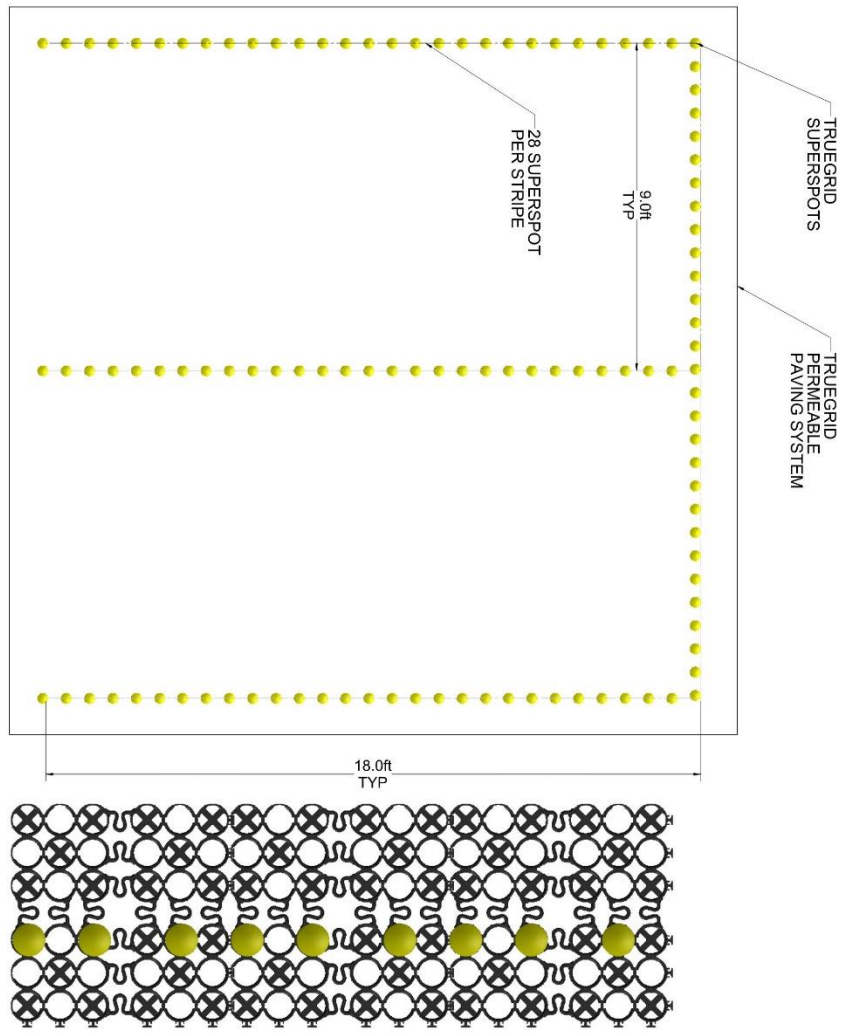
MANUFACTURED IN NORTH AMERICA
1-855-355-GRID (4743)

CLIENT / PROJECT
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TRUEGRID AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRUEGRID.

APPROVAL INFORMATION	DATE	SCALE	PROJECT NUMBER	SHEET NUMBER
TRUEGRID GRASS FILL INSTALLATION MEDIUM LOAD	2/20/2020	1:1	TGB-GRS-ML	01

TRUEGRID
The way your project. The way the environment.

- NOTES:**
1. LINE UP TAB AND SLOT. PUSH IN TO LOCK IN SUPERSPOT.
 2. SUPERSPOT PATTERN AND SPACING OPTIONS ARE UNLIMITED AND CAN BE RECONFIGURED AS PREFERRED.
 3. SUPERSPOTS CAN BE USE IN MALE TO FEMALE CONNECTION POINT CELLS. IF YOU SLIGHTLY MODIFY THE SUPERSPOT.
 4. SUPERSPOTS ARE TYPICALLY INSTALLED BEFORE FINAL TRUEGRID PAYER FILL.



90° STALL OPTION

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

REV	01	REVISION NOTES: ADDED FINISH GRADE MATCH	JST	JT	CW	11/16/2017
1	2	3	4	5	6	7

1-855-355-GRID (4743) **CLIENT / PROJECT**

MADE IN U.S.A.

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. THESE DIMENSIONS ARE INDICATED BY DIMENSION LINES. THE DECISION HAS BEEN MADE BY THE USER TO USE THIS PRODUCT. THE USER IS RESPONSIBLE FOR CONFIRMING THE DIMENSIONS AND SPECIFICATIONS OF THE PRODUCT WITH THE MANUFACTURER. THE USER IS RESPONSIBLE FOR CONFIRMING THE DIMENSIONS AND SPECIFICATIONS OF THE PRODUCT WITH THE MANUFACTURER. THE USER IS RESPONSIBLE FOR CONFIRMING THE DIMENSIONS AND SPECIFICATIONS OF THE PRODUCT WITH THE MANUFACTURER.

TRUEGRID PAVING SYSTEM

TRUEGRID PERMEABLE PAVING SYSTEM

TRUEGRID PROPLUS SUPERSPOT

90 DEG PARKING SPOT

TG-PP-SS-90-28

SCALE: 1/8" = 1'-0"

SHEET: 15 OF 17