

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



**Monday, September 8, 2025  
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, September 8, 2025, 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 an 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 11, 2025.
- E. New Business - Non-Action Item(s)
  - E.1 Minor Plat of **Cokebusters Dive**: A subdivision of 5.0001 acres, (217,807.73 Square Feet), being part of Tract of the Charlotte L. Bailey, situated in the John M. Hopper Survey, A-375, per H.C.C.F. No. RP-2018-17593, Real Property Records of Harris County, Texas.
  - E.2 Minor Plat of **Real Life Ministries**: Being a subdivision of 6.0923 acres of land, (265,380.59 Square Feet), situated in the Jessee Pruitt Survey, Abstract 629, City of Tomball, Harris County, TX.

F. New Business

- F.1 Consideration to approve Final Plat of **Pinevale**: A subdivision of 31.1224 acres, (1,355,691.44 Square Feet), in the John H. Edward Survey, A-20 and Chancy Goodrich Survey, Abstract No. 311, Block 3, Harris County Texas.
- F.2 Consideration to approve Final Plat of **Baker Hughes Education Center, Replat No. 1**: A subdivision of 96.69 acres, (4,212,024 Square Feet), being a replat of Lot 1 and Lot 2, Block 1, Baker Hughes Education Center, F.C. No, 651066, H.C.M.R, situated in the Jesse Pruitt Survey Abstract No. 629, City of Tomball, Harris County, Texas.
- F.3 Conduct a public hearing and consideration to approve **Zoning Case Z25-10**: Request by Donald and Cheryl Murchison, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from Single-Family Residential (SF-9) to the General Retail (GR) zoning district. The property is located at 1710 S. Cherry Street, 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 2nd day of September 2025 by 5:00 PM, and remained posted for at least three consecutive business days 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) 290-1019 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

# Planning & Zoning Commission Meeting

## Agenda Item

### Data Sheet

**Meeting Date:** September 8, 2025

**Topic:**

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 11, 2025.

## 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 PLANNING & ZONING COMMISSION MEETING  
CITY OF TOMBALL, TEXAS**

**MONDAY, AUGUST 11, 2025**



**6:00 P.M.**

- A. The meeting was Called to Order by Chairman Tana Ross at 6:00 p.m. Other Members present were:
- Commissioner Colleen Pye
  - Commissioner Scott Moore
  - Commissioner Susan Harris
  - Commissioner Bill Darnall

Others present:

- Craig Meyers – Community Development Director
- Benjamin Lashley – Assistant City Planner
- Kim Chandler – Community Development Coordinator
- Tommy Ramsey – City Attorney
- Sal Alsultan – Asst. Public Works Director/City Engineer
- Jeffrey Salgado – Graduate Engineer
- Bryce Smith – Police Officer
- Lisa Covington – City Council Member
- Jeremy Griffin – Building Official

draft

Craig Meyers, Community Development Director announced the following:

- City Council Approved, **Zoning Case Z25-07**: Request by Paul and Brenda Mladenka, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas.
- City Council Approved, **Zoning Case Z25-08**: Request by James and Patricia Case, represented by Shawn Ballard, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas.



- City Council Approved, **Conditional Use Permit Case CUP25-05**: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.
- City Council Approved on 1<sup>st</sup> Reading (on hold until Annexation is presented to City Council), **Zoning Case Z25-09**: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.
- There will be a UDC Update Presentation at the Regular Planning & Zoning Meeting scheduled for September 8, 2025.
- Introduced Salwan (Sal) Alsultan, our new Assistant Public Work Director/City Engineer.
- Discussed time change for Regular Planning & Zoning Commission Meetings. All Members agreed to continue meetings at 6:00 p.m.

B. Approval of Minutes:

Motion was made by Commissioner Pye, second by Commissioner Darnall, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 14, 2025.

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

Motion Carried unanimously.

E. New Business Non-Action Items:

- E.1 Minor Plat of **The Oaks at Carrell Street**: Being a commercial subdivision of 2.777 acres, (120,974 Square Feet), of land in the Ralph Hubbard Survey, A-383, in the City of Tomball, Harris County, Texas, being a partial replat of Lots 83, 85 and 96 of Tomball Outlots, a subdivision recorded in Volume 2, Page 65 and corrected in Map, Recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.
- E.2 Minor Plat of **Hicks Retail Center Number Two**: Being a replat of Lots 1 and 2 of Hicks Retail Center Subdivision and being a 3.4421 acre, (149,938.19 Square Feet), tract of land situated in the Joseph House survey, Abstract Number 34, in the City of Tomball, Harris County, Texas.

- E.3 Minor Plat of **Johnson Road Business Park:** A subdivision of 2.7286 acres, (32,177 Square Feet), right of way dedication to the City of Tomball, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, and being out of a portion of Outlots 214-218 according to the Plat of Five Acre Tracts Tomball Townsite recorded in Volume 2, Page 65, Map Records of Harris County, Texas; said 13.86-acre tract conveyed to the owner in the Deed Recorded in Clerk File Number 20130151271, Official Public Records, Harris County, Texas.
- E.4 Minor Plat of **Hirschfield Commercial Park:** A subdivision of a 3.4335 acre, (149,565.32 Square Feet), tract of land situated in the John Hooper Survey, Abstract Number 375, of Harris County, Texas. (Tomball ETJ).
- E.5 Minor Plat of **Triana Commercial:** Being a subdivision of 1.1649 acres of land, located in the Wilhelm Usener Survey, Abstract No. 820, Harris County, Texas. (Tomball ETJ).
- E.6 Minor Plat of **Zion Acres:** Being a subdivision of 15.18 acres, (661,120 Square Feet), of land situated in the Joseph Miller Survey, Abstract 50, Harris County, Texas. (Tomball ETJ).
- E.7 Minor Plat of **Jorgensen Solutions:** A subdivision of 7.5651 acres, (329,534 Square Feet), of land, situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being a partial replat of Lots 366 & 367, corrected Map of Tomball Outlots, according to the Map or Plat thereof recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Staff Approved Plats for informational purposes only.

F. New Business:

- F.1 Consideration to approve Preliminary Plat of **New Telge Road Development:** A subdivision of 18.7393 acres located in the John H. Edwards Survey, Abstract 20, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Preliminary Plat of **New Telge Road Development** with conditions.

Motion was made by Vice Chairman Harris, second by Commissioner Darnall, to approve Preliminary Plat of **New Telge Road Development** with conditions.

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

Motion Carried unanimously.

- F.2 Consideration to approve the Final Plat of **Mendoza Estates:** A subdivision of a 1.9961 acre, (86,951.42 Square Feet), tract know as part of the Tract 7 and 8, as recorded under H.C.C.F. No. RP-2017-374990, Justin Pruitt Survey, Abstract 629, City of Tomball, Harris County, Texas.

Benjamin Lashley, Assistant City Planner, presented Final Plat of **Mendoza Estates** with conditions.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve Final Plat of **Mendoza Estates** with conditions.

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

Motion Carried unanimously.

- F.3 Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-06**: Request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of “Amusement devices/arcade” within the City of Tomball’s General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

Craig Meyers, Community Development Director, presented **Conditional Use Permit Case CUP25-06**.

Dr. Hang A. Le, owner, (103 E. Black Knight Drive, Spring, TX 77382), spoke on behalf of the request.

The Public Hearing was opened by Chairman Ross at 6:37 p.m.

Lisa Trebus, (201 Raymond Street, Tomball, TX 77375), spoke in opposition of the request.

Hearing no comments, the Public Hearing was closed at 6:40 p.m.

Motion was made by Commissioner Moore, second by Vice Chairman Harris, to approve **Conditional Use Permit Case CUP25-06**.

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

Vote was as follows:

Commissioner Bill Darnall	<u>Nay</u>
Chairman Tana Ross	<u>Nay</u>
Commissioner Scott Moore	<u>Nay</u>
Vice Chairman Susan Harris	<u>Nay</u>
Commissioner Colleen Pye	<u>Nay</u>

Motion Failed (Unanimously).

G. Adjournment

Motion was made by Commissioner Moore second by Commissioner Darnall, to adjourn.

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

Motion Carried unanimously.

The meeting adjourned at 6:58 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of 2025.

\_\_\_\_\_  
Kim Chandler  
Community Development Coordinator/  
Commission Secretary

\_\_\_\_\_  
Tana Ross  
Commission Chairman

# Planning & Zoning Commission

## Agenda Item

### Data Sheet

**Meeting Date:** September 8, 2025

**Topic:**

Minor Plat of **Cokebusters Dive:** A subdivision of 5.0001 acres, (217,807.73 Square Feet), being part of Tract of the Charlotte L. Bailey, situated in the John M. Hopper Survey, A-375, per H.C.C.F. No. RP-2018-17593, Real Property Records of Harris County, Texas.

## Background:

**Origination:**

### Recommendation:

Staff Approved (For informational purposes only).

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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

# CITY OF TOMBALL

Plat Name: Cokebusters Dive

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 8, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.



# Planning & Zoning Commission

## Agenda Item

### Data Sheet

**Meeting Date:** September 8, 2025

**Topic:**

Minor Plat of **Real Life Ministries**: Being a subdivision of 6.0923 acres of land, (265,380.59 Square Feet), situated in the Jessee Pruitt Survey, Abstract 629, City of Tomball, Harris County, TX.

## Background:

**Origination:**

### Recommendation:

Staff Approved (For informational purposes only).

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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



# CITY OF TOMBALL

Plat Name: Real Life Ministries

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 8, 2025

The above Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the Community Development Department and Engineering Division approved this minor plat at the administrative level.

STATE OF TEXAS  
COUNTY OF HARRIS

WE, REAL LIFE MINISTRIES TEXAS, A TEXAS NONPROFIT CORPORATION, ACTING BY AND THROUGH TOMMY ROBERSON, EXECUTIVE PASTOR, OWNERS OF THE 6.0923 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF REAL LIFE MINISTRIES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, 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 CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONER'S COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE REAL LIFE MINISTRIES HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOMMY ROBINSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER),  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND ITS COMMON SEAL HEREUNTO AFFIXED

REAL LIFE MINISTRIES, A TEXAS NONPROFIT CORPORATION

BY: \_\_\_\_\_  
TOMMY ROBERSON, EXECUTIVE PASTOR

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, PERSONALLY APPEARED TOMMY ROBINSON, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

WE, THE SOLOMON FOUNDATION, A COLORADO NONPROFIT CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REAL LIFE MINISTRIES, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2024-335105 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
PRINT NAME  
PRINT TITLE

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF TOMBALL REGIONAL HEALTH FOUNDATION IS 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 \_\_\_\_\_, 202\_\_\_\_.

CRAIG T. MEYERS  
COMMUNITY DEVELOPMENT DIRECTOR

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND AT FILM CODE NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHIA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY

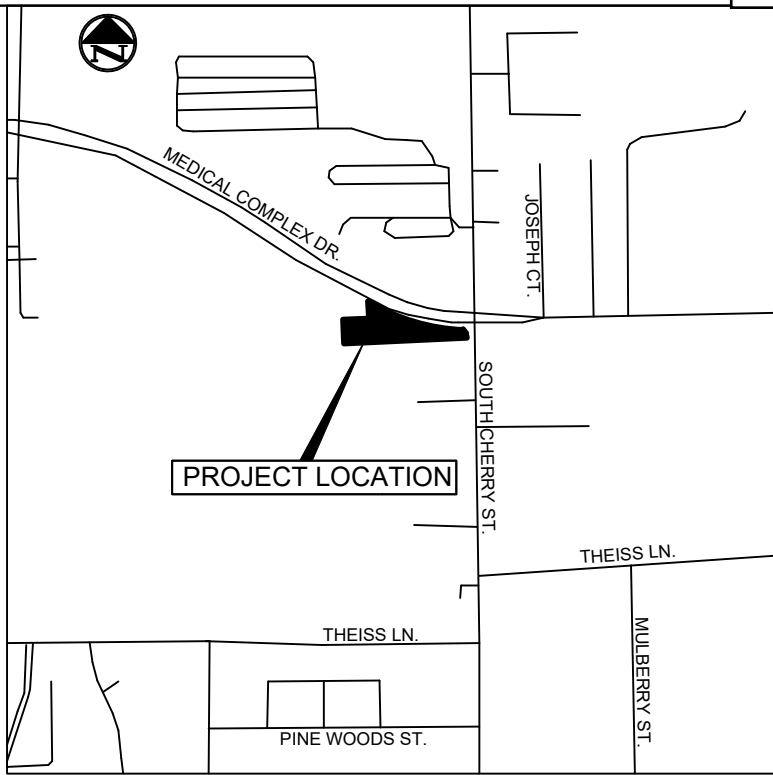
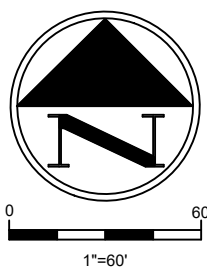
BY: \_\_\_\_\_  
DEPUTY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	778.51'	1,560.00'	28°35'35"	S 73°19'34" E	770.45'

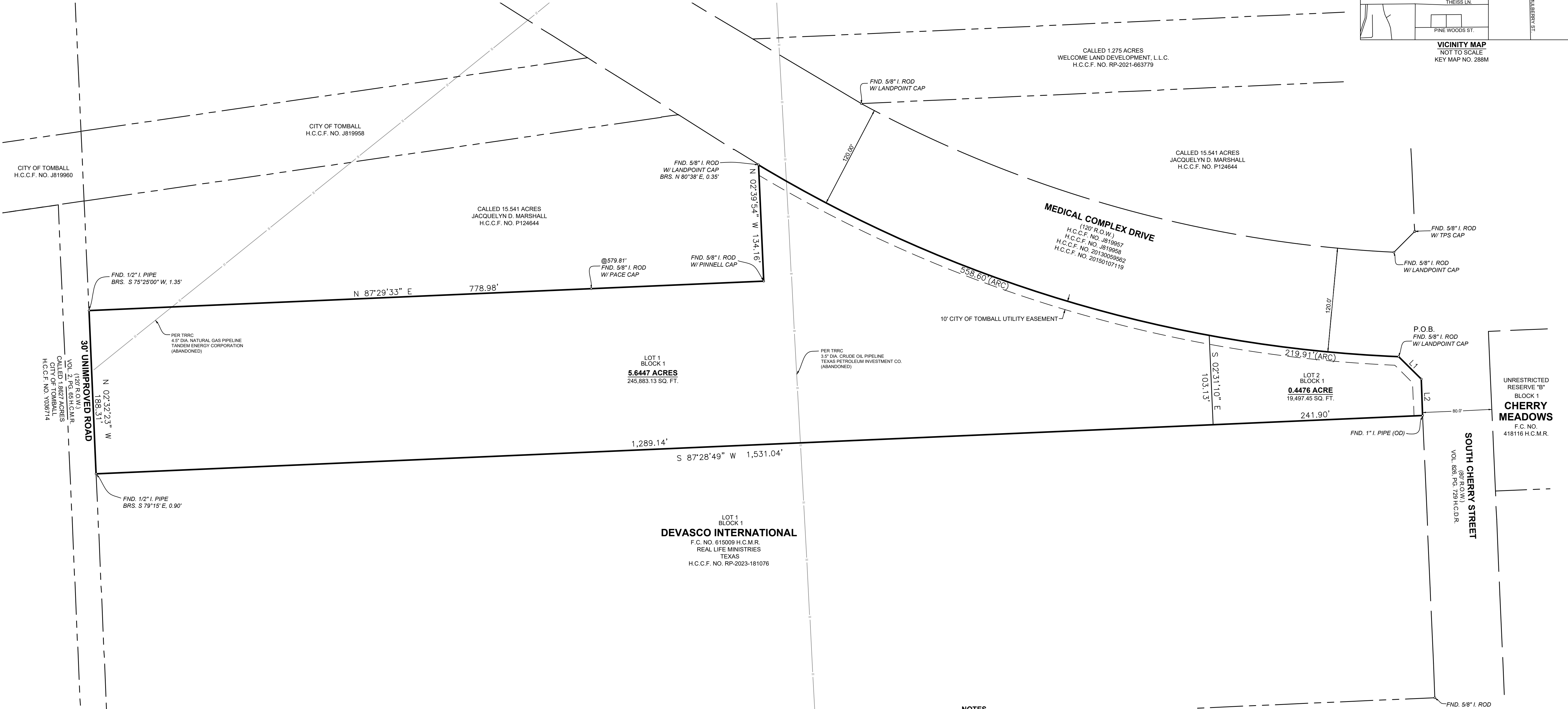
LINE	BEARING	DISTANCE
L1	S 45°17'45" E	36.70'
L2	S 02°24'20" E	42.07'

LEGEND

BRS. BEARS  
DIA. DIAMETER  
F.C. NO. FILM CODE NUMBER  
FND. FOUND  
H.C.C.F. HARRIS COUNTY CLERK FILE  
H.C.M.R. HARRIS COUNTY MAP RECORDS  
I. IRON  
NO. NUMBER  
OD. OUTSIDE DIAMETER  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
SQ. FT. SQUARE FOOT  
TRRC. TEXAS RAILROAD COMMISSION  
VOL. VOLUME



VICINITY MAP  
NOT TO SCALE  
KEY MAP NO. 288M



NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ACCORDING TO FEMA FIRM PANEL NO. 48201C0230L (EFFECTIVE DATE 06/18/2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER (ISSUED BY FIDELITY NATIONAL TITLE, ORDER NO. FAHCS25007709, DATED EFFECTIVE JULY, 2025. SEE NOTE 10.
- 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.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN. PIPELINE LOCATIONS SHOWN HEREON ARE BASED ON TRRC GIS AND HAVE NOT BEEN FIELD VERIFIED.
- ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- SUBDIVISION AS SHOWN HEREON IS SUBJECT TO PIPELINE RIGHT OF WAY EASEMENTS RECORDED UNDER VOLUME 1003, PAGE 101, VOLUME 1045, PAGE 701, VOLUME 1089, PAGE 51, DEED RECORDS, AND IN COUNTY CLERK'S FILE NO. D442230, HARRIS COUNTY, TEXAS, SAID EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE. (SEE NOTE 5)

REAL LIFE MINISTRIES

BEING A SUBDIVISION OF  
6.0923 ACRES OF LAND (265,380.59 SQ. FT.)  
SITUATED IN THE  
JESSE PRUITT SURVEY, ABSTRACT 629  
CITY OF TOMBALL  
HARRIS COUNTY, TEXAS

2 LOTS, 1 BLOCK

SCALE: 1" = 60'  
DATE: AUGUST, 2025

OWNER  
REAL LIFE MINISTRIES,  
A TEXAS NONPROFIT CORPORATION  
1635 SOUTH CHERRY STREET  
TOMBALL, TX 77375

SURVEYOR

CONLEY LAND SERVICES, LLC

18635 N. ELDRIDGE PARKWAY  
TOMBALL, TX 77377  
TEL: 832-729-4997  
CONLEYLAND.COM  
TBPELS FIRM NO. 10194732

I, SEAN CONLEY, 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 SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY  
TEXAS REGISTRATION NUMBER 6739



# Planning & Zoning Commission

## Agenda Item

### Data Sheet

**Meeting Date:** September 8, 2025

**Topic:**

Consideration to approve Final Plat of **Pinevale**: A subdivision of 31.1224 acres, (1,355,691.44 Square Feet), in the John H. Edward Survey, A-20 and Chancy Goodrich Survey, Abstract No. 311, Block 3, Harris County Texas.

### Background:

**Origination:**

### Recommendation:

### Staff Approved with Conditions

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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

# CITY OF TOMBALL

Plat Name: Pinevale

Plat Type: Final

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 8, 2025

The above 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:

The Community Development Department and Engineering Division approves this Plat with the following conditions.

- Engineered construction plans must be submitted to and approved by the City of Tomball, illustrating how all required public improvements associated with this development will be constructed (i.e. utilities and streets).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).



Date: Aug 22, 2025, 12:18pm User ID: oduring

RESTRICTED RESERVE A  
(RESTRICTED TO  
LANDSCAPE/OPEN SPACE  
PURPOSES ONLY)  
3.9445 AC. 171,821.41 SQ.FT

RESTRICTED RESERVE B  
(RESTRICTED TO DRAINAGE/DETENTION  
PURPOSES ONLY)  
8.1556 AC. 355,255.89 SQ.F

26.28 ACRES  
PINE COUNTRY OF TOMBALL  
SEC 2 REPLAT  
F.C. NO. 632143  
H.C.M.R.

26.28 ACRES  
PINE COUNTRY OF TOMBALL  
SEC 2 REPLAT  
F.C. NO. 628282  
H.C.M.R.

VICINITY MAP  
MAP REF: KEY MAP 287M  
ZIP CODE: 77377

SCALE: 1" = 60'  
0' 60' 120' 180'

## LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)
- AC ACRE
- AE AERIAL EASEMENT
- SSF SANITARY SEWER EASEMENT
- STW STORM SEWER EASEMENT
- WLE WATER LINE EASEMENT
- DFH DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- FC NO. FILM CODE NUMBER
- UVF UNOBSTRUCTED VISIBILITY EASEMENT
- BLF BUILDING LINE
- RF RIGHT-OF-WAY
- SF SQUARE FEET
- BL BUILDING LINE
- GBL GARAGE BUILDING LINE
- IR IRON ROD
- FD FOUND
- C.O.T. CITY OF TOMBALL
- HCMP HARRIS COUNTY MAP RECORDS
- HCBP HARRIS COUNTY BIRD RECORDS
- HCOPRRP OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- HCDFD HARRIS COUNTY FLOOD CONTROL DISTRICT
- OPRRPHC OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
- HCFC NO. HARRIS COUNTY CLERK'S FILE NUMBER
- ✕ STREET NAME CHANGE SYMBOL

## PINEVALE

A SUBDIVISION OF 31.1224 ACRES (1355691.44 SQ. FT.)  
IN THE JOHN H. EDWARD SURVEY, A-20 AND  
CHANCY GOODRICH SURVEY, A-311 BLOCK 3  
HARRIS COUNTY, TEXAS.

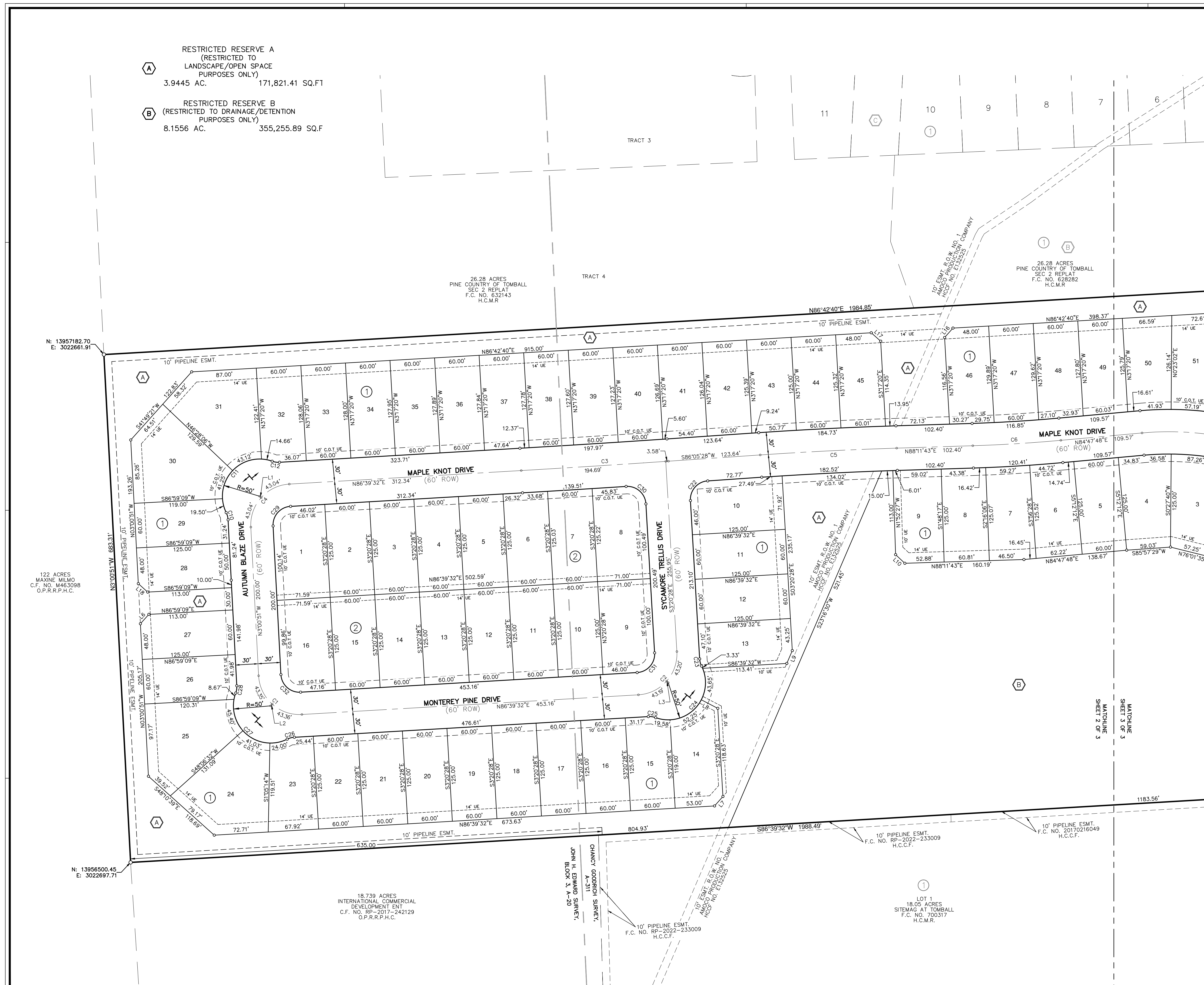
76 LOTS 2 BLOCKS 2 RESERVES  
AUGUST, 2025

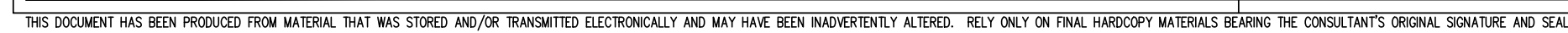
OWNER:  
BEAZER HOMES TEXAS LP  
A TEXAS LIMITED LIABILITY COMPANY,  
10110 W SAM HOUSTON PKWY N #A100  
HOUSTON, TEXAS 77064

**PAPE-DAWSON  
ENGINEERS**

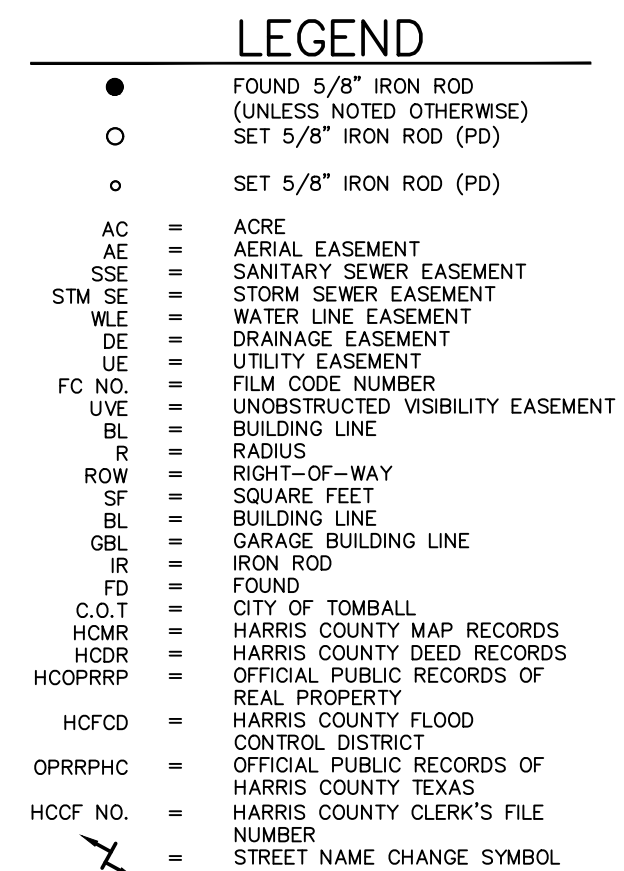
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 2 OF 3





- | LOT AREA TABLE |         |        |         |  |
|----------------|---------|--------|---------|--|
| LOT NO.        | BLK NO. | ACRES  | SF      |  |
| 1              | 2       | 0.2014 | 8771.70 |  |
| 2              | 2       | 0.1722 | 7500.00 |  |
| 3              | 2       | 0.1722 | 7500.00 |  |
| 4              | 2       | 0.1722 | 7500.00 |  |
| 5              | 2       | 0.1722 | 7500.00 |  |
| 6              | 2       | 0.1722 | 7500.32 |  |
| 7              | 2       | 0.1723 | 7506.52 |  |
| 8              | 2       | 0.2013 | 8768.87 |  |
| 9              | 2       | 0.2007 | 8740.87 |  |
| 10             | 2       | 0.1722 | 7500.00 |  |
| 11             | 2       | 0.1722 | 7500.00 |  |
| 12             | 2       | 0.1722 | 7500.00 |  |
| 13             | 2       | 0.1722 | 7500.00 |  |
| 14             | 2       | 0.1722 | 7500.00 |  |
| 15             | 2       | 0.1722 | 7500.00 |  |
| 16             | 2       | 0.2033 | 8857.29 |  |



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



# Planning & Zoning Commission

## Agenda Item

### Data Sheet

**Meeting Date:** September 8, 2025

**Topic:**

Consideration to approve Final Plat of **Baker Hughes Education Center, Replat No. 1:** A subdivision of 96.69 acres, (4,212,024 Square Feet), being a replat of Lot 1 and Lot 2, Block 1, Baker Hughes Education Center, F.C. No, 651066, H.C.M.R, situated in the Jesse Pruitt Survey Abstract No. 629, City of Tomball, Harris County, Texas.

### Background:

**Origination:**

### Recommendation:

### Staff Approved with Conditions

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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



# CITY OF TOMBALL

Plat Name: Baker Hughes Education Center Replat No 1

Plat Type: Final

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

Plat within City Limits ☒

Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 8, 2025

The above 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:

The Community Development Department and Engineering Division approves this Plat with the following conditions.

- Engineered construction plans must be submitted to and approved by the City of Tomball, illustrating how all required public improvements associated with this development will be constructed (i.e. sanitary sewer and water main extensions to serve all lots within the subdivision).
- Prior to the recordation of this final subdivision plat all required public improvements associated with this development must be installed in accordance with the approved construction plans and/or suitable financial guarantee must be furnished to the city covering the overall costs of the remaining improvements as deemed acceptable by the City Engineer (Sec. 212.0106 of Texas Local Government Code).

STATE OF TEXAS  
COUNTY OF HARRIS

We, Baker Hughes Oilfield Operations, LLC, a California limited liability company, acting by and through Ben Leibman, Vice President and Anuj Gupta, Vice President, owner, hereinafter referred to as Owners of the 96.69 acre tract described in the above and foregoing map of BAKER HUGHES EDUCATION CENTER REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0") wide on each side of the center line of any and all bayous, creeks, 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

IN TESTIMONY WHEREOF, Baker Hughes Oilfield Operations, LLC, a California limited liability company, has caused these presents to be signed by Ben Leibman, Vice President and Anuj Gupta, Vice President, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Baker Hughes Oilfield Operations, LLC, a California limited liability company

By: Ben Leibman  
Vice President

By: Anuj Gupta  
Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ben Leibman, Vice President and Anuj Gupta, Vice President of Baker Hughes Oilfield Operations, LLC, a California limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires:

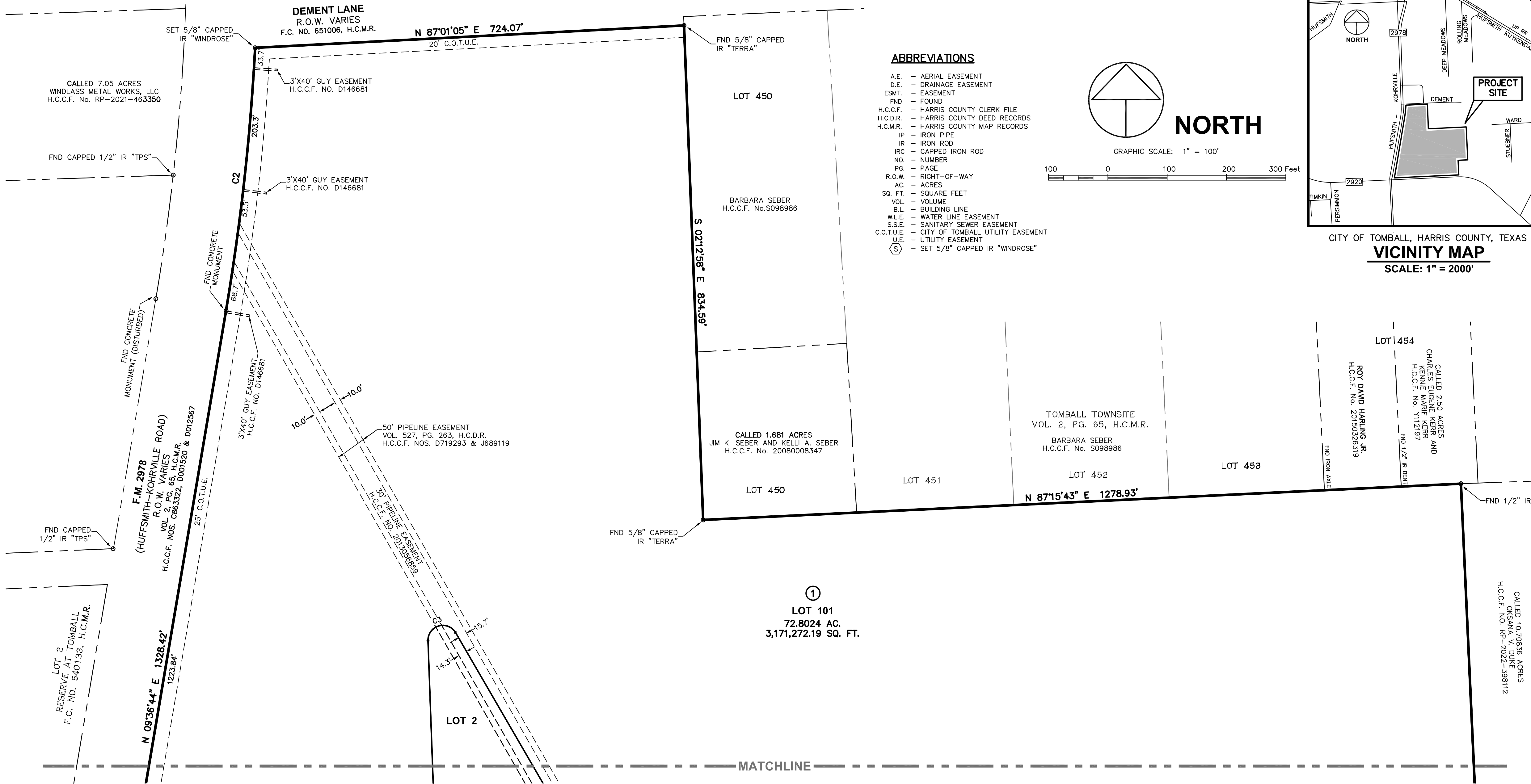
I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 the Texas Coordinate System of 1983, south central zone.



MATTHEW CARPENTER  
Registered Professional Land Surveyor  
Texas Registration No. 6942

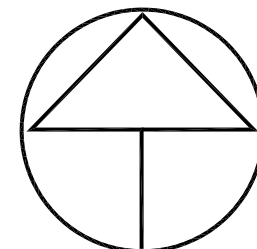
This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of BAKER HUGHES EDUCATION CENTER REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: Tana Ross  
Charlman



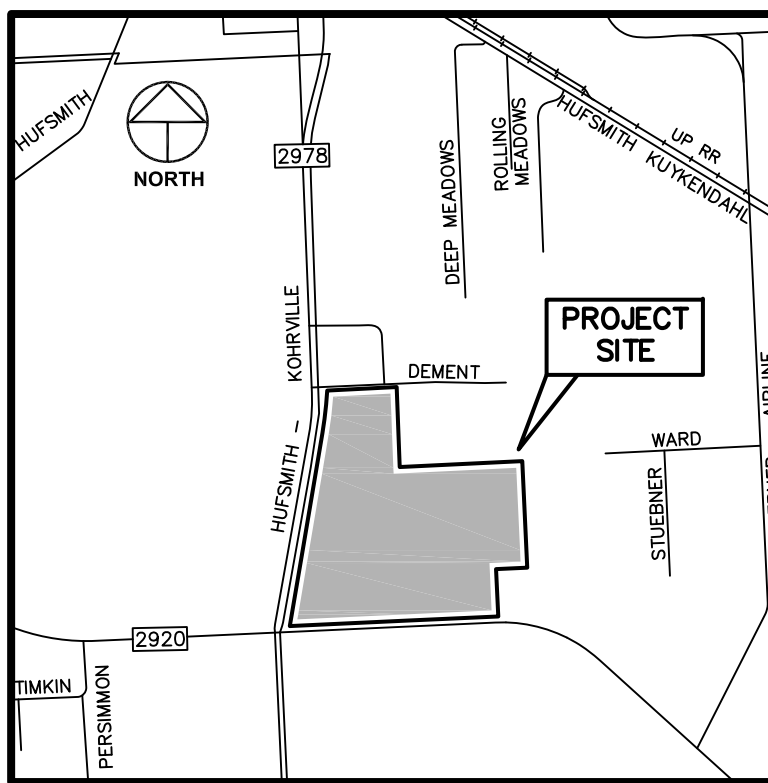
#### ABBREVIATIONS

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



GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet



CITY OF TOMBALL, HARRIS COUNTY, TEXAS

#### VICINITY MAP

SCALE: 1" = 2000'

#### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791025-06375 OF TEXAS AMERICAN TITLE COMPANY, DATED JULY 30, 2025, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999952168.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201020201, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.
- THE ACREAGE AND SQUARE FOOTAGE PRECISION IS SHOWN HEREON AS REQUIRED UNDER TOMBALL CODE OF ORDINANCES, CHAPTER 40, SECTION 40-29 (3) BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED AND DOES NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- SUBJECT TO THAT CERTAIN EASEMENT AND RIGHT OF WAY GRANTED TO SINCLAIR PIPE LINE COMPANY, RECORDED IN VOL. 532, PG. 164, H.C.D.R. (NOT PLOTTABLE)

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 02°05'11" W	189.68'	
L2	N 87°22'09" E	136.95'	

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5669.65'	7°05'30"	701.75'	N 06°03'59" E	701.30'
C2	3879.64'	6°35'23"	446.20'	N 06°19'03" E	445.95'
C3	25.00'	151°58'51"	66.31'	N 73°54'14" E	48.51'

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for

registration in my office on \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_

o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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.

Tenshia Hudspeth  
County Clerk of  
Harris County, Texas

By: Deputy

## BAKER HUGHES EDUCATION CENTER REPLAT NO 1

A SUBDIVISION OF  
96.69 ACRES / 4,212,024 SQ. FT.  
BEING A REPLAT OF LOT 1 AND LOT 2,  
BLOCK 1, BAKER HUGHES EDUCATION CENTER,  
F.C. NO. 651066, H.C.M.R., SITUATED IN THE  
JESSE PRUITT SURVEY ABSTRACT NO. 629  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

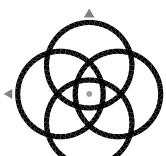
1 BLOCK 2 LOTS

AUGUST 2025

Owner

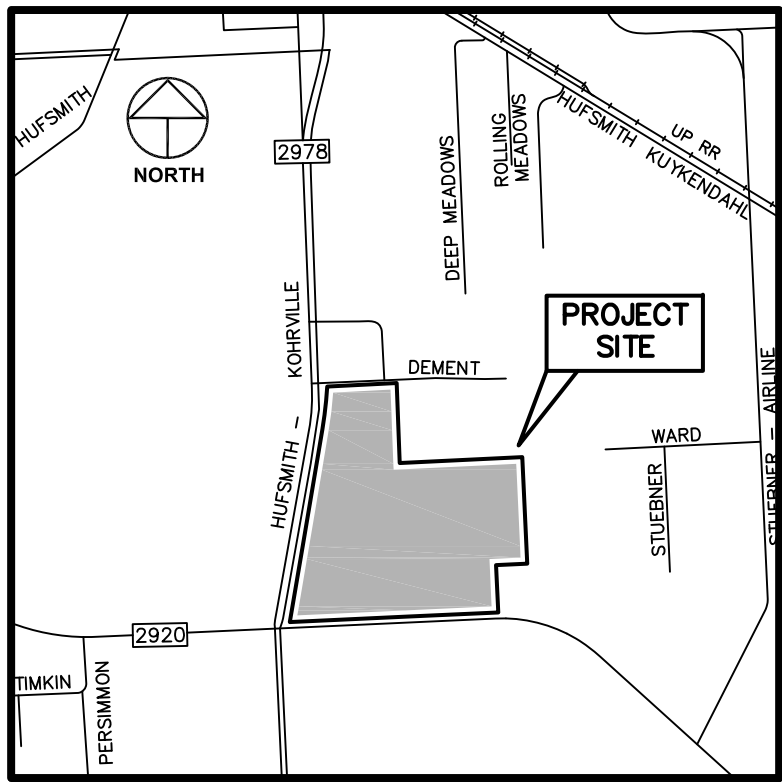
Baker Hughes Oilfield Operations, LLC,  
a California limited liability company  
575 North Dairy Ashford Road, Suite 100  
Houston, TX 77079

Surveyor



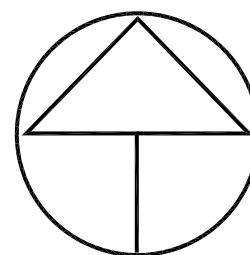
**WINDROSE**  
LAND SURVEYING & PLANNING

FIRM REGISTRATION NO. 10108800  
713.458.2281 1 WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N. SUITE 150, HOUSTON TX 77041



## VICINITY MAP

**SCALE: 1" = 2000'**



# NORTH

100                      0                      100                      200                      300 Feet

A.E. = AERIAL EASEMENT  
D.E. = DRAINAGE EASEMENT  
E.M.T. = EASEMENT  
FND = FOUND  
H.C.C.F. = HARRIS COUNTY CLERK FILE  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
IP = IRON PIPE  
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IRC = CAPPED IRON ROD  
NC = NUMBER  
PG. = PAGE  
R.O.W. = RIGHT-OF-WAY  
AC. = ACRES  
SQ. FT. = SQUARE FEET  
VOL. = VOLUME  
B.L. = BUILDING LINE  
W.E. = WATER LINE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
C.O.T.U.E. = CITY OF TAMPAB UTILITY EASEMENT  
(S) = SET 5/8" CAMPBELL UT "WINDROSE"

A SUBDIVISION OF  
96.69 ACRES / 4,212.024 SQ. FT.  
BEING A REPLAT OF LOT 1 AND LOT 2,  
BLOCK 1, BAKER HUGHES EDUCATION CENTER,  
F.C. NO. 651066, H.C.M.R., SITUATED IN THE  
JESSE PRUITT SURVEY ABSTRACT NO. 629  
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

THENCE, SOUTH 87 DEG. 22 MIN. 55 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 2920, PASSING AT A DISTANCE OF 962.59 A FOUND 1/2 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 2,129.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.69 ACRES OR 4,212,024 SQUARE FEET OF LAND.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5669.65'	7°05'30"	701.75'	N 06°03'59" E	701.30'
C2	3879.64'	6°35'23"	446.20'	N 06°19'03" E	445.95'
C3	25.00'	151°58'51"	66.31'	N 73°54'14" E	48.51'

24

**NOTICE OF PUBLIC HEARING  
CITY OF TOMBALL  
PLANNING & ZONING COMMISSION (P&Z)  
SEPTEMBER 8, 2025  
&  
CITY COUNCIL  
SEPTEMBER 15, 2025**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, September 8, 2025, at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, September 15, 2025, 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 Z25-10:** Request by Donald and Cheryl Murchison, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from Single-Family Residential (SF-9) to the General Retail (GR) zoning district. The property is located at 1710 S. Cherry Street, within the City of Tomball, Harris County, Texas.

**The City of Tomball Unified Development Code (UDC):** The purpose of the UDC is to unify the City's land development regulations into a single document and to reduce repetition and conflict among various ordinances. The UDC will contain regulations pertaining to General Provisions, Zoning Regulations, Subdivisions, Signs, and Definitions. Additionally, the UDC is intended to implement the City of Tomball Comprehensive Plan and all other adopted plans and policies.

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 Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

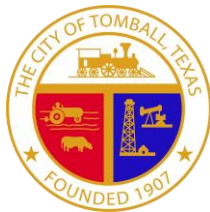
### C E R T I F I C A T I O N

I hereby certify that the above notice of the 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 2<sup>th</sup> day of September 2025 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

*Benjamin Lashley*  
\_\_\_\_\_  
Benjamin Lashley  
Assistant 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) 290-1019 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT [www.tomballtx.gov](http://www.tomballtx.gov).





**City of Tomball**  
**Community Development Department**

**NOTICE OF PUBLIC HEARING**

**RE: Zone Change Case Number Z25-10**

**8/25/2025**

The Planning & Zoning Commission will hold a public hearing on **September 8, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Donald and Cheryl Murchison, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from Single-Family Residential (SF-9) to the General Retail (GR) zoning district. The property is located at 1710 S. Cherry 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 the area which is highlighted in green on the map is being considered for **re-zoning**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **September 15, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov).

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For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

**CASE #: Z25-10**

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.

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

Name:  
Parcel I.D.:  
Address:

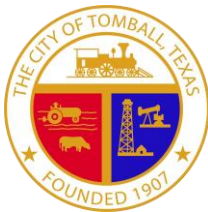
Email: [blashley@tomballtx.gov](mailto:blashley@tomballtx.gov)

I am in favor ☐

I am opposed ☐

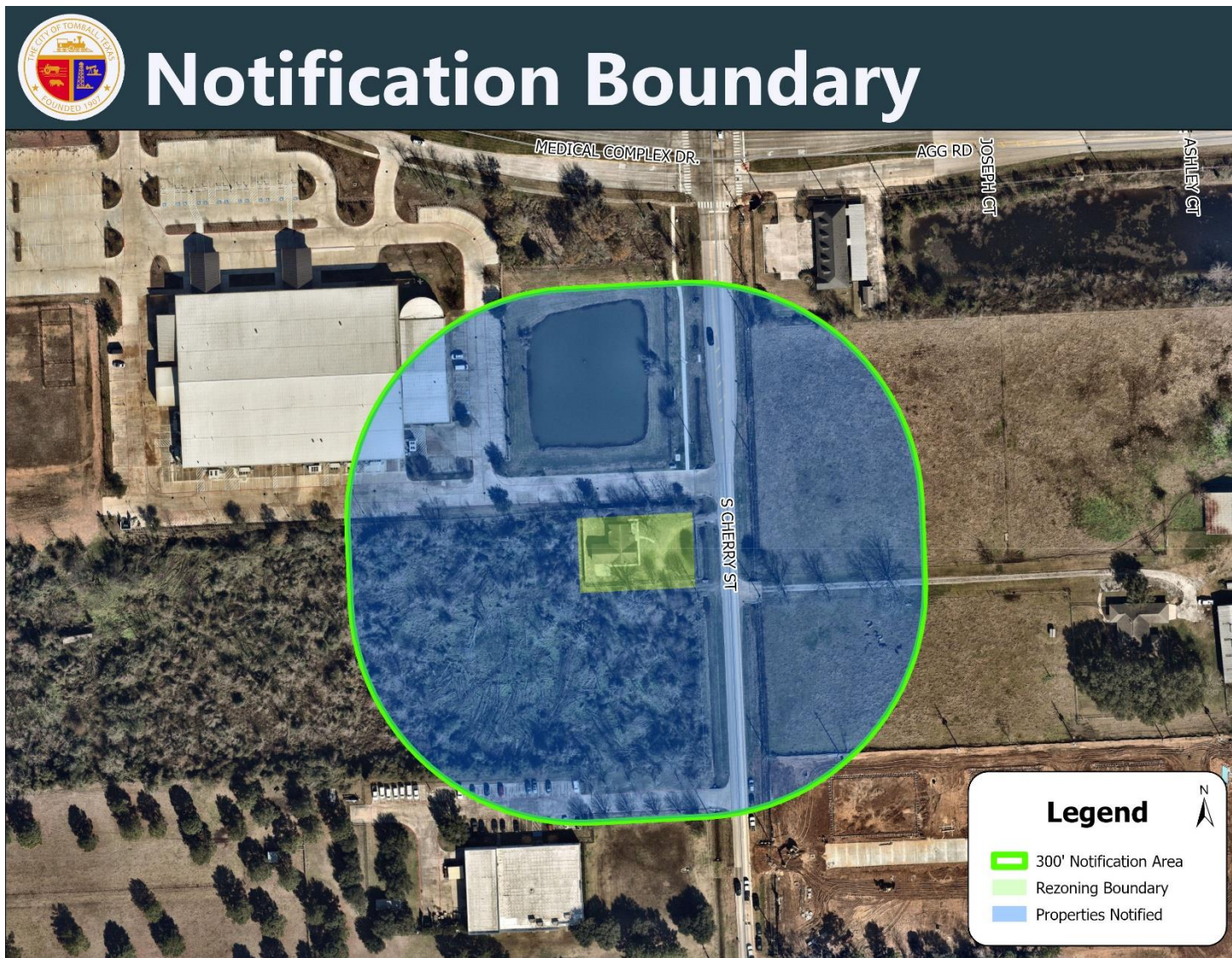
Additional Comments:

Signature: \_\_\_\_\_

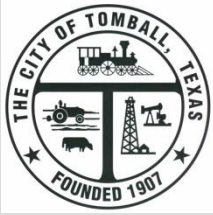


**City of Tomball**  
**Community Development Department**

**Z25-10**







## Community Development Department

# Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: September 8, 2025

City Council Public Hearing Date: September 15, 2025

**Rezoning Case:** Z25-10

**Property Owner(s):** Donald and Cheryl Murchison

**Applicant(s):** Donald and Cheryl Murchison

**Legal Description:** Approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629

**Location:** 1710 S. Cherry Street (Exhibit “A”)

**Area:** 0.3360 acres

**Comp Plan Designation:** Mixed Use (Exhibit “B”)

**Present Zoning:** Single-Family Residential (SF-9) District (Exhibit “C”)

**Request:** Rezone from the Single-Family Residential (SF-9) to the General Retail (GR) District.

### Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Office (O) and Conditional Use Permit (CUP)	Real Life Ministries
South	Light Industrial (LI)	Undeveloped land
East	Single-Family Estate Residential (SF-20-E)	Large estate with a single-family residence and agricultural buildings
West	Light Industrial (LI)	Undeveloped land

## **BACKGROUND**

The subject property has been within the City of Tomball’s SF-9 zoning district since the adoption of zoning in February 2008. Only one structure is present on the property, a single-family detached residence that was built in 1977. Recent zoning changes in the area include the property directly to the north, which rezoned from the Light Industrial (LI) and Agricultural (AG) to the Office (O) district in 2023. Also, the same property successfully obtained a Conditional Use Permit for the operation of a *Child day care center (business)* in June of 2025. The property abutting to the west and south of the subject property successfully rezoned from the Agricultural (AG) into the Light Industrial (LI) district in 2011.

## **ANALYSIS**

**Comprehensive Plan Analysis:** The property is designated as “Mixed Use” by the Comprehensive Plan’s Future Land Use Map. The Mixed Use designation is intended to provide a mix of residential and non-residential uses in order to locate housing closer to jobs and services. New development should be in synergy with the character of adjacent areas.

According to the Comprehensive Plan, land uses should consist of single-family attached homes, patio homes, duplexes, quadplexes, multifamily apartments and condominiums, parks and green spaces, office, retail, entertainment, restaurants, and public facilities. Appropriate secondary uses include bed and breakfast lodging, live-work buildings, places of assembly or event venues, and home professions.

The Comprehensive Plan identifies the following zoning districts as compatible with the Mixed Use designation: Neighborhood Retail (NR), General Retail (GR), Office (O), Duplex (D), Single-Family Residential (SF-6), and Multifamily (MF). The Comprehensive Plan also identifies the need for pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and an emphasis on street trees.

**Staff Review Comments:** The request to rezone the subject property to General Retail (GR) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on South Cherry Street which is designated as a Minor Arterial on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the GR district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

## **PUBLIC COMMENT**

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on August 22, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

## **EXHIBITS**

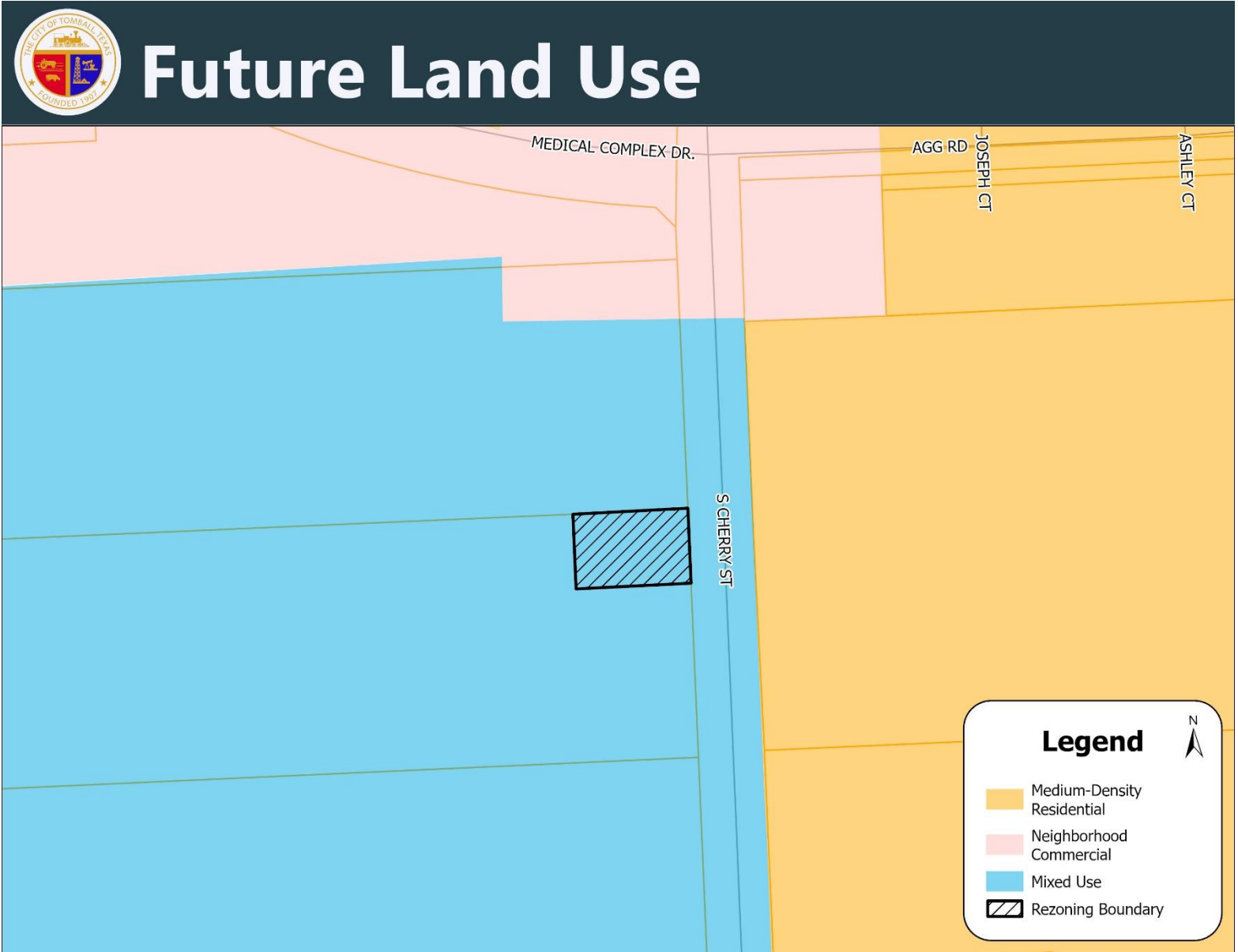
- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"  
Aerial Location Map

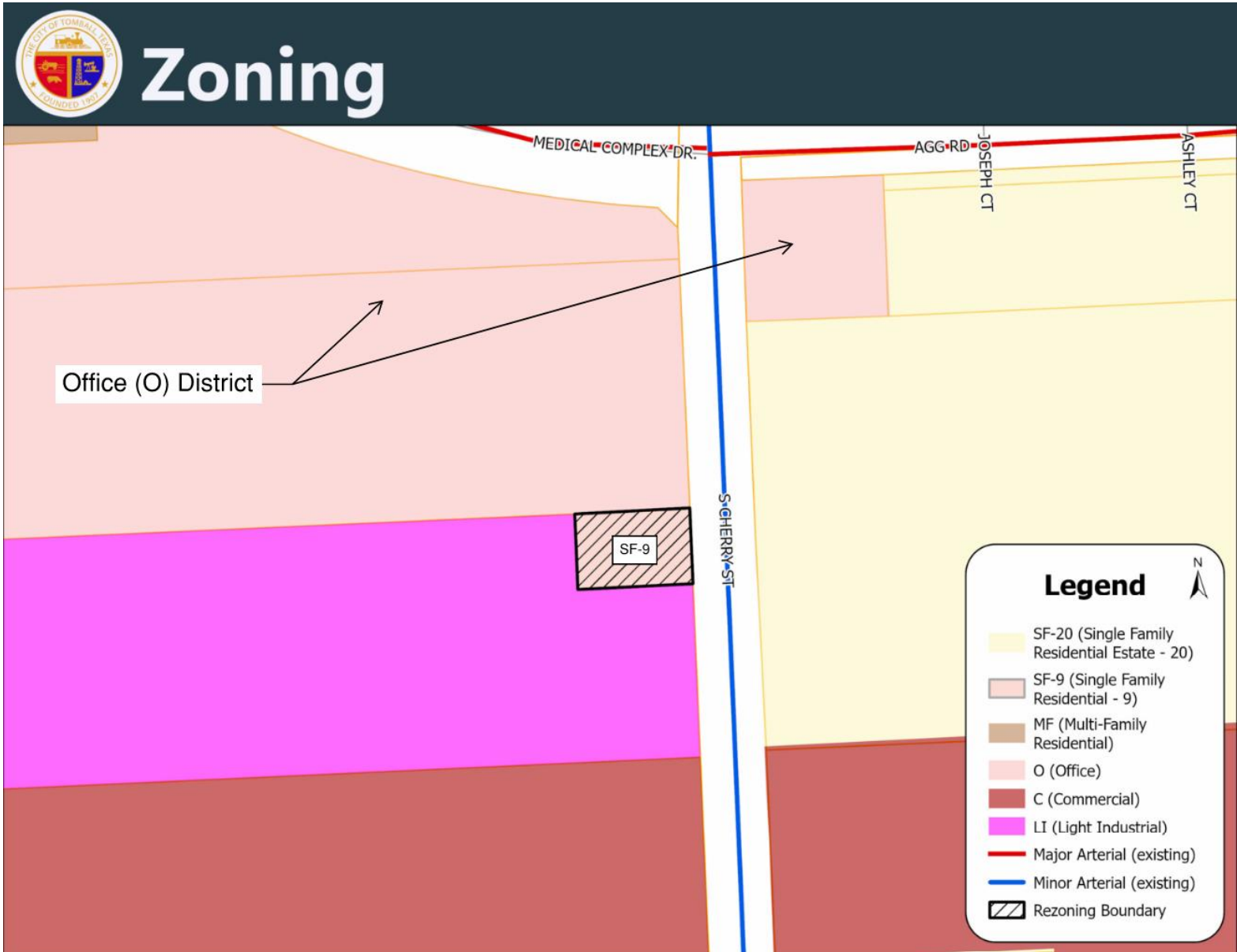




**Exhibit “B”  
Future Land Use Plan**



## Exhibit "C" Zoning Map



**Exhibit “D”  
Site Photo(s)**

**Subject Site**



**Neighbor (North)**





## Neighbor (South)



## Neighbor (East)





## Neighbor (West)



## Public Notice Sign





**Exhibit "E"**  
**Rezoning Application**

Item F.3



Revised: 10/1/2022

**APPLICATION FOR RE-ZONING**  
Community Development Department  
Planning Division

**APPLICATION REQUIREMENTS:** 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.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

**DIGITAL PLAN SUBMITTALS:**

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING  
THE WEBSITE BELOW:

WEBSITE: [tomballtx.gov/securesend](http://tomballtx.gov/securesend)  
USERNAME: [tombalcedd](#)  
PASSWORD: [Tomball1](#)

**Applicant**

Name: Cheryl Murchison Title: Mrs.  
Mailing Address: 12602 Mutiny Ln. City: Tomball State: Texas  
Zip: 77377 Contact: \_\_\_\_\_  
Phone: (713) 471-2858 Email: cheryl@murchisonspiceco.com

**Owner**

Name: Donald Murchison Title: Mr.  
Mailing Address: 12602 Mutiny Ln. City: Tomball State: Texas  
Zip: 77377 Contact: \_\_\_\_\_  
Phone: (832) 898-3260 Email: don1murchison@gmail.com

**Engineer/Surveyor (if applicable)**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Contact: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Proposed Project:** Converting a home that is listed as Residential to a Commercial Property

**Physical Location of Property:** 1710 S. Cherry St. Tomball, TX 77375 \*near Medical Complex Dr.

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

**Legal Description of Property:** A tract or parcel of land 0.3360 acres Film Code No. 644043

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

**Current Zoning District:** Neighborhood: M/R (E OF 249)

Revised: 10/1/2022

Current Use of Property: Residential  
 Proposed Zoning District: General Retail (GR)  
 Proposed Use of Property: Light Commercial Use for Murchison Spice Company  
 HCAD Identification Number: 0352860000180 Acreage: 0.3360 acres

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

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

X Cheryl Murchison 07/29/2025  
 Signature of Applicant Date

X Dennis Murchison 07/29/2025  
 Signature of Owner Date

## **Submittal Requirements**

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

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

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- **\*Copy of Recorded/Final Plat**
- **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.

## Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1<sup>st</sup>) and third (3<sup>rd</sup>) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

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



**Date:** 07/29/2025

City of Tomball Planning & Zoning Commission  
501 James Street  
Tomball, TX 77375

**Re: Rezoning Request for 1710 S Cherry St, Tomball, TX 77375**

Dear Members of the Planning & Zoning Commission,

My name is Cheryl Murchison, and I am the owner of Murchison Spice Company. I am writing to formally request the rezoning of the property located at **1710 S Cherry Street**, Tomball, TX 77375, from **Single-Family Residential (SF-9)** to **General Retail (GR)**.

We intend to repurpose the existing residential structure on this property to operate a small-scale, community-focused retail business under the Murchison Spice Company brand. Our goal is to bring locally blended spices and culinary goods to the Tomball community in a setting that is welcoming and accessible.

This request aligns with the **City of Tomball's Comprehensive Plan**, which designates this area for future **commercial and retail use**. The proposed rezoning would therefore support the long-term vision for growth and economic development within this corridor, while allowing us to invest in and improve the existing site in a manner that respects its residential character and the surrounding neighborhood.

We are committed to working closely with the City of Tomball's planning staff and building officials to ensure full compliance with applicable zoning and code requirements, and to complete any upgrades necessary to obtain a Certificate of Occupancy for our use.

Thank you for your consideration of this request. I am available at your convenience to answer any questions or provide additional information as needed.

Sincerely,

Cheryl Murchison (Jul 29, 2025 14:37:06 CDT)

**Cheryl Murchison**

Owner, Murchison Spice Company

[cheryl@murchisonspiceco.com](mailto:cheryl@murchisonspiceco.com)

(346) 808-5123





STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF HARRIS

A TRACT OR PARCEL OF LAND 0.3360 ACRES, (14,635 SQUARE FEET), SITUATED IN THE J. PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED TRACT NO. 3 AS RECORDED BY INSTRUMENT IN VOLUME 8244, PAGE 600-603, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.3360 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO SCOTT A. MCNAIR AND WIFE, LISA RENEE MCNAIR BY INSTRUMENT RECORDED IN DOCUMENT NO. P400002 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.3360 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 644043 OF THE map RECORDS OF HARRIS COUNTY, TEXAS).

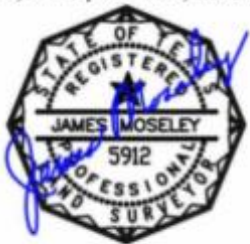
BEGINNING at a 5/8" iron rod found on the west right-of-way line of South Cherry Street, (80.00 foot right-of-way per Film Code No. 644043 of the Map Records of Harris County, Texas), for the northeast corner of Final Plat of FNR LLC, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 644043 of the Map Records of Harris County, Texas, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 87°08'14" W, along the common line of said Final Plat of FNR LLC, a distance of 150.50 feet to a capped iron rod found for a corner of said Final Plat of FNR LLC, same being the southwest corner of the herein described tract;

Thence, N 02°26'42" W, along the common line of said Final Plat of FNR LLC, a distance of 97.66 feet to a fence post on corner found on the common line of Final Plat of Devasco International, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 615009 of the Map Records of Harris County, Texas, for a corner of said Final Plat of FNR LLC, same being the northwest corner of the herein described tract;

Thence, N 87°27'31" E, along the common line of said Final Plat of Devasco International, a distance of 150.50 feet to a point on the west right-of-way line of South Cherry Street, for the southeast corner of said Final Plat of Devasco International, same being the northeast corner of the herein described tract, from which a 5/8" iron rod found for reference bears, S 87°25'59" W, a distance of 0.73 feet, and from said northeast corner, a 1" iron pipe found for reference bears, S 00°43'17" W, a distance of 0.60 feet;

Thence, S 02°26'24" E, along the west right-of-way line of South Cherry Street, a distance of 96.82 feet to the POINT OF BEGINNING and containing 0.3360 acres or 14,635 square feet, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 2025-05646  
July 14, 2025

See Drawing Attached