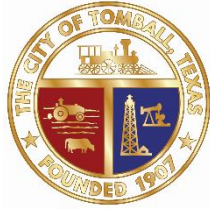


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



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

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, April 12, 2021 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- 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
 - 1. Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 8, 2021.
- E. New Business
 - 2. Consideration to Approve Preliminary Plat of **BRTR-ONE**: Being a 4.3437 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being out of and part of a called 44.787 acre tract as described in deed recorded in Clerk's File Number 20080043179, of the Real Property Records of Harris County, Texas.
 - 3. Consideration to Approve Final Plat of **GALZA INDUSTRIAL COMPLEX**: A subdivision of 3.7114 acre tract of land out of the John Soper Smith Survey, Abstract 730, City of Tomball, Harris County, Texas.

4. Consideration to Approve Final Plat of **GRAHAM ROAD ESTATES:** A subdivision of 3.7491 acres of land, (163,311 Square Feet), situated in the John M. Hooper Survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County, Texas.
5. Consideration to Approve **Zoning Case P21-121:** Request by the City of Tomball to amend the Comprehensive Plan by revising the Future Land Use and Major Thoroughfare Plan Maps.

Conduct a Public Hearing on **Zoning Case P21-121**

F. Adjournment

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

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

Kimberly Chandler
Community Development Coordinator

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

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

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

MONDAY, MARCH 8, 2021



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:01 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Richard Anderson

Commissioner Dane Dunagin – Absent
Commissioner Tana Ross – Excused Absence

Others present:

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

Draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

- Craig Meyers, Community Development Director, announced the following:

Due to the postponement of the February 15, 2021 City Council Meeting, caused by a winter storm, the following zoning cases will be presented to City Council on March 15, 2021:

- **Zoning Case P20-420**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.844 acres of land legally described as Tracts 467A, 467B & 468A Tomball Outlots, from the Agricultural District to the Commercial District.
- **Zoning Case P20-442**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Lot 280 Tomball Outlots, from the Single-Family 20 Estate District to the Commercial District.
- **Zoning Case P21-010**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 34.4945 acres of land legally described as Reserve A & B Block 1 Peck Station, from the Planned Development (PD-6) District to the Planned Development (PD-15) District.

- **Zoning Case P21-011**, request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Planned Development (PD-16) District.
- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 8, 2021.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **CHERRY PINES, SECTION 3:** A subdivision of 39.0593 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve.

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.
 - 5.2 Consideration to Approve Replat of **CORNERSTONE PLAZA & R.V. STORAGE:** A subdivision of land containing 7.6937 acres (335,137.29 square feet) of land out of Outlots 18, 24, 30 and 36 of Tomball Townsite as recorded in Volume 2, Page 65 of the Harris County Map Records, in the John S. Smit Survey, A-730, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.3 Consideration to Approve Replat of **MATTERN BUSINESS PARK:** A subdivision of land containing 2.8439 acres out of Lots 467 and 468 of Tomball Outlots, as recorded under Volume 2, Page 65 of the Harris County Map Records, in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas.

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

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

- 5.4 Consideration to Approve **Zoning Case P21-055:** Request by Baker Drive Ventures Series LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.3 acres of land legally described as Lot 1 & 2 Block 2 Main Street - Tomball, from the Single-Family 6 District to the Old Town & Mixed Use District. The property is generally located at the southwest corner of Arnold Street and Vernon Street at 200 Vernon Street, within the City of Tomball, Harris County, Texas.

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

Roy Goin, Applicant (807 Baker Drive, Tomball, TX 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:13 p.m.

Hearing no comments, the Public Hearing was closed at 6:14 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **Zoning Case P21-055.**

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried 2-1.

5.5 Consideration to Approve **Zoning Case P21-056:** Request by the City of Tomball to amend Section 50-112 (*Off-street parking and loading requirements*) of the Tomball Code of Ordinances.

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

The Public Hearing was opened by Chair Tague at 6:17 p.m.

Hearing no comments, the Public Hearing was closed at 6:17 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **Zoning Case P21-056.**

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>

Motion carried unanimously.

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

Roll call vote was called by Commission Secretary Wesley Stolz.

Motion carried unanimously.

The meeting adjourned at 6:19 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Wesley Stolz

City Engineer/Board Secretary

Barbara Tague

Commission Chair

CITY OF TOMBALL

Plat Name: BRTR-ONE Plat Type: Preliminary

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 12, 2021

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

- Provide updated title report
- Update Brown Road ROW references
- Callout proposed City of Tomball utility easement
- Fix Typo

Community Development recommends approval of this plat with contingencies.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, **Brown Road Timber Resources, LLC**, a Texas limited liability company, acting by and through Jeff Stallones, Managing Member of Brown Road Timber Resources, LLC, a Texas limited liability company, owners hereinafter referred to as owners of the 4.???? acre tract described in the above and foregoing plat of BRTR-ONE, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

IN TESTIMONY WHEREOF, Brown Road Timber Resources, LLC, a Texas limited liability company, has caused these presents to be siged by Jeff Stallones, its manager, thereunto authorized, on this _____ day of _____, 202____.

Brown Road Timber Resources, LLC, a Texas limited liability company

By: JEFF STALLONES, Managing Member

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Jeff Stallones**, Managing Member of Brown Road Timber Resources, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

We, Veritex Community Bank, owners and holder of a lien against the property described in the plat known as BRTR-ONE, said lien being evidenced by instrument of record in the Clerk's File Numbers 20150504275, 20150447129, RP-2020-94093, RP-2020-94098 and 20080043179, 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 owners of said lien and have not assigned the same nor any part thereof.

By:_____

_____ of Veritex Community Bank

STATE OF TEXAS

COUNTY OF HARRIS

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

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, Texas, has approved this plat and subdivision of BRTR-ONE 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 _____, 202____.

By:_____

Barbara Tague
Chairman

By:_____

Darrell Roquemore
Vice Chairman

Harris County Clerk Certificate of Filing:

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

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

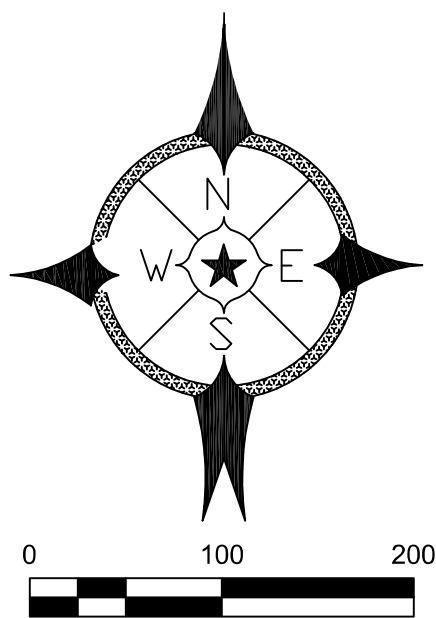
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By:_____

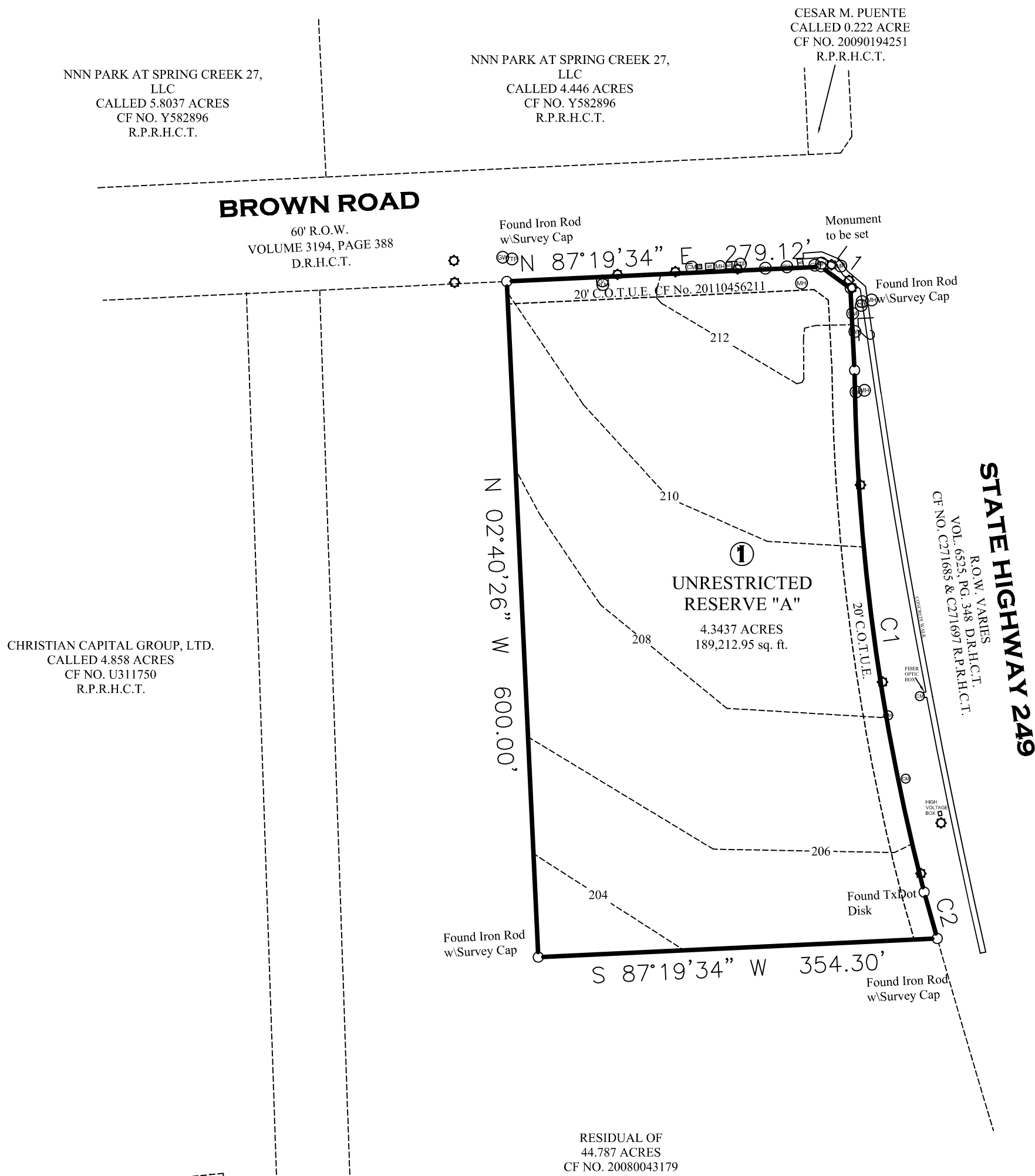
Deputy

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

Steven L. Crews
Texas Registration Number 4141



Scale: 1" = 100'



①
PART OF
UNRESTRICTED
RESERVE "B"
TOMBALL CENTER III
VOLUME 551, PAGE 80
M.R.H.C.T.

RESIDUAL OF
44.787 ACRES
CF NO. 20080043179

LEGEND	
⊙	POWER POLE
Ⓣ	TELEPHONE PEDESTAL
Ⓢ	CABLE MARKER
Ⓜ	MANHOLE
Ⓟ	PIPELINE MARKER
Ⓥ	VALVE
Ⓦ	GUY WIRE

CURVE DATA		TANGENT DATA		CHORD DATA	
LINE	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	13°55'53"	1925.62'	468.21'	235.26'	467.06'
C2	0°12'37"	11634.18'	142.70'	21.35'	42.70'

Vicinity Map
Not to Scale
Key Map ??

- Notes:
- Flood Information:
According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 - All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 - No building or structure shall be constructed across any pipelines, building lines, and/or easements Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 - This plat does not attempt to amend or remove any valid restrictions or covenants.
 - Public Easements:
Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
 - A 10 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.
 - Easements described in instruments recorded in CF Nos. RP-2020-532092 and RP-2020-601701 do not affect the subject tract shown hereon.

PRELIMINARY PLAT OF BRTR-ONE

Being a 4.3437 acre tract situated in the Joseph House Survey, Abstract Number 34, of Harris County, Texas, and being out of and part of a called 44.787 acre tract as described in deed recorded in Clerk's File Number 20080043179, of the Real Property Records of Harris County, Texas..

1 Reserve, 1 Block

Owner:
Brown Road Timber Resources, LLC
Phone Number 713-899-4710
14405 Brown Road
Tomball, Texas 77377

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-336-5172
survy@cacsurveying.com
www.cacsurveying.com
Firm Number 10089400

April 2021
Sheet 1 of 1
21-0069

CITY OF TOMBALL

Plat Name: Galza Industrial Complex 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: April 12, 2021

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

- Increase area accuracy for square footage callout
- Add 75' drainage easement dedication for the HCFCD J131 drainage channel
- Add right of way and city utility easements along Hufsmith Road and Zion Road
- Reference pipeline easements listed in the title report
- Add floodplain boundaries to the plat
- Remove building lines
- Add the standard City of Tomball gas easement note

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS

COUNTY OF HARRIS

We, Galza Industrial, S.A. DE C.V., a negotiable stock corporation of Mexico, acting by and through Ramiro Galicia, Director, being officers of Galza Industrial, S.A. DE C.V., a negotiable stock corporation of Mexico, owner hereinafter referred to as Owners of the 3.7114 acre tract described in the above and foregoing map of GALZA INDUSTRIAL COMPLEX, 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 thereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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

IN TESTIMONY WHEREOF, the Galza Industrial, S.A. DE C.V., a negotiable stock corporation of Mexico has caused these presents to be signed by Ramiro Galicia, its Director, thereunto authorized, this day of _____, 2021.

Galza Industrial, S.A. DE C.V.,
a negotiable stock corporation of Mexico

By: _____
Ramiro Galicia
Director

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ramiro Galicia, Director, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

I, Daniel W. Goodale, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground on April 02, 2021; 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.



Daniel W. Goodale
Texas Registration No. 4919

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

By: _____
Barbara Tague
Chairman

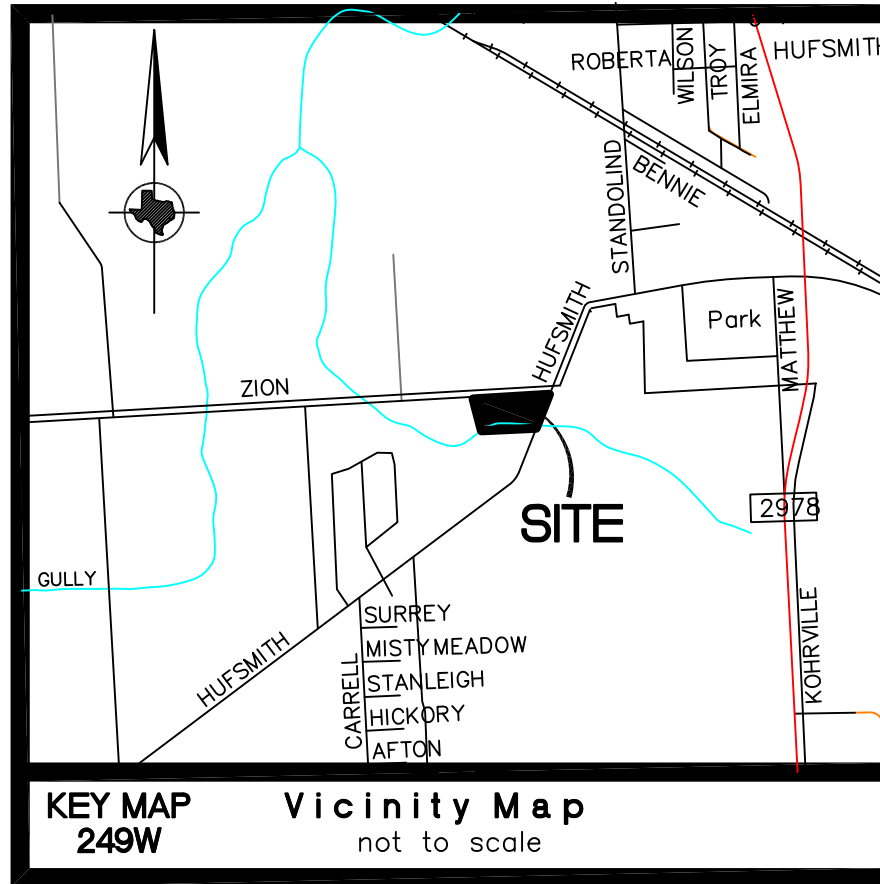
By: _____
Darrell Roquemore
Vice-Chairman

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 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.

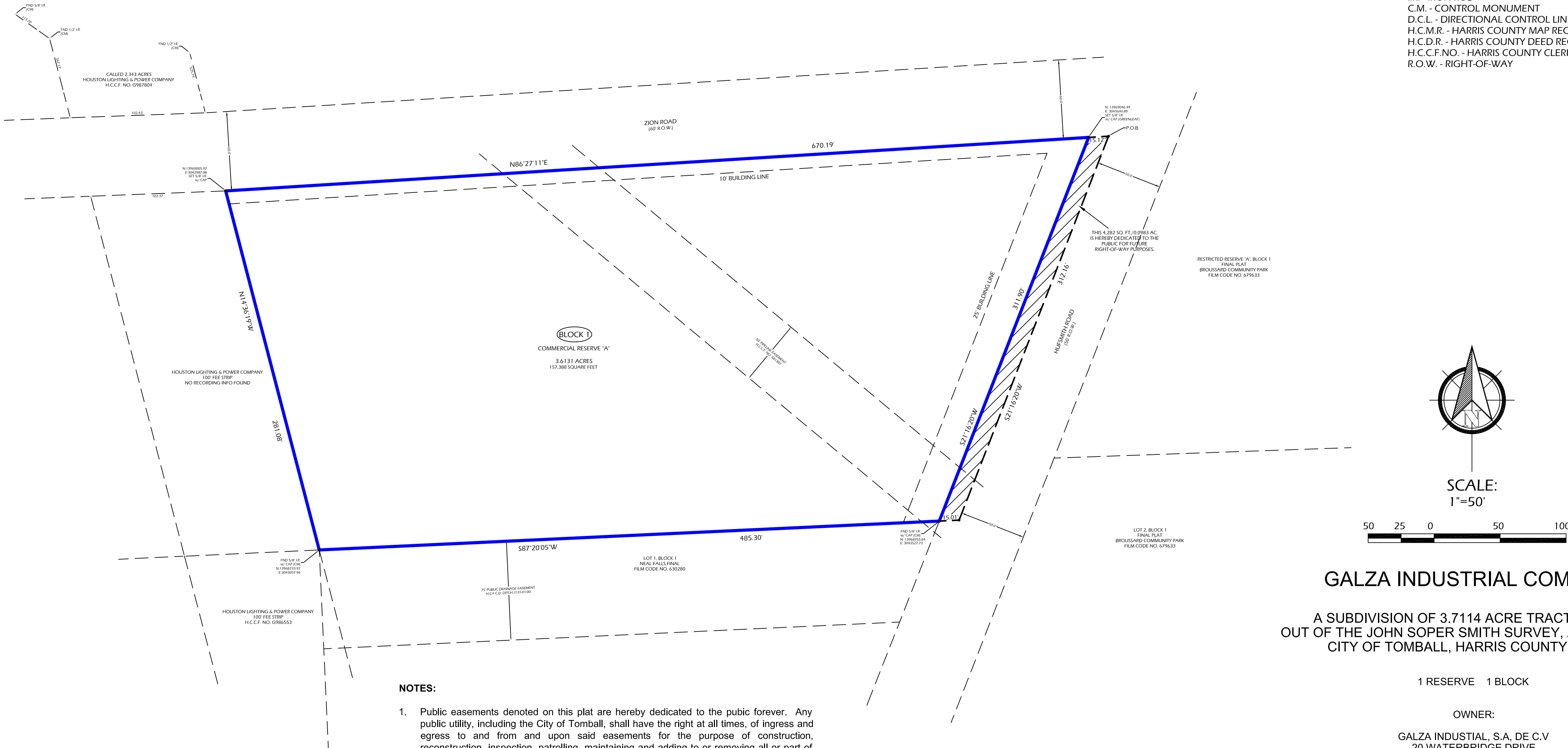
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy



LEGEND:

I.R. - IRON ROD
C.M. - CONTROL MONUMENT
D.C.L. - DIRECTIONAL CONTROL LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F.NO. - HARRIS COUNTY CLERK FILE NUMBER
R.O.W. - RIGHT-OF-WAY



CITY OF TOMBALL

Plat Name: Graham Road Estates Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: April 12, 2021

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

- Add 10' City of Tomball utility easement
- Add standard City of Tomball gas note

Community Development recommends approval of this plat with contingencies.

STATE OF TEXAS
COUNTY OF HARRIS

We, HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, acting by and through DEVIN LICATA and PETER LICATA, Owner, hereinafter referred to as Owners of the 3.7491 acre tract described in the above and foregoing map of GRAHAM ROAD ESTATES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever all streets, alleys, parks, 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 do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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

IN TESTIMONY WHEREOF, HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by DEVIN LICATA and PETER LICATA, thereunto authorized, this the _____ day of _____, 20____.

HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY

By: _____
DEVIN LICATA

By: _____
PETER LICATA

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DEVIN LICATA and PETER LICATA of HEADQUARTERS TOO, LLC A TEXAS LIMITED LIABILITY COMPANY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment 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, Lucas G. Davis, 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.

Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

We, Bank of America, N.A., owners and holders of a lien against the property described in the plat known as GRAHAM ROAD ESTATES, said liens being evidenced by instrument of record in Harris County Clerk's File Nos. 20150322059 and RP-2020-509008, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nore any part thereof.

By: _____
Name
Title

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of GRAHAM ROAD ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plot this the _____ day of _____, 20____.

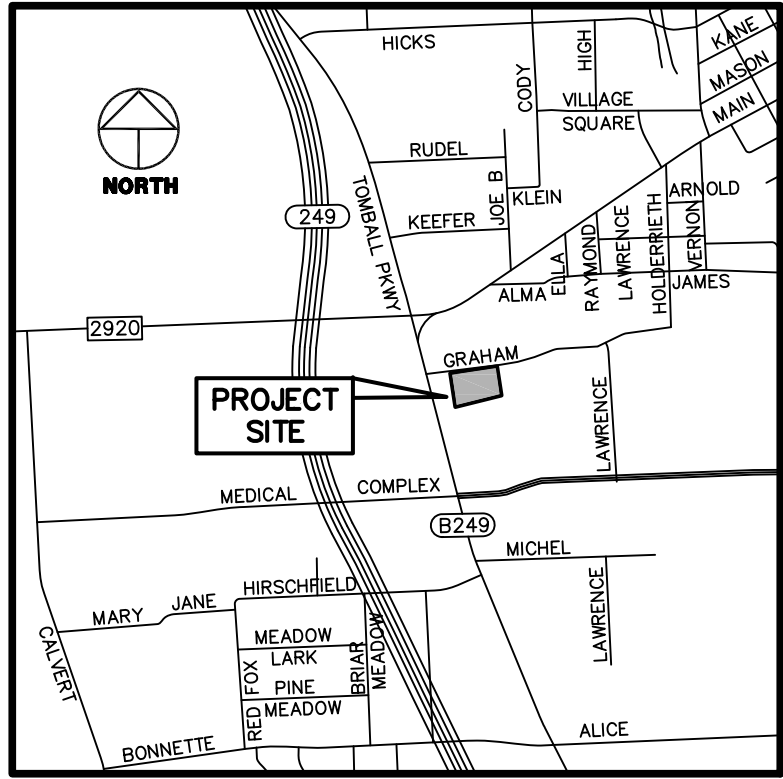
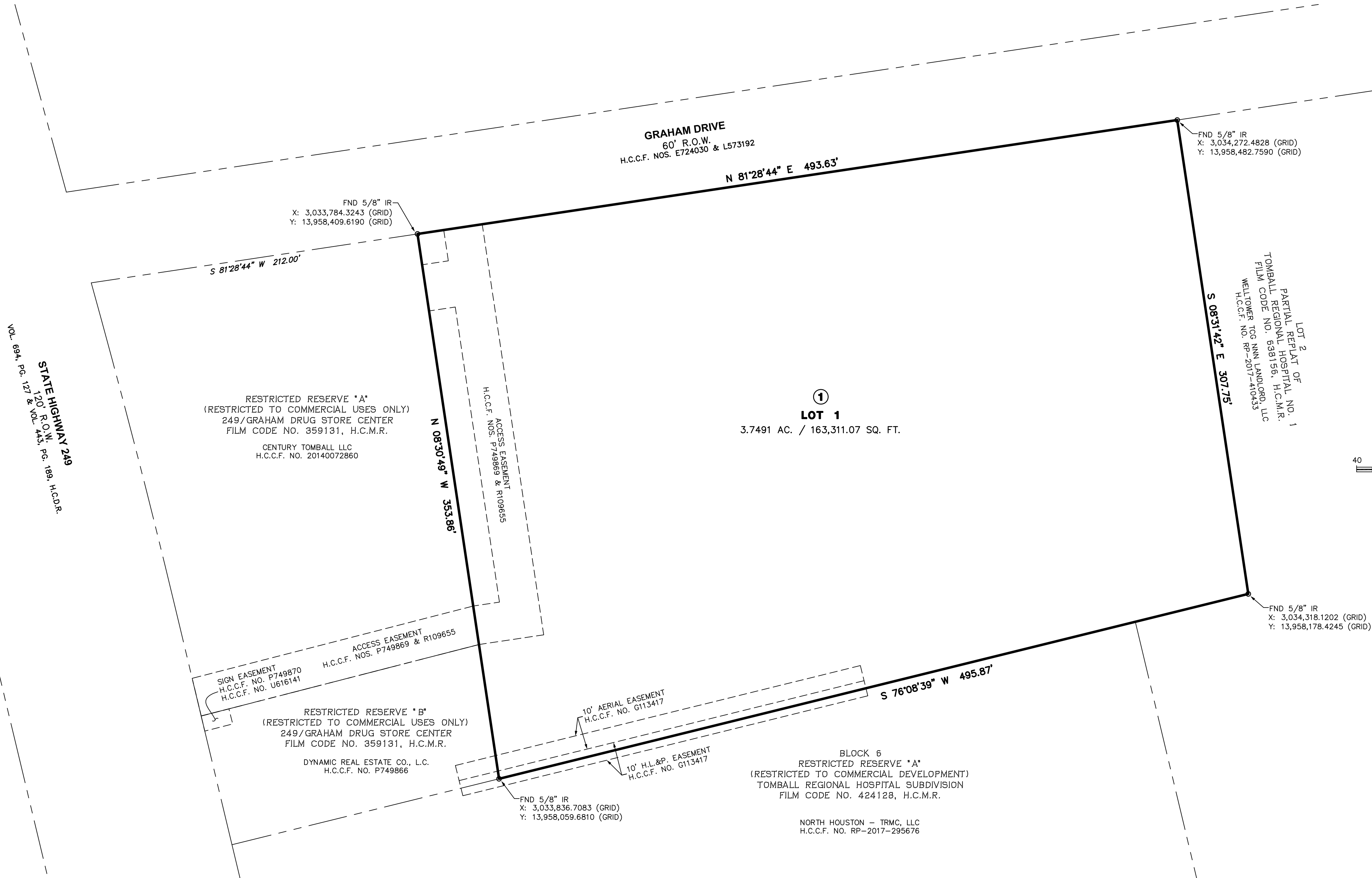
By: _____ By: _____
Barbara Teague Darell Roquemore
Chairman Vice Chairman

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

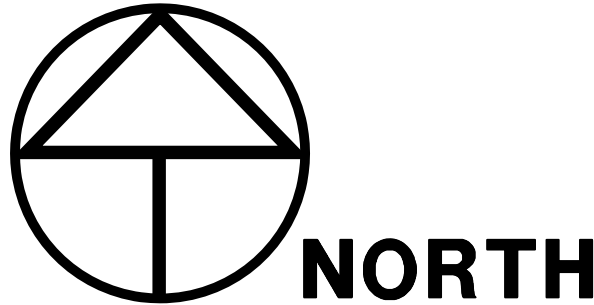
Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy



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



GRAPHIC SCALE: 1" = 40'
40 0 40 80 120 Feet

ABBREVIATIONS

- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- ESMT. - EASEMENT
- C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- H.O.A.E. - HOME OWNER'S ASSOCIATION EASEMENT

FINAL PLAT

GRAHAM ROAD ESTATES

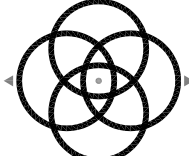
A SUBDIVISION OF
3.7491 AC. / 163,311 SQ. FT.
SITUATED IN THE JOHN M. HOOPER SURVEY, A-375
AND THE WILLIAM HURD SURVEY, A-378
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

MARCH 2021

Owner
HEADQUARTERS TOO, LLC
A TEXAS LIMITED LIABILITY COMPANY
3302 CANAL STREET
HOUSTON TEXAS 77003
303-305-9707

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108000 | WINDROSESERVICES.COM

GENERAL NOTES

- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY 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. 48201C0210L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 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: 0.999944548.
- 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 VALID COVENANTS OR RESTRICTIONS.

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



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 12, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, April 19, 2021, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P21-121: Request by the City of Tomball to amend the Comprehensive Plan by revising the Future Land Use and Major Thoroughfare Plan Maps.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

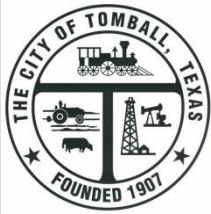
C E R T I F I C A T I O N

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

Amelia Lindley

Amelia Lindley
City Planner

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



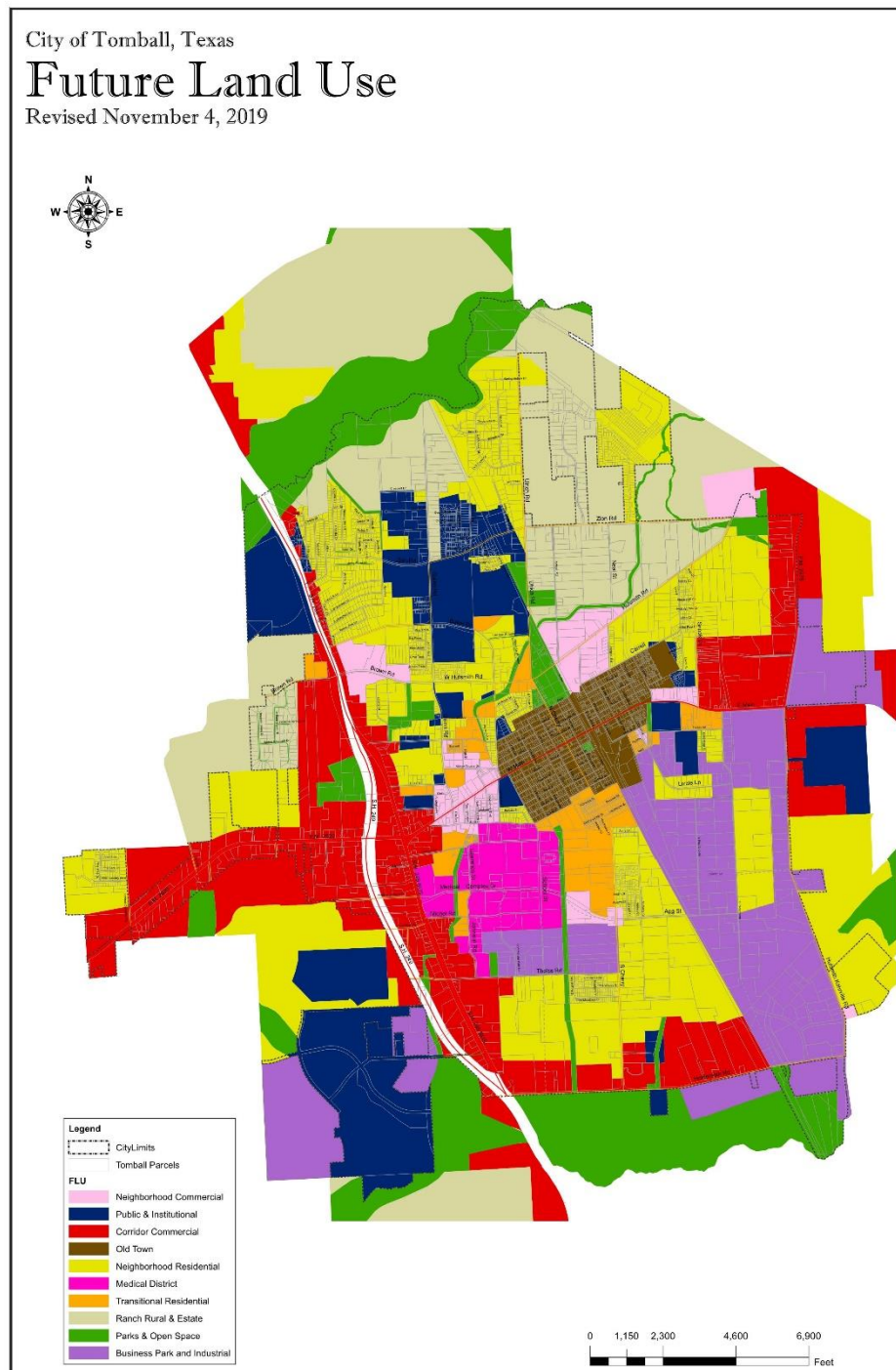
Comprehensive Plan Amendment Staff Report

Planning and Zoning Commission Hearing Date: April 12, 2021

City Council Public Hearing Date: April 19, 2021

Zoning Case P21-121: Request by the City of Tomball to amend the Comprehensive Plan by revising the Future Land Use and Major Thoroughfare Plan Maps.

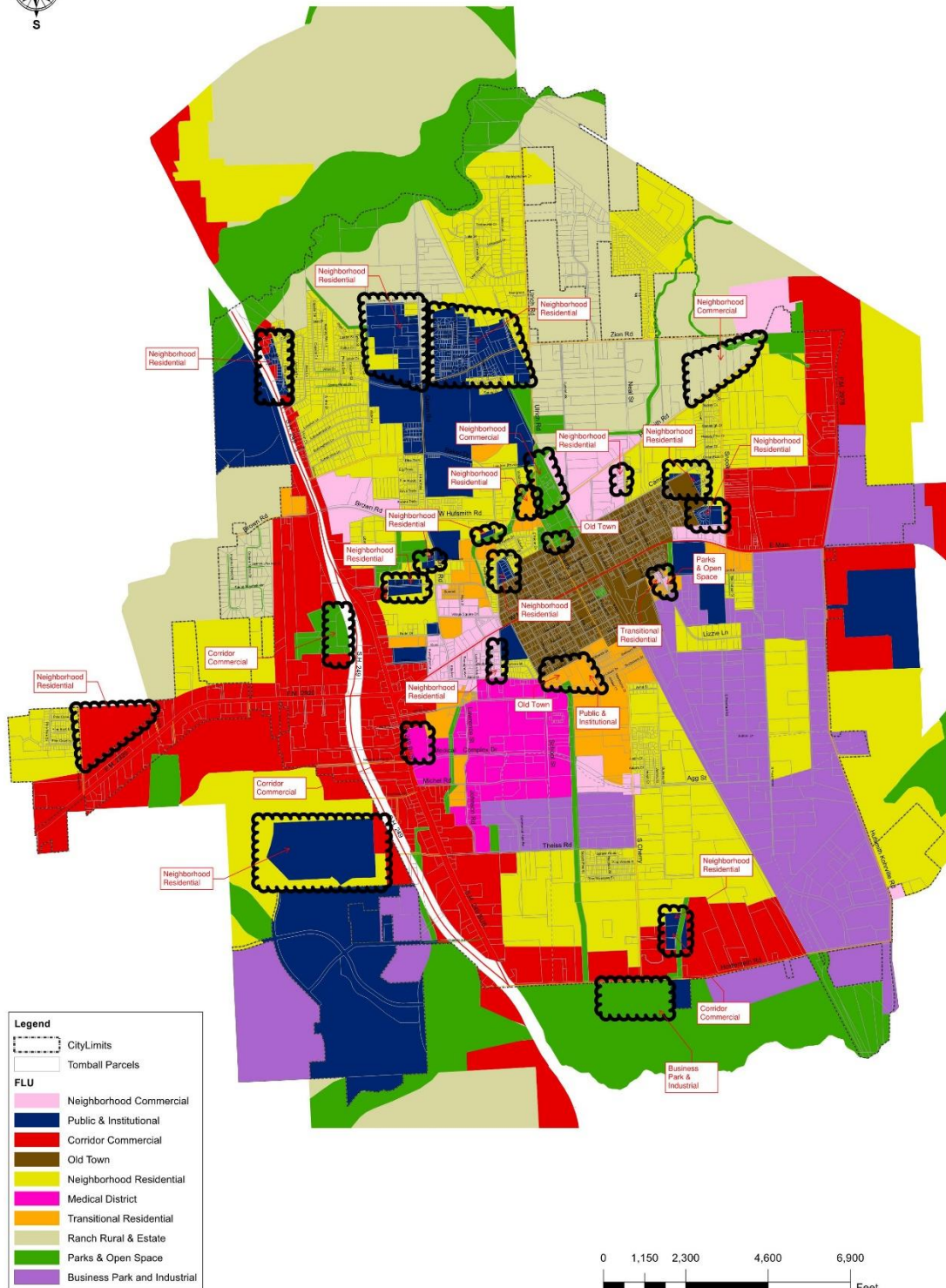
CURRENT FUTURE LAND USE PLAN



City of Tomball, Texas

Future Land Use

Revised November 4, 2019



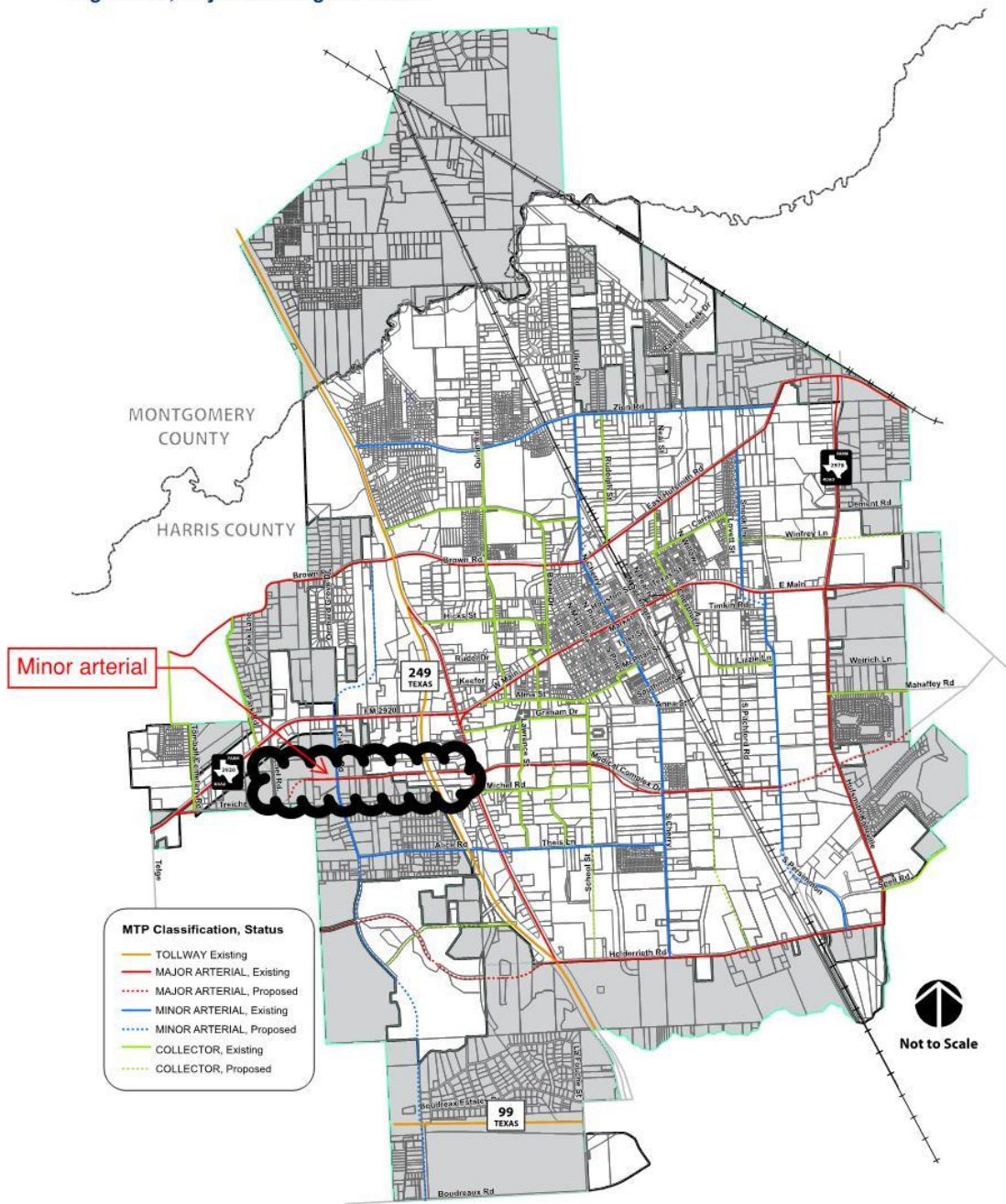
Legend

- City Limits
- Tomball Parcels
- FLU**
- Neighborhood Commercial
- Public & Institutional
- Corridor Commercial
- Old Town
- Neighborhood Residential
- Medical District
- Transitional Residential
- Ranch Rural & Estate
- Parks & Open Space
- Business Park & Industrial



Tomball Comprehensive Plan

Figure 4.6, Major Thoroughfare Plan



PUBLIC COMMENT

A public hearing notice was published in the Potpourri on March 31, 2021. Any public comment forms received by City Staff will be presented in the agenda packets or during the scheduled meeting.