

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: April 11, 2022
City Council Public Hearing Date: April 18, 2022

Rezoning Case: P22-069
Property Owner(s): Baker Hughes Oilfield Operations LLC
Applicant(s): META Planning + Design
Legal Description: Part of Lot 2, Block 1 of Baker Hughes Education Center
Location: Near the northeast corner of the FM 2920 Road and Huffsmith Kohrville Road intersection (Exhibit "A")
Area: 70.4 acres
Comp Plan Designation: Business Park and Industrial (Exhibit "B")
Present Zoning and Use: Light Industrial (LI) (Exhibit "C") / Vacant Land (Exhibit "D")
Proposed Use(s): Mix of Commercial and Single-Family Residential (Exhibit "E")
Request: Rezone from Light Industrial (LI) to Planned Development (PD-?) District

Adjacent Zoning & Land Uses:

North: Not Applicable (ETJ) / Single-Family Residence & Business Park north of Dement Rd.

South: Light Industrial (LI) and Not Applicable (ETJ south of FM 2920) / Baker Hughes Education Center & Vacant Undeveloped Land (south of FM 2920)

West: Commercial (C) & Agricultural (AG) / Vacant Undeveloped Land & Metal Fabrication Shop

East: Not Applicable (ETJ) / Automotive Collision Center & Vehicle Salvage Yard

BACKGROUND

In December of 2012, the subject property was annexed into the City limits of Tomball. Following annexation, in January of 2013 City Council approved a request to amend the Comprehensive Plans Future Land Use (FLU) Map from "Mixed-Use" to "Business/Industrial". Additionally, City Council rezoned the subject property from Agricultural (AG) to the Light Industrial (LI) zoning classification that presently embraces the property. These efforts were in order to accommodate the Baker Hughes Education Center that presently occupies approximately 25-acres at the northwest corner of FM 2920 and Huffsmith Kohrville Road adjacent to the subject property. The applicant wishes to rezone the subject property from Light Industrial (LI) to a Planned

Development District (PD). The intent of this Planned Development is to integrate a mixture of commercial and single family residential activity along FM 2920 and Huffsmith Kohrville Road.

ANALYSIS

Description: The subject property is approximately 70.4 acres of land generally located at the northeast corner of the intersection of FM 2920 and Huffsmith Kohrville Road. The applicant, Baker Hughes Oilfield Operations LLC, represented by META Planning + Design, plan to construct a mixed-use development comprised of a single-family residential subdivision with a maximum of 200 residential lots as well as approximately 14 acres of commercial development along FM 2920 and Huffsmith Kohrville Road. The surrounding properties north and east of the subject property fall outside the City limits of Tomball within the Extraterritorial Jurisdiction (ETJ), subsequently these properties are not embraced within a zoning classification. However, the land uses are as follows, immediately north of the subject property is a single family residence and north of Dement Road is an existing business park. East of the subject property are an automotive collision center and salvage yard. Immediately southwest of the subject property is the current site for Baker Hughes Education Center, which is located within a Light Industrial (LI) district. South of FM 2920 is vacant undeveloped land in the ETJ. West of the subject property across Huffsmith Kohrville Road is vacant undeveloped property within a Commercial (C) district, as well as a legally non-conforming metal fabrication shop within an Agricultural (AG) district.

Section 50-80(a)(1) of the Tomball Code of Ordinances outlines the general purpose and description of the Planned Development District:

“The PD Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., Single-Family, Multifamily, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- a. To provide for a superior design on lots or buildings;
- b. To provide for increased recreation and open space opportunities for public use and enjoyment;
- c. To provide amenities or features that would be of special benefit to the property users or to the overall community;
- d. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, viewscales, or wildlife habitats;
- e. To protect or preserve existing historical buildings, structures, features or places;
- f. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- g. To meet or exceed the standards of this chapter.”

According to the Planned Development Application (Exhibit “E”) and the development regulations, the proposed Planned Development will be a mixed use single-family residential community with convenient access to commercial uses and shall include amenities such as open space recreational reserve(s) and walking trails/sidewalks that will promote connectivity between the residential development, open space/recreational reserves, and commercial land uses.

All residential lots will have a minimum area of 4,950 square feet, a minimum lot width of 45' and a minimum lot depth of 100'. There shall be a minimum of 2 acres dedicated as parkland, said reserve(s) must be centrally located within the planned development to allow for convenient access throughout the community. Within the required recreational reserve(s), a minimum of three (3) community serving amenities must be provided as specified in the PD ordinance. Moreover, no less than 20% of the overall development shall be dedicated as open space. Enhanced landscaping standards shall be implemented by means of required street trees along all arterial, collector and neighborhood entry streets.

Regarding commercial land uses, in order to promote attractive gateways into the City of Tomball outdoor storage shall be prohibited, and all vehicle parking/maneuvering areas shall be screened from public rights-of-ways as well as residentially zoned properties. Furthermore, with this Planned Development District, in coordination with the City of Tomball the development shall include a "Welcome to Tomball" gateway entrance sign along FM 2920; said sign shall be constructed in a manner that is architecturally consistent with the overall design of the Planned Development District. Additionally, to promote an attractive gateway into the City of Tomball and prevent "cluttering" of airspace; freestanding pole signs shall be prohibited. Pertaining to freestanding advertising signs, individual businesses within the commercial aspect of the Planned Development shall be limited to monument signs. To mitigate adverse effects of commercial activity near proposed residential development; additional land use buffering requirements shall be utilized; this includes a proposed 25-foot-wide vegetative buffer yard along all property boundaries separating more intense zoning districts/land uses from less intense zoning districts/land uses. Within this required land use buffer, a minimum of one tree shall be provided for every 25 linear feet as well as an opaque fence/wall at least 6-feet in height.

Comprehensive Plan: The property is designated as "Business Park & Industrial" by the Comprehensive Plans Future Land Use Map. This Business Park & Industrial category is "intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight. These areas may require more intensive screening and buffering from surrounding developments.

According to the Comprehensive Plan, "land uses should encourage office, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses."

The Comprehensive Plan recommends zoning districts of – LI (Light Industrial), C (Commercial), O (Office), PD (Planned Development) for the Business Park & Industrial land use designation.

Additionally, the Comprehensive Plan states – "The following considerations should be used as guidance for regulatory modifications or as part of decision-making: New development should include landscape buffers between any property that is zoned to a non-business park & industrial district. Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way. New Business Park & industrial development should be designed in a manner which orients loading docks and bays away from the front property line or public rights-of-way.

The request to allow a commercial and residential mixed use development at the subject property will promote the Comprehensive Plans goals and objectives pertaining to land use development and community livability.

Staff Review Comments:

Conformance to the Comprehensive Plan: The proposed residential and commercial mixed use development that will be promoted by this Planned Development District will achieve the Comprehensive Plans land use and development goal of encouraging development with a mixture of uses within a walkable environment. According to the Comprehensive Plan “location of community facilities and services and limited commercial services within and near existing and proposed neighborhoods has the potential to create mutually-beneficial synergies and a higher quality of life”. Additionally, the Planned Development District will achieve community livability goals by promoting recreation and leisure opportunities, while providing accessibility to parks, trails and other public facilities; subsequently improving the quality of life for residents while positively impacting property values. Lastly, provisions within the Planned Development ordinance prohibiting outdoors storage, requiring land use buffering, screening of parking lots, and limitation on signage as well as implementation of “Welcome to Tomball” gateway signage will promote the Comprehensive Plans objective of enhancing gateways and thoroughfares, to enforce a sense of place upon arrival to Tomball.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on March 30, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P22-069, with conditions outlined in the Planned Development Ordinance, to include the following:

- Landscaped boulevard must be provided along the entry street from Hufsmith-Kohrville Rd.
- Elevated fencing planned to include masonry columns must be provided along all rear and side residential property boundaries visible from entry streets, FM 2920, and Hufsmith-Kohrville Rd.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Planned Development Application, Regulations & Concept Plan

Exhibit "A" Aerial Photo

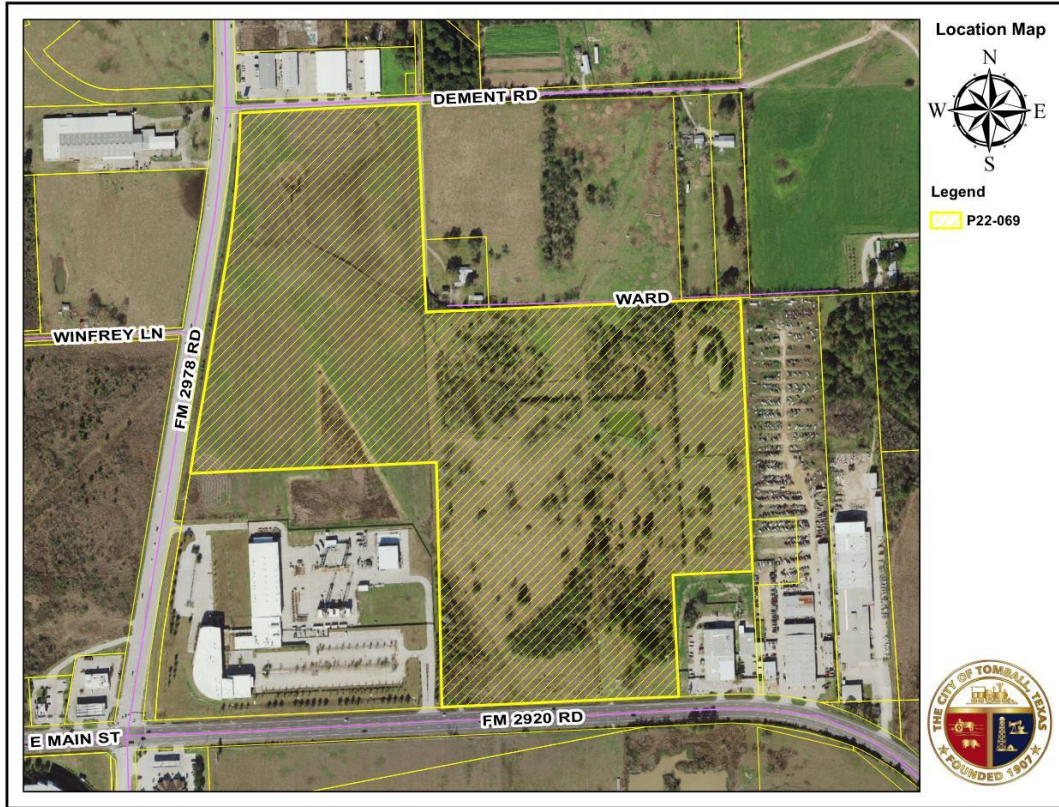


Exhibit "B" Comprehensive Plan

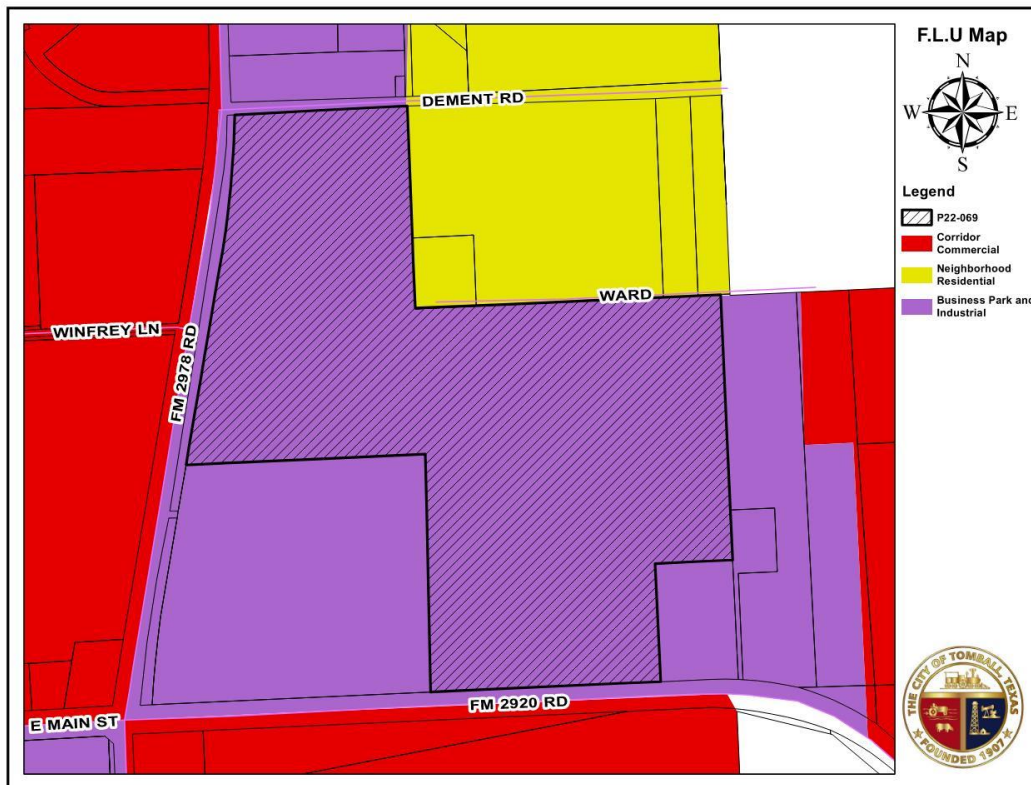
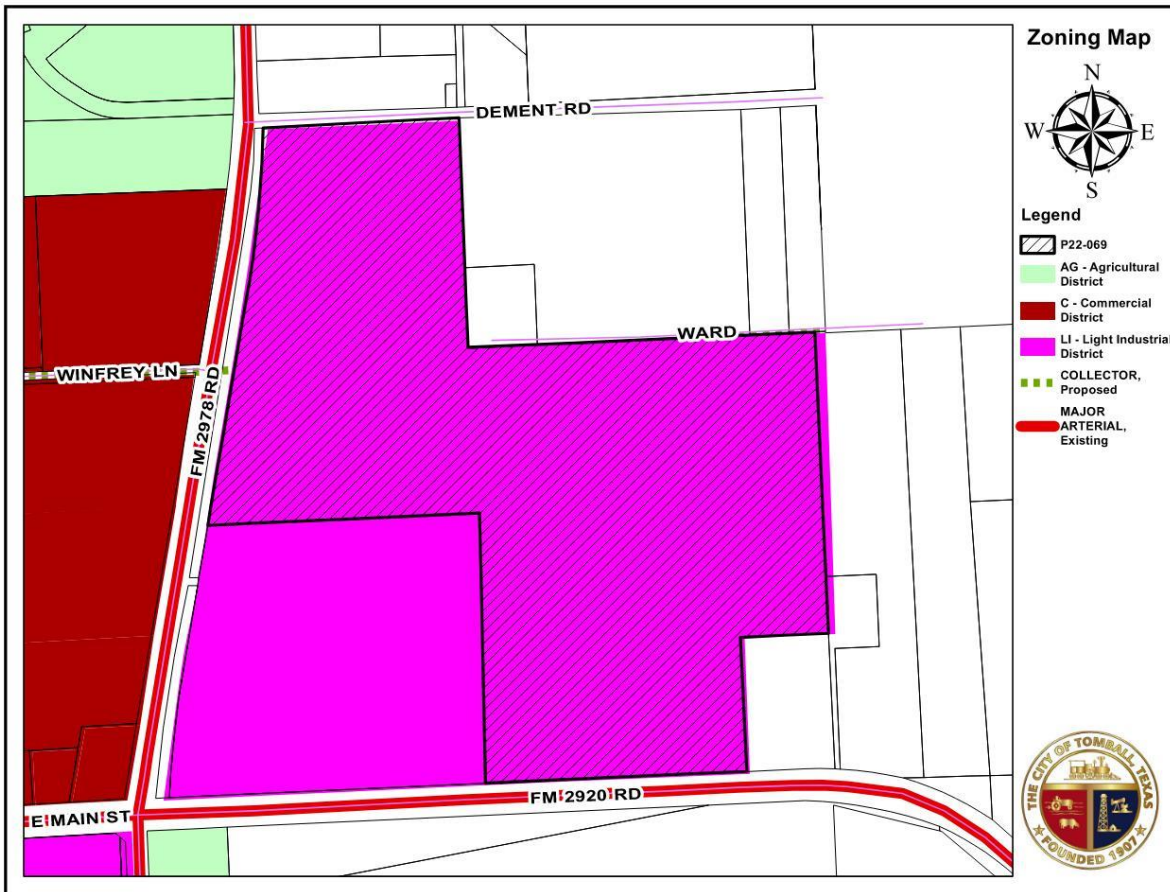


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo(s)**



Exhibit "E"
Planned Development Application, Regulations & Concept Plan



RECEIVED (KC)
03/04/2022

Revised 5/19/15
P&Z #22-061

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

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

Applicant

Name: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Baker Hughes Oilfield Operations LLC Title: _____
Mailing Address: 17021 Aldine Westfield Rd. City: Houston State: TX
Zip: 77073
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: 70.4 Ac FM 2920 PD - 70 Acres Mixed Use Development

Physical Location of Property: North of FM 2920, East of Huffsmith Kohrville Rd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: see attached description
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 1340150010002 Acreage: 70 Ac

Current Use of Property: Vacant

Proposed Use of Property: Planned Development - Residential, Commercial, and Multi family

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 Kodhuz Parker 3/1/2022
Signature of Applicant Date

X Mike Csizmadia 22 February 2022
Signature of Owner Date

Digitally signed by: Mike Csizmadia
DN: CN = Mike Csizmadia email = mike.csizmadia@bakerhughes.com, C = US, O = Baker Hughes, OU = Legal
Date: 2022.02.22 15:41:58 -0600

Exhibit B

Planned Development

70 Ac FM 2920

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or GR (General Retail) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the above stated districts in effect on the effective date of this ordinance apply to this PD as written herein, except to the extent the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

Exhibit C2 – Fencing Plan

4. As shown on Exhibit C, the PD encompasses +/- 70 acres, located East of Huffsmith-Kohrville Dr and north of FM 2920.

C. Land Uses.

1. Single Family Residential: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Accessory Building/Structure	
Home Occupation	
Residential Sales Office (Temporary)	
Wetlands	

2. Commercial: Permitted uses of the Commercial tracts on Exhibit C shall be those uses permitted within GR – General Retail of the Zoning Ordinance with the following exceptions.
 - a. Prohibited Uses:
 - i. Painting and Refinishing Shop
 - ii. Auto Body Repair/Painting
 - iii. Auto Paint Shop
 - iv. Auto Repair (major)
 - v. Propane Sales Filing (Retail)
 - vi. Any Manufacture or Industrial Process Not listed and Not prohibited by Law
 - vii. Concrete or Asphalt Mixing/Batching Plant (Temporary)
 - viii. Outdoor storage

- D. **Development Regulations for Single Family Lots** – Maximum 200 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

 1. The minimum lot width shall be 45 feet wide.
 2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 45' wide lots shall have a minimum area of 4,950 square feet.
 - ii. Lot width shall be measured at the building line.
 - b. Minimum lot width: 45 feet. Lot width shall be measured at the building line.
 - c. Minimum lot depth: 100 feet
 - d. Maximum lot coverage: 60% (lot coverage shall include building footprint only)
 3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured from front building line)
 - b. Rear yard: 10 feet;
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.

- E. **Development Regulations for non-residential uses**- All non residential development must adhere to standards ordinarily applicable within General Retail (GR) zoning, except as modified within this ordinance.
 1. Outdoor storage/sales:
 - a. Outdoor storage/sales shall be prohibited
 2. Parking lot screening:
 - a. All vehicle parking/maneuvering areas shall be screened from public rights-of-ways and residentially zoned properties by means of evergreen hedges, berms, or masonry walls that are consistent with the overall architectural design of the Planned Development. Said screening must be a minimum height of 36 inches.

- F. **Amenities and Landscape Regulations** – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:

1. Landscaping plans submitted for review must adhere to all landscaping standards outlined in this planned development. All landscape materials utilized within this planned development must be visually consistent in design and theme.
2. All landscaping standards ordinarily applicable within General Retail (GR) zoning shall apply to commercial developments, except as modified within this ordinance.
3. Recreation site and amenities:
 - a. A minimum one and one half (1.5) acres of recreational reserve shall be provided, within the development. This may be provided over no more than two (2) separate locations.
 - b. A minimum of 6, off-street parking spaces shall be provided. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both.
 - c. Amenities must include (but are not limited to) a total of three of the following items throughout the development:
 - Playground
 - Picnic Facilities
 - Walking, Biking, Hiking Trails (Pervious or impervious materials)
 - Pavilions
 - Recreation Centers
 - Swimming Pool(s)/Splash Pad(s)
 - Dog park
 - Active Recreation Facilities (basketball, tennis, soccer, baseball, etc.)
4. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all arterials and within commercial areas contiguous to residential lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to residential lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1. All Required buffers along arterials, collectors, and entry streets shall include one (1) large tree per 40 linear feet (or portion thereof) of street frontage. Trees should be grouped or clustered to facilitate site design and to provide an aesthetically pleasing natural-looking planting arrangement.
 - c. Required buffers along arterials, collectors, and entry streets shall include one (1) large tree per 40 linear feet (or portion thereof) of street frontage. Trees should be grouped or clustered to facilitate site design and to provide an aesthetically pleasing natural-looking planting arrangement.
 - d. Required buffers may include trails.
5. Open Space:
 - a. Minimum 20% space required throughout the entire development, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, detention, lakes, and wetlands.
 - c. At a minimum one and one half (1.5) acres shall be provided as parks (over a maximum of two sites).

- d. All required open spaces (including detention sites) shall be fully landscaped with trees and shrubs. Said landscaping shall be grouped or clustered to facilitate site design and provide an aesthetically pleasing natural-looking planting arrangement.
 - For every 20,000 square feet of designated recreation reserves/park space, four (4) trees must be planted.
 - For all detention areas that count toward the required open space, there must be a minimum of two (2) trees for every 20,000 square feet.
 - Said trees must be a minimum of two-inches in caliper, measured six inches above the ground, and shall be a minimum of five feet in height at the time of planting.
 - e. Where possible, preservation of mature trees shall be promoted. Tree preservation credits shall be granted in accordance with standards outlined in the City of Tomball's Code of Ordinances. All mature trees planned to be preserved must be called out on landscape plans submitted for review/approval, and appropriate measures must be taken throughout the course of construction to ensure their preservation. If a planned preserved tree dies, the number of required trees reduced by the allotted credits for the mature tree must be planted in its place.
 - f. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1
 - g. The primary entry street into the Planned Development from FM 2920 must be provided fully landscaped boulevards. Said boulevard sections must be a minimum of eighty (80) feet right of way extended the entire linear extent of commercial activity.
- G. **Sidewalks** - As shown on Exhibit C1, the PD shall be developed in accordance with the following:
- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.
 - 2. Walking, Biking, Hiking Trails:
 - a. Minimum 6-foot wide multi-use paths shall be included within the boundaries of this planned development, providing ample connectivity between residential, commercial, and open space land uses. This should also be included as part of an exhibit showing the connectivity and cohesiveness of the development internally and externally.
 - b. Trails may be composed of pervious or impervious material.
 - 3. Crosswalks:
 - a. All pedestrian crossings must be defined by demarcated features (i.e. raised crosswalks, pedestrian "bump out" islands, crosswalk striping/painting, etc.)
 - b. Defined pedestrian crosswalks must be provided where commercial land uses are separated by entry streets.

H. Signage:

1. Given that this property's southeastern corner is the easternmost extent of the City limits of Tomball and located along FM 2920 a "Welcome to Tomball" gateway entrance sign shall be provided near the southeastern corner of the development along FM 2920. Any such signage shall be constructed and landscaped in a manner that will be cohesive architecturally with the overall Planned Development; announcing both the overall development as well as the entrance into the City of Tomball.
2. Freestanding pole signs shall be prohibited
3. All signage within this PD must be monument-style signs. Said monument signs must be architecturally similar to the design of the overall planned development district.
4. All signage must be provided with landscaping that is generally consistent with the landscaping design of the overall site.
5. The City Manager or their designee shall be the reviewing body and hold final authority in the approval/disapproval of all signs associated with commercial and residential development(s). In determining the suitability of signage within this PD, signs shall be reviewed to ensure architectural and overall design consistency is maintained throughout the Planned Development.

I. Land Use Buffer(s):

1. A minimum 25-foot-wide unobstructed vegetative buffer yard along all property boundaries separating a more intense zoning classification from a less intense zoning classification.
 - a. Along said property boundaries, a minimum of one (1) two-inch caliper tree shall be provided per 25 lineal feet and one (1) one-inch caliper tree shall be planted alternating between the larger trees at staggered intervals.
 - b. An opaque fence or wall with a minimum height of 6-feet shall be provided along the property boundary of the more intensive use. Existing fences/walls may be utilized to achieve this requirement. All residential property boundaries adjoining right-of-ways for Hufsmith Kohrville and Winfrey must be furnished with community fencing that has a minimum height of 6-feet in the locations as depicted on Exhibit C-2. The community fencing must consist of an upgraded wood fence with masonry columns. The fence design must be submitted to the City of Tomball's Planning Office for review and approval, prior to final approval of the residential subdivision final plats.
 - c. Pipeline easements can be used toward the total buffer yard width requirement.

J. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance to the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

1. Modifications to internal street patterns are allowed
2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.

3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.

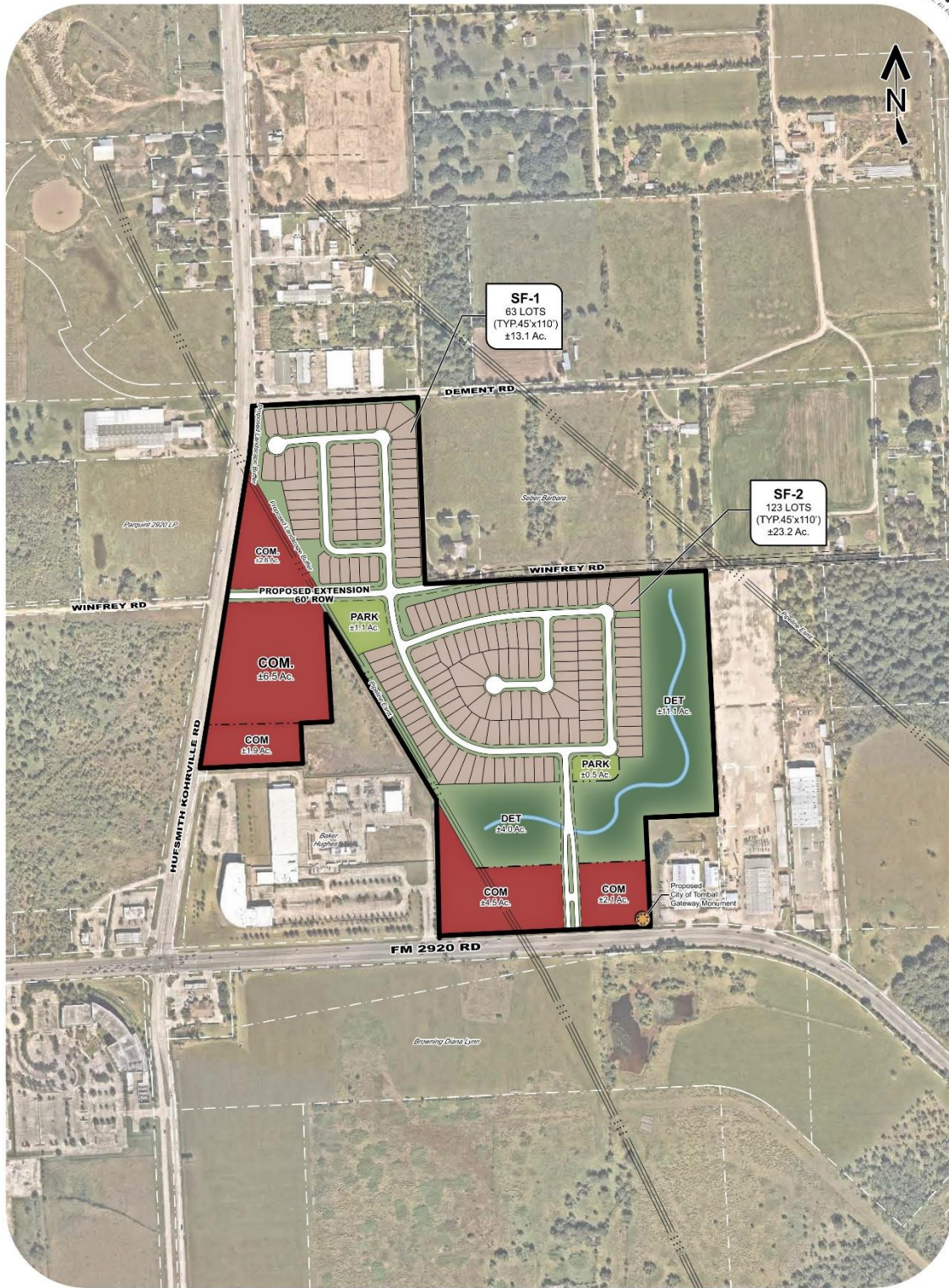


EXHIBIT C

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SKETCHED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAIN, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a conceptual development plan for
FM 2920 TRACT
±70.4 ACRES OF LAND

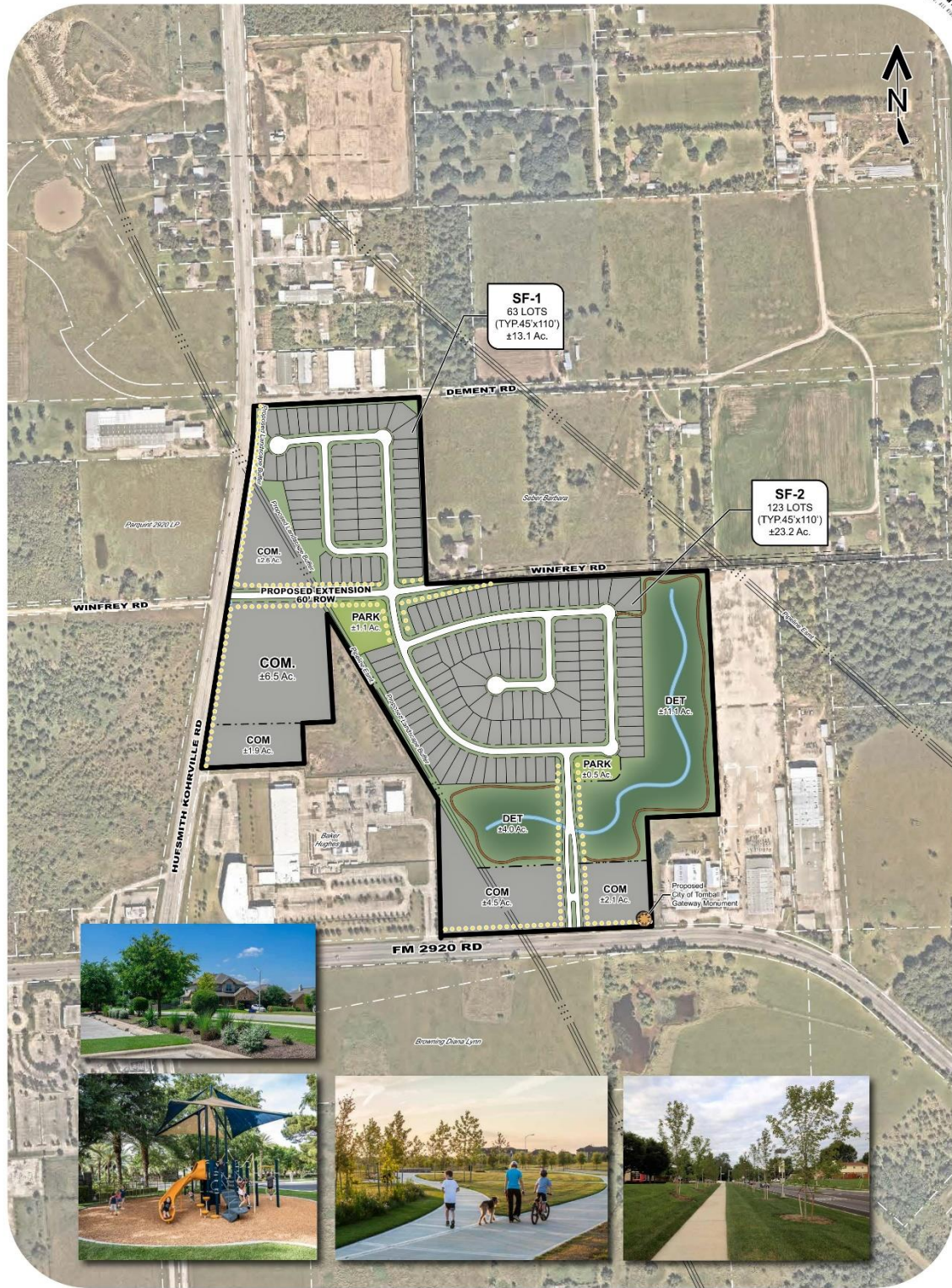
META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 300

MTA-1-721A
APRIL 7, 2022

META PLANNING + DESIGN



META PLANNING + DESIGN
an open space exhibit for

EXHIBIT C1

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

LEGEND

- ● PROPOSED 5' SIDEWALK
(Additional sidewalks will extend adjacent to all SF lots)
- PROPOSED 6' TRAIL

an open space exhibit for

FM 2920 TRACT ±70.4 ACRES OF LAND

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 300

MTA-1-721A
APRIL 7, 2022

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META PLANNING + DESIGN

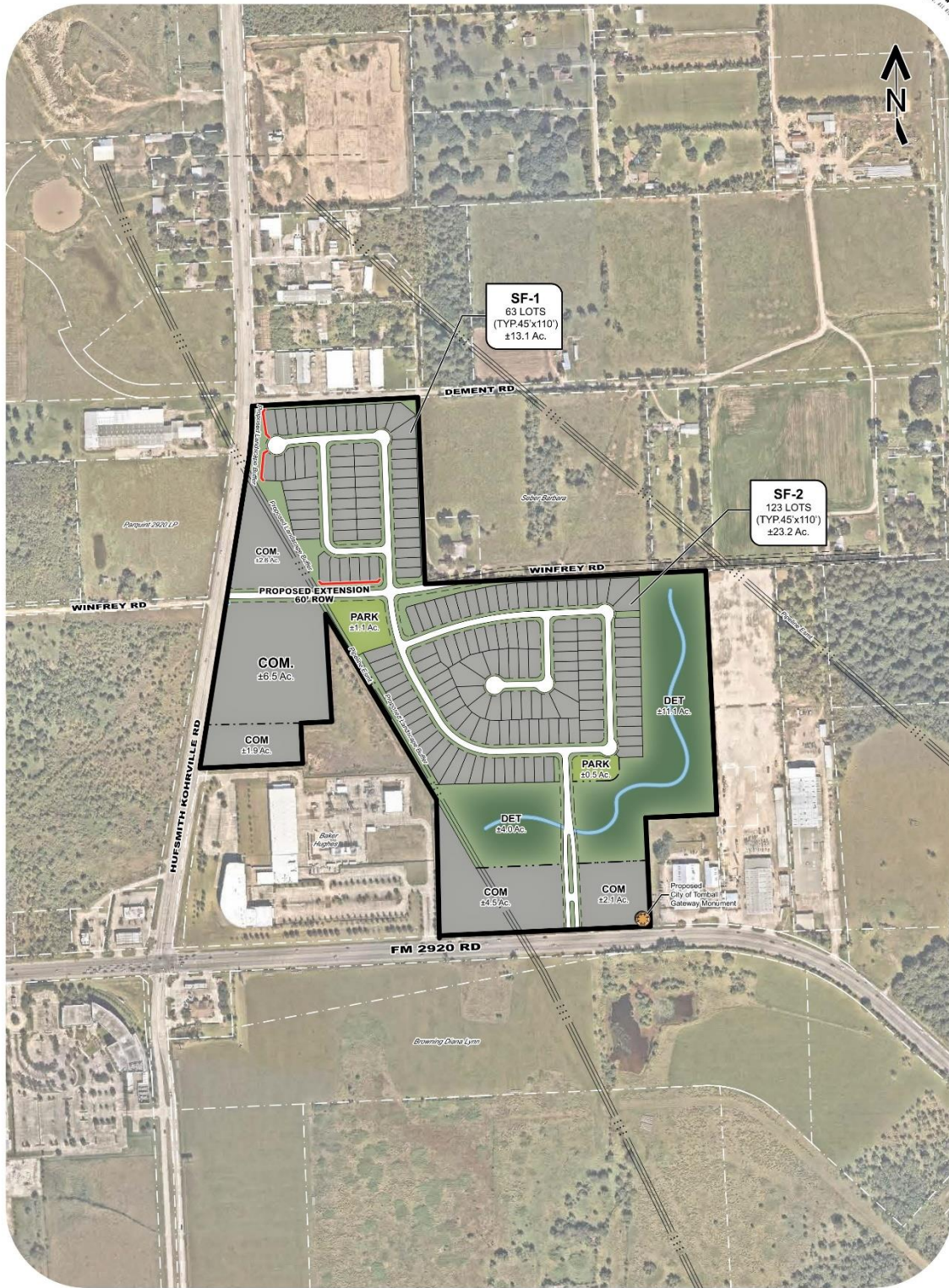


EXHIBIT C2

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

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LEGEND

— PROPOSED FENCING
(6' upgraded wood fence with masonry columns)

a fencing exhibit for

FM 2920 TRACT ±70.4 ACRES OF LAND

META
PLANNING + DESIGN

SCALE
0 100 200 300

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

MTA-1-721A
APRIL 7, 2022

META PLANNING + DESIGN

March 1, 2022

Nathan Dietrich
Planning Department
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: 70 Ac FM 2920 PLANNED DEVELOPMENT

Dear Nathan,

On behalf of our client, we are submitting the application for the creation of the 70 Ac FM 2920 Tract Planned Development.

The developer intends to develop the 70-acre tract into a single-family residential community. The tract is located north of FM 2920, east of Huffsmith-Kohrville Rd. It is located behind Baker Hughes.

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

- 1) Completed application form
- 2) List of HCAD tracts that comprise tract
- 3) Survey/Metes & Bounds
- 4) Exhibit B - Planned Development Text
- 5) Exhibit C - Concept Plan
- 6) Exhibit C-1 - Open Space Plan
- 7) Tax Certificates (Tomball ISD; Harris County Tax Certificates are forthcoming – the county is currently delayed on getting those out. A request has been submitted and we will forward the certificate as soon as it is received.)

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

Sincerely,

Kathryn Parker
Enclosure

TAX CERTIFICATE FOR ACCOUNT : 1340150010002

AD NUMBER: 1340150010002

GF NUMBER:

CERTIFICATE NO : 2709899

COLLECTING AGENCY

Kristi Williams

PO Box 276

Tomball TX 77377-0276

DATE : 2/23/2022

FEE : \$10.00

PROPERTY DESCRIPTION

LT 2 BLK 1(TAX ABATEMENT IMPS
*1340150010003)BAKER HUGHES E
DUCATION CENTER

0000000 FM 2920 RD
72.4786 ACRES

REQUESTED BY

META PLANNING

PROPERTY OWNER

BAKER HUGHES OILFIELD OPERATIONS INC

P O BOX 4740

HOUSTON TX 772104740

TX

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

CURRENT VALUES			
LAND MKT VALUE:	5,386,379	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	5,386,379	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2022 : \$ 0.00

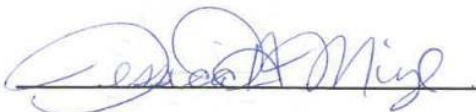
ISSUED TO :

META PLANNING

ACCOUNT NUMBER:

1340150010002

CERTIFIED BY:



TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2022 tax year have not been calculated as of the above date.

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1340150010002

Tax Year: 2022

 [Print](#)

Owner and Property Information										
Owner Name & Mailing Address: BAKER HUGHES OILFIELD OPERATIONS INC P O BOX 4740 HOUSTON TX 77210					Legal Description: LT 2 BLK 1 (TAX ABATEMENT IMPS*1340150010003) BAKER HUGHES EDUCATION CENTER 0 FM 2920 RD TOMBALL TX 77375					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map 1/2
D2 -- Real, Unqualified Agricultural Land	8003 -- Land Neighborhood Section 3		0	3,157,168 SF	0	0	5987.23	400 -- ISD 26 - Tomball ISD	4871A	289F

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	026	TOMBALL ISD	Pending	Pending	1.250000	
	040	HARRIS COUNTY	Pending	Pending	0.376930	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.033490	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.008720	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.162210	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004990	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	083	CITY OF TOMBALL	Pending	Pending	0.333339	
	679	HC EMERG SERV DIST 8	Pending	Pending	0.094245	

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

Valuations

Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	5,386,379		Land		
Improvement	0		Improvement		
Total	5,386,379	5,386,379	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	958,320	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8004 -- Land Neighborhood Section 4	4300	SF	2,198,848	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)