

**ORDINANCE NO. 2021-35**

**AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, REQUESTING TO AMEND CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES OFFICIAL ZONING MAP FOR PROPERTY THAT IS APPROXIMATELY 18 ACRES OF LAND, LEGALLY DESCRIBED AS TRACTS 1B & 2C, ABSTRACT 311 C GOODRICH WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; FROM COMMERCIAL DISTRICT TO THE PLANNED DEVELOPMENT DISTRICT (PD-18); BEING GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2920 AND TOMBALL CEMETERY ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.**

\* \* \* \* \*

**Whereas**, Creek Road and CTC Residential, has requested that approximately 18 acres of land, legally described Tracts 1B & 2C, Abstract 311 C Goodrich; generally located at the Northwest Corner of the intersection of FM 2920 and Tomball Cemetery Road, within the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

**Whereas**, the applicant has presented an application to the City for a Planned Development District (PD-18) to allow for the construction of a Multifamily residential development; and

**Whereas**, the Planned Development application consists of an application and metes and bounds for the Planned Development District (Exhibit "A"); Planned Development Regulations (Exhibit "B"); and concept plan (Exhibit "C") attached to and made part of this ordinance; and

**Whereas**, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

**Whereas**, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

**Whereas**, the Planning & Zoning Commission recommended in its final report that City Council approve the requested amendment of Planned Development (PD-18) District; and

**Whereas**, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

**Whereas**, the City Council deems it appropriate to grant the requested rezoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:**

**Section 1.** The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2.** The Planned Development (PD-18) District is hereby amended and subject to the regulations, restrictions, and conditions hereafter set forth.

**Section 3.** The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Planned Development (PD-18) District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

**Section 4.** This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Planned Development (PD-18) District as described above.

**Section 5.** The Planned Development (PD-18) shall be subject to the following limitations, restrictions and covenants:

- A. Compliance with the Application, Regulations and Concept Plan. The granting of the Planned Development (PD-18) District shall be conditioned upon the proposed improvements and lands uses being located, constructed and conducted upon the Property in substantial compliance with the application for the Planned Development District (Exhibit "A"), Planned Development Regulations (Exhibit "B") and concept plan (Exhibit "C") made a part hereof for all purposes.

**Section 6.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 7.** Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15<sup>TH</sup> DAY OF NOVEMBER 2021.

COUNCILMAN FORD

\_\_\_\_\_

COUNCILMAN STOLL \_\_\_\_\_  
COUNCILMAN DEGGS \_\_\_\_\_  
COUNCILMAN TOWNSEND \_\_\_\_\_  
COUNCILMAN KLEIN QUINN \_\_\_\_\_

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY  
COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6<sup>TH</sup> DAY OF DECEMBER 2021.

COUNCILMAN FORD \_\_\_\_\_  
COUNCILMAN STOLL \_\_\_\_\_  
COUNCILMAN DEGGS \_\_\_\_\_  
COUNCILMAN TOWNSEND \_\_\_\_\_  
COUNCILMAN KLEIN QUINN \_\_\_\_\_

\_\_\_\_\_  
Gretchen Fagan, Mayor

ATTEST:

\_\_\_\_\_  
Doris Speer, City Secretary



RECEIVED (KC)  
09/14/2021

Revised 5/19/15  
P&Z #21-352  
\$1,000 PD

**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: Creek Road / CTC Residential (ATTN: Tolu Akindele / Sean Ratterree) Title: Development Managers  
Mailing Address: 2500 Wilcrest, Suite 300 City: Houston State: Texas  
Zip: 77042  
Phone: ( 832 ) 286-7829 Fax: (        )                      Email: teakindele@creek-rd.com

**Owner**

Name: FM 2920 TC Road, LLC (ATTN: Shan Patel / Ford Scott) Title: Managers  
Mailing Address: 3725 E. League City Parkway, Suite 250 City: League City State: Texas  
Zip: 77573  
Phone: ( 281 ) 816-6554 Fax: (        )                      Email: fscott@capitalretailproperties.com

**Engineer/Surveyor (if applicable)**

Name: Everything In Christ Surveying Company (ATTN: Craig A. Laney) Title: Land Surveyor  
Mailing Address: 12345 Jones Road, Suite 270 City: Houston State: Texas  
Zip: 77070  
Phone: ( 281 ) 955-2772 Fax: ( 281 ) 955-6678 Email: craig.laney@eicsurveying.com

**Description of Proposed Project:** market-rate, luxury multi-housing community

**Physical Location of Property:** north-west corner of the intersection of FM 2920 and Tomball Cemetery Road

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



Legal Description of Property: TRS 1B & 2C ABST 311 C GOODRICH  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]



HCAD Identification Number: 0421810000177 Acreage: 18.0487

Current Use of Property: Vacant Land - Ag Exempt

Proposed Use of Property: Planned Development - Market Rate, Luxury Multi-Housing Community

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		9/1/21
	Signature of Applicant	Date
X		9/1/21
	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 delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.**

- ☒ **Completed application form**
- ☐ **\*Copy of Recorded/Final Plat**
- ☒ **Check for \$1,000.00 (Non-Refundable)**
- ☒ **Detailed letter stating reason for request and issues relating to request**
- ☒ **Metes & Bounds of property**
- ☒ **Detailed Concept/Site Plan**
- ☒ **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 (200) 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.

## Legal Description and Metes and Bounds for 15800 FM 2920 Tomball, Tx

All that certain tract or parcel containing 18.049 acres of land out of that certain call 21.001 acre tract of land situated in the Chauncey Goodrich Survey, A-311, in Harris County, Texas, said 21.001 acre tract being that same tract as described in

**STEWART TITLE**

a Deed filed for record under Harris County Clerk's File No. U-682638, Real Property Records of Harris County, Texas; said 18.0487 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Tony Swonke cap (found) in the West right-of-way line of Tomball Cemetery Road, (60.00 feet in width), marking the Southeast corner of that certain call 31.159 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. V-256093, the Northeast corner of said 21.001 acre tract of land and the Northeast corner of the herein described 18.049 acre tract of land;

THENCE S 00°58'38" E, (call S 00°58'05" E), a distance of 340.12 feet to a 5/8" iron rod with Tony Swonke cap (found) marking the intersection of the West right-of-way line of said Tomball Cemetery Road with the Northwest right-of-way line of F. M. 2920, (120.00 feet in width), the Easterly-Southeast corner of said 21.001 acre tract of land and the Easterly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE S 53°02'00" W, a distance of 783.46 feet along the Northwest right-of-way line of said F. M. 2920 and the Southeast line of said 21.001 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Southerly-Southeast corner of said 21.001 acre tract of land, the Northeast corner of that certain call 0.636 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-761658 and the Northeast corner of that certain call 1.187 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. U-620508 and the Southerly-Southeast corner of the herein described 18.049 acre tract of land;

THENCE N 83°50'17" W, a distance of 397.05 feet along the common line of said 0.636 acre, said 1.187 acre and said 21.001 acre tracts of land to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of that certain call 2.952 acre tract of land known as Tract 1 as described in a deed filed for record under Harris County Clerk's File No. 20090443955 and the Southerly-Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'44" E, (call N 00°31'48" E), a distance of 384.78 feet along the East line of said Tract 1 to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of said Tract 1 and an interior corner of the herein described 18.049 acre tract of land;

THENCE N 89°30'47" W, (call N 89°28'12" W), a distance of 350.00 feet along the North line of said tract 1 to a 5/8" iron rod with EIC cap (set) in the West line of said Chauncey Goodrich Survey, the West line of said 21.001 acre tract of land, the East line of the John Edwards Survey, A-20 in said Harris County, Texas and the East line of that certain call 18.7500 acre residue of that certain call 130.971 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. T-469927 marking the Northwest corner of said Tract 1

and the Westerly- Southwest corner of the herein described 18.049 acre tract of land;

THENCE N 00°30'15" E, a distance of 357.09 feet along the common line of said Chauncey Goodrich Survey, said 21.001 acre tract of land, said John Edwards Survey and said 18.7500 acre residue tract of land to a 5/8" iron rod with Tony Swonke cap (found) in the South line of said 31.159 acre tract of land marking the Northwest corner of said 21.001 acre tract of land, the Northeast corner of said 18.7500 acre residue tract of land and the Northwest corner of the herein described 18.049 acre tract of land;

THENCE N 88°59'50" E, a distance of 1,358.48 feet, (call 1,358.53 feet), along the common line of said 21.001 acre and said 31.159 acre tracts of land to the POINT OF BEGINNING and containing 18.049 acres of land.

August 4, 2021

Mr. Craig Meyers, PE, CFM

Community Development Director

City of Tomball

501 James Street

Tomball, TX 77375

**RE: Planned Development ("PD") Application for the property located at 15800 FM 2920 Tomball, TX 77377 ("Property" or "Site")**

Dear Mr. Meyers:

Creek Road and CTC Residential (jointly "Applicants") would like to formally request the City of Tomball consider and review the attached Planned Development ("PD") Application for the 18.05-acre property located at 15800 FM 2920 Tomball, Texas.

As reflected in the City of Tomball Zoning Map, the Property is zoned C – Commercial District. On October 7, 2019, the City of Tomball adopted the Final Comprehensive Report as presented by Halff Associates, Inc. In this report, on page 63, the Site is classified as "Corridor Commercial" as it pertains to Tomball Future Land Use Plan. And on page 70, under the Corridor Commercial section, appropriate uses include multifamily. The application proposes the current zoning designation be revised to a Planned Development District, consisting of market-rate, luxury multifamily land use with specified regulations. This Property will welcome both residents and visitors into Tomball, as it is situated at the west entrance of the city. Based on our analysis and review of the City of Tomball's goals as it relates to its continued growth to keep up with the demand in housing for young professionals and working population, we believe this is the highest and best use of this Property given its proximity to retail/shopping, schools and access to major throughfares.

Please feel free to contact us with any questions regarding the attached application. Thank you for your review and consideration.

Sincerely,



Tolu E. Akindele



Sean C. Ratterree

(Exhibit “B”)

**PROPOSED PLANNED DEVELOPMENT MULTI FAMILY**

**PERMITTED USES:**

- Any use permitted in the Multi-Family Residential District, MF

**HEIGHT REGULATIONS:**

- Maximum Height: Main Buildings -Three (3) stories, not to exceed forty-five (45) feet
- Maximum Height: Accessory Buildings - One (1) story, not to exceed fifteen (15) feet
- Maximum Height: Club House - One (1) Story

**AREA REGULATIONS:**

- Maximum Dwelling Units: Not to exceed three hundred sixty (360) dwelling units or approx. Twenty (20) units per acre
- Lot Area: 18.049 acres

**SETBACK/BUFFER REGULATIONS:**

- Minimum Front Building Setback: Thirty-five (35) feet
- Minimum Side Building Setback: Minimum of Fifteen (15) feet, twenty-five (25) feet when adjacent to property zoned for single family residential, twenty-five (25) feet when adjacent to an arterial street, fifteen (15) feet when adjacent to a non-arterial street
- Minimum Rear Setback: Main Building - Minimum of fifteen (15) feet, sixty (60) feet when adjacent to single family, duplex (two family), patio home or single family attached district
- Minimum Rear Setback: Accessory Building - Minimum of fifteen (15) feet, thirty (30) feet when adjacent to single family, duplex (two family), patio home or single family attached district

**BUILDING REQUIREMENTS:**

- Minimum Building Separation - 1-story building: Fifteen (15) feet for buildings without openings, twenty (20) feet for building with openings
- Minimum Building Separation - 2-story building: Twenty (20) feet for building without openings, thirty (30) feet for buildings with openings
- Minimum Building Separation - Over 2-story building: Thirty-five (35) feet or as required by the adopted building code, whichever is greater
- Minimum Building Separation - Between Main Building and Accessory Building: Ten (10) feet or as required by the adopted building code, whichever is greater
- Minimum Floor Area Per Dwelling Unit – Efficiency Unit: Five hundred seventy-five (575) square feet
- Minimum Floor Area Per Dwelling Unit - One Bedroom: Six hundred fifty (650) square feet
- Minimum Floor Area Per Dwelling Unit -Two Bedroom: Nine hundred and fifty (950) square feet



#### **LOT REQUIREMENTS:**

- Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings, pools, ponds (does not include paving or carports).
- Parking:
  - A. One and three-fourths (1.75) parking spaces for each one-bedroom unit
  - B. Two (2) parking spaces for each two-bedroom unit

#### **ADDITIONAL REQUIREMENTS:**

- Fire easement accessibility, fire sprinkler system, walkways, building length, oversized parking areas, signage, lighting, gated/secured entrances, streets, or driveways per Section 50-73 of the Tomball Code of Ordinances.

#### **SUPERIOR DESIGN PD COMMITMENTS:**

##### **Interior PD Commitments**

- Quartz countertops at kitchen/vanities
- Frameless shower glass doors
- Stainless Steel Appliances
- Dual sink vanities with 8" spaced brushed nickel vanity faucets.
- Undermount white porcelain vanity sinks
- Refrigerator with "built-in" look
- Handmade undermount stainless steel kitchen sinks
- Brushed Nickel pull down kitchen faucet
- *Plywood* cabinets boxes
- Built-in trash drawers
- Trash Valet included
- Soft close hinges/drawer slides
- Backlit LED mirrors at vanities
- Metal clothes hanging rods in closets with painted built-in wood shelving and shoe racks
- 100% vinyl wood plank flooring at 1st floor units
- Tile flooring at all bathrooms
- Crown molding at all upper cabinets
- Extra sound proofing between walls/ceilings and breezeways of all units

- Large oversized islands wrapped with painted/stained wood on all 4 sides
- Different cabinet color schemes
- Modern tile backsplash at kitchen and all tub/shower surrounds
- Eco-friendly double paned windows
- Full size washer/dryer at every unit
- Oversized patios/balconies

[Exterior PD Commitments next page]

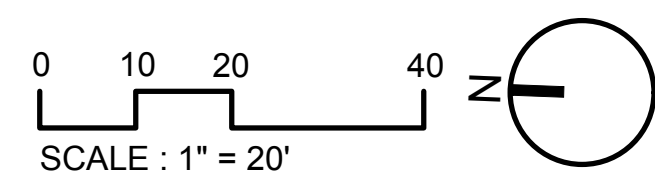
### **Exterior PD Commitments**

- 30'+ landscape buffer off FM 2920
- 80'+ landscape buffer off Tomball Cemetery Road
- 100% Stone Veneer clubhouse
- "Welcome to Tomball" monument sign with lighting. Built and paid for by developer and platted into an easement for the city.
- Aesthetically enhanced detention pond as shown in Exhibit A.2 with benches, walking trail and soft lighting
- Shade Trees located per Exhibit A.1
- 26' access lane for city to access water well facility
- Exterior stone and Hardie paint scheme to match the character and architecture of existing new homes in the area. Approximately 28% of residential building exterior to be stone
- Pool with in-water lounge chairs
- Poolside pavilion with BBQ grills
- Pergola Hammock Gardens
- Car/Dog Wash station (Dog wash station to be fully enclosed)
- Bocce Ball Courts
- State-of-art fitness center
- Parcel lockers for Amazon deliveries
- Large and small dog park
- Keyless entry to units and common area doors
- Controlled access for vehicle entry/exit with EZ tag reader system
- Large private fenced in yards for select 1st floor units
- **Screening:** 8' tall stone columns with metal picket fencing on the South and East Boundary
- **Screening:** 8' cedar wood fence with cedar cap: Addition of galvanized steel post in lieu of treated wood and sealant or stain to prolong life of fence at West and North Boundary
- **Landscaping:** shall meet or exceed the quality and detail of the landscape plan from a previous project as shown on Exhibit A.3. and A.4.
- Exclude the use of any Pine Trees and will work with the city to plant approved trees.
- Multiple greenspace courtyards adjacent to buildings located on the interior of site with grills/firepits/hammock swings to promote a community feel
- Commitment to incorporating the history of Tomball into the interior design of the clubhouse.
- Follow Entry/Exit vehicle plan of Traffic Impact Analysis Report
- All trash dumpster/compactors to be surrounded by masonry enclosures and solid metal gates



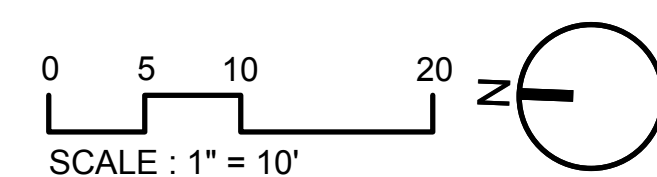


SOD/SEED	COMMON NAME
TUBE	BERMUDA GRASS



## L5.1





**SHEET NUMBER**

**L5.6**



(Exhibit "C")















PRIVATE BACKYARD  
space for 1st floor  
tenants

COURTYARD #1

COURTYARD #2  
with Hammock  
Gardens

POOL AMENITIES

CLUB HOUSE  
with leasing, fitness,  
parcel lockers,  
billiards area, etc.

Tomball  
Cemetery  
Road

EXIT and  
EMERGENCY  
ENTRANCE

Shade  
tree

F.M  
2920

Gated Vehicle  
Entrance with  
EZ tag reader

MAIN  
Entrance

"Welcome  
to Tomball"  
monument

Walking trail

AESTHETICALLY  
ENHANCED  
DETENTION POND  
Park Amenities

24' wide access to  
CITY WATER  
WELL FACILITY

BOTH LARGE &  
SMALL DOGPARK