

***Rezoning
Staff Report***

Planning & Zoning Commission Public Hearing Date: June 13, 2022

City Council Public Hearing Date: June 20, 2022

Rezoning Case: P22-115

Property Owner(s): Welcome Land Development, LLC and Jacquelyn Marshall

Applicant(s): Bryan Harrison

Legal Description: Portion of Tomball Outlots 163, 167, 171, 172, and 176

Location: 13000 block of Medical Complex Drive (south side), at the southwest corner of the intersection of South Cherry Street and Medical Complex Drive (Exhibit "A")

Area: 13.2 acres

Comp Plan Designation: Neighborhood Commercial (Exhibit "B")

Present Zoning and Use: Agricultural (AG) District (Exhibit "C") / Vacant (Exhibit "D")

Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

- North:** Agricultural / Vacant
- South:** Light Industrial / Office-Warehouse
- West:** Agricultural & Commercial / Drainage Channel (M-121), Vacant
- East:** Office / Office Building

BACKGROUND

The subject properties have been located within the original Tomball Townsite since 1909. The properties have remained vacant since that time. According to information provided by the applicant, the zone change request is to allow the subject property to be developed as an office business park that will include offices, commercial uses, and warehousing facilities.

ANALYSIS

The subject property is approximately 13.2 acres, located within the 13000 block of the south side of Medical Complex Drive. In 2008, when the City of Tomball adopted zoning the Agricultural zoning classification was applied to the subject property. North of the subject property is vacant land within Agricultural zoning. West of the subject site is an existing drainage channel (M-121) and vacant tracts that are within Agricultural and Commercial zoning. East of the subject property is an office building within an Office zoning district. South of the subject property is an existing office-warehouse facility most recently occupied by Devasco International, Inc. This warehouse facility was constructed in 2007. When the city of Tomball adopted zoning in 2008, the adjacent

property was zoned Light Industrial. The requested Commercial zoning for the subject property would effectively serve as a buffer from the existing Light Industrial use.

Comprehensive Plan Recommendation:

The Future Land Use Map designates the subject property as “Neighborhood Commercial.” This Neighborhood Commercial land use category is intended for “commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.”

The Comprehensive Plan identifies Office, General Retail, and Planned Development as being potentially compatible zoning districts with the Neighborhood Commercial land use.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: “Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater functional classification.”

Staff Review Comments:

Although the requested Commercial zoning does not strictly adhere to the Neighborhood Commercial land use that is identified on the Future Land Use Map, the conditions on the ground would suggest the proposed land use category may be more appropriate. Given the existing industrial zoning/land use immediately south of the subject property and the business park industry land use that it falls within as well as the lack of residential land uses adjacent to the subject site, the Neighborhood Commercial land use does not appear appropriate at this time. Furthermore, land uses that would result from the rezoning of the subject property would be in character with the surrounding land uses. This zone change would encourage the goal of providing an appropriate transition of land use between the existing Light Industrial zoning immediately south of the subject property and the existing manufactured home residential land use north of Medical Complex Drive. Moreover, the subject site is at the intersection of two arterial streets (Medical Complex Drive and S. Cherry Street). Intersections such as this are customarily appropriate for commercial land uses as they provide convenient access and exposure often considered necessary for commercial success.

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 May 26, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION:

Based on the findings outlined in the analysis section of this staff report, the City staff recommends approval of Zoning Case P22-115.

P&Z COMMISSION RECOMMENDATION:

APPROVAL (3 Vote Aye, 0 Vote Nay):

Items of discussion during the meeting:

- Questions regarding the proposed “light manufacturing” uses stated in the application provided, and what manufacturing uses would be permitted if the zone change occurred.

- Discussion regarding the suitability of the site for the “Neighborhood Commercial” land use identified in the Future Land Use Plan Map for this area.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Commercial Permitted Use Chart
- F. Rezoning Application

Exhibit "A"
Aerial Photo

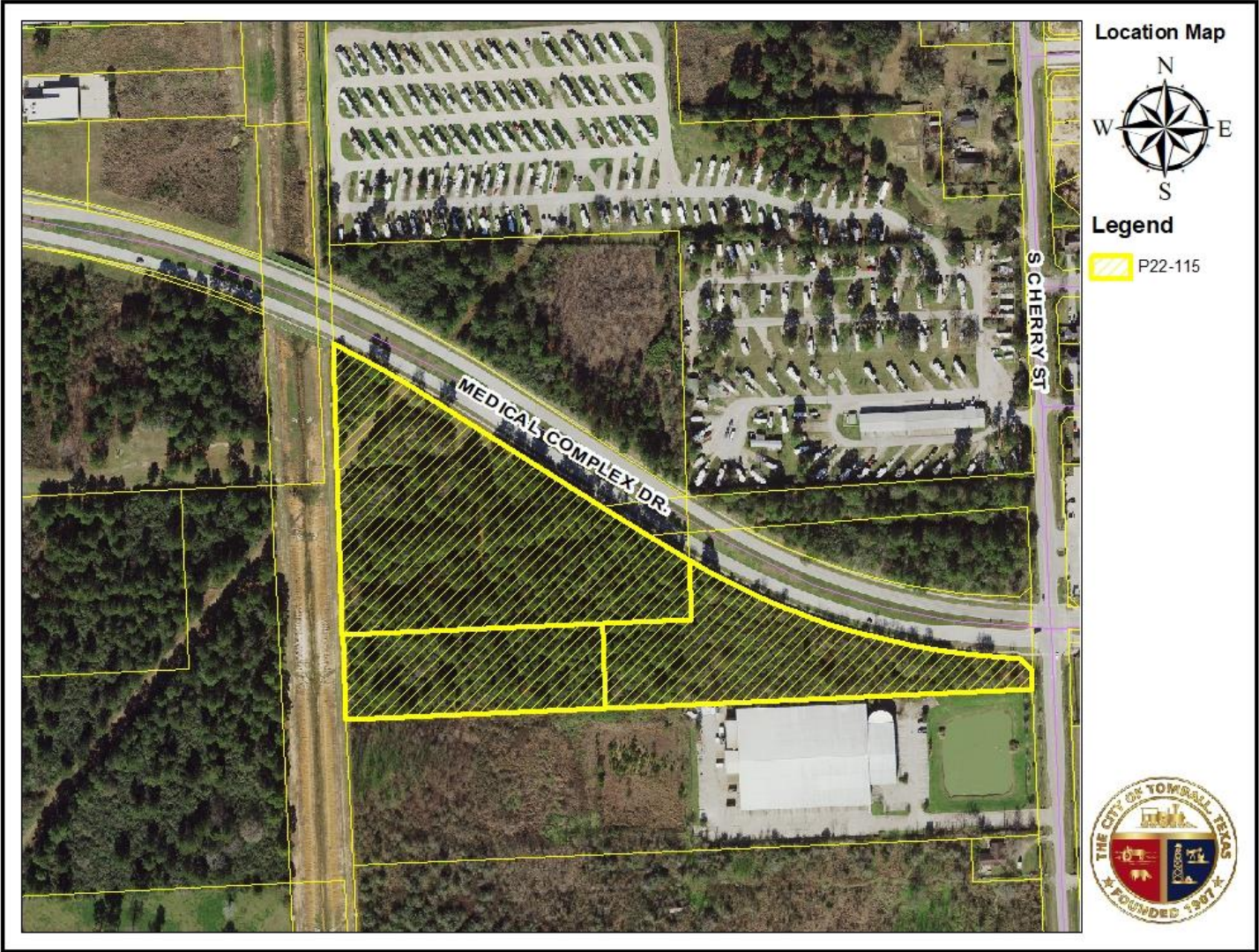


Exhibit "B"
Future Land Use Map

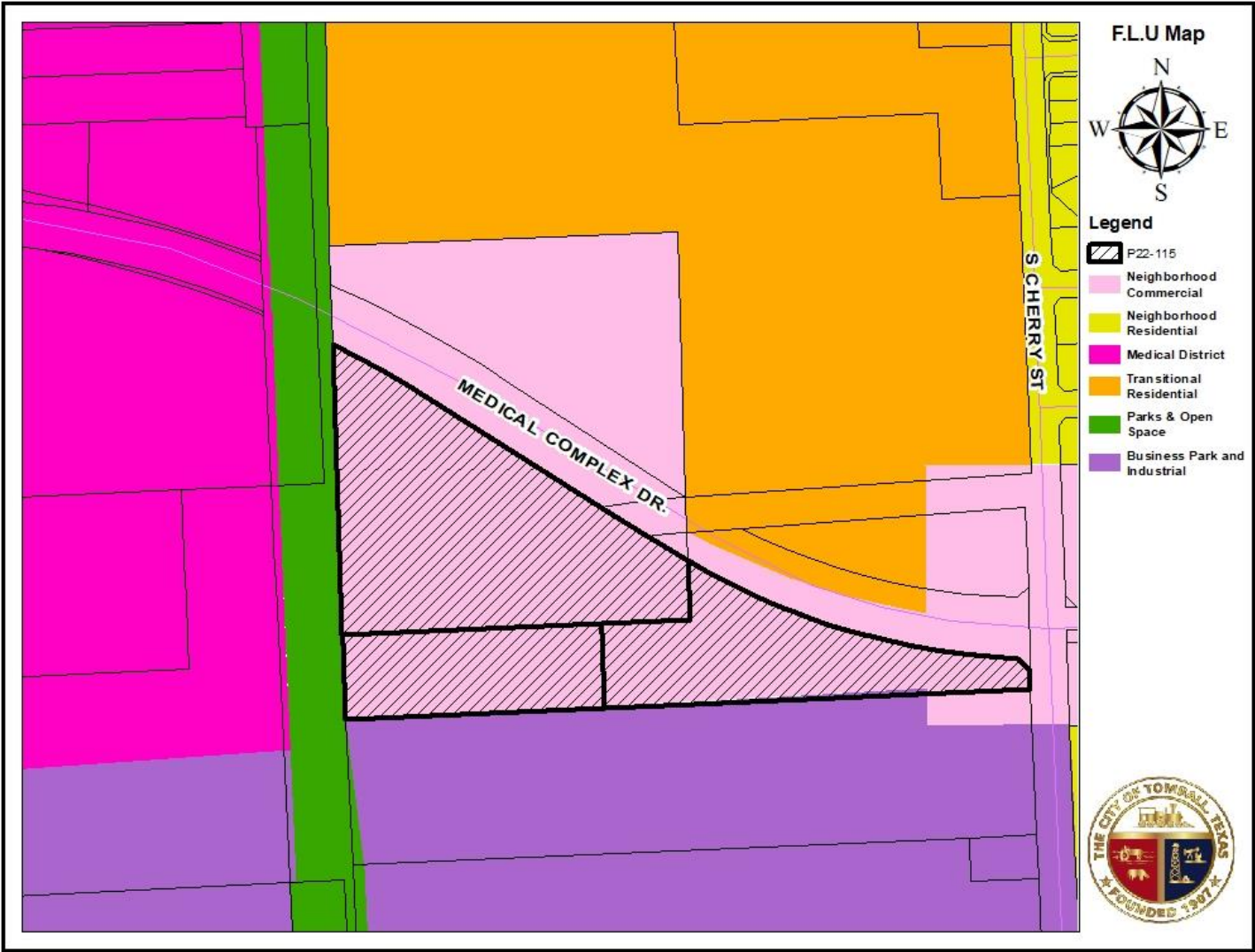
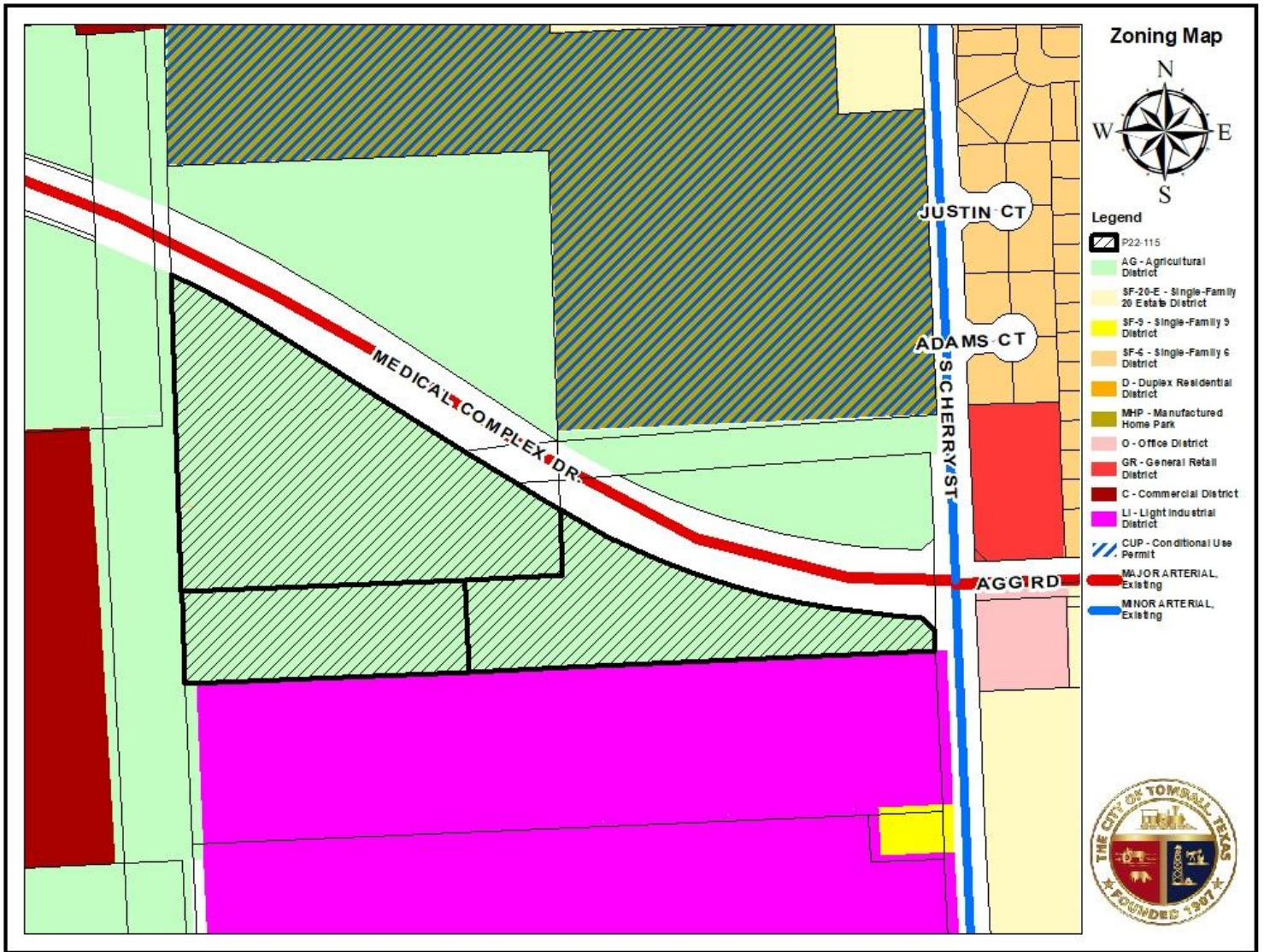


Exhibit "C" Zoning Map



**Exhibit “D”
Site Photo(s)**



**Exhibit “E”
Commercial Permitted Use Chart**

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Agriculture		
Bulk Grain and/or feed storage	CUP Required (Learn More)	1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	Permitted	None
Feed and grain store/farm supply store ‡	Permitted	1 space per 500 square feet
Residential		
Accessory building/structure (business or industry) ‡	Permitted	None
Caretaker's, guard's residence ‡	Permitted	1 space per caretaker/guard
Home occupation ‡	Permitted	None
Residential use ‡	CUP Required (Learn More)	2 spaces per dwelling
Private street subdivision	CUP Required (Learn More)	None
Office		
Clinic, emergency care	Permitted	1 space per 150 square feet
Clinic, medical and/or dental	Permitted	1 space per 300 square feet
Credit agency	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)	Permitted	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)	Permitted	1 space per 300 square feet
Office, professional and general business ‡	Permitted	1 space per 300 square feet
Office, parole-probation	Permitted	1 space per 300 square feet
Office showroom/warehouse ‡	Permitted	1 space per 300 square feet
Security monitoring company (no outside storage)	Permitted	1 space per 300 square feet
Telemarketing agency	CUP Required (Learn More)	1 space per 250 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Telephone exchange/switching station ‡	Permitted	1 space per 500 square feet
Temporary real estate field office	Permitted	4 spaces
Model home (including sales office)	CUP Required (Learn More)	2 spaces per model
Personal and Business		
Ambulance service	Permitted	1 space per 500 square feet
Automobile driving school (including defensive driving)	Permitted	1 space per classroom seat
Barber/beauty shop (no related school/college)	Permitted	1 space per 200 square feet
Bed and breakfast inn ‡	Permitted	2 spaces plus one per guest room
Check cashing service	CUP Required (Learn More)	1 space per 100 square feet
Dance hall/dancing facility ‡	CUP Required (Learn More)	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	Permitted	1 space per 100 square feet
Funeral home ‡	Permitted	See Section 50-112
Greenhouse (non-retail/hobby)		None
Health club (indoor)	Permitted	1 space per 300 square feet
Health club (outdoor)	Permitted	1 space per 300 square feet
Hotel‡	Permitted	See Section 50-112
Motel‡	CUP Required (Learn More)	See Section 50-112
Laundromat/washateria/self-service ‡	Permitted	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡	Permitted	1 space per 200 square feet
Loan service (payday/auto title)	CUP Required (Learn More)	1 space per 100 square feet
Mailing service (private)	Permitted	1 space per 200 square feet
Pharmacy (retail only)	Permitted	1 space per 200 square feet
Reception venue	Permitted	1 space: 4 seats

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Rehabilitation care facility (halfway house) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	Permitted	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)	Permitted	1 space per 200 square feet
Tattoo or body piercing studio ‡	CUP Required (Learn More)	1 space per 200 square feet
Wedding chapel	Permitted	1 space per four seats
Retail		
Antique shop (no outside sales or storage) ‡	Permitted	1 space per 500 square feet
Antique shop (with outside storage)	Permitted	1 space per 500 square feet
Apparel shop	Permitted	1 space per 200 square feet
Art gallery/museum/dealer ‡	Permitted	1 space per 500 square feet
Artist or photography studio	Permitted	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡	Permitted	1 space per 200 square feet
Bakery, retail (with drive-through)	Permitted	1 space per 200 square feet
Bakery (wholesale) ‡	Permitted	1 space per 500 square feet
Bird and pet shops (retail only)	Permitted	1 space per 200 square feet
Book/stationery shop (retail only) ‡	Permitted	1 space per 200 square feet
Brewpub	Permitted	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Carpenter shop	Permitted	1 space per 500 square feet
Catering service	Permitted	1 space per 500 square feet
Consignment shop	Permitted	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡	Permitted	See Section 50-112
Copy shop ‡	Permitted	1 space per 200 square feet
Drinking establishment	Permitted	
Drug store (retail only)	Permitted	1 space per 200 square feet
Eating establishment (with drive-in service) ‡	Permitted	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive-through service) ‡	Permitted	
Eating establishment (with drive-through service) ‡	Permitted	
Electronic goods (retail only)	Permitted	1 space per 200 square feet
Florist shop (retail only) ‡	Permitted	1 space per 200 square feet
Food or grocery store	Permitted	1 space per 500 square feet
Furniture and appliance store (retail only) ‡	Permitted	1 space per 500 square feet
Furniture store (new and used) ‡	Permitted	1 space per 200 square feet
General retail stores (no outside storage)	Permitted	1 space per 200 square feet
Gift or card shop (retail only)	Permitted	1 space per 200 square feet
Hardware store	Permitted	1 space per 400 square feet
Hobby and crafts store (retail only)	Permitted	1 space per 200 square feet
Home improvement center	Permitted	1 space per 400 square feet plus one per 1,000 square feet of warehouse area

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Jewelry store	Permitted	1 space per 200 square feet
Market, open air, flea	CUP Required (Learn More)	1 space per 200 square feet
Meat and fish market (retail only)	Permitted	1 space per 200 square feet
Mobile Food Court ‡	CUP Required (Learn More)	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films	Permitted	1 space per 300 square feet
Motion picture theater (indoors)	Permitted	See Section 50-112
Nursery ‡	Permitted	1 space per 1,000 square feet of sales area
Garden shop ‡	Permitted	1 space per 200 square feet
Painting and refinishing shop	Permitted	1 space per 500 square feet
Piano and musical instruments (retail only)	Permitted	1 space per 200 square feet
Shoe repair shop (retail only)	Permitted	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)	Permitted	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only	Permitted	1 space per 500 square feet
Trophy engraving	Permitted	1 space per 300 square feet
Upholstery shop (nonauto)	Permitted	1 space per 200 square feet
Used merchandise	Permitted	1 space per 200 square feet
Video rental/sales	Permitted	1 space per 200 square feet
Transportation and Auto Services		
Airport or landing field ‡		1 space per 500 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)	Permitted	1 space per 300 square feet
Auto accessories (retail sales only)	Permitted	1 space per 200 square feet
Auto body repair/painting	Permitted	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡	Permitted	See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Auto glass repair/tinting	Permitted	1 space per 200 square feet
Auto interior shop/upholstery	Permitted	1 space per 200 square feet
Auto muffler shop	Permitted	1 space per 200 square feet
Auto paint shop	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)	Permitted	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)	Permitted	1 space per 200 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Auto rental	Permitted	1 space per 200 square feet
Auto repair (major) ‡	Permitted	1 space per 200 square feet
Auto repair (minor) ‡	Permitted	1 space per 200 square feet
Auto storage or auto auction ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Auto tire sales (indoor)	Permitted	1 space per 200 square feet
Auto wrecker service	Permitted	1 space per 200 square feet
Automobile parts manufacturing	CUP Required (Learn More)	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡	Permitted	3 spaces per washing capacity of module
Automobile wash (self-service) ‡	Permitted	3 spaces per washing capacity of module
Bike sales and/or repair	CUP Required (Learn More)	1 space per 500 square feet
Bus or truck storage	Permitted	1 space per 1,000 square feet
Gasoline station	Permitted	See Section 50-112
Motor freight transportation, storage, and terminal	Permitted	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡	Permitted	See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display	Permitted	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	Permitted	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display	Permitted	See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display	Permitted	See Section 50-112

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Railroad team tracks, unloading docks, and spurs	Permitted	None
Railroad yards, round house or shop	CUP Required (Learn More)	1 space per 1,000 square feet
Taxi/limousine service	Permitted	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡	Permitted	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡	CUP Required (Learn More)	1 space per 500 square feet
Transit terminal ‡	Permitted	See Section 50-112
Truck and bus leasing ‡	Permitted	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡	Permitted	1 space per 1,000 square feet
Truck stop ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Truck terminal ‡	Permitted	See Section 50-112
Amusement and Recreation		
Amusement, commercial (indoor) ‡	Permitted	1 space per 100 square feet
Amusement, commercial (outdoor) ‡	Permitted	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡	CUP Required (Learn More)	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡	Permitted	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)	Permitted	1 space per 200 square feet
Bingo facility	Permitted	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)	Permitted	4 spaces per lane

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Dinner theatre	Permitted	1 space per three seats or bench seating space
Drive-in theater	CUP Required (Learn More)	1 space per speaker
Golf driving range	Permitted	See Section 50-112
Golf course (private) ‡	CUP Required (Learn More)	6 spaces per hole
Golf course (publicly owned) ‡	Permitted	6 spaces per hole
Playfield or stadium (private)	Permitted	1 space per three seats
Recreational vehicle park/campground ‡	CUP Required (Learn More)	1.5 per RV pad
Skating rink	Permitted	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	Permitted	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡	Permitted	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	Permitted	2 spaces per court
Tennis court (private/lighted)	CUP Required (Learn More)	2 spaces per court
Institutional/Governmental		
Adult day care (business)	See Section 50-116	
Antenna (commercial)	See Section 50-116	
Antenna (noncommercial)	See Section 50-116	
Armed services recruiting center	Permitted	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡	Permitted	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house	Permitted	1 space per 100 square feet
Broadcast station (with tower)	See Section 50-116	
Broadcast towers (commercial)	See Section 50-116	

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Cellular communications tower/PCS	See Section 50-116	
Cemetery and/or mausoleum ‡	CUP Required (Learn More)	1 space per 5,000 square feet of land
Child day care center (business) ‡	Permitted	1 space per three children
Church/temple/place of worship ‡	Permitted	1 space per four seats in sanctuary
Civic center (municipal) ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club	Permitted	See Section 50-112
Community center (public)	Permitted	See Section 50-112
Community or social buildings ‡	Permitted	1 space per 300 square feet
Country club (private) ‡	CUP Required (Learn More)	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)	See Section 50-116	
Electric power plant	CUP Required (Learn More)	1 space per 1,000 square feet
Electrical substation ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Exhibition hall ‡	Permitted	1 space per 100 square feet
Fair ground or rodeo ‡	CUP Required (Learn More)	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	Permitted	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡	Permitted	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡	CUP Required (Learn More)	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	Permitted	1 space per 300 square feet
Heliport ‡	CUP Required (Learn More)	3 spaces
Helistop	CUP Required (Learn More)	3 spaces
Hospital ‡	Permitted	1 space per bed

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Household care facility ‡		1 space per 6 clients
Household care institution	Permitted	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡	CUP Required (Learn More)	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	Permitted	1 space per 200 square feet
Municipal facility or use ‡	Permitted	1 space per 300 square feet
Museum	Permitted	See Section 50-112
Park and/or playground (private) ‡	Permitted	
Park and/or playground (public, municipal) ‡	Permitted	
Penal or correctional institutions	Permitted	1 space per 500 square feet
Post office (governmental)	Permitted	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)	Permitted	1 space per 4 seats
Radio, television and communications towers	See Section 50-116	
Rectory/parsonage	Permitted	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See assisted living facility	
Riding academy	CUP Required (Learn More)	1 space per five stalls
Sanitary landfill (private)		1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)	Permitted	1 space per three students, based on design
School, college or university	Permitted	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡	Permitted	1 space per student
School, public or denominational ‡	Permitted	See Section 50-112
School, other than public or denominational ‡	Permitted	
Sheltered care facility ‡	CUP Required (Learn More)	1 space per three beds or 1.5 per dwelling

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Sign, all types (defined within the referenced section) ‡	See Ch. 34 of this Code	
Skilled nursing facility ‡	Permitted	See Section 50-112
Studio for radio and/or television (no towers) ‡	Permitted	1 space per 200 square feet
Commercial and Wholesale Trade		
Animal kennel (outdoor pens)	CUP Required (Learn More)	1 space per 500 square feet
Appliance repair	Permitted	1 space per 500 square feet
Book binding	Permitted	1 space per 500 square feet
Carpet and rug cleaning plant	Permitted	1 space per 1,000 square feet
Cleaning plant (commercial laundry) ‡	Permitted	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)	Permitted	1 space per 1,000 square feet
Construction contractor with storage yard	Permitted	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles	Permitted	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	Permitted	None
Distribution center ‡	Permitted	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)	Permitted	1 space per 1,000 square feet
Electronic assembly	Permitted	1 space per 1,000 square feet
Electro-plating/electro-typing	Permitted	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)	Permitted	1 space per 300 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Fix-it shops, small engine, saw filing, mower sharpening	Permitted	1 space per 500 square feet
Heating and air conditioning sales/services	Permitted	1 space per 1,000 square feet
Iron works (ornamental)	CUP Required (Learn More)	1 space per 1,000 square feet
Lawnmower repair and/or sales	Permitted	1 space per 500 square feet
Loading or storage tracks	Permitted	None
Locksmith	Permitted	1 space per 500 square feet
Machine shop	Permitted	1 space per 1,000 square feet
Maintenance and repair service for buildings/janitorial	Permitted	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Mattress, making and renovating	Permitted	1 space per 1,000 square feet
Milk depot, wholesale	Permitted	1 space per 1,000 square feet
Mini-warehouse/self storage ‡	Permitted	See Section 50-112
Mortuary	Permitted	See Section 50-112
Moving and storage company	Permitted	1 space per 1,000 square feet
News printing	Permitted	1 space per 1,000 square feet
Outdoor sales as a primary use ‡	Permitted	1 space per 5,000 square feet of land area
Pawn shop ‡	Permitted	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡	Permitted	1 space per 200 square feet
Plumbing shop	Permitted	1 space per 200 square feet
Printing equipment, supplies and repairs	Permitted	1 space per 500 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Propane sales filling (retail)	Permitted	1 space per 200 square feet
Publishing and printing company	Permitted	1 space per 500 square feet
Quick lube/oil change/minor inspection	Permitted	1 space per 200 square feet
Scientific and industrial research laboratories (hazardous) ‡	CUP Required (Learn More)	1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡	Permitted	1 space per 300 square feet
Security systems installation company	Permitted	1 space per 300 square feet
Sheet metal shop	Permitted	1 space per 1,000 square feet
Storage of cement, sands and gravel	CUP Required (Learn More)	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials	CUP Required (Learn More)	1 space per 5,000 square feet of storage area
Taxicab storage and repair	Permitted	1 space per 500 square feet
Taxidermist	Permitted	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡	Permitted	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡	Permitted	1 space per 200 square feet
Vacuum cleaner sales and repair ‡	Permitted	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	Permitted	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡	CUP Required (Learn More)	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡	Permitted	1 space per 1,000 square feet
Welding shop	Permitted	1 space per 1,000 square feet
Wholesale trade, nondurable goods	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Woodworking shops	Permitted	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial		
Adhesives and sealants manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Animal processing and slaughter	CUP Required (Learn More)	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law	CUP Required (Learn More)	1 space per 1,000 square feet
Artificial flower manufacture	Permitted	1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood	Permitted	1 space per 1,000 square feet
Bag manufacturing	Permitted	1 space per 1,000 square feet
Bottling works	Permitted	1 space per 1,000 square feet
Broom manufacture	Permitted	1 space per 1,000 square feet
Candy and other confectionary products manufacture	Permitted	1 space per 1,000 square feet
Canning and preserving factory	CUP Required (Learn More)	1 space per 1,000 square feet
Canvas and related products manufacture	Permitted	1 space per 1,000 square feet
Ceramic products manufacture	Permitted	1 space per 500 square feet
Clothing manufacture	Permitted	1 space per 500 square feet
Coffee roasting	CUP Required (Learn More)	
Coffin manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Cold storage plants/locker	Permitted	1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (temporary) ±	Permitted	1 space per 5,000 square feet of land
Cutlery, handtools and general hardware manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Dairy products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Dyeing plant	CUP Required (Learn More)	1 space per 1,000 square feet
Electric lamp manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Enameling and painting	CUP Required (Learn More)	1 space per 1,000 square feet
Engraving plant	Permitted	1 space per 1,000 square feet
Envelope manufacture	Permitted	1 space per 1,000 square feet
Farm/garden machinery and equipment manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Feed manufacture	CUP Required (Learn More)	1 space per 500 square feet
Food processing ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Footwear manufacture	CUP Required (Learn More)	1 space per 500 square feet
Fixtures manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Furniture manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Heavy machinery sales and storage ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Ice cream/ice manufacture	Permitted	1 space per 1,000 square feet
Leather products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Machinery manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Marble working and finishing	CUP Required (Learn More)	1 space per 1,000 square feet
Metal cans and shipping containers manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Metal products, stamping and manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Mirror resilvering	CUP Required (Learn More)	1 space per 200 square feet
Office equipment manufacture	Permitted	1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture	Permitted	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning District	Parking Ratio
	C	
Paint manufacture and/or mixing	CUP Required (Learn More)	1 space per 1,000 square feet
Paper products and paper box manufacture	Permitted	1 space per 1,000 square feet
Pecan processing	CUP Required (Learn More)	1 space per 1,000 square feet
Petroleum distribution/storage ‡	CUP Required (Learn More)	1 space per 1,000 square feet
Plastic products, molding, casting and shaping	Permitted	1 space per 1,000 square feet
Rug and carpet manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡	CUP Required (Learn More)	1 space per 1.5 employees, plus five per acre
Sign manufacturing (no outside storage)	CUP Required (Learn More)	1 space per 1,000 square feet
Sign manufacturing (with outside storage)	CUP Required (Learn More)	1 space per 1,000 square feet
Textile products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Tire retreading and recapping	CUP Required (Learn More)	1 space per 1,000 square feet
Water distillation	Permitted	1 space per 1,000 square feet
Wood container manufacture	CUP Required (Learn More)	1 space per 1,000 square feet
Wood products manufacture	CUP Required (Learn More)	1 space per 1,000 square feet

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "E"
Rezoning Application



RECEIVED (KC)
04/29/2022

Revised: 4/13/2020
ZONING CASE #P22-115

APPLICATION FOR RE-ZONING
Community Development Department
Planning Division

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: BRYAN HARRISON Title: SR. PROJECT MANAGER
Mailing Address: 5858 WESTHEIMER, SUITE 150 City: HOUSTON State: TX
Zip: 77057 Contact: 713-882-3567
Phone: (713) 541-5070 Email: bharrison@kdwltd.com

Owner

Name: WELCOME LAND DEVELOPMENT, LLC - Ryan Wasaff Title: Development Director
Mailing Address: 5858 WESTHEIMER, SUITE 800 City: HOUSTON State: TX
Zip: 77057 Contact: rwasaff@welcomegroup.com
Phone: (713) 243-6875 Email: _____

Engineer/Surveyor (if applicable)

Name: PATRICK RUMMEL, P.E. Title: PROJECT MANAGER
Mailing Address: 11750 KATY FREEWAY, SUITE 300 City: HOUSTON State: TX
Zip: 77079 Contact: _____
Phone: (713) 541-3530 Fax: () Email: prummel@gundacorp.com

Description of Proposed Project: MEDICAL COMPLEX BUSINESS PARK

Physical Location of Property: 3 TRACTS AT SOUTHWEST CORNER OF MEDICAL
COMPLEX BLVD. AND S. CHERRY STREET

[General Location - approximate distance to nearest existing street corner]
Legal Description of Property: (TRACT 1) A PORTION 163 167A 171 & 171B TOMBALL OUTLOTS; (TRACT 2) TRS 175A-1
& 504A TOMBALL OUTLOTS; (TRACT 3) TRS 172A 175A 176A & 504B TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG - AGRICULTURAL DISTRICT

Current Use of Property: VACANT

Proposed Zoning District: C - COMMERCIAL DISTRICT

Proposed Use of Property: BUSINESS PARK

HCAD Identification Number: (TRACT 1) 0352860002416 Acreage: (TRACT 1) 7.1364 ACRES
(TRACT 2) 0352860000412 (TRACT 2) 2.5043 ACRES
(TRACT 3) 0352860000172 (TRACT 3) 3.5879 ACRES
(TOTAL) 13.2286 ACRES

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Submittal Requirements

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

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

- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)** *CHECK \$ 470⁰⁰*
- ☐ **Letter stating reason for request and issues relating to request**
- ☐ **Conceptual Site Plan (if applicable)**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

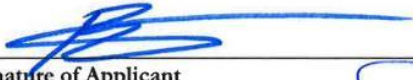
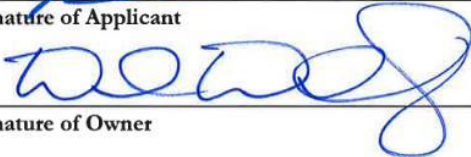
(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

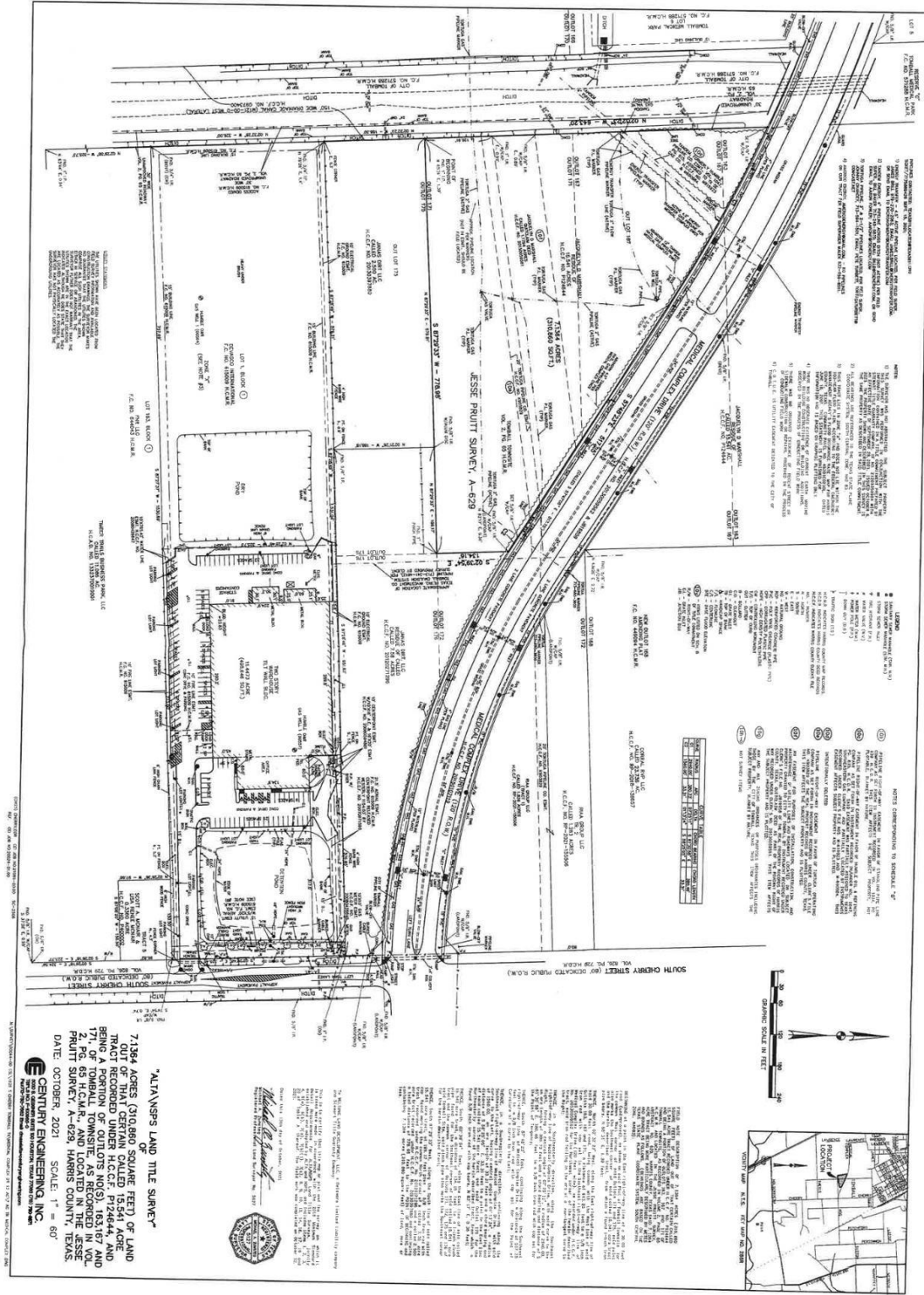
The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

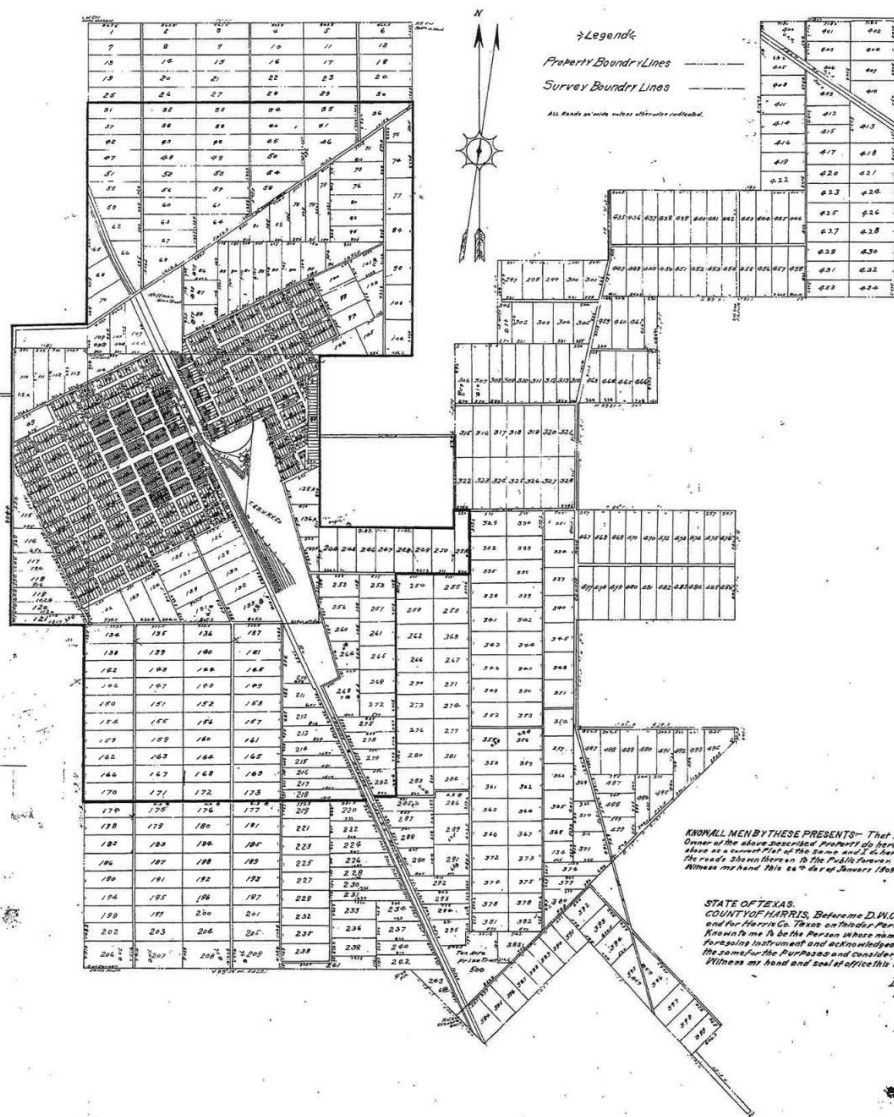
***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

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.

<u>X</u>		<u>4/22/22</u>
	Signature of Applicant	Date
<u>X</u>		<u>4/25/22</u>
	Signature of Owner	Date





KNOW ALL MEN BY THESE PRESENTS: That I, Wm. Malone, Owner of the above described property do hereby accept the above as a correct plat of the same and I do hereby certify the same to be true and correct as the same appears on the records of the County Clerk of Harris County, Texas.

William Malone

STATE OF TEXAS,
COUNTY OF HARRIS, Before me, D.W. COOLEY a Notary Public in and for Harris Co. Texas on this day Personal appeared Wm. Malone 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 consideration therein expressed. Witness my hand and seal of office this 24th day of January 1905.

D.W. COOLEY
Notary Public, Harris Co., Tex.

FIVE ACRE TRACTS TOM BALL TOWNSITE.

Dated Nov 15 1907.

ORIGINAL Scale, 1" = 40' reduced to 1" = 80'

Garage & Driveway Ego.

48285.

Filed for record May 16, 1908 at 2:30 p.m. Recorded Aug 1908 at 5:10 p.m. Geo. Jones, County Clerk, and for Harris County, Texas.

By H. M. Malone, Deputy

Request for Zone Change

Medical Complex Business Park, Tomball, TX, TX

Letter of Intent

April 11, 2022

Dear Members of the Planning and Zoning Commission and City Council,

Request:

We are submitting a request to rezone the property generally located at the southwest corner of the intersection of Medical Complex Drive and South Cherry Street. (See Vicinity Map for general location). The property under consideration encompasses three tracts. The request is to rezone the property from Agricultural zoning district (AG) to Commercial zoning district (C). The purpose of the rezoning is to allow the development of the property as a business park that will include offices and commercial uses with warehousing facilities, uses that are not permitted in an AG zoning district.

Zone Change Request Summary:

TRACT	HCAD NUMBER	CURRENT	PROPOSED
1	0352860002416	AG	C
2	0352860000412	AG	C
3	0352860000172	AG	C
4	1299580010001	LI	LI

Property Description:

The intent is to develop four tracts at this location in a unified manner, three of which (Tracts 1, 2, and 3) are currently zoned Agricultural zoning district (AG) and one (Tract 4) zoned Light Industrial zoning district (LI). The northern three tracts that are included in this zone change request that are currently zoned Agricultural zoning district are vacant. The southern tract that is not part of the zone change is zoned LI and is partially developed. The tracts front on Medical Complex Drive and South Cherry Street. This segment of Medical Complex Drive was constructed as a four-lane boulevard in 2016. The city's Throughfare Map designates Medical Complex Road as a Major Arterial and South Cherry as a Minor Arterial.

The tracts will be combined in the future to enable unified development of the four tracts. In preparation for a unified development, existing pipeline will be relocated and the well will be capped on Tract 1.



The area is in transition due to the growth in the region and proposed improvements to the roadways by the City and the County. With the expansion of Huffsmith – Kohrville Road by the County and Medical Complex Drive by the City, Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249, in addition to West Main Street.

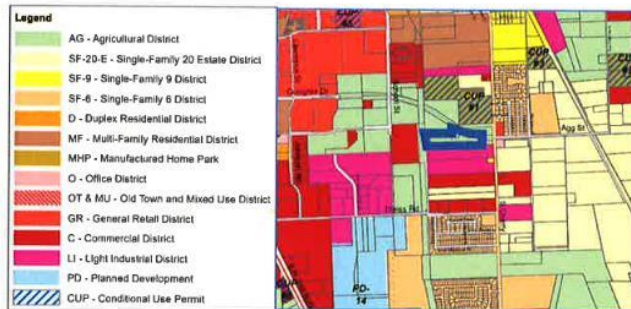
Surrounding Zoning and Uses:

	Zoning District	Uses
East	SF 20 -E - Single Family Estate, and O Office	South Cherry Street, office, and single family residential east of South Cherry Street
West	AG	Drainage channel (buffer), vacant
North	AG	Medical Complex Drive and vacant land.
South	LI	Industrial

Zoning:

Current Zoning – The property is zoned AG zoning district currently. Low density uses such as farming, ranching, and other similar agricultural uses and large single family lots are considered appropriate for the AG zoning district. This zoning is also appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also appropriate for areas where utilities or city services are not readily available.

Proposed Zoning – C zoning district is intended for office, retail, commercial and service-related establishments, and some light manufacturing uses subject to certain conditions. The uses envisioned for the C Commercial zoning district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. C zoning district is generally intended for sites that have access to thoroughfares and collector streets.



Thoroughfare Designation:

The City's Thoroughfare Map designates Medical Complex Road as a Major Arterial and South Chery as a Minor Arterial. The primary function of arterials is to provide a high degree of vehicular mobility through effective street design. Generally, the higher the classification of a street (Major Arterial being the highest), the greater the volumes, length of trips and the fewer

the access points. Arterials typically connect activity centers within the city to interstate and other regional roads.



Comprehensive Plan Future Land Use Map (FLUP) Recommendations:

The FLUP recommends Neighborhood Commercial (NC) future land use category for the area. This land use category is considered compatible to residential use and encourages commercial uses to be developed with the appropriate context, scale and design to compliment residential development. These areas are intended to be accessible by both vehicles and pedestrians. The requested C zoning district is not considered to be a suitable zoning district for the NC future land use category, and O: Office, GR: General Retail, PD: Planned Development are considered more appropriate.

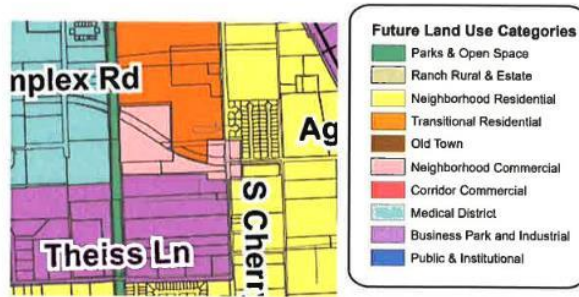
The Comprehensive Plan also states that the Future Land Use Plan... "however, is also intended to be a guide and is subject to modification over time-based upon new or changing information and circumstances."

With the development of Medical Complex Blvd. as a Major Arterial, the location of the parcel adjacent to industrial zoning districts, and lack of any residential areas immediately adjacent to the parcel that would encourage walkable environments, the designation of Neighborhood Commercial (NC) category does not appear to be appropriate for this location.

The designation of Corridor Commercial is more appropriate for this parcel as it meets the intent as stated in the Comprehensive Plan – "...intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by."

The designation of Corridor Commercial future land use category would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials. It would also provide an appropriate transition between the Business Park and Industrial future land use category to the south and the Medical Center Drive to the north.

The Comprehensive Plan considers C zoning district as being compatible with the Corridor Commercial future land use category. Due to lack of any residential uses around, the uses permitted in the C zoning district would not have an adverse impact on the surroundings.



Summary:

In summary, we believe that the requested zone change would be appropriate for the following reasons:

1. Due to its location at the intersection of a Major Arterial and Minor Arterial street and ease of vehicular access, the parcel is suitable for more intense developments than those envisioned in the Neighborhood Commercial(NC) future land use category .
2. The current Neighborhood Commercial land use category designation is considered appropriate for uses that provide services to surrounding residential, that people can walk or bike to. Due to lack of residential neighborhoods immediately abutting the parcels and separation of neighborhoods in the vicinity by two arterials, Neighborhood Commercial land use category designation is not appropriate for this parcel. Corridor Commercial land use category designation is better suited.
3. The character of this area is undergoing transition due to the proposed improvements to the roadways by the City and the County (Huffsmith – Kohrville Road). Medical Complex Blvd. will be a heavily travelled east-west corridor between Huffsmith – Kohrville Road and Business 249 and will not be conducive for neighborhood commercial development. The uses permitted in a C zone will be better suited to this site.
4. The rezoning to C zoning district would be in conformance with the Comprehensive Plan that states that the C zoning district is generally intended for sites that have access to thoroughfares and collector streets.
5. The current zoning of AG is appropriate for newly annexed land as a temporary holding zone until permanent zoning is approved. The AG zoning district is also considered appropriate for areas where utilities or city services are not readily available. With adequate utilities and infrastructure available to the parcel, the requested C zone will provide an opportunity for maximum utilization of the parcel. The designation of C zone would encourage the most economic and functional use of this highly accessible corner located at the intersection of two arterials.
6. The rezoning will not have any adverse impact on surrounding uses since the abutting parcels do not contain any single family residential or similar uses. The rezoning will provide an appropriate buffer between the industrial zoning to the south and the Medical Center Drive to the north.

TRACT 1

FIELD NOTE DESCRIPTION OF 3.5879 ACRES (156,290 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 7.56 ACRE TRACT RECORDED UNDER H.C.C.F. NO. 20120271296 AND BEING A PORTION OF OUTLOTS 172, 175 AND 176 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 3.5879 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of said called 7.56 acre tract and the herein described tract;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southeast corner of that certain called 2.500 acre tract recorded under H.C.C.F. No. 20130397880, said iron rod also marks the Southwest corner of said called 7.56 acre tract and the herein described tract;

THENCE, North 02°21'26" West, along the East line of said called 2.500 acre tract, a distance of 188.18 feet to a 5/8 inch iron rod with cap found in the South line of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644 for the Westerly most Northwest corner of the herein described tract;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 199.17 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Townsite, said pinch pipe also marks an interior corner for the herein described tract;

THENCE, North 02°39'54" West, along the common line between said called 7.56 acre tract and said called 15.541 acre tract, a distance of 134.16 feet to a point in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20150107119 for the Northwest corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears N 82°17' E, 0.36 feet, said point falling in the arc of a non-tangent curve to the Left;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 28°35'35", a radius of 1560.00, an arc length of 778.51 feet and a chord bearing and distance of S 73°19'34" E, 770.45 feet to a 5/8 inch iron rod with cap found marking the Westerly cutback corner at the intersection of East right-of-way line said South Cherry Street, said iron rod also marks the Northerly most Northeast corner of the herein described tract;

THENCE, South 45°17'46" East, along said cutback line, a distance of 36.70 feet to a 5/8 inch iron rod with cap found marking the Easterly cutback corner at the intersection of East right-of-way line said South Cherry Street and the South right-of-way line of Medical Complex Drive, said iron rod also marks the Easterly most Northeast corner of the herein described tract;

THENCE, South 02°24'16" East, along the East right-of-way line of South Cherry Street, a distance of 42.07 feet to the POINT OF BEGINNING and containing 3.5879 acres (156,290 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021


Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127



CEI JOB NO. 21089-00.00
(QW25) 21089C.T

FIELD NOTE DESCRIPTION OF 7.1364 ACRES (310,860 SQUARE FEET) OF LAND OUT OF THAT CERTAIN CALLED 15.541 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOTS 163, 167 AND 171 OF TOMBALL TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 7.1364 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING at a point in the East right-of-way line of a 30.00 foot road (unimproved), as shown on said Plat of Tomball Townsite for the common West corner of said Outlots 171 and 175, said point also marks the Southwest corner of said called 15.541 acre tract and the herein described tract, from which a found 1-inch iron pipe bears, N 65°31' E, 1.39 feet;

THENCE, North 02°32'23" West, along the East right-of-way line of said 30.00 foot road, being common with the West line of said Outlots 163, 167 and 171, a distance of 643.20 feet to a 5/8 inch iron rod with cap set in the Southeast right-of-way line of Medical Complex Drive (120 feet wide), as recorded under H.C.C.F. No. 20130059562 for the Northwest corner of the herein described tract, said iron rod falling in the arc of a non-tangent curve to the Right;

THENCE, in a Southeasterly direction, along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Right, having a central angle of 07°25'11", a radius of 2940.00, an arc length of 380.73 feet and a chord bearing and distance of S 61°30'58" E, 380.46 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

THENCE, South 57°48'23" East, continuing along the Southeast right-of-way line of Medical Complex Drive, a distance of 517.25 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

THENCE, in a Southeasterly direction, continuing along the Southeast right-of-way line of Medical Complex Drive, with said curve to the Left, having a central angle of 01°13'24", a radius of 1560.00, an arc length of 33.31 feet and a chord bearing and distance of S 58°25'05" E, 33.31 feet to a point in the East line of said called 15.541 acre tract and said Outlot 171 for the Northeasterly corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears, N 82°17' E, 0.36 feet;

THENCE, South 02°39'54" East, along the East line of said called 15.541 acre tract, a distance of 134.16 feet to a 1-inch pinch pipe found for the Southeast corner of said called 15.541 acre tract and the common corner of Outlots 171, 172, 175 and 176 of said Tomball Site, said pinch pipe also marks the Southeast corner for the herein described tract;

THENCE, South 87°29'33" West, along the South line of said called 15.541 acre tract, at 199.17 feet pass a 5/8 inch iron rod with cap found marking the common North corner of s called 7.56 acre tract recorded under H.C.C.F. No. 20120271296 and a called 2.500 acre tract recorded under H.C.C.F. No. 20130397880 and continuing a total distance of 778.98 feet to the POINT OF BEGINNING and containing 7.1364 acres (310,860 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021

Michael A. Zumsteg

Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127

CEI JOB NO. 21089-00.00
(QW25) 21089E.T



TRACT 2

FIELD NOTE DESCRIPTION OF 2.5043 ACRES (109,087 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN CALLED 2.500 ACRE TRACT RECORDED UNDER H.C.C.F. NO. P124644 AND BEING A PORTION OF OUTLOT 175 OF TOMBALL TOWN SITE, AS RECORDED IN VOLUME 2, PAGE 65 H.C.M.R. AND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS SAID 2.5043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING at a 1-inch iron pipe found at the West right-of-way line of South Cherry Street (80 feet wide) for the Northeast corner of Lot 1, Block 1 of Devasco International Subd., as recorded in Film Code No. 615009 H.C.M.R., said iron rod also marks the Southeast corner of that certain called 7.56 acre tract recorded under H.C.C.F. No. 20120271296;

THENCE, South 87°28'49" West, along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 951.83 feet to a 5/8 inch iron rod found for the Southwest corner of said called 7.56 acre tract, said iron rod also marks the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°28'49" West, continuing along the North line of said Lot 1, Block 1 Devasco International Subd., a distance of 579.21 feet to a point in the West line of said Outlot 175 for the Northwest corner of said Lot 1, Block 1 of Devasco International and the Southwest corner of the herein described tract, from which a found 3/4 inch iron pipe bears, N 76°26' E, 1.4 feet;

THENCE, North 02°32'23" West, along the West line of said called 2.500 acre tract, a distance of 188.30 feet to a point for the common West corner of Outlots 171 and 175, the Southwest corner of that certain called 15.541 acre tract recorded under H.C.C.F. No. P124644, said point also marks the Northwest corner of said called 2.500 acre tract and the herein described tract, from which a found 1-inch iron pipe bears N 65°31' E, 1.39 feet;

THENCE, North 87°29'33" East, along the South line of said called 15.541 acre tract, a distance of 579.81 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 7.56 acre tract, Northeast corner of said called 2.500 acre tract and the herein described tract;

THENCE, South 02°21'26" East, along the common line between said called 7.56 acre tract and said called 2.500 acre tract, a distance of 188.18 feet to the POINT OF BEGINNING and containing 2.5043 acres (109,087 square feet) of land, more or less.

CENTURY ENGINEERING, INC.

Dated this 13th day of October, 2021

Michael A. Zumsteg

Michael A. Zumsteg

Registered Professional Land Surveyor No. 5127

CEI JOB NO. 21089-00.00

(QW25) 21089D.T



ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2021 Property Tax Statement
Web Statement

Statement Date:	April 26, 2022
Account Number	
	035-286-000-2416

Additional city sales tax reduced your city ad valorem tax by: \$737.53



MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	402,108	0.376930	\$1,515.67
Harris County Flood Control Dist	0	402,108	0.033490	\$134.67
Port of Houston Authority	0	402,108	0.008720	\$35.06
Harris County Hospital District	0	402,108	0.162210	\$652.26
Harris County Dept. of Education	0	402,108	0.004990	\$20.07
Lone Star College System	0	402,108	0.107800	\$433.47
City of Tomball	0	402,108	0.333339	\$1,340.38
Emergency Service Dist #8 (EMS)	0	402,108	0.094245	\$378.97

Property Description	
MEDICAL COMPLEX DR 77375 TRS 163A 167A 171 & 171B (ABANDONED PT OF MICHEL RD) TOMBALL OUTLOTS 6.1541 AC	

Appraised Values	
Land - Market Value	402,108
Impr - Market Value	0
Total Market Value	402,108
Less Capped Mkt Value	0
Appraised Value	402,108

Exemptions/Deferrals	

Page: 1 of 1

Total 2021 Taxes Due By January 31, 2022:	\$4,510.55
Payments Applied To 2021 Taxes	\$4,510.55
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For April 2022	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2022	7%	\$0.00	\$0.00	\$0.00
By March 31, 2022	9%	\$0.00	\$0.00	\$0.00
By April 30, 2022	11%	\$0.00	\$0.00	\$0.00
By May 31, 2022	13%	\$0.00	\$0.00	\$0.00
By June 30, 2022	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2016 to 2021: Appraised Value 0%, Taxable Value 0%, Tax Rate -5%, Tax Bill -5%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARSHALL JACQUELYN D
16007 STABLEPOINT LN
CYPRESS TX 77429-3959

Make check payable to:


ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
035-286-000-2416
Amount Enclosed
\$ _____





Web Statement - Date Printed: 04-26-2022

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

03528600024167 2021 0000000000 0000000000 0000000000 0000000000


 TAX SERVICES PO Box 276 Tomball, TX 77377-0276 KRISTI WILLIAMS - TAX ASSESSOR-COLLECTOR PHONE: (281)357-3100	2021+ Tax Statement Property Account Number: 0352860002416																									
Statement Date: 04/26/2022 Owner: MARSHALL JACQUELYN D Mailing Address: 16007 STABLEPOINT LN CYPRESS TX 77429-3959	Property Location: 0000000 MEDICAL COMPLEX DR Acres: 6.1541 Legal Description: TRS 163A 167A 171 & 171B (ABANDONED PT OF MICHEL RD) TOMBALL OUTLOTS																									
Exemptions:																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">LAND VALUE</th> <th style="width: 20%;">APPRAISED VALUE</th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> </tr> <tr> <td>402,108</td> <td>402,108</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		LAND VALUE	APPRAISED VALUE					402,108	402,108																	
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402,108	402,108																									
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↓ Detach ↓
Return With Payment

Visit our website for online credit card or E-check payments.
<https://tomballisd.propertytaxpayments.net/MyTaxSearch.aspx>
 Payment by phone is available at 1-877-690-3729
 Jurisdiction Code 6322

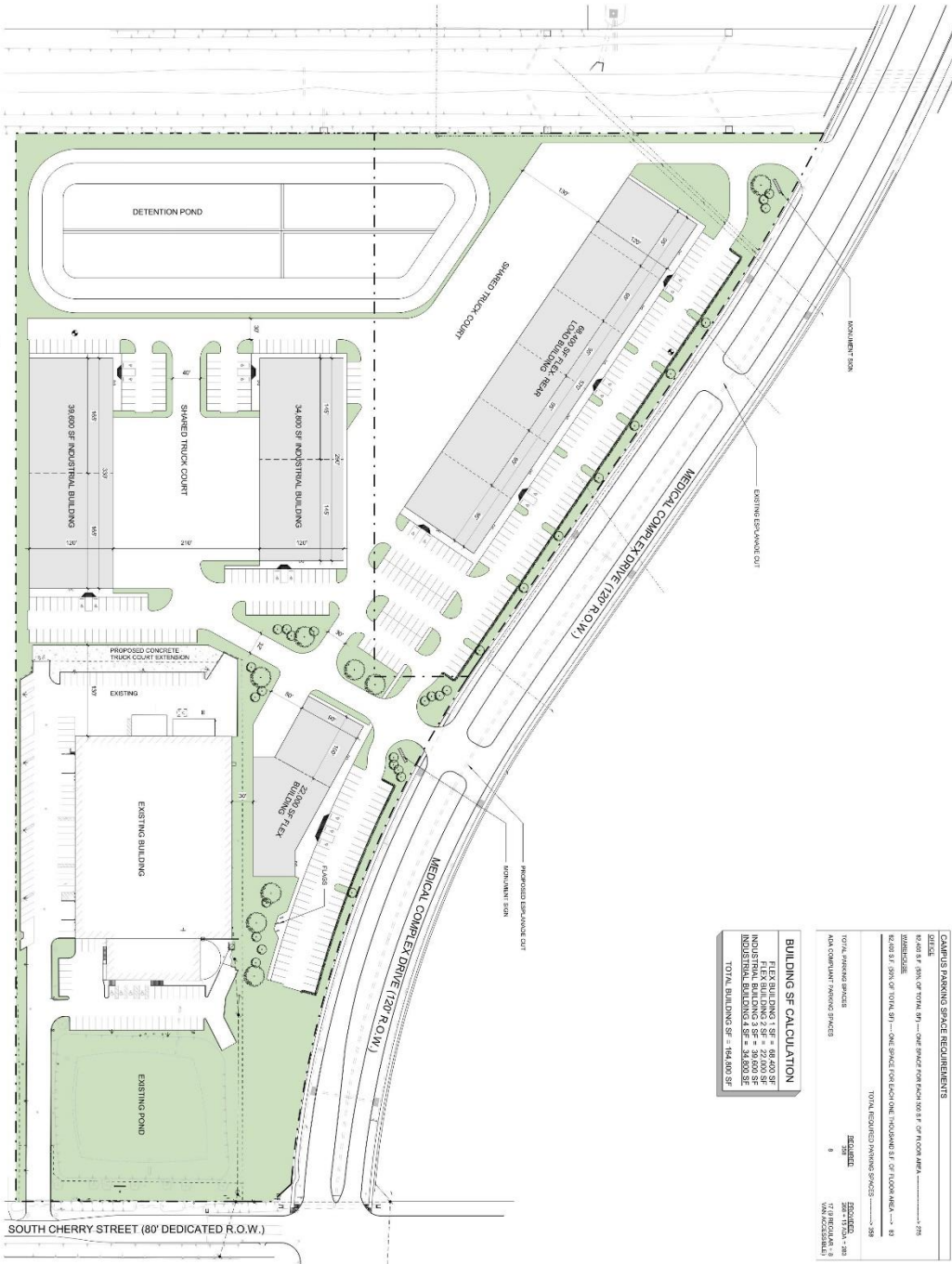
2021 +Tax Statement 04/26/2022	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Property Account Number 0352860002416</td> </tr> <tr> <td style="text-align: right;">Total Amount Due</td> </tr> <tr> <td style="text-align: right;">\$0.00</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%; text-align: left;">IF PAID IN</th> <th style="width: 40%; text-align: right;">AMOUNT DUE</th> </tr> <tr> <td>MAY</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>JUN</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>JUL</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>AUG</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>SEP</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td colspan="2"></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> Remit To: Tomball ISD PO Box 276 - Tomball, TX 77377-0276 </td> </tr> </table>	Property Account Number 0352860002416	Total Amount Due	\$0.00	IF PAID IN	AMOUNT DUE	MAY	0.00	JUN	0.00	JUL	0.00	AUG	0.00	SEP	0.00			Remit To: Tomball ISD PO Box 276 - Tomball, TX 77377-0276
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MARSHALL JACQUELYN D
 16007 STABLEPOINT LN
 CYPRESS TX 77429-3959

2021 00000063726 000000000000 000000000000 000000000000 000000000000 C 001

1 SCHEMATIC SITE PLAN
 SD4 1/8" = 1'-0"



BUILDING SF CALCULATION	
FLEX BUILDING 1 SF	68,400 SF
INDUSTRIAL BUILDING 3 SF	38,000 SF
INDUSTRIAL BUILDING 2 SF	34,800 SF
FLEX BUILDING 2 SF	32,000 SF
TOTAL BUILDING SF	164,800 SF

CAMBUS PARKING SPACE REQUIREMENTS	
GLASS	100
BR 400 S.F. 7.5% OF TOTAL SF — ONE SPACE FOR EACH 100 S.F. OF FLOOR AREA	125
INDUSTRIAL	100
BR 400 S.F. 7.5% OF TOTAL SF — ONE SPACE FOR EACH ONE THOUSAND S.F. OF FLOOR AREA	10
TOTAL REQUIRED PARKING SPACES	240
TOTAL PARKED SPACES	240
ADA COMPLIANT PARKING SPACES	8
ADA COMPLIANT PARKING SPACES	17 (9 REQUIRED, 8 MIN. ACCESSIBLE)

MEDICAL COMPLEX BUSINESS PARK
 TOMBALL, TEXAS



These drawings are not to be used for any other purpose than that for which they were prepared. Any use of these drawings for any other purpose is at the user's risk. The user assumes all liability for any and all damages, including reasonable attorney's fees, arising from any such use. The user agrees to hold KDW harmless from and defend KDW against any and all claims, damages, costs, and expenses, including reasonable attorney's fees, arising from any such use.

"CLIENT LOOK HERE"

PROJECT NO. 21-289
 DRAWING DATE: 4/19/2022
 DRAWING TITLE: SD4 1/8" = 1'-0"
 FOR REVIEW ONLY NOT FOR CONSTRUCTION

SD4.3
 SCHEMATIC SITE PLAN

1



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
GROUP

2



Simon Powney - Architectural Illustrations
Tel. 832 434 9878 BlackDogRenderings.com

Review Version

Medical Complex Business Park
W WELCOME
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