

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

THURSDAY, MARCH 9, 2017



6:00 P.M.

Notice is hereby given of a meeting of the City of Tomball Planning & Zoning Commission, to be held on Thursday, March 9, 2017 at 6:00 p.m., at City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *(At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Commission discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*
- 3.0 Reports and Announcements
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 13, 2017.

Discussion/Action of the Following Items:

- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **KAYCEN CROSSING**: A subdivision of 0.1607 acre tract (7,000.00 Square Feet) being a Replat of Lots 33 and 34 in Block 87 of a revised plat of Tomball as recorded in Volume 4, page 25 Harris County Map Records, situated in the William Hurd Survey, Abstract 371, City of Tomball Harris County, Texas.
 - 5.2 Consideration to Approve Final Plat of **LSP TOMBALL DEVELOPMENT REPLAT NO. 1**: A subdivision of 5.267 Acres of land being a replat of Lot 1, Block 1 of LSP TOMBALL DEVELOPMENT as recorded at Film Code number 679810, Harris County Map Records located in the Sam Lewis Survey, Abstract Number 1704 City of Tomball, Harris County, Texas.
 - 5.3 Consideration to Approve Final Plat of **PROFESSIONAL MEDICAL PLAZA**: A Subdivision of 2.0595 Acres (89,711.13 Square Feet) located in the Joseph House

Survey, Abstract 34, Harris County, Texas.

- 5.4 Consideration to Approve Preliminary Plat of **WILLOW CREEK PET RANCH OF TOMBALL**: A Subdivision being 11.5408 Acres of land out of the Jesse Pruitt Survey, Abstract 629, Harris County, Texas.
- 5.5 Consideration to Preliminary Plat of **ZION VISTA**: A Subdivision being 1.8889 Acres of land out of the Joseph Miller Survey, Abstract 50, Harris County, Texas.
- 5.6 Consideration to Final Plat of **WILLOWCREEK RANCH SEC 7**: Being a Subdivision of 47.28 Acres in the Holderreith and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, The M.B. Jones and G.M. Cone Survey, Cert. No. M-22952 and The William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.
- 5.7 Consideration to Final Plat of **WILLOWCREEK RANCH EQUESTRIAN RESERVES**: Being a Subdivision of 19.9242 Acres out of the William Biggio Survey, Cert. No. M-22954 and The M.B. Jones & G.M. Cone Survey, Cert. No. M-22952 in Harris County, Texas.
- 5.8 Consideration to Final Plat of **NEW MOORE STREET**: A replat of Lot 38 in Block 86 into New Lot 38 (0.1607 Ac. / 7000.00 Sq. Ft.) and New Lot 39 (0.1607 Ac. / 7000.00 Sq. Ft.) in Block 86 of REVISED MAP OF TOMBALL, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 674027 of the Map Records of Harris County, Texas. Said Block 86 lying in the Ralph Hubbard Survey (A-383).
- 5.9 Consideration to approve **Zoning Case P17-0006**: Request by Banson Ventures I, LLC for a Conditional Use Permit to operate a *Mini-warehouse/self-storage* facility at 1210 East Hufsmith Road. The property is approximately 2.43 acres, generally located on the south side of East Hufsmith Road between Snook Lane and Zion Road, is legally described as Tract 3A R/S 10 Abstract 730 J S Smith and is zoned General Retail.
 - Conduct Public Hearing on **Zoning Case P17-0006**
- 5.10 Consideration to approve **Zoning Case P17-0007**: Request by Francisco Choi, on behalf of TamiroWood LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land, legally described as Part of Outlots 127 and 129 five acre tracts Tomball Outlots, generally located on the east side of South Pine Street between James Street and Cherry Laurel Street at 609 South Pine Street, from the Single-family 6 District to the Office District.
 - Conduct Public Hearing on **Zoning Case P17-0007**

- 5.11 Consideration to approve **Zoning Case P17-0008**: Request by Baker Investors Group LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 1.01 acres of land, legally described as Reserve H Block 1 Leslie's Park, generally located at the southwest corner of Brown Road and Baker Road, from the Single-family 6 District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P17-0008**

6.0 Adjournment

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **6th** day of **March, 2017** by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Kim Chandler

Kim Chandler
Board Secretary

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