

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

MONDAY, DECEMBER 12, 2016



6:00 P.M.

Notice is hereby given of a meeting of the City of Tomball Planning & Zoning Commission, to be held on Monday, December 12, 2016 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 November 14, 2016.

Discussion/Action of the Following Items:

- 5.0 New Business:
 - 5.1 Consideration to Approve Preliminary Plat of **CURRIE ESTATES**: A subdivision of 0.6740 Acres (29,357.51 Square Feet) located in the R. Hubbard survey, A-383, Harris County, Texas.
 - 5.2 Consideration to Approve Final Plat of **GRILLO LAND HOLDINGS LLC**: A subdivision of 2.9268 Acres (127,491.22 Square Feet) of land, being Tracts 1F & 1J situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball ETJ, Harris County, Texas.
 - 5.3 Consideration to Approve Final Plat of **TKC CCXXVII LLC**: A subdivision of 4.8064 Acres (209,366.29 Square Feet) of land, being Tract Numbers 4D, 24G, 24F, & 24T, out of the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

- 5.4 Consideration to Approve Final Plat of **UNRESTRICTED RESERVE “G1” TOMBALL VILLAGE SQUARE:** A replat of 1.004 Acre of land out of Unrestricted Reserve ‘G1’ Replat of Unrestricted Reserve ‘G’ Block Four Tomball Village Square Recorded in Film Code # 533022 in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.
- 5.5 Consideration to approve **Zoning Case P16-0162:** Request by Eleazar Cano to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.9 acres of land, legally described as Tract 262A Tomball Outlots, generally located on the east side of South Pitchford Road at 909 South Pitchford Road, from the Agricultural District to the Commercial District.
- Conduct Public Hearing on **Zoning Case P16-0162**
- 5.6 Consideration to approve **Zoning Case P16-0171:** Request by Aaron Edwards, on behalf of Tomball Renewal Center, for a Conditional Use Permit to operate a *Rehabilitation Care Facility (Halfway House)* at 401 ½ Commerce Street and to operate an *Institution for alcoholic, narcotic or psychiatric patients* at 401 Commerce Street. The property is approximately 0.17 acres, legally described as Lots 22, 23 & 24 Block 18 Tomball, generally located at the southwest corner of Commerce Street and North Oak Street and is zoned Old Town & Mixed Use.
- Conduct Public Hearing on **Zoning Case P16-0171**
- 5.7 Consideration to approve **Zoning Case P16-0175:** Request by the City of Tomball to amend Sections 50-2 (“Definitions”), 50-82 (b) (“Use Charts”), and 50-116 (“Supplemental Regulations”) of the Tomball Code of Ordinances by defining and creating a land use for “Mobile Food Courts”.
- Conduct Public Hearing on **Zoning Case P16-0175**

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 **8th** day of **December, 2016** 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.