

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

MONDAY, MARCH 21, 2016



4:30 P.M.

Notice is hereby given of a meeting of the City of Tomball Planning & Zoning Commission, to be held on Monday, March 21, 2016 at 4:30 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 8, 2016.

Discussion/Action of the Following Items:
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **MATTHEWS ADDITION**: Being a subdivision of 59.1235 Acres of land situated in the Joseph House Survey, Abstract No. 34 in Harris County, Texas and Abstract No. 20 in Montgomery County, Texas.
 - 5.2 Consideration to Approve Final Plat of **OLIVO LOTS**: Being a subdivision of 0.3214 Acres of Land and being all of lots 45, 46, 47 and 48 in Block 79 of revised map of Tomball Townsite, Volume 4, Page 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.

- 5.3 Consideration to Approve Final Plat of **ULRICH ACRES**: Being a subdivision of land containing 1.167 Acres of land in the Joseph Miller Survey, A-50, Harris County, Texas.
- 5.4 Consideration to Approve Preliminary Plat of **IN SIGHT OF ZION**: Being a subdivision of a 2.9219 Acre Tract in the Joseph Miller Survey, Abstract-50, Harris County, Texas.
- 5.5 Consideration to Approve Preliminary Plat of **TKC CCXXVII, LLC**: Being a subdivision of 4.0141 Acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.
- 5.6 Consideration to Approve Final Plat of **SWINGHAMMER/HAUCK SUBDIVISION**: Being a 10.2142 acre tract and being a replat of a portion of Outlot Numbers 191, 192, 195 & 196, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, as recorded on map or plat thereof in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being a replat of a subdivision recorded in Film code Number 376131 of said Map Records and being the same land described in deeds recorded in Clerk file Numbers 20080218916 and 20150448918 of the Real Property Records of Harris County, Texas.
- 5.7 Consideration to approve **Zoning Case P15-0158**: Request by Maple Creek Bed & Breakfast, c/o Michael Clark, for a Conditional Use Permit to operate a Bed & Breakfast Inn. The property is located at 519 E. Hufsmith Road., east of Hospital Road on the north side of E. Hufsmith, is approximately 5.663 acres, and is zoned Single-Family 20 Estate District. The property is legally described as Tract 3, 5.663 acres of McGraw Tract II, a subdivision in the Ralph Hubbard Survey, Abstract 383, Harris County, Texas, according to the map or plat thereof recorded in Vol. 423, Page 107, Map Records, Harris County, Texas.
- Conduct Public Hearing on **ZONING CASE P15-0158**
- 5.8 Consideration to approve **Zoning Case P16-0020**: Request by Matthew Gilbert, on behalf of Brandt Construction, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 13.1 acres of land, legally described as 5.001 acres H.C.C.F. No. X733739 Portion of Lots 487, 488, & 489 and 8.1479 acres H.C.C.F. No. U200671 Portion of Lots 487, 488 & 489 Tomball Townsite Volume 2, Page 65 M.R.H.C., within the City of Tomball, Harris County, Texas, generally located on the east side of Hufsmith-Kohrville, south of The Estates at Willow Creek subdivision, from the Agricultural District to the Commercial District.
- Conduct Public Hearing on **ZONING CASE P16-0020**

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 **15th** day of **March, 2016** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding 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.