

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

THURSDAY, JULY 10, 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, July 10, 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 June 12, 2017.

Discussion/Action of the Following Items:

- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **MANDOLA COMMERCIAL**: Being a 1.5861 acre (690,905.51 sqft) tract of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, also known as Tracts 20A and 20-A1 of said Abstract 311, and being out of and part of a called 36.595 acres as described in deed recorded in Volume 1844, Page 155, of the Real Property Records of Harris County, Texas.
 - 5.2 Consideration to Approve Replat of **HOGAN CRUM**: Being a 10.6424 acre tract of land in the Ralph Hubbard Survey, Abstract Number 383, of Harris County, Texas, being a Replat of a portion of Outlot Numbers 18, 24, 30 and 36 of the TOMBALL TOWNSITE, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of and part of a called 15.2374 acres as described in deed recorded in Clerk's File Number X609278, of Real Property Records of Harris County, Texas and also including all of

that portion of Stansey Road abandoned by the City of Tomball to Daniel Rodano in instrument recorded in Clerk's File Number 20100163186 of said Real Property Records.

- 5.3 Consideration to Approve Final Plat of **DRAKE CASA**: Being a subdivision of land containing 0.5002 acres (21,790.51 square feet) of land in the Joseph House Survey, A-34, Harris County, Texas.
- 5.4 Consideration to Approve Preliminary Plat of **MEDICAL COMPLEX SQUARE**: Being a Plat of 0.8321 acres known as tract 1E-1 located in the J.M. Hooper Survey, Abstract No. 375, located in Harris County, Texas.
- 5.5 Consideration to Approve Replat of **ALEXANDER ESTATES**: A Subdivision of 70.3574 (3,064,768.37 SF) acres of land and being a partial replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70, Harris County, Texas.
- 5.6 Consideration to Approve **Zoning Case P17-0068**: Request by Susan Alt for a Conditional Use Permit for an *accessory dwelling* at 202 Florence Street. The property is approximately 5,000 square feet, legally described as Lot 2 Block 24 Tomball Outlots, generally located on the north side of Florence Street between Cherry Street and Walnut Street and is zoned Single-Family 6 District.
 - Conduct Public Hearing on **Zoning Case P17-0068**
- 5.7 Consideration to Approve **Zoning Case P17-0069**: Request by Benson Development, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 11.7 acres of land legally described as Tracts 71D, 73B, 76B, 80B & 83C Tomball Outlots, Harris County, Texas, generally located on the south side of East Hufsmith Road west of Lovett Street from the Single-Family 9 District to the Single-Family 6 District.
 - Conduct Public Hearing on **Zoning Case P17-0069**
- 5.8 Consideration to Approve **Zoning Case P17-0070**: Request by Benson Development, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13 acres of land legally described as Lots 157, 161 and Tract 153A Tomball Outlots, Harris County, Texas, generally located on the east side of South Cherry Street north of Justin Court, from the Single-Family 20 Estate District to the Single-Family 6 District.
 - Conduct Public Hearing on **Zoning Case P17-0070**

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 **July, 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.