

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

MONDAY, JUNE 12, 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, June 12, 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

1.1 Election of Chairman and Vice Chairman

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

3.1 Staff Report Discussion

4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 2017.

Discussion/Action of the Following Items:

5.0 New Business:

5.1 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2018-2022.

5.2 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 1**: Being a subdivision of 152.2779 acres (6,633,225 SQ. FT.) in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.

5.3 Consideration to Approve Preliminary Plat of **WILLOW CREEK INDUSTRIAL PARK SEC 2**: Being a subdivision of 211.6171 acres of land in the C. Goodrich

Survey, Abstract No. 305, Harris County, Texas.

- 5.4 Consideration to Approve Preliminary Plat of **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 17 WATER PLANT NO. 1:** Being a subdivision of 5.0118 acres of land in the C. Goodrich Survey, Abstract No. 305, Harris County, Texas.
- 5.5 Consideration to Approve Preliminary 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.
- 5.6 Consideration to Approve Final Plat of **LOT 2A & LOT 2B, BLOCK 1 PARK MANOR OF TOMBALL REPLAT NO 1:** 2.4808 Acres (108, 064 Square Feet). Being a Replat of Lot 2, Block 1, Park Manor of Tomball, Film Code Number 617004 M.R.H.C.T., City of Tomball, Harris County, Texas. Situated in the William Hurd Survey, Abstract Number 378.
- 5.7 Consideration to Approve **Zoning Case P17-0057:** Request by Rene Rodriguez to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 6.5 acres of land from the Commercial District to the Single-Family 6 District and approximately 95.7 acres of land from the Agricultural District to the Single-Family 6 District. The properties are legally described as Tracts 198, 202 & 206 Tomball Outlots, Tracts 4L 21 & 22 Abstract 632 C N Pillot and a 63.11 acre (2,749,160 square feet) parcel, situated in the Claude N. Pillot Survey, Abstract No. 632, Harris County, Texas, out of the residue of a called 111.5632 acre tract conveyed to Kevin Eric Graham by Warranty Deed recorded under Clerk's File No. X648265 of the Official Public Records of Harris County, Texas (O.P.R.H.C.T.) generally located on the south side of Theiss Lane at Commercial Park Road and the north side of Holderrieth Road between SH 249 and Cherry Street.
- Conduct Public Hearing on **Zoning Case P17-0057**
- 5.8 Consideration to Approve **Zoning Case P17-0059:** Request by Hogan Crum LLC for a Conditional Use Permit to operate a *reception venue* on approximately 2.5 acres, legally described as part of Tracts 18, 24, 30 & 36 and Tract B (Abandoned Part of Stansey Road) Tomball Outlots, generally located on the north side of East Hufsmith Road at Lovett Street and is zoned Single-Family 20 Estate District.
- Conduct Public Hearing on **Zoning Case P17-0059**
- 5.9 Consideration to Approve **Zoning Case P17-0062:** Request by the City of Tomball to amend Section 50-80 (Planned Development District) of the Tomball Code of Ordinances in regards to patio home developments.

- Conduct Public Hearing on **Zoning Case P17-0062**

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 **June, 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.