

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

MONDAY, APRIL 14, 2014



6:00 P.M.

Notice is hereby given of a meeting of the City of Tomball Planning & Zoning Commission, to be held on Monday, April 14, 2014 at 6:00 p.m., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action.

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 March 10, 2014.

Discussion/Action of the Following Items:

5.0 New Business:

5.1 Consideration to approve **MATTHEWS ADDITION PRELIMINARY PLAT**; Being a Subdivision of 61.77377 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 **1603 HICKS SUBDIVISION**; Being a Subdivision of 2.6409 acres of land situated in the Joseph House Survey, Abstract Number 34 of Harris County, Texas, and being a Replat of Lot 3 of Amending Plat of 249 at Hufsmith Subdivision; a Subdivision according to the map or plat thereof recorded in Clerk's File Number 509116, of the Map Records of Harris County, Texas, and being the same land as described in deed recorded under Clerk's File Number Y068948, of the Real Property Records of Harris County, Texas.

5.3 Consideration to approve **BRANIFF PLACE**; Being a Replat of Lots 32 and 33 of Revised Map of Tomball, City of Tomball, Recorded Under Vol. 4, Pg. 25 of the Map

Records of Harris County, Texas, located in the William Hurd Survey, Abstract No. 371, Harris County, Texas.

- 5.4 Consideration to approve **DEWEYCASA PRELIMINARY PLAT**; Being a Subdivision of 0.731 acre, located in the Joseph House Survey, A-34, Harris County, Texas containing 0.731 acre.
- 5.5 Consideration to approve **PECK STATION FINAL PLAT**; A Subdivision of 34.4945 acres of land situated in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas; Being a Partial Replat of Lots 296, 297, 298, 302, 303, 308, 309, 310, & 311 of Tomball Townsite, Volume 2, Page 65 M.R.H.C.
- 5.6 Consideration to approve **RESERVE AT TOMBALL PARTIAL REPLAT NO. 1**; A 47.650 acre tract of land being a Partial Replat of Reserve at Tomball as recorded under Film Code No. 640133; H.C.M.R.; Being out of called 55.6484 acre tract recorded under Harris County Clerk's File No. 20100211861, and a called 4 acre tract recorded under H.C.C.F. No. Z177722 in the Jesse Pruitt Survey, Abstract No. 629, City of Tomball, Harris County, Texas.
- 5.7 Consideration to approve **STANOLIND FIRE STATION PRELIMINARY PLAT**; A 27.7034 acre tract of land being out of called 28.25 acre tract recorded under Harris County Clerk's File No. Y532630 in the Joseph Miller Survey, Abstract No. 50, City of Tomball, Harris County, Texas.
- 5.8 Consideration to approve **STANOLIND FIRE STATION FINAL PLAT**; A 27.7034 acre tract of land being out of a called 28.25 acre tract recorded under Harris County Clerk's File No. Y532630 in the Joseph Miller Survey, Abstract No. 50, City of Tomball, Harris County, Texas.
- 5.9 Consideration to approve **ZONING CASE P14-028**: Request by Stutts Cox Builders, Inc., on behalf of Ronald and Amy Haffner, for a Conditional Use Permit to operate an accountant's office with one residential sleeping quarter. The property is approximately 0.68 acres, is legally described as Lot 2, Block 2, Brown-Hufsmith Commercial, is generally located south of Brown-Hufsmith Road between State Highway 249 and Quinn Road, and is located in the Office District.
 - Conduct a Public Hearing on **ZONING CASE P14-028**
- 5.10 Consideration to approve **ZONING CASE P14-040**: Request by 2978 Panormus, LP to amend the City's Zoning Ordinance by rezoning approximately 34.4945 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas, said 34.4945 acres being comprised of Harris County Appraisal District Tracts 12 and 11M-4, all of Lots 296, 297 and 302 and a portion of Lots 298, 303, 308, 309, 310 and 311 of Tomball Townsite, a subdivision as shown

on map or plat recorded under Volume 2, Page 65 of the Harris County Map Records; generally located northerly of FM 2920 between Snook Lane and FM 2978, from the Commercial and Single-Family Residential-9 Districts to the Planned Development - 6 District to facilitate a mixed use development.

- Conduct a Public Hearing on **ZONING CASE P14-040**

5.11 Presentation of proposed updates to the Building Codes.

5.12 Discussion and Action regarding a recommendation of approval to the proposed updates to the Building Codes.

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 **10th** day of **April 2014** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Pate Harbolt
Brandy Pate Harbolt
P&Z Commission Secretary
Senior Administrative Assistant

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.ci.tomball.tx.us.