

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

MONDAY, JULY 11, 2011



6:00 P.M.

Notice is hereby given of a meeting of the City of Tomball Planning & Zoning Commission, to be held on Monday, July 11, 2011 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
 - Joint City Council / Planning and Zoning Commission Meeting: Monday, July 18, 2011 at 5:00 p.m. – 401 Market Street, Tomball, Texas 77375
- 4.0 Consideration to Approve the Minutes of the regular Planning and Zoning Commission Meeting of June 13, 2011.

Discussion/Action of the Following Items:
- 5.0 New Business:
 - 5.1 Receive Presentation regarding the Comprehensive Plan and Downtown Specific Plan.
 - 5.2 Consideration and possible action regarding; **PINE COUNTRY OF TOMBALL SECTION THREE REPLAT**; A residential subdivision of 29.4207 acres comprised of 5 residential estate acreage lots and being a Replat of Pine Country of Tomball, Section Three, a residential subdivision of 29.4207 acres comprised of 4 residential estate acreage lots as recorded in H.C. Film Code #632143, located in the John Edwards Survey, A-20 and the Chauncey Goodrich Survey A-311, City of Tomball, Harris County, Texas.

- 5.3 Consideration and possible action regarding: **ZONING CASE P11-333**: Request by Eagle Gasket and Packing Company, Inc., on behalf of Faïres Properties Inc. LLC, to amend the City's Comprehensive Zoning Ordinance to rezone an approximately 3.86 acre site, legally described as Lot 1, Block 1, Eagle Gasket and Packing Company Subdivision Number 1 Replat, generally located on the easterly side of Ulrich Road, northerly of Hufsmith Road at 1110 Ulrich Road, Tomball, Texas from the SF-20-E Single-Family Estate Residential-20 District to the LI-Light Industrial District. (This case will be heard in conjunction with Zoning Case P11-334).

- Conduct a Public Hearing on **ZONING CASE P11-333**

- 5.3 Consideration and possible action regarding: **ZONING CASE P11-334**: Request by Eagle Gasket and Packing Company, Inc., on behalf of Faïres Properties Inc. LLC, for a Conditional Use Permit to operate a "Any Manufacture or Industrial Process Not Listed and Not Prohibited by Law" use. The property is an approximately 3.86 acre site, legally described as Lot 1, Block 1, Eagle Gasket and Packing Company Subdivision Number 1 Replat, generally located on the easterly side of Ulrich Road, northerly of Hufsmith Road at 1110 Ulrich Road, Tomball, Texas. The site is located in the SF-20-E Single-Family Estate Residential-20 District. (This case will be heard in conjunction with Zoning Case P11-333).

- Conduct a Public Hearing on **ZONING CASE P11-334**

- 5.4 Consideration and possible action regarding: **ZONING CASE P11-335**: Public hearing to consider a City-initiated text amendment to the Tomball Comprehensive Zoning Ordinance (Ordinance No. 2008-01) to amend Section 7 ("Nonconforming Uses & Structures") and Section 9 ("Board of Adjustments") to authorize the Board of Adjustments to grant special exceptions related to the continuance, conversion, enlargement, extension and expansion of nonconforming structures and uses.

- Conduct a Public Hearing on **ZONING CASE P11-335**

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 **7th** day of **July 2011** by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Brandy Pate
Brandy Pate
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.