

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



MONDAY, FEBRUARY 8, 2016

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, February 8, 2016 at 6:00 P.M., City Hall, 401 Market Street Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning & 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 Council/Board 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 January 11, 2016.
- 5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **MATTHEWS ADDITION**: Being a subdivision of 59.1235 Acres, (2,575,418 Square Feet) 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 Preliminary Plat of **OLIVO LOTS**: Being a subdivision of 0.3214 Acre of Land, 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 Preliminary Plat of **ULRICH ACRES**: Being a subdivision of land containing 1.167 Acres (50,847 Square Feet) of land in the Joseph Miller Survey, A-50, Harris County, Texas.
- 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 4th day of February, 2016 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

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.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 8, 2016

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: February 8, 2016

Topic:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: February 8, 2016

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission meeting of January 11, 2016.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

P&Z Draft Minutes - January 11, 2016

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

MONDAY, JANUARY 11, 2016



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present were:

Commissioner Harry Byrd
Commissioner Dane Dunagin
Commissioner Richard Anderson
Commissioner Darrell Roquemore

Others present:

Community Development Director – Craig Meyers
City Planner – Harold Ellis
Assistant City Planner – Amelia Lindley
Community Development Coordinator – Kim Chandler
City Attorney – Loren Smith

- 2.0 No Public Comments were received.
- 3.0 No Staff Reports or Announcements were received.
- 4.0 Motion was made by Commissioner Anderson, second by Commissioner Byrd to approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 14, 2015.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Replat of **MAHABIR PLAZA**: Being a subdivision of 0.3214 Acre Tract, 14,000 Square Feet, in the William Hurd Survey, A-371 being a Replat of Lots 21, 22, 23 and 24, Block 43. Revised map of Tomball as recorded in Volume 4, Page 25 Harris County Map Records, Harris County, Texas.

Amelia Lindley, Assistant City Planner, presented recommendation of approval with contingencies.

draft

Motion was made by Commissioner Byrd, second by Commissioner Roquemore, to approve **MAHABIR PLAZA**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Replat of **SWINGHAMMER SUBDIVISION**: Being a Replat of Outlot Number 9, of TOMBALL TOWNSITE, 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 the same land described in deeds recorded in Clerk File Numbers G899557 and 20100237128 of the Real Property Records of Harris County, Texas.

Amelia Lindley, Assistant City Planner, presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **SWINGHAMMER SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve Preliminary Plat of **HAPPY TIRE STORE**: Being a SUBDIVISION OF 3.2687 Acre (142,387 Square Feet) of land situated in the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas and being the same land described in deed recorded in clerk's file No. R249550 of real property records of Harris County, Texas.

Amelia Lindley, Assistant City Planner, presented recommendation of approval with contingencies.

Motion was made by Commissioner Dunagin, second by Commissioner Byrd, to approve **SWINGHAMMER SUBDIVISION**, with contingencies.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this _____ day of _____ 2016.

Kim Chandler
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

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Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Matthews Addition - Preliminary Plat

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: February 8, 2016

Topic:

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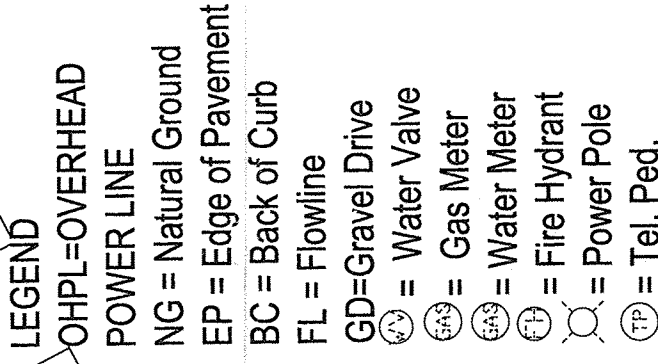
Community Development Department

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Olivo Lots - Preliminary Plat



5. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER, ANY PUBLIC UTILITY INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME PROCURING THE PERMISSION OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE OTHER CONSTRUCTION THROUGH ANY PART OF ANY BUILDING, FENCES, TREES, SHRUBS, AND OTHER GROUNDS OR THINGS ON THE PROPERTY OF THE PROPERTY OWNER, WITHOUT THE NECESSITY OF THE PROPERTY OWNER'S CONSENT, FOR THE PURPOSE OF THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THE RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN OF THIS PLAT. NEITHER THE CITY OF TOMBALL OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR THE REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTION ON THE PUBLIC EASEMENTS.

6. THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' WHICH IS AN AREA CONSIDERED BY THE FLOOD INSURANCE RATE MAP AND PLAIN AS REFLECTED ON FIRM FLOOD INSURANCE RATE MAP NUMBER 17010C0101A, PANEL 480010230 L FOR THE CITY OF TOMBALL, DATED JUNE 18, 2017.

12. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITIES AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT ANY TIME WITHOUT NOTICE. THE PERMITS AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT ANY TIME. THE PROPERTY OWNER'S EXPENSE SHOULD THE BE AN OBSTRUCTION, PUBLIC UTILITIES WILL NOT REPLACE WITH NEW FENCING, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

15. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENDOUCH INTO ANY VISIBILITY TRIANGLE, THE STREETS ADJACENT TO THE INTERSECTION OF ANY STREET ESTABLISHED BY A DISTANCE OF 15 FEET FROM THE POINT OF INTERSECTION OF TWO STREETS. BUILDING LINE OF THE INTERSECTING STREETS AND CONNECTING THE ENDS OF THE VISIBILITY TRIANGLE SHALL BE MAINTAINED TO A MINIMUM OF 15 FEET DISTANCE TO ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.

16. THIS PLAT IS SUBJECT TO A 10' CITY OF TOMBALL EASEMENT DESCRIBED IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. D703440 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

BEING A SUBDIVISION OF 0.3214 ACRE OF LAND, 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, CITY OF TOMBALL, IN HARRIS COUNTY, TEXAS.

OWNER/DEVELOPER: ROCKSPRINGS REALTY, LLC
30920 ULRICH STREET
TOMBALL, TEXAS, 77375
TEL: (713) 825-3261

SURVEYOR: ROBINSON SURVEYING, INC.
P.O. BOX 1925
SPRING, TEXAS 77391-1925
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

SHEET 1 OF 1

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: February 8, 2016

Topic:

Consideration to Approve Preliminary Plat of **ULRICH ACRES**: Being a subdivision of land containing 1.167 Acres (50,847 Square Feet) of land in the Joseph Miller Survey, A-50, Harris County, Texas.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Community Development Department

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Ulrich Acres - Preliminary Plat

