

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



MONDAY, NOVEMBER 11, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, November 11, 2019 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. 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 on October 14, 2019
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **FOUR PB:** A Subdivision of Land containing 7.338 acres (319,626 Square Feet) of Land in the J. Pruitt Survey,

6.0 Adjournment

CERTIFICATION

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: November 11, 2019

Topic:

Background:

Origination:

Recommendation:

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

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 11, 2019

Topic:

Background:

Origination:

Recommendation:

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

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 11, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting on October 14, 2019

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

10/14/19 Draft Minutes

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

MONDAY, OCTOBER 14, 2019



6:00 P.M.

1.0 The meeting was Called to Order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Darrell Roquemore
Commissioner Dane Dunagin
Commissioner Will Benson
Commissioner Richard Anderson

Others present:

Craig Meyers – Community Development Director
Loren Smith – City Attorney
Amelia Lindley – City Planner
Ken Cole – Building Official
John McGowan – Assistant Building Official
Wesley Stolz – City Engineer

Draft

2.0 No Public Comments were received

3.0 Craig Meyers, Community Development Director, announced the following:

- The City of Tomball Comprehensive Plan was approved by City Council

4.0 Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of September 9, 2019.

Motion carried unanimously.

5.0 New Business:

Commissioner Benson recused himself for Item 5.1 due to a conflict of interest.

5.1 Consideration to Approve Final Plat of **TIMBER TRAILS**: A subdivision of a 23.6321 acres or 1,029,412.50 square feet situated in the Ralph Hubbard Survey Abstract No. 383, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve, with contingencies. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Benson	<u>Abs</u>

Motion carried, with FOUR votes Aye and ONE Abstain.

Commissioner Benson rejoined the meeting at 6:03 p.m.

- 5.2 Consideration to Approve Final Plat of **RABURN RESERVE SEC 1**: A subdivision of a 105.04 acres of land out of the Jesse Pruitt Survey, A-629, City of Tomball, Harris County, Texas.

Wesley Stolz, City Engineer, presented a recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Dunagin, to approve **RABURN RESERVE SEC 1**, with contingencies.

Motion carried unanimously.

- 5.3 Consideration to Approve **Zoning Case P19-120**: Request by Turnstone Texas Group LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.5 acres of land legally described as Tract 1M Abstract 305C Goodrich, within the City of Tomball, Harris County, Texas, generally located on the south side of North Humble Lake Road at SH 249 from the Agricultural District to the Light Industrial District.

Amelia Lindley, City Planner, presented the case and recommendation of approval.

Steve Atkinson (13715 Timberwild Court, Tomball, Texas 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:09 p.m.

Hearing no comments, the Public Hearing was closed at 6:09 p.m.

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve **Zoning Case P19-120**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>

Motion carried unanimously.

5.4 Consideration and possible action regarding the **PROPOSED UPDATES TO THE CITY OF TOMBALL'S ADOPTED BUILDING CODES**

Craig Meyers, Community Development Director, presented the Building Codes and proposed changes.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve the Updates to the City of Tomball's Adopted Building Codes.

Motion carried unanimously.

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

Motion carried unanimously.

The meeting adjourned at 6:17 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: November 11, 2019

Topic:
Consideration to Approve Final Plat of **FOUR PB:** A Subdivision of Land containing 7.338 acres (319,626 Square Feet) of Land in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas

Background:

Origination:

Recommendation:

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

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

ATTACHMENTS:

Four PB Plat
Plat Comments

STATE OF TEXAS
COUNTY OF HARRIS

WE, FOUR PB, LLC, HEREIN AFTER REFERRED TO AS OWNERS OF OUTLOT 189 AND PORTION OF OUTLOT 193, THE 7.338 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING REVISED MAP OF TOMBALL TOWNSITE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE DEDICATE TO THE USE OF THE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, STREETS DESIGNATED AS PRIVATE PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THERE ON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HERON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE, HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

STATE OF TEXAS
COUNTY OF HARRIS

WITNESS OUR HAND IN THE CITY OF TOMBALL, TEXAS, THIS _____ DAY OF _____, 2019.

MANAGER: LEAH PEED

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared BOB FONTENOT, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Print name: _____

My commission expires _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JOY FONTENOT, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Print name: _____

My commission expires _____

THIS IS TO CERTIFY THAT THE TOMBALL PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS REVISED PLAT OF TOMBALL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS, AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

BY: _____ BARBARA TAGUE, CHAIR
BY: _____ DARRELL ROQUEMORE, VICE CHAIRMAN

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON, _____, 2019, AT _____ O'CLOCK ____M., AND DULY RECORDED

ON, _____, 2019, AT _____ O'CLOCK ____M., AND IN FILM CODE

NO. _____ OF THE MAPS RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____ DEPUTY

I, MARK L. SHERLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FOR AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AND OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN SET AND TIED TO STATE PLANE COORDINATE SYSTEM.

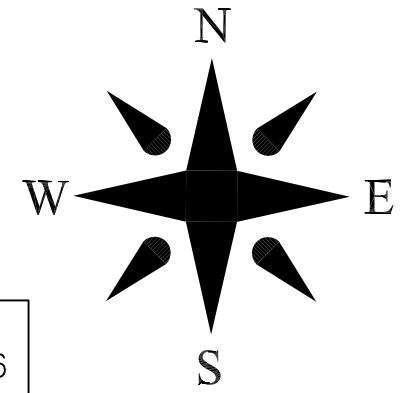
MARK L. SHERLEY
TEXAS REGISTRATION No. 5326



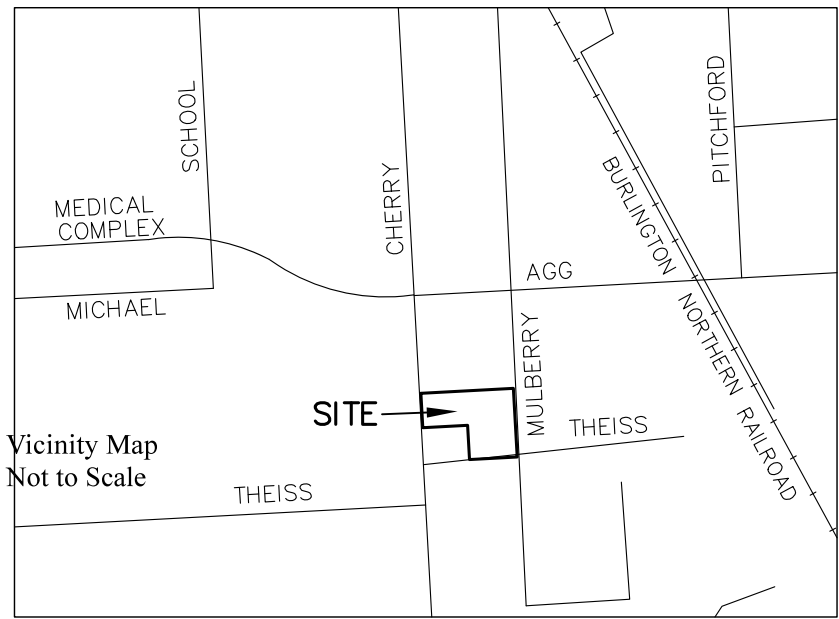
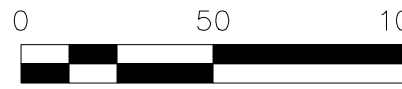
GENERAL NOTES:

A.E. AERIAL EASEMENT
B.L. BUILDING LINE
H.C.C.F. HARRIS COUNTY CLERKS FILE
H.C.M.R. HARRIS COUNTY MAP RECORDS
H.C.D.R. HARRIS COUNTY DEED RECORDS
O.P.R.R.P.H.C. OFFICIAL PUBLIC RECRODS REAL PROPERTY HARRIS COUNTY
R.O.W. RIGHT OF WAY
U.E. UTILITY EASEMENT
VOL. PG. VOLUME PAGE

SET 5/8" I.R.
N: 13955686.86
E: 30404886.22



SCALE : 1" = 50'



NOTES:

- ALL VISIBLE EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN WITHIN THE LIMITS OF THE SUBDIVISION.
- THERE ARE NO VISIBLE EXISTING OIL/GAS WELLS (PLUGGED, ABANDONED AND/OR ACTIVE) WITHIN THE LIMITS OF THE SUBDIVISION.
- CITY PLANNING LETTER ISSUED ABSTRACT SERVICES OF HOUSTON, G.F. NO. 7910-19-4086.
- 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 AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS 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.
- ACCORDING TO FEMA FIRM PANEL NO.48201C0230L (EFFECTIVE DATE JULY 18, 2007), THIS PROPERTY IS IN ZONE "X" AND IS NOT IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ALL OIL-GAS PIPELINES OR PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL OIL-GAS WELLS WITH OWNERSHIP (PLUGGED ABANDONED, AND-OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL-GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POST AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THE BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999952072412.

FOUR PB

A SUBDIVISION OF LAND CONTAINING 7.338 ACRES (319,626 SQUARE FEET) OF LAND IN THE J. PRUITT SURVEY, ABSTRACT No. 629, HARRIS COUNTY, TEXAS

CONTAINING
1 LOT, 1 BLOCK

NOVEMBER, 2019

SCALE: 1" = 50'

PROPERTY ADDRESS:
1623 S. CHERRY STREET
TOMBALL, TX. 77375

SURVEYOR: FOUR POINTS ENGINEERING
& SURVEYING FIRM #10194048

83 EAST GREYWING CIRCLE
THE WOODLANDS, TEXAS 77382
PHONE (281) 961-0714
fpsurveying@gmail.com

OWNER: FOUR PB, LLC
17302 BENDING CYPRESS RD.
CYPRESS, TX 77429

SHEET 1 OF 1

CITY OF TOMBALL

Plat Name: Four PB Plat Type: Replat

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: November 11, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Update the legal description
- Provide additional title report
- Correct signature block
- Update lot area accuracy
- Add City of Tomball gas note
- Fix typo

Community Development recommends approval of this plat with contingencies.