

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



MONDAY, SEPTEMBER 9, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, September 9, 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 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
- 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 August 12, 2019 and the Minutes of the Joint Workshop with City Council of August 19, 2019.
- 5.0 New Business:
 - 5.1 Consideration to Approve Final Plat of **MANGAT TOMBALL CENTER:** A

subdivision of a 3.4796 acres or 151,571.37 square feet of land being a replat of lot 9, block 1 of Hirshfield Farms, Section 1, an unrecorded subdivision situated in the John M. Hooper Survey, A-375 Harris County, Texas.

5.2 Consideration and Possible Action Regarding the Tomball Comprehensive Plan Update

- Conduct a Public Hearing on the Comprehensive Plan Update

6.0 Adjournment

CERTIFICATION

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 5th day of September, 2019 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding 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: September 9, 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
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Meeting Date: September 9, 2019

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Background:

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Regular Planning and Zoning Commission
Agenda Item
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Meeting Date: September 9, 2019

Topic:
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 12, 2019 and the Minutes of the Joint Workshop with City Council of August 19, 2019.

Background:

Origination:

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

ATTACHMENTS:

Minutes 8.12.19
Minutes 8.19.19

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

MONDAY, AUGUST 12, 2019



6:00 P.M.

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:01 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
Wesley Stolz – Assistant City Engineer
Amelia Lindley – City Planner
Elizabeth Jones – Board Secretary

- 2.0 No Public Comments were received

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

- Monday, August 19th at 4 PM is the tentative date for the Comprehensive Plan Workshop.

- 4.0 Motion was made by Commissioner Dunagin, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 8, 2019.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **BOYCE SUBDIVISION**: A subdivision of a 0.6428 acre (28,000 square foot) tract of land being a Replat of lots 3, 5, & 6 in block 72 of the Tomball Townsite Volume 2, Page 65 H.C.M.R. and Lots 23 & 24 in block 72 of the revised map of Tomball Volume 4, Page 25 H.C.M.R.

Situated in the William Hurd Survey, Abstract 371, City of Tomball, Harris County, Texas..

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **CHERRY PINES SECTION 1 PARTIAL REPLAT NO. 1:** A subdivision of 2.6397 acres of land situated in the Claude N. Pillot Survey, Abstract 632, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Benson, second by Commissioner Roquemore, to approve with contingencies.

Motion carried unanimously.

Commissioner Benson leaves room.

- 5.3 Consideration to Approve Final Plat of **GRAND JUNCTION SEC 1:** A subdivision of 12.7068 AC./553,509 SQ. FT. situated in the Ralph Hubbard Survey, Abstract No. 383, City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve with contingencies.

Motion carried unanimously with one abstain.

Commissioner Benson enters the room.

- 5.4 Consideration to Approve Final Plat of **PELTIER PLACE:** A subdivision of that certain 11.524 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas, described in deed from Leslie and Lana Lagerquist to J. Peltier LTD recorded under Clerk's File No. 2019-267433 of the Official Public Records of Real Property of Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented a recommendation of approval.

Motion was made by Commissioner Anderson, second by Commissioner Benson, to approve.

Motion carried unanimously.

- 5.5 Consideration to Approve **Zoning Case P19-090**: Request by Colleen Pye to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.53 acres of land legally described as Tract 91K Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of Hospital Road, at 601 Hospital Road, from the Single-Family 9 District to the Single-Family 6 District.

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

Colleen Pye (207 Florence, Tomball, Texas 77375) spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:15 p.m.

Hearing no comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **Zoning Case P19-090**. 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.

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

Motion carried unanimously.

The meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this _____ day of _____ 2019.

Elizabeth Jones
Board Secretary

Barbara Tague
Commission Chair

**MINUTES OF SPECIAL JOINT MEETING OF THE
TOMBALL CITY COUNCIL AND THE
TOMBALL PLANNING AND ZONING COMMISSION
CITY OF TOMBALL, TEXAS**

MONDAY, AUGUST 19, 2019



4:00 P.M.

1.0 The Council Meeting was called to order at by Mayor Fagan. Other members present:

Councilman Ford
Councilman Stoll
Councilman Klein Quinn
Councilman Townsend

Members absent:

Councilman Degges - Excused

Others present:

City Manager – Robert Hauck
Assistant City Manager – David Esquivel
City Secretary – Doris Speer
Director of Public Works – Beth Jones
Director of Community Development – Craig Meyers
Assistant City Secretary – Tracy Garcia
City Planner – Amelia Lindley
Executive Director-TEDC – Kelly Violette

The Planning and Zoning Meeting was called to order by Chair Barbara Tague at 4:14 p.m. Other Planning and Zoning members present:

Commissioner Dane Dunagin
Commissioner Will Benson, Jr.

Members absent:

Commissioner Darrell Roquemore
Commissioner Richard Anderson

2.0 No public comments were received.

3.0 Workshop Session:

3.1 The Tomball City Council and the Tomball Planning and Zoning Commission entered into a Workshop Session regarding the City of Tomball's Comprehensive Plan.

4.0 Motion was made by Commissioner Dunagin, second by Commissioner Benson, to adjourn.

Motion carried unanimously.

Planning and Zoning Commission meeting adjourned at 5:42 p.m.

Draft

Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adjourn.

Motion carried unanimously.

Council meeting adjourned at 5:42 p.m.

PASSED AND APPROVED this _____ day of _____2019.

Amelia Lindley
City Planner/Board Secretary

Barbara Tague
Chairman

Regular Planning and Zoning Commission
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Topic:

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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:

Mangat Tomball Center Plat
Mangat Tomball Center Comments

CITY OF TOMBALL

Plat Name: Mangat Tomball Center 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: September 3, 2019

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, Community Development recommends approval of this plat.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: September 9, 2019

Topic:

Consideration and Possible Action Regarding the Tomball Comprehensive Plan Update

- Conduct a Public Hearing on the Comprehensive Plan Update

Background:

A link to the DRAFT Comprehensive Plan can be found online at the link below.

<https://tomballtx.gov/DocumentCenter/View/3859/Updated-Tomball-Comprehensive-Plan-Draft?bidId=>

Origination:

Recommendation:

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

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