

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



MONDAY, JULY 8, 2019

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, July 8, 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
 - 1.1 Election of Chair and Vice Chair
- 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 New Business:
- 5.0 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 July, 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: July 8, 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

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

Regular Planning and Zoning Commission
Agenda Item
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Party(ies) responsible for placing this item on agenda:

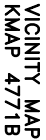
ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Drewmark Properties LLC Replat No 1
Plat Comments

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	589.07'	2413.30	135°00'
C2	443.67'	2473.30	101°64'

MAD-BYTE 



PRINT OR SIGN NAMES

PHONE NO: 832-729-9430

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME AS _____, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I ACKNOWLEDGED TO HIM THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.



DAVID E. KING
ASST. AG.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.4503

RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

BY: _____
JAMES A. TOLUE
CHAIRMAN

BY: _____
DARRELL R. ROULEMORE
VICE CHAIRMAN

I, DO HEREBY CERTIFY THAT THE WITH-
NESSMENT OF THE COUNTY COURT OF
REGISTRATION IN MY OFFICE ON _____
AT _____, TEXAS
BY _____
J. HARRIS COUNTY FOR SAID COUNTY.
DATE LAST ABOVE WRITTEN

BY: _____
DANIE TRAUTMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
EDWINA V. BLACK

DREW MARK PROPERTIES LLC REPLAT NO 1
PROPERTY LEGAL:

LOTS THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), AND THIRTY-SIX (36), IN BLOCK SIXTY-NINE(69) AND LOTS TWENTY THREE (23) AND TWENTY-FOUR (24), IN BLOCK SEVENTY (70), OF TOMBALL TOWNSITE, IN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

6 LOTS TO 3 LOTS
0.1607 AC EACH LOT (6) TO 0.3214 AC LOT (3)
SURVEY, ABSTRACT NO. HUBBARD, A-383

JUNE 2019

CITY OF TOMBALL

Plat Name: Drewmark Properties LLC Replat No 1 Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: July 8, 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:

- Submit title report
- Correct the vicinity map
- Add a ten foot City of Tomball utility easement
- Add adjacent landowner information
- Fix typo

Community Development recommends approval of this plat with contingencies.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 8, 2019

Topic:

Background:

Origination:

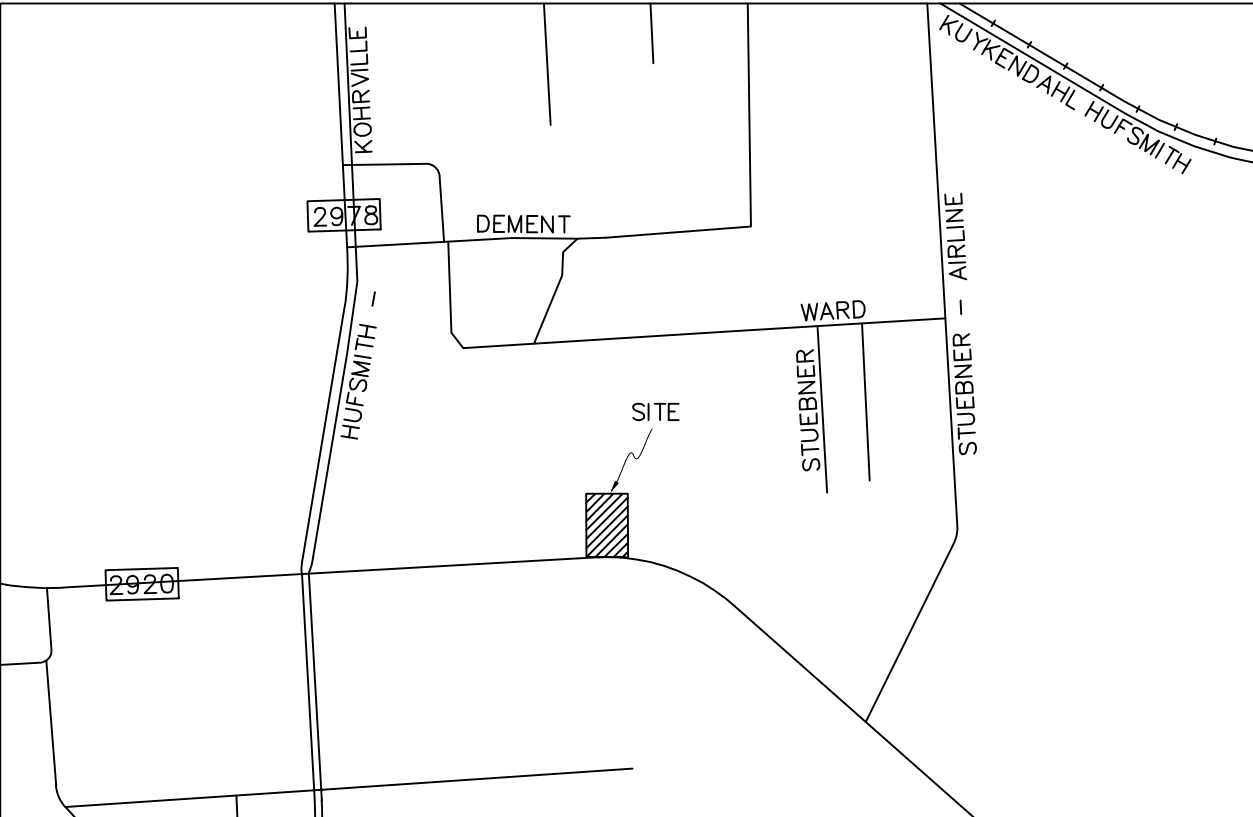
Recommendation:

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

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

ATTACHMENTS:

Fifield Addition
Plat Comments



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this Plot of FIFIELD ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____, day of _____, 2019.

Barbara Tague, Chairman

Darrell Roquemore, Vice Chairman

I, Stan Stanart, County Clerk 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 at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

BY: _____
Diane Trautman
County Clerk
of Harris County, Texas

BY: _____
Deputy

I, JOHN R. BLOUNT, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

JOHN R. BLOUNT P.E., LEED AP
County Engineer

GENERAL NOTES:

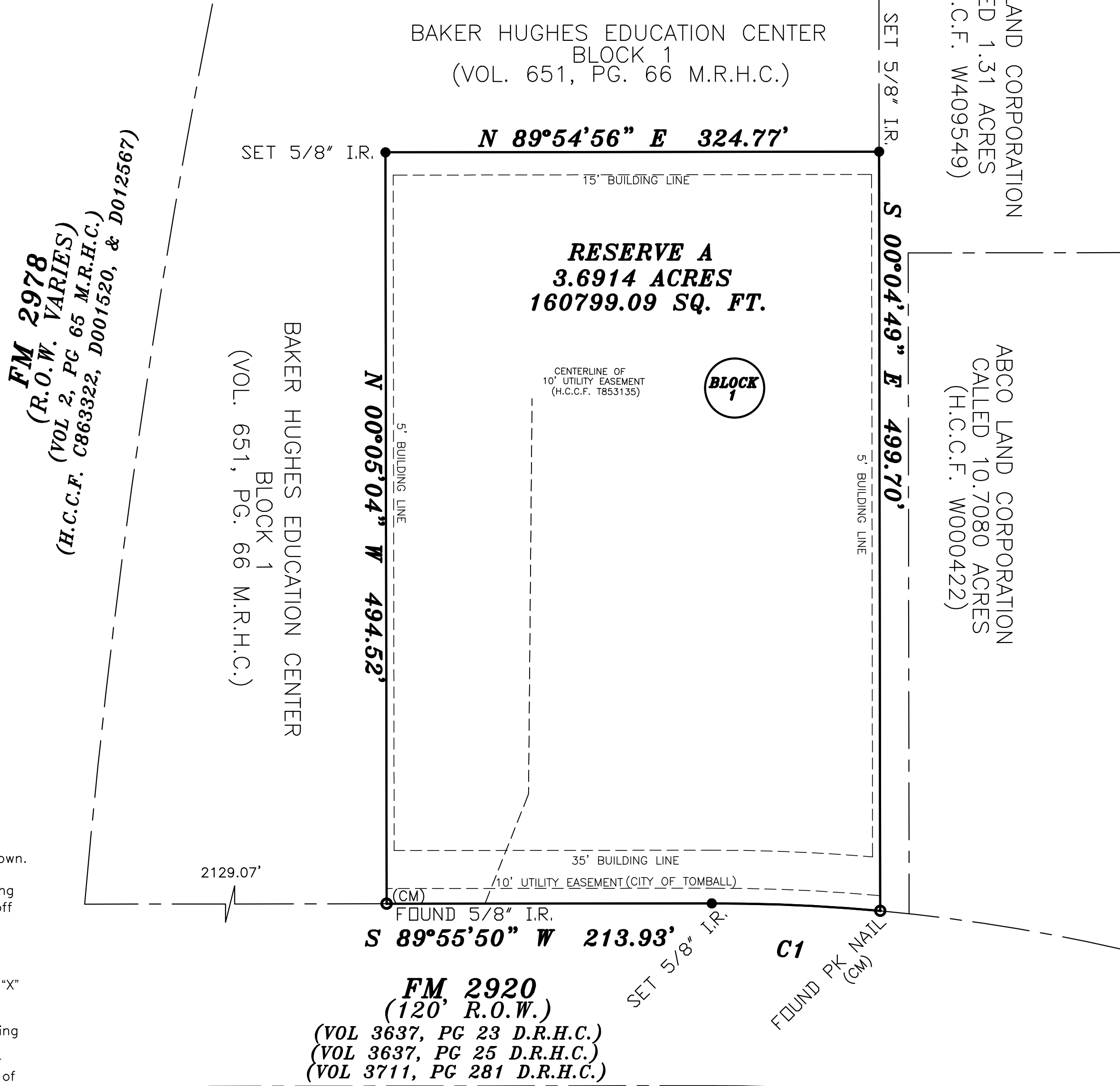
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or 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 remove any valid covenants or restrictions.
- According to FEMA Firm Panel No. 48201C0230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain
- 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 of 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 on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
- This Plat was preformed with the benefit of a City Planning Letter from Fidelity Title G.F. No. 5225002336.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
- Pipeline easement granted to Service Pipeline Company as recorded in Vol. 4488, Page 335 H.C.D.R. and the Sinclair Pipeline as recorded in Vol 572, Page 263 of the D.R.H.C. do not affect subject property.
- A private pressure cemented water well cannot be constructed within 50 feet of the property line.
- A private non-pressure cemented water well cannot be constructed within 100 feet of the property line.

I, David E. King, Sr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eights (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

David E. King, Sr.
Registered Professional Land Surveyor
Texas Registration No. 4503



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1205.92'	110.97'	110.93'	N 87°26'10" W	05°16'20"



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- FOUND 5/8" I.R.
- SET 5/8" I.R. W/CAP

H.C.C.F. HARRIS COUNTY CLERK'S FILE
M.R.H.C. MAP RECORDS OF HARRIS COUNTY
D.R.H.C. DEED RECORDS OF HARRIS COUNTY
R.O.W. RIGHT OF WAY
I.R. IRON ROD
I.P. IRON PIPE

STATE OF TEXAS
COUNTY OF HARRIS

I, 10920 Tomball LLC, owner acting through KENNETH FIFIELD, President and Vice— president and by hereinafter referred to as Owner of the 3.6914 acre tract described in the above and foregoing plat of FIFIELD ADDITION, do hereby make and establish said subdivision and development plat of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon 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, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Owner does 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 and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner 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 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner certifies and covenants that he has complied with or will comply with existing Harris County Road Law, Section 31—C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my hand in the City of Tomball, this _____ day of _____, 2019.

By: _____
KENNETH FIFIELD
President and Vice—President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared KENNETH FIFIELD known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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: _____

Lienholders Statement

We, AMERICAN NATIONAL BANK OF TEXAS; and SHAUN FRANKLIN, TRUSTEE, owners and holders of a lien against the property shown on this plat, said lien being evidenced by instrument of record under the following Harris County Clerk's File Nos.: RP-2016310276; RP-2016-310277, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholders:

BY: _____
SHAUN FRANKLIN
TRUSTEE

NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared SHAUN FRANKLIN, known to me as the person whose name is subscribed to the forgoing instrument and acknowledged to me that they have executed the same for the purpose and consideration therein set forth

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SIGNED

FIFIELD ADDITION
3.6914 ACRES (160,799.09 SQUARE FEET)
LOCATED IN THE
J. PRUITT SURVEY, A-629
HARRIS COUNTY, TEXAS
CITY OF TOMBALL E.T.J.
CONTAINING
1 BLOCK, 1 RESERVE
JULY, 2019

SURVEYOR:
KING'S LAND SURVEYING
SOLUTIONS, LLC
DAVID KING, R.P.L.S. 4503
PHONE: 281-350-8003
FAX: 281-350-0118
EMAIL:
info@kingslandsurveying.com
FIRM NUMBER 10152100

OWNER:
10920 Tomball LLC
10920 FM 2920
TOMBALL TX 77375

CITY OF TOMBALL

Plat Name: Fifield Addition Plat Type: Final

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

Plat within City Limits ☐ Within Extraterritorial Jurisdiction ☒

Planning and Zoning Commission Meeting Date: July 8, 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 lien holder trustee signature block

Community Development recommends approval of this plat with contingencies.