

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



**MONDAY, APRIL 9, 2018**

**6:00 P.M.**

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, April 9, 2018 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 March 12, 2018.
- 5.0 New Business:
  - 5.1 Consideration to Approve Replat of **BONNETT CORNERS**: A Subdivision of 0.7619 acre tract, 33, 187.48 square feet being a Replat of lots 7, 27, 28, 29, 0.0387 acre out of

15 feet alley, block 31, Tomball Townsite, as recorded in Volume 4 Page 25, Harris County Map Records and Lot 24, Block 1, Armendariz Place Subdivision as recorded in Film Code 635257, Harris County Map Records situated in the Joseph House Survey, Abstract 34, City of Tomball, 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 5th day of April, 2018 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](http://www.ci.tomball.tx.us).

Regular Planning and Zoning Commission  
Agenda Item  
Data Sheet

Meeting Date: April 9, 2018

**Topic:**

**Background:**

**Origination:**

**Recommendation:**

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

| ACTION TAKEN                                                         |                                                                                                      |       |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------|
| Approval<br><input type="checkbox"/> Yes <input type="checkbox"/> No | Readings Passed<br><input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> | Other |

Regular Planning and Zoning Commission  
Agenda Item  
Data Sheet

Meeting Date: April 9, 2018

**Topic:**

**Background:**

**Origination:**

**Recommendation:**

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

| ACTION TAKEN                                                         |                                                                                                      |       |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------|
| Approval<br><input type="checkbox"/> Yes <input type="checkbox"/> No | Readings Passed<br><input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> | Other |

Regular Planning and Zoning Commission  
Agenda Item  
Data Sheet

Meeting Date: April 9, 2018

**Topic:**  
Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of March 12, 2018.

**Background:**

**Origination:**

**Recommendation:**

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

| ACTION TAKEN                                                         |                                                                                                      |       |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------|
| Approval<br><input type="checkbox"/> Yes <input type="checkbox"/> No | Readings Passed<br><input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> | Other |

**ATTACHMENTS:**

Minutes 3.12.18

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

**MONDAY, MARCH 12, 2018**



**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 Darrell Roquemore  
Commissioner Will Benson  
Commissioner Dane Dunagin  
Commissioner Richard Anderson – Arrived at 6:09

Others present:

Planner – Amelia Lindley  
Assistant City Engineer – Wesley Stolz

**draft**

- 2.0 No Public Comments were received.

- 3.0 Amelia Lindley, Planner, announced the following:

- The Comprehensive Plan Open House will be held on March 22<sup>nd</sup>.
- The new City of Tomball City Manager has been named as Rob Hauck.

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of February 12, 2018.

Motion carried unanimously, with 4 Votes Aye and 0 Votes Nay.

- 5.0 New Business:

- 5.1 Consideration to Approve Final Plat of **GOMEZ SUBDIVISION**: Being a 1.5545 acre tract and being a replat of a portion of Outlot Number 245, of TOMBALL TOWNSITE, a subdivision situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas, and being out of a part of a called 5.0000 acres as described in deed recorded in Clerk's File Number RP-2017-539878 of Real Property Records of Harris County, Texas.

Wesley Stolz, Assistant City Engineer, presented recommendation of approval with

contingencies.

Motion was made by Commissioner Benson, second by Commissioner Dunagin, to approve **GOMEZ SUBDIVISION**, with contingencies.

Motion carried unanimously, with 4 Votes Aye and 0 Votes Nay.

- 5.2 Consideration to Approve Final Plat of **TAMIROWOOD COMPLEX**: A subdivision of 1.9828 acre tract of land being out and a part of Outlots 127 and 129 five acres Tomball Townsite according to the plat or map as recorded in Volume 2, Page 65 of the Map Records of Harris County, Texas William Hurd Survey, Abstract 371 City of Tomball, Harris County, Texas.

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

Motion was made by Commissioner Dunagin, second by Commissioner Roquemore, to approve **TAMIROWOOD COMPLEX**, with contingencies.

Motion carried unanimously, with 5 Votes Aye and 0 Votes Nay.

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

Motion carried unanimously, with 5 Votes Aye and 0 Votes Nay.

The meeting was adjourned at 6:11 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Amelia Lindley  
Commission Secretary

\_\_\_\_\_  
Barbara Tague  
Commission Chair

Regular Planning and Zoning Commission  
Agenda Item  
Data Sheet

Meeting Date: April 9, 2018

**Topic:**

Consideration to Approve Replat of **BONNETT CORNERS:** A Subdivision of 0.7619 acre tract, 33, 187.48 square feet being a Replat of lots 7, 27, 28, 29, 0.0387 acre out of 15 feet alley, block 31, Tomball Townsite, as recorded in Volume 4 Page 25, Harris County Map Records and Lot 24, Block 1, Armendariz Place Subdivision as recorded in Film Code 635257, Harris County Map Records situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.

**Background:**

**Origination:**

**Recommendation:**

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

| ACTION TAKEN                                                         |                                                                                                      |       |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------|
| Approval<br><input type="checkbox"/> Yes <input type="checkbox"/> No | Readings Passed<br><input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> | Other |

**ATTACHMENTS:**

Bonnett Corners

THE STATE OF TEXAS  
COUNTY OF HARRIS

WE, JAMES R. BONNETT AND SPOUSE, LISA A. BONNETT, HEREINAFTER REFERRED TO AS OWNER OF THE 0.7619 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BONNETT CORNERS, DO HEREBY MAKE AND ESTABLISH OF SAID SUBDIVISION PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 AND UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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

FURTHER, OWNERS DO HEREBY COVENANTS 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 OPERATION 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.

IN TESTIMONY WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES R. BONNETT, THEREUNTO AUTHORIZED, AND BY LISA A. BONNETT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
JAMES R. BONNETT

BY: \_\_\_\_\_  
LISA A. BONNETT

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES R. BONNETT AND LISA A. BONNETT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN .

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DATE OF \_\_\_\_\_, 2018 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES : \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONNETT CORNERS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
BARBARA TAGUE, CHAIRMAN

BY: \_\_\_\_\_  
DARRELL ROQUEMORE, VICE CHAIRMAN

I, CRAIG A. LANEY, 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 CORRECT; WAS PREPARED FROM 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 HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTERS INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE FEET (3'), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CRAIG A. LANEY, R.P.L.S.  
TEXAS REGISTRATION NO. 4507

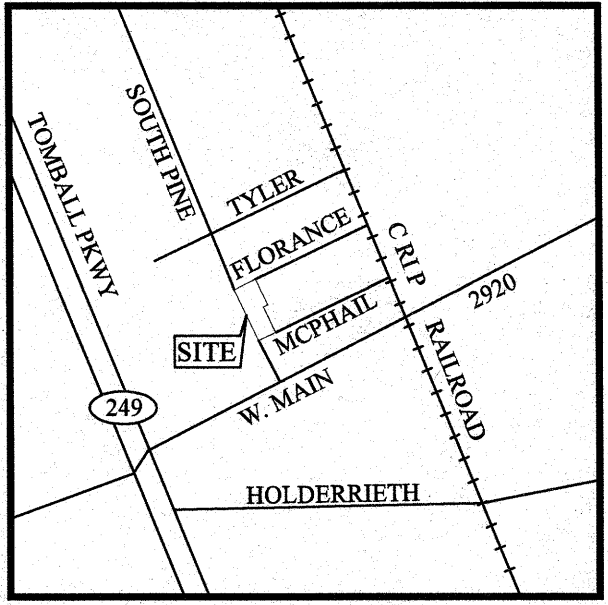
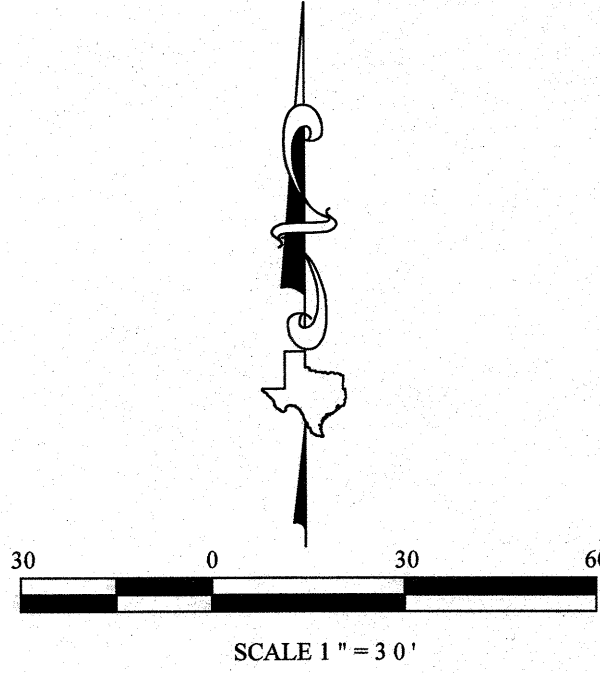
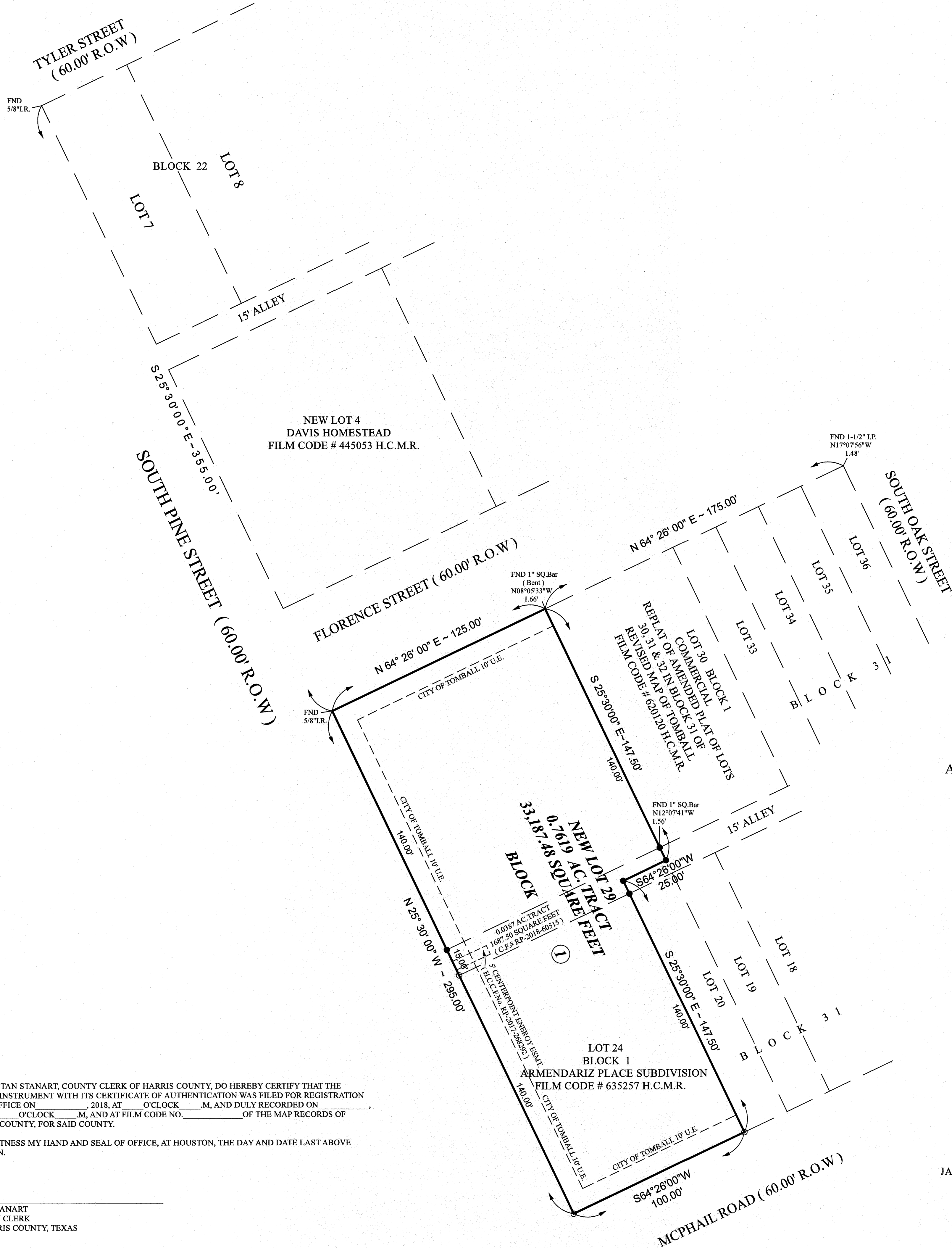


I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NO. \_\_\_\_\_ 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.

STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



VICINITY MAP  
SCALE 1" = 2640'  
KEY MAP 288-G

#### GENERAL NOTES

1. B.L. INDICATES " BUILDING LINE "
2. U.E. INDICATES " UTILITY EASEMENT "
3. R.O.W. INDICATES " RIGHT-OF-WAY "
4. AC.TRACT INDICATES " ACRE TRACT "
5. VOL.. INDICATES " VOLUME "
6. PG.. INDICATES " PAGE "
7. I.R. INDICATES " IRON ROD "
8. D.E. INDICATES " DRAINAGE EASEMENT "
9. S.S.E. INDICATES " SANITARY SEWER EASEMENT "
10. H.C.M.R. INDICATES " HARRIS COUNTY MAP RECORDS "
11. ● INDICATES " FOUND 5/8" IRON ROD WITH CAP STAMPED E.I.C. SURVEYING CO. "
12. ○ INDICATES " FOUND 5/8" IRON ROD WITH CAP STAMPED TONY P.SWONKE RPLS # 4767" "
13. 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 it's 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.
14. According to the FEMA Firm Panel No. 4803150230L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
15. All oil/ gas pipelines or pipeline easements with ownership through the subdivision have been shown.
16. All oil/ gas wells with ownership (plugged, abandoned, and/ or active) through the subdivision have been shown.
17. 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 setback at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas line.
18. This plat does not attempt to amend or remove any valid covenants or restrictions.
19. Quitclaim Deed of Abandoned part of 15' Alley, Block 31 of Revised Map of Tomball, being 0.0387 acre tract recorded under Harris County Clerk's File No.Rp-2018-60515 .

## BONNETT CORNERS

A SUBDIVISION OF 0.7619 ACRE TRACT, 33,187.48 SQUARE FEET  
BEING A REPLAT OF LOTS 7, 27, 28, 29,  
0.0387 ACRE OUT OF 15 FEET ALLEY, BLOCK 31,  
TOMBALL TOWNSITE ,  
AS RECORDED IN VOLUME 4, PAGE 25,  
HARRIS COUNTY MAP RECORDS  
AND LOT 24, BLOCK 1, ARMENDARIZ PLACE SUBDIVISION  
AS RECORDED IN FILM CODE 635257 ,  
HARRIS COUNTY MAP RECORDS  
SITUATED IN THE JOSEPH HOUSE SURVEY , ABSTRACT 34 ,  
CITY OF TOMBALL  
HARRIS COUNTY , TEXAS

CONTAINING

1 LOT 1 BLOCK

APRIL 2018

OWNER

JAMES R. BONNETT AND LISA A. BONNETT

409 FLORENCE STREET  
HOUSTON , TEXAS 77375  
(281 ) 682 - 4185

SURVEYOR

E.I.C. SURVEYING COMPANY  
FIRM NO. 10033400

12345 JONES ROAD # 270  
HOUSTON , TEXAS 77070  
(281 ) 955 - 2772