

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



MONDAY, SEPTEMBER 13, 2010

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, September 13, 2010 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 Chairman and Vice Chairman
- 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
 - Update on number of residential and commercial building permits issued.
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning

Commission Meeting of August 9, 2010.

5.0 New Business:

- 5.1 Consideration and Possible Action Regarding six month extension request by Trigg Lupher of American Lupher Land Surveyors, Inc. on behalf of Klein ISD for the **KLEIN ISD BERNSHAUSEN ELEMENTARY SCHOOL SEC. 1** (formerly Klein ISD Elementary School No. 28).

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 9th day of September 2010 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the 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

Meeting Date: September 13, 2010

Data Sheet

Topic:

Background:

Origination:

Recommendation:

Funding:

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

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: September 13, 2010

Data Sheet

Topic:

- Update on number of residential and commercial building permits issued.

Background:

Chairman Wallace and Commissioner Crofoot requested information regarding the number of residential and commercial building permits issued.

Origination:

Chairman Wallace and Commissioner Crofoot

Recommendation:

Funding:

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

Engineering and Planning

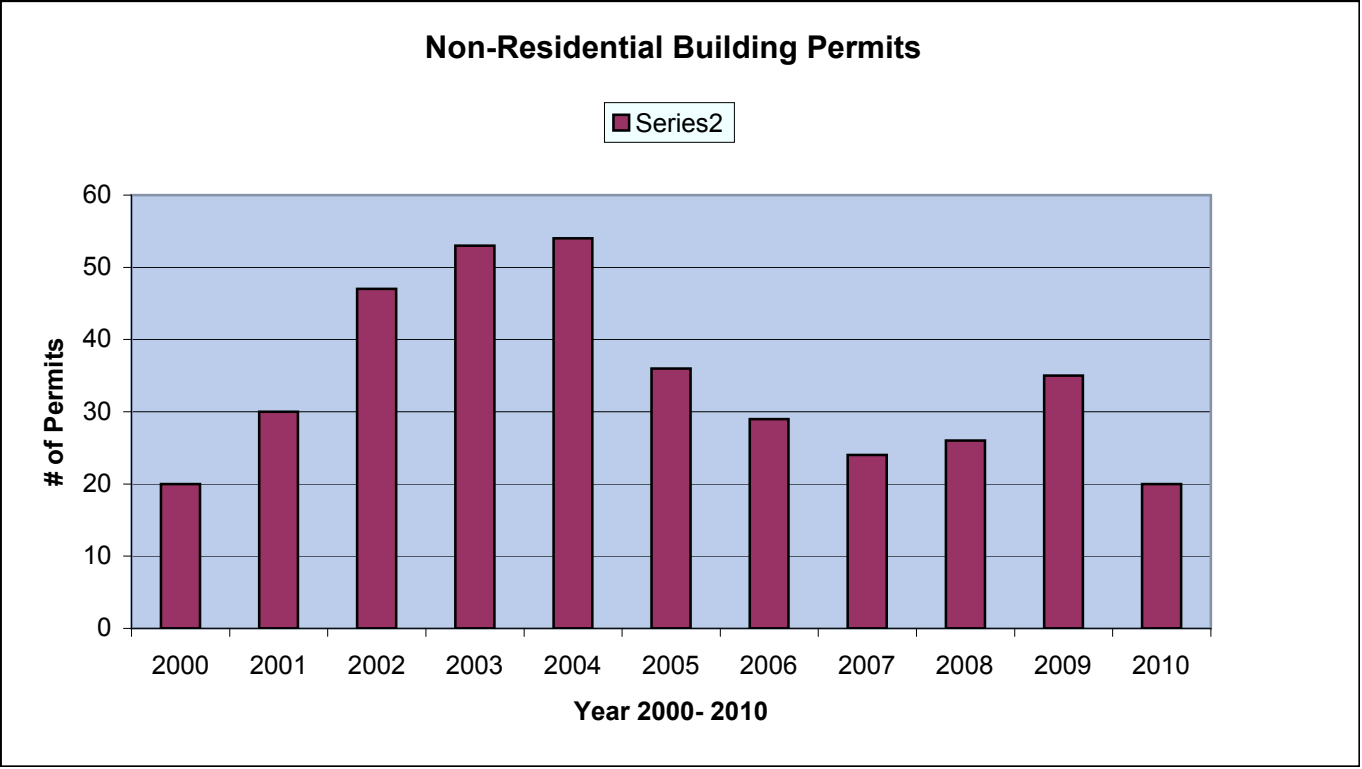
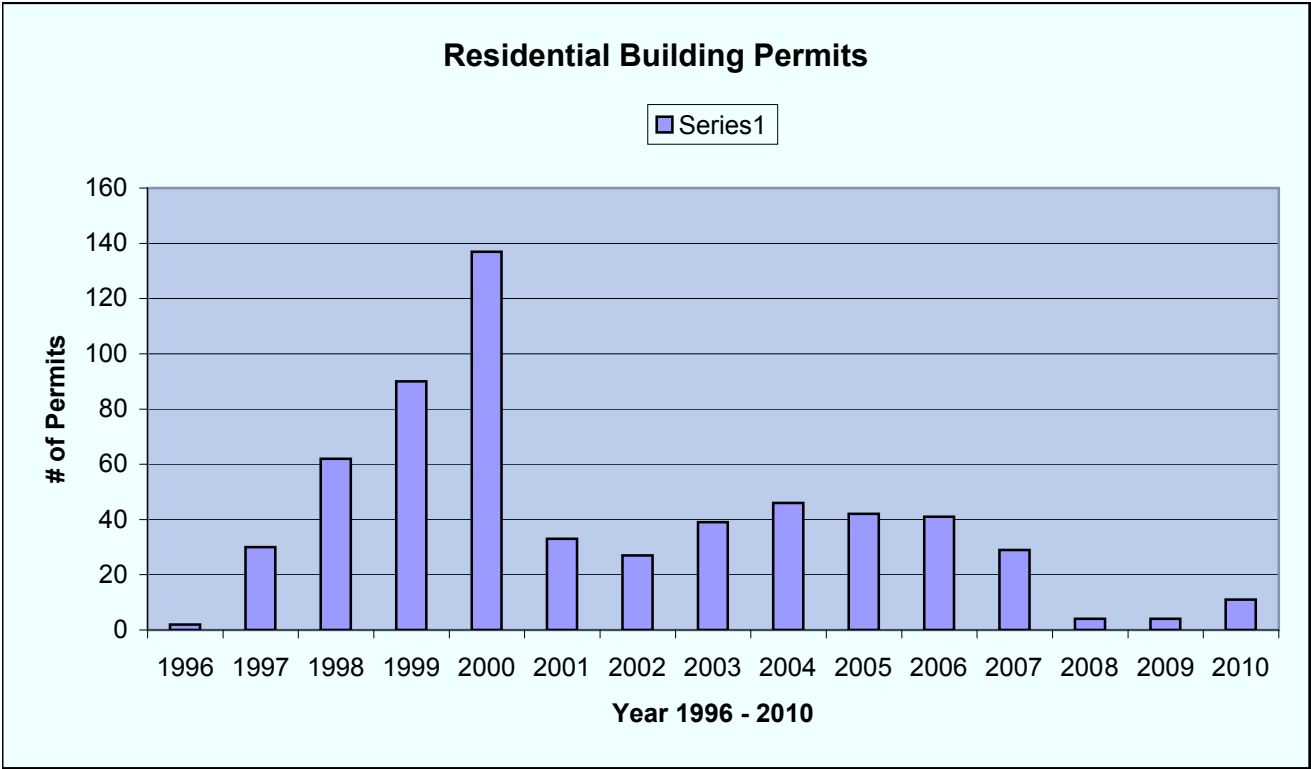
ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Single-Family and Commercial Building Permits Issued

Single-Family Residential and Duplex Building Permits	
Year	Number
1996	2
1997	30
1998	62
1999	90
2000	137
2001	33
2002	27
2003	39
2004	46
2005	42
2006	41
2007	29
2008	4
2009	4
2010	11

Commercial Building Permits	
Year	Number
1996	
1997	
1998	
1999	
2000	20
2001	30
2002	47
2003	53
2004	54
2005	36
2006	29
2007	24
2008	26
2009	35
2010	20



Source of Data: City of Tomball Department of Permits and Inspections

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: September 13, 2010

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of August 9, 2010.

Background:

Origination:

Engineering and Planning

Recommendation:

Funding:

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

Engineering and Planning

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

P&Z Minutes 08.09.10

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

MONDAY, AUGUST 9, 2010



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Wallace at 6:00 p.m. Other members present were:

Commissioner Crofoot
Commissioner Tague
Commissioner Dodson
Commissioner Mottershaw

Others present:

Director of Engineering and Planning – Mark McClure
City Planner / Community Development Coordinator – Kelly Violette
Engineering & Planning Administrative Assistant – Brandy Pate

Draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

- Mark McClure provided summary of Capital Improvement Projects approved by City Council on first reading.

4.0 Motion was made by Commissioner Dodson to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of July 12, 2010; second by Commissioner Tague.

Motion carried unanimously.

5.0 Motion was made by Commissioner Crofoot to adjourn; second by Commissioner Tague.

Motion carried unanimously.

Meeting adjourned at 6:23 p.m.

PASSED AND APPROVED this _____ day of _____ 2010.

Brandy Pate
P&Z Commission Secretary

Lori Wallace
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: September 13, 2010

Data Sheet

Topic:

Consideration and Possible Action Regarding six month extension request by Trigg Lupher of American Lupher Land Surveyors, Inc. on behalf of Klein ISD for the **KLEIN ISD BERNSHAUSEN ELEMENTARY SCHOOL SEC. 1** (formerly Klein ISD Elementary School No. 28).

Background:

Origination:

Trigg Lupher of American Lupher Land Surveyors, Inc. on behalf of Klein ISD

Recommendation:

Funding:

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

Engineering and Planning

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Plat Extension Request

Brandy Pate

From: Mark McClure
Sent: Monday, August 30, 2010 11:56 AM
To: tlupher@american-lupher.com
Cc: Brandy Pate
Subject: RE: Klein ISD Bernshausen Elementary School Sec. 1 (formerly Klein ISD Elem Schl No. 28) & Sec. 3

Follow Up Flag: Follow up

Due By: Monday, September 06, 2010 9:00 AM

Flag Status: Red

No. Your email will suffice.

Brandy add to our next P&Z agenda for the extension of plat request.

Mark A. McClure, P.E.
 City of Tomball
 Director of Engineering & Planning
 501 James Street
 Tomball, Texas 77375
 (281) 290-1412
 Fax: (281) 351-4735
 mmcclure@ci.tomball.tx.us

From: Trigg Lupher [mailto:tlupher@american-lupher.com]
Sent: Monday, August 30, 2010 11:53 AM
To: Mark McClure
Cc: 'Cedillo, Jorge (Engineering)'; 'Jordan, Debra (Engineering)'; 'Glenn W. McDowell'; 'Jim A. Eggleton'; llupher@american-lupher.com; 'Robert Robertson'; 'Blue, Don'; 'Rodnicki, Jr., Nicholas (Facilities - CO)'
Subject: RE: Klein ISD Bernshausen Elementary School Sec. 1 (formerly Klein ISD Elem Schl No. 28) & Sec. 3

Mark,

The project civil engineers, Brooks & Sparks, Inc. has advised me that, while they had received approval from HCFCD on their drainage analysis, the channel plans are still at Harris County in plan review. We do not want to start acquiring signatures on the plats until the plans have been finished being signed. We will definitely need the extension of approval. Is there an extension application and fee due to initiate the placement on the agenda?

Trigg

From: Mark McClure [mailto:mmcclure@ci.tomball.tx.us]
Sent: Monday, August 30, 2010 8:56 AM
To: tlupher@american-lupher.com
Cc: Cedillo, Jorge (Engineering); Jordan, Debra (Engineering)
Subject: RE: Klein ISD Bernshausen Elementary School Sec. 1 (formerly Klein ISD Elem Schl No. 28) & Sec. 3

Trigg, we will place the extension request on the next P&Z agenda and recommend approval. The comments that I have received from the County are attached, it appears you were copied.

Mark A. McClure, P.E.
 City of Tomball

Director of Engineering & Planning
 501 James Street
 Tomball, Texas 77375
 (281) 290-1412
 Fax: (281) 351-4735
 mmcclure@ci.tomball.tx.us

From: Trigg Lupher [mailto:tlupher@american-lupher.com]
Sent: Thursday, August 26, 2010 5:07 PM
To: Mark McClure
Cc: Brandy Pate; Jorge Cedillo; Jordan, Debra (Engineering); 'Robert Robertson'; 'Blue, Don'; 'Rodnicki, Jr., Nicholas (Facilities - CO)'; 'Glenn W. McDowell'; 'Rick Adamchak'; llupher@american-lupher.com; 'Blanks, Vivian (Engineering)'
Subject: Klein ISD Bernshausen Elementary School Sec. 1 (formerly Klein ISD Elem Schl No. 28) & Sec. 3

Mark,

We are nearing the point of needing to get an extension for the initial plat approval of Klein ISD Elementary School No. 28 (now called Klein ISD Bernshausen Elementary School, Sec. 1). According to our records, the Tomball 6-month plat approval for same will expire on or about October 11, 2010. We believe our plats of said Sec. 1 and Sec. 3 are complete pending review/comment from Harris County. Have you heard anything back from them on your transmittal for comments? The next Klein ISD Board Meeting is scheduled for September 13, 2010. Assuming we get comments from the County and they are minor, we could have plats ready for KISD signatures for said September Meeting, and to Tomball shortly thereafter. Since the two subject plats are in the Tomball ETJ and not within the corporate limits of Tomball, we're assuming they would have to go to Harris County Flood Control and Harris County Engineering following City of Tomball approval. If that is the case, we would need to still apply for a 6-month extension to cover us while the County is processing same for recordation.

The adjacent plat of Klein ISD Bernshausen Elementary School Sec. 2 (originally part of Klein ISD Elementary School No. 28) received a 12-month final plat approval from the City of Houston on April 15, 2010. The County participated in its review at that time. We anticipate it being ready for KISD signatures at the September meeting. It would then proceed on a separate track to recordation thru the City of Houston and Harris County.

In the interest of time, we have copied Jorge Cedillo and Debra Jordan at Harris County.

Trigg

T. Trigg Lupher, RPLS

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