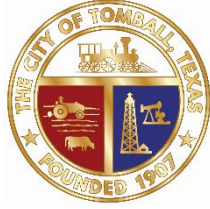


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, February 08, 2021
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, February 08, 2021 at 6:00 PM, 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.

- A. Call to Order
- B. 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 - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - 1. Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of January 11, 2021.
- E. New Business
 - 2. Consideration to Approve Replat of **ARROWHEAD PROPERTIES, PARTIAL REPLAT NO. 1:** A Subdivision of 0.5853 Acre Tract (25,499.04 Square Feet) being a replat of Lots 2, 3, 4 and 5, Block 1, of Arrowhead Properties, as recorded in Film Code No. 687278, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.
 - 3. Consideration to Approve Replat of **DEVELOPMENT ON SPELL:** A Subdivision of 3.1201 Acres of Land being a partial replat of Unrestricted

Reserve “C” of Tomball Greens, as recorded in Film Code No. 440128 H.C.M.R. and located in the Elizabeth Smart Survey, Abstract No. 70, Harris County, Texas.

4. Consideration to Approve Replat of **PROFESSIONAL MEDICAL PLAZA, REPLAT NO. 1:** A Subdivision of 5.0595 Acre Tract (89,711 Square Feet) being a replat Restricted Reserve “A” Block 1, Professional Medical Plaza as recorded in Film Code 680784, Harris County Map Records, situated in the Joseph House Survey, Abstract 34, City of Tomball, Harris County, Texas.
5. Consideration to Approve Replat of **ULRICH ACRES, REPLAT NO. 1:** Being 1.197 Acre (52,141.32 Square Feet) tract of land situated in the Ralph Hubbard Survey, A-383, Harris County, Texas, being a replat of a portion of Outlot 42, of the Tomball Townsite, a subdivision according to the map or plat thereof recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas.
6. Consideration to Approve Replat of **WILKINSON CORNERS:** Being a 0.7660 Acre Tract and being a replat of Lots 17, 18, 19, 20 and a portion of Lot 16, of Anderson’s Subdivision, a Subdivision situated in the W. Hurd Survey, Abstract Number 371, of Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Deed Records of Harris County, Texas.
7. Consideration to Approve **Zoning Case P20-420:** Request by Sam Dawoudi to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.844 acres of land legally described as Tracts 467A, 467B & 468A Tomball Outlots, from the Agricultural District to the Commercial District. The property is generally located on the east side of Hufsmith-Kohrville Road at 22828 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P20-420**

8. Consideration to Approve **Zoning Case P20-442:** Request by Joshua Buzzell to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5 acres of land legally described as Lot 280 Tomball Outlots, from the Single-Family 20 Estate District to the Commercial District. The property is generally located on the east side of Pitchford Road at 1333 Pitchford Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P20-442**

9. Consideration to Approve **Zoning Case P21-010**: Request by Daniel Valdez with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 34.4945 acres of land legally described as Reserve A & B Block 1 Peck Station, from the Planned Development (PD-6) District to the Planned Development (PD-15) District. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-010**

10. Consideration to Approve **Zoning Case P21-011**: Request by David Weekley Homes to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.4 acres of land legally described as Tracts 17H, 17J, 17H-1, 17H-2, 17J-1 Abstract 34 J House, from the Planned Development (PD-1) and Single-Family 20 Estate Districts to the Planned Development (PD-16) District. The property is generally located on the south side of Brown Road between SH 249 and Quinn Road, within the City of Tomball, Harris County, Texas.

Conduct Public Hearing on **Zoning Case P21-011**

F. 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 4th day of February 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

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 contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.
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AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.