

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



**Monday, January 08, 2024
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, January 08, 2024 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
 - D.1 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of December 11, 2023.
- E. New Business Non-Action Items
 - E.1 Minor Plat of **The Dirt Yard**: Being a commercial subdivision of 2.64 acres and being the same called 2.639 acres tract of land as record in Harris County Clerk's File No. 2023-45241, CN Pillot Survey, Abstract no. 632, Harris County, Texas., 2710 State Highway 249, Tomball, Texas.
 - E.2 Minor Plat of **Flex at Commercial Park**: A subdivision of 3.3524 acres, being a replat of TR6 Tomball Industrial Park, recorded under Map Records of County Clerk Film Code 437033, Harris County, Texas.

- E.3 Minor Plat of **Interchange 249 Business Park, Partial Replat No. 4:** A subdivision of 5.4232 acres, (236,233 Sq. Ft.), being a replat of Lot 101, Block 2, Interchange 249 Business Park Partial Replat No. 2, Film code No. 703892, H.C.M.R., situated in the Auguste Senechal Survey, Abstract No. 722, City of Tomball, Harris County, Texas.
 - E.4 Minor Plat of **Real Life Ministries:** A subdivision of 17.5404 acres, (764,061.78 Sq. Ft.), of land being out of Lots 172, 175 and 175 of Tomball Townsite as recorded under Volume 2, Page 65, of the Harris County Map Records and Devasco International as recorded under Film Code Number 615009 of the Harris County Map Records in the J. Pruitt Survey, Abstract No. 629, Harris County, Texas.
 - E.5 Minor Plat of **Costco – FCCU Addition:** Being a replat of Lot 1, Block 1 in Kenneth Lee Subdivision and Reserve “A” of Maple Group. Being 26.996 acres, (1,175,944 Sq. Ft.), out of the C.M. Pillot Survey, Abstract No. 632 in the City of Tomball, Harris County, Texas.
- F. New Business
- F.1 Consideration to Approve **Ordinance Amendment OAM23-03:** Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-75.1 – Neighborhood Retail District (NR) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off Street Parking and Loading Requirements*) adding parking regulations within the Neighborhood Retail District. Modifying Section 50-113 (*Landscape Requirements*) specifying parking lot screening requirements. Modifying Section 50-115 (*Screening, Buffering and Fencing Requirements*) replacing subsection (b)(1) (*Screening of Non-Residential, Multifamily, and manufactured (mobile) home parks*) with new land use buffering standards.
- G. 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 January 2024 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.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.