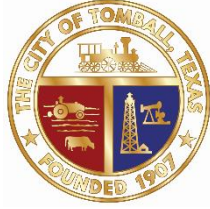


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, March 13, 2023
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, March 13, 2023 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 February 13, 2022.
- E. New Business Non Action Items
 - E.1 Minor Plat of **GRAHAM ROAD ESTATES REPLAT NO. 1:** A subdivision of 3.7491 acres, (163,311 Square Feet), being a replat of Lot 1, Block 1 of Graham Road Estates, Film Code No. 695147, H.C.M.R. situated in the John M. Hooper Survey, A-375 and the William Hurd Survey, A-378, City of Tomball, Harris County Texas.
 - E.2 Minor Plat of **TOMBALL PD LOT:** A subdivision of 0.4017 acre tract, (17,500 Square Feet), being a replat of Lots 27, 28, 29, 30 and 31, Block 97, of Revised Map of Tomball, as recorded in Volume 4, Page 45, Harris County Map Records, situated in the William Hurd Survey, A-371, City of Tomball, Harris County, Texas.

F. New Business

- F.1 Consideration to Approve Final Plat of **GRAND PARKWAY TOWN CENTER:** Being a subdivision of a 65.3516 acre tract of land being in the C.W. Hall Survey, Abstract No. 1639, and in the William Perkins Survey, Abstract No. 621, and in the T.A. Duclos Survey, Abstract No. 1473, City of Tomball, Harris County Texas.
- F.2 Consideration to Approve Preliminary Plat of **RABURN RESERVE, SECTION 3:** Being a subdivision of 33.7724 acres out of the Jesse Pruett, A-269, City of Tomball, Harris County, Texas; also, being a partial replat of Reserve “G” of Raburn Reserve, Section 1, recorded under F.C. No. 692320, H.C.M.R.
- F.3 Consideration to approve Preliminary Plat of **TIM LITTLEFIELD LLC:** Being a commercial subdivision of 3.951 acres of land in the Jesse Pruitt Survey, A-629 Harris County, Texas, being a partial replat of Lots 284 and 286 of Tomball Outlots as recorded in Volume 2, Page 65 and in corrected map recorded in Volume 4, Page 75 of the Map Records of Harris County, Texas.
- F.4 Consideration to approve Final Plat of **TOMBALL SOUTH COMMERCIAL NO. 3:** A subdivision of 7.1229 acres, (310,274 Square Feet), being all of Lot 2, and a portion of Reserve “B”, Block 1, of Tomball South Commercial, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 632199 of the Map Records of Harris County, Texas.
- F.5 Conduct a Public Hearing and Consideration to approve **Case CUP-23-01:** Request by Ideaco Investments, LLC. represented by Michael Pierce for a Conditional Use Permit to allow “Market, Open Air” land use within Old Town & Mixed Use (OT & MU) zoning. The property is legally described as being Lots 17 through 24 in Block 18 of the Revised Map of Tomball. Located at the southwest corner of Commerce Street and Oak Street at 401-409 Commerce Street, within the City of Tomball, Harris County, Texas.
- F.6 Conduct a Public Hearing and Consideration to approve **Case CUP-23-02:** Request by Ideaco Investments, LLC. represented by Michael Pierce for a Conditional Use Permit to allow “Mobile Food Court” land use within Old Town & Mixed Use (OT & MU) zoning. The property is legally described as being Lots 17 through 24 in Block 18 of the Revised Map of Tomball. Located at the southwest corner of Commerce Street and Oak Street at 401-409 Commerce Street, within the City of Tomball, Harris County, Texas.

G. 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 10th day of March 2023 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.