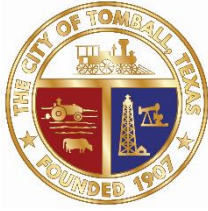


**NOTICE OF PLANNING AND ZONING COMMISSION REGULAR
MEETING
CITY OF TOMBALL, TEXAS**



**Monday, January 10, 2022
6:00 PM**

Notice is hereby given of a meeting of the Planning & Zoning Commission, to be held on Monday, January 10, 2022 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 13, 2021.
- E. New Business
 - E.1 Consideration to Approve Preliminary Plat of **SITEMAG AT TOMBALL**: Being a subdivision of 18.049 acres located in the Chauncy Goodrich Survey, A-31, Harris County, Texas.
- F. Discussion Item
 - F.1 Discussion and Updates for proposed Amendments to the existing City of Tomball Tree Planting List and discussion of proposed Tree and Shrub Ordinance.

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 6 day of January 2022 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.

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

MONDAY, DECEMBER 13, 2021



6:00 P.M.

- A. The meeting was Called to Order by Chair Tague at 6:09 p.m. Other members present were:

Commissioner Richard Anderson
Commissioner Dane Dunagin
Commissioner Tana Ross
Commissioner Susan Harris

Others present:

Nathan Dietrich – Community Development Director
Wesley Stolz – City Engineer
Kim Chandler – Community Development Coordinator

Draft

- B. No Public Comments were received.
- C. No Reports and Announcements were heard.
- D. Motion was made by Commissioner Ross, second by Commissioner Dunagin, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 8, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- E. Non Action Items

- E.1 Minor Plat of **SANDY BEACH COVE**: A subdivision of 3.2873 acres (143,194.65 Sq. Ft.) of land, situated in the Claude N. Pillot, Abstract No. 632, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval with contingencies.

- E.2 Minor Plat of **RUDEL CROSSING APARTMENTS**: A subdivision of 1.2725 acres (55,430.32 Sq. Ft.) of land, situated in the Joseph House Survey, Abstract No. 34, Harris County, Texas.

Wesley Stolz, City Engineer, presented the plat with staff approval.

F. New Business:

- F.1 Consideration to Approve Preliminary Plat of **INTERCHANGE 249 BUSINESS PARK**: A subdivision of 240.075 acres (10,457,658 Sq. Ft.) of land, situated in the Auguste Senechal Survey, Abstract No. 722, Harris County, Texas.

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

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve with contingencies.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

- G. Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 6:22 p.m.

PASSED AND APPROVED this _____ day of _____ 2022.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

CITY OF TOMBALL

Plat Name: SITEMAG AT TOMBALL Plat Type: Preliminary

Construction Drawings for Public Facilities required? Yes ☐ No ☐ N/A ☒

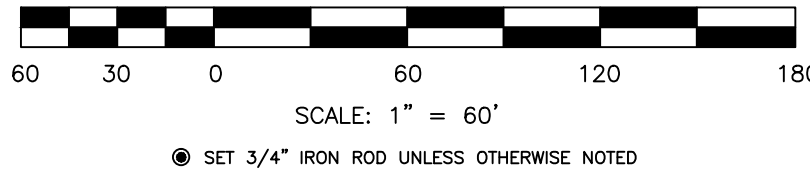
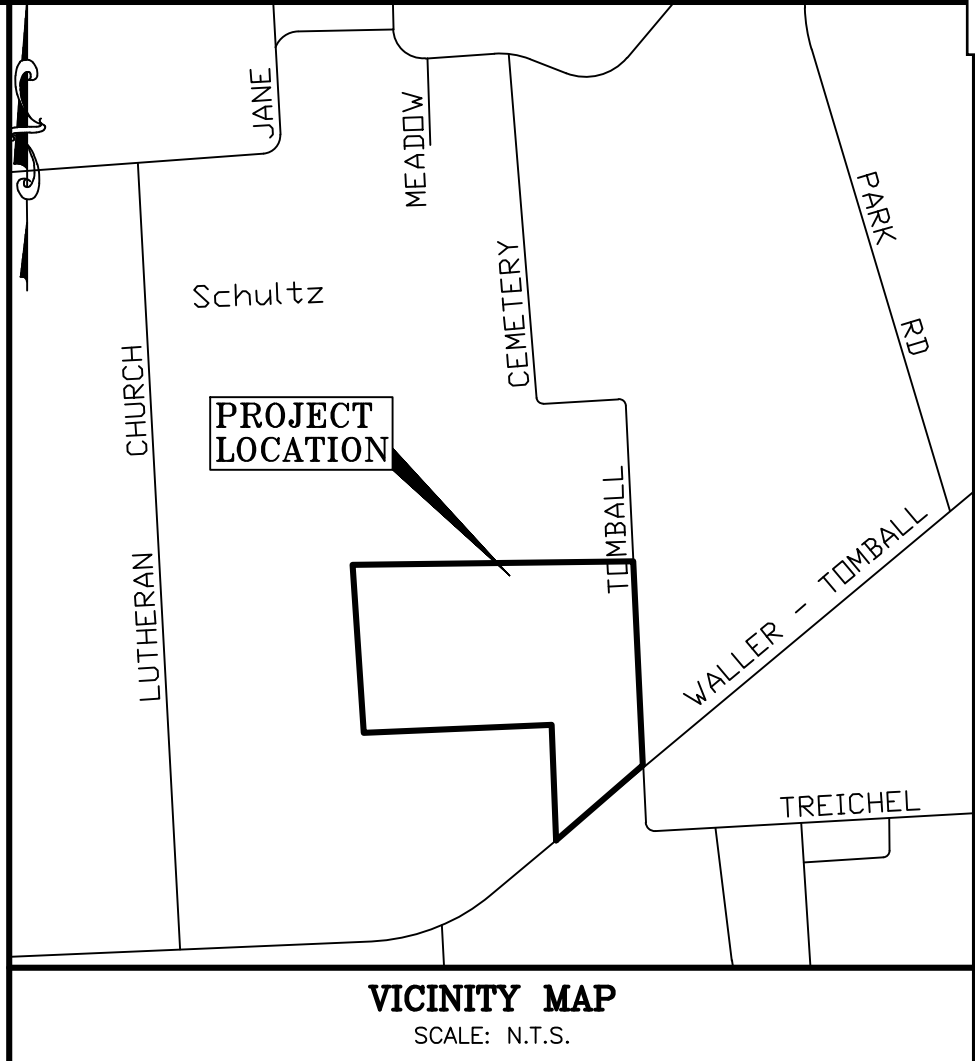
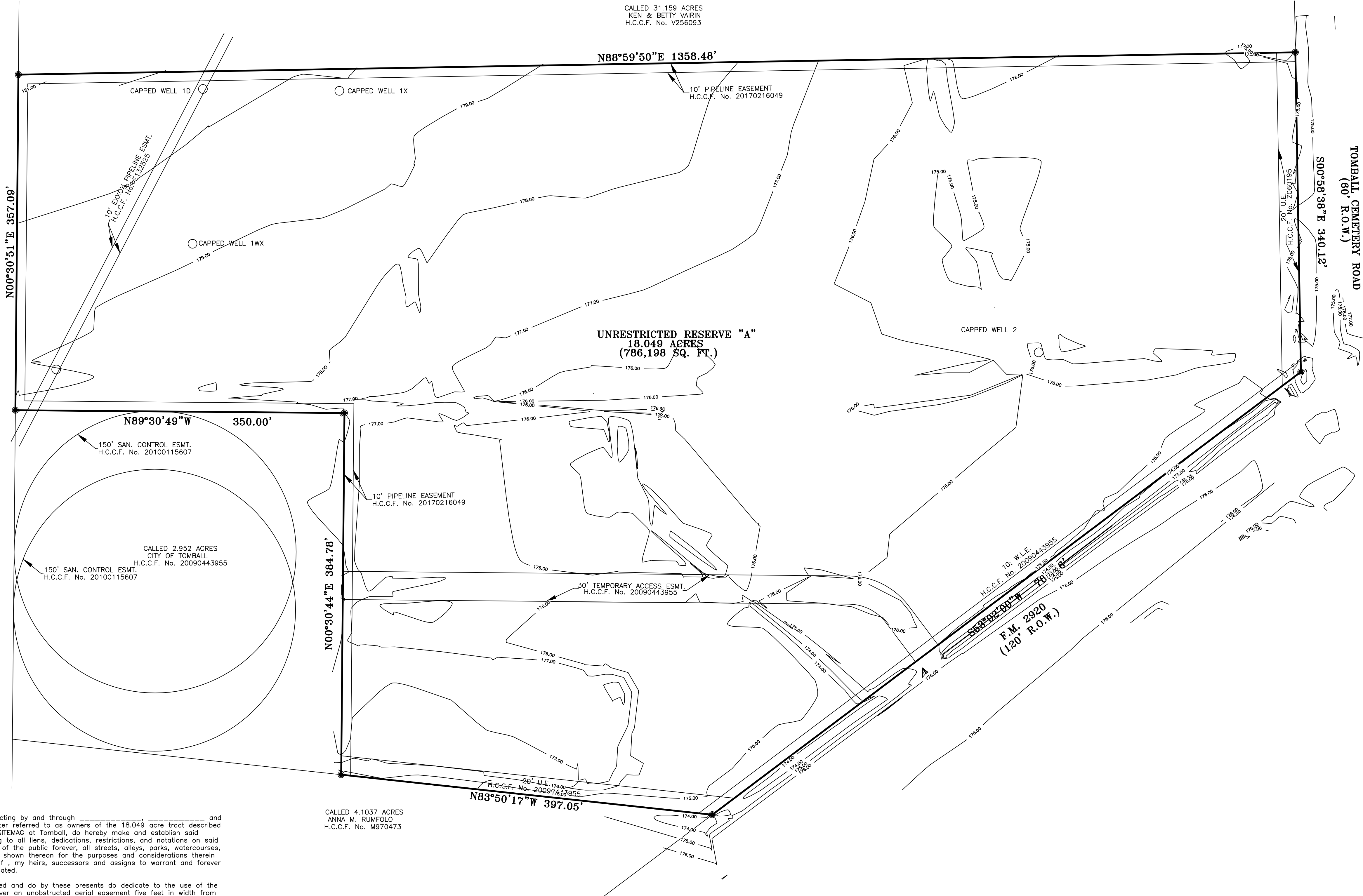
Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: January 10, 2010

The above Subdivision Plat has been reviewed for compliance with existing Ordinances of the City of Tomball, Texas. Based on this review, the following comments are presented to the Planning & Zoning Commission for consideration in the Platting Process:

- Improve area accuracy
- Add a 20' City of Tomball utility easement along the FM 2920 ROW line
- Potential TxDOT ROW dedication (pending TxDOT review)
- Locate or notate all easements listed in the title report
- Add the City of Tomball gas note easement
- Add lien holder signature block

Community Development recommends approval of this plat with contingencies.



- NOTES:
- This survey was created with the benefit of a title commitment prepared by Title Resources Guaranty Company, GF No. NCS-1017662-A-HOU1, effective Date: December 21, 2021.
 - Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone (NAD83).
 - By graphic plotting only, the subject property lies in Zone "X", areas determine to be outside of the 0.2% annual chance flood as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0210L, dated 06-18-2007.
 - All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 - State Plane Coordinates shown hereon are grid Texas South Central (NAD 83). To convert the bearing shown hereon rotate counterclockwise 04 Degrees 53 Minutes 27 Seconds about the northwest corner.
 - Public easements denoted on this plot 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 its respective systems on any of the easements shown on this plot. 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.
 - All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 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 setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 - This plot does not attempt to amend or remove any valid covenants or restrictions.

THE STATE OF TEXAS)
COUNTY OF HARRIS)

We, FM 2920 TC Road, LLC, acting by and through _____ and Arthur Jacinto, Agent, owner hereinafter referred to as owners of the 18.049 acre tract described in the above and foregoing plot of SITEMAG at Tomball, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions, and notations on said plot 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 do by these presents do dedicate to the use of the public for public utility purposes forever an 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.

In TESTIMONY WHEREOF, the FM 2920 TC Road, LLC, has caused these presents to be signed by _____, attested by _____, and its common seal hereunto affixed by this _____ day of January, 2022.

FM 2920 TC Road, LLC

By: _____

ATTEST: _____

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of January, 2022.

Notary Public in and for the State of Texas

Printed Name: Christopher Garcia

My Commission Expires: 04-23-2022

CALLLED 4.1037 ACRES
ANNA M. RUMFOLD
H.C.C.F. No. M970473

I, Tenshesia Hudspeth, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was

filed for registration in my office on _____, 2022, at _____

o'clock ____m and in Volume _____, Page _____ 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.

By: _____
Tenshesia Hudspeth
Clerk of the County Court
Harris County, Texas

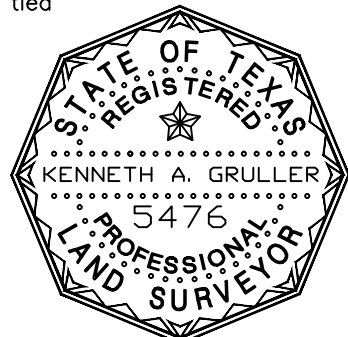
By: _____
Deputy

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of SITEMAG at Tomball in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2022.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476



SITEMAG AT TOMBALL

BEING A SUBDIVISION OF 18.049 ACRES
LOCATED IN THE
CHAUNCEY GOODRICH SURVEY, A-31,
HARRIS COUNTY, TEXAS

1 RESERVE
SCALE: 1" = 60'

1 BLOCK
JANUARY 2022

OWNER:

FM 2920 TC ROAD, LLC
3725 E. LEAGUE CITY PARKWAY, STE. 250
LEAGUE CITY, TX 77573

Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING

1244 N. POST OAK, STE. 200
HOUSTON, TEXAS 77055

PH: 713.333.1466 / FX: 713.782.3755
JOB. No. 45-21308