

CITY OF TOMBALL

Plat Name: WINFREY ESTATES Plat Type: Final Plat

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: May 9, 2022

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:

Community Development recommends approval of this plat with contingencies.

- Minimum of 1-acre must be dedicated to parks, per PD#15 Ordinance.
- Dimensionally identify the ROW made available following dedication toward Winfrey Lane.
- Identify the cul-de-sac radius at Secret Grove Trail and Steely Thicket Trail
- Identify the planned means of providing permanent monumentation within the subdivision.
- Construction plans must be approved by the City of Tomball.
- Prior to recording all required public improvements associated with the subdivision must be completed OR a suitable financial guarantee must be provided ensuring the construction of required public improvements.