CITY OF TOMBALL

Plat Name: <u>Mendoza Estates</u>　　　　　　　　Plat Type: <u>Final</u>

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

Plat within City Limits ☒　　　　Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date:　<u>May 13, 2024</u>

The above 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 approves this plat with conditions:

- Prior to the final approval and recording of this subdivision plat, engineered construction plans ("Public Infrastructure Plans") must be submitted to and approved by the City of Tomball illustrating how all required public improvements associated with this development will be constructed (Specifically being the extension of Water, Sewer, and Gas Mains as well as a public/private Street).

- Prior to the recording of this subdivision plat, all required public improvements associated with this development must be installed in accordance with the approved construction plans **and/or** suitable financial guarantee provided covering the overall costs of remaining improvements as deemed acceptable by the City Engineer.

- All staff comments provided below must be revised for and addressed in full:

    o Improve legibility of East Main Street.

    o Improve legibility of "Persimmon" and include reference to both nearest cross streets (Timkin).

    o Utilize a fill color to better identify the subject property.

    o Provide Scale for Vicinity Map.

    o Parcels west of the subject property need to be illustrated and Ownership and Legal instrument numbers must be provided.

    o Identify planned means of establishing permanent monuments for ALL NEW lot corners being created by this subdivision plat.

o To avoid confusion pertaining to street name and/or purpose please MODIFY this to have the following format:

MENDOZA COURT
(Reserve B - Private Street & City of Tomball Utility Easement)

NOTE: If the intent of this street is to be "private" (i.e. not owned/maintained by the City of Tomball), please make it a Reserve. Additionally, the street MUST be constructed to City of Tomball standards, however, ownership and maintenance responsibilities will default to the owner of "Reserve B".

o Identify "1' Landscape Reserve" as being a 1-foot-wide "Non-Access Easement" located within the boundaries of "Reserve B" (i.e. Mendoza Court)

o The subdivision plat of "Persimmon Flats" identifies "approximately 52-feet of right-of-way available for South Persimmon Street. The subsequent subdivision plat of "Persimmon Flats, Section 2" does not identify the right-of-way width for South Persimmon Street, however it does indicate 12-feet of dedication towards South Persimmon Street leading city staff to conclude that the amount of right-of-way presently available for South Persimmon Street (adjacent to this subdivision plat) is approximately 64-feet. Precisely illustrate and identify the amount of right-of-way presently available for South Persimmon Street (at the narrowest point). Furthermore, South Persimmon Street is identified on the City of Tomball's major thoroughfare plan as being a "minor arterial street" for which a minimum right-of-way of 80-feet is required. Dedicate the remaining amount necessary to achieve this desired right-of-way width for South Persimmon Street (believed to be 16-feet, not 10-feet).

o Identify the dimensional extent of right-of-way made available for South Persimmon Street following this dedication.

o Illustrate and identify Point of Beginning.

o Illustrate and identify platted lots east of South Persimmon Street.

o Provide Metes & Bounds description within the margin of this plat.

o Revise Vice Chairman to Susan Harris.

o Square footage of the subdivision must be provided and delineated by two digits to the right of the decimal point.

o Total acreage must be provided, delineated by four digits to the right of the decimal point.