

CITY OF TOMBALL

Plat Name: Grand Parkway Town Center 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: November 14, 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.

1. Property west of Rocky Road is currently platted (Interchange 249 Business Park). Please illustrate/identify platted lots and street(s)(Interchange Drive) west of Rocky Road.
2. This preliminary plat should coordinate the alignment of the proposed roadway "Turning Willow Drive" to line up with the existing platted roadway west of Rocky Road "Interchange Drive". Further, because this will become a continuation of this existing roadway the street name should be "Interchange Drive" to prevent two names identifying the same street.
3. The City of Tomball will govern all land uses by zoning. Please remove all references to "Unrestricted Reserves" and call these parcels out as being Lots. Provide appropriate block lettering for each respective block. Lot numbering for each lot within each respective block should be provided sequentially.
4. Property east of SH 249 is platted, please illustrate/identify this platted property. Further, because this is platted. Please provide the right-of-way dimension (at the narrowest point) between these properties.
5. Restricted Reserve "G" must have direct frontage along a public road with a minimum frontage width of 30-feet.
6. Provide a 10-foot-wide City of Tomball utility easement (C.O.T.U.E) along all street side property boundaries for all lots within this subdivision.
7. Construction plans must be submitted to and approved by the City Engineer detailing all required public improvements necessary to service this development. Furthermore, all required public improvements must be in place and in accordance with the construction plans approved by the City Engineer prior to the official approval of any final plat of this subdivision by the City of Tomball and its subsequent recording at the County Clerk's Office.
8. Because this is a Preliminary Plat. The words "Preliminary Plat of" should be included in the title of the document.
9. Provide total square footage delineated two digits to the right of the decimal place