

CITY OF TOMBALL

Plat Name: Hufsmith-Kohrville Plaza 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. The City of Tomball will govern land use with zoning. Please remove "Unrestricted Reserve A" and call this out as being "Lot 1"
2. Delineate square feet 2 digits to the right of the decimal point.
3. Identify planned permanent monuments that will be utilized to mark lot corners.
4. Illustrate/identify easement identified in title opinion letter recorded in Harris County Clerk's File No. W749580
5. Identify the dimensional extent of right-of-way presently available for Hufsmith-Kohrville Road (at the narrowest point). In circumstances where properties east of Hufsmith-Kohrville Road are unplatted, you may utilize the existing fence lines as reference to property boundaries.
6. Hufsmith-Kohrville Road is identified in the City of Tomball major thoroughfare plan as being a major arterial street for which a minimum 100-foot-wide right-of-way is desired. After determining the amount of right-of-way presently available, please dedicate half of the remaining amount necessary to comprise the desired 100-foot wide right-of-way width.
7. Property west of the unimproved right-of-way is platted. Please identify the dimensional extent of right-of-way presently available (at the narrowest point).
8. Dedicated half of the remaining amount necessary to comprise a 60-foot-wide right-of-way along this boundary.
9. This is a minor plat that will be signed by Nathan Dietrich, Community Development Director. revise accordingly.
10. Provide a 10-foot-wide City of Tomball Utility Easement (C.O.T.U.E) along street side property boundaries.
11. Provide City of Tomball standards notes #4 & #5