

CITY OF TOMBALL

Plat Name: Wood Leaf Reserve - Section 2 Plat Type: Final

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: June 13, 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 no contingencies.

- Re-number proposed blocks and lots in a manner that will prevent duplication of lot and block numbers within the Wood Leaf Reserve Subdivision.
- Remove the label identifying school street as a 40-foot wide ROW.
- Identify the dimensional extent of right-of-way (ROW) available for Holderrieth Road. If ROW is less than 100-feet in width at the narrowest point, dedicate ½ the amount of ROW necessary to comprise a 100-foot-wide right-of-way for this segment of Medical Complex Drive. If dedication is necessary, illustrate/identify the amount of right-of-way being dedicated toward Holderrieth Road by this plat.
- If a boulevard median is intended to be provided within any portion of the right-of-ways found in this subdivision and the intent is to have the medians landscaped and/or to locate signage within said median. Said median must be identified as a reserve so as to avoid confusion of ownership/maintenance responsibility as well as to allow signage, given that signs are NOT permitted within public right-of-ways.
- Prior to final approval and recording of this plat, construction plans illustrating public improvements must be submitted to and approved by the City Engineer. All public improvements associated with this subdivision plat must be installed in accordance with the approved construction plans or suitable financial guarantee provided insuring the timely construction of required improvements.
- Remove “Final Plat” from the title of this plat.
- Property south of the subdivision identified as 25.950 acres owned by “Maple Group, LTD” is platted. Provide information pertaining to this platted lot.