

CITY OF TOMBALL

Plat Name: TRMC Retail Plat Type: Minor

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

Plat within City Limits ☒ Within Extraterritorial Jurisdiction ☐

Planning and Zoning Commission Meeting Date: September 12, 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.

- Identify within a legend what "S" represents. Staff believes it to be the planned permanent monument for lot corners. Please identify these monuments.
- Remove or identify the dashed line called out within the boundary of the subdivision plat.
- Correctly illustrate/identify the platted 10' utility easement along SH 249.
- Confirm/Correct legal description of land east of subdivision currently identified as being "Restricted Reserve A, Tomball Regional Hospital Subdivision"
- Remove reference to "Restricted Reserve A", uses will be governed by zoning.
- Remove building lines, setbacks will be governed by zoning.
- Identify ownership information for remainder property immediately east of the subdivision.
- Remove "Barbara Tague – Chair " and "Patrick Walsh, P.E. from P&Z Commission Acknowledgment Block; this is considered a minor plat that will need to be signed by the Director of Community Development: Nathan Dietrich.
- Dimensionally "tie" all easements to nearest property boundaries. All easements currently illustrated on this plat must be accompanied by sufficient dimensional data so that the limits of such easements may accurately be replicated (on paper and on the ground) without having to measure or trace from the plat itself.
- Illustrate the Dimensional Extent of SH 249. Properties west of SH 249 are platted. Identify the Right-of-Way dimension presently dedicated to SH 249 at the narrowest point. SH 249 is identified as being a major arterial on the City of Tomball Major Thoroughfare Plan, for which a minimum 100-foot-wide right-of-way is desired. If any portion of the right-of-way currently dedicated to SH 249 is less than 100 feet wide, please dedicate half of the remaining amount necessary to comprise a 100-foot-wide right-of-way.
- Properties south of Medical Complex Drive are platted. Dimensionally identify the width of Right-of-Way presently available for Medical Complex Drive at the narrowest point. Medical Complex Drive is identified as being a major arterial street in the City of Tomball Major Thoroughfare Plan, and the desired ROW width for Medical Complex Drive is 120 feet. If the existing right-of-way is less than 120 feet wide, please dedicate 1/2 the remaining amount necessary to comprise the desired 120-foot-wide ROW.