

CITY OF TOMBALL

Plat Name: Hufsmith-Kohrville Food Court 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.

- Remove the following City of Tomball signature & associated acknowledgment blocks:
 - Vice Chariman
 - Secretary
 - City Manager
 - City Engineer
 - Mayor
 - City Secretary
- Remove “Barbara Tague, Chariman”. Because this is considered a minor plat, it will need to be signed by: “Nathan Dietrich, Director of Community Development”
- Illustrate/identify all existing easements within and adjacent to the subject property. Provided Title Opinion Letter identifies pipeline easement(s) affecting the subject property granted to Humble Oil & Refining Company.
- Remove “Restricted to Commercial Use” from plat. Uses will be governed by zoning.
- Identify existing and/or planned means of permanent monumentation for all lot corners.
- Huffsmith-Kohrville Road is identified as being a major arterial street in the City of Tomball Major Thoroughfare Plan. Subsequently, a minimum 100-foot-wide right-of-way is desired. Please dedicate 1/2 of the remaining amount of right-of-way necessary to comprise a 100-foot-wide right-of-way for this segment of Hufsmith-Kohrville Road. Please illustrate the right-of-way width created for Hufsmith Kohrville Road following this dedication (80 feet).
- Provide Standard Note #5: "A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter"