

**NOTICE OF REGULAR PLANNING AND ZONING COMMISSION
MEETING
CITY OF TOMBALL, TEXAS**



MONDAY, JUNE 8, 2015

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, June 8, 2015 at 6:00 P.M., Tomball Public Works Building, 501 James Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
 - 1.1 Election of Chair and Vice Chair
- 2.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*
- 3.0 Reports and Announcements

- 4.0 Consideration to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 2015.
- 5.0 New Business:
- 5.1 Consideration to approve Final Plat of **JTS Subdivision**: Being a subdivision of 6.4411 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 6.598 acres as described in deed recorded in Clerk's File Number S026292 of the Real Property Records of Harris County, Texas.
- 5.2 Consideration to approve Final Plat of **KCS Subdivision**: Being a Subdivision of 8.2680 acres of land in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.
- 5.3 Consideration to approve Final Plat of **Willowcreek Ranch Sec 7**: Being a Subdivision of 54.51 acres in the Holderrieth and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, The M.B. Jones and G.M. Cone Survey, Cert. No. M-22952 and the William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.
- 5.4 Consideration to approve Replat of **520 W. Main Street**: A Subdivision of 0.4821 acre composed of Lot 6, 7, and 8 of Block 42 of the Tomball Township as Recorded in Volume 2, Page 36 of the Harris County Map Records and located in the John House Survey, A-34 and the William Hurd Survey, A-371 City of Tomball, Harris County, Texas.
- 5.5 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2016-2020.
- 6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 4th day of June 2015 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer_____

Doris Speer

City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 8, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL ☐ YES ☐ NO	READINGS PASSED ☐ 1 ST ☐ 2 ND	OTHER

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 8, 2015

Topic:

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL ☐ YES ☐ NO	READINGS PASSED ☐ 1 ST ☐ 2 ND	OTHER

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 8, 2015

Topic:

Consideration to approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 11, 2015.

Background:

Origination:

Recommendation:

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

May 11, 2015 Draft Minutes

**MINUTES OF
REGULAR PLANNING & ZONING COMMISSION MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, MAY 11, 2015



6:00 P.M.

- 1.0 The Meeting was called to order by Chair Tague at 6:00 p.m. Other members present were:

Commissioner Evelyn Torres
Commissioner Darrell Roquemore
Commissioner Richard Anderson

Commissioner Harry Byrd – Excused Absence

Others present:

Community Development Director – Craig Meyers
City Attorney – Loren Smith
City Engineer – Lori Lakatos
City Planner – Harold Ellis
Community Development Coordinator – Amelia Vasquez

- 2.0 No public comments were received.

- 3.0 Reports and Announcements

Renovations to Council Chambers for June and July meetings

- 4.0 Motion was made by Commissioner Roquemore, second by Commissioner Torres to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 13, 2015 with corrections.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **Tomball Townsite Lot 24 Replat**: Being a Subdivision of 0.2755 Acre of Land, Being all of Lots 21,22,23 and 24 of Block 80 of Revised Map of Tomball Townsite, Volume 4, Pg. 25 of the Map Records of Harris County, out of the William Hurd Survey, Abstract No. 371, in the City of Tomball, in Harris County, Texas.

draft

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Anderson, second by Commissioner Torres to approve **Tomball Townsite Lot 24 Replat** with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **CSS Real Estate Holding I**: Being all of a Called 0.8556 Acres Recorded under County Clerk's File Number Z417949 of the Official Public Records Real Property of Harris County Map Records Located in the Joseph Survey, Abstract 34 Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson to approve **CSS Real Estate Holding I**.

Motion carried unanimously.

- 5.3 Consideration to approve **KCS Subdivision**: Being a subdivision of 8.2680 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Torres, second by Commissioner Anderson to approve Preliminary Plat of **KCS Subdivision** with contingencies.

Motion carried unanimously.

- 5.4 Consideration to approve **Tomball Business and Technology Park Lot 4 Partial Replat**: A subdivision of 25.1764 Acres, Being a Replat of Lot 4 of Tomball Business and Technology Park as recorded in Film Code No. 653006 of the Harris County Map Records, in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore to approve **Tomball Business and Technology Park Lot 4 Partial Replat** with contingencies.

Motion carried unanimously.

- 5.5 Consideration to approve **Reserve at Spring Lake Section Two**: Being a Replat of Unrestricted Reserve "D" of Replat of the Final Plat Reserve at Spring Lake Section One Located in the Joseph Miller League, A-50 W.H. Clemens Survey, A-1641 Harris County, Texas City of Tomball, Texas.

Lori Lakatos, City Engineer, presented recommendation.

Motion was made by Commissioner Roquemore, second by Commissioner Torres to approve **Reserve at Spring Lake Section Two** with contingencies.

Motion carried unanimously.

- 5.6 Consideration to approve **ZONING CASE P15-039**: Request by Diane Deaton, on behalf of Kathy A. Gibson, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately .32 acres of land, legally described as Lots 1 & 2, Block 3, Main Street – Tomball, within the City of Tomball, Harris County, Texas, generally located south of Barbara Street and west of South Vernon Street, from the Single-Family Residential-6 District to the Old Town & Mixed Use District.

Harold Ellis, City Planner, presented the case and recommendation.

Applicant, Diane Deaton (7022 Napier Ln. Houston, TX 77069) spoke on behalf of the case.

The Public Hearing was opened by Chair Tague at 6:16 p.m.

Les Lee (725 Barbara St. Tomball, TX 77375) spoke against the request.

Lorraine Featherston (710 Barbara St. Tomball, TX 77375) spoke against the request.

Earlene Schmidt (728 Barbara St. Tomball, TX 77375) spoke against the request.

Rebecca Goleman (304 S. Vernon St. Tomball, TX 77375) spoke against the request.

Leo Delaney (711 Barbara St. Tomball, TX 77375) spoke against the request.

The Public Hearing was closed at 6:30 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Torres, to approve **ZONING CASE P15-039**. Vote was as follows:

Chair Tague

Nay

Commissioner Torres	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>

Motion failed unanimously; 0 votes Aye, 4 votes Nay.

- 6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:34 p.m.

PASSED AND APPROVED this 8th day of June 2015.

Amelia Vasquez
Commission Secretary

Barbara Tague
Commission Chair

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 8, 2015

Data Sheet

Topic:

Consideration to approve Final Plat of **JTS Subdivision**: Being a subdivison of 6.4411 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 6.598 acres as described in deed recorded in Clerk's File Number S026292 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Approval

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

JTS Subdivision

FINAL PLAT OF
JTS SUBDIVISION

Being a subdivision of 6.4411 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 6.598 acres as described in deed recorded in Clerk's File Number S026292 of the Real Property Records of Harris County, Texas.

3 LOTS, 1 BLOCK

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	02°06'44"	3289.04'	121.25'	60.62'	121.24'	S 25°10'07" E
C2	01°14'43"	3449.04'	74.96'	37.48'	74.96'	S 26°13'10" E

LINE	BEARING	DISTANCE
L1	S 58°19'43" E	49.54'
L2	S 26°10'49" E	33.74'
L3	S 15°22'35" E	1.24'
L4	N 57°59'38" W	6.23'
L5	N 04°10'19" W	236.74'

THE STATE OF TEXAS

COUNTY OF HARRIS

We, JTS Development, LTD, a Texas limited partnership, acting by and through JEFF STALLONES, its general partner, being officer of JTS Development, LTD, owners hereinafter referred to as owners of the 2.6409 acre tract described in the above and foregoing plat of JTS SUBDIVISION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, JTS Development, LTD, has caused these presents to be signed by Jeff Stallones, its general partner, thereunto authorized, this _____ day of _____, 2015.

JTS Development, LTD

By: _____
Jeff Stallones, its General Partner

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Stallones, General Partner of JTS Development, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____

day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2015, at _____ o'clock ____M., and duly

recorded on _____, 2015, at _____ o'clock ____M., and at Film

Code No. _____ of the Map Records of Harris County for said County.

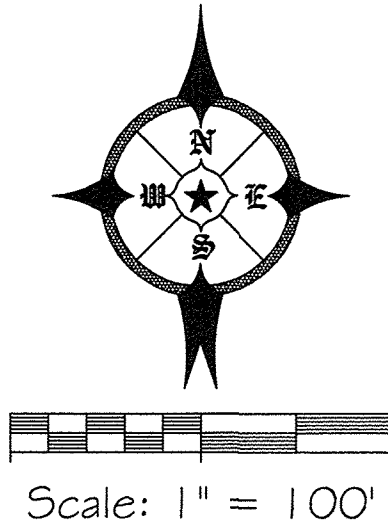
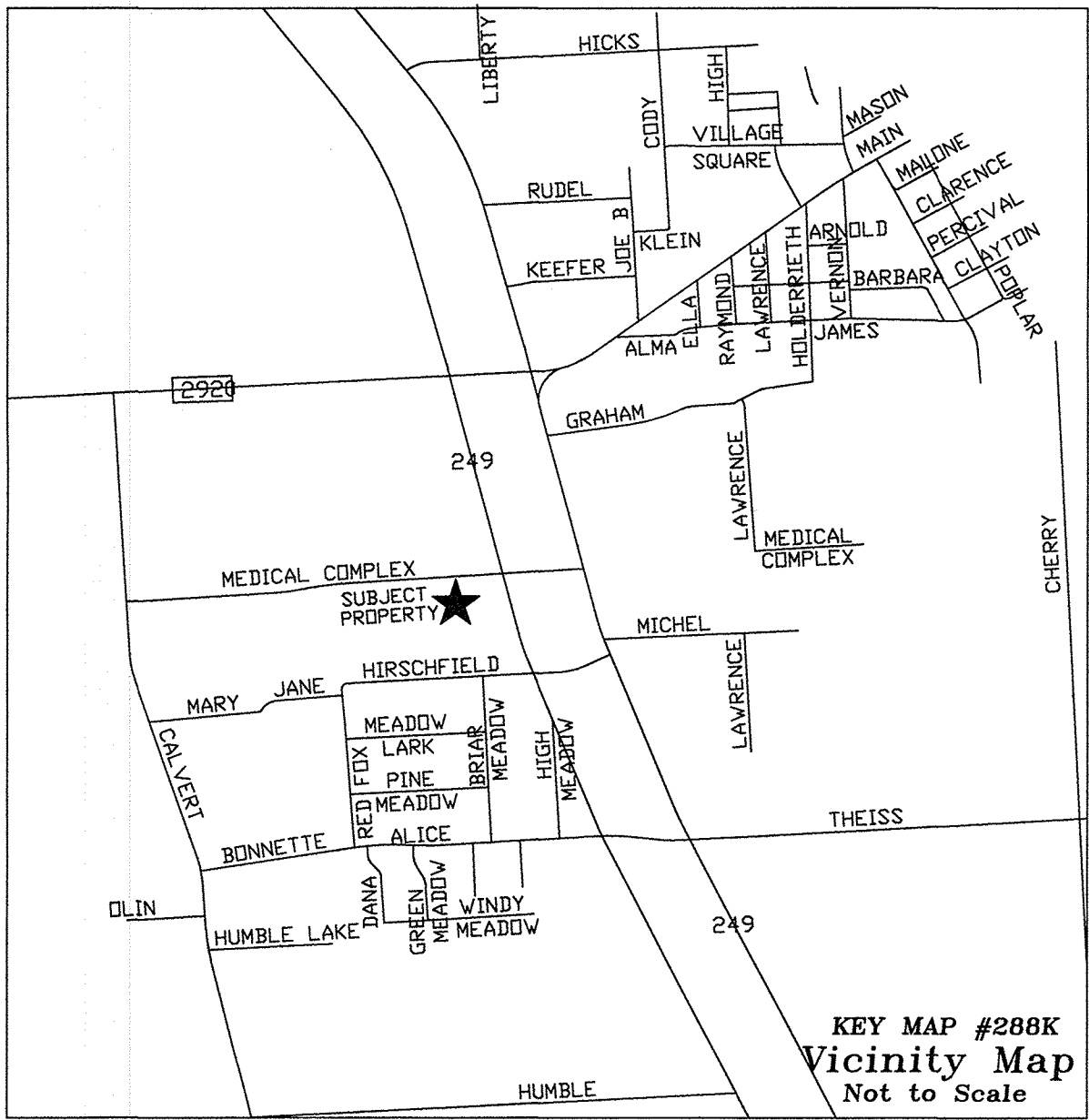
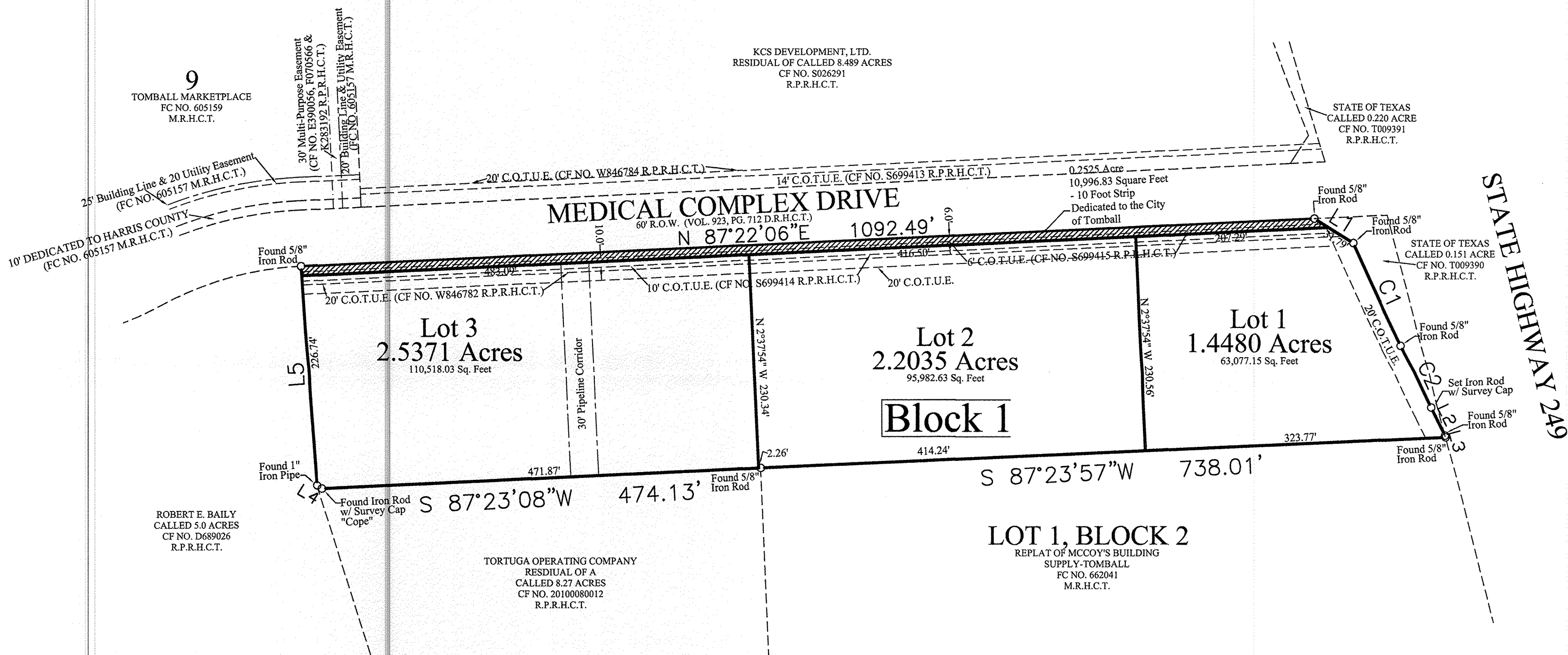
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Steven L. Crews, am authorized under the laws of the State Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Steven L. Crews
Texas Registration Number 4141



Notes:
Public Easements:
Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress, to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
Flood Information:
According to FEMA Firm Panel No. 48201C0210-L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
Note #1:
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2:
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3:
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
Note #4:
This plat does not attempt to amend or remove any valid restrictions or covenants.
Note #5:
The building lines shown on this plat shall be in addition to, and shall not replace, any building lines by the City of Tomball Code of Ordinances at the time of the development of this property.

M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
BL = BUILDING LINE
VOL. = VOLUME
PG. = PAGE
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JTS SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinance.

George Shackelford, City Manager

Lori Lakatos, P.E.,
City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

By: _____
Gretchen Fagan, Mayor

Doris Speer, City Secretary

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935

Owner:
JTS DEVELOPMENT, LTD.
46 Palmer Crest
Spring, Texas 77381
713-899-4710

June 2015
Sheet 1 of 1

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 8, 2015

Data Sheet

Topic:

Consideration to approve Final Plat of **KCS Subdivision**: Being a Subdivision of 8.2680 acres of land in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.

Background:

Origination:

Recommendation:

Approval

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

KCS Subdivision

Being a subdivision of 8.2680 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called .489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	06°05'01"	3289.04'	349.23'	174.78'	349.06'	S 18°48'11" E

LINE	BEARING	DISTANCE
L1	N 87°23'26" E	71.19'
L2	S 10°17'43" E	70.55'
L3	S 33°13'38" W	34.76'

We, KCS Development, LTD, a Texas limited partnership, acting by and through JEFF STALLONES, its general partner, being an officer of KCS Development, LTD, and JAMES L. STALLONE, its General Partner, and Profit Corporation, acting by and through STEPHEN TURBETT, its General Partner, being an officer of Tortuga Operating Company, owners hereinafter referred to as owners of the 5.2880 acre tract described in the above and foregoing plat of the 5.2880 acre tract, do hereby establish said plat of said section properly according to all laws, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations hereinbefore stated, and we hereby bind ourselves and our heirs, assigns and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, ownersdo hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, KCS Development, LTD, has caused these presents to be signed by Jeff Stallones, its general partner, thereunto authorized, this _____ day of _____, 2015.

KCS Development, LTD

By: _____
Jeff Stallones, its General Partner

IN TESTIMONY WHEREOF, Tortuga Operating Company, a Domestic For-Profit Corporation in Texas, has caused these presents to be signed by Peter L. Turbett, its general partner, thereunto authorized, this

day of _____, 2015.

Tortuga Operating Company, a Domestic For-Profit Corporation in Texas

By: _____
Peter L. Turbett, its President

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Stallones, General Partner of KCS Development, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____
day of _____, 2015.

BEFORE ME, the undersigned authority, on this day personally appeared Peter L. Turbett, President of Tortuga Operating Company, a Domestic For-Profit Corporation in Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____
day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2015, at _____ o'clock ____ M., and duly recorded on _____, 2015, at _____ o'clock ____ M., and at Film Code No. _____ of the Map Records of Harris County for _____ said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

By: _____
Deputy

Notes:
Public Easements:
 Public easements donated on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress, to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems, with the necessity of any time of securing the permission of the property owner. Any public utility including the City of Tomball, shall have the right to move and keep moved all or part of any building, structure, fence, ditch, road, driveway or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, with the necessity of any time on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of an obstruction in the public easement.
Flood Information:
 According to FEMA Firm Panel No. 4820100210-L (Effective Date June 18, 2007), this property is in Zone X-1, which is in the 0.2% Annual Chance Flood Plain.
Note #1:
 All oil/gas pipelines or public easements with ownership through the subdivision have been shown.
Note #2:
 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3:
 No building or structure shall be constructed across any utility, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
Note #4:
 This plat does not attempt to amend or remove any deed restrictions or covenants.
Note #5:
 The building lines shown on this plat shall be in addition to, and shall not replace, any building lines by the City of Tomball, or to the City of Tomball at the time of the development of this property.
Note #6:
 Subject to zoning ordinances of the City of Tomball now in effect.
Note #7:
 Subject to a pipeline right-of-way granted to Humble Oil & Refining Company per Vol. 3, P. 73, 75 and 76 of the Vol. 3 to the 2001 R.H.C.T. and amended by CF No. 17, 33844. R.P.R.H.C.T.

M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
BL = BUILDING LINE
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LIBERTY HICKS HIGH VILLAGE SQUARE MASON MAIN MALINE CLARENCE PEARL CLAYTON CLAYTON

RUEL KLEIN KEEFER JOE B. KLEIN ELA RAYMOND LAURENCE HOLBERT'S RAYMOND BARBARA JAMES

ALMA GRAHAM LAURENCE MEDICAL COMPLEX

249

SUBJECT PROPERTY

MEDICAL COMPLEX

MICHEL LAURENCE

HIRSCHFIELD

MARY JANE

ROSEVEY

MEADOW LARK PINE BRADY MEADOW ALICE

BONNETTE

DANA GREEN MEADOW VINDY MEADOW

HUMBLE LAKE

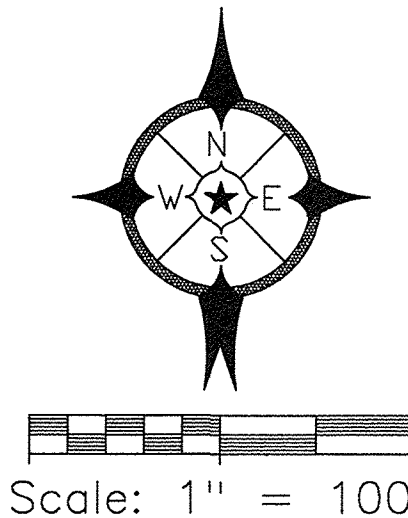
THISS

249

HUMBLE

CHERRY

KEY MAP #288K
Vicinity Map
Not to Scale



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of KCS SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

By: _____
Barbara Tague
Chairman

By: _____
Darrell Roquemore
Vice Chairman

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinance.

George Shackelford, City Manager

Lori Lakatos, P.E.,
City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this _____ day of _____ 2015.

By: Gretchen Fagan, Mayor

Doris Speer, City Secretary

I, Steven L. Crews, am authorized under the laws of the State Taxes to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch ($3/4"$) and a length of not less than three feet ($3'$); and that the plat boundary corners have been tied to the nearest survey corner.


Steven L. Crews
Texas Registration Number 4141

Owner:
TORTUGA OPERATING COMPANY
7412 Shady Villa Lane
Houston, Texas 77055

Surveyor: **Surveying Inc** Owner: **KCS DEVELOPMENT, LTD.**

7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935

Spring, Texas 77381
713-899-4710

June 2015
Sheet 1 of 1

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 8, 2015

Data Sheet

Topic:

Consideration to approve Final Plat of **Willowcreek Ranch Sec 7**: Being a Subdivision of 54.51 acres in the Holderrieth and Doughtie Survey, A-1702, The I. & G.N. R.R. Survey, A-952, The M.B. Jones and G.M. Cone Survey, Cert. No. M-22952 and the William Biggio Survey, Cert. No. M-22954, in Harris County, Texas.

Background:

Origination:

Recommendation:

Approval

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

Willowcreek Ranch Sec 7

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 8, 2015

Data Sheet

Topic:

Consideration to approve Replat of **520 W. Main Street**: A Subdivision of 0.4821 acre composed of Lot 6, 7, and 8 of Block 42 of the Tomball Township as Recorded in Volume 2, Page 36 of the Harris County Map Records and located in the John House Survey, A-34 and the William Hurd Survey, A-371 City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Approval

Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

520 W. Main Plat

STATE OF TEXAS
COUNTY OF HARRIS

I, MIKE O. HENNESSEY, HEREIN AFTER REFERED TO AS THE OWNER OF THE 0.4821 ACRE TRACT, KNOWN AS LOT SIX (6), SEVEN (7), AND EIGHT (8), BLOCK FORTY TWO (42) OF TOMBALL TOWNSITE, AND ADDITION IN HARRIS COUNTY, TEXAS AND RECORDED IN VOLUME 2, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF 520 W. MAIN STREET. DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LIENS, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIR, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET (5') IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

THIS DEDICATION IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING EXCEPTIONS:

- A. ALL PRESENTLY RECORDED AND VALIDLY EXISTING OIL/GAS PIPELINE EASEMENTS; AND
- B. ALL RIGHTS OF PARTIES GRANTED PURSUANT TO DOCUMENTES PRESENTLY RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MIKE O. HENNESSEY.

WITNESS MY HAND IN THE CITY OF TOMBALL, TEXAS THIS _____ DAY OF _____, 2015

MIKE O. HENNESSEY

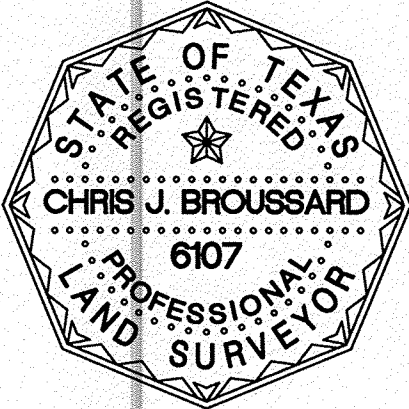
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE O. HENNESSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2015 .

NOTARY PUBLIC IN AND THE FOR
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, CHRISTOPHER J. BROUSSARD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4") INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED IN TO THE NEAREST INTERSECTION OF PUBLIC STREET RIGHT-OF-WAY .



CHRISTOPHER J. BROUSSARD, R.P.L.S.
TEXAS REGISTRATION NO. 6107

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF 520 W. MAIN STREET IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____ 2015.

BARBARA TAGUE
CHAIRMAN

DARRELL ROQUEMORE
VICE-CHAIRMAN

WE, THE CITY OF TOMBALL AND THE CITY ENGINEER OF THE CITY OF TOMBALL DO HEREBY CERTIFY THAT THIS PLAT OF 520 W. MAIN STREET IS IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TOMBALL.

GEORGE SHACKELFORD
CITY MANAGER

LORI LAKATOS, P.E.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ACCEPTS THE PLANNING AND ZONING COMMISSION'S AUTHORIZED APPROVAL AND ACCEPTANCE OF ALL DEDICATED PUBLIC EASEMENTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____ 2015.

BY: _____
GRETCHEN FAGAN, MAYOR

DORIS SPEER, CITY SECRETARY

I, STAN STUART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2015, AT _____ O'CLOCK, ____ M., AND AT FILM CODE _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN/

BY: _____
STAN STUART
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY
EDWINA MACK

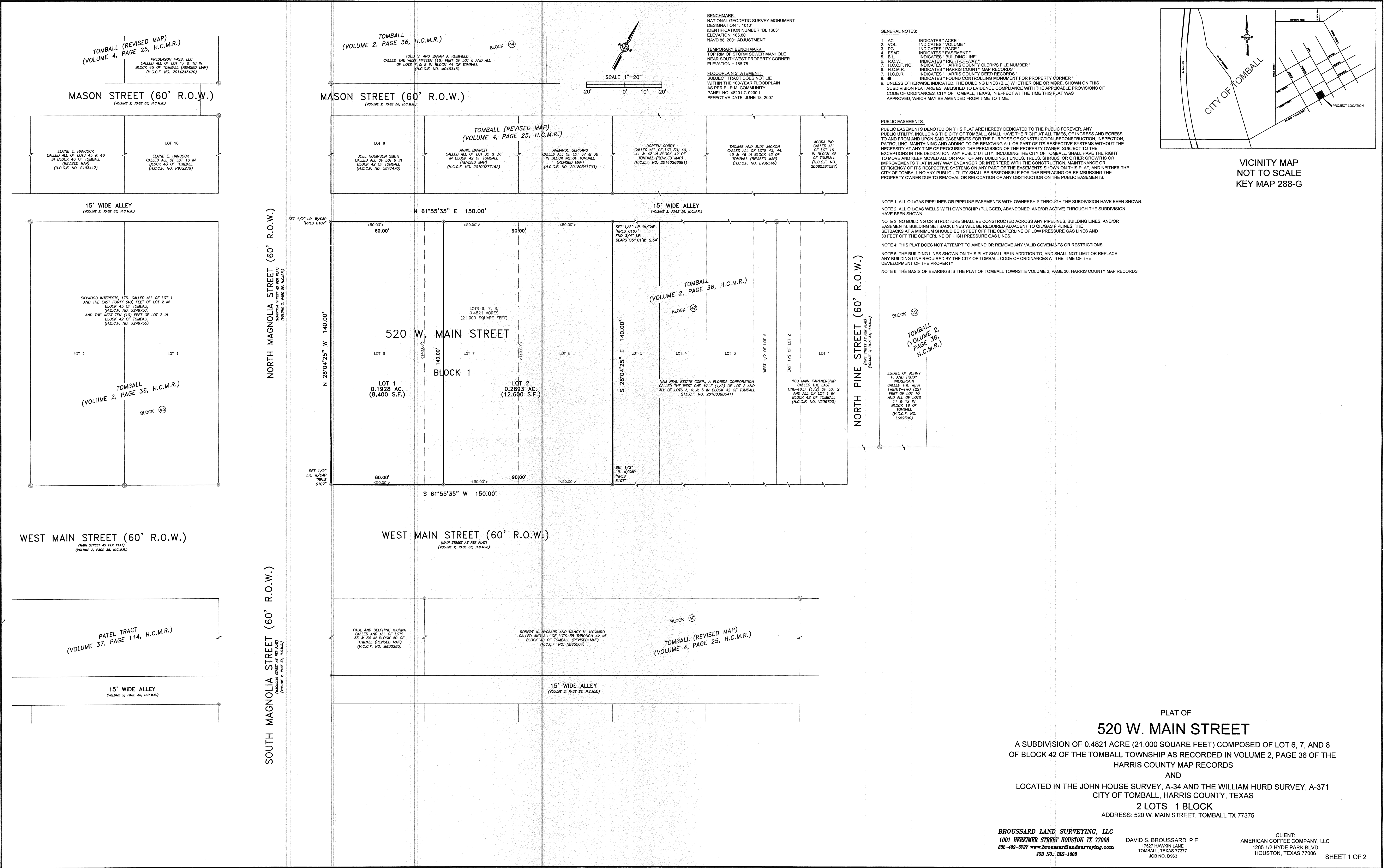
PLAT OF
520 W. MAIN STREET
A SUBDIVISION OF 0.4821 ACRE (21,000 SQUARE FEET) COMPOSED OF LOT 6, 7, AND 8
OF BLOCK 42 OF THE TOMBALL TOWNSHIP AS RECORDED IN VOLUME 2, PAGE 36 OF THE
HARRIS COUNTY MAP RECORDS
AND
LOCATED IN THE JOHN HOUSE SURVEY, A-34 AND THE WILLIAM HURD SURVEY, A-371
CITY OF TOMBALL, HARRIS COUNTY, TEXAS
2 LOTS 1 BLOCK
ADDRESS: 520 W. MAIN STREET, TOMBALL TX 77375

BROUSSARD LAND SURVEYING, LLC
1001 HERKIMER STREET HOUSTON TX 77008
832-409-8727 www.broussardlandsurveying.com
JOB NO.: BLS-1608

DAVID S. BROUSSARD, P.E.
17527 HAWKIN LANE
TOMBALL, TEXAS 77377
JOB NO. D963

CLIENT:
AMERICAN COFFEE COMPANY, LLC
1205 1/2 HYDE PARK BLVD,
HOUSTON, TEXAS 77006

SHEET 2 OF 2



Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 8, 2015

Data Sheet

Topic:

Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2016-2020.

Background:

Origination:

Recommendation:

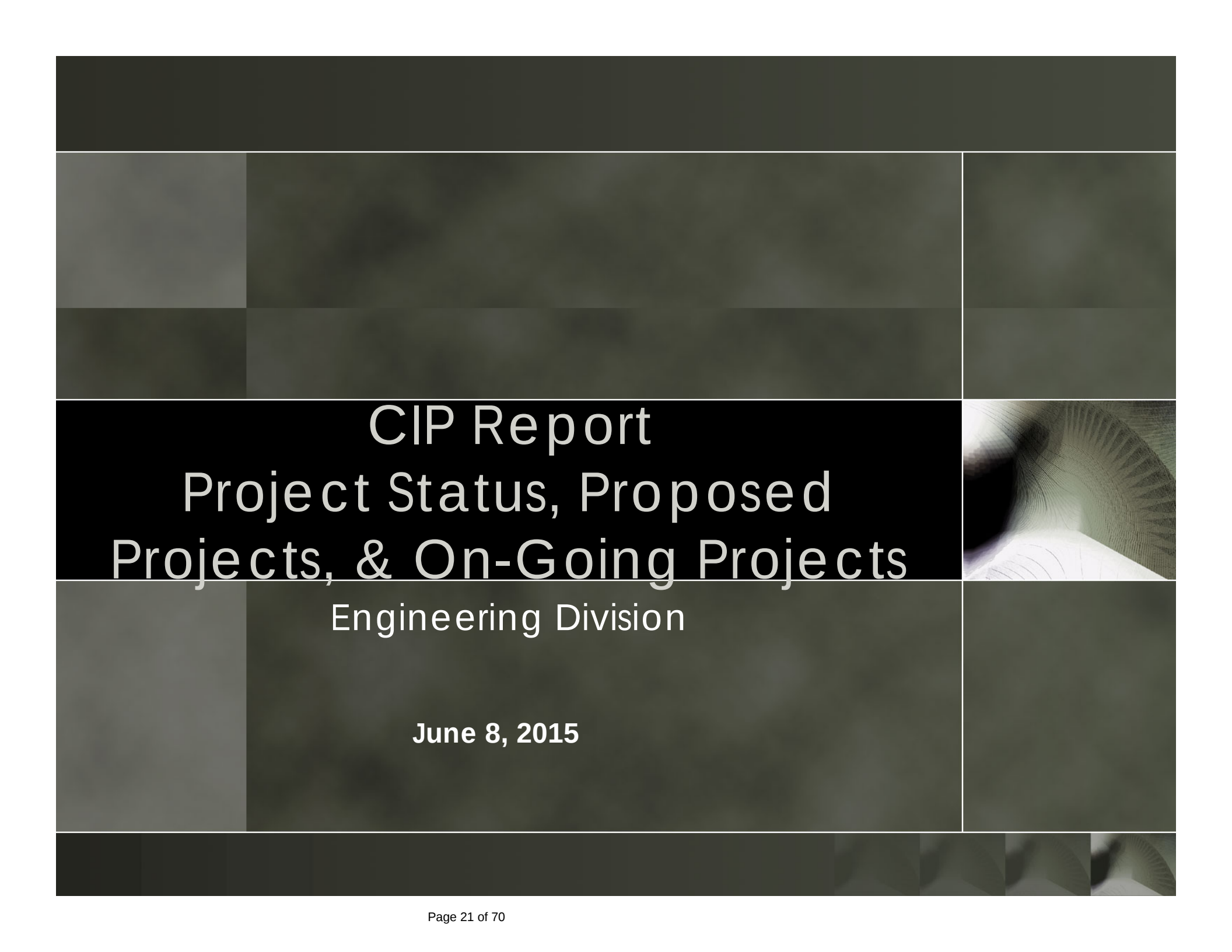
Funding:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
APPROVAL	READINGS PASSED	OTHER
☐ YES ☐ NO	☐ 1 ST ☐ 2 ND	

ATTACHMENTS:

CIP Status FY16 Ranking



CIP Report Project Status, Proposed Projects, & On-Going Projects Engineering Division

June 8, 2015

FY 15-19 Capital Improvement Projects

10 YEAR MASTER PLAN

- o Medical Complex Segment 3
- o M121 Drainage Channel
- o M118 Drainage Channel
South of Holderrieth Rd and
Detention Basin

COMPREHENSIVE PLAN

- o No Projects

LIVABLE CENTERS

- o No Projects

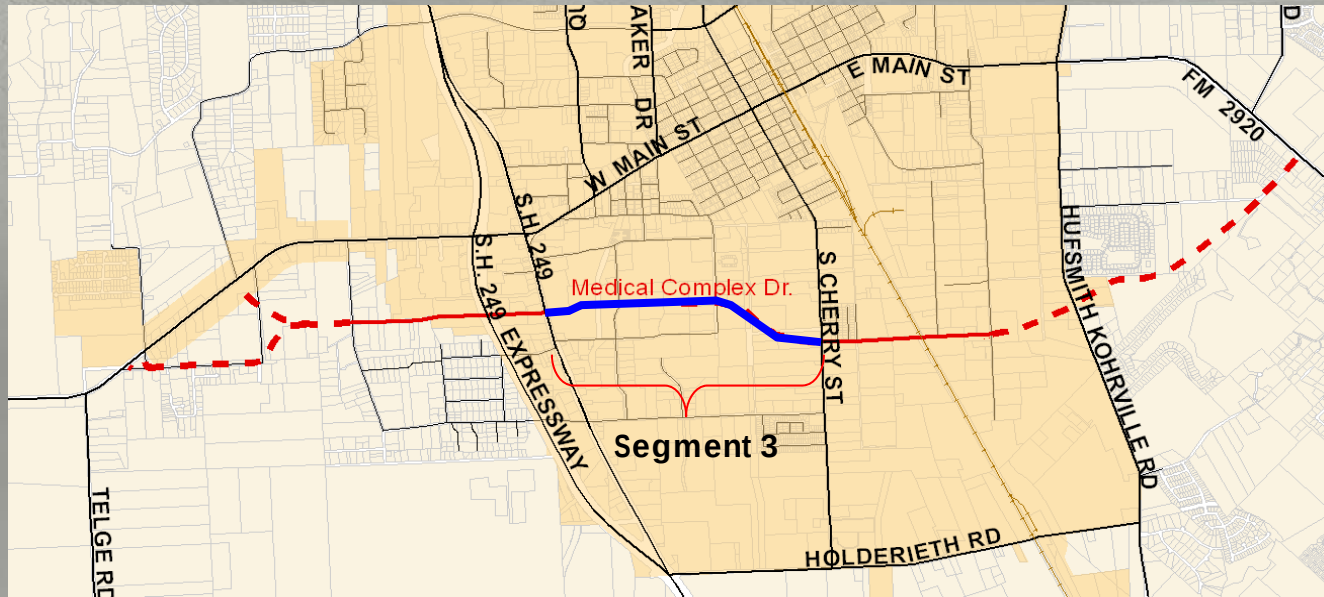
COMMUNITY ADDITIONS

- o Downtown Sidewalks
- o Zion Sidewalks, East of
Quinn
- o Broussard Community
Park

10 Year Master Plan FY 2015 – 2019 CIP Status

Medical Complex Dr. Extension

SEGMENT 3



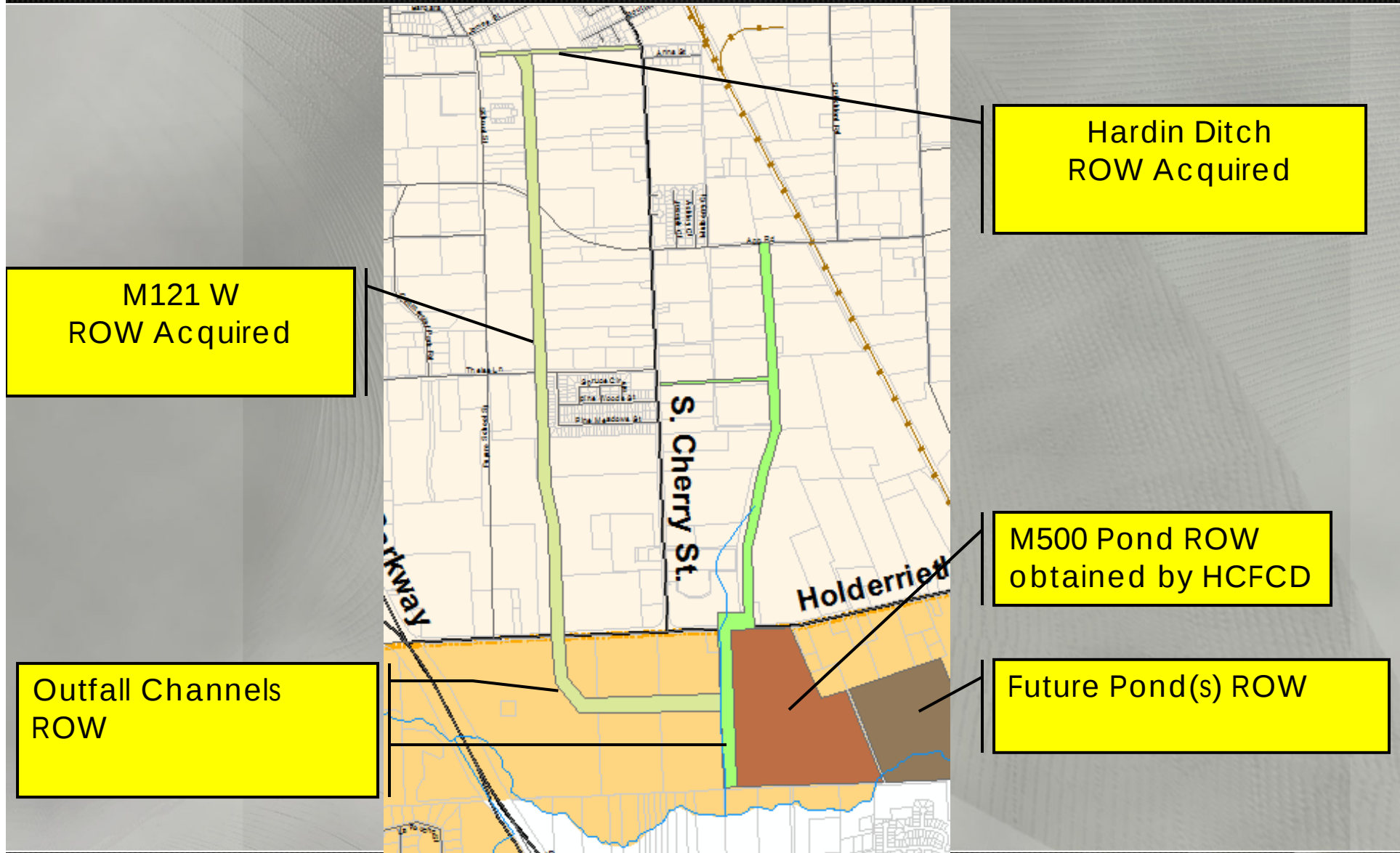
- **Description:** Segment 3 of the proposed Medical Complex Corridor commences at SH 249 Business and continues easterly to South Cherry St. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball).
- **FY 2011 Budget:** \$850K (TEDC Funded)
- **FY 2012 Budget:** \$4.6M & \$850K (TEDC Funded)
- **Progress:** The Preliminary Engineering Report (PER) was accepted by City Council July 6, 2009 with a cost estimate of \$4.6M for Segment 3. The PER established the corridor, set alignment, construction cost estimate, and ROW acquisition required. The final design contract was executed August 5, 2011. Property acquisition has been completed for all properties. The construction contract was awarded March 2014 for \$5.8M, with Change Orders the contract with \$6.1M, and is expected to be completed Summer 2015.

M121 West Drainage Channels

- Description: The M121 basin consists of two drainage channels, i.e. 121W & 121E, and an associated detention pond, serving a central area of Tomball. Project is to alleviate conditions that cause localized flooding and eliminate on-site detention.
- M121 West
FY 2012 Budget: \$10.8M (Including Design of M121 East)
- Progress: A portion of the M121 East channel was constructed by a Private Developer (Hometowne at Tomball). Portions of the M121 West channel have been constructed by various Private Developers. A major portion of the M500 pond was excavated by HCFCD. A portion of M121 East ROW was obtained through the development of Hometowne at Tomball. Additional ROW north of the development will have to be acquired. ROW required for outfall channels south of Holderrieth. All of the M121 West ROW north of Holderrieth has been obtained.

A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost estimate. The PER was completed on November 6, 2009 with a cost estimate of \$12.9M. A contract was executed on December 7, 2011 for final design and a contract was executed December 8, 2011 for land acquisition. The design is 95% complete and 3 of 5 properties have been acquired. Segment B is under construction as part of Medical Complex Segment 3 project.

M121 West Drainage Channel

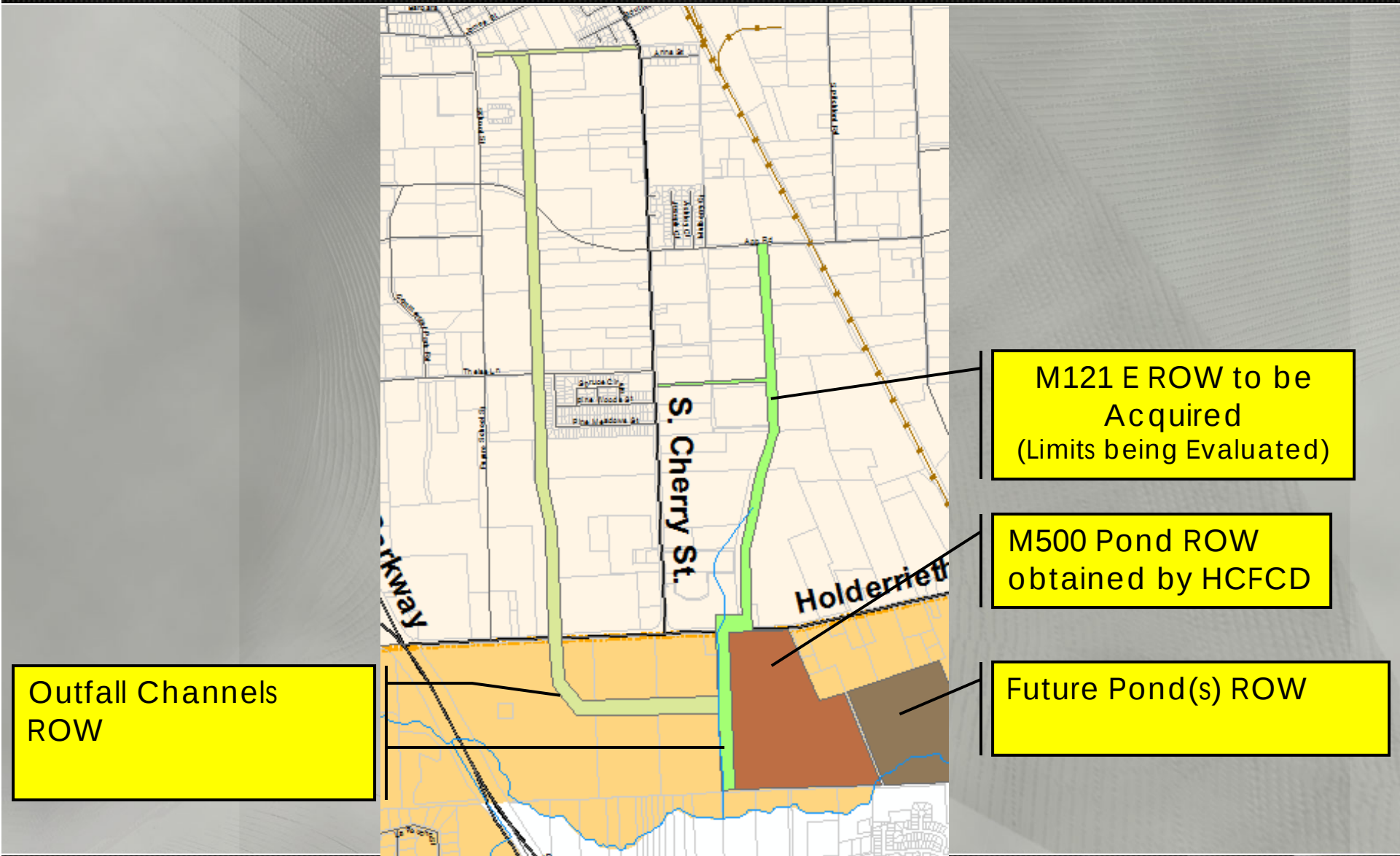


M121 East Drainage Channels

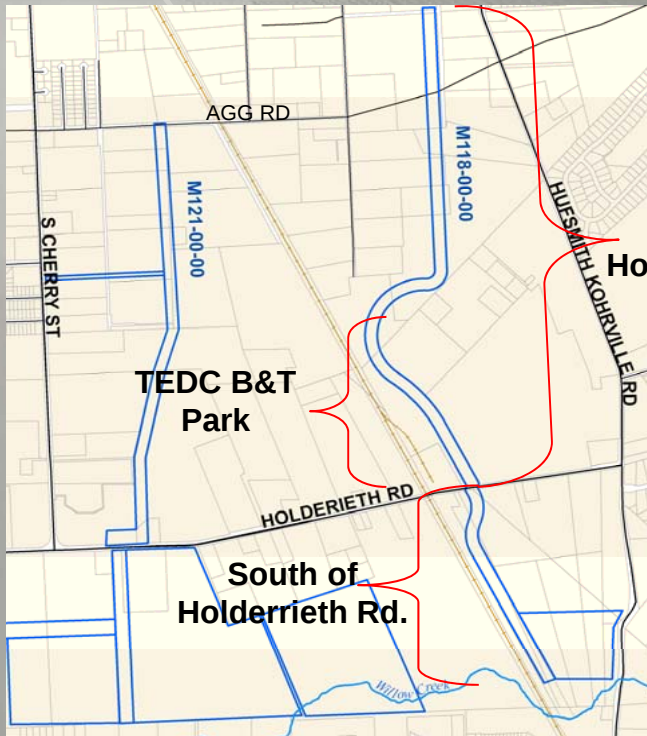
- Description: The M121 basin consists of two drainage channels, i.e. 121W & 121E, and an associated detention pond, serving a central area of Tomball. Project is to alleviate conditions that cause localized flooding and eliminate on-site detention.
- M121 East – Design included in M121 West
- Progress: A portion of the M121 East channel was constructed by a Private Developer (Hometowne at Tomball). Portions of the M121 West channel have been constructed by various Private Developers. A major portion of the M500 pond was excavated by HCFCD. A portion of M121 East ROW was obtained through the development of Hometowne at Tomball. Additional ROW north of the development will have to be acquired. ROW required for outfall channels south of Holderrieth. All of the M121 West ROW north of Holderrieth has been obtained. ROW south of Holderrieth has to be acquired.

A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost estimate. The PER was completed on November 6, 2009 with a cost estimate of \$12.9M. A contract was executed on December 7, 2011 for final design. Construction is on hold until funding is made available.

M121 East Drainage Channel



M118 Drainage & Detention Basin (South of Holderrieth Rd & TEDC B&T Park)



- **Description:** The M118 drainage basin occupies the southeasterly area of Tomball, south of the M116 basin, east of the railroad tracks, west of Hufsmith-Kohrville, to Willow Creek. Project to provide relief drainage system and reduce or eliminate on-site detention.

- **FY 2015 Budget:** TEDC Funded

- **Progress:** A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of channel & pond. A significant portion of pond has been excavated in prior years.

The PER established alignment, construction cost estimate, and ROW acquisition required. The PER was completed November 6, 2009 with a cost estimate of \$8.1M for the entire project. The TEDC is funding the design and construction as part of the Tomball Business and Technology Park. All ROW has been acquired south of Holderrieth and through the TEDC B&T Park.

Comprehensive Plan FY 2015 – 2019 CIP Status

No Projects

Livable Centers FY 2015 – 2019 CIP Status

No Projects

Community Additions

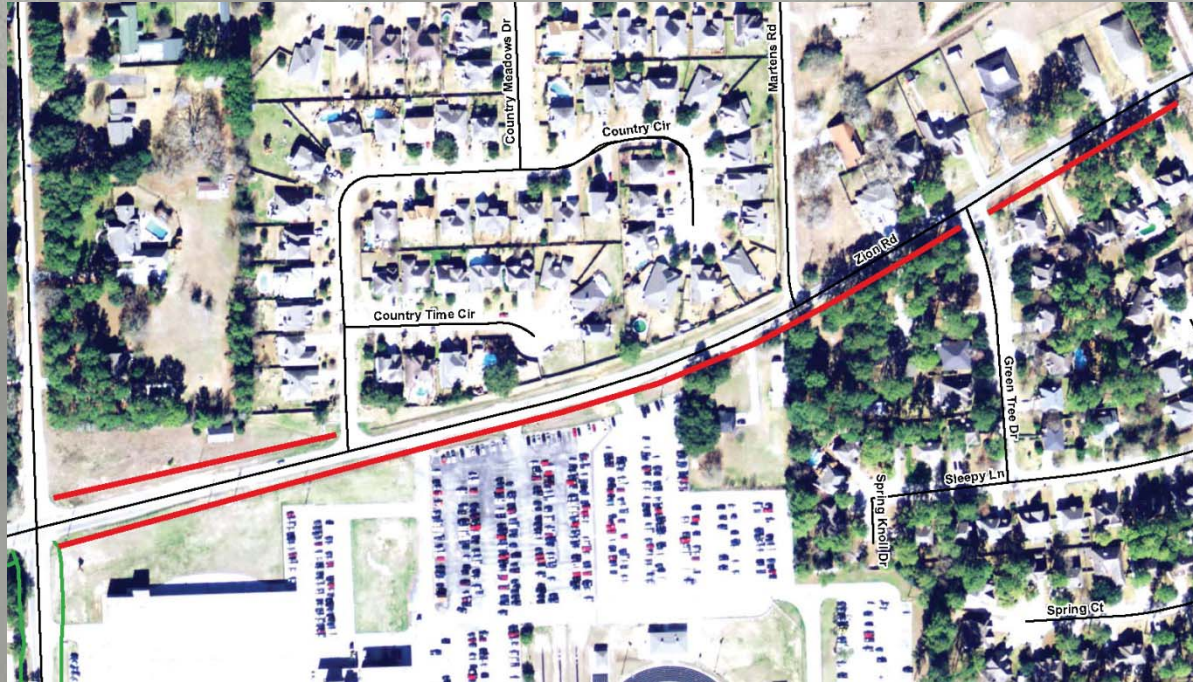
FY 2015 – 2019

CIP Status

Downtown Sidewalks

- Description: Proposed to reconstruct the downtown sidewalks along W. Main Street from Walnut St. to Pine St.
- FY 2014 Budget: \$600K
- Progress: A contract was executed with a Consultant to review alternatives to reconstruct the downtown sidewalks in February 2014. City Council held a workshop the sidewalks June 2014. City Council agreed to allocate \$3M for FM 2920/Main Street Improvements. It was decided to seek grant for improving FM 2920/Main Street from Willow Street to SH 249. Awaiting grant award, August 2015.

Zion Sidewalks East of Quinn Rd



- Description: Proposed new 5' sidewalk along Zion Rd. One section on the north side from Country Meadows Subdivision to Quinn Rd. The other section is proposed on the south side of Zion Rd from Quinn Rd to Spring Forest Subdivision. Approximately 2,700 ft of 5' sidewalk is proposed.
- FY 2015 Budget: \$220K
- Progress: A contract was executed with Consultants to survey and design sidewalks in January 2015.

Broussard Community Park



- Description: Proposed Community Park located on E. Hufsmith near the intersection of Zion Rd. The park will include soccer fields and interactive areas.
- FY 2016 Budget: \$200K
- Progress: A KaBoom playground has been constructed on the property. A contract was executed with Consultants to survey and master plan the park in January 2015. The City applied for a Texas Parks and Wildlife grant.

Proposed FY 16-20 Capital Improvement Projects

10 YEAR MASTER PLAN

- Relocation of SH 249 Utilities
- FM 2920/Main Street Improvements
- M121 East Drainage Channel
- M118 Drainage Channel North of TEDC Tomball B&T Park
- M124 Drainage Channel
- J131-01-00 Drainage Channel
- FM 2978 Water & Gas Loop, Sanitary Extension
- Medical Complex Drive (Segment 4B)
- Medical Complex Drive (Segment 2)
- Hufsmith Water & Gas Improvements
- Zion Road Sidewalk Reconstruction
- Medical Complex Drive (Segment 5)
- Rudolph Road & Utilities (Phase I)
- Lawrence St. / Johnson St. Realignment
- S. Persimmon Improvements

COMPREHENSIVE PLAN

- Medical District Specific Area Plan
- Major Thoroughfare Plan/Context Sensitive Solution Policy
- Sidewalk, Pathway, Park, & Trails Master Plan
- Railroad Corridor Specific Area Plan
- Downtown Plaza Master Plan (Depot & Linear Park)
- Medical Complex Specific Area Plan
- Wayfinding Sign Plan

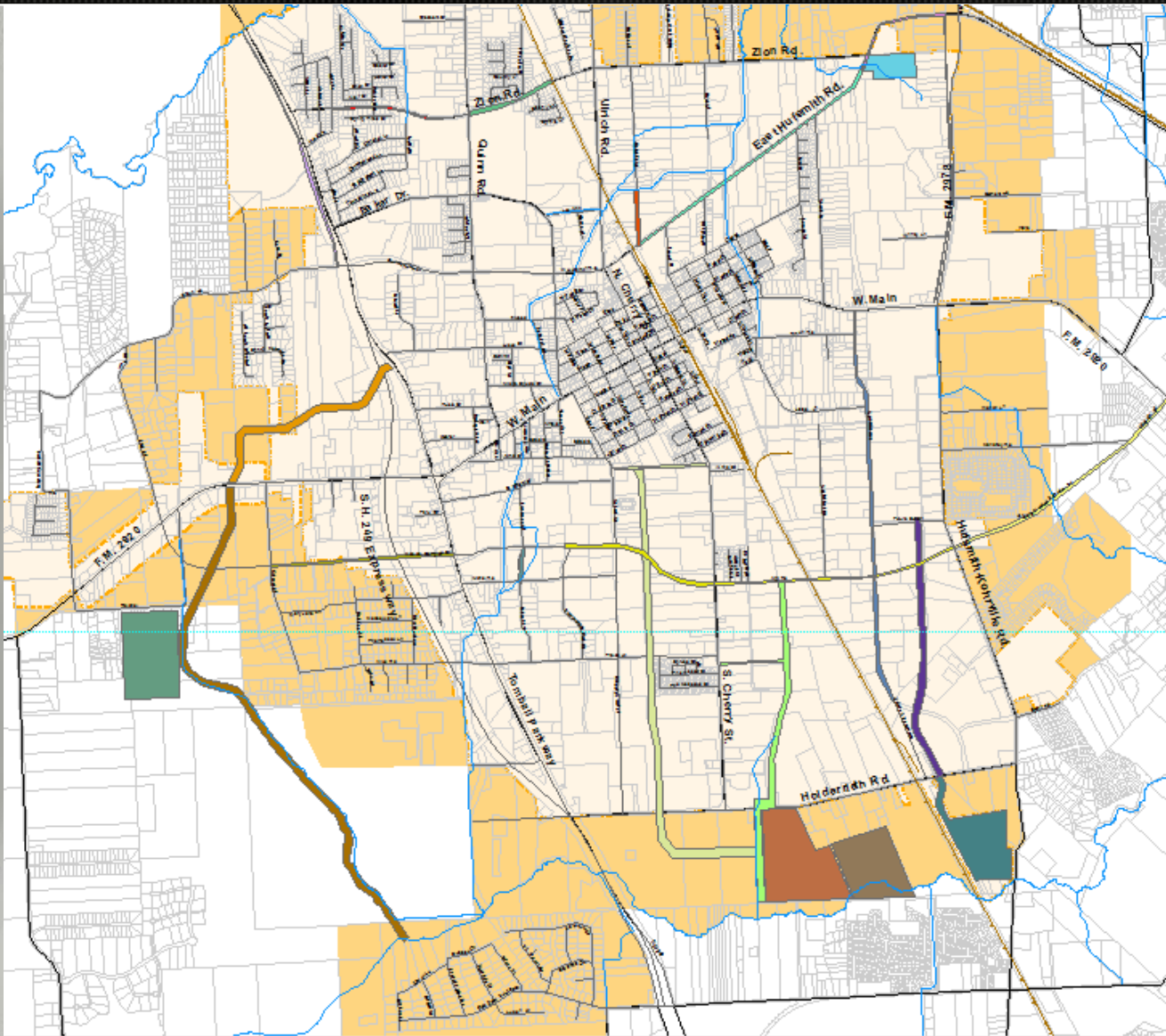
LIVABLE CENTERS

- Street Reconstruction Program (Commerce, Market, & Cherry) - Streetscape, Landscape, Detention, & Sidewalks)

COMMUNITY ADDITIONS

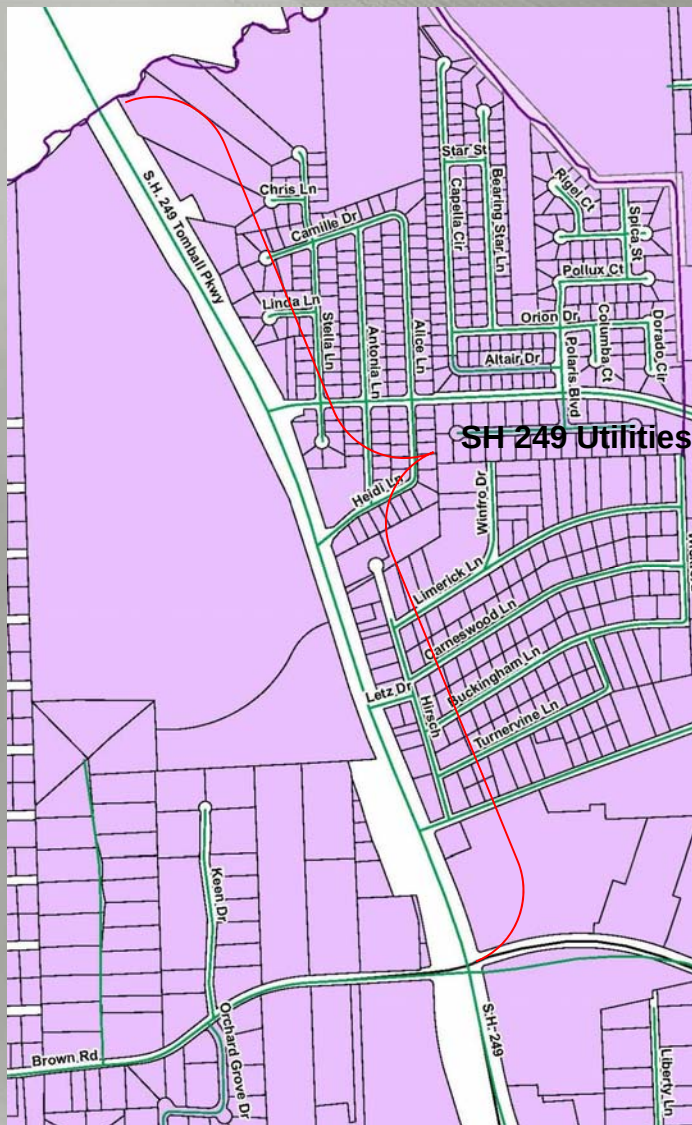
- Broussard Community Park

CIP Projects FY16-FY20



10 Year Master Plan FY 2016 – 2020 Proposed CIP Priority Ranking 1

Relocation of SH 249 Utilities



- Description: Relocate utilities along SH 249 due to the widening of SH 249 between Brown Road and Spring Creek. This includes the relocation of 6", 8", & 12" waterline, 4" & 6" sanitary force main, 6", & two 8" sanitary lines, and 4" gas. This does not include construction.

- FY 2016 Budget: \$150K

- Progress: Proposed Project

FM 2920 / Main Street Improvements



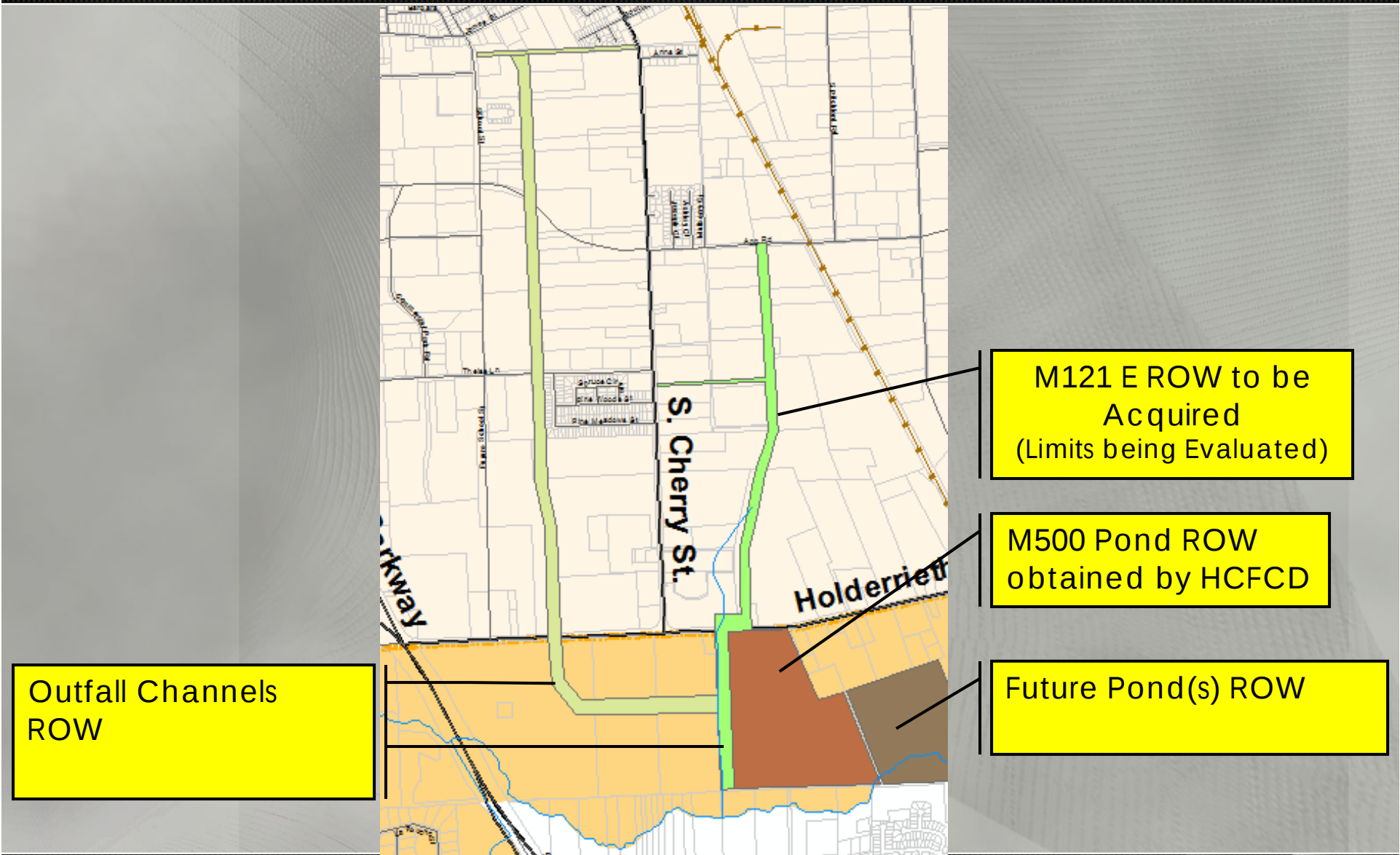
- Description: Reconstruct FM 2920/Main Street from Willow Street to SH 249. Project will include access management and sidewalks.
- FY 2016 Budget: \$3M
- Progress: Proposed Project. City Council held a workshop the sidewalks June 2014. City Council agreed to allocate \$3M for FM 2920/Main Street Improvements. It was decided to seek a grant from HGAC for improving FM 2920/Main Street from Willow Street to SH 249. Awaiting grant award, August 2015.

M121 East Drainage Channels

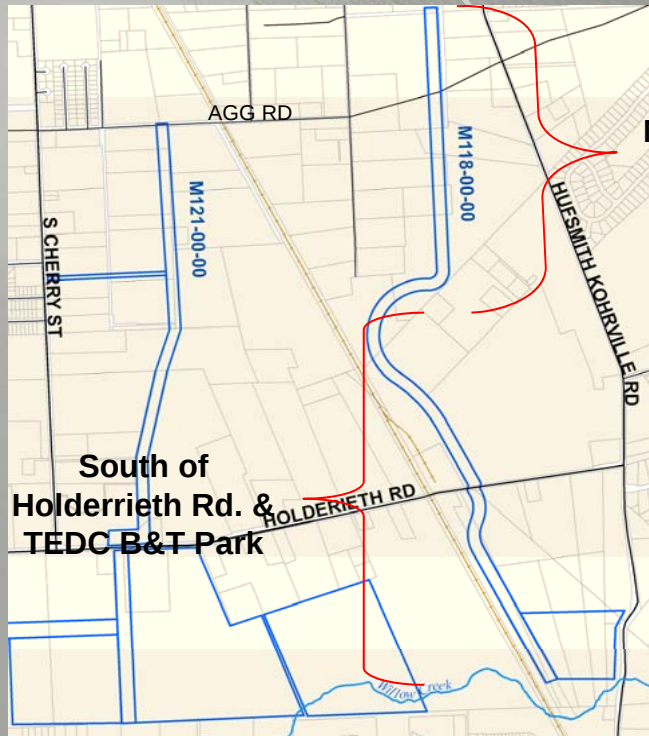
- Description: The M121 basin consists of two drainage channels, i.e. 121W & 121E, and an associated detention pond, serving a central area of Tomball. Project is to alleviate conditions that cause localized flooding and eliminate on-site detention.
- M121 East
FY 2016 Budget: \$580K FY 2017 Budget: \$580K
- Progress: A portion of the M121 East channel was constructed by a Private Developer (Hometowne at Tomball). Portions of the M121 West channel have been constructed by various Private Developers. A major portion of the M500 pond was excavated by HCFCD. A portion of M121 East ROW was obtained through the development of Hometowne at Tomball. Additional ROW north of the development will have to be acquired. ROW required for outfall channels south of Holderrieth. All of the M121 West ROW north of Holderrieth has been obtained. ROW south of Holderrieth has to be acquired.

A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost estimate. The PER was completed on November 6, 2009 with a cost estimate of \$12.9M. A contract with a consultant is being negotiated to complete the final design of M121 West. Design contract is on hold until funding is made available.

M121 East Drainage Channel



M118 Drainage & Detention Basin (North of TEDC B&T Park)



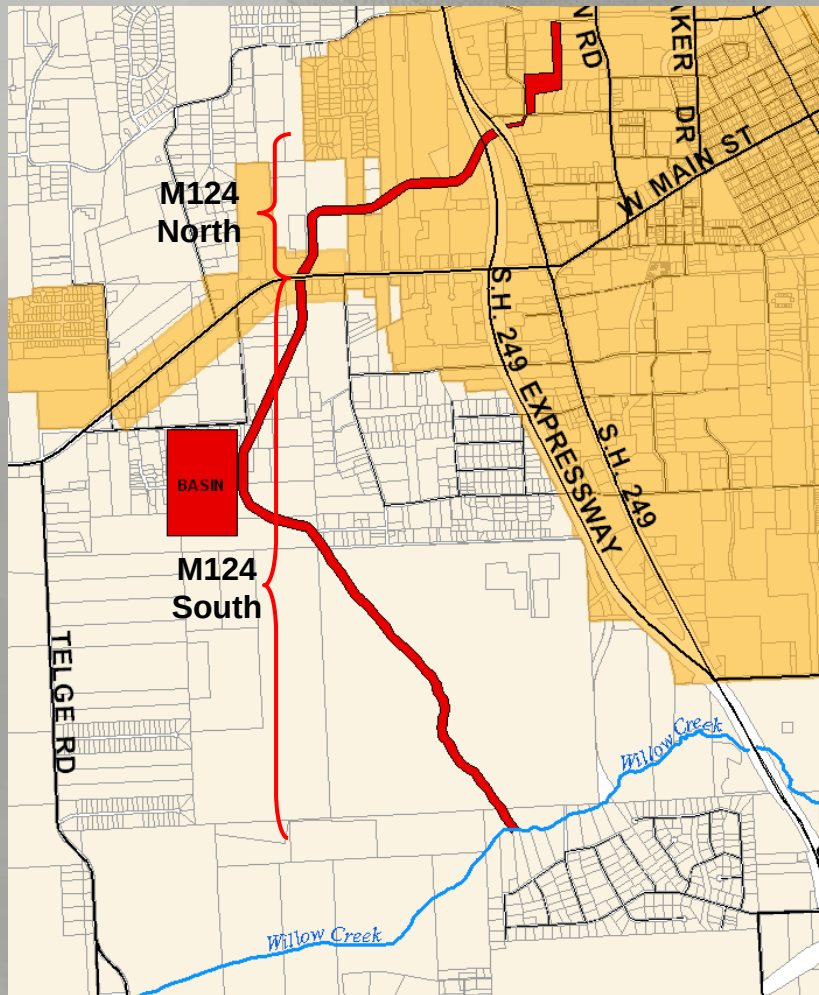
North of TEDC
B&T Park

Description: The M118 drainage basin occupies the southeasterly area of Tomball, south of the M116 basin, east of the railroad tracks, west of Hufsmith-Kohrville, to Willow Creek. Project to provide relief drainage system and reduce or eliminate on-site detention.

FY 2016 Budget: \$5.0M

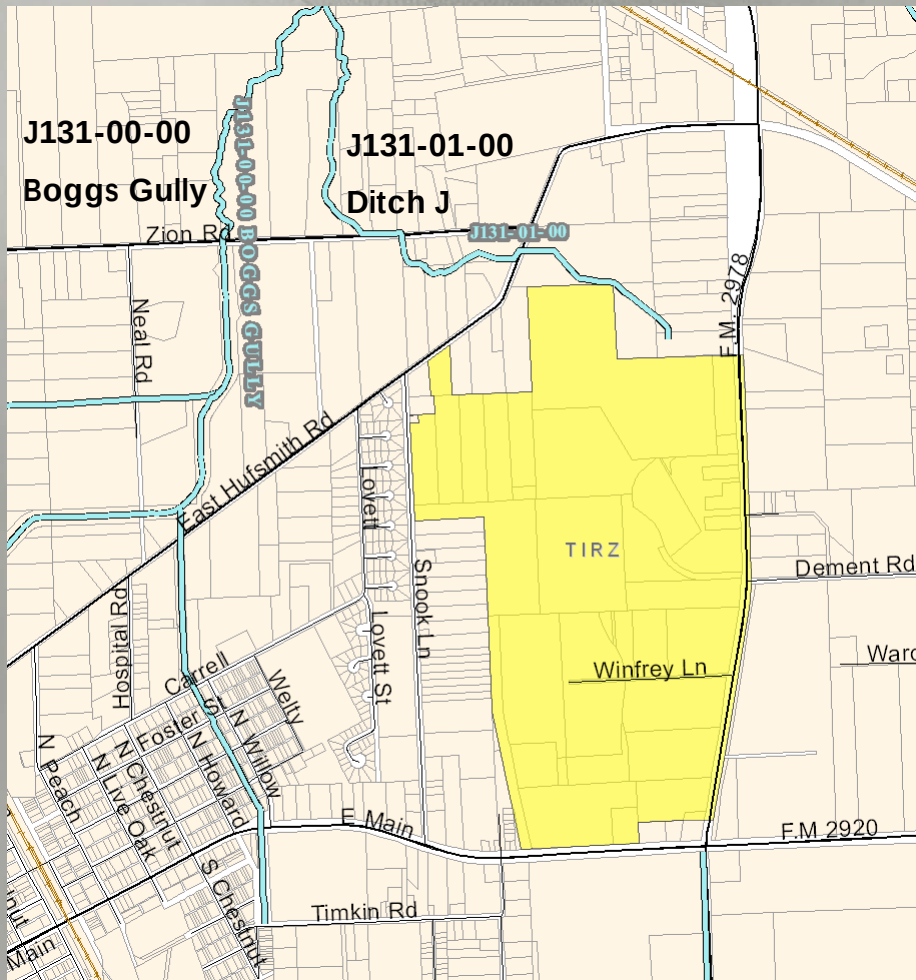
Progress: A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of channel & pond. A significant portion of pond has been excavated in prior years. All ROW has been acquired south of Holderrieth. The PER established alignment, construction cost estimate, and ROW acquisition required. The PER was completed November 6, 2009 with a cost estimate of \$8.1M for the entire project. 10 parcels need to be acquired north of Holderrieth Rd. Design contract on hold until funding is made available.

M124 Channel



- Description: The M124 basin occupies a major portion of the westerly area of Tomball, outfalling to Willow Creek. Project to mitigate channel and loss of existing floodplain storage. The project has been divided into M124 North, described as area north of FM 2920 to SH 249, and M124 South, described as area south of FM 2920.
- FY 2016 Budget: \$1.7M
- FY 2017 Budget: \$1.2M
- Progress: The PER with alternative analysis and recommendations was approved November 5, 2008. Additional funding was approved by City Council to establish alignment and channel cross-section to be completed in 270 calendar days. The additional services include preliminary survey, geotechnical report, project scheduling, phasing, cost estimates, preliminary plan & profile drawings, and project management and coordination. No ROW has been acquired. The final design contract will have to be negotiated with the consultant and ROW acquired for a 67 acre detention pond and is on hold until funding is made available.

J131-01-00 Drainage Channel



- Description: Project provides the design recommendations for J131-01-00 (Ditch J) from Winfrey Lane to Boggs Gully (8,000'+) to alleviate conditions that create localized flooding.
- FY 2016 Budget: \$1.0 M (Evaluation & Preliminary Engineering Report)
- Progress: None

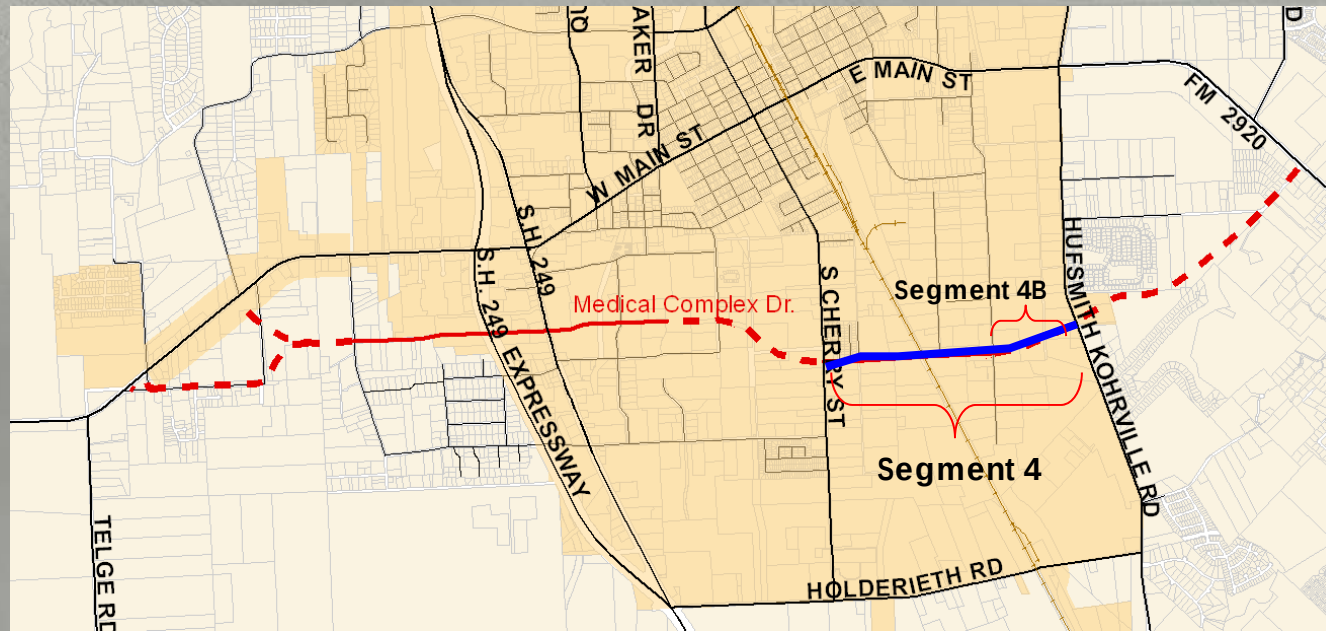
FM 2978 Water & Gas Loop Sanitary Extension



- Description: Water and Gas extension along FM 2978 from FM 2920 to E. Hufsmith and continue along E. Hufsmith to bend south of Zion Rd. Also includes a sanitary extension along FM 2920 from FM 2978 to Centerpoint Property.
- FY 2016 Budget: \$4.3M
- FY 2017 Budget: \$2.7M
- Progress: Proposed Project

Medical Complex Dr. Extension

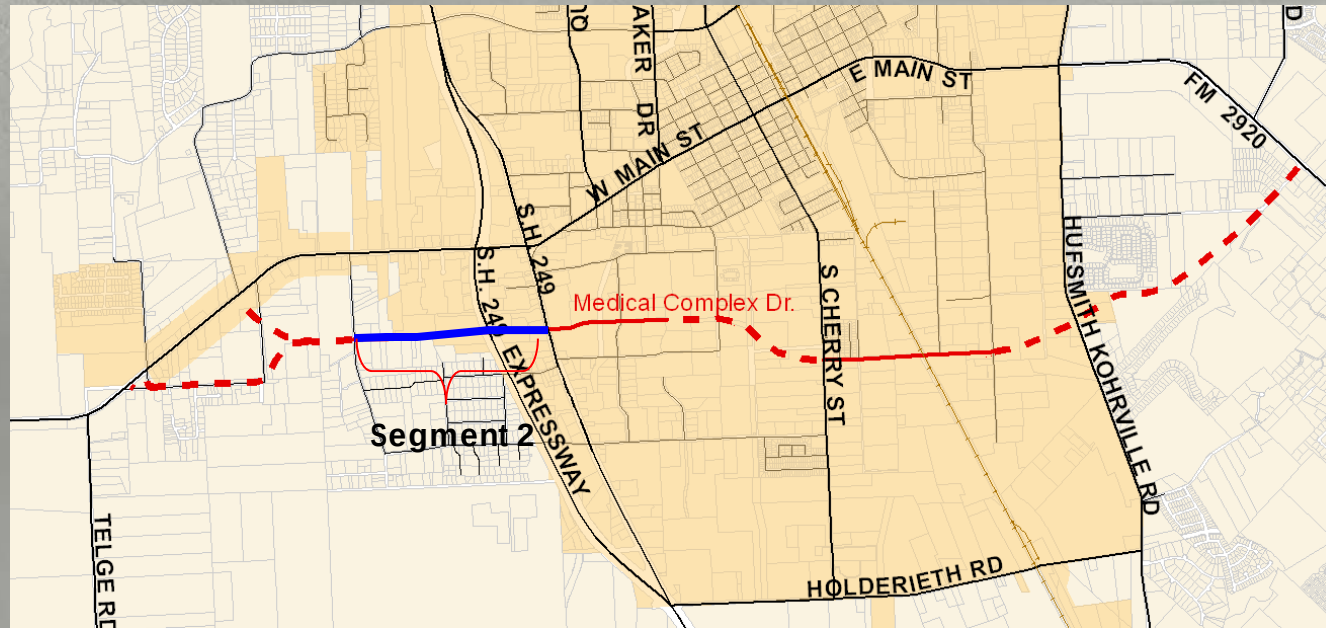
SEGMENT 4



- **Description:** Segment 4 of the proposed Medical Complex Corridor commences at Cherry St and continues easterly to South Persimmon and terminates at Hufsmith Kohrville. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball). This is for Segment 4B.
- **FY 2016 Budget:** \$8M
- **Progress:** The Preliminary Engineering Report (PER) was accepted by City Council July 6, 2009 with a cost estimate of \$11.3 for Segment 4. The PER established the corridor, set alignment, construction cost estimate, and ROW acquisition required.

Medical Complex Dr. Extension

SEGMENT 2



- Description: Segment 2 of the proposed Medical Complex Corridor commences at Calvert Rd and continues easterly to SH 249 Business. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball).
- FY 2016 Budget: \$1.025M
- Progress: The Preliminary Engineering Report (PER) was accepted by City Council July 6, 2009 with a cost estimate of \$9.8M for Segment 2. The PER established the corridor, set alignment, construction cost estimate, and ROW acquisition required. Land acquisition is on hold until funding is made available.

Comprehensive Plan FY 2015 – 2019 Proposed CIP Priority Ranking 1

Medical District Specific Area Plan



- Description: This plan will establish a medical district zone for the area around Tomball's medical campus in order to support and maximize expansion opportunities for the City's medical facilities. The plan will include land use regulations and development standards that promote and protect Tomball's medical industry.

- FY 2016 Budget: \$175K
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Medical District Specific Area Plan as an item to be implemented within three years.



10 Year Master Plan FY 2015 – 2019 Proposed CIP Priority Ranking 2

Hufsmith Water & Gas Improvements

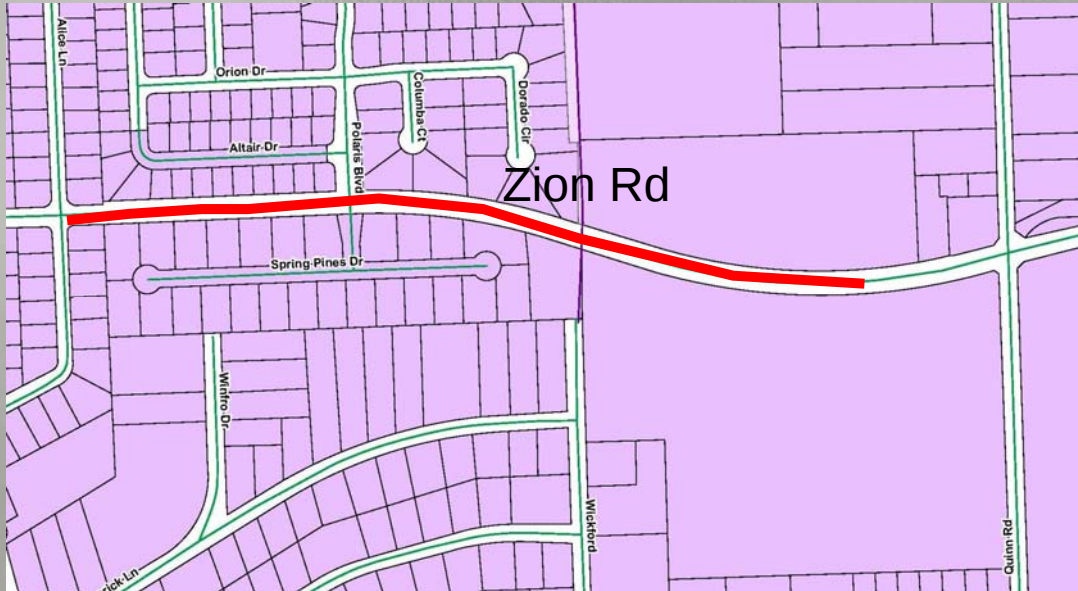


- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2017 Budget: \$995K

- Progress: A contract was executed with a Consultant to complete the final design and develop the metes and bounds descriptions for easement acquisition. The project design is expected to be completed by May 2010. Engineering recognizes this project as a critical needs project. The Engineer's opinion of cost is \$850K. There are an estimated 18 easements to be acquired. Design is 95% complete. Consultant completed metes and bounds for 19 easements and 27 ROW acquisition by January 2010. A contract for land acquisition services and appraisals was approved by City Council April 5, 2010. City Council approved land acquisition July 19, 2010. Land acquisitions offer letters have been issued and negotiations are on-going. The City has acquired 6 of 20 ROWs/Easements.

Zion Rd Sidewalk Reconstruction



Description: The 4' sidewalk located along Zion Rd. between Alice Ln. and Quinn Rd. being undermined by erosion around the sidewalk. This project is to engineer and reconstruct a 5' sidewalk to stop the erosion and stabilize the area. Approximate 2,700 ft of 5' sidewalk is proposed.

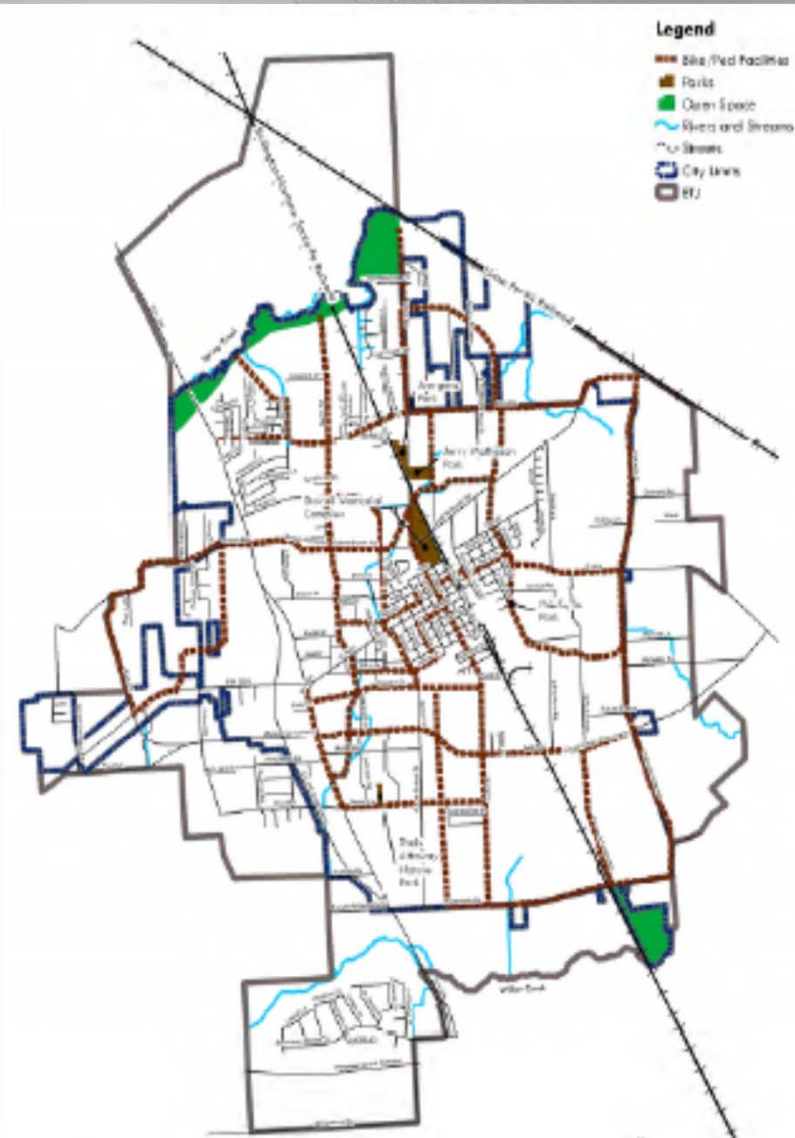
- FY 2016 Budget: \$500K
- Progress: Proposed Project

Comprehensive Plan FY 2015 – 2019 Proposed CIP Priority Ranking 2

Major Thoroughfare Plan / Context Sensitive Solutions Policy

- Description: The MTP must be annually reviewed and regularly updated to reflect changing transportation needs both within Tomball and in neighboring jurisdictions. At the time of the next MTP update, a context sensitive solutions policy for street design will be incorporated to ensure that roadway improvement projects are compatible with their physical settings, provide multi-modal mobility, and enhance the activities of adjacent land uses. Context Sensitive Solutions balance the need of vehicles to travel safely and efficiently with desirable community outcomes, including maintaining and enhancing aesthetic, historic, and environmental resources.
- FY 2016 Budget: \$50K
- Progress: The City last updated the MTP in February 2009. City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the update of the MTP and the drafting of a CSS policy to be implemented within three and six years, respectively.

Sidewalk, Pathway, Park, & Trails Master Plan

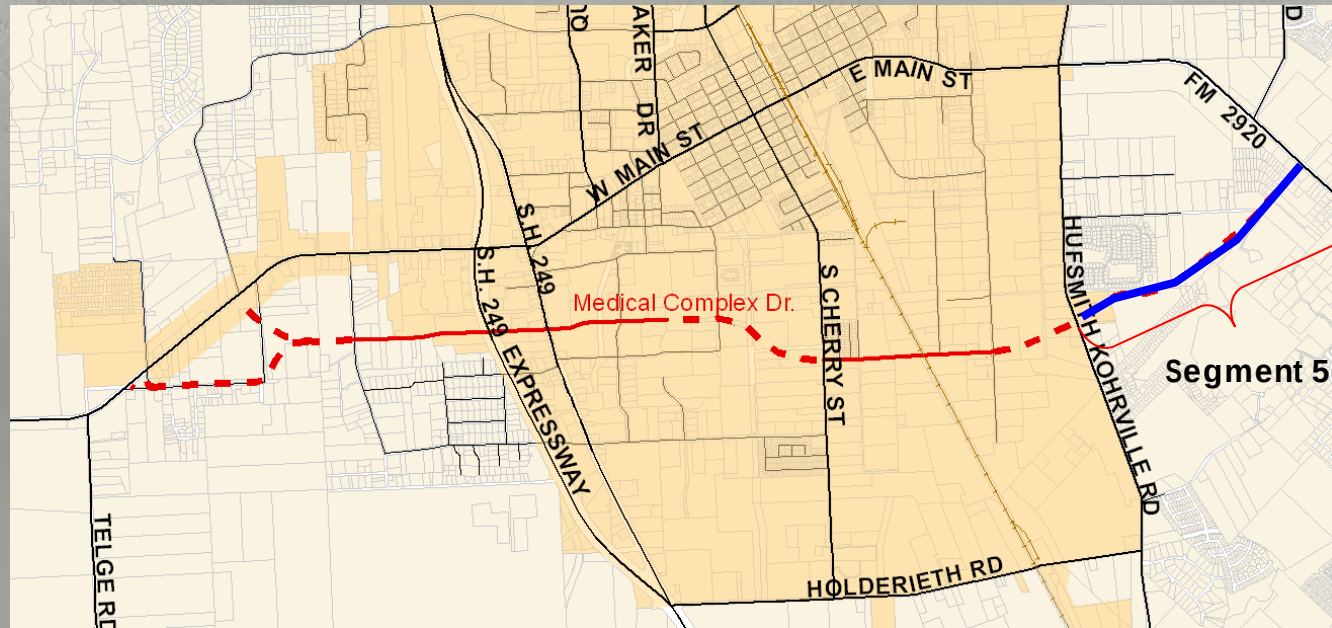


- Description: This plan will further develop the vision outlined in the Comprehensive Plan for a well connected system of trails, sidewalks, pedestrian ways and amenities. It will provide the regulatory framework for ensuring the extension of the network in conjunction with public and private development. The plan will identify existing conditions/needs and propose implementation steps to create a comprehensive and interconnected circulation system in Tomball.
- FY 2016 Budget: \$75K
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Sidewalk, Pathway, Park, & Trails Master Plan as an item to be implemented within six years.

10 Year Master Plan FY 2015 – 2019 Proposed CIP Priority Ranking 3

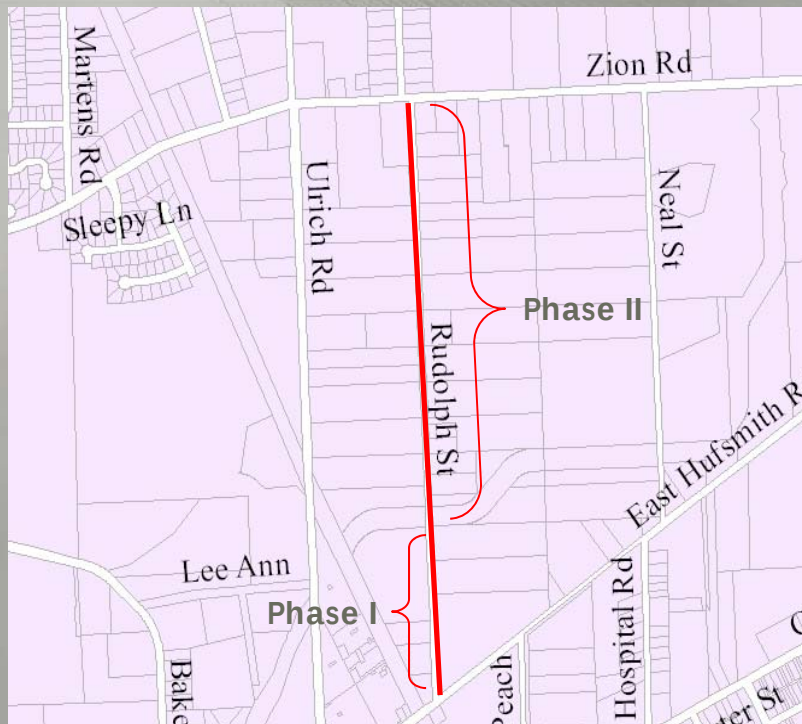
Medical Complex Dr. Extension

SEGMENT 5



- Description: Segment 5 of the proposed Medical Complex Corridor commences at South Persimmon and continues easterly to FM 2920. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball).
- FY 2016 Budget: \$75K FY 2017 Budget: \$4.4M
- Progress: The Preliminary Engineering Report (PER) was accepted by City Council July 6, 2009 with a cost estimate of \$7.9M for Segment 5. The PER established the corridor, set alignment, construction cost estimate, and ROW acquisition required.

Rudolph Road & Utilities (Phase I)



- Description: The Rudolph Rd. Utilities improvements project includes land acquisition and providing street and utility improvements to current standards as a collector street. The majority of the street is substandard with limited to no utilities within a 30' ROW.
- FY 2016 Budget: \$1.9M

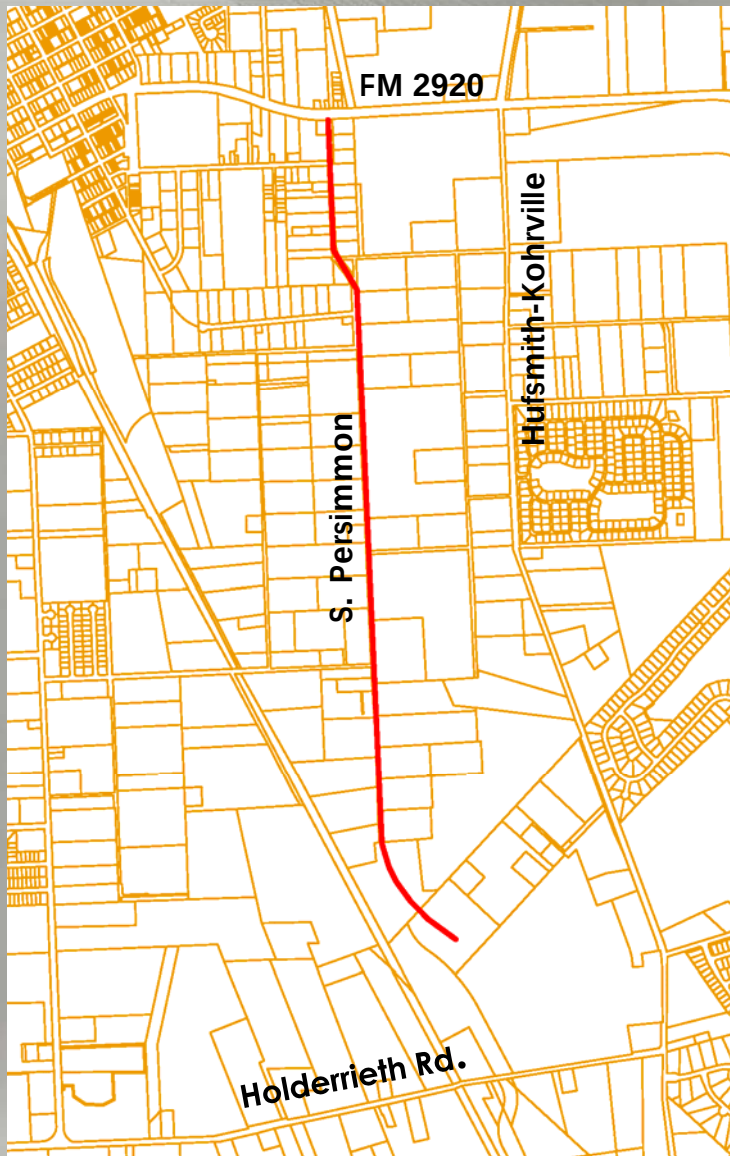
- Progress: Proposal negotiated with Consultant for PER for Rudolph (both Phases). A Professional Services contract was executed in 12/07 to perform the necessary surveying and prepare the individual metes and bounds descriptions for utility easements and ROW dedications. All Phase I parcels have been acquired. The PER was completed February 2, 2010 with Phase I cost estimate of \$1.642M. Based on the approved PER, the Consultant will perform the final design of Phase I. An agreement was executed between COT and TEDC for \$300K to aid in the construction of Phase I. Additionally, an agreement between the COT and a developer was executed under which the developer has agreed to contribute \$30K for the construction of Phase I. Phase I design was completed September 2012. Construction is on hold until funding is made available.

Lawrence St. / Johnson St. Realignment



- Description: Realignment of the Lawrence St. / Johnson St. from Medical Complex to Michel. The project includes land acquisition and providing street and utility improvements to current standards. The street is currently connected to the Cobble Creek Apartments Parking Lot.
- FY 2018 Budget: \$570K
- Progress: Proposed Project

S. Persimmon Improvements



- Description: The Planning and Zoning Commission recommended improvements to S. Persimmon. This project would include the improvements of existing S. Persimmon and the extension south to the TEDC extension of S. Persimmon. The improvements would include water, sanitary, and gas main extensions and land acquisition. Approximately 2 miles of 28' wide pavement is proposed.
- FY 2018 Budget: \$12M (Design and Construction Only, Excludes Land and Easement Acquisition)
- Progress: Proposed Project

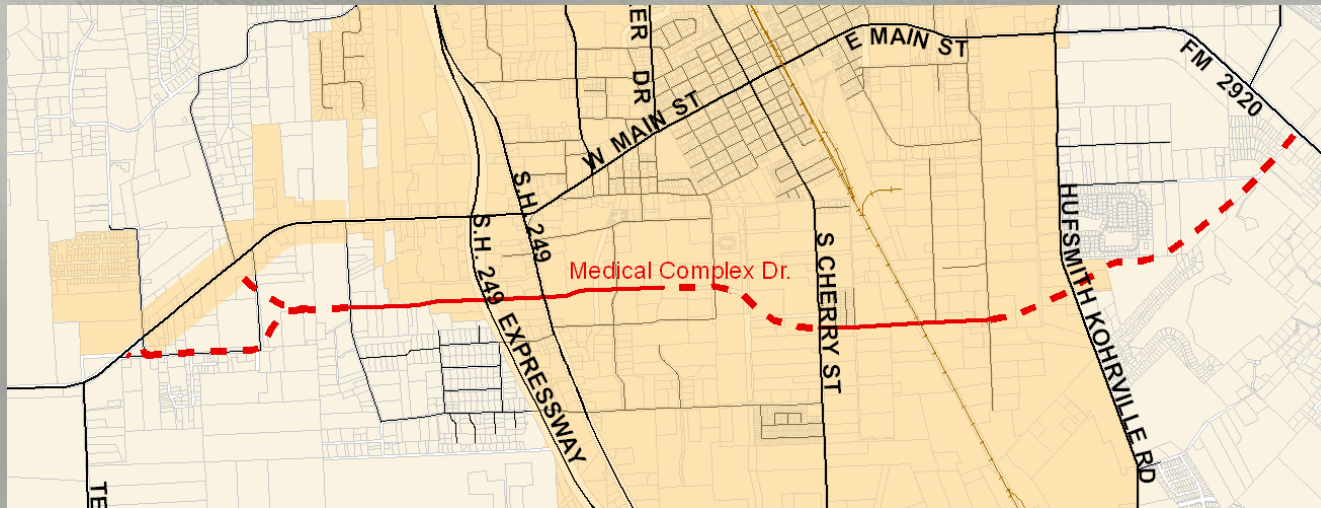
Comprehensive Plan FY 2015 – 2019 Proposed CIP Priority Ranking 3

Downtown Plaza Master Plan



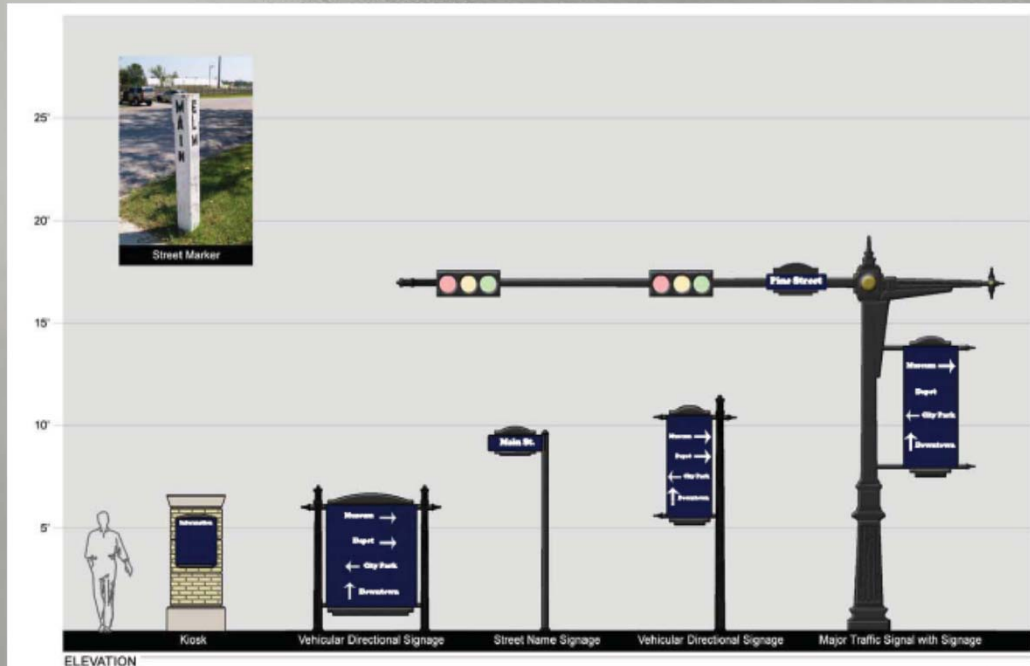
- **Description:** This plan will further refine the depot plaza concept created in the Livable Centers Downtown Plan and the Linear Park concept developed during the Comprehensive Plan to integrate the designs into an overall downtown civic space concept. The plan will designate project phases with Phase One being the development of the Depot Plaza and Phase Two being the development of the Linear Park (the area between Oak Street and Cherry Street, on the north side of Market Street).
- **FY 2016 Budget:** \$450K **FY 2017 Budget:** \$50K **FY 2018 Budget:** \$1.05M
- **Progress:** The City's Livable Centers Downtown Plan began the visioning process for the Downtown Plaza Area. City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Downtown Plaza Master Plan as an item to be implemented within six years.

Medical Complex Specific Area Plan



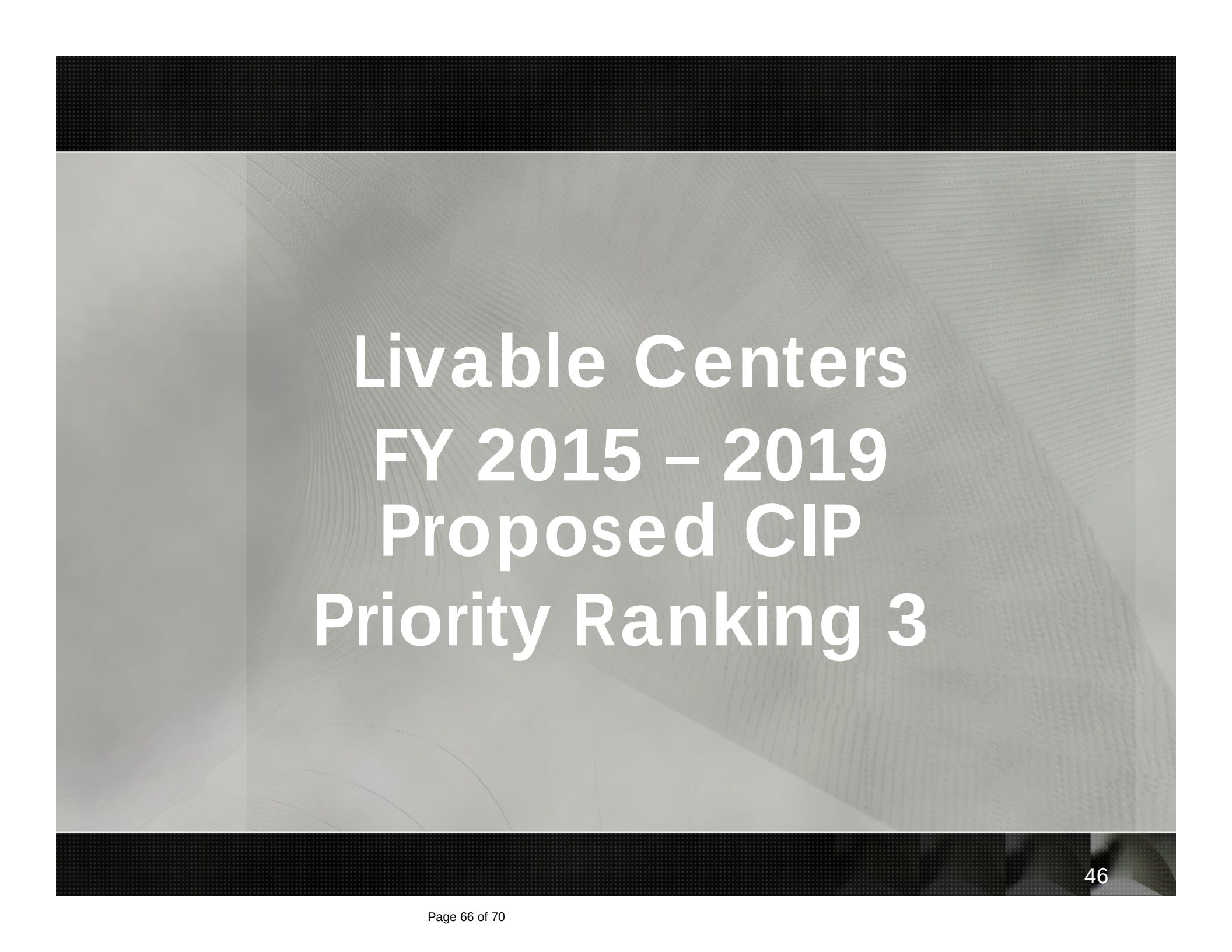
- Description: This plan will establish specific zoning standards for the properties adjacent to the existing and future Medical Complex Corridor to regulate land use and development standards along this major thoroughfare. A focus will be on clustering commercial activity at major intersections to encourage an appropriate mix of land uses and cohesive design along the corridor. The plan will create unique land use and design regulations to ensure appropriate transitions along the corridor and enhance its aesthetic and economic potential.
- FY 2018 Budget: \$175K
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Medical Complex Specific Area Plan as an item to be implemented within six years.

Wayfinding Sign Plan



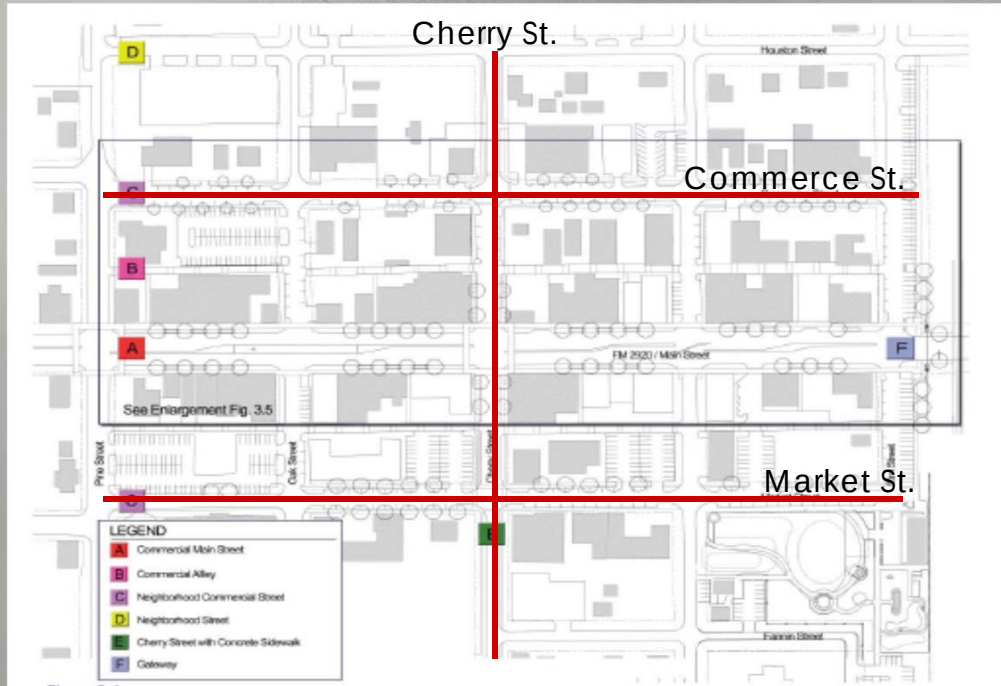
- **Description:** The purpose of the wayfinding plan is to develop a comprehensive citywide signage system designed to identify and direct residents and visitors to destinations throughout the city as well as promote a sense of arrival at key city gateways. The plan will consist of two elements: downtown Tomball signage as defined in the Livable Centers Downtown Plan and a larger citywide signage program, including gateways, streets, & directional signs.

- **FY 2018 Budget:** \$50K
- **Progress:** The City's 2009 Livable Centers Downtown Plan has already identified signage themes for the Downtown area. City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Wayfinding Sign Plan as an item to be implemented within three years.



Livable Centers FY 2015 – 2019 Proposed CIP Priority Ranking 3

Street Reconstruction Program

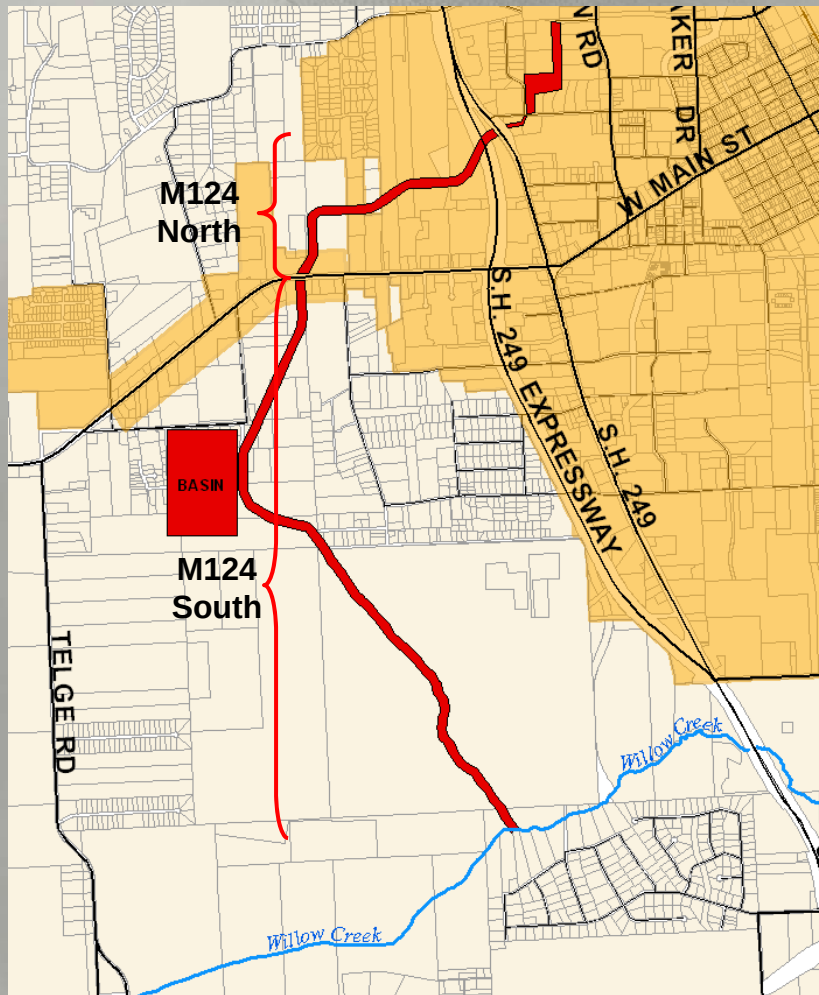


- Description: The plan recommends a number of street reconstruction projects on Commerce, Market, and Cherry Streets to be completed within the next six years. These projects include streetscape enhancements, landscaping, detention, and sidewalk improvements in the study area. Engineering proposes to begin this project in FY 2013 - 2014.

- FY 2019 Budget: \$1.0M FY 2020 Budget: \$4.0M
- Progress: City Council approved the Livable Centers Downtown Plan (Res. #2009-23) on September 21, 2009 which identifies this program to be constructed within six years.

On-Going Project Status

M124 Channel



- Description: The M124 basin occupies a major portion of the westerly area of Tomball, outfalling to Willow Creek. Project to mitigate channel and loss of existing floodplain storage. The project has been divided into M124 North, described as area north of FM 2920 to SH 249, and M124 South, described as area south of FM 2920.
- FY 15-19 Budget: No funds have been allocated
- Progress: The PER with alternative analysis and recommendations was approved November 5, 2008. Additional funding was approved by City Council to establish alignment and channel cross-section to be completed in 270 calendar days. The additional services include preliminary survey, geotechnical report, project scheduling, phasing, cost estimates, preliminary plan & profile drawings, and project management and coordination. No ROW has been acquired. The final design contract will have to be negotiated with the consultant and ROW acquired for a 67 acre detention pond and is on hold until funding is made available.

Council Approved CIP Projects

(Budget FY15-19)

- Zion Sidewalks, East of Quinn
- Broussard Community Park