

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



MONDAY, JUNE 9, 2014

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, June 9, 2014 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 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 Chairman and Vice Chairman
- 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 12, 2014.
- 5.0 New Business:
- 5.1 Consideration to approve **FIRST PRESBYTERIAN CHURCH OF TOMBALL**; A Subdivision of 2.7578 acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas; Being a Replat of Unrestricted Tract "B" and Lots 13, 14, 15, and 16, Block 3, Replat Revision 1, 9-29-78, Tomball Hills Addition, Volume 279, Page 111, M.R.H.C., 1 Lot, 1 Block.
- Conduct a Public Hearing regarding **FIRST PRESBYTERIAN CHURCH OF TOMBALL**
- 5.2 Consideration to approve **JTS SUBDIVISION PRELIMINARY PLAT**; Being a Subdivision of 6.4483 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.
- 5.3 Consideration to approve **ALEXANDER ESTATES PRELIMINARY PLAT**; A Subdivision of 70.3574 acres of land and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70, Harris County, Texas.
- 5.4 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2015-2019.
- 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 5th day of June 2014 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 9, 2014

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 9, 2014

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 9, 2014

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of May 12, 2014.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Harbolt, Engineering and Planning

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

ATTACHMENTS:

05.12.14 P&Z Minutes

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

MONDAY, MAY 12, 2014



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chair Tague at 6:27 p.m. Other members present were:

Commissioner Torres
Commissioner Anderson
Commissioner Beauvais
Commissioner Roquemore

Others present:

Director of Community Development – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
Senior Administrative Assistant – Brandy Harbolt
City Attorney – Loren Smith

draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

4.0 Motion was made by Commissioner Torres, second by Commissioner Anderson, to approve the Minutes of the Regular Planning and Zoning Commission Meeting of April 14, 2014.

Motion carried unanimously.

5.0 New Business:

5.1 Consideration to approve DEWEYCASA FINAL PLAT; Being a Subdivision of 0.7310 acre, located in the Joseph House Survey, A-34, Harris County, Texas and being Tract One and Tract Two of a 6.23 acre tract.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Beauvais, second by Commissioner Roquemore, to approve DEWEYCASA FINAL PLAT, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to approve **HILL ESTATES REPLAT**; Being a Subdivision of 0.368 acre of land situated in the J. Pruitt Survey, Abstract Number 629, Harris County, Texas and being a Replat of Lots 25 and 26, in Block 2, of Pine Meadows, a Subdivision in Harris County, Texas, according to the map or platy thereof recorded in Volume 555, Page 232 of the Map Records of Harris County, Texas.

Lori Lakatos, City Engineer presented comments and recommendations.

Motion was made by Commissioner Beauvais, second by Commissioner Torres, to approve **HILL ESTATES REPLAT**, with contingencies.

Motion carried unanimously.

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

Motion carried unanimously.

Meeting adjourned at 6:31 p.m.

PASSED AND APPROVED this _____ day of _____ 2014.

Brandy Harbolt
Senior Administrative Assistant

Barbara Tague
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 9, 2014

Data Sheet

Topic:

Consideration to approve **FIRST PRESBYTERIAN CHURCH OF TOMBALL**; A Subdivision of 2.7578 acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas; Being a Replat of Unrestricted Tract "B" and Lots 13, 14, 15, and 16, Block 3, Replat Revision 1, 9-29-78, Tomball Hills Addition, Volume 279, Page 111, M.R.H.C., 1 Lot, 1 Block.

- Conduct a Public Hearing regarding **FIRST PRESBYTERIAN CHURCH OF TOMBALL**

Background:

Origination:

Recommendation:

Funding:

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

Brandy Harbolt, Engineering and Planning

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

ATTACHMENTS:

Notice of Public Hearing

Property Owner Notification Letter

First Presbyterian Church of Tomball

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION
JUNE 9, 2014
&
CITY COUNCIL
JUNE 16, 2014**



Notice is Hereby Given that a Public Hearing will be held by the Planning & Zoning Commission of the City of Tomball on **Monday, June 9, 2014, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, June 16, 2014, at 6:00 P.M.** at Regular Meetings, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such dates, the Planning & Zoning Commission and City Council will consider the following:

FIRST PRESBYTERIAN CHURCH OF TOMBALL: A Subdivision of 2.7578 acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas; Being a Replat of Unrestricted Tract B and Lots 13, 14, 15, & 16, Block 3, Replat – Revision 1 9-29-78, Tomball Hills Addition Volume 279, Page 111, M.R.H.C.

This Public Hearing will afford the Parties in Interest and give Citizens an opportunity to be heard. If the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from the subject property protest in writing, prior to the close of the Planning and Zoning Commission Public Hearing, then the Replat must receive an affirmative vote of $\frac{3}{4}$ of the Commission members present to be approved.

The proposed Replat is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department, Engineering Division office, located at 501 James Street, Tomball, TX 77375.

CERTIFICATION

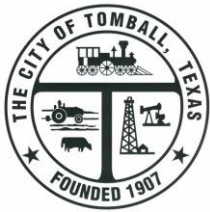
I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 5th of June 2014 by 4:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Harbolt

Brandy Harbolt

Senior Administrative Assistant

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.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the **PLANNING AND ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

PLAT DESCRIPTION: “FIRST PRESBYTERIAN CHURCH OF TOMBALL”: A Subdivision of 2.7578 Acres of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas; Being a Replat of Unrestricted Tract “B” and Lots 13, 14, 15, & 16, Block 3, Re Plat – Revision 1 9-29-78, Tomball Hills Addition, Volume 279, Page 111, M.R.H.C.

APPLICANT: HOVIS Surveying Co.

OWNER: First Presbyterian Church of Tomball

LOCATION: 30410 SH 249

This notice is being mailed to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as such ownership appears on the last approved Harris County Appraisal District tax roll. Interested parties may appear and speak in opposition to or support of the plat or the staff recommendation at the meeting. Written comments may also be submitted for consideration.

This Public Hearing will afford the Parties in Interest and give Citizens an opportunity to be heard. If the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the proposed Replat and extending 200 feet from that area, but within the original subdivision, protest in writing, prior to the close of the Planning and Zoning Commission Public Hearing, then the Replat must receive an affirmative vote of $\frac{3}{4}$ of the Commission members present to be approved.

The proposed Replat is available for public inspection Monday through Friday, holidays excepted, between the hours of 8:00 a.m. and 5:00 p.m. in the Engineering Division office, located at 501 James Street, Tomball, TX 77375.



STATE OF TEXAS
COUNTY OF HARRIS

We, First Presbyterian Church of Tomball, acting by and through Jeffrey Ledford, Trustee, being an officer of First Presbyterian Church of Tomball, Owners, hereinafter referred to as Owners of the 2.7578 acre tract described in the above and foregoing plat of FIRST PRESBYTERIAN CHURCH OF TOMBALL, 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 on the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet 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 (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 operations 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, the First Presbyterian Church of Tomball, has caused these presents to be signed by Jeffrey Ledford, Trustee, thereunto authorized, this ____ day of ____, 2014.

First Presbyterian Church of Tomball

By: _____
Jeffrey Ledford, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

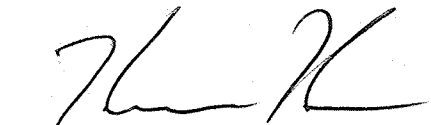
BEFORE ME, the undersigned authority, on this day personally appeared, Jeffrey Ledford, Trustee of First Presbyterian Church of Tomball, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2014

Notary Public in and for the State of Texas

My Commission expires: _____

I, Harry H. Hovis IV, 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 inch (3/4") and a length of not less than three feet (3'), except where corners were found; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.


Harry H. Hovis IV
Texas Registration No. 4827

This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of FIRST PRESBYTERIAN CHURCH OF TOMBALL 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 ____, 2014.

By: _____ By: _____
Barbara Tague Dorrell Raquemore
Chairman 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 ordinances.

By: _____ By: _____
George Shackelford Lori Lakatos, P.E. CFM
City Manager City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all of the dedicated public easements 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 ____, 2014.

By: _____ By: _____
Gretchen Fagan Doris Speer
Mayor City Secretary

I, Stan Stanort, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____ 2014, at ____ o'clock ____ M., and duly recorded on ____ 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 Stanort
County Clerk
of Harris County, Texas

By: _____
Deputy

LINE	DISTANCE	BEARING
L1	18.24'	S 62°42'13" W
L2	3.42'	N 38°29'30" W
L3	55.00'	N 78°57'02" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	65°21'39"	28.52	16.04	S 30°01'23" W	27.00
C2	400.00	12°50'23"	89.64	45.01	S 56°17'01" W	89.45

RE PLAT-REVISION 1 9-29-78
TOMBALL HILLS ADDITION
VOLUME 279, PAGE 111 M.R.H.C.

LOT 1
BLOCK 1
2.7578 ACRES
120,130.67 SQUARE FEET

UNRESTRICTED TRACT B
RE PLAT-REVISION 1 9-29-78
TOMBALL HILLS ADDITION
VOLUME 279, PAGE 111 M.R.H.C.

HEIDI LANE (50' R.O.W.)
(VOLUME 279, PAGE 111 M.R.H.C.)

RE PLAT-REVISION 1 9-29-78
TOMBALL HILLS ADDITION
VOLUME 279, PAGE 111 M.R.H.C.

TRACT A-2
UNRESTRICTED

TRACT A-1
UNRESTRICTED

RE PLAT-REVISION 1 9-29-78
TOMBALL HILLS ADDITION
VOLUME 279, PAGE 111 M.R.H.C.

BLOCK 3
LOT 10

LOT 9

LOT 8

LOT 7

LOT 11

LOT 12

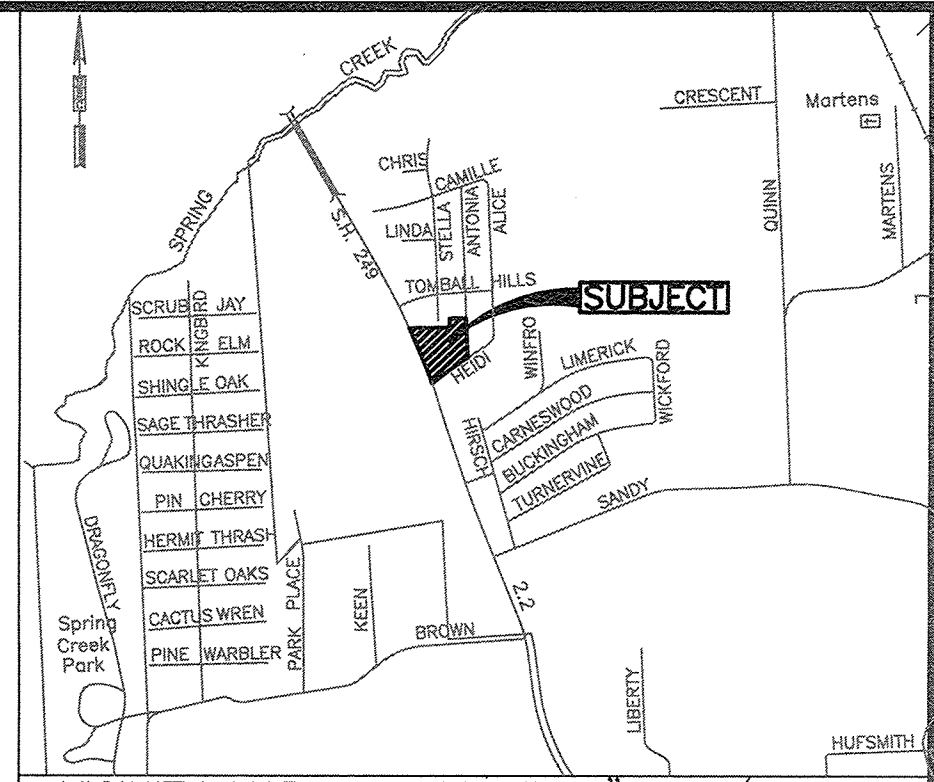
OWNER:
FIRST PRESBYTERIAN CHURCH OF TOMBALL
30410 TOMBALL PARKWAY
TOMBALL, TEXAS 77375
281-351-2199

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77378
(281) 320-9591
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: MAY 27, 2014 SCALE: 1" = 30' JOB NO. 01-019-00



KeyMap Page No. 288B

30 0 30 60 90 Feet

SCALE: 1" = 30'

NOTES

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- All oil/gas wells ownership (plugged, abandoned and/or active) through the subdivision have been shown.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The building lines shown on this plat shall be in addition to and shall not limit or replace any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
- 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 of the 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.
- According to FEMA Firm Map Number 48201C0230L, Panel Number 480315 0230 L, (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site R001.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99994931.
- B.L. indicates Building Line, COT U.E. indicates City of Tomball Utility Easement, F.C. indicates Film Code, U.E. indicates Utility Easement, S.W. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, W.L.E. indicates Water Line Easement.
- The square footage shown hereon is based on a mathematically closed figure and does not indicate the accuracy of the survey.
- Subject to Restrictive Covenants as set under Volume 279, Page 111 M.R.H.C. and H.C.C.F. Nos. F789593, 20060301319, 20090324634, 20090495103, 20090558756, 20120349463, 20120503302, 20120503304, 20120503305, 20120503316 & 20120510083.

FIRST PRESBYTERIAN CHURCH OF TOMBALL

A SUBDIVISION OF 2.7578 ACRES OF
LAND SITUATED IN THE JOSEPH HOUSE
SURVEY, ABSTRACT NO. 34, CITY OF
TOMBALL, HARRIS COUNTY, TEXAS
BEING A REPLAT OF UNRESTRICTED
TRACT "B" AND LOTS 13, 14, 15 & 16,
BLOCK 3,

RE PLAT-REVISION 1 9-29-78
TOMBALL HILLS ADDITION
VOLUME 279, PAGE 111 M.R.H.C.
1 LOT, 1 BLOCK

REASON FOR REPLAT: TO CREATE 1 LOT FOR CHURCH USE

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 9, 2014

Data Sheet

Topic:

Consideration to approve **JTS SUBDIVISION PRELIMINARY PLAT**; Being a Subdivision of 6.4483 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:

Funding:

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

Brandy Harbolt, Engineering and Planning

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

ATTACHMENTS:

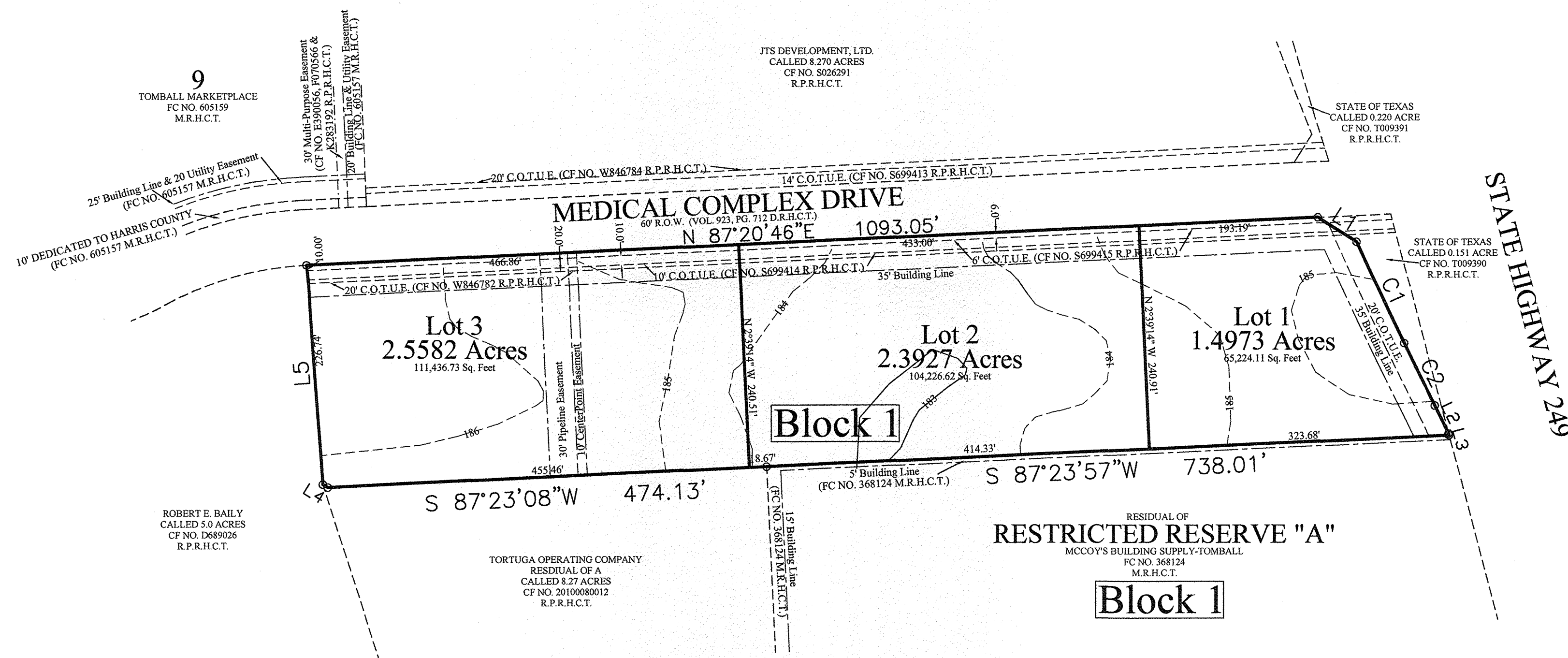
JTS Subdivision Preliminary Plat

Being a subdivision of 6.4483 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

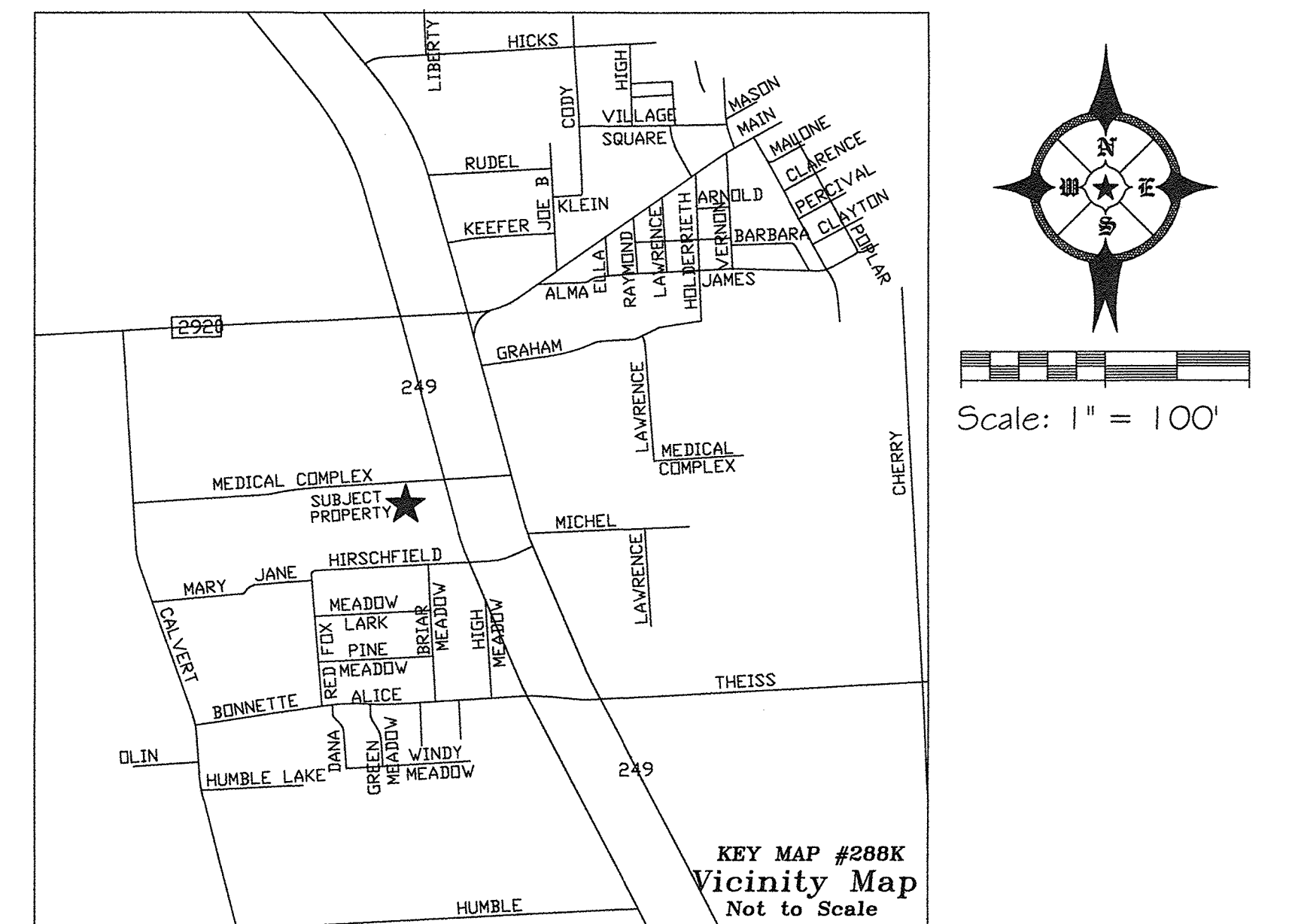
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	02°06'42"	3289.04'	121.22'	60.62'	121.21'	S 25°05'41" E
C2	01°14'43"	3449.04'	74.96'	37.48'	74.96'	S 26°08'44" E

LINE	BEARING	DISTANCE
L1	S 58°09'26" E	49.22'
L2	S 26°09'02" E	33.63'
L3	S 14°40'54" E	1.75'
L4	N 57°59'38" W	6.23'
L5	N 04°10'19" W	236.74'



I, Steven L. Crews, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips, and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which JTS Development, Ltd. owns, or has legal interest in.

Steven L. Crews R.P.L.S. 4141



Notes:
Public Easements:
Public easements denoted on this plot are hereby dedicated to the public for the use of 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, maintenance, repair, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the owner, owner's agent or 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, plants, 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 plot. 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 from the public easement.

Flood Information:
According to FEMA Firm Panel No. 4820102010-L (Effective Date June 18, 2007), this property is in "Zone A" 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 for all portions of any structure, gas lines and 30 feet off centerline of high pressure gas lines.

Note #4:
This plot does not attempt to amend or remove any valid covenants or covenants.

Note #5:
The building lines shown on this plot shall be in addition to, and shall not replace, any building lines by the City or State of Texas at the time of the development of this property.

Note #6:
Subject to zoning ordinances of the City of Tomball now in effect.

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

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
 Sheet

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 9, 2014

Data Sheet

Topic:

Consideration to approve **ALEXANDER ESTATES PRELIMINARY PLAT**; A Subdivision of 70.3574 acres of land and being a partial Replat of Tomball Greens Unrestricted Reserve "C" as recorded in F.C. No. 440128, H.C.M.R. out of the Elizabeth Smith Survey, A-70, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

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

Brandy Harbolt, Engineering and Planning

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

ATTACHMENTS:

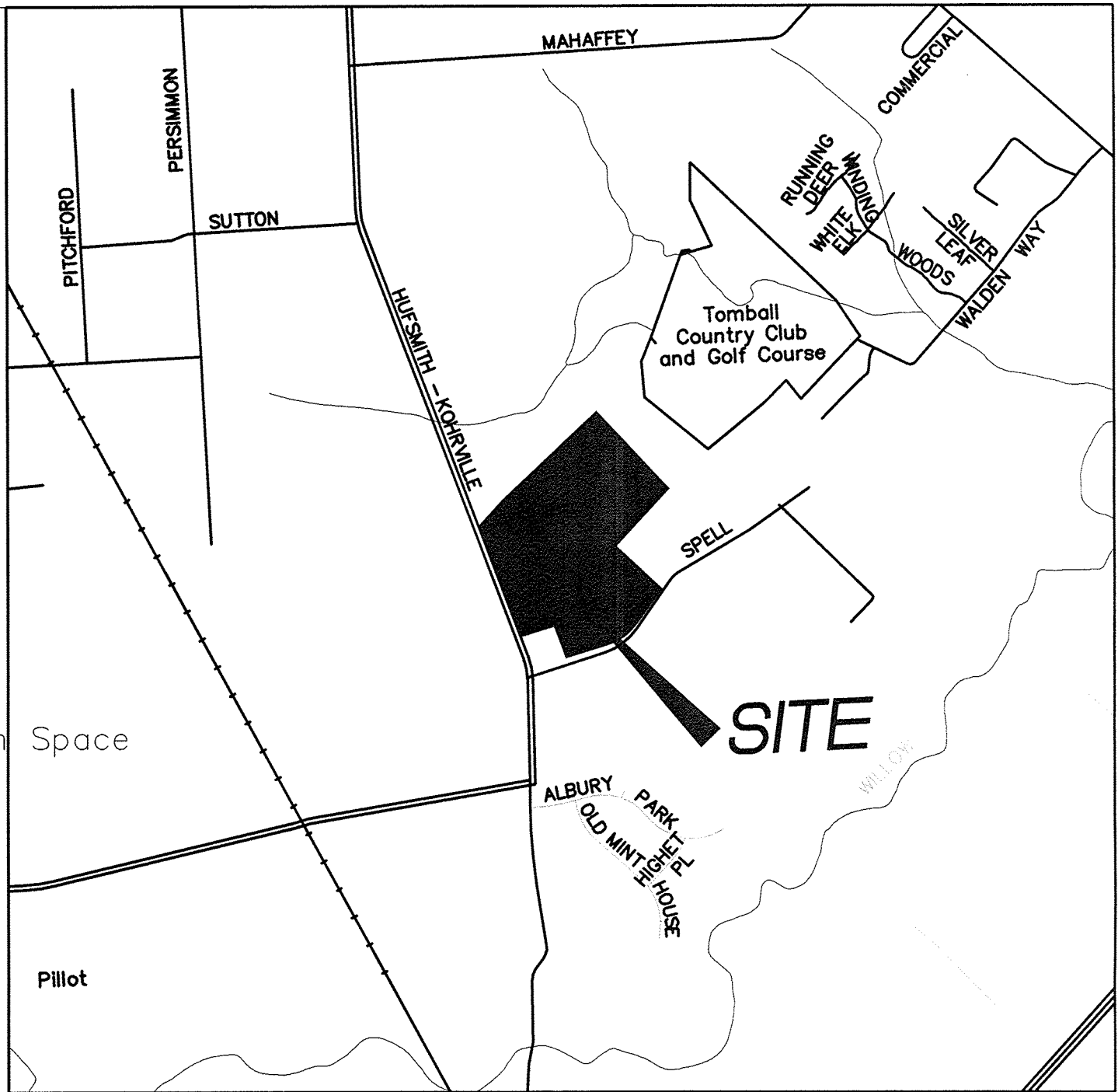
Alexander Estates Preliminary Plat

A RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
1.05 Acres
45,941 Sq Ft

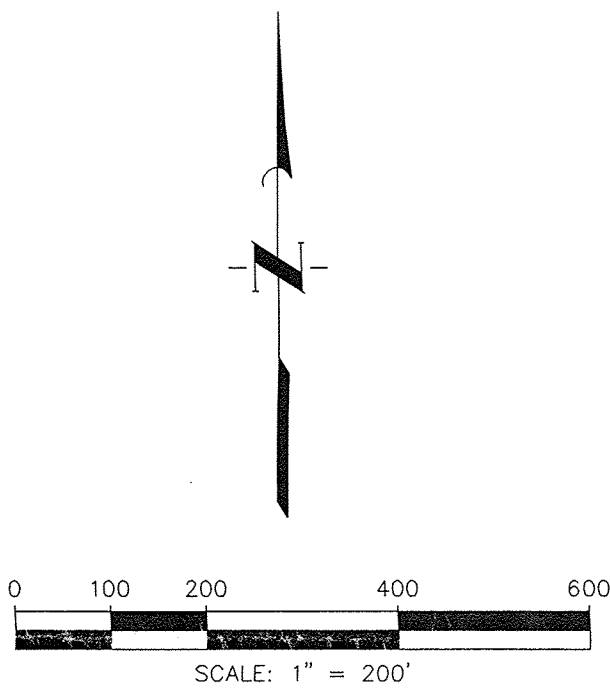
B RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
.88 Acres
38,645 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage, Detention, Landscape, Open Space
& Incidental Utility Purposes Only
8.12 Acres
353,993 Sq Ft

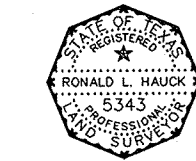
D RESTRICTED RESERVE "D"
Restricted to Access, Utility, Landscape, & Open Space
Purposes Only
.26 Acres
11,354 Sq Ft



VICINITY MAP
NTS



- NOTES:**
- All oil/gas or pipeline easements with ownership through the subdivision have been shown.
 - All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 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 gas lines, and 30 feet off centerline of high pressure gas lines.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Tomball Code of Ordinances at the time of the development of the property.
- Flood Information:
According to FEMA Firm Panel No. _____ (Effective Date _____), this property is in Zone _____.
- "X" and is within / not in the 0.2% Annual Chance Flood Plain or According to FEMA Firm _____.
- Panel No. _____ (Effective Date _____), this property is in Zone _____ and within the 1% Annual Chance Flood Plain.
- 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 of the 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.



Ronald L. Hauck
Texas Registration No. 20060029232

WE, THE CITY MANAGER AND CITY ENGINEER FOR THE CITY OF TOMBALL DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES

GEORGE SHACKELFORD
CITY MANAGER

LORI LAKATOS, P.E. C.F.M.
CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF TOMBALL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HERON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF _____, 2014.

BARBARA TEAGUE
CHAIRMAN

PRELIMINARY PLAT ALEXANDER ESTATES

A SUBDIVISION OF 70.3574, (3,064,768.34 s.f.) ACRES OF LAND AND
BEING A PARTIAL REPLAT OF TOMBALL GREENS
UNRESTRICTED RESERVE "C"
AS RECORDED IN F.C. NO. 440128, H.C.M.R.
OUT OF THE ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS
128 LOTS 4 RESERVES 4 BLOCKS
JUNE 2, 2014

DEVELOPER/OWNER:
BCDE, INC.
24522 CREEKVIEW ROAD
SPRING, TEXAS 7739

PLANNER/ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYOR
8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381
(281) 363-4039

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: June 9, 2014

Topic:

Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2015-2019.

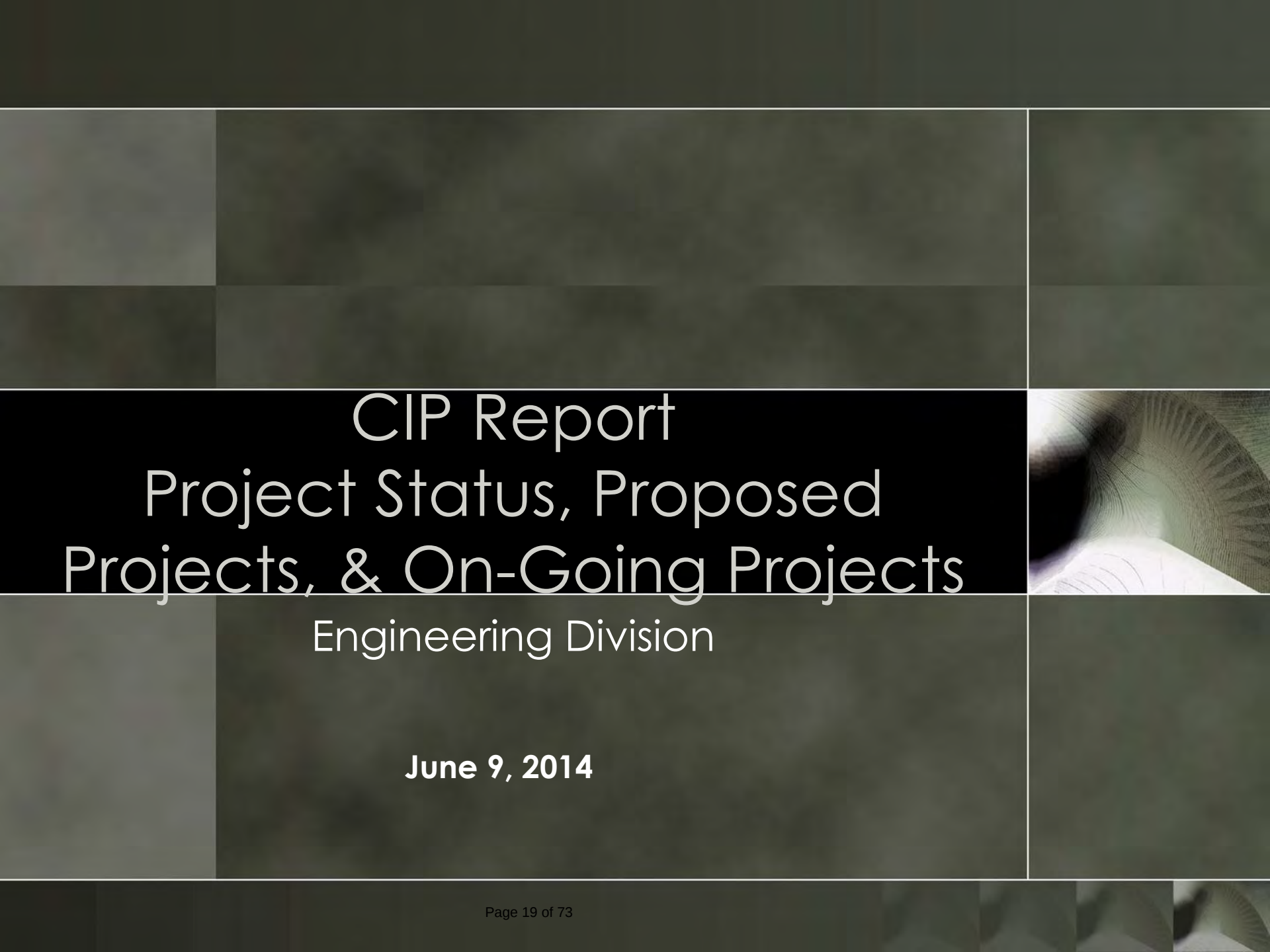
Background:**Origination:****Recommendation:****Funding:****Party(ies) responsible for placing this item on agenda:**

Brandy Harbolt, Engineering and Planning

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

ATTACHMENTS:

CIP Status Presentation



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

June 9, 2014

FY 14-18 Capital Improvement Projects

10 YEAR MASTER PLAN

- 10 Year Master Plan Update
- Medical District Sidewalks
- Hirschfield Utility Extensions
- Medical Complex Segment 3
- M121 Drainage Channel
- Rudolph Road & Utilities (Phase I)
- Hufsmith Water & Gas Improvements

COMPREHENSIVE PLAN

- Drainage Master Plan

LIVABLE CENTERS

- No Projects

COMMUNITY ADDITIONS

- Downtown Sidewalks

10 Year Master Plan FY 2014 – 2018 CIP Status

10 Year Master Plan



- Description: The 10 Year Master Plan is a planning tool to estimate growth within the city limits and ETJ from 2013 to 2023 and at ultimate buildout. This helps determine the infrastructure needs to accommodate growth and estimate the cost and impact fees related to the infrastructure improvements.
- FY 2013 Budget: \$150K
- Progress: The last 10 Year Master Plan was presented and accepted by the City Council on June 1, 2009. Impact fees were established for water, sanitary, and storm drainage through Ordinance 2009-12. A professional services agreement was executed December 7, 2012. The Land Use Assumptions and Capital Improvements Plan were adopted in June 2014. The Impact Fees are set to be adopted in August 2014.

Medical District Sidewalks



- Description: Proposed new 5' sidewalk along Graham Dr., from Tomball Regional Hospital to HEB, and Lawrence St., from Graham Dr. to Medical Complex. Approximately 4,000 ft of 5' sidewalk is proposed.
- FY 2013 Budget: \$400K
- Progress: A professional services contract was executed October 3, 2012. A construction contract was executed August 14, 2013. The project was completed in March 2014 under budget for \$268K.

Hirschfield Utility Extension



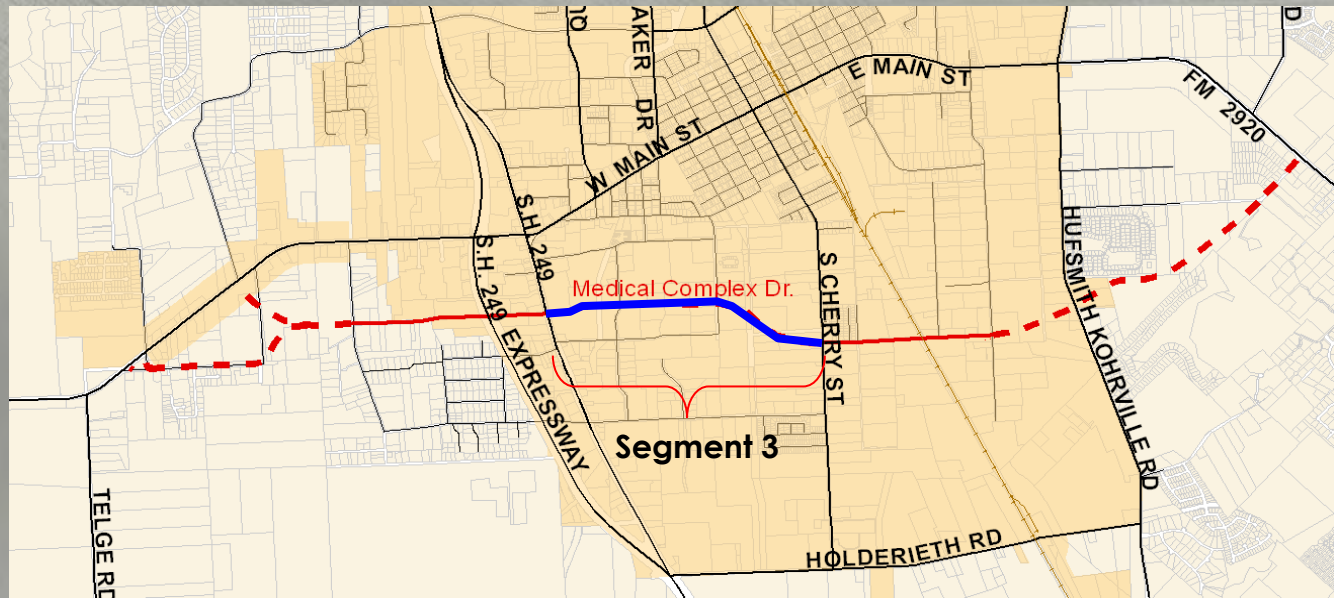
Description: Extension of 12" Water and 4" Gas Main along Business SH 249 and Hirschfield Rd. Approximately 1,200 LF

FY 2013 Budget: \$200K

- Progress: A professional services contract was executed March 12, 2013. Currently 1 easement has been dedicated and 1 easement is being requested to be dedicated for this project. The project is under construction by city crews and expected to be completed summer 2014.

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)

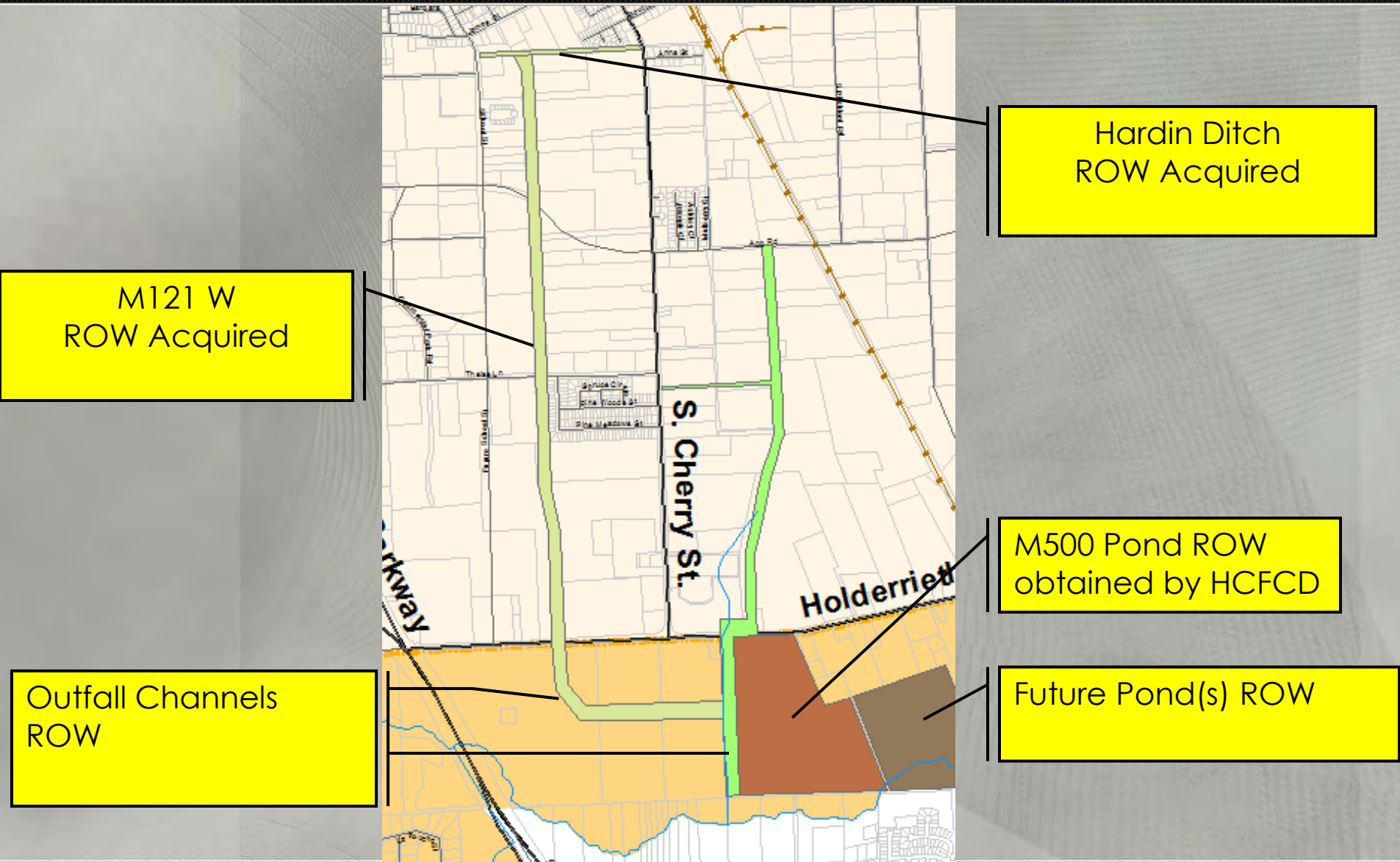
- **Progress:** The Preliminary Engineering Report (PER) was accepted by City Council July 6, 2009 with a cost estimate of \$4.6M for Segment 3. The PER established the corridor, set alignment, construction cost estimate, and ROW acquisition required. The final design contract was executed August 5, 2011. Property acquisition has been completed for 11 out of 12 properties. The construction contract was awarded March 2014 for \$5.8M 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 HCFCF. 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 and a contract was executed December 8, 2011 for land acquisition for 3 to 5 properties. The design is 95% complete and land acquisition is under way.

M121 West Drainage Channel

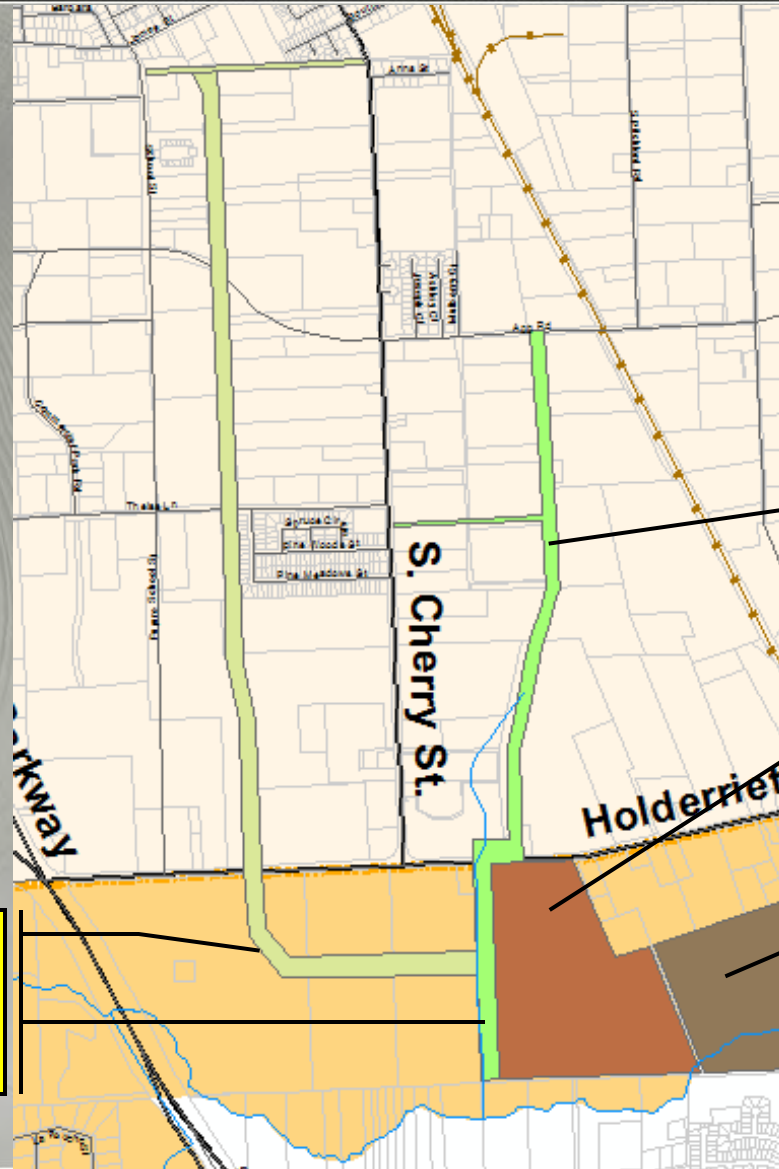


M121 East Drainage Channels

- 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



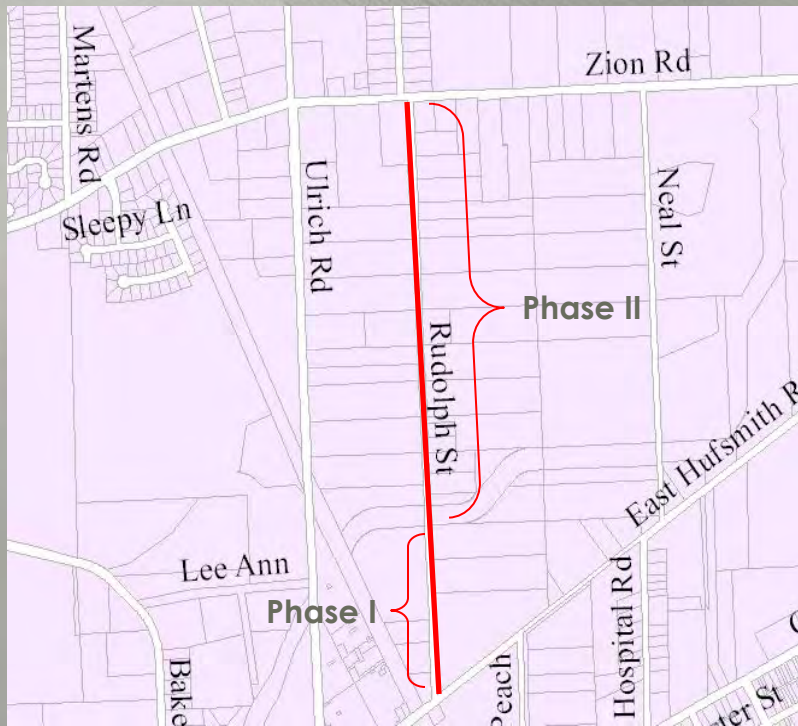
Outfall Channels

M121 E ROW to be
Acquired
(Limits being Evaluated)

M500 Pond ROW
obtained by HCFC

Future Pond(s) ROW

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 2012 Budget: \$200K

● 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 completed September 2012. Construction is on hold until funding is made available.

Hufsmith Water & Gas Improvements



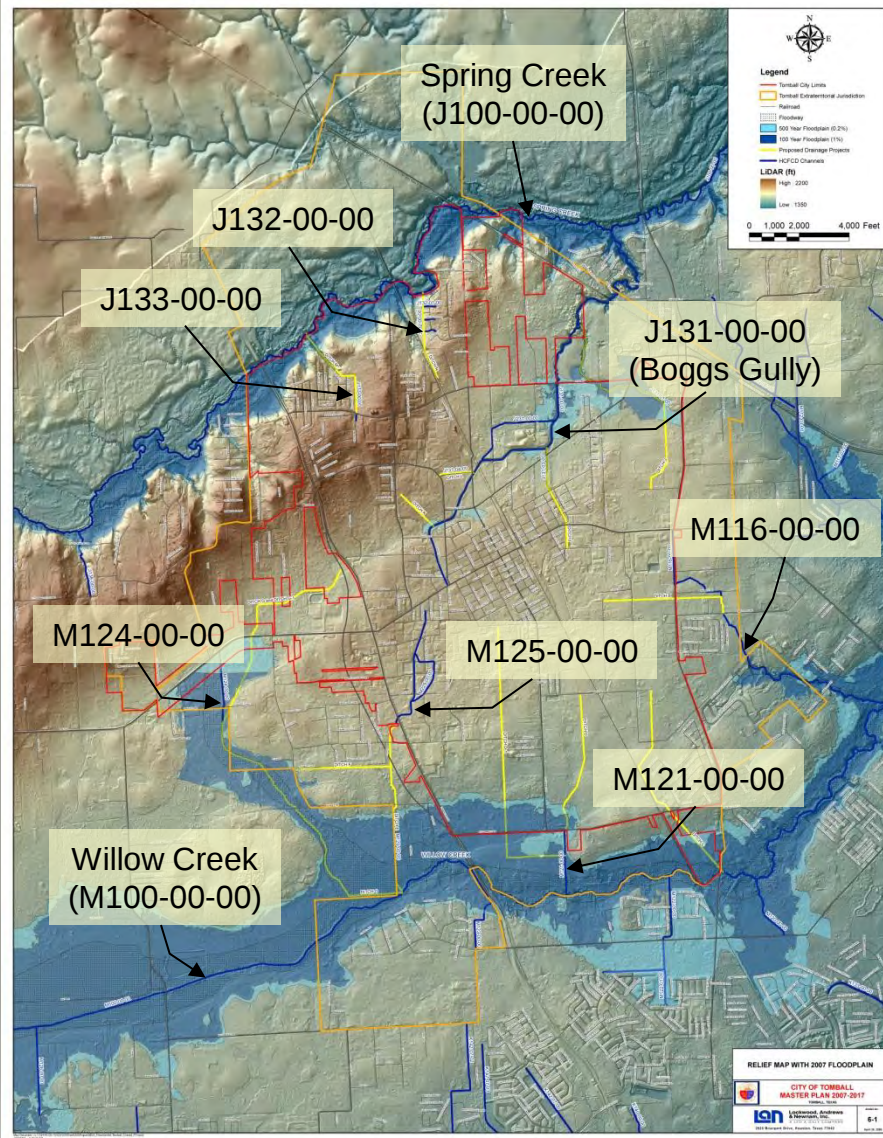
- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2012 Budget: \$514K

- 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 100% 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 acquisition offer letters have been issued and negotiations are on-going. The City has acquired 6 of 20 ROWs/Easements.

Comprehensive Plan FY 2014 – 2018 CIP Status

Drainage Master Plan



- Description: This plan will evaluate the city's existing storm drainage network, assess existing and proposed future drainage facility needs, and identify needed improvements based on projected future system demands. The plan will utilize the land use projections provided in the Comprehensive Plan to determine projected growth.
- FY 2012 Budget: \$125K
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Drainage Master Plan as an item to be implemented within three years. A contract was approved by City Council on May 16, 2011 with Rydan & Associates, LLC. for \$125K. The project was completed June 2014.

Livable Centers FY 2014 – 2018 CIP Status

No Projects

Community Additions FY 2014 – 2018 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 will workshop the sidewalks June 16, 2014.

Proposed FY 15-19 Capital Improvement Projects

10 YEAR MASTER PLAN

- Relocation of SH 249 Utilities
- M118 Drainage Channel South of Holderrieth Rd
- M121 East Drainage Channel
- M124 Drainage Channel
- M118 Drainage Channel North of Holderrieth Rd
- FM 2978 Water & Gas Loop, Sanitary Extension
- Medical Complex Drive (Segment 2)
- Hufsmith Water & Gas Improvements
- Zion Road Sidewalk Reconstruction
- Medical Complex Drive (Segment 4)
- Medical Complex Drive (Segment 5)
- Rudolph Road & Utilities (Phase I)
- Lawrence St. / Johnson St. Realignment
- Zion Sidewalks East of Quinn Rd.
- S. Persimmon Improvements

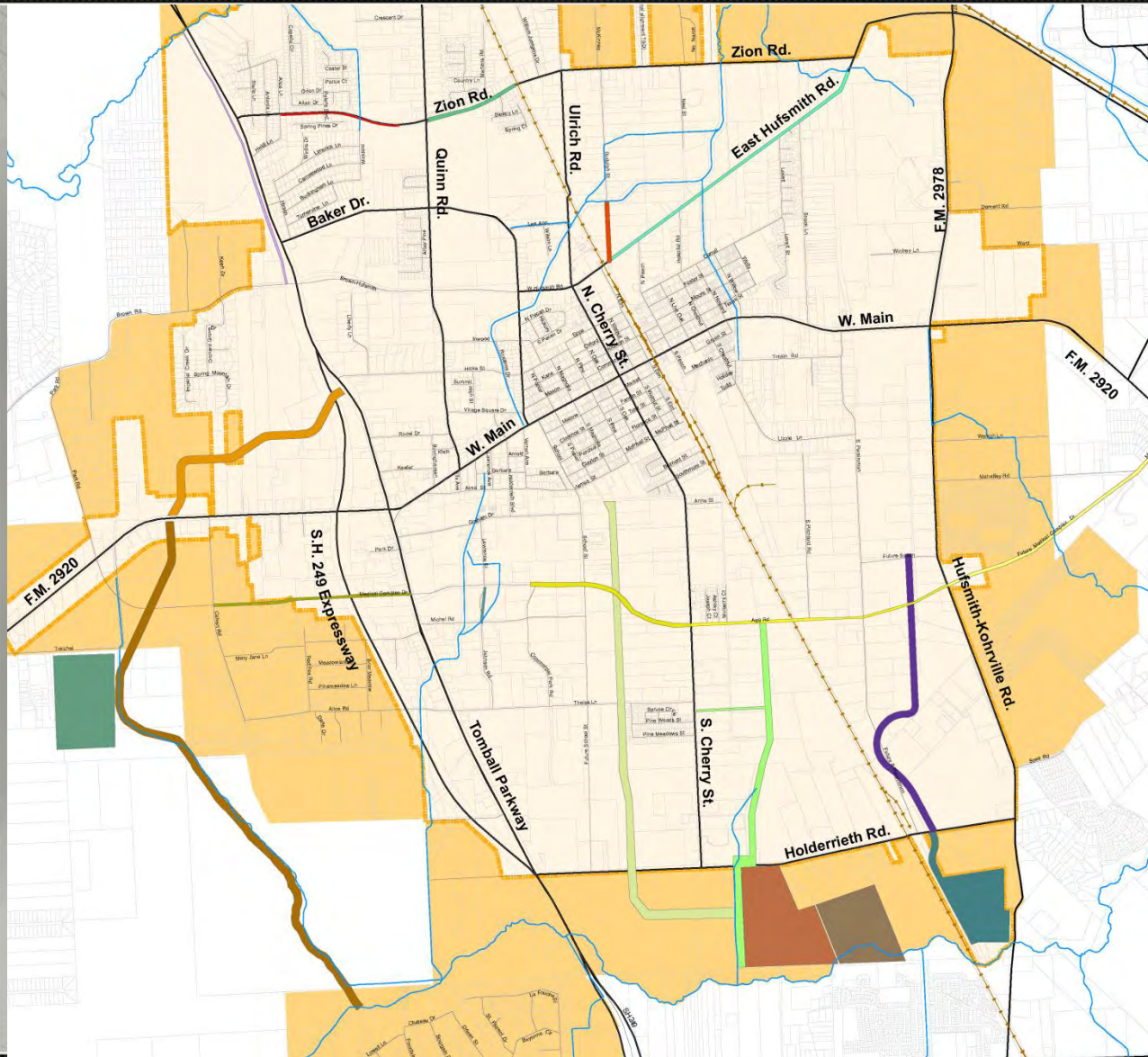
COMPREHENSIVE PLAN

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

LIVABLE CENTERS

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

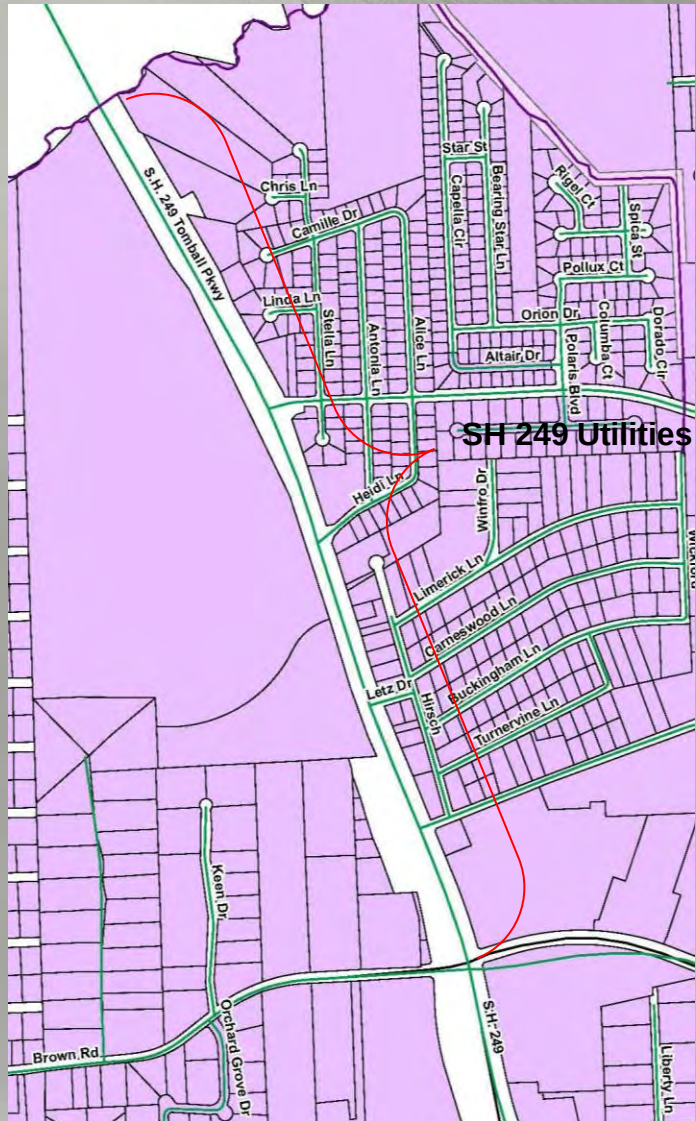
CIP Projects FY15-FY19





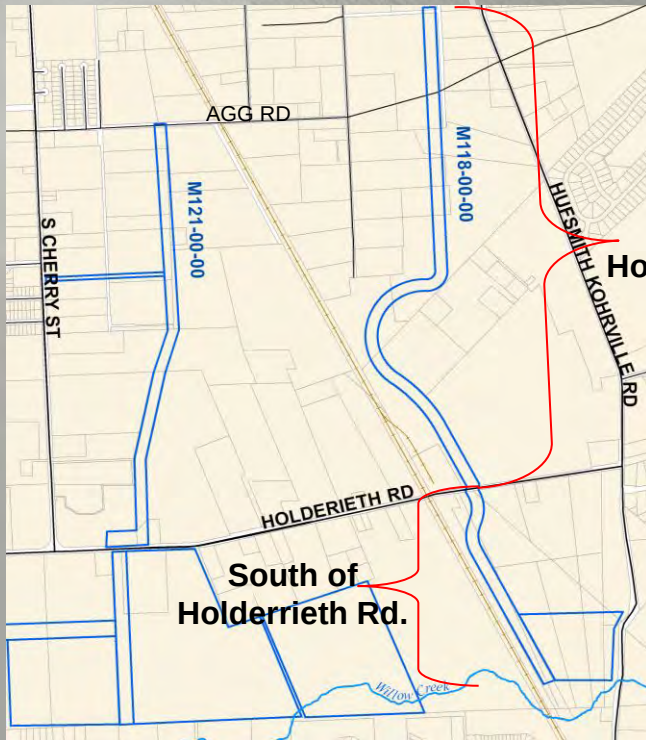
10 Year Master Plan FY 2015 – 2019 Proposed CIP Priority Ranking 1

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.
- FY 2015 Budget: \$150K
- Progress: Proposed Project

M118 Drainage & Detention Basin (South of Holderrieth Rd)



North of
Holderrieth Rd.

South of
Holderrieth Rd.

- **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:** \$3.6M

● **Progress:** The M118-00-00 Channel Outfall Project from Willow Creek north 365' includes 300 LF of drainage channel and the detention outfall improvements for Ditch M118-00-00 to Willow Creek. It also includes 180 LF of 36" pipe connecting the partially complete M118 Pond to the drainage channel. This construction project was completed January 2009 for \$210K.

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. No ROW has been acquired north of Holderrieth Rd.

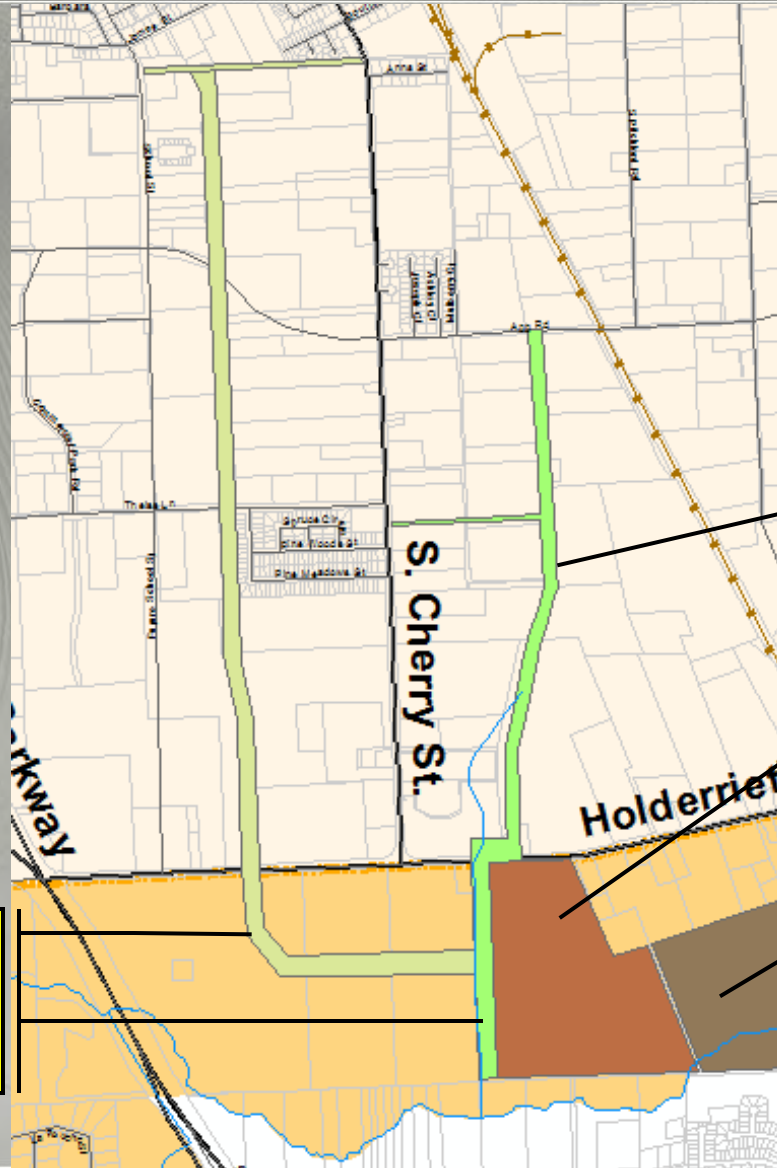
The PER established alignment, construction cost estimate, and ROW acquisition required. The PER was completed November 6, 2009 with a cost estimate of \$8.1M for the entire project. Design contract on hold until funding is made available.

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 2015 Budget: \$580K FY 2016 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



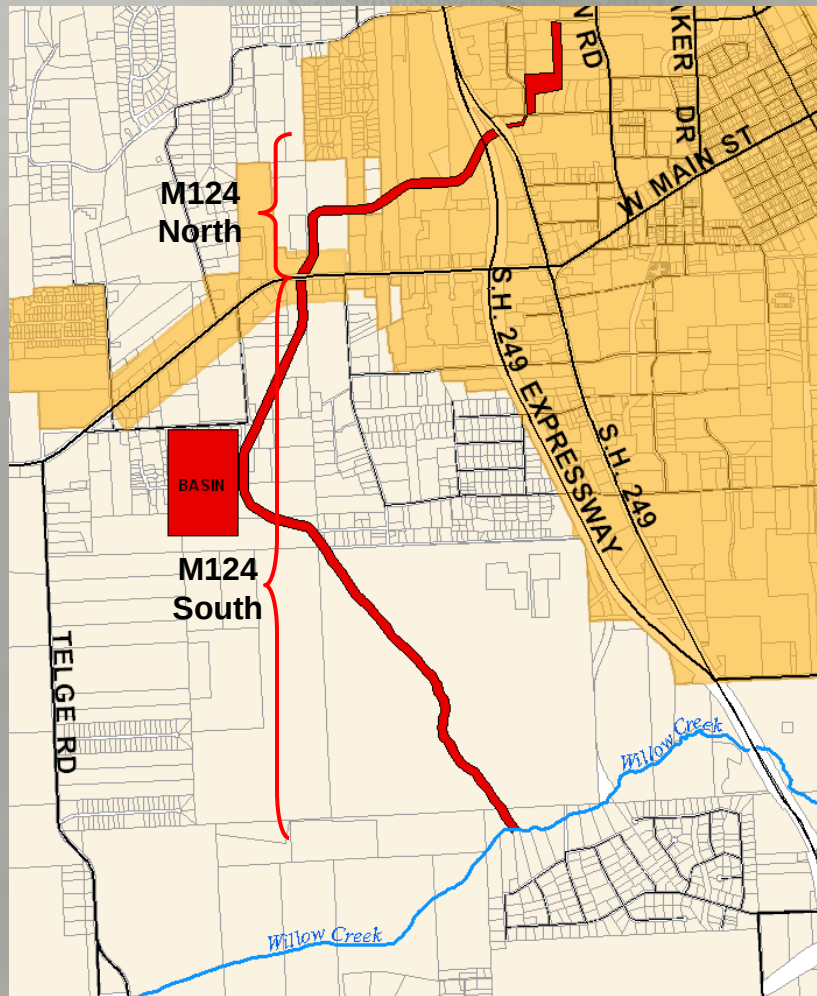
Outfall Channels
ROW

M121 E ROW to be
Acquired
(Limits being Evaluated)

M500 Pond ROW
obtained by HCFC

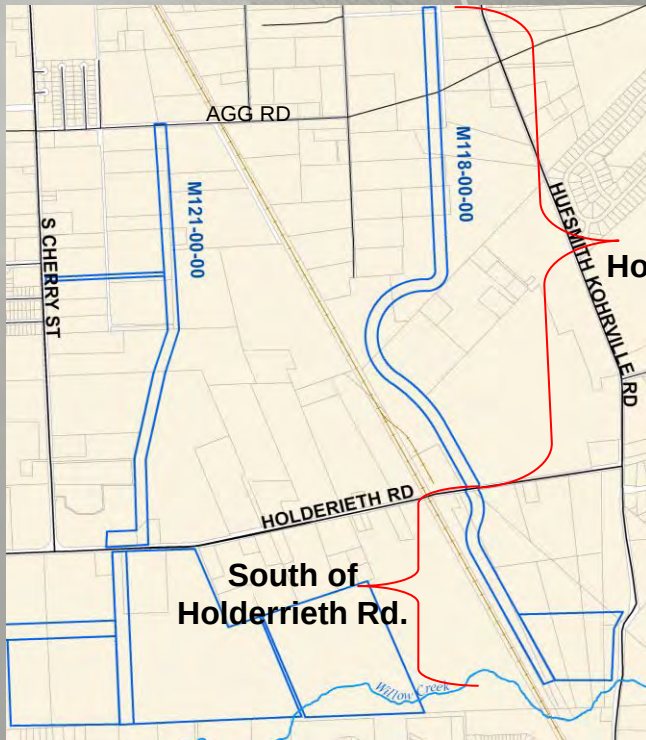
Future Pond(s) ROW

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 2015 Budget: \$1.7M
- FY 2016 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.

M118 Drainage & Detention Basin (North of Holderrieth Rd)



North of
Holderrieth Rd.

South of
Holderrieth Rd.

- **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:** \$1.1M

● **Progress:** The M118-00-00 Channel Outfall Project from Willow Creek north 365' includes 300 LF of drainage channel and the detention outfall improvements for Ditch M118-00-00 to Willow Creek. It also includes 180 LF of 36" pipe connecting the partially complete M118 Pond to the drainage channel. This construction project was completed January 2009 for \$210K.

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. No ROW has been acquired north of Holderrieth Rd.

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. 12 parcels need to be acquired north of Holderrieth Rd. Design contract on hold until funding is made available.

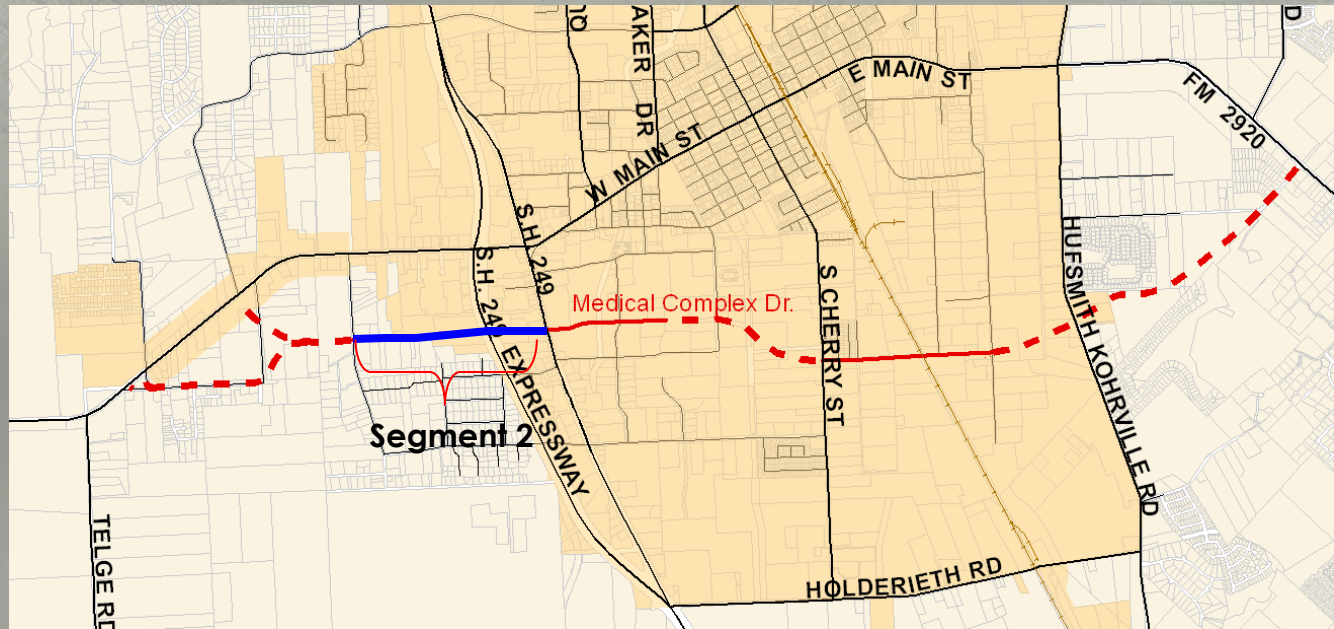
FM 2978 Water & Gas Loop Sanitary Extension



- 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 2015 Budget: \$4.3M
- FY 2016 Budget: \$2.7M
- Progress: Proposed Project

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 2015 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 2014 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.

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 2014 Budget:** \$450K **FY 2015 Budget:** \$50K **FY 2016 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.

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

Hufsmith Water & Gas Improvements

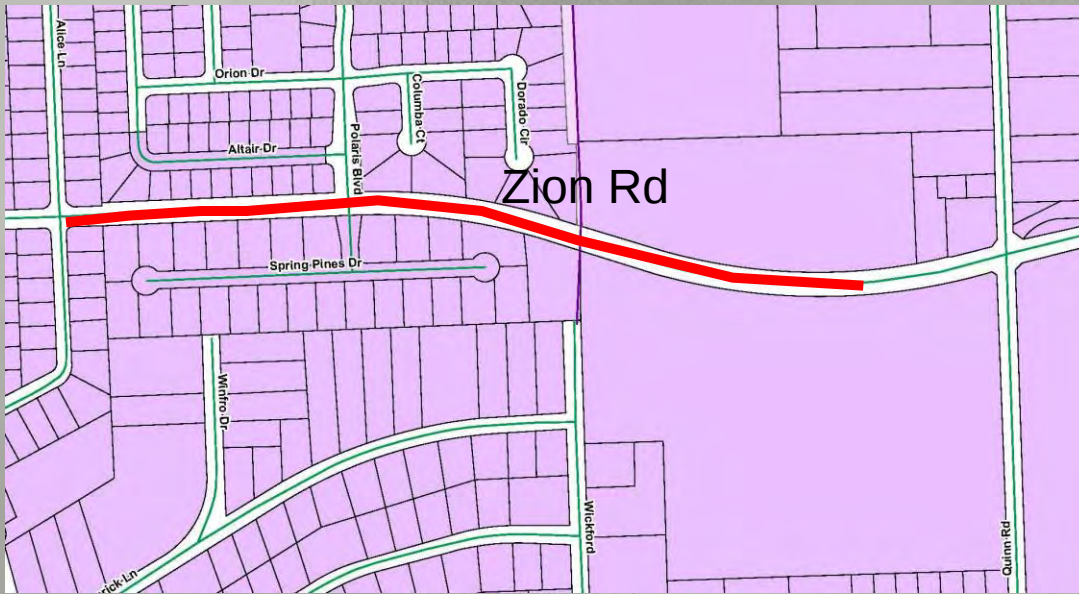


- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2016 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 2015 Budget: \$350K
- 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: \$25K
- 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

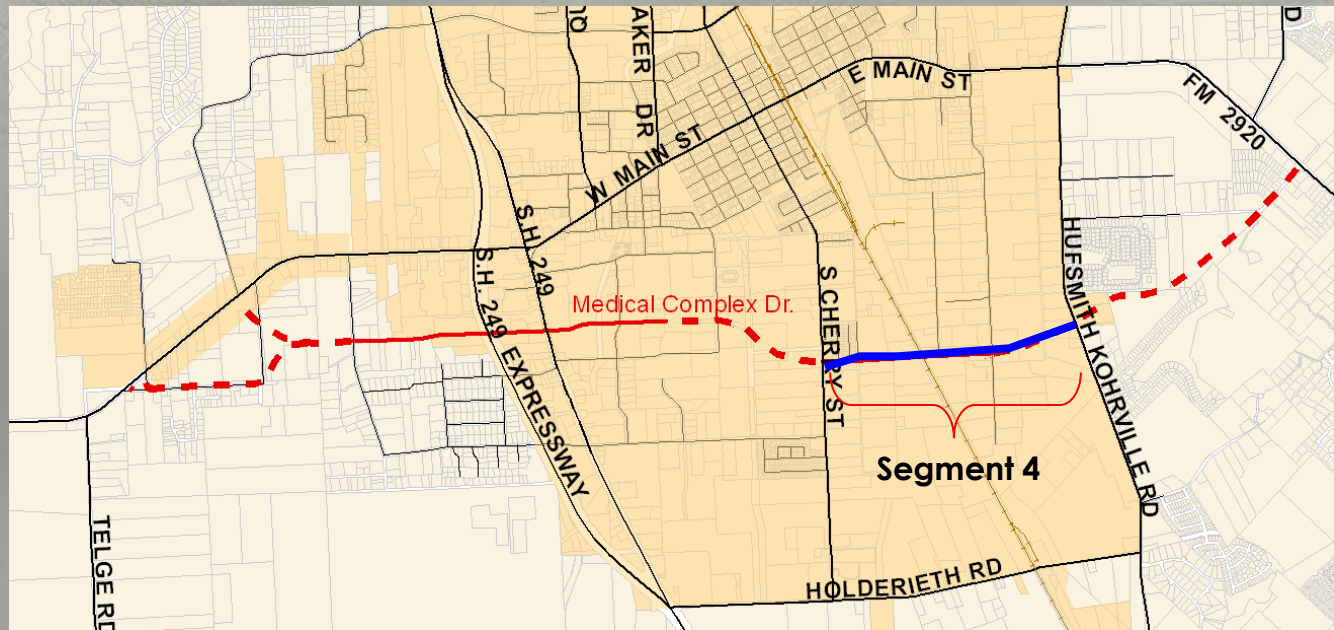


- **Description:** This plan will further develop the vision outlined in the Comprehensive Plan for a well connected system of trails, sidewalks, pedestrian ways and amenities. It will provide the regulatory framework for ensuring the extension of the network in conjunction with public and private development. 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

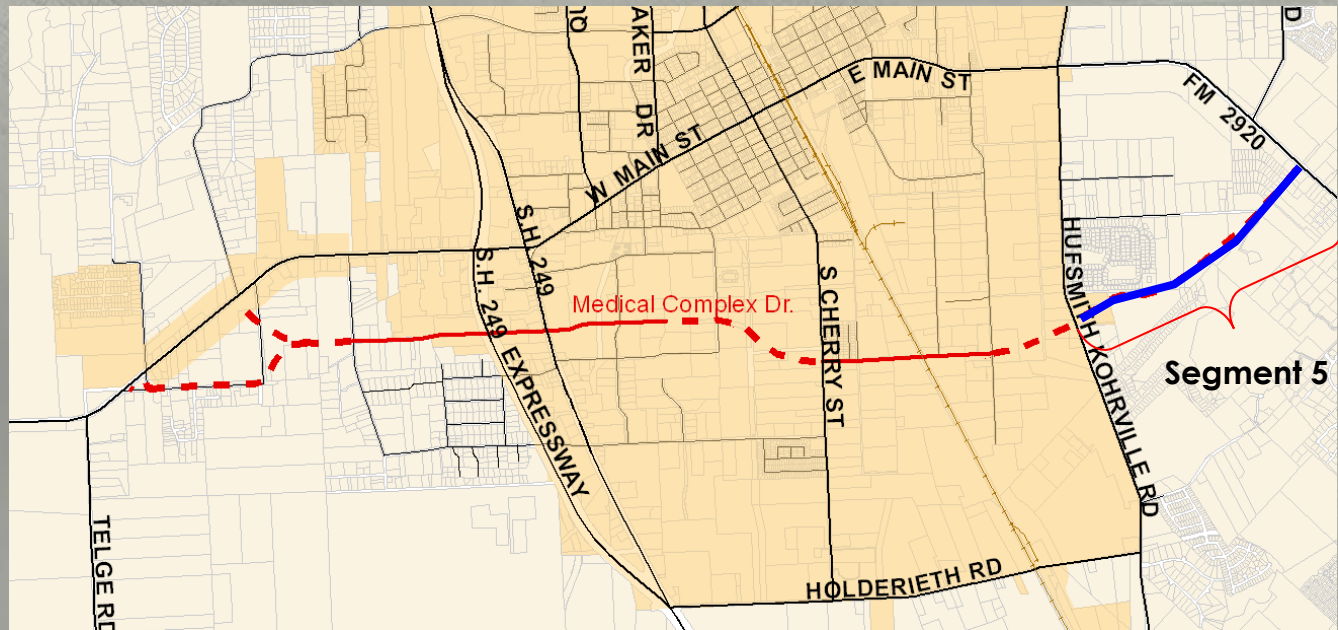
SEGMENT 4



- **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).
- **FY 2015 Budget:** \$75K **FY 2016 Budget:** \$1.3M
- **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.

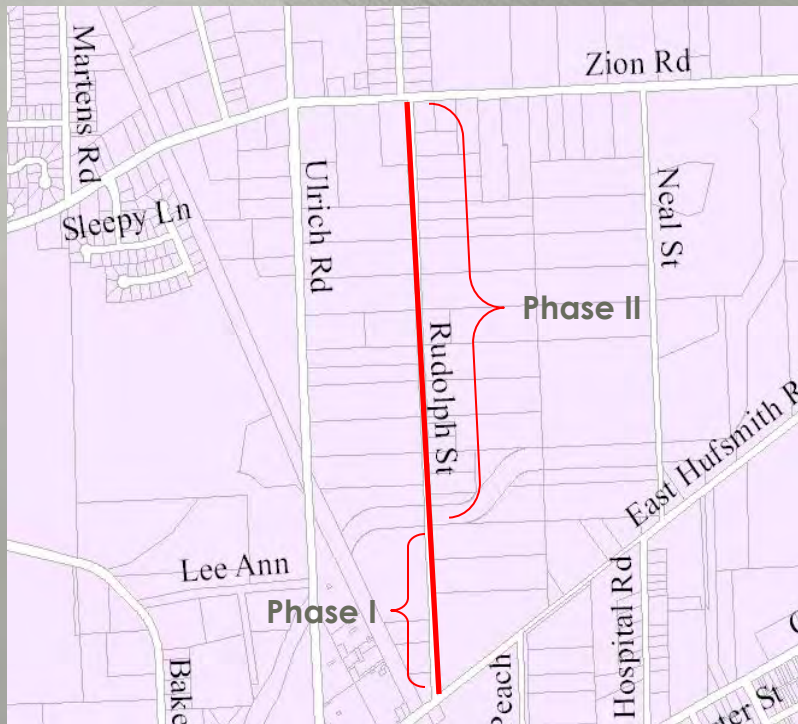
Medical Complex Dr. Extension

SEGMENT 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 2015 Budget: \$75K FY 2016 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 2015 Budget: \$1.9M

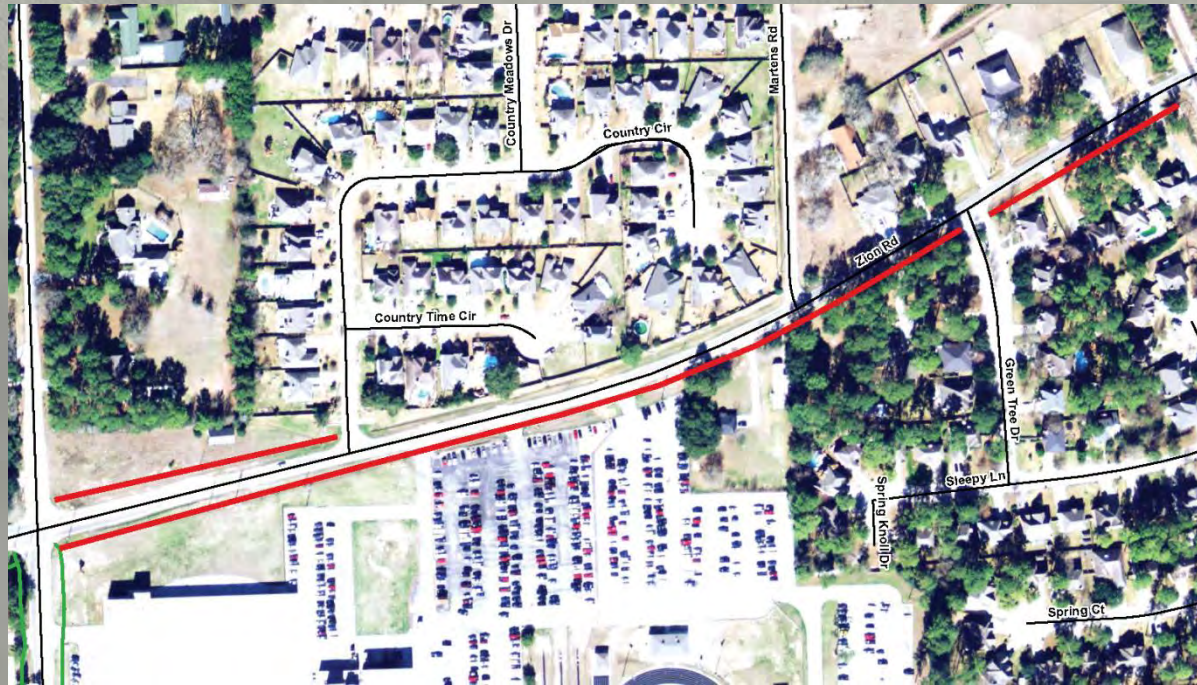
● Progress: Proposal negotiated with Consultant for PER for Rudolph (both Phases). A Professional Services contract was executed in 12/07 to perform the necessary surveying and prepare the individual metes and bounds descriptions for utility easements and ROW dedications. All Phase I parcels have been 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



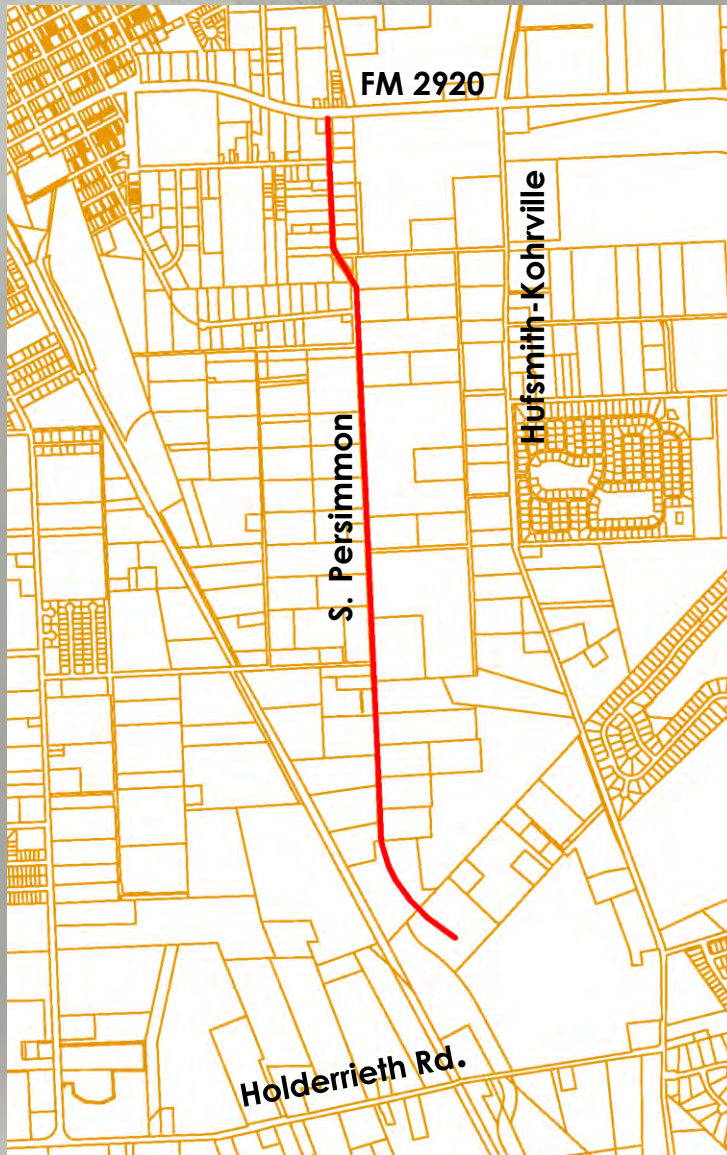
- Description: Realignment of the Lawrence St. / Johnson St. from Medical Complex to Michel. The project includes land acquisition and providing street and utility improvements to current standards. The street is currently connected to the Cobble Creek Apartments Parking Lot.
- FY 2017 Budget: \$570K
- Progress: Proposed Project

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 2017 Budget: \$210K
- Progress: Proposed Project

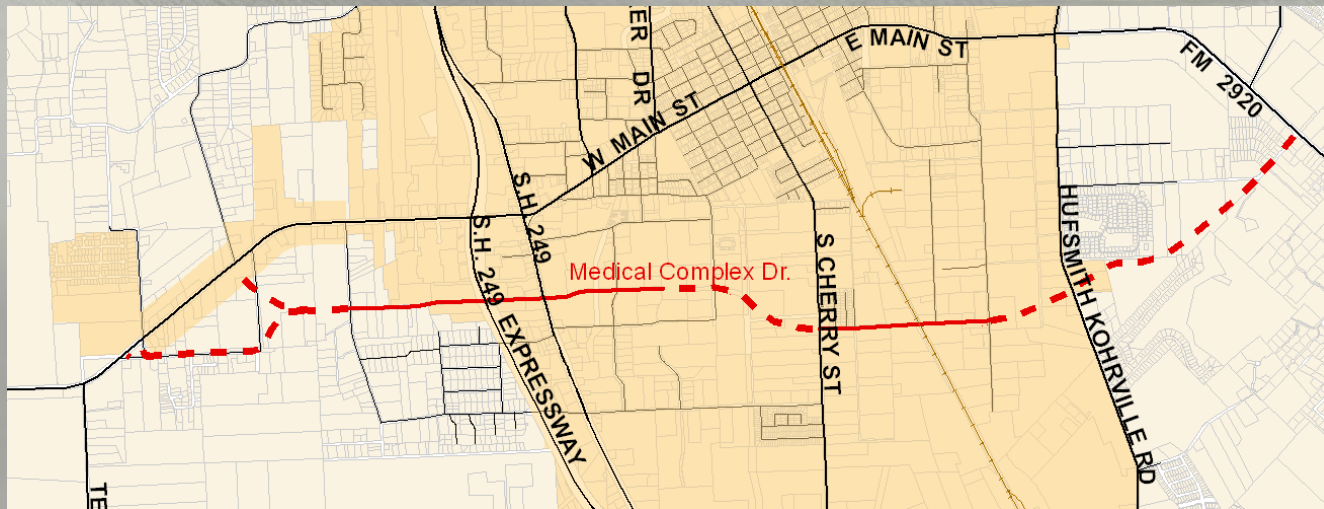
S. Persimmon Improvements



- 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 2017 Budget: \$12M (Design and Construction Only, Excludes Land and Easement Acquisition)
- Progress: Proposed Project

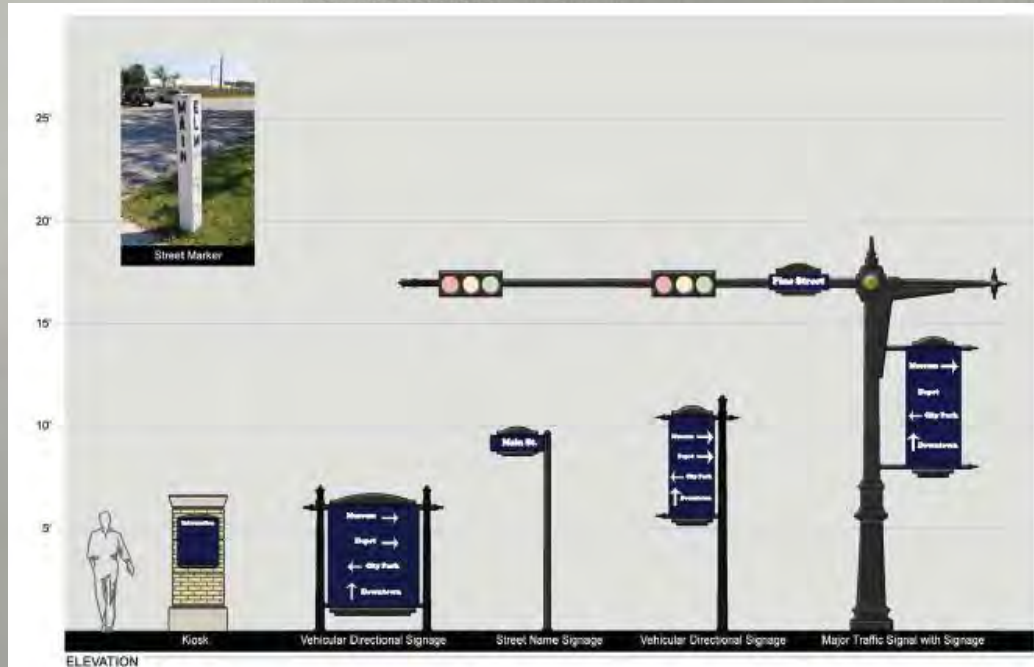
Comprehensive Plan FY 2015 – 2019 Proposed CIP Priority Ranking 3

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 2017 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

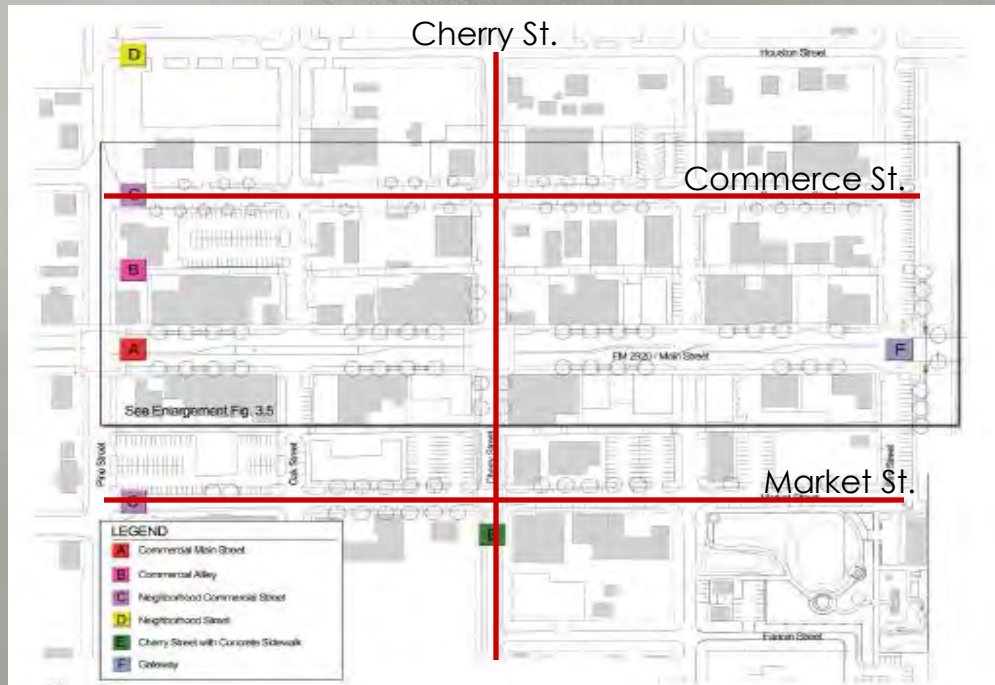


- **Description:** The purpose of the wayfinding plan is to develop a comprehensive citywide signage system designed to identify and direct residents and visitors to destinations throughout the city as well as promote a sense of arrival at key city gateways. The plan will consist of two elements: downtown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

- **FY 2017 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

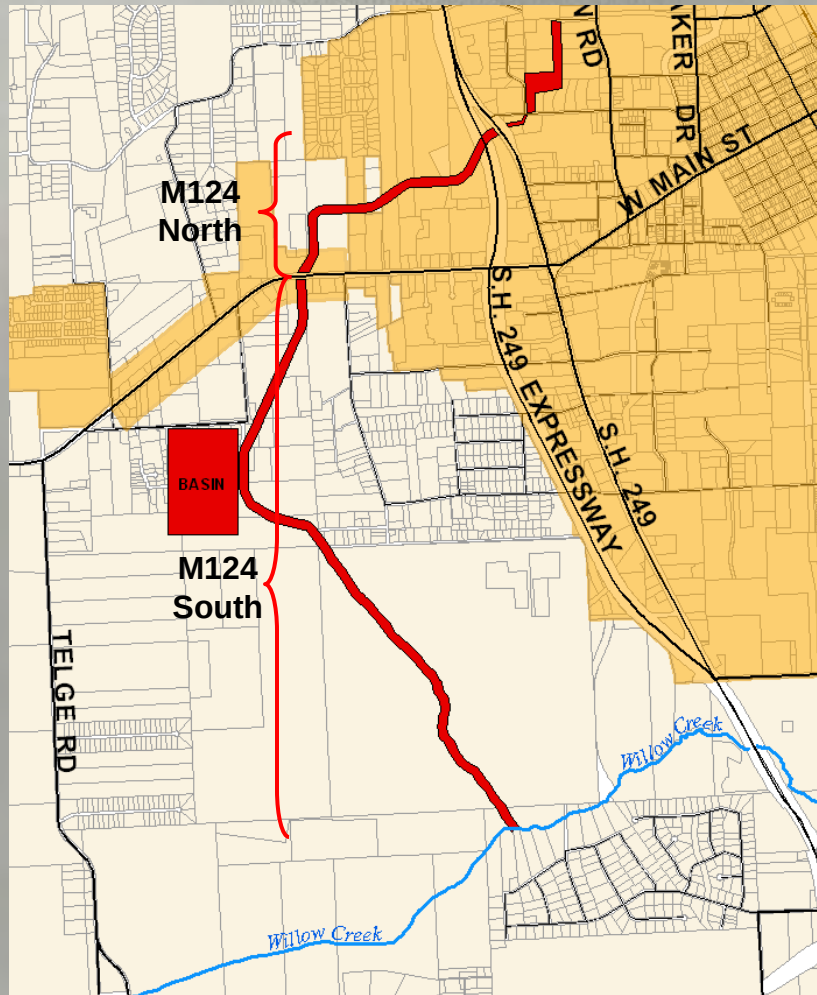


- **Description:** The plan recommends a number of street reconstruction projects on Commerce, Market, and Cherry Streets to be completed within the next six years. These projects include streetscape enhancements, landscaping, detention, and sidewalk improvements in the study area. Engineering proposes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

- **FY 2018 Budget:** \$1.0M **FY 2019 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



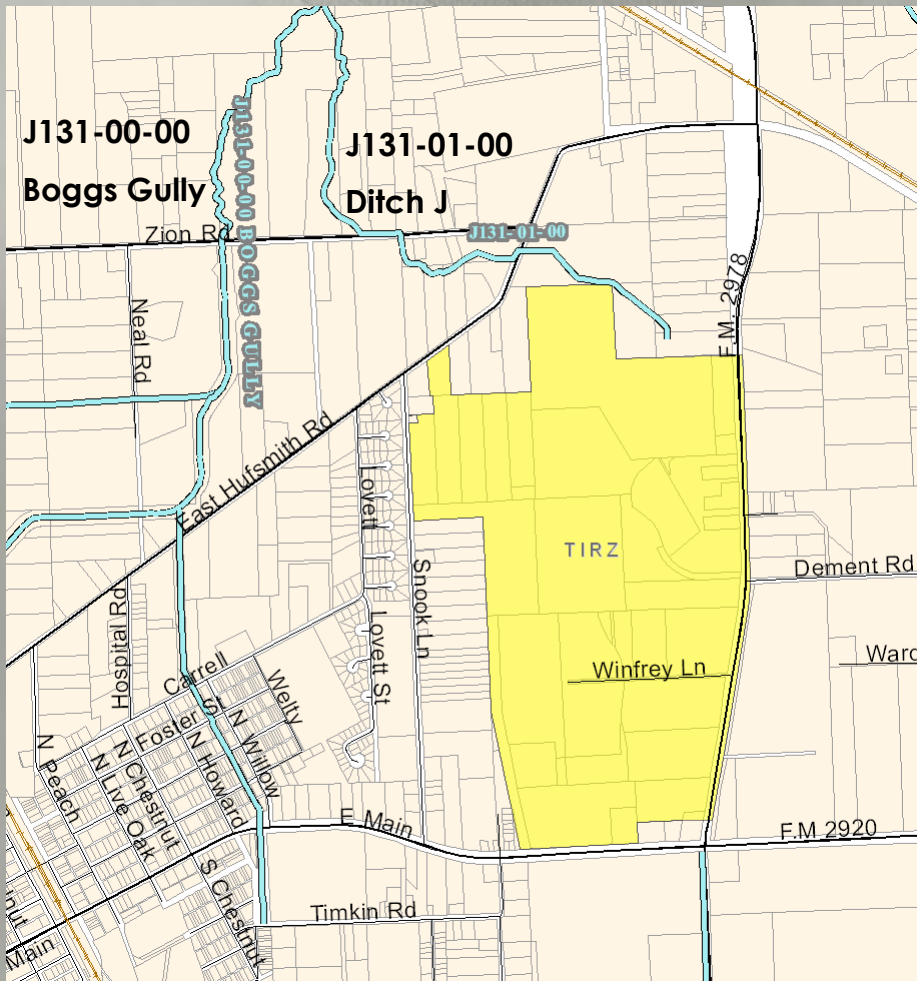
- Description: The M124 basin occupies a major portion of the westerly area of Tomball, outfalling to Willow Creek. Project to mitigate channel and loss of existing floodplain storage. The project has been divided into M124 North, described as area north of FM 2920 to SH 249, and M124 South, described as area south of FM 2920.
- FY 2014 Budget: \$1.7M
- FY 2015 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.

M116 Drainage Channel



- Description: The M116-00-00 basin generally occupies an easterly section of Tomball and an area south of FM 2920, east of the Railroad tracks and north of M118 basin. Project to provide recommendations for channel improvements that may reduce/eliminate the need for on-site detention.
- FY 10-14 Budget: No funds have been allocated
- Progress: None

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 10-14 Budget: No funds have been allocated
- Progress: None

Council Approved CIP Projects

(Budget FY14-18)

- Downtown Sidewalks