

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



MONDAY, JUNE 13, 2011

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, June 13, 2011 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
 - Joint City Council / Planning and Zoning Commission Meeting: Monday, July 18, 2011 at 5:00 p.m. – 401 Market Street, Tomball, Texas 77375

- 4.0 Consideration to Approve the Minutes of the regular Planning and Zoning Commission Meeting of May 9 2011.
- 5.0 New Business:
- 5.1 Receipt of Minor Plat; **PINE COUNTRY OF TOMBALL SECTION THREE REPLAT**; A residential subdivision of 29.4207 acres comprised of 5 residential estate acreage lots and being a Replat of Pine Country of Tomball, Section Three, a residential subdivision of 29.4207 acres comprised of 4 residential estate acreage lots as recorded in H.C. Film Code #632143, located in the John Edwards Survey, A-20 and the Chauncey Goodrich Survey A-311, City of Tomball, Harris County, Texas. (For informational purposes only, no action to be taken)
 - 5.2 Consideration and possible action regarding **LESLIE'S PARK REPLAT**: A subdivision of 1.7291 acres of land in the Joseph House Survey, A-34, Harris County, Texas; being a partial Replat of Leslie's Park, originally recorded in Film Code No. 400005, Harris County Map Records.
 - 5.3 Consideration and possible action regarding **WAUKESHA PEARCE TOMBALL FINAL PLAT**; A subdivision of 5.7864 Acres; located in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, TX.
 - 5.4 Consideration and possible action regarding **POINT SOUTH BUSINESS PARK PRELIMINARY PLAT**; Being a subdivision of 3.9078 acres of land out of the Claude M. Pillot Survey, Abstract No. 632, in the City of Tomball, Harris County, Texas.
 - 5.5 Consideration and possible action regarding **THE POINT PRELIMINARY PLAT**; Being a subdivision of 6.3637 acres of land out of the Claude M. Pillot Survey, Abstract No. 632, in the City of Tomball, Harris County, Texas.
 - 5.6 Presentation to discuss Planning and Zoning Commission Roles and Responsibilities and the Minor Platting Process.
 - 5.7 Review and presentation of five year CIP 2012 – 2016
 - 5.8 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2012 – 2016
- 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 9th day of June 2011 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding 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 13, 2011

Topic:

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	

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

- Joint City Council / Planning and Zoning Commission Meeting: Monday, July 18, 2011 at 5:00 p.m. – 401 Market Street, Tomball, Texas 77375

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	

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Consideration to Approve the Minutes of the regular Planning and Zoning Commission Meeting of May 9 2011.

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

Engineering and Planning

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

ATTACHMENTS:

P&Z Minutes 05.09.11

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

MONDAY, MAY 9 2011



6:00 P.M.

1.0 Call to Order

The meeting was called to order by Chairman Wallace at 6:00 p.m. Other members present were:

Commissioner Hudgens
Commissioner Tague
Commissioner Mottershaw
Commissioner Crofoot

Others present:

Assistant City Engineer – Lori Lakatos
Engineering & Planning Senior Administrative Assistant – Brandy Pate
City Attorney – Loren Smith

2.0 Public Comments and Receipt of Petitions:

- Lisa Daniels, resident of 403 Epps Street spoke regarding her interest in establishing a Tomball Restoration Home Group.

3.0 Reports and Announcements:

Lori Lakatos, Assistant City Engineer announced City Council Meetings will now be held at 6:00 p.m. instead of 7:00 p.m.

Chairman Wallace announced the expiring terms of Commissioner Crofoot and Commissioner Mottershaw and presented them with a certificate of appreciation.

4.0 Motion was made by Commissioner Tague to Approve the Minutes of the regular Planning & Zoning Commission meeting of April 11, 2011; second by Commissioner Hudgens.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration and possible action regarding WAUKESHA PEARCE PRELIMINARY PLAT; A subdivision of 5.7864 Acres; located in the Joseph**

Draft

House Survey, Abstract No. 34, City of Tomball, Harris County, TX.

Lori Lakatos, Assistant City Engineer presented comment recommendations.

Commissioner Tague made a motion to Approve **WAUKESHA PEARCE PRELIMINARY PLAT**; with contingencies; second by Commissioner Mottershaw.

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Crofoot to adjourn; second by Commissioner Mottershaw.

Motion carried unanimously.

Meeting adjourned at 6:09 p.m.

PASSED AND APPROVED this _____ day of _____ 2011.

Brandy Pate
P&Z Commission Secretary

Lori Wallace
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Receipt of Minor Plat; **PINE COUNTRY OF TOMBALL SECTION THREE REPLAT**; A residential subdivision of 29.4207 acres comprised of 5 residential estate acreage lots and being a Replat of Pine Country of Tomball, Section Three, a residential subdivision of 29.4207 acres comprised of 4 residential estate acreage lots as recorded in H.C. Film Code #632143, located in the John Edwards Survey, A-20 and the Chauncey Goodrich Survey A-311, City of Tomball, Harris County, Texas. (For informational purposes only, no action to be taken)

Background:

Origination:

Recommendation:

Funding:

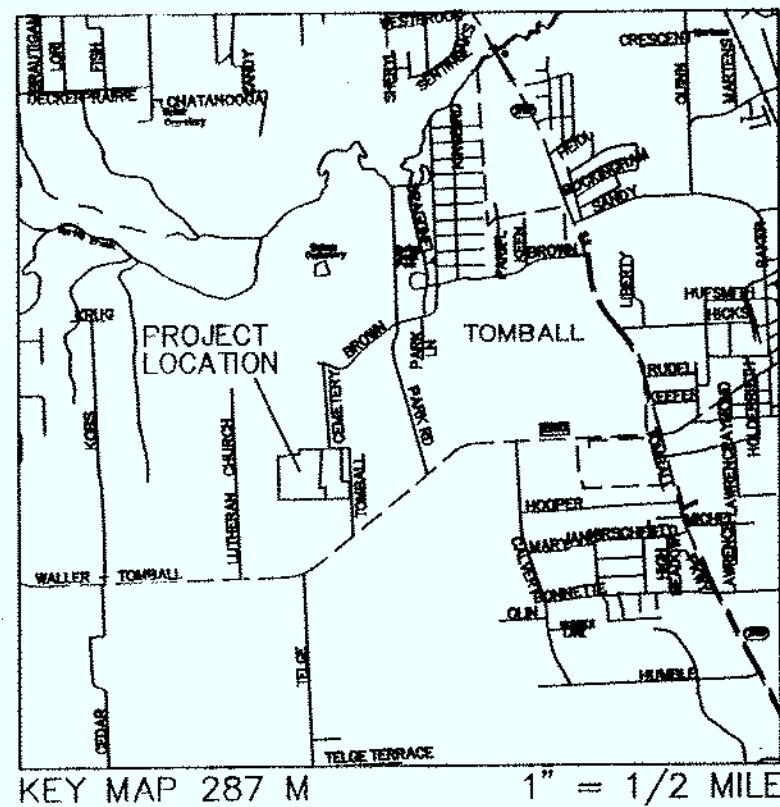
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

Pine Country of Tomball Section III Replat



We, 1) The Joseph Family Limited Partnership, LTD., owners of Tracts 2 by and through Russell E. Brown, Trustee; 2) Russell E. Brown, Individually, owner of Tract 4 by and through Russell E. Brown; 3) Gerber Urias and wife Nelmi Urias owners of Tract 3 by and through Gerber and Nelmi Urias; and 4) Gerber Urias and sister Melva Gladis Urias owners of Tracts 1 and 5 by and through Gerber and Melva Gladis Urias hereinafter referred to as owners (whether one or more) of the 29.4207 acre tract described in the above and foregoing plat of Pine Country of Tomball Section Three, do hereby make and establish said subdivision of said property according to all liens, dedications and 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 purpose 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 do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch, diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen (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 easements, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, building, 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.

WITNESS my hand in the City of Tomball this 1st day of June, 2011.

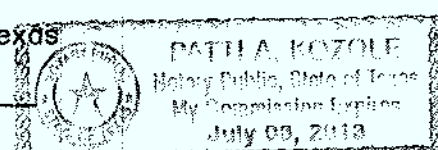
Russell E. Brown, Trustee Russell E. Brown
Russell E. Brown, Trustee Russell E. Brown, Individually
Gerber Urias Nelmi Urias Melva Gladis Urias
Gerber Urias Nelmi Urias Melva Gladis Urias

BEFORE ME, the undersigned authority, on this day personally appeared Russell E. Brown, Trustee & Individually, Gerber Urias, Nelmi Urias, and Melva Gladis Urias; known to me to be the persons whose names are 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 1 day of June, 2011.

Notary Public in and for the State of Texas

My Commission Expires:



NOTES

- #1 All oil/gas pipeline or pipeline easements with ownership through the subdivision have been shown.
- #2 All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- #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 setback of minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- #4 This plat does not attempt to amend or remove any valid covenants or restrictions.
- #5 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:
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.

FLOOD INFORMATION:
According to FEMA Flood Panel No. 48201C 0210 L (Effective Date June 18, 2007), this property is in Zone "X" and not within the 0.2% Annual Chance Flood Plain.

TRACTS	ACREAGE	SQUARE FT.
Tract 1	4.5030	196,150.68
Tract 2	8.7563	381,424.42
Tract 3	2.8886	125,827.41
Tract 4	9.4922	413,480.23
Tract 5	3.5001	152,464.35
C.O.T. ROW	0.2805	12,218.48
TOTAL	29.4207	1,281,565.57

I, Tony Swonke, 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'); and that the plat boundary corners have been tied to the nearest survey corner.



Tony P. Swonke Registered Professional Land Surveyor No. 4767

We, the Joseph Family Limited Partnership, LTD., owners and holders of liens against the property described in the plat known as Tracts 1, 3, and 5 - Pine Country of Tomball Subdivision Section Three, said liens being evidenced by instruments of record in Film Code No's 20100023245 and 2010221380 d/s, do hereby in all things subordinate our interest in said property to the purpose and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

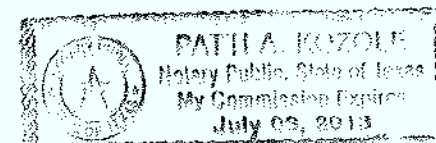
WITNESS our hands in the City of Tomball, Texas, this 1 day of June, 2011.

Russell E. Brown, Trustee
Russell E. Brown, Trustee

BEFORE ME, the undersigned authority, on this day personally appeared Russell E. Brown, Trustee; 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 1 day of June, 2011.

Notary Public in and for the State of Texas- My Commission Expires



This is to certify that the Planning & Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Pine Country of Tomball Section Three 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 1 day of June, 2011.

By: Lori Wallace By: Chairman
Lori Wallace 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's Ordinances.

City Manager- George Shackelford

Acting City Engineer- Lori Lakatos, PE

CITY OF TOMBALL

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements and rights-of-way 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 1 day of June, 2011.

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

I, Stan Stanart, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this 1 day of June, 2011, at 10 o'clock AM, and duly recorded on the 1 day of June, 2011, at 10 o'clock AM, and in Film Code No. 20110223979 of the Map Records of Harris County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, Texas, the day and date last above written.

Stan Stanart
Clerk of the County Court
Harris County, Texas

By: Deputy

OWNERS

Tract 2-- The Joseph Family Limited Partnership, LTD. Russell E. Brown, Trustee
16011 Pine Country Blvd.- Tomball, Texas 77377
830-688-1659

Tract 3-- Gerber Urias and wife Nelmi Urias, Individually
14310 Cypress Green Rd.- Cypress, Texas 77429
281-961-5603

Tract 4-- Russell E. Brown, Individually
16011 Pine Country Blvd.- Tomball, Texas 77377
830-688-1659

Tracts 1 and 5-- Gerber Urias and sister Melva Gladis Urias, Individually
14310 Cypress Green Rd.- Cypress, Texas 77429
281-961-5603

ENGINEER

DPK Engineering LLC
32719 Windsor Terrace
Fulshear, TX 77441
281-346-2616

SURVEYOR

Tony Swonke Land Surveying
700 Kane Street
Tomball, Texas 77375
281-351-7789

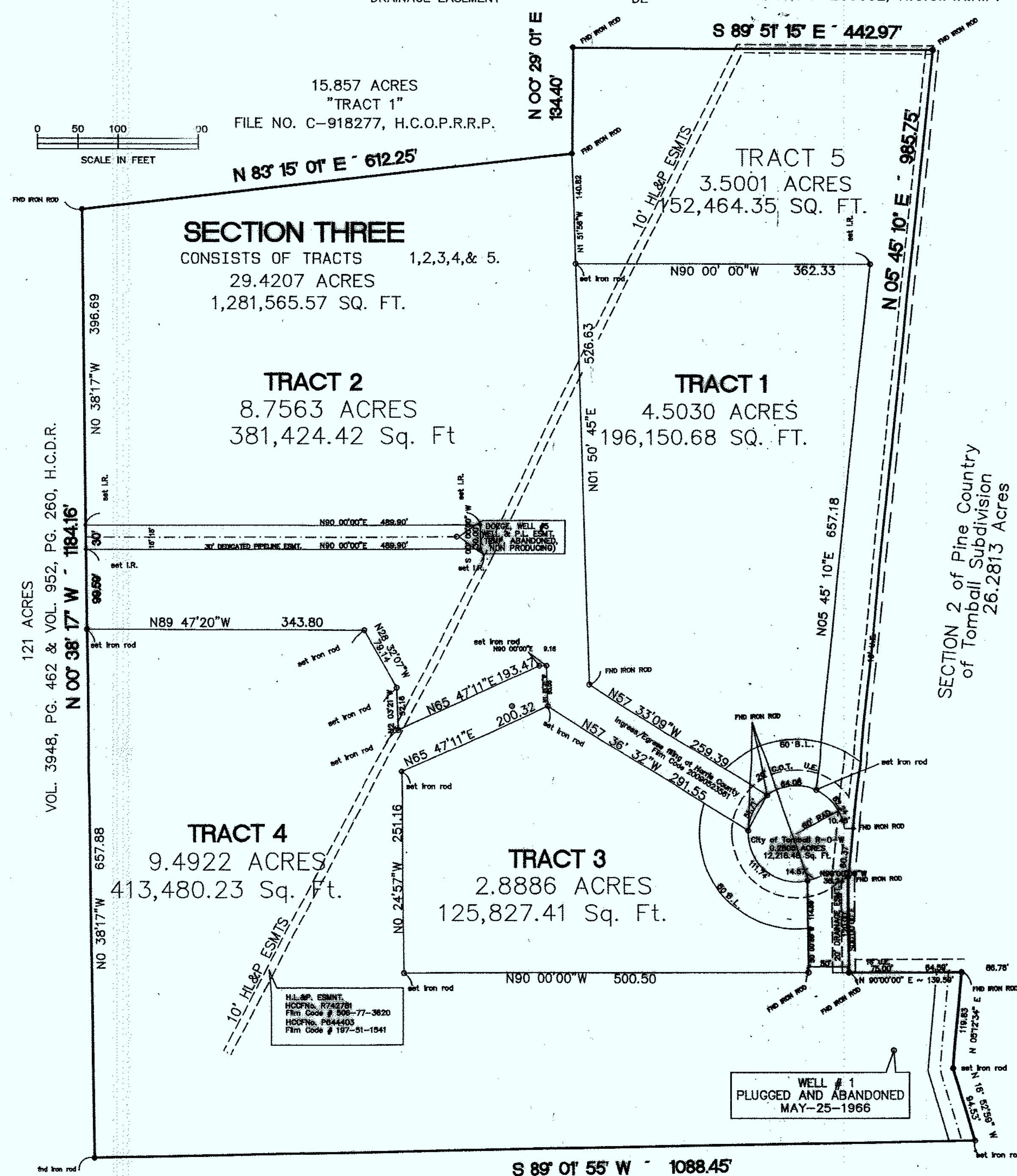
BENCHMARK:
NGS DISC "N-1500" LOCATED AT THE
NORTHEAST CORNER OF THE INTERSECTION OF
TOMBALL CEMETARY ROAD AND F.M. 2920
ELEVATION = 174.90 (NAVD 1988)

LEGEND:

BUILDING LINE
UTILITY EASEMENT
AERIAL EASEMENT
CITY OF TOMBALL UTILITY EASEMENT
DRAINAGE EASEMENT

BL
UE
AE
COTUE
DE

4.4449 ACRES
FILE NO. F-205092, H.C.O.P.R.R.P.



REPLAT

PINE COUNTRY OF TOMBALL, SECTION THREE
A RESIDENTIAL SUBDIVISION OF 29.4207 ACRES
COMPRISED OF 5 RESIDENTIAL ESTATE ACREAGE LOTS
AND

BEING A REPLAT OF PINE COUNTRY OF TOMBALL, SECTION THREE
A RESIDENTIAL SUBDIVISION OF 29.4207 ACRES
COMPRISED OF 4 RESIDENTIAL ESTATE ACREAGE LOTS

AS RECORDED IN H.C. FILM CODE # 632143

LOCATED IN THE
JOHN EDWARDS SURVEY, A-20 AND THE CHAUNCEY GOODRICH
SURVEY A-311 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

JUNE, 2011

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Consideration and possible action regarding **LESLIE'S PARK REPLAT**: A subdivision of 1.7291 acres of land in the Joseph House Survey, A-34, Harris County, Texas; being a partial Replat of Leslie's Park, originally recorded in Film Code No. 400005, Harris County Map Records.

Background:

Origination:

Recommendation:

Funding:

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

Engineering and Planning

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

ATTACHMENTS:

Leslie's Park Replat

THE STATE OF TEXAS:
COUNTY OF HARRIS:

I, Sammie Jean Cole, owner of the 1.7291 acre tract described in the above and foregoing Replat of Leslie's Park, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plot 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 heirs, 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 in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does 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.

WITNESS my hand in the City of Tomball, Texas, this _____ day of _____, 2011.

Sammie Jean Cole

THE STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Sammie Jean Cole, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

Notary Public In and For the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, Hal Moyer, 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 corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') and that the plot boundary corners have been tied to the nearest street intersection.

Hal Moyer, R.P.L.S.
Texas Registration No. 5656



NOTES:

1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE ALONG ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN OR NOTED.
2. THERE IS A FIFTEEN-FOOT (15') BUILDING LINE ALONG ALL REAR LOT LINES PER FILM CODE NO. 400005 M.R.H.C.
3. 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.
4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN OR NOTED.
5. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND /OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN OR NOTED.
6. 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.
7. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
8. 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.
9. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FIRM COMMUNITY PANEL No. 48201C0210 L, EFFECTIVE DATE JUNE 18, 2007.
10. ALL CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
11. D.R.H.C. DENOTES DEED RECORDS HARRIS COUNTY, F.C. NO. DENOTES FILM CODE NUMBER, H.C.C.F. NO. DENOTES HARRIS COUNTY CLERKS FILE NUMBER, R.P.R.H.C. DENOTES REAL PROPERTY RECORDS HARRIS COUNTY AND M.R.H.C. DENOTES MAP RECORDS HARRIS COUNTY.
12. PIPELINE CORRIDOR CONTAINS UNLOCATED PIPELINES THAT MAY INCLUDE THOSE EASEMENTS RECORDED IN VOLUME 942, PAGE 518, VOLUME 967, PAGE 167 AND VOLUME 1932, PAGE 497 D.R.H.C. AND CLERKS FILE NO. H520086, R.P.R.H.C. PIPELINE COMPANIES WERE CONTACTED AND COULD NOT VERIFY WIDTH OF EASEMENTS.
13. ELEVATIONS ON THIS SURVEY ARE BASED ON NAVD 88. AN ELEVATION OF 185.25 WAS COLLECTED AT TOMBALL RECOGNIZER NGS RECOGNIZED J1010 PD EL. 186.05. AN ADJUSTMENT OF 0.8 FEET NEEDS TO BE ADDED TO THE ELEVATIONS ON THIS SURVEY IN ORDER TO BE CONSISTENT WITH THE J1010 NGS BM IN TOMBALL.
14. SITE TBM: 5/8" IRON ROD ELEV. 188.95 LOCATION NORTH PROPERTY CORNER OF SUBJECT TRACT.
15. PER CITY PLANNING LETTER BY STEWART TITLE CO. FILE NO. 1120131479, DATED FEB. 23, 2011 THERE IS A UNRECORDED 10' WIDE HL & P EASEMENT AS REFLECTED BY THE PLAT RECORDED AT CLERKS FILM CODE NO. 400005 M.R.H.C. THIS ELEC. LINE HAS BEEN RELOCATED INTO THE RIGHT-OF-WAY.

OWNER:

SAMMIE JEAN COLE
32502 FM 2978, SUITE C
MAGNOLIA, TX 77354

(281) 356-4500

CERTIFICATE OF APPROVAL BY CITY OF TOMBALL

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

By: _____
George Shackelford, City Manager

By: _____
Lori Lakatos, P.E.
Acting City Engineer

This is to certify that the City of Tomball accepts the Planning and Zoning Commission's authorized approval and acceptance of all dedicated public esements and rights-of-way 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 _____, 2011.

By: _____
Gretchen Fagan, Mayor

WIDTH OF LOT AT BUILDING LINE CHART

LOT NO.	ARC LENGTH	CHORD LENGTH
LOT 1	L=75.01'	75.00'
LOT 2	L=75.01'	75.00'
LOT 3	L=75.63'	75.62'

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Replat of Leslie's Park 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 _____, 2011.

By: _____
Lori Wallace, Chairman

By: _____
Tom Crofoot, Vice Chairman

By: _____
Doris Speer, City Secretary

COUNTY CLERK:

I, Beverly B. Kaufman, 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

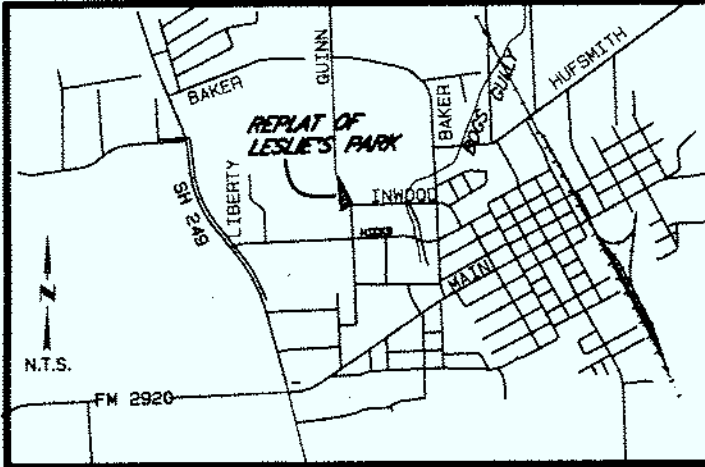
_____, 2011, at _____ o'clock, ____M., and in Film Code Number _____

of the Map Records of Harris County for said county.

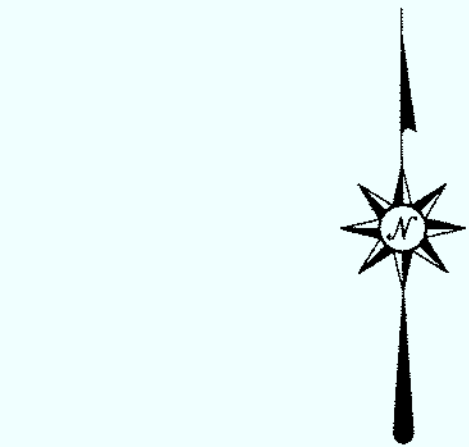
Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

Beverly B. Kaufman, County Clerk
Harris County, Texas

By: _____ Deputy



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP
PAGE 288 BLOCK 1 & G



SCALE: 1" = 60'
DATE: APRIL, 2011
0 60 120 180

REASON FOR REPLAT: TO CHANGE UNRESTRICTED RESERVES "A", "B" AND "C" INTO RESIDENTIAL LOTS

REPLAT OF
LESLIE'S PARK
REPLAT OF RESERVES "A", "B" AND "C"

4 RESIDENTIAL LOTS * 2 RESTRICTED RESERVES * 1 BLOCK

A SUBDIVISION OF 1.7291 ACRES OF LAND
IN THE JOSEPH HOUSE SURVEY, A-34
HARRIS COUNTY, TEXAS

BEING A PARTIAL REPLAT OF
LESLIE'S PARK, ORIGINALLY RECORDED
IN FILM CODE NO. 400005, HARRIS
COUNTY MAP RECORDS.

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLDG. A, SUITE 156, MC-230
AUSTIN, TEXAS 78753
PHONE 512-239-5263
FAX 512-239-5253

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Consideration and possible action regarding **WAUKESHA PEARCE TOMBALL FINAL PLAT**; A subdivision of 5.7864 Acres; located in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, TX.

Background:

Origination:

Recommendation:

Funding:

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

Engineering and Planning

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

ATTACHMENTS:

Waukesha Pearce Tomball Final Plat

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, WAUKESHA PEARCE INDUSTRIES, INC., acting by and through, LOUIS M. PEARCE, III, PRESIDENT AND RICHARD E. BEAN, SECRETARY, being officers of WAUKESHA PEARCE INDUSTRIES, INC., hereinafter referred to as owners of the 5.7864 acre Tract described in the above and foregoing plat of WAUKESHA PEARCE TOMBALL, do hereby make and establish said subdivision of said property 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 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 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net opening area of sufficient size to permit the free flow of water without backwater and in no instance have drainage opening of less than one and three quarters square feet (1 3/4 square feet) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

IN TESTIMONY WHEREOF, WAUKESHA PEARCE INDUSTRIES, INC., has caused these presents to be signed by LOUIS M. PEARCE, III, its PRESIDENT, thereunto authorized, attested by its SECRETARY, RICHARD E. BEAN, and its common seal hereunto affixed this _____ day of _____ 20____

WAUKESHA PEARCE INDUSTRIES, INC.

By: _____ By: _____
LOUIS M. PEARCE, III RICHARD E. BEAN

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS M. PEARCE, III and RICHARD E. BEAN, PRESIDENT and SECRETARY respectively of WAUKESHA PEARCE INDUSTRIES, INC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 _____ 20____

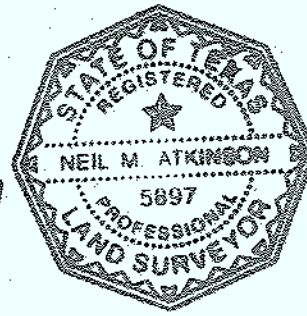
Notary Public in and For the State of Texas
My Commission Expires: _____

WAUKESHA PEARCE
TOMBALL SUBDIVISION



VICINITY MAP
KEY MAP 288F

I, Neil M. Atkinson, 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 rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three (3) feet, except where corners were found; and that the plat boundary corners have been tied to the nearest survey corner.



Neil M. Atkinson
Registered Professional Land Surveyor
Texas Registration No. 5897

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of WAUKESHA PEARCE 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 _____ 20____

By: _____ By: _____
Lori Wallace Vice Chairman
Chair

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

By: _____ By: _____
George Shackelford Lori Lakatos P.E.
City Manager Acting 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 _____ 20____

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

I, Stan Stanart, 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 _____ 20____ at _____ o'clock _____ M., and duly recorded on _____ 20____ at _____ o'clock _____ M., and in Film Code Number No. _____ of the Map Records of Harris County for said county.

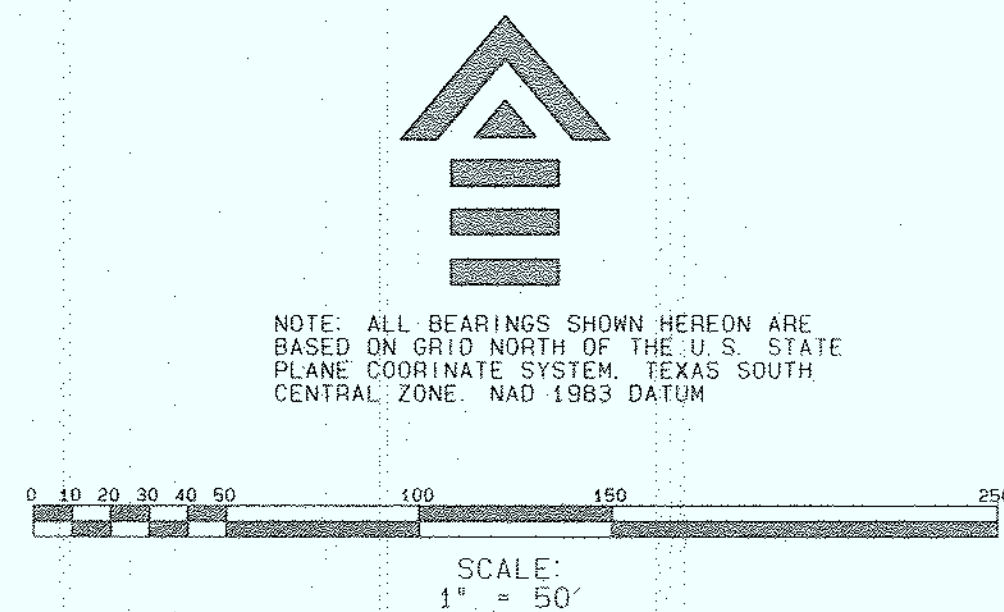
Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

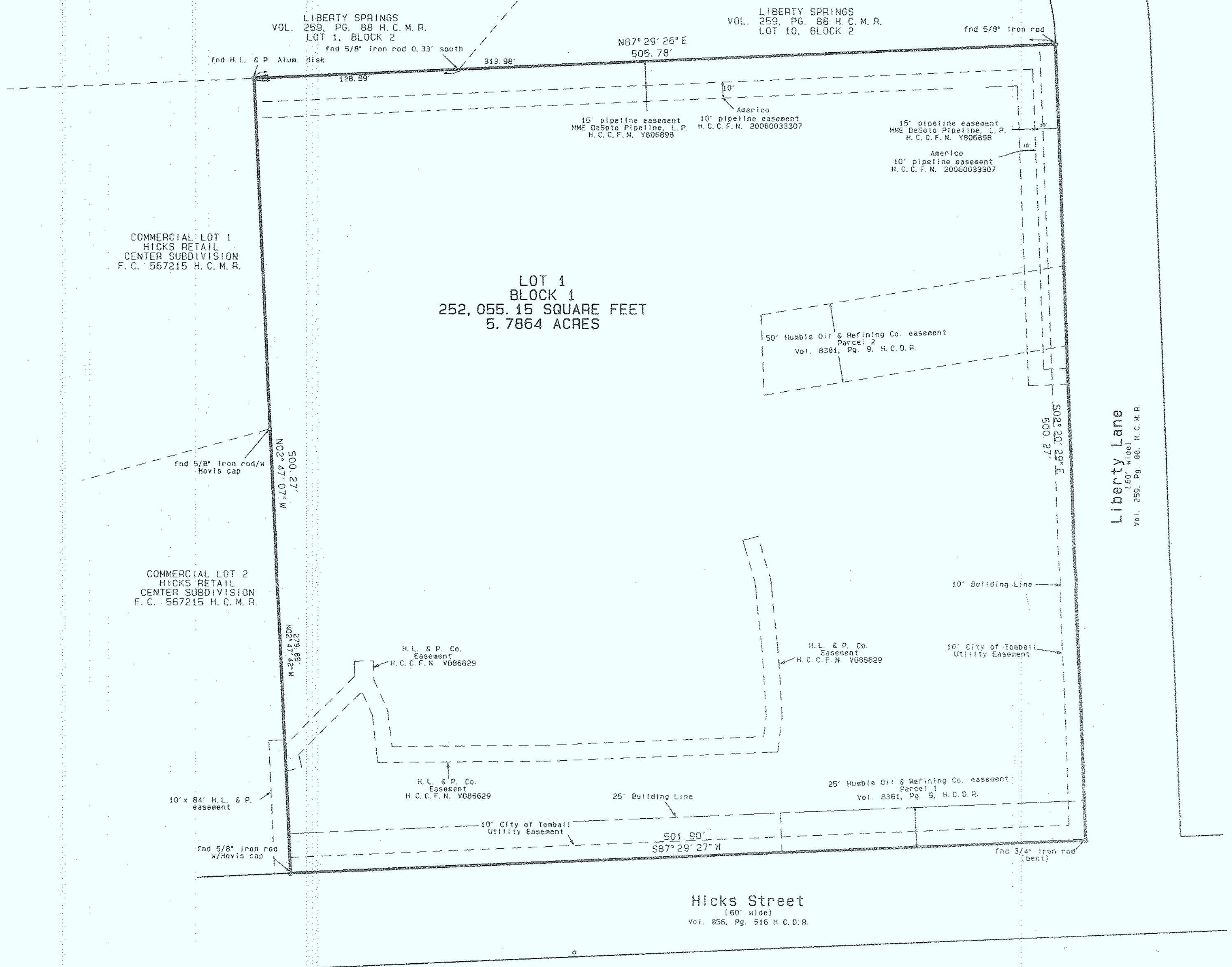
By: _____
Deputy

GENERAL NOTES

1. H.C.C.F.N. indicates Harris County Clerk's File Number.
2. H.C.M.R. indicates Harris County Map Records.
3. H.C.D.R. indicates Harris County Dead Records.
4. Vol. & Pg. indicates Volume and Page.



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE U.S. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD 1983 DATUM



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 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 or 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.

FLOOD INFORMATION:
According to FEMA Firm Panel No. 48201C0210L (effective date 6/18/07), 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 covenants or restrictions.
- NOTE #5:**
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.

WAUKESHA PEARCE
TOMBALL

A SUBDIVISION OF 5.7864 ACRES; LOCATED
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO.
34, CITY OF TOMBALL, HARRIS COUNTY, TX.

1 LOT 1 BLOCK

OWNER:
WAUKESHA PEARCE INDUSTRIES, INC.
P.O. BOX 35068, HOUSTON, TX, 77235-5068
713-551-0380

DATE:
JUNE 2011

ENGINEER:
ATKINSON
ENGINEERS

J.B.P.E. F-10587
15425 NORTH FREEWAY
SUITE 140
HOUSTON, TX 77060
281-572-7600

DWG. NO. 4115DPTF

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Consideration and possible action regarding **POINT SOUTH BUSINESS PARK PRELIMINARY PLAT**;
Being a subdivision of 3.9078 acres of land out of the Claude M. Pillot Survey, Abstract No. 632, in the City
of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

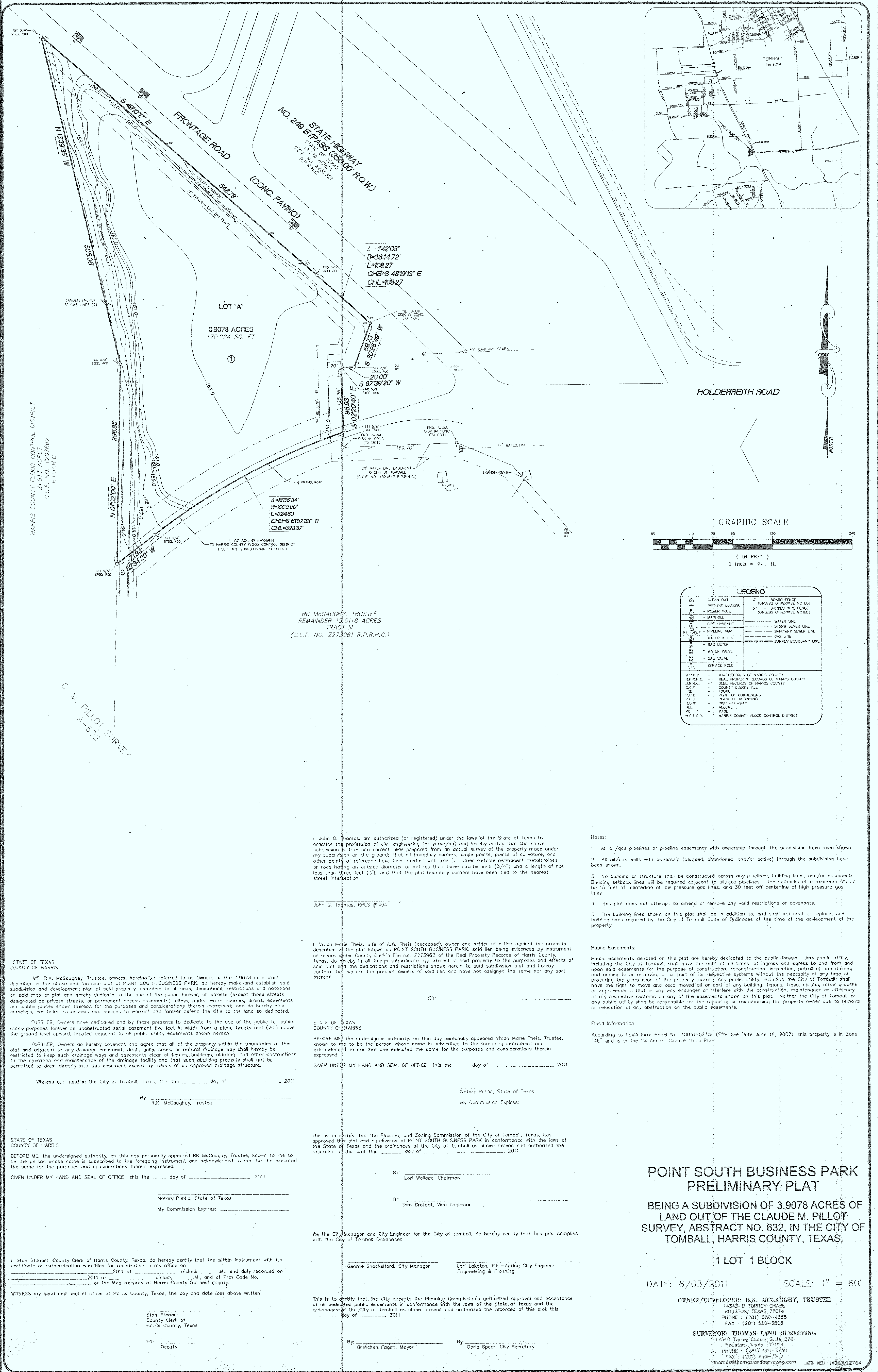
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

Point South Business Park Preliminary Plat



Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Consideration and possible action regarding **THE POINT PRELIMINARY PLAT**; Being a subdivision of 6.3637 acres of land out of the Claude M. Pillot Survey, Abstract No. 632, in the City of Tomball, Harris County, Texas.

Background:

Origination:

Recommendation:

Funding:

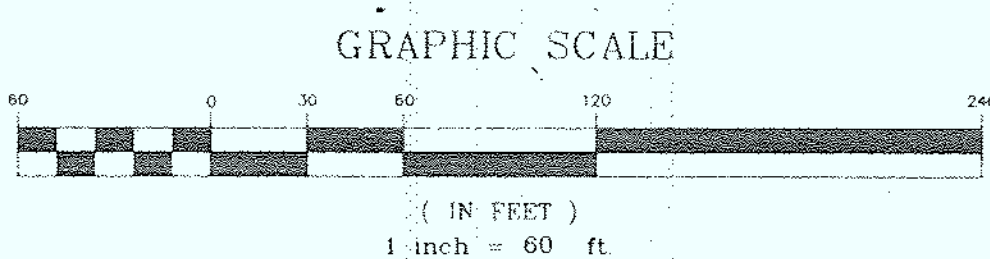
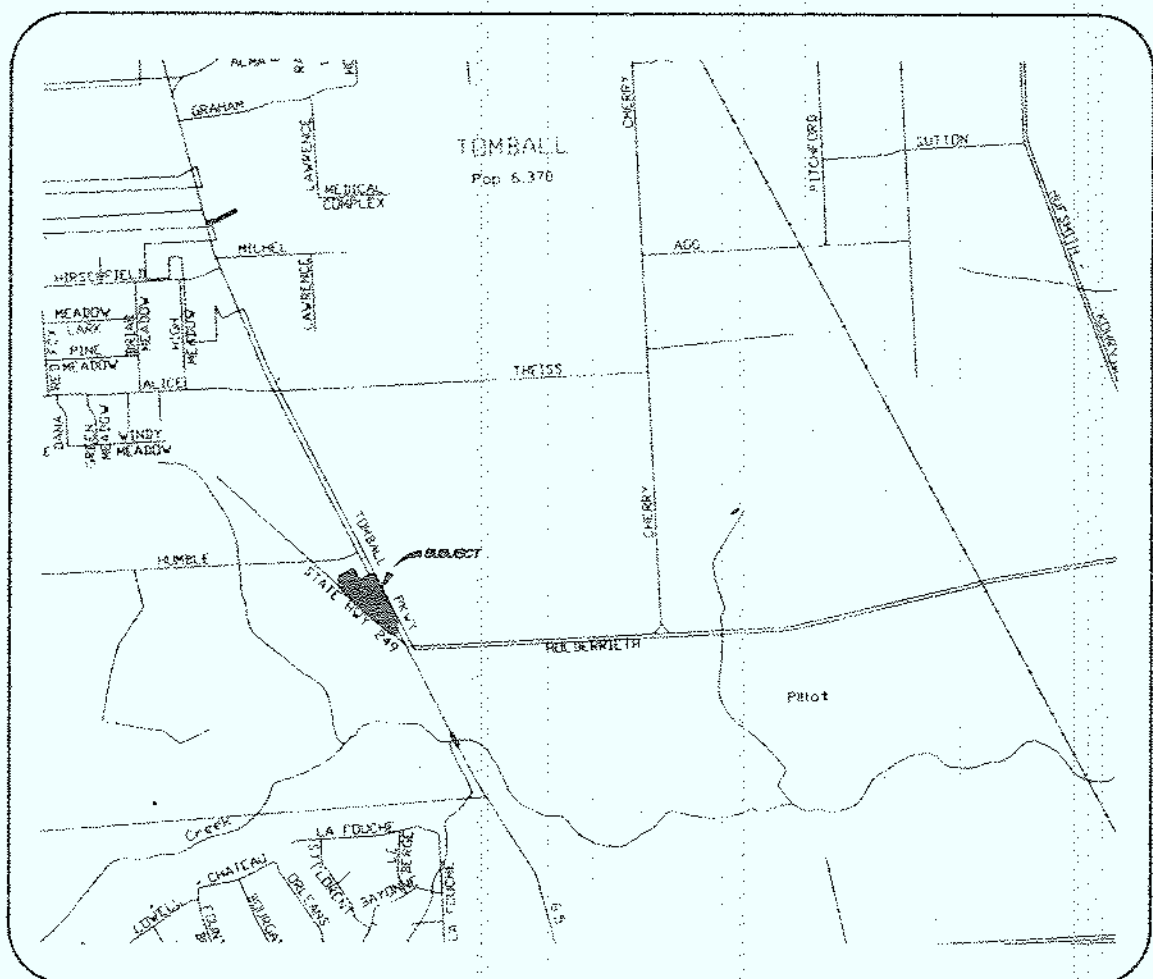
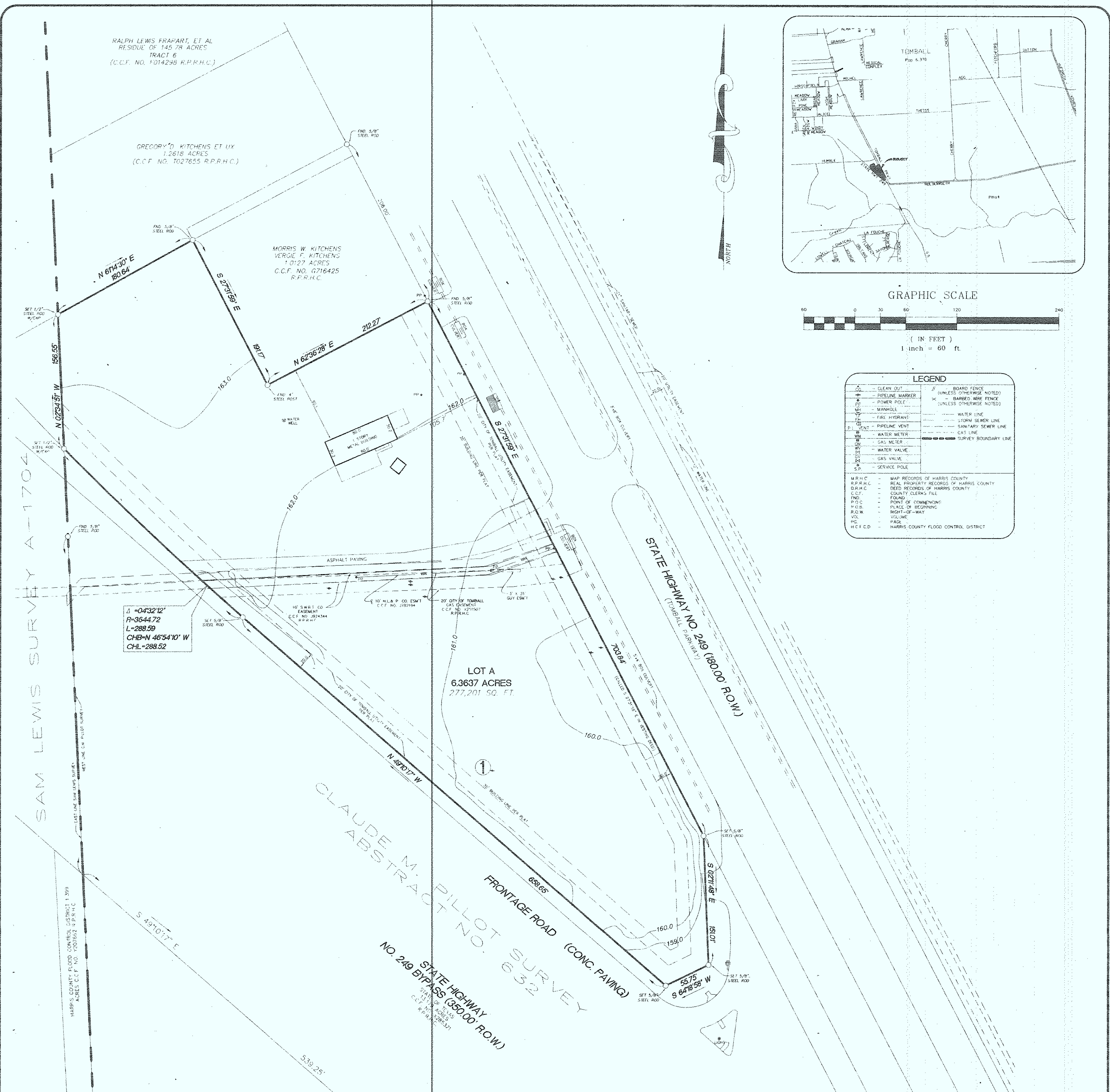
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

The Point Preliminary Plat



LEGEND	
CL	CLEAR CUT
PM	PIPELINE MARKER
PP	POWER POLE
UT	UTILITY
WH	WATER HYDRANT
PI	PIPELINE VENT
WM	WATER METER
GM	GAS METER
WV	WATER VALVE
GV	GAS VALVE
SP	SERVICE POLE
BF	BOARD FENCE (UNLESS OTHERWISE NOTED)
X	BARRIED WIRE FENCE (UNLESS OTHERWISE NOTED)
---	WATER LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	GAS LINE
---	SURVEY BOUNDARY LINE

MRHC	MAP RECORDS OF HARRIS COUNTY
RPRHC	REAL PROPERTY RECORDS OF HARRIS COUNTY
DRHC	DEED RECORDS OF HARRIS COUNTY
CCF	COUNTY CLERK'S FILE
FND	FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PAGE	PAGE
H.C.F.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT

STATE OF TEXAS
COUNTY OF HARRIS

WE, R.K. McGaughey, Trustee, and Peter S. Terpstra, Trustee, owners, hereinafter referred to as Owners of the 6.3637 acre tract described in the above and foregoing plat of THE POINT, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, 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 do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

Witness our hand, this the _____ day of _____, 2011.

By: _____
R.K. McGaughey, Trustee

By: _____
Peter S. Terpstra, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R.K. McGaughey, Trustee 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 the _____ day of _____, 2011.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Peter S. Terpstra, Trustee 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 the _____ day of _____, 2011.

Notary Public, State of Texas
My Commission Expires: _____

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 _____, 2011 at _____ o'clock _____ M., and duly recorded on _____, 2011 at _____ o'clock _____ M., and of Film Code No. _____ of the Map Records of Harris County for said county.

WITNESS my hand and seal of office at Harris County, Texas, the day and date last above written.

Stan Stanart
County Clerk of
Harris County, Texas

By: _____
Deputy

I, John G. Thomas, am authorized (or registered) under the laws of the State of Texas to practice the profession of civil engineering (or 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'), and that the plat boundary corners have been tied to the nearest street intersection.

John G. Thomas, RPLS #1494

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Vivian Marie Theis, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2011.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Vivian Marie Theis, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2011.

Notary Public, State of Texas
My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of THE POINT 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 _____, 2011.

BY: _____
Lori Wallace, Vice Chairman

BY: _____
Tom Crofoot, Chairman

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

George Shackelford, City Manager
Lori Lakatos, P.E. Acting City Engineer
Engineering & Planning

This is to certify that the City accepts the Planning Commission's authorized approval and acceptance of all 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 _____, 2011.

By: _____
Gretchen Fagan, Mayor

By: _____
Doris Speer, City Secretary

- Notes:
- All oil/gas pipelines 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 pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 - This plat does not attempt to amend or remove any valid restrictions or covenants.
 - Building Lines shall be in accordance with current City of Tomball Zoning.

Public Easements:

Public easements devoted 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 or any public utility shall be responsible for the replacing or reimbursing the property owner due to removal or relocation of any obstruction on the public easements.

Flood Information:

According to FEMA Firm Panel No. 4803160210L (Effective Date June 18, 2007), this property is in Zone "X" and is partially in the 0.2% Annual Chance Flood Plain and partially not in the 0.2% annual chance Flood Plain.

THE POINT PRELIMINARY PLAT

BEING A SUBDIVISION OF 6.3637 ACRES OF
LAND OUT OF THE CLAUDE M. PILOT SURVEY,
ABSTRACT NO. 632, IN THE CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK

DATE: 6/03/2011 SCALE: 1" = 60'
COPYRIGHT 2011

OWNER/DEVELOPER: R.K. MCGAUGHEY, TRUSTEE
PETER S. TERPSTRA, TRUSTEE
14343-B TORREY CHASE
HOUSTON, TEXAS 77014
PHONE: (281) 580-4855
FAX: (281) 580-3808

SURVEYOR: THOMAS LAND SURVEYING
14340 Torrey Chase, Suite 270
Houston, Texas 77014
PHONE: (281) 440-7730
FAX: (281) 440-7737
thomas@thomaslandsurveying.com

JOB NO: 14367/12764

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

Data Sheet

Topic:

Presentation to discuss Planning and Zoning Commission Roles and Responsibilities and the Minor Platting Process.

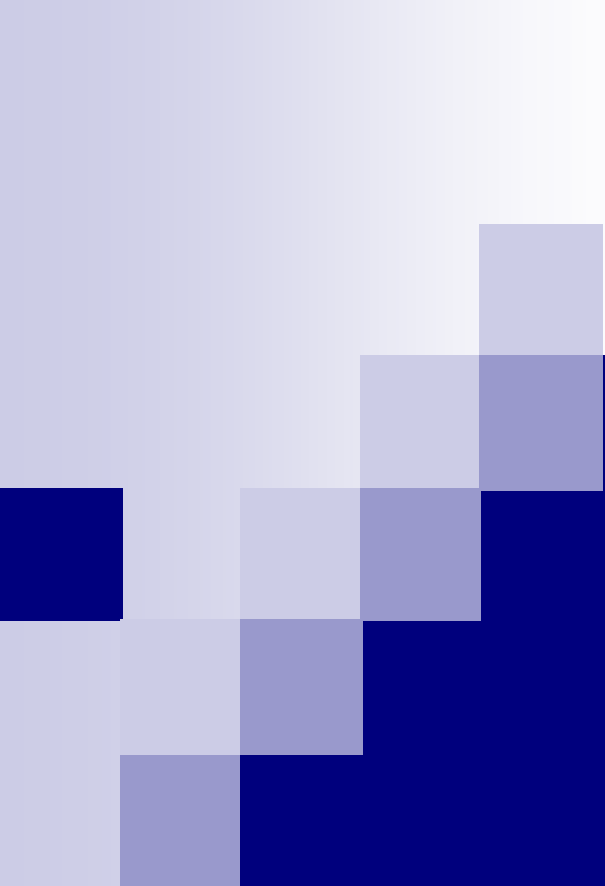
Background:**Origination:****Recommendation:****Funding:****Party(ies) responsible for placing this item on agenda:**

Engineering and Planning

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

ATTACHMENTS:

Planning & Zoning Commission Overview



Planning & Zoning Commission Overview

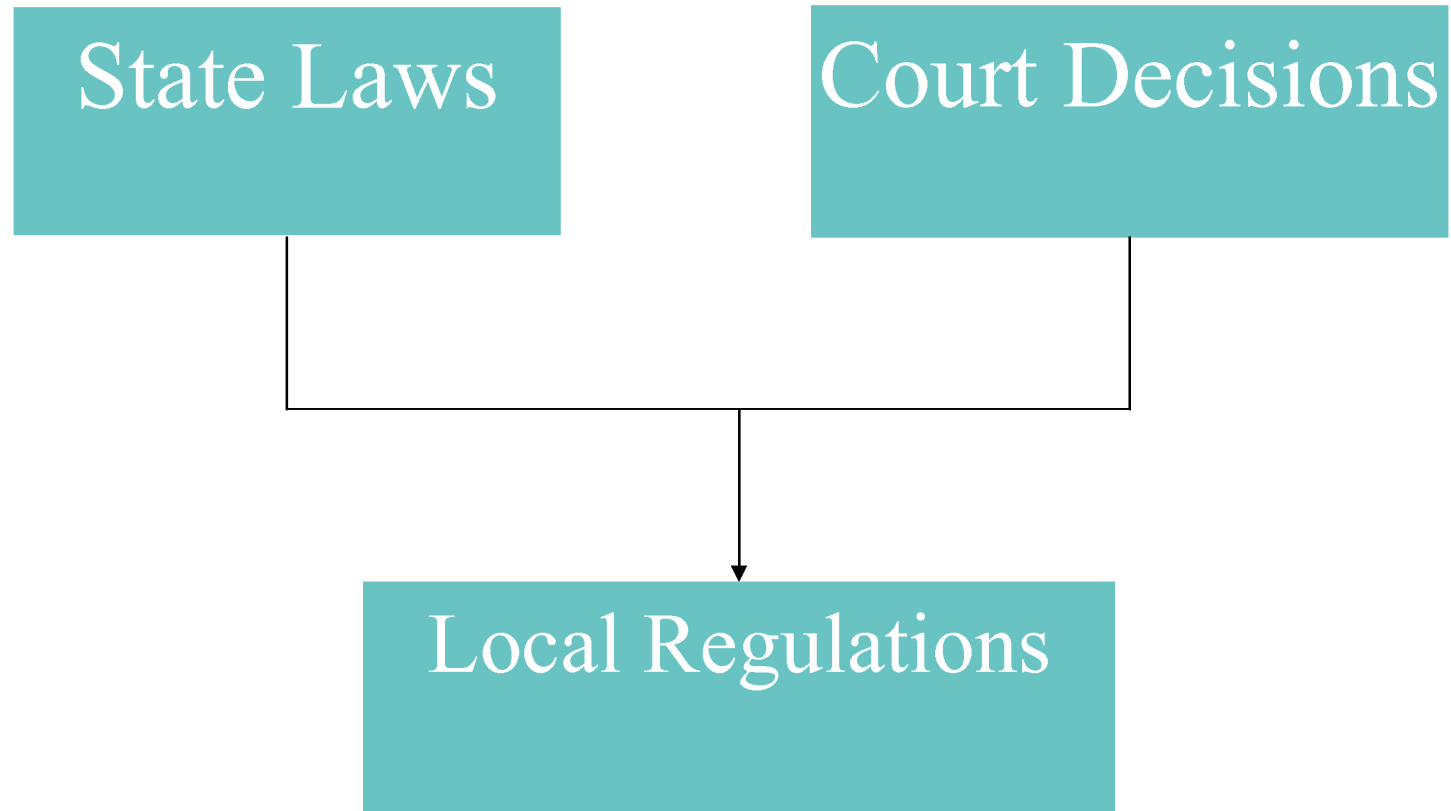
June 13, 2011



Purpose

- **Purpose:** To act as an advisory board to the City Council on all matters relating to planning, zoning, and development.

Authority





Texas State Statutes

- Texas Local Government Code

- ☐ Chapter 211: Zoning

- ☐ Chapter 212: Platting

- ☐ Chapter 213: Planning

- ☐ Chapter 171: Conflicts of Interest

- Texas Open Meetings Act

- Texas Public Information Act



Court Decisions

Takings

Spot Zoning

Vested Rights

Conflicts of Interest

Others



Local Regulations

- Charter, Section 10.01 “Planning Commission”
- Zoning Ordinance No. 2008-01
- Chapter 14 “Buildings and Building Regulations”
- Chapter 70 “Plats and the Subdivision of Land”



Powers and Duties

- Make recommendations regarding amendments to the Comprehensive Plan.
- Recommend changes to the zoning map/ordinance.
- Recommend approval/disapproval of plats of proposed subdivisions.
- Recommend plans for the clearance and rebuilding of slum districts and blighted areas which may develop within the City.
- Conduct an annual review of the Comprehensive Plan and make recommendations for updates, as necessary.



Powers and Duties

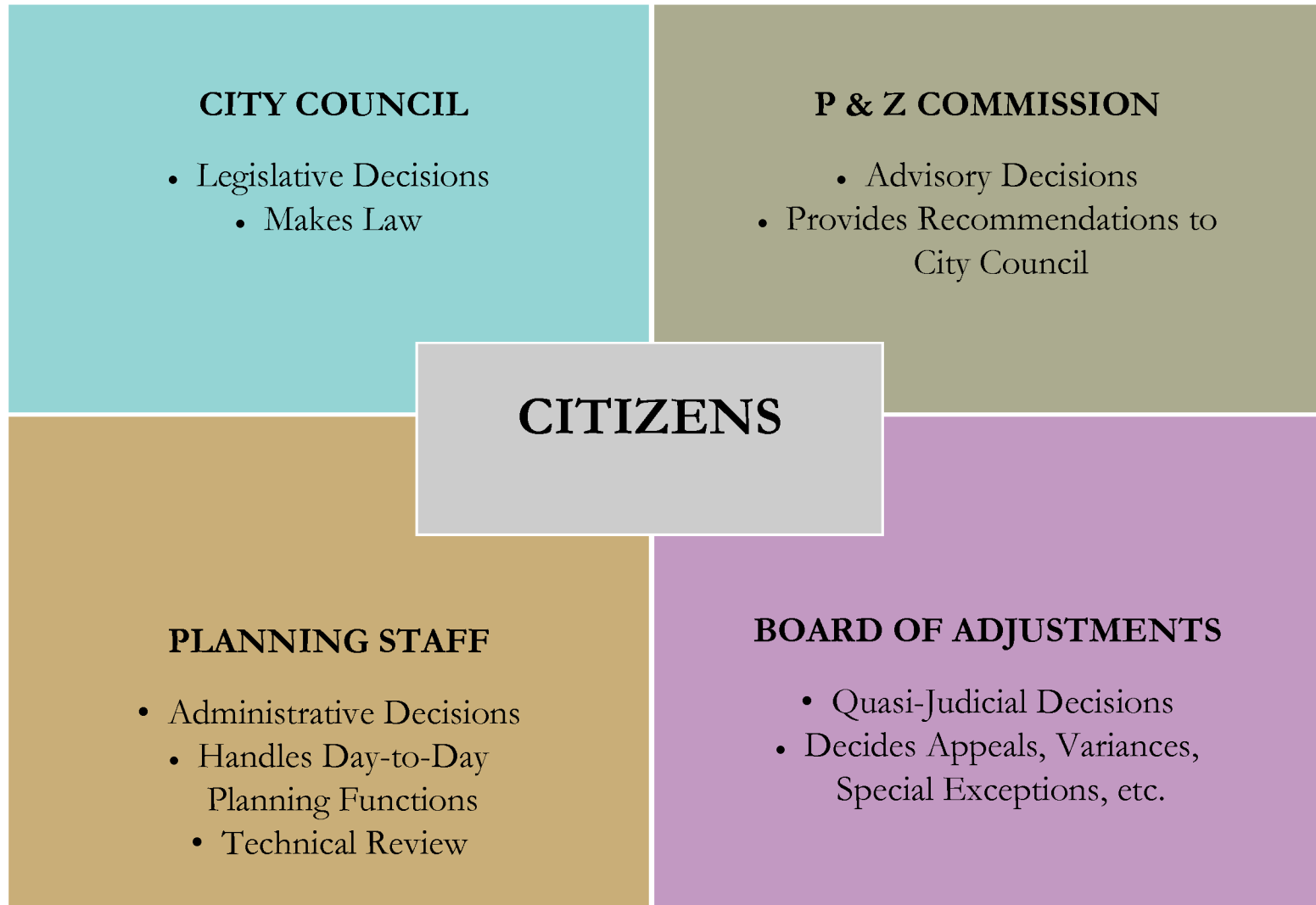
- Serve as the Building Standards Commission.
- Recommend amendments, extensions, and revisions to the Building Code, as necessary.
- Make annual recommendations to the City Manager regarding the 5 year capital improvements list.
- Serve in an advisory capacity on any planning related items in the City



Accountability

- Accountable to the Mayor & City Council.
The Mayor & City Council will determine if the commission is functioning properly and accomplishing the defined duties and responsibilities.

Participants in Planning Process





Membership

- 5 members residing within the city limits
- Appointed by City Council
- 3 year terms
- No term limits
- Serve without compensation
- May not serve on any other Tomball Boards/Commissions
- May not be a City of Tomball employee

Membership

- The Commission elects a Chairperson and Vice Chairperson for one year terms
- Vacancies in P&Z filled by simple majority of City Council
- Members may be removed from office by simple majority of City Council
- Failure to attend 3 consecutive meetings is considered “neglect” and cause for removal from office unless absences are due to unusual circumstances or unless P&Z or City Council excuses the absences

Voting

- After holding a public hearing, the P&Z may vote to:
 - Table Decision
 - Recommend Approval
 - P&Z may recommend more restrictive uses, area requirements, restrictions or a zoning district than was requested in the original application.
 - Recommendation forwarded to City Council for final action
 - Recommend Denial
 - Must provide reasons for the denial if requested by the applicant
 - Recommendation forwarded to City Council for final action

Ethical Framework

- Must operate fairly and openly to be effective
- Ethical framework includes:
 - Understanding your role in municipal government
 - Making conflicts of interest known
 - Being fair to fellow members and the public (posting agenda and rules of conduct)
 - Observing administrative procedures in codes and ordinances
 - APA's *Ethical Principles in Planning*
www.planning.org/ethics/ethics.html

Minor Plats

- Ordinance 2011-08, Approved by City Council May 16, 2011
- “Minor Plat” means an amending plat described in Section 212.016 of the Texas Local Government Code, a replat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities; or a replat under Section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.”
- After the City Manager approves a minor plat, the minor plat shall be placed on the Planning Commission’s next regular agenda as a non-action item for information purposes only.

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: June 13, 2011

Topic:

Review and presentation of five year CIP 2012 – 2016

Background:

Origination:

Recommendation:

Funding:

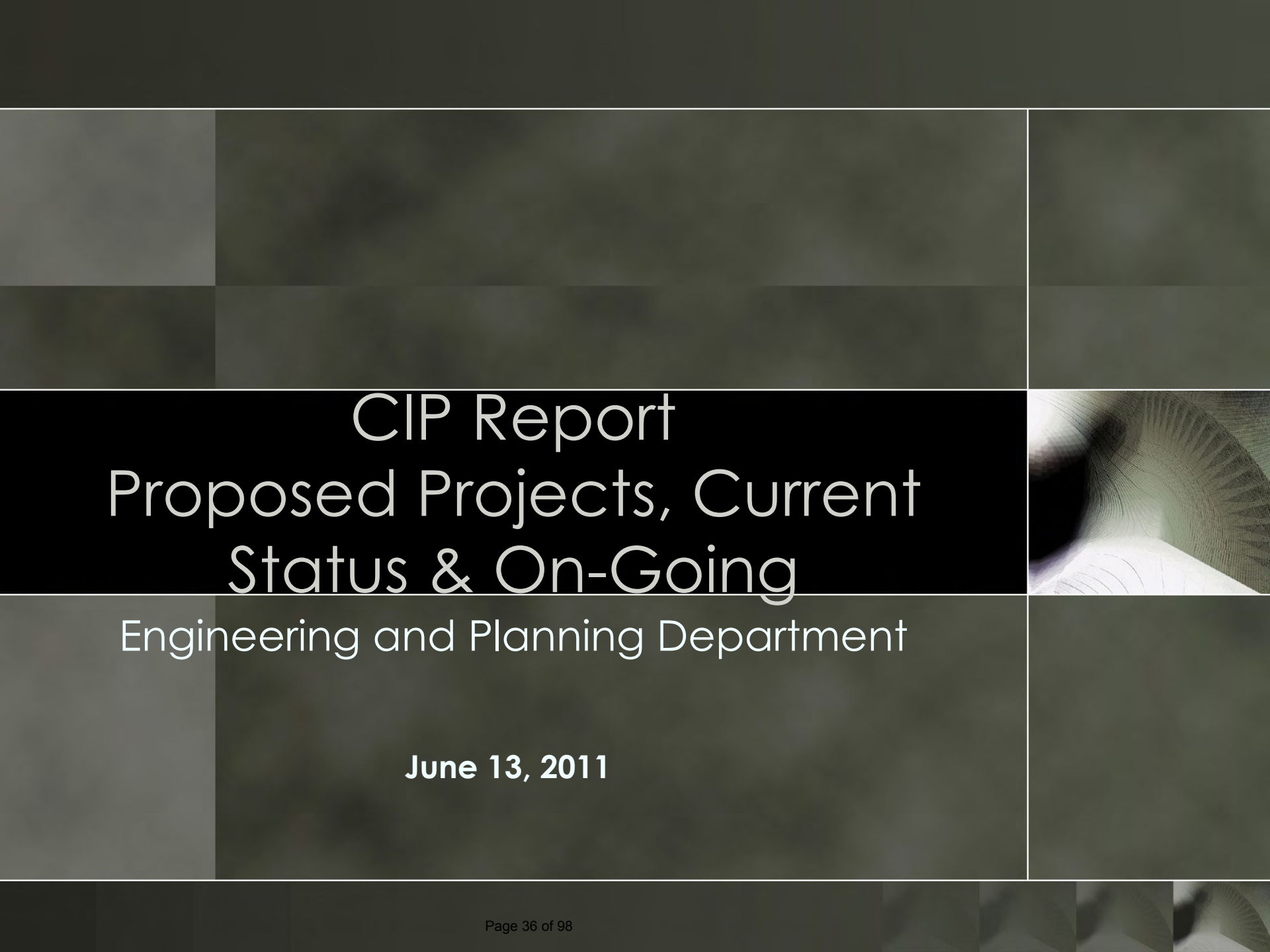
Party(ies) responsible for placing this item on agenda:

Engineering and Planning

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

ATTACHMENTS:

CIP Presentation 2012-2016



CIP Report Proposed Projects, Current Status & On-Going Engineering and Planning Department

June 13, 2011

Budgeted FY 11-15 Capital Improvement Projects

10 YEAR MASTER PLAN

- Tomball Hills Lift Station
- Barbara Street Drainage
- Water Well #5 & #6
- Quinn Road Sidewalks & Utilities Improvements
- Brown Road & Utility Extension (Phase II)
- Brown Road Utility Extension West of SH 249
- Rudolph Road & Utilities (Phase I)
- Hufsmith Water & Gas Improvements
- Hufsmith Sewer Improvements

COMPREHENSIVE PLAN

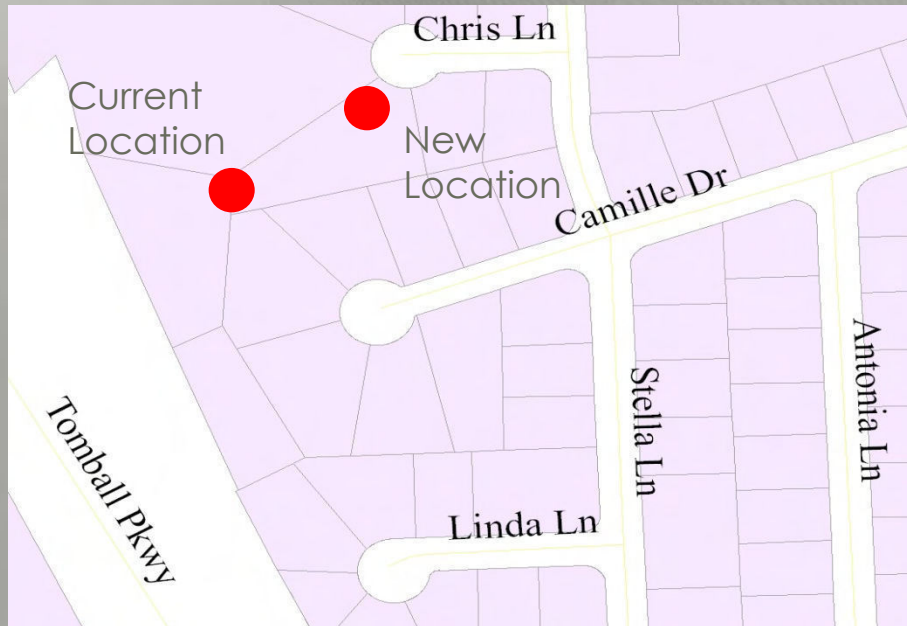
- Drainage Master Plan
- Downtown Specific Plan

LIVABLE CENTERS

- Parking – 3 Downtown Parking Lots (including Detention)

10 Year Master Plan FY 2011 – 2015 CIP Status

Tomball Hills Lift Station

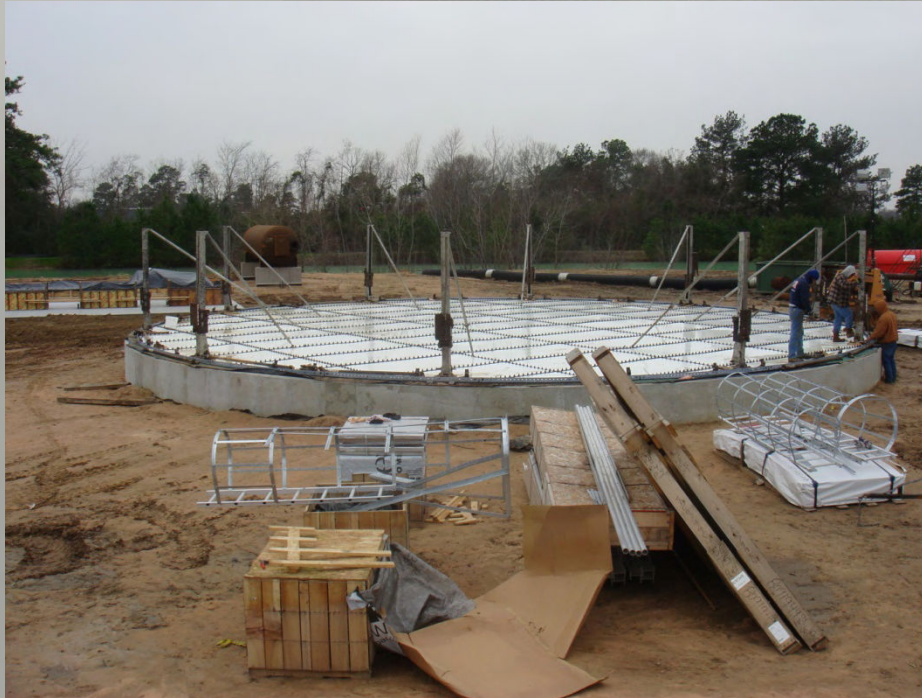


- Description: The Tomball Hills sanitary sewer lift station was constructed in the mid 1970's to collect sanitary sewer for all of the adjacent subdivision and Lonestar Community College. The lift station was constructed within the floodplain and during increased storm water events is submerged. The lift station requires redesign and relocation consideration to meet TCEQ requirements.

- FY 2011 Budget: \$375K

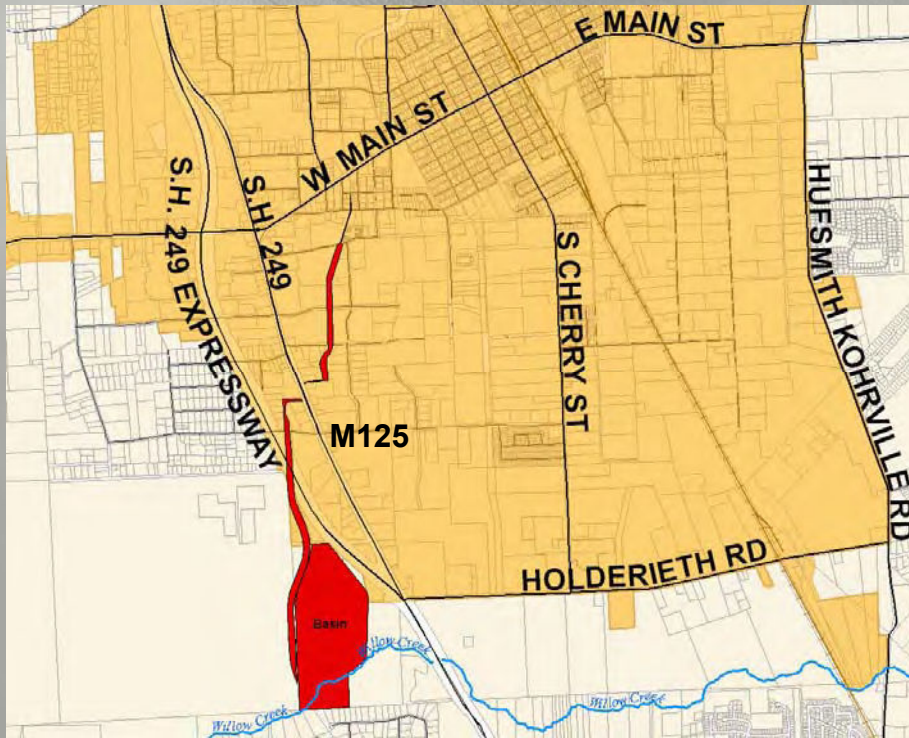
- Progress: A contract was executed with a Consultant to prepare the PER. The PER was completed in April 2009. The Engineer's opinion of cost is \$300K. The PER identified the property to be acquired and recommended alternatives. Final design was initiated May 27, 2009. The contract term is 120 calendar days. Design is 100% complete. Project requires acquisition of one vacant residential lot. Appraisal was completed October 26, 2009. An offer letter was extended March 18, 2010. Lot acquired January 19, 2011. Project was awarded to N&S Construction Co., L.P., on May 2, 2011 for \$349,775.

Water Well #5 & #6



- Description: City of Tomball needs to secure additional public water supply and distribution capacity. The City's 2002-12 Infrastructure Master Plan identifies providing a large capacity water source prior to 2012, to satisfy TCEQ's minimum water system capacity requirements for the projected population growth.
- FY 2010 Budget: \$0 (Accounting Department to utilize carry over and cash available funding)
- FY 2011 Budget: \$100K
- Progress: PER was completed 02/08. A 2.952 acre site appraisal was completed and the site acquired, along with a 10' wide water line easement, and a 20' wide utility easement. Final design was completed March 2009. Notice to Proceed was issued June 29, 2009. Project was bid and awarded to Schier Construction Co., Inc. for \$3,150,600, with a timeline of 306 calendar days. The wells were accepted by the City on February 21, 2011 for \$3,807,700, due to change orders. (Added Water Well #6.)

Barbara St. Drainage (M125)

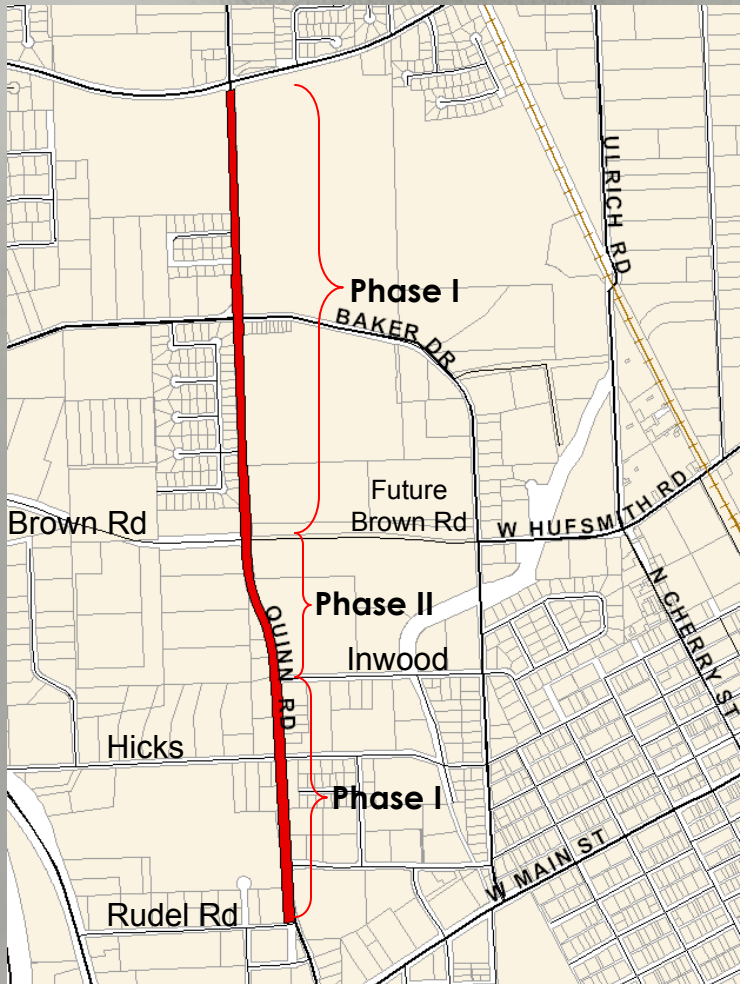


- Description: M-125 channel improvements between Barbara Street and Willow Creek. Joint participation with Harris County and Harris County Flood Control.

- FY 2011 Budget: \$400K

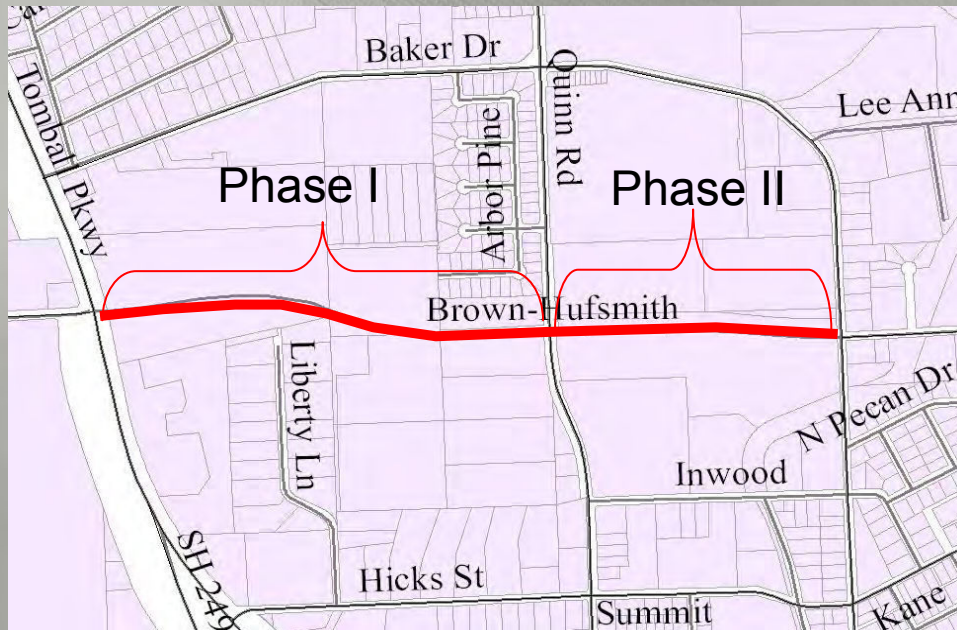
- Progress: A revised joint interlocal agreement has been executed by COT and HCFCD/HC February 19, 2008. HCFCD let the project in June 2009 with a contract term is 250 working days for \$4,031,977.00. City's revised cost participation is \$765K. The City has paid \$369K, and still owes \$396K.

Quinn Road Improvements



- **Description:** The Quinn Rd. improvements project includes utility and sidewalk improvements. The project limits extend from Rudel Rd. north to Zion Rd. Quinn is a major north – south collector roadway for the City and provides access to three Tomball ISD campuses.
- **FY 2010 Budget:** \$1.01M
- **FY 2011 Budget:** \$85K
- **Progress:** Phase II was completed by the developer as part of the Brown Road Utility Project. A PER on Phase I was completed and accepted by the City May 29, 2008. A contract was executed with a Consultant to complete the final design. The design is 100% complete. The Engineer's opinion of cost is \$565K. The project was advertised for bid November 18, 2009. The bid opening was held December 10, 2009. Bid was awarded by City Council January 4, 2010 for \$461K. Construction is 95% complete. Estimated completion date is July 2011.

Brown Road Extension

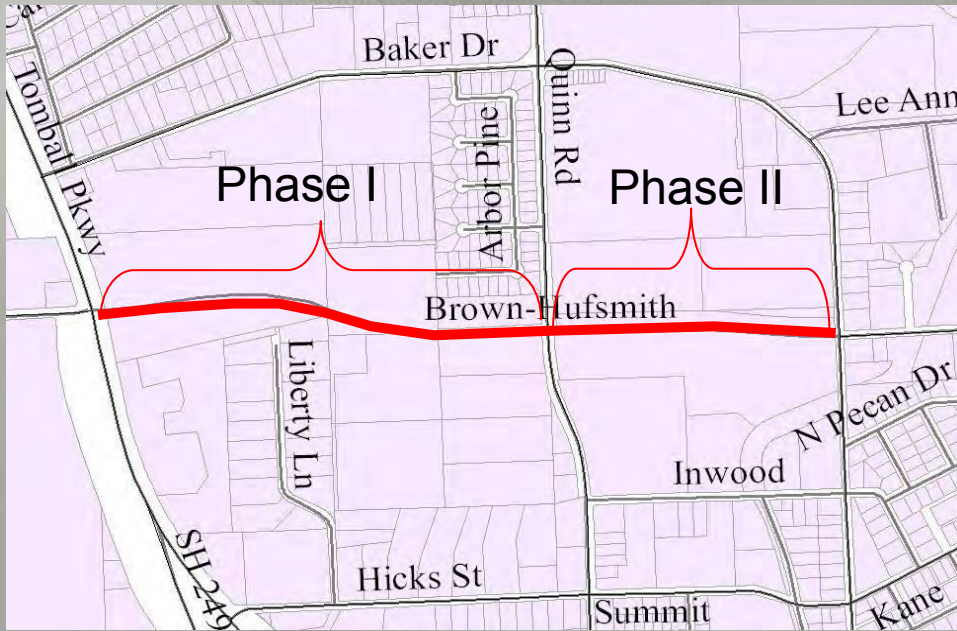


- Description: Brown Road extension includes street improvements from SH 249 to Baker. Phase I includes from SH 249 to Quinn, and Phase II includes from Quinn to Baker. Phase I is a joint project with TxDOT. Phase II will provide the City's major east-west corridor on the north side of FM 2920.
- FY 2011 Budget: \$355K

- Progress: Phase I was let by TxDOT on December 4, 2007 and awarded to Hassell Construction in the amount of \$1,833,442.16. Notice to proceed issued March 10, 2008, with an 84-working day schedule. In reference to construction costs, City has paid TxDOT \$1,086,890.87. Phase I was completed in November 2008 with the exception of the final traffic signal to be installed at SH 249 and the pipe runners at M124. The pipe runners have been installed. TxDOT installation of the traffic signal was completed December 2009.

Phase II design proposal, including utilities, was approved by City Council on April 20, 2009 for \$200,054.00. An additional service contract for \$32,171, was approved on June 25, 2009, for offsite detention design and analysis. The contract term is 180 calendar days. Design is 95% complete. City Council approved land acquisition July 19, 2010. Land acquisition was completed December 6, 2010.

Brown Road Utilities



- **Description:** Provides utility improvements along Brown Road, including water, sewer and gas. Phase I includes constructing 12" water, 10" sanitary and 4" gas. In addition, sidewalks and utility improvements along Quinn from Inwood to the north side of Brown Road were included.

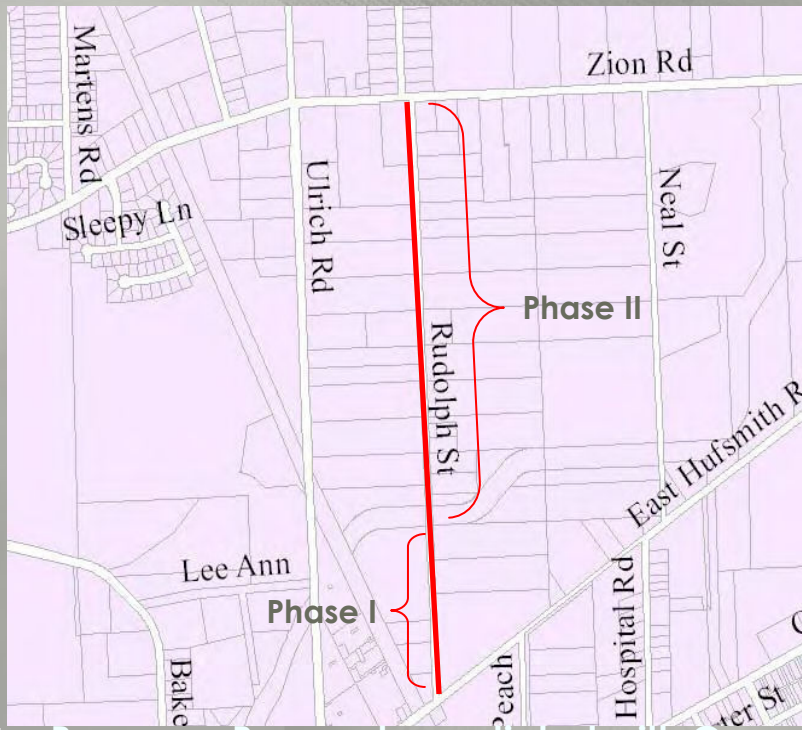
- **Budget:** \$0 (Phase II) Included in Brown Road Extension
- **Progress:** Phase I improvements were let under a Developer Agreement with CCG and TEDC. The City has paid its share of the project (As part of the 380 agreement with CCG, \$471K for utilities & \$400K for ROW. Also paid \$169K for utility upgrades and sidewalks on Quinn.) Phase I was completed March 2008. Phase II is included in Brown Road Extension Contract.

Brown Road Utility Extension West of SH 249



- Description: Brown Road utility extension west of SH 249 includes ROW and Easement acquisition, construction of 12" water, 4" gas, and 10" sanitary lines from SH 249 to Spring Creek Estates.
- FY 2011 Budget: \$50K
- FY 2011 Grant: \$500K (Funded by TEDC)
- Progress: TEDC approved funding of this project Contract was awarded to February 22, 2011. The City awarded the contracts on March 21, 2011 to CLR, Inc. for design, \$65,160 and Cobb Fendley & Associates for land acquisition, \$7000. Three parcels are affected by this project and the City is moving forward with land acquisition.

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 2011 Budget: \$86K

● 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 scheduled for completion July 2011. Construction is on hold until funding is made available.

Hufsmith Water & Gas Improvements

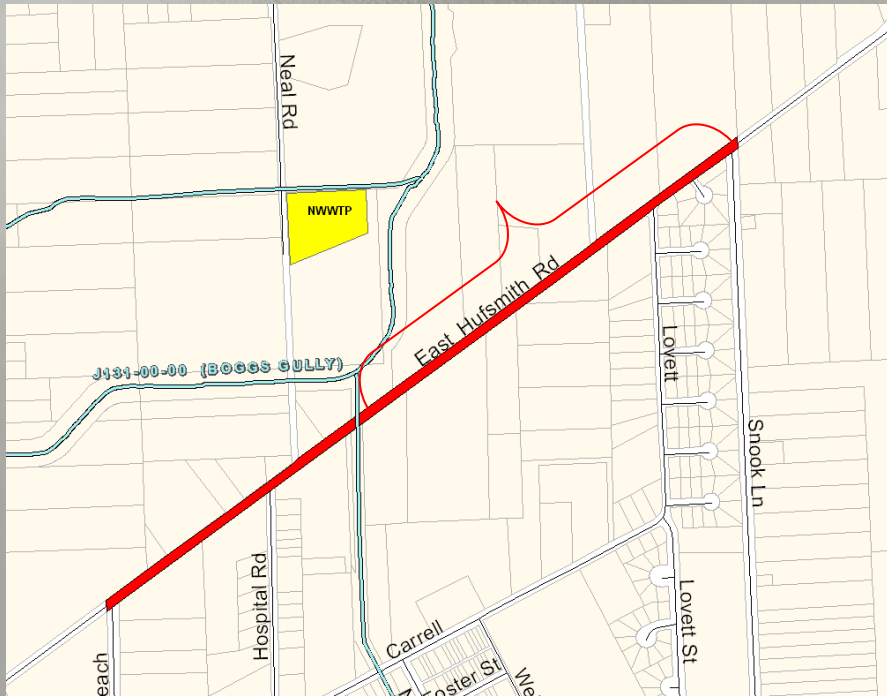


- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2011 Budget: \$583K

- 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. E&P 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 3 of 20 ROWs/Easements.

Hufsmith Sewer Improvements



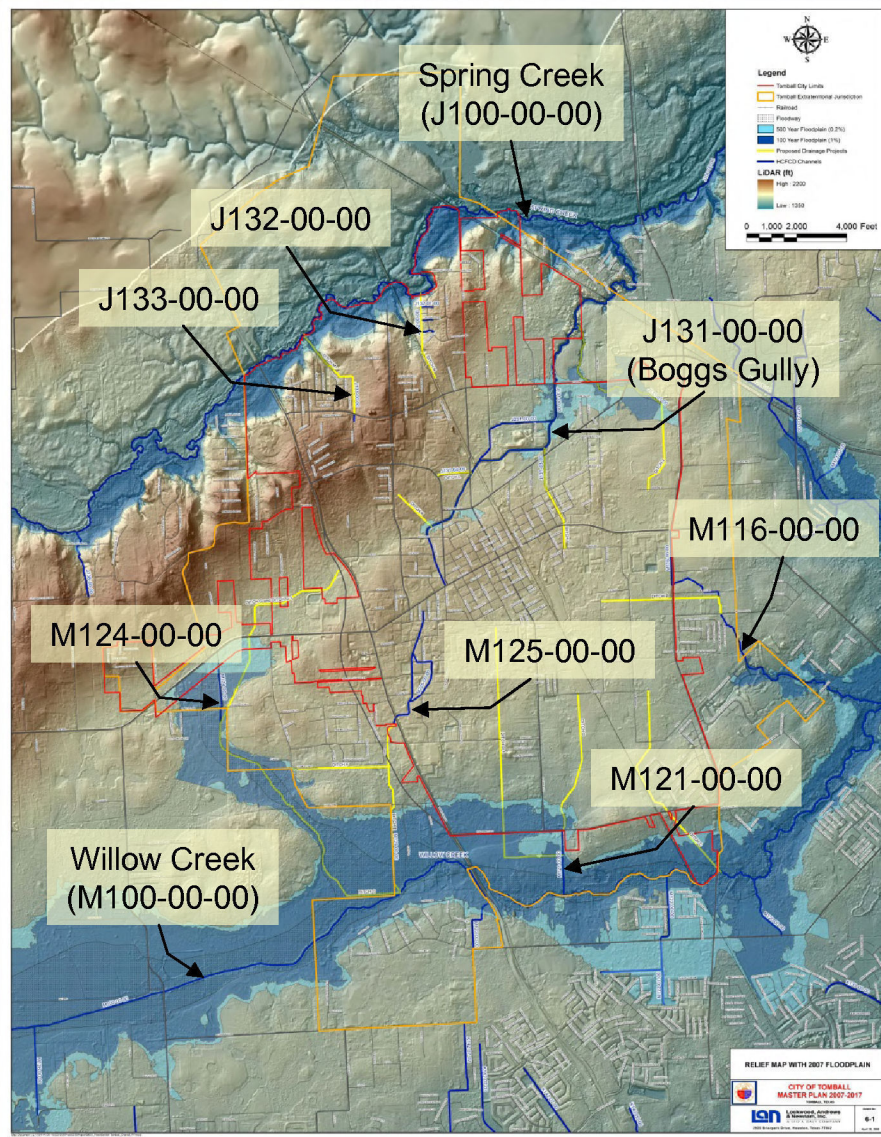
- Description: Provides sanitary sewer improvements along East Hufsmith from J-131 to Snook.

- FY 2011 Budget: \$103K

- Progress: The project was to be a joint effort with Developer (TIRZ). City is responsible for easement preparation and acquisition. Metes and bounds have been completed. Consultant completed appraisals by August 2009 for seven (7) parcels on the north side of East Hufsmith. City has acquired 6 of 7 parcels. Developer to provide design plans (preliminary plans were previously submitted and comments delivered in November 2007). This project is Developer driven and associated with TIRZ. No progress has been noted by Developer.

Comprehensive Plan FY 2011 – 2015 CIP Status

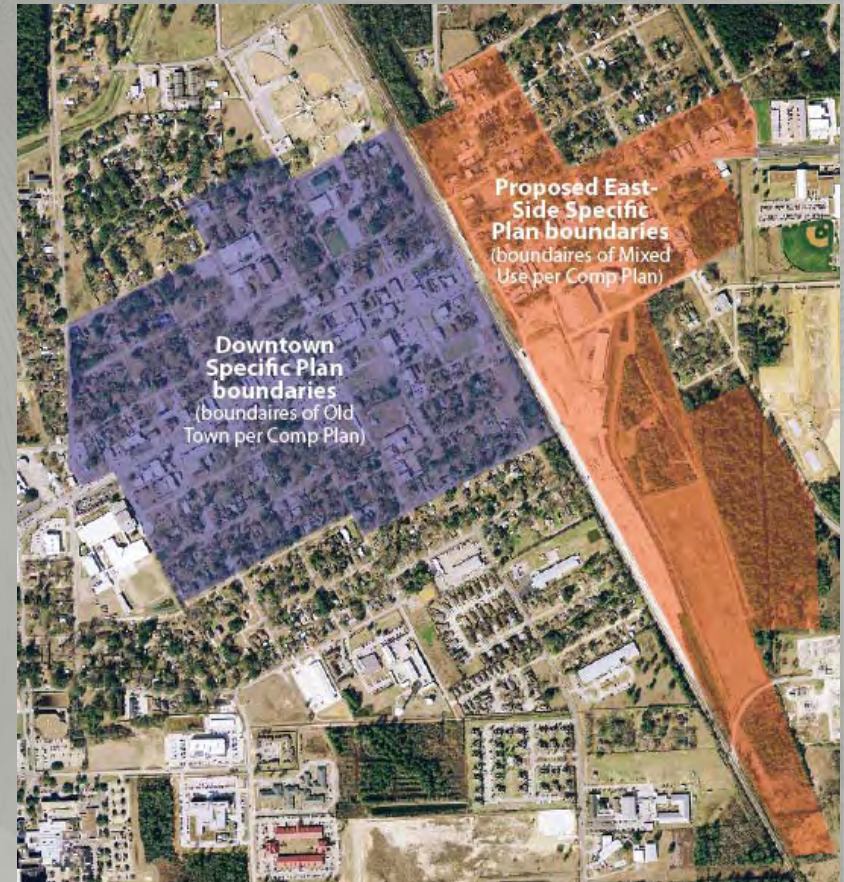
Drainage Master Plan



- 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 2011 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.

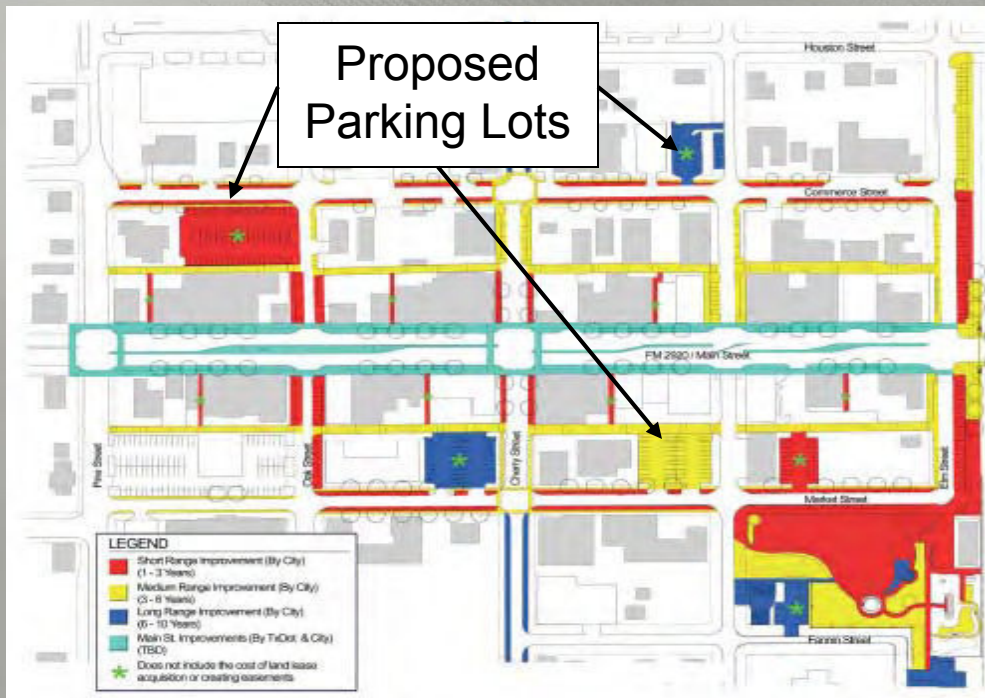
Downtown Specific Plan

- Description: The Downtown Specific Plan will regulate and direct land use planning and development within the Old Town area; it will explore an appropriate mix of land use intensities, examine the area's long-term economic viability, establish development standards and design criteria for new development and redevelopment, and create an implementation program.
- FY 2011 Budget: \$178K
- Progress: A contract was awarded to Partners for Strategic Action, Inc. (PSA) on December 20, 2010. The project is 40% complete. Anticipated completion date is end of 2011.



Livable Centers FY 2011 – 2015 CIP Status

Parking – 3 Downtown Parking Lots



- Description: The plan recommends the creation of three surface parking lots within a six year timeframe to account for the future removal of the on-street parking on FM 2920. E&P proposes to phase this project over a three year period beginning with design and feasibility analysis in FY 2010 - 2011.

- FY 2011 Budget: \$555K
- Progress: City Council approved the Livable Centers Downtown Plan (Res. #2009-23) on September 21, 2009 which identifies the construction of these three surface parking lots within six years. City Council approved a contract with CLR for design on May 2, 2011 for \$105K.

Proposed FY 12-16 Capital Improvement Projects

10 YEAR MASTER PLAN

- M121 West Drainage Channel
- Medical Complex Drive (Segment 2)
- Brown Road & Utility Extension (Phase II)
- Hufsmith Water & Gas Improvements
- M118 Drainage Channel South of Holderrieth Rd
- Zion Road Sidewalk Reconstruction
- M121 East Drainage Channel
- M124 Drainage Channel
- M118 Drainage Channel North of Holderrieth Rd
- Medical Complex Drive (Segment 3)
- Relocation of SH 249 Utilities
- Medical Complex Drive (Segment 4)
- Medical Complex Drive (Segment 5)

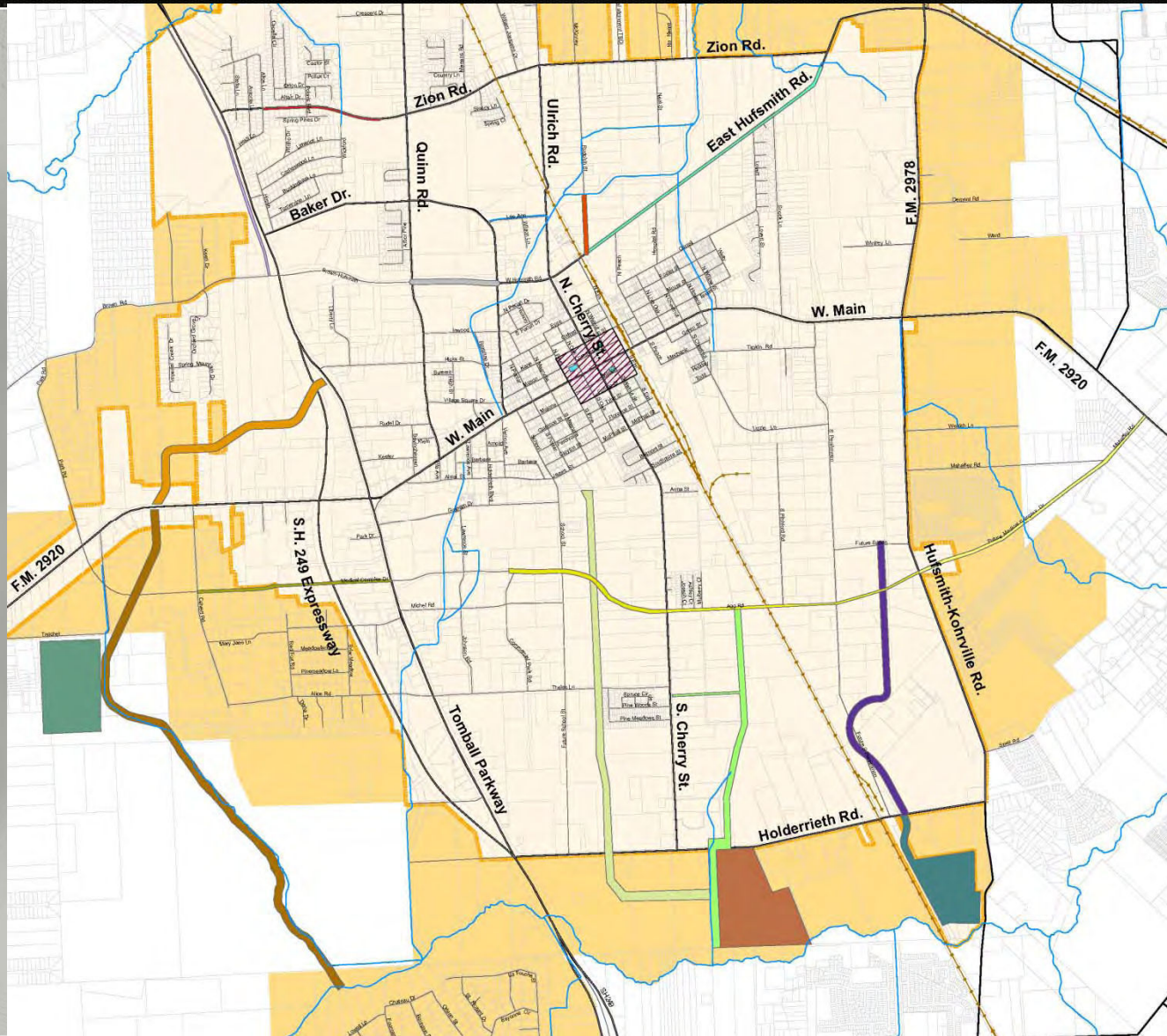
COMPREHENSIVE PLAN

- Medical District Specific Area Plan (TEDC Funded)
- Drainage Master Plan
- Downtown Plaza Master Plan (Depot & Linear Park)
- Downtown Specific Plan (East of the RR Tracks)
- Four Corner Specific Area Plan (TEDC/Tomball Funded)
- Major Thoroughfare Plan/Context Sensitive Solution Policy
- Sidewalk, Pathway, Park, & Trails Master Plan
- Railroad Corridor Specific Area Plan (TEDC Funded)
- Medical Complex Specific Area Plan (TEDC/Tomball Funded)
- Wayfinding Sign Plan

LIVABLE CENTERS

- Parking – 3 Downtown Parking Lots (including Detention)
- Street Reconstruction Program (Commerce, Market, & Cherry) - Streetscape, Landscape, Detention, & Sidewalks)

CIP Projects FY12-FY16





10 Year Master Plan FY 2012 – 2016 CIP Status Priority Ranking 1

10 Year Master Plan



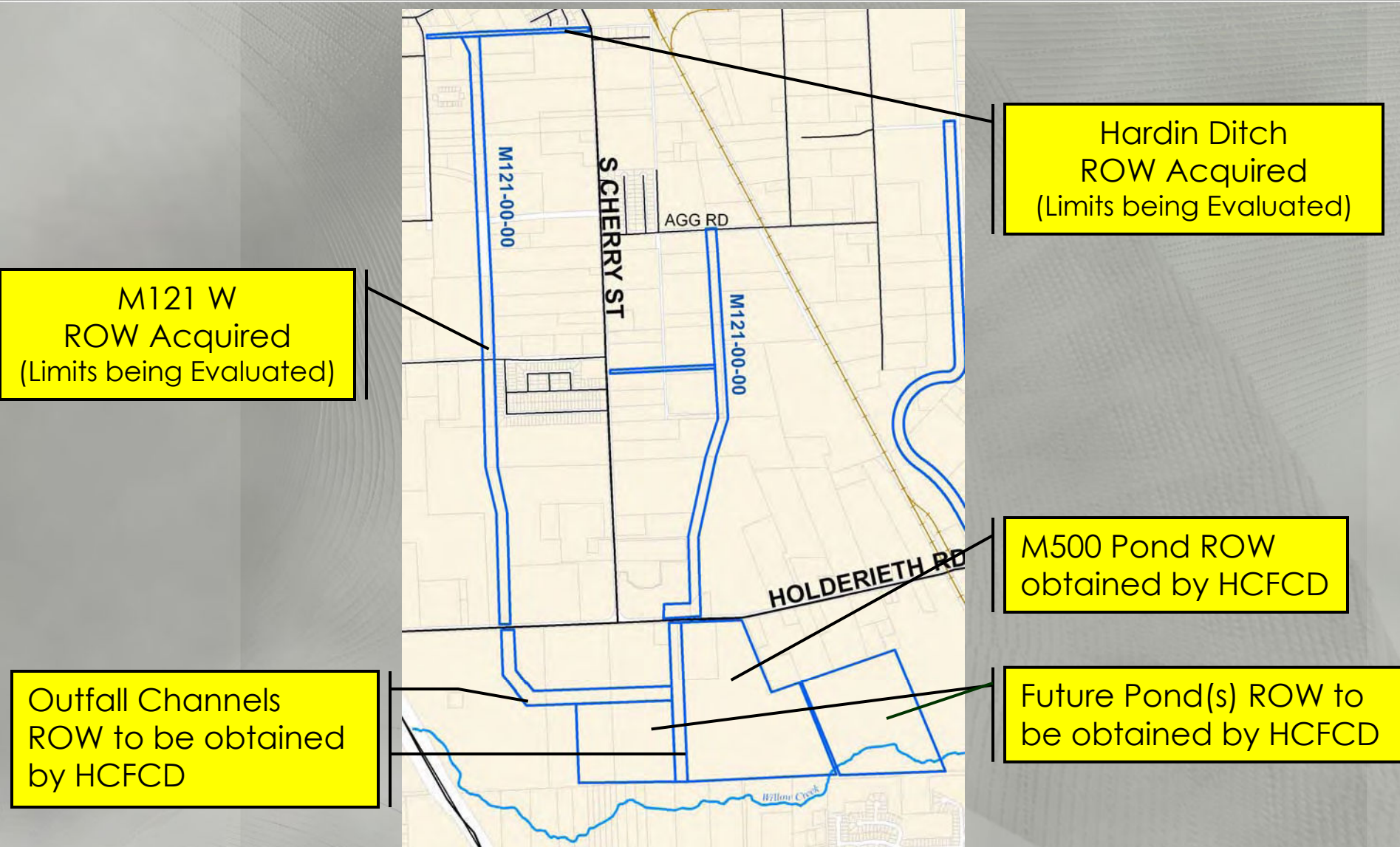
- Description: The 10 Year Master Plan is a planning tool to estimate growth within the city limits and ETJ from 2013 to 2023 and at ultimate buildout. This helps determine the infrastructure needs to accommodate growth and estimate the cost and impact fees related to the infrastructure improvements.
- FY 2012 Budget: \$125K
- 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.

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 to alleviate conditions that cause localized flooding and eliminate on-site detention.
- M121 West
FY 2012 Budget: \$6.4M FY 2013 Budget: \$4.4M
- 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. Major portion of the M500 pond excavated by HCFCD is nearing completion. 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.

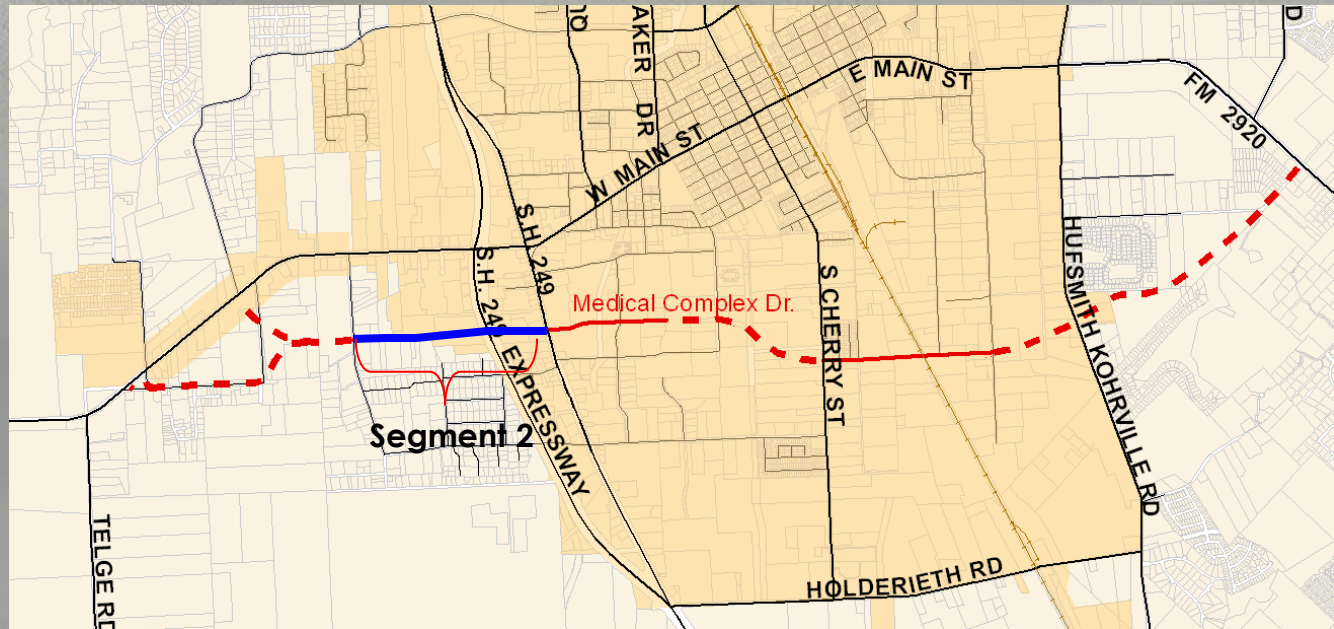
A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost 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 West Drainage Channel



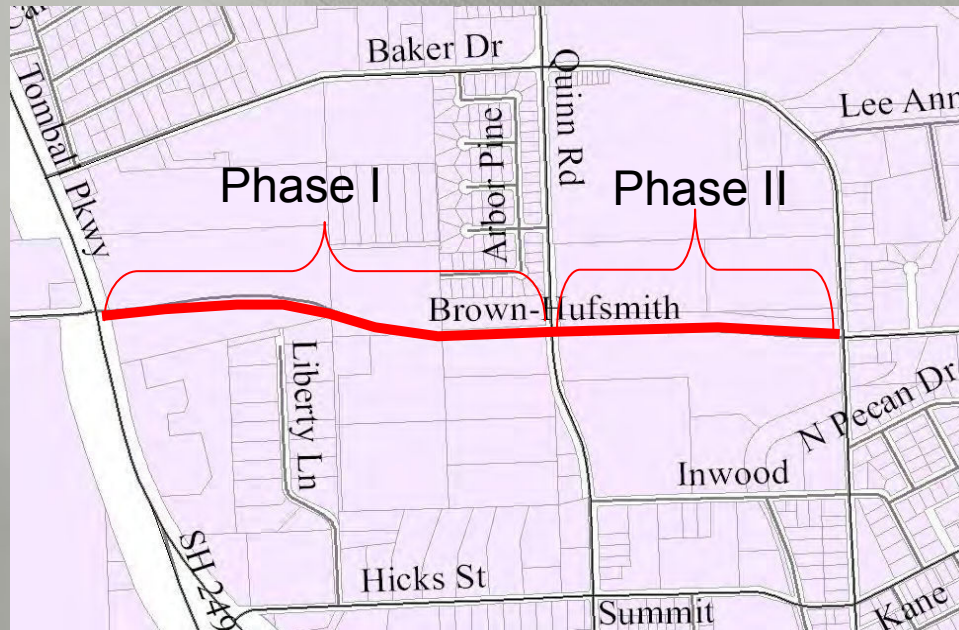
Medical Complex Dr. Extension

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 2012 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.

Brown Road Extension

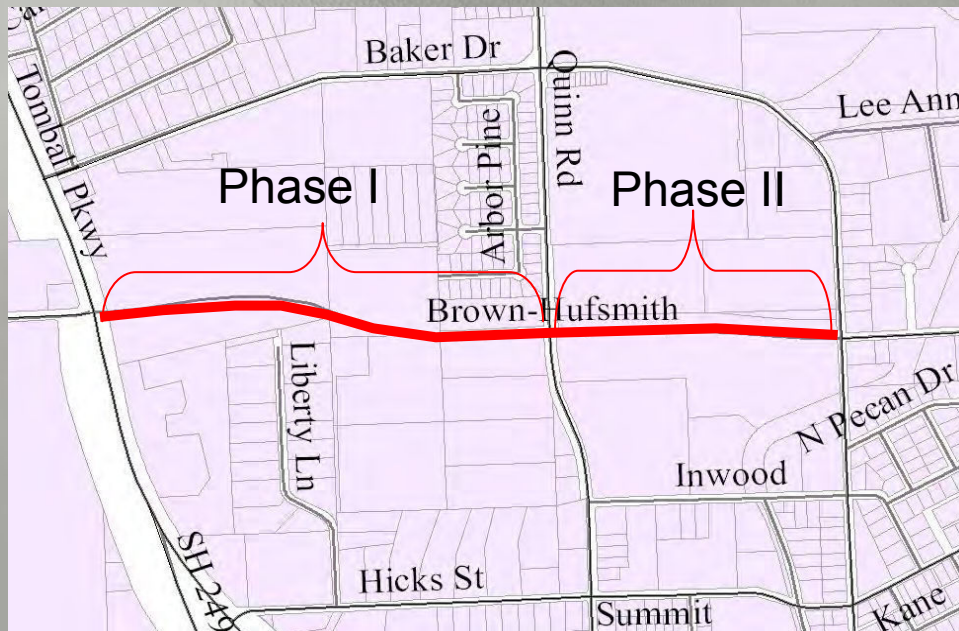


- Description: Brown Road extension includes street improvements from SH 249 to Baker. Phase I includes from SH 249 to Quinn, and Phase II includes from Quinn to Baker. Phase I is a joint project with TxDOT. Phase II will provide the City's major east-west corridor on the north side of FM 2920.
- FY 2012 Budget: \$1.2M

- Progress: Phase I was let by TxDOT on December 4, 2007 and awarded to Hassell Construction in the amount of \$1,833,442.16. Notice to proceed issued March 10, 2008, with an 84-working day schedule. In reference to construction costs, City has paid TxDOT \$1,086,890.87. Phase I was completed in November 2008 with the exception of the final traffic signal to be installed at SH 249 and the pipe runners at M124. The pipe runners have been installed. TxDOT installation of the traffic signal was completed December 2009.

Phase II design proposal, including utilities, was approved by City Council on April 20, 2009 for \$200,054.00. An additional service contract for \$32,171, was approved on June 25, 2009, for offsite detention design and analysis. The contract term is 180 calendar days. Design is 95% complete. ROW and detention pond property to be acquired. City Council approved land acquisition July 19, 2010. Land acquisition offer letters were sent out July 22, 2010.

Brown Road Utilities



- **Description:** Provides utility improvements along Brown Road, including water, sewer and gas. Phase I includes constructing 12" water, 10" sanitary and 4" gas. In addition, sidewalks and utility improvements along Quinn from Inwood to the north side of Brown Road were included.

- **Budget:** \$0 (Phase II) Included in Brown Road Extension
- **Progress:** Phase I improvements were let under a Developer Agreement with CCG and TEDC. The City has paid its share of the project (As part of the 380 agreement with CCG, \$471K for utilities & \$400K for ROW. Also paid \$169K for utility upgrades and sidewalks on Quinn.) Phase I was completed March 2008. Phase II is included in Brown Road Extension Contract.



Comprehensive Plan FY 2012 – 2016 CIP Status Priority Ranking 1

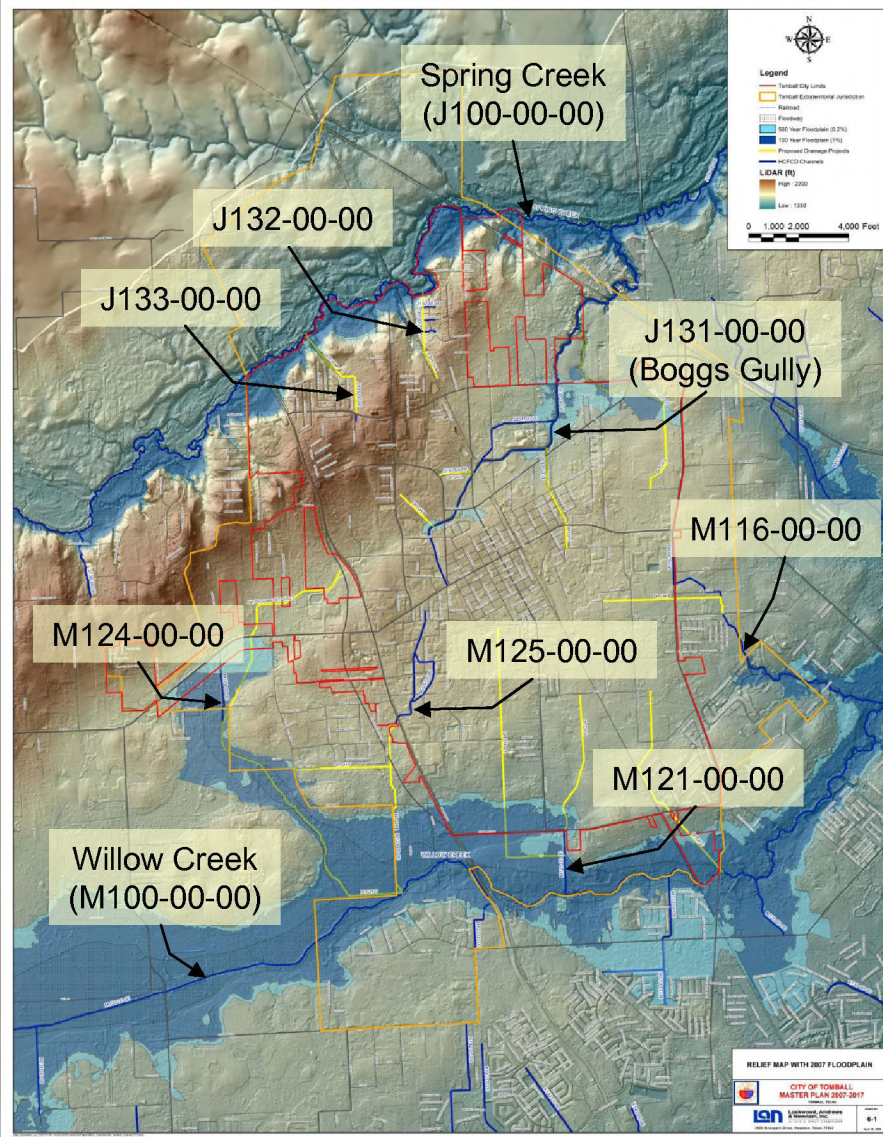
Medical District Specific Area Plan



- 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 2012 Budget: \$175K (TEDC Funded)
- 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.

Drainage Master Plan - Continuation



- **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.

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 2012 Budget: \$450K FY 2013 Budget: \$50K FY 2014 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 2012 – 2016 CIP Status Priority Ranking 2

Hufsmith Water & Gas Improvements

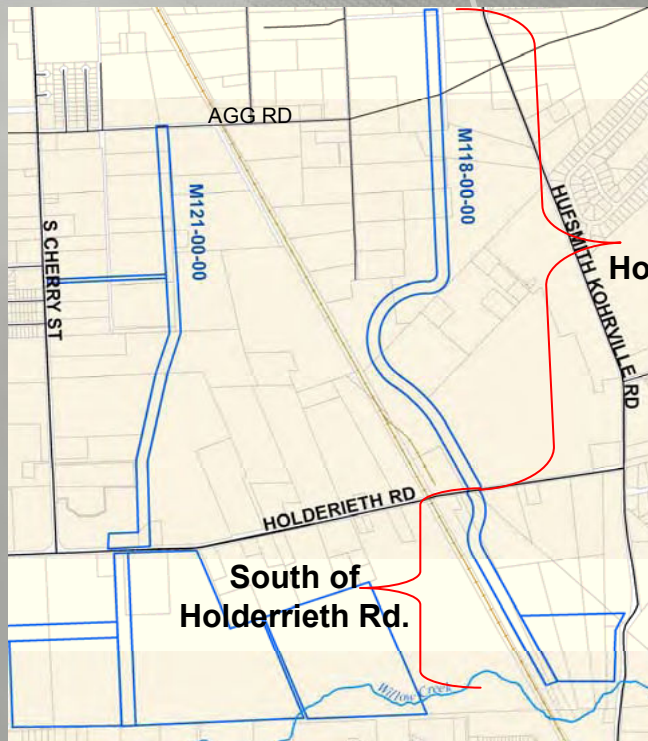


- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2013 Budget: \$880K

- 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. E&P 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 are being issued.

M118 Drainage & Detention Basin (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.

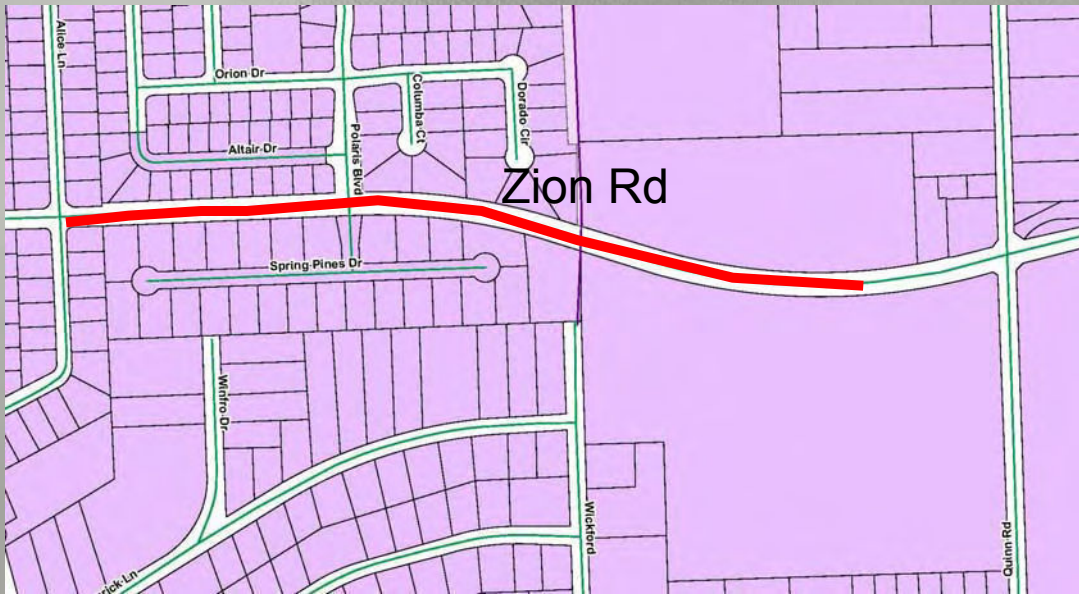
- **FY 2012 Budget:** \$3.6M

● **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.

Zion Rd Sidewalk Reconstruction



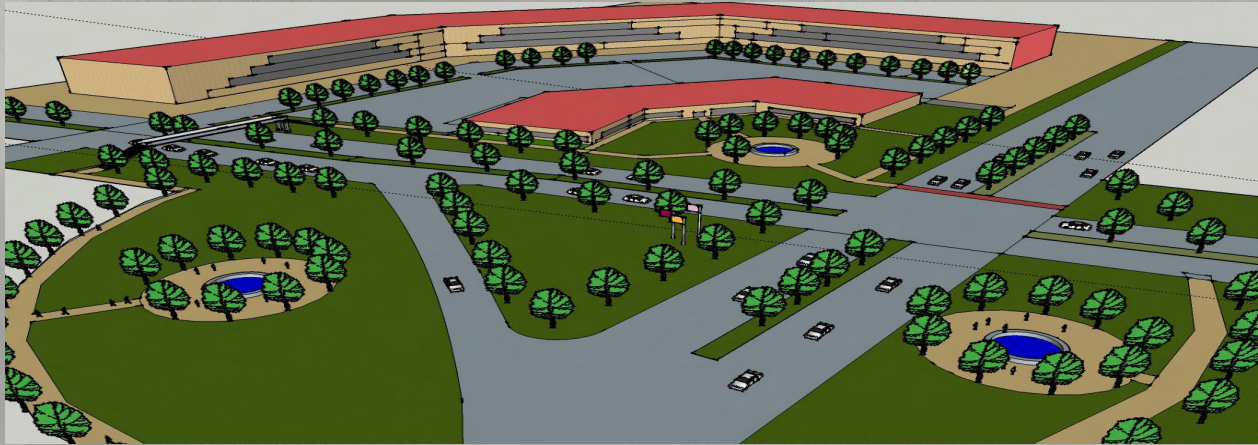
- Description: The 4' sidewalk located along Zion Rd. between Alice Ln. and Quinn Rd. being undermined by erosion around the sidewalk. This project is to engineer and reconstruct a 5' sidewalk to stop the erosion and stabilize the area. Approximate 2,700 ft of 5' sidewalk is proposed.

- FY 2012 Budget: \$350K
- Progress: Proposed Project



Comprehensive Plan FY 2012 – 2016 CIP Status Priority Ranking 2

Four Corner Specific Area Plan



- Description: This plan will establish specific zoning standards for the properties located near the intersection of State Highway 249 Business and F.M. 2920, known as Four Corners. The plan will create unique land use and design regulations for the area to encourage its redevelopment as a major mixed use activity center. The plan will focus on its location as an important entry point to Tomball and will include regulations for pedestrian-orientation, integrated land uses, and enhanced landscaping.
- FY 2013 Budget: \$175K (TEDC Funded)
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Four Corners Specific Area Plan as an item to be implemented within six years.

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 2013 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 2013 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 2012 – 2016 CIP Status Priority Ranking 3

Tomball East Side Specific Plan

- Description: The Downtown Specific Plan will regulate and direct land use planning and development within the Old Town area; it will explore an appropriate mix of land use intensities, examine the area's long-term economic viability, establish development standards and design criteria for new development and redevelopment, and create an implementation program.

- FY 2011 Budget: \$175K

- Progress: Proposed Project.

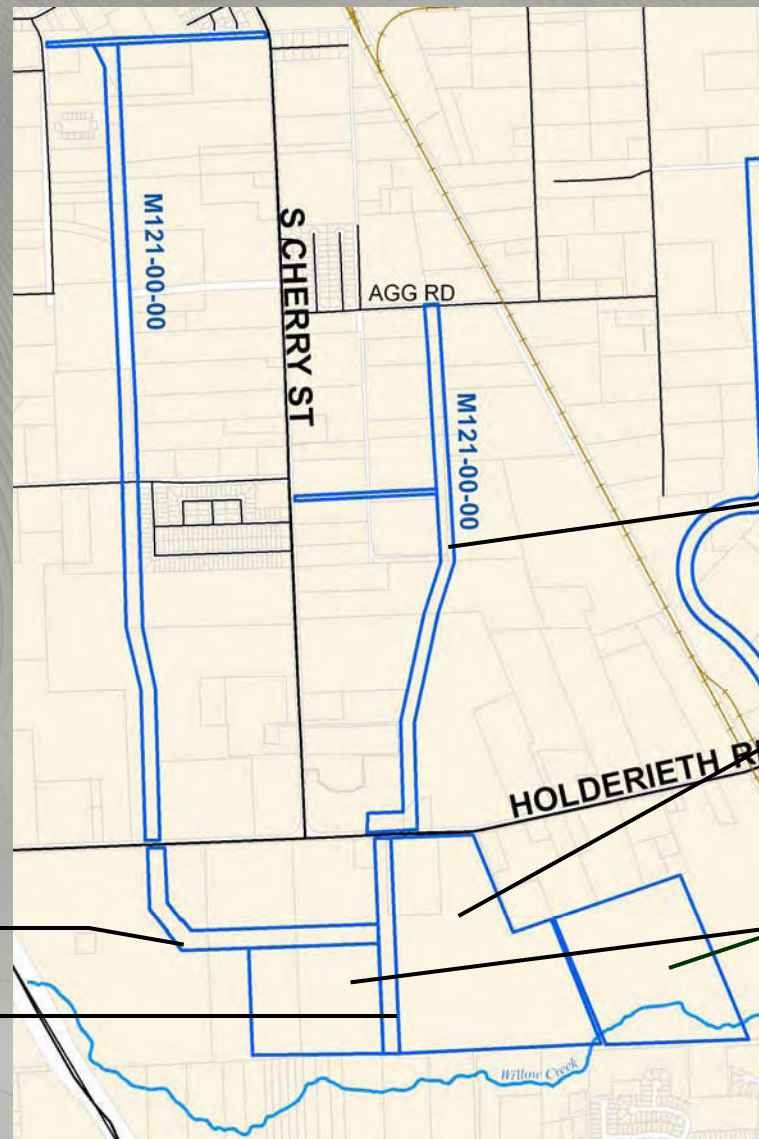


M121 East Drainage Channels

- 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 to alleviate conditions that cause localized flooding and eliminate on-site detention.
- M121 East
FY 2012 Budget: \$580K FY 2013 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. Major portion of the M500 pond excavated by HCFCF is nearing completion. 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



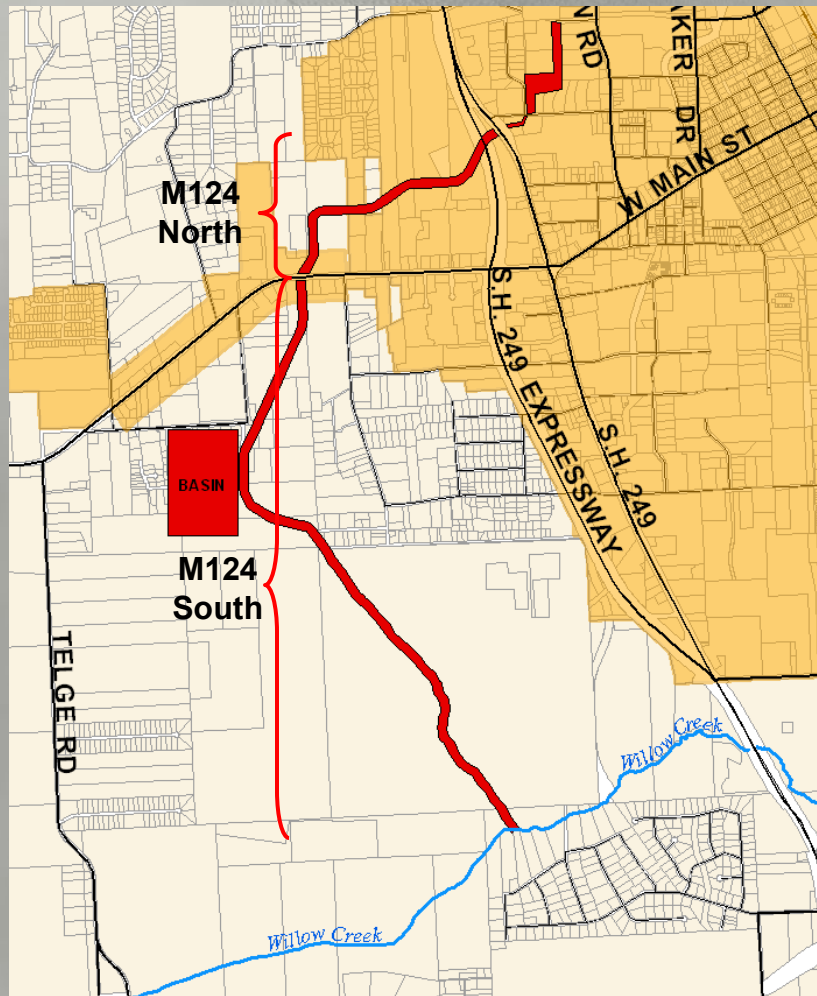
Outfall Channels
ROW to be obtained
by HCFCFCD

M121 E ROW to be
Acquired
(Limits being Evaluated)

M500 Pond ROW
obtained by HCFCFCD

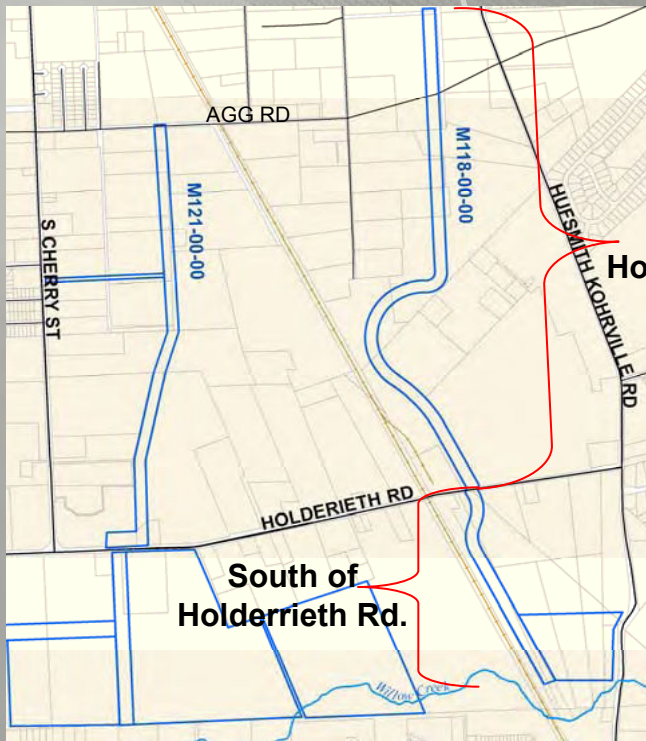
Future Pond(s) ROW to
be obtained by HCFCFCD

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 2012 Budget:** \$1.7M
- **FY 2013 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 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 2013 Budget:** \$1.1M

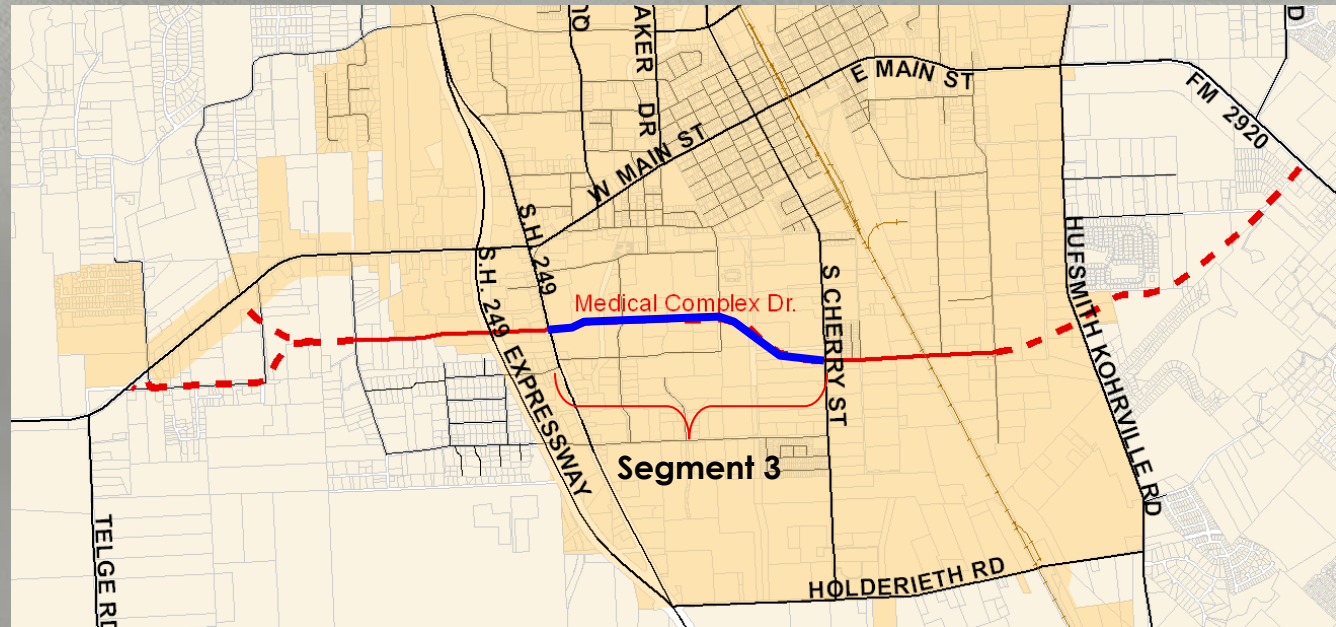
● **Progress:** The M118-00-00 Channel Outfall Project from Willow Creek north 365' includes 300 LF of drainage channel and the detention outfall improvements for Ditch M118-00-00 to Willow Creek. It also includes 180 LF of 36" pipe connecting the partially complete M118 Pond to the drainage channel. 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.

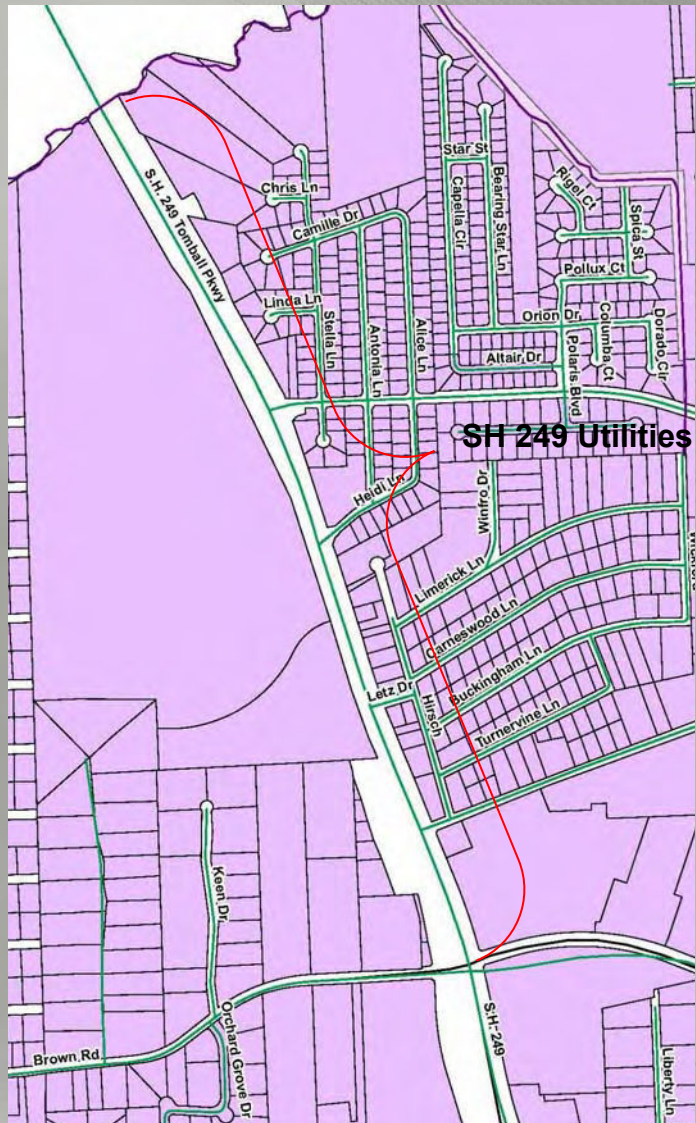
Medical Complex Dr. Extension

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 2012 Budget: \$1.6M FY 2013 Budget: \$4.8M
- 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. Design contract is on hold until funding is made available.

Relocation of SH 249 Utilities



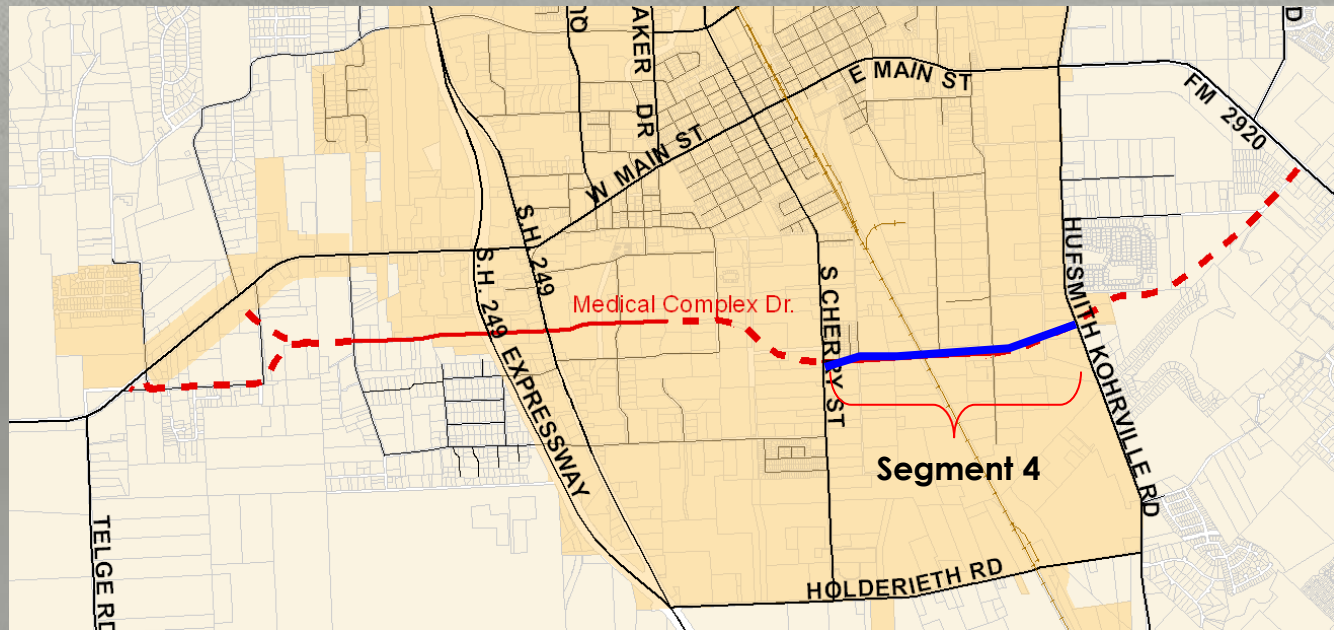
- Description: Relocate utilities along SH 249 due to the widening of SH 249 between Brown Road and Spring Creek. This includes the relocation of 6", 8", & 12" waterline, 4" & 6" sanitary force main, 6", & two 8" sanitary lines, and 4" gas.

- FY 2012 Budget: \$100K

- Progress: Proposed Project

Medical Complex Dr. Extension

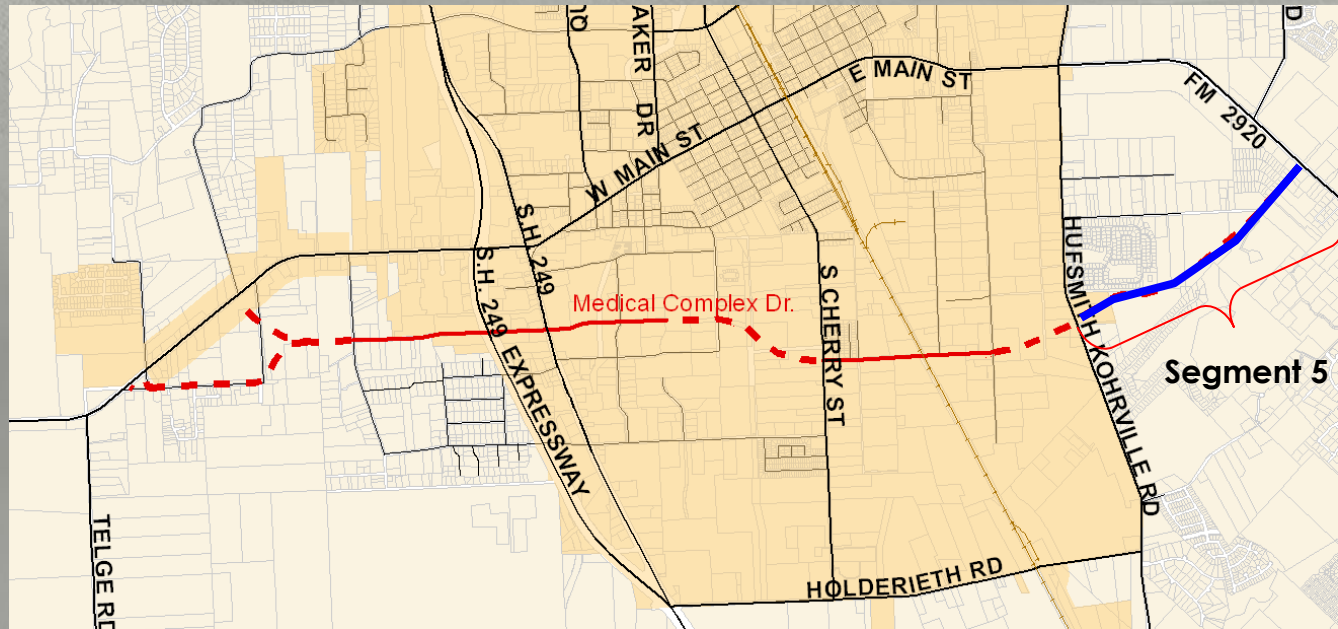
SEGMENT 4



- Description: Segment 4 of the proposed Medical Complex Corridor commences at Cherry St and continues easterly to South Persimmon. 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 2012 Budget: \$75K FY 2013 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.

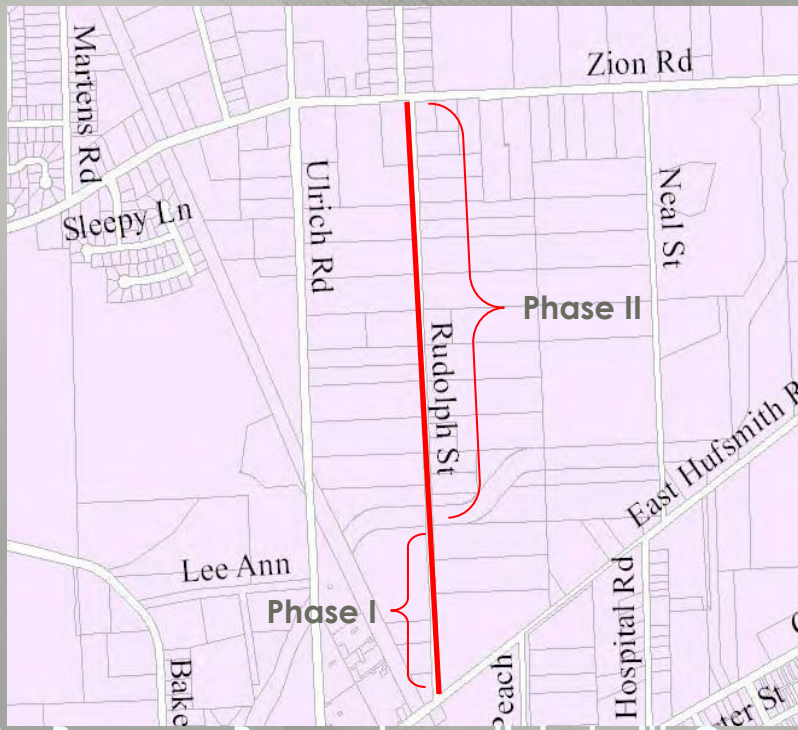
Medical Complex Dr. Extension

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 2012 Budget: \$75K FY 2013 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 2012 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 scheduled for completion June 2010. Anticipated construction letting date of August 2010. Construction is on hold until funding is made available.



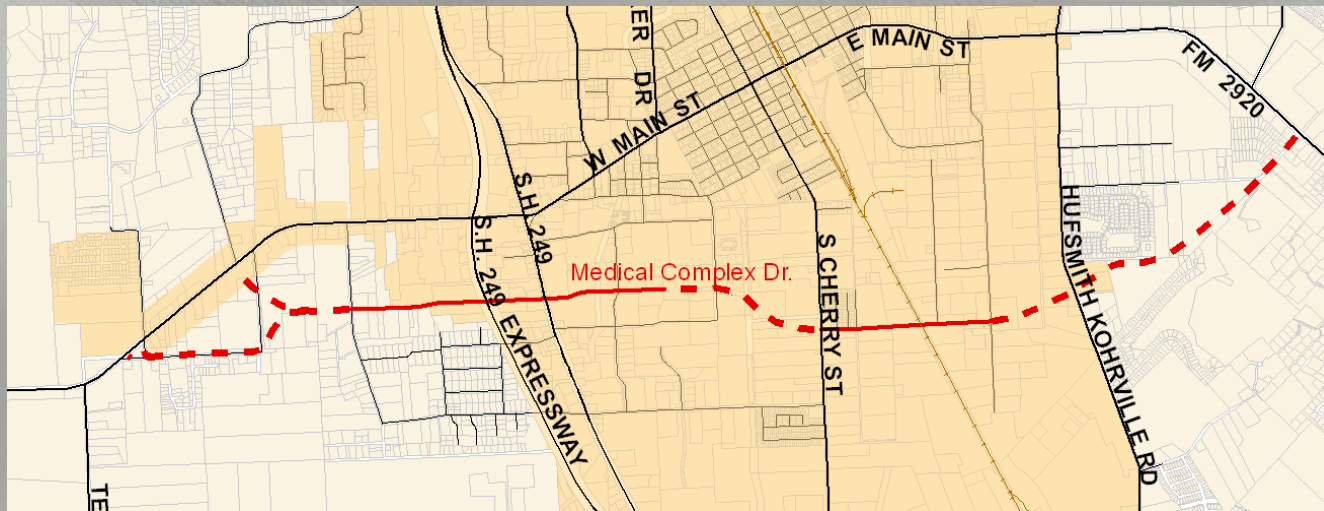
Comprehensive Plan FY 2012 – 2016 CIP Status Priority Ranking 3

Railroad Corridor Specific Area Plan



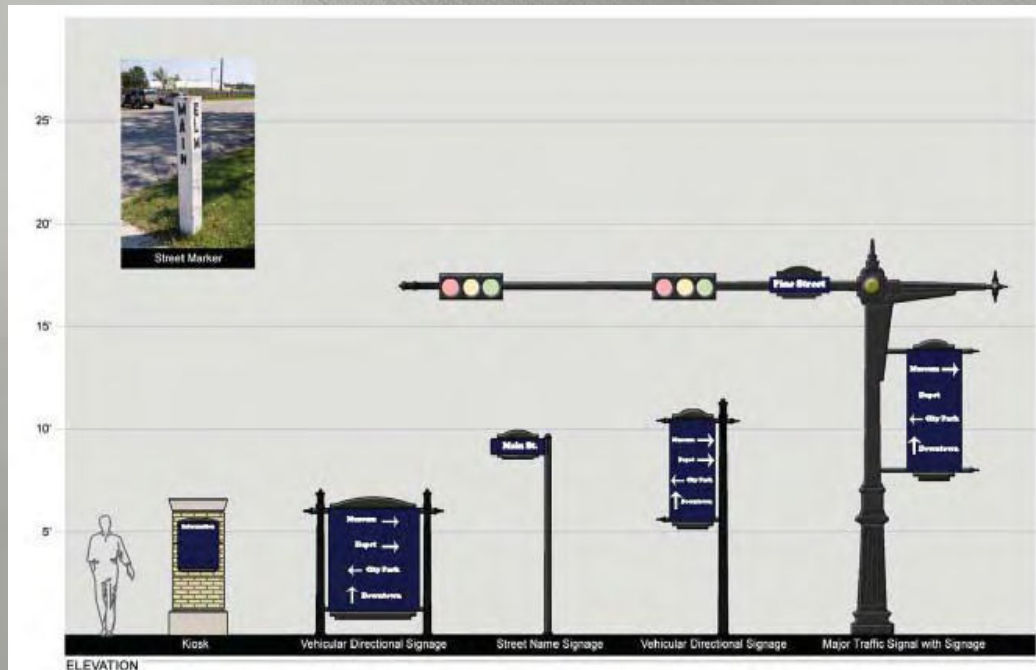
- Description: This plan will establish a railroad corridor zone along portions of the BNSF rail line south of FM 2920 to maximize the economic potential of the corridor as a key employment area. It will also support the planning of a future commuter rail station near Downtown. The plan will regulate land uses and development standards along the corridor to facilitate new development that will enhance the quality of life for residents and strengthen the economic base of the community.
- FY 2012 Budget: \$1M (TEDC Funded)
- FY 2014 Budget: \$175K (TEDC Funded)
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Railroad Corridor Specific Area Plan as an item to be implemented within three 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 2014 Budget: \$175K (TEDC Funded)
- 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

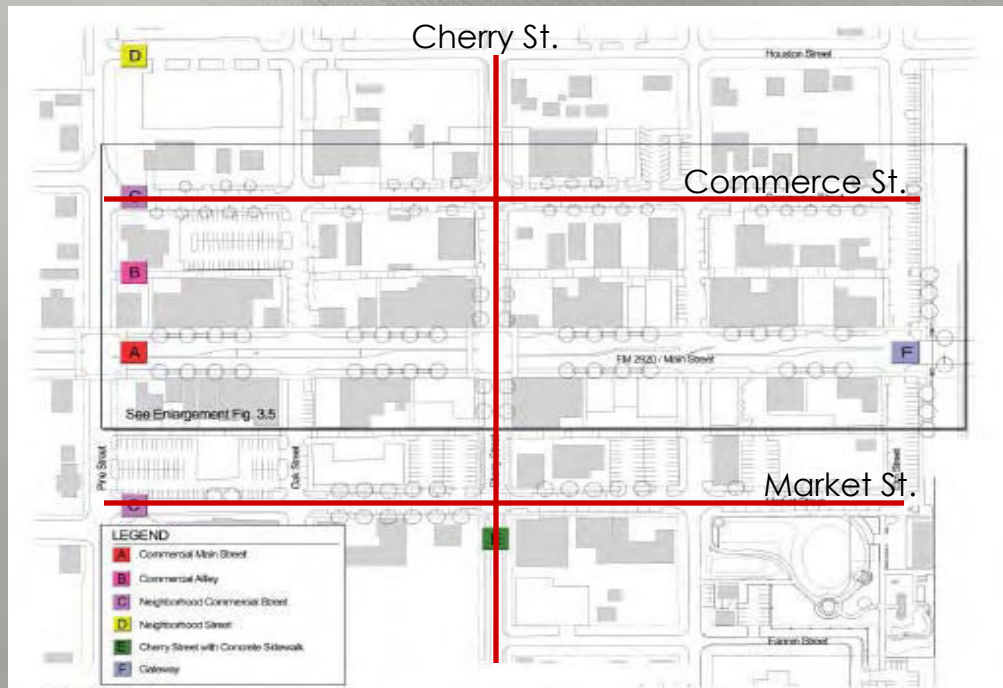


- Description: The purpose of the wayfinding plan is to develop a comprehensive citywide signage system designed to identify and direct residents and visitors to destinations throughout the city as well as promote a sense of arrival at key city gateways. The plan will consist of two elements: downtown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

- FY 2014 Budget: \$50K (TDEC Funded)
- 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 2012 – 2016
CIP Status
Priority Ranking 3**

Street Reconstruction Program

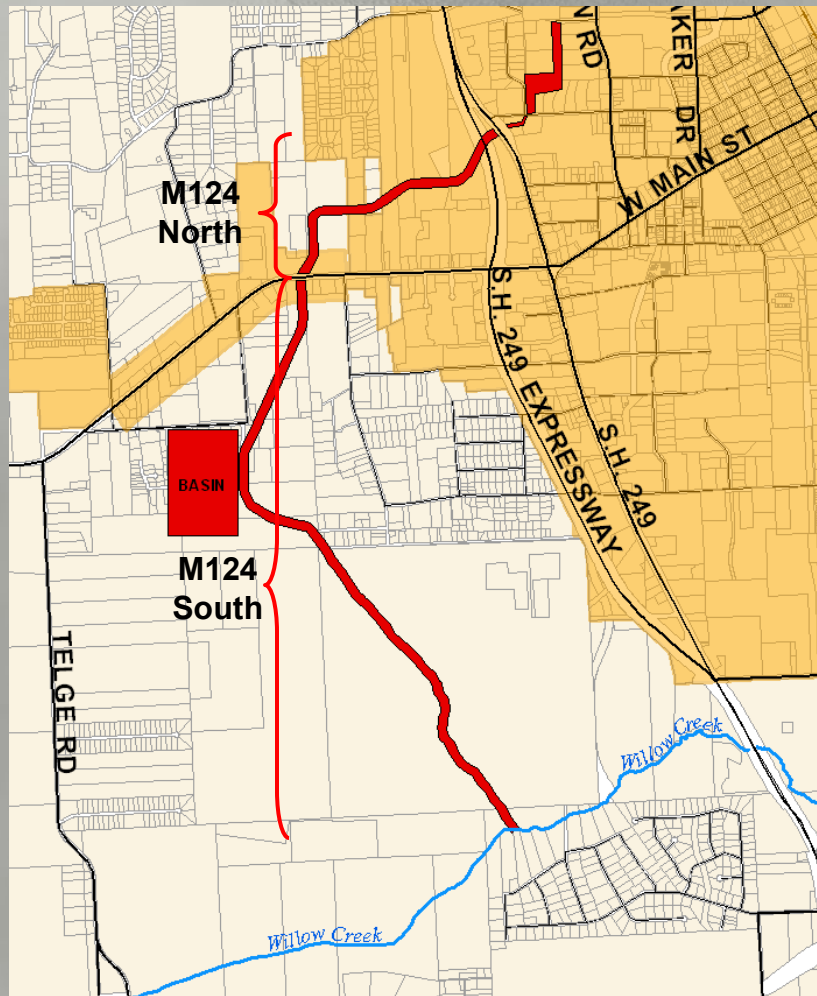


- **Description:** The plan recommends a number of street reconstruction projects on Commerce, Market, and Cherry Streets to be completed within the next six years. These projects include streetscape enhancements, landscaping, detention, and sidewalk improvements in the study area. E&P proposes to begin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

- **FY 2015 Budget:** \$1.0M **FY 2016 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



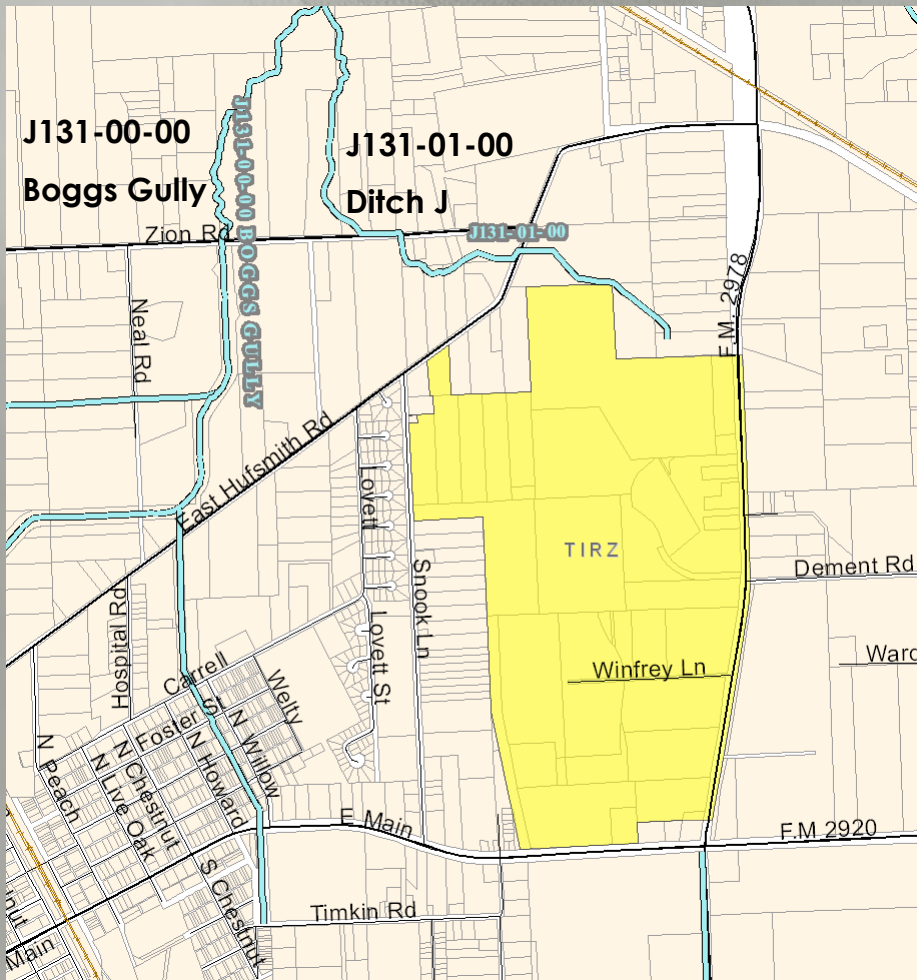
- **Description:** The M124 basin occupies a major portion of the westerly area of Tomball, outfalling to Willow Creek. Project to mitigate channel and loss of existing floodplain storage. The project has been divided into M124 North, described as area north of FM 2920 to SH 249, and M124 South, described as area south of FM 2920.
- **FY 2012 Budget:** \$1.7M
- **FY 2013 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 67 acre detention pond and is on hold until funding is made available.

M116 Drainage Channel



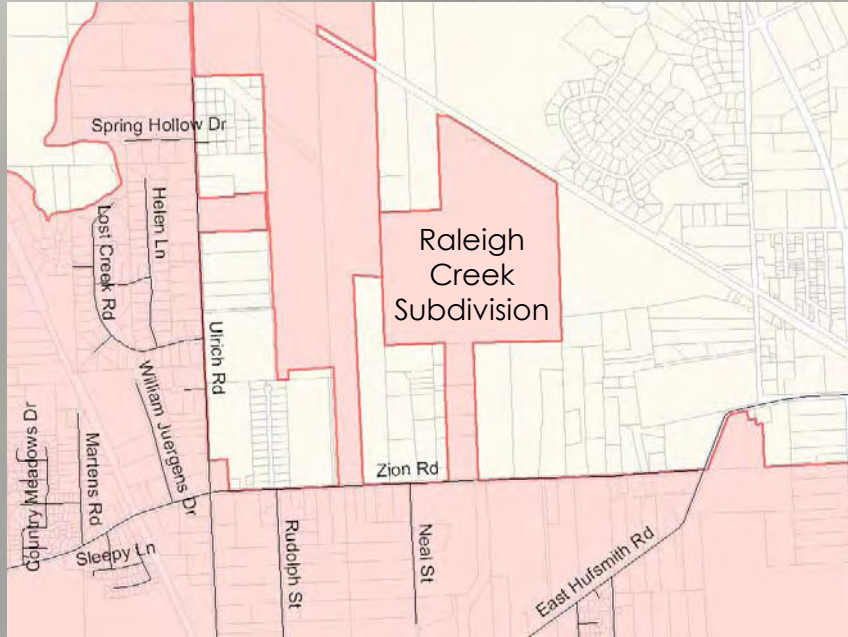
- Description: The M116-00-00 basin generally occupies an easterly section of Tomball and an area south of FM 2920, east of the Railroad tracks and north of M118 basin. Project to provide recommendations for channel improvements that may reduce/eliminate the need for on-site detention.
- FY 10-14 Budget: 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

Neal Street Utilities



- Description: Neal St. Utilities improvements include water and sewer extensions to service the future Raleigh Creek Subdivision. A waterline is to be extended along Zion Rd. A larger sanitary sewer line will be extended from the NWTP, along Neal St. and Zion Rd. to the proposed Raleigh Creek Subdivision. ROW and easements need to be acquired on Neal St. and Zion Rd.
- FY 2010: \$45K (rolled over from previous budgets)
- FY 10-14 Budget: No funds have been allocated
- Progress: A preliminary progress meeting occurred with the Developer's Consultant on 11/07. A timeline schedule for design completion has been requested. The project is Developer driven and funded. The engineer of record opinion of cost for utility extension is \$610K. In addition the utility extension will require 8 easements appraisal and acquisition, bringing the estimated project cost to \$968,405.24. The developer has not moved forward with this project.

Council Approved CIP Projects (Budget FY11-15)

- Tomball Hills Lift Station
- Master Drainage Plan
- 3 Downtown Parking Lots

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: June 13, 2011

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 2012 – 2016

Background:

Origination:

Recommendation:

Funding:

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

Engineering and Planning

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