

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



MONDAY, JULY 12, 2010

6:00 P.M.

Notice is hereby given of a meeting of the Planning and Zoning Commission, to be held on Monday, July 12, 2010 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

- Update on Comprehensive Plan / Livable Centers Study
- 4.0 Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 14, 2010.
- 5.0 New Business:
- 5.1 Consideration and Possible Action Regarding **DANIEL’S BUSINESS PARK REPLAT**; Being a Replat of Lots 8, 9, 10, 11 & 12 in Block 61 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Lots being situated in the William Hurd Survey (A-371), containing 1 lot, 1 block.
- 5.2 Consideration and Possible Action Regarding **PRELIMINARY PLAT OF MAPLE GROUP, LTD**; Being a subdivision of 111.4942 acres of land out of the Claude N. Pillot Survey, Abstract 632, and the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County Texas, 6 lots, 3 blocks.
- 5.3 Review and presentation of five year CIP 2011 – 2015
- 5.4 Receipt of Capital Projects Comments and Recommendations from the Planning and Zoning Commission for City Manager Consideration regarding Budget of Five Year CIP 2011 – 2015
- 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 8th of July 2010 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: July 12, 2010

Topic:

Background:

Origination:

Recommendation:

Funding:

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

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

Regular Planning and Zoning Commission
Agenda Item
Data Sheet

Meeting Date: July 12, 2010

Topic:

- Update on Comprehensive Plan / Livable Centers Study

Background:

Origination:

Recommendation:

Funding:

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

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

ATTACHMENTS:

Comp Plan and Livable Centers Update Memo

CITY OF TOMBALL

MEMORANDUM

Date: July 12, 2010

To: Planning & Zoning Commission

CC: Mark McClure, Director of Engineering & Planning

Prepared by: Kelly Violette, City Planner

Subject: Comprehensive Plan and Livable Centers Downtown Plan Update

Introduction

At its meeting on June 14, 2010, the Planning and Zoning Commission requested that staff provide an update on the status of the Comprehensive Plan and Livable Centers Downtown Plan since their adoption in 2009.

This update provides a brief overview of the implementation progress to date. It is important to note that these plans provide policy guidelines used by City staff, Planning and Zoning Commission, and City Council to guide and shape the physical development of the community. The plans build upon one another and provide the basis for which decisions regarding land use, infrastructure, transportation, and other long-range community issues should be measured against.

The implementation strategies and tools outlined in both plans, including the City's strategic plan, capital improvement plan, budget, and development regulations, must be continually reviewed and updated to ensure that they are reflective of the community's long-range vision and realistic in terms of revenue, staffing, and other resource capabilities of the City of Tomball and its partners.

Comprehensive Plan

Since its adoption on December 7, 2009, the Comprehensive Plan has been utilized on a daily basis to assist landowners and developers in making decisions regarding development proposals. For example, when a property owner meets with the Development Review Committee (DRC), staff provides an overview of the Comprehensive Plan, its purpose with regard to land use and growth strategies, and a summary of how his/her property is designated on the Future Land Use Plan Map. Staff works with the property owner to determine if his/her proposal meets the intent of the Plan and discusses alternatives when it is determined that the proposal is inconsistent with the community's vision as outlined in the Plan.

The Comprehensive Plan is also utilized in making staff recommendations regarding rezoning requests and annexations to determine consistency with the adopted long range vision. City staff reports have been revised to include an analysis regarding the compatibility of each development request with the Plan's vision, goals, policies, and maps. These issues are presented to the Planning and Zoning Commission and City Council for consideration on all rezoning requests.

Implementation Strategies

Chapter 9 "Implementation" of the Comprehensive Plan provides direction on how to set the Plan in motion in order to achieve the community's desired future. It provides an implementation matrix which identifies short (0-3 Years), mid (3-6 Years), and long (6 -10 Years) term action strategies that should occur in order to realize the Plan.

It should be noted that while these strategies span a ten year period, the Comprehensive Plan looked at a planning horizon of 20 years. As such, many of the implementation strategies are multi-year projects, and may change as the Plan is updated, as funding sources change, and as Council's strategic plan is re-evaluated. However, the long-range vision defined in the Plan should always be considered when reviewing and updating implementation strategies.

In anticipation of the 2011-2012 Fiscal Year Budget, Engineering & Planning (E&P) Department staff have worked to incorporate the implementation strategies into the proposed budget and future planning activities.

The following is a summary of the projects E&P has been assigned in the Comprehensive Plan and the progress being made towards implementing them.

Railroad Corridor Plan: 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.

The Comprehensive Plan designated a three year timeframe for this project. E&P is proposing to begin this project in FY 2012 - 2013. Although this plan will likely be financed largely by the Tomball Economic Development Corporation (TEDC), E&P staff will be responsible for the project, including scope of work, schedule, public participation, and project review.

Medical District Area Plan: 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.

The Comprehensive Plan designated a three year timeframe for this project. E&P is proposing to begin this project in FY 2010 - 2011. Although this plan will likely be financed largely by the TEDC, E&P staff will be responsible for the project, including scope of work, schedule, public participation, and project review.

Four Corners Specific Area Plan: 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.

The Comprehensive Plan designated a six year timeframe for this project. However, E&P is proposing to begin this project in FY 2011 - 2012 due to the redevelopment potential of the area. This plan will likely be financed jointly by the TEDC and the City. E&P staff will be responsible for the project, including scope of work, schedule, public participation, and project review.

Medical Complex Drive Corridor Plan: This plan will establish specific zoning standards for the properties adjacent to the existing and future Medical Complex Drive 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.

The Comprehensive Plan designated a six year timeframe for this project. However, E&P is proposing to begin this project in FY 2013 due to the Medical Complex Drive project schedule which plans construction of Segment 3 (existing Medical Complex Dr. to Cherry St) to begin in FY 2011- 2012. This plan will likely be financed jointly by the TEDC and the City. E&P staff will be responsible for the project, including scope of work, schedule, public participation, and project review.

Major Thoroughfare Plan (MTP) / Context Sensitive Solution (CSS) Policy: 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.

The Comprehensive Plan has identified the update of the MTP and the drafting of a CSS policy to be implemented within a three and six year timeframe, respectively. E&P staff is proposing to incorporate the CSS Policy into the review and update of the MTP proposed for FY 2011- 2012.

Drainage Master Plan: 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.

The Comprehensive Plan has designated a three year timeframe for this project. E&P proposes to begin this project in FY 2011 - 2012.

Sidewalk, Pathway, Park, & Trails Master Plan: 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.

The Comp Plan has designated this project to be implemented within a six year timeframe. E&P proposes to begin this project in FY 2011 – 2012.

Wayfinding Sign Plan: 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 arrive 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.

The Comprehensive Plan has designated this project to be implemented within a three year timeframe. E&P proposes to begin this project in FY 2012 - 2013.

Downtown Plaza Master Plan: This plan will further refine the depot plaza concept created in the Livable Centers Downtown Plan and the Public Plaza 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 design drawings for the depot plaza and phase two being

the design of the public plaza (the area between Oak Street and Cherry Street, on the north side of Market Street).

The Comprehensive Plan has designated this project to be implemented within a six year timeframe. E&P proposes to phase the design of this project over a three year period beginning in FY 2010 - 2011.

In addition to the projects listed above, it is anticipated that other City departments will begin implementing their responsible action strategies outlined in the implementation matrix within the timeframes designated in the Comprehensive Plan. E&P staff will provide an annual progress report on the Comprehensive Plan in January 2011 outlining the progress at that time.

Livable Centers Downtown Plan

Since its adoption on September 21, 2009, the Livable Centers Downtown Plan has been utilized by the City and community organizations to plan and develop projects within the study area. The projects that have been completed to date have been entirely at the Depot. These projects include the planting of memorial trees, installation of an additional statute, and the construction of a gazebo and sidewalks.

It should be noted that although the impetus for the study was the FM 2920 Access Management Study and its recommendation to remove the on-street parking along FM 2920, the time period for doing so is unknown at this time due to TxDOT's current funding situation. However, staff is moving forward with incorporating the study recommendations into the proposed capital improvements project list in order to ensure that the city completes the necessary projects in advance of the FM 2920 improvements.

Because many of the infrastructure programs outlined in the plan are intrinsically linked, E&P has grouped them into two main initiatives.

Downtown Parking Lots: The plan recommends the creation of three surface parking lots within a six year timeframe. Within three years, a 21,900 square foot parking lot is recommended at the southwest corner of Commerce and Oak Streets as well as a 6,350 square foot parking lot on the north side of Market Street between Walnut and Elm Streets. Within six years, a 12,800 square foot parking lot is recommended at the northwest corner of Market and Walnut Streets. E&P proposes to phase this project over a three year period beginning in FY 2010 - 2011.

Street Reconstruction Program: 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.

Strategic Plan and Downtown Specific Plan

In addition to the budgetary planning the City is currently undergoing to properly sequence the funds needed for the many projects outlined in the Comprehensive Plan and Livable Centers Downtown Plan, the City is also engaged in two other efforts to realize the community's vision. The first is City Council's Strategic Plan which is intended to further define and prioritize the action strategies outlined in the Comprehensive Plan and Livable Centers Downtown Plan. It is anticipated that the Strategic Plan will be brought to City Council for adoption at the second meeting in July.

After the strategic plan is approved, City staff will present a proposal to Council for the development of a Downtown Specific Plan (DSP) and zone for the Old Town as defined in the Comprehensive Plan. If approved, the DSP will be the second phase of a planning effort to improve the character and vitality of Downtown Tomball and will build upon the vision and objectives previously identified. Specifically, it will apply the "livable centers" concept of designing centers with concentrations of workplaces, shopping, entertainment, and housing by establishing the planning framework for urban design.

The DSP will be a comprehensive policy and regulatory document that will provide a streamlined, user-friendly format, whereby, in one document, zoning, economic development, infrastructure, and architectural design parameters for the Downtown will be contained. It will create a new Downtown land use zone and zoning subdistricts for significant areas of the Downtown core. This plan will provide ordinance grade development standards and land use charts for each of the individual zoning subdistricts in the DSP zone. An advisory committee will be appointed and a series of public meetings will be held to address the unique qualities of the downtown and define the framework by which the regulations will be drafted.

Conclusion

The Comprehensive Plan and Livable Centers Downtown Plan are active documents that are in the forefront of the decision-making process. Although some limited projects have been completed, the projects and strategies outlined in these two plans are multi-year initiatives that are in the initial planning stages. In the short-term, however, these plans are being used every day in land use considerations and strategic planning exercises and will be used extensively during the development of the DSP.

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: July 12, 2010

Data Sheet

Topic:

Consideration to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 14, 2010.

Background:

Origination:

Recommendation:

Funding:

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

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

ATTACHMENTS:

P&Z Minutes 06.14.10

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

MONDAY, JUNE 14, 2010



6:00 P.M.

1.0 Call to Order

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

Commissioner O'Donnell
Commissioner Wallace
Commissioner Dodson
Commissioner Mottershaw

Others present:

Director of Engineering and Planning – Mark McClure
City Planner / Community Development Coordinator – Kelly Violette
Engineering & Planning Administrative Assistant – Brandy Pate

draft

2.0 No Public Comments were received.

3.0 Reports and Announcements:

3.1 Chairman Crofoot announced Commissioner O'Donnell's resignation from the Planning & Zoning Commission and presented him with a certificate of appreciation.

3.2 Kelly Violette announced that the City Council would appoint a new Commissioner to fill Commissioner O'Donnell's position on June 21, 2010 and elections of Chair / Vice Chair would be held at the next Planning and Zoning Commission meeting on July 12, 2010.

4.0 Motion was made by Commissioner Dodson to Approve the Minutes of the Regular Planning and Zoning Commission Meeting of June 14, 2010; second by Commissioner Mottershaw.

Motion carried unanimously.

Discussion/Action of the Following Items:

5.0 New Business:

- 5.1 Consideration and Possible Action Regarding Final Plat called **TOMBALL R 135**; Being a subdivision of 2.5721 acre tract, 112,042.65 Square Feet, Situated in the C. N. Pillot, Survey A-632 & Sam Lewis, Survey A-1704 Harris County, Texas, Containing 1 Lot, 1 Block.

Mark McClure, Director of Engineering and Planning presented comment recommendations.

Commission Dodson abstained and a conflict of interest form was filed.

Commissioner Wallace made a motion to DENY **TOMBALL R 135**; second by Commissioner Mottershaw.

Motion carried unanimously.

- 5.2 Consideration and Possible Action Regarding Final Replat called **TOMBALL ISD MAINTENANCE FACILITY**; Being a subdivision of 3.994 acres out of the W. Hurd Survey, Abstract No. 371, City of Tomball, Harris County, Texas. Also being a Replat of Lots 1-12 of Block 15, Lots 1-24 of Block 16 and Lots 25-36 of Block 23 of Revised Map of Tomball, Recorded under Vol. 4, Pg. 25, H.C.M.R., 1 Block, 1 Reserve.

Mark McClure, Director of Engineering & Planning presented comment recommendations.

Commissioner Dodson made a motion to Approve **TOMBALL ISD MAINTENANCE FACILITY**; with contingencies, second by Commissioner O'Donnell.

Motion carried unanimously.

- 5.3 Consideration and Possible Action Regarding Preliminary Plat called **KLEIN ISD BERNSHAUSEN ELEMENTARY SCHOOL SEC 3**; Being a Replat of Lots 469, 470, 471, 472, 473, 474, 475, and 476 Five acre tracts, Tomball Townsite Vol. 2, Pg. 65 H.C.M.R., A subdivision of 40.2111 acres out of the J. Pruitt Survey, Abstract No. 629, Harris County, Texas, 1 Block, 1 Reserve.

Mark McClure, Director of Engineering & Planning presented comment recommendations.

Commissioner Wallace made a motion to Approve **KLEIN ISD BERNSHAUSEN ELEMENTARY SCHOOL SEC 3**; with contingencies, second by Commissioner O'Donnell.

Motion carried unanimously.

6.0 Motion was made by Commissioner O'Donnell to adjourn; second by Commissioner Dodson.

Motion carried unanimously.

Meeting adjourned at 6:27 p.m.

PASSED AND APPROVED this _____ day of _____ 2010.

Brandy Pate
P&Z Commission Secretary

Tom Crofoot
Chairman

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: July 12, 2010

Data Sheet

Topic:

Consideration and Possible Action Regarding **DANIEL'S BUSINESS PARK REPLAT**; Being a Replat of Lots 8, 9, 10, 11 & 12 in Block 61 of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas. Said Lots being situated in the William Hurd Survey (A-371), containing 1 lot, 1 block.

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:

Daniel's Business Park Replat

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: July 12, 2010

Data Sheet

Topic:

Consideration and Possible Action Regarding **PRELIMINARY PLAT OF MAPLE GROUP, LTD:** Being a subdivision of 111.4942 acres of land out of the Claude N. Pillot Survey, Abstract 632, and the Jesse Pruitt Survey, Abstract 629, City of Tomball, Harris County Texas, 6 lots, 3 blocks.

Background:

Origination:

Recommendation:

Funding:

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

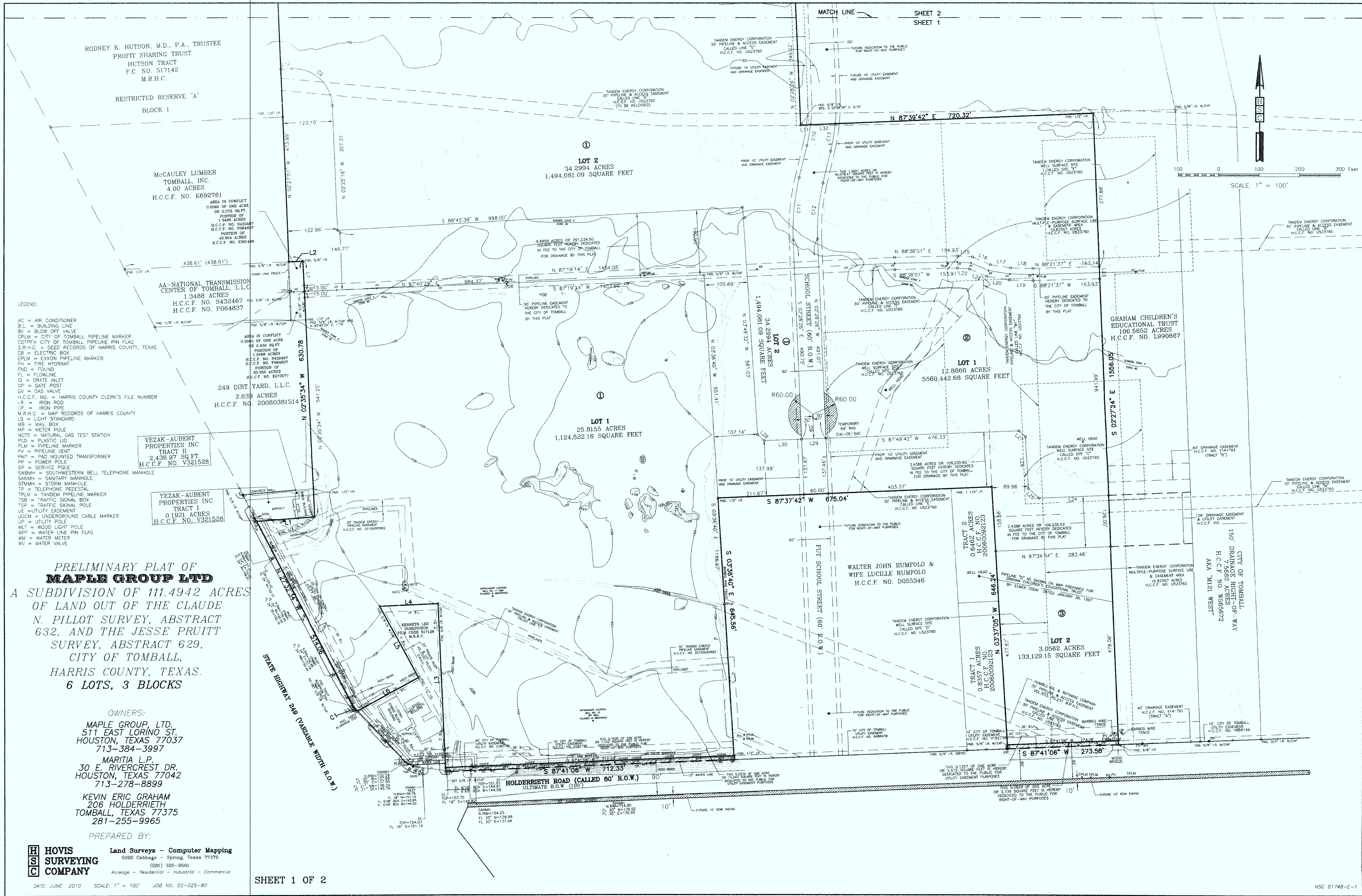
Engineering and Planning

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

ATTACHMENTS:

Preliminary Plat of Maple Group Pg. 1 of 2

Preliminary Plat of Maple Group Pg 2 of 2



PRELIMINARY PLAT OF
MAPLE GROUP LTD
A SUBDIVISION OF 11.4942 ACRES
OF LAND OUT OF THE CLAUDE
N. PILOT SURVEY, ABSTRACT
632, AND THE JESSE PRUITT
SURVEY, ABSTRACT 629,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.
6 LOTS, 3 BLOCKS

SHEET 2 OF 2

PREPARED BY:



Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-0591
Acreage - Residential - Industrial - Commercial
DATE: FEBRUARY 2010 SCALE: 1" = 100' JOB NO. 02-025-80

OWNERS:
MAPLE GROUP LTD.
511 EAST LORINO ST.
HOUSTON, TEXAS 77037
713-384-3997
MARITIA L.P.
30 E. RIVERCREST DR.
HOUSTON, TEXAS 77042
713-278-8899

KEVIN ERIC GRAHAM
206 HOLDERRIETH
TOMBALL, TEXAS 77375
281-255-9965

SCALE: 1" = 100'

VICINITY MAP NOT TO SCALE

NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site R001.
- 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 of all times, of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, maintaining and adding to or removing any 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.
- According to FEMA Flood Panel No. 480315 0230 L, Dated June 18, 2007, a portion of this property is in Zone "AE" and is within the 1% Annual Chance Flood Plain.
- 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 of a minimum of 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 remove any valid restrictions or covenants.
- B.L. indicates Building Line, F.C. indicates Film Code, U.E. indicates Utility Easement, S.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer Easement, W.L.E. indicates Water Line Easement.
- Square footages shown herein are based on a mathematical closure and does not represent the accuracy of survey.
- 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.
- All lots subject to the terms, conditions and stipulations contained in that certain Easement Agreement as set out under H.C.C.F. No. 0232844.
- Lot 2, Block 1, Lot 3 and Lots 1 and 2, Block 3 are subject to uncollected pipeline rights-of-way granted to Humble Oil & Refining Co. as set out in Vol. 332, Pg. 258, Vol. 1034, Pg. 667 and Vol. 1322, Pg. 115, S.A.C.C.
- Lot 3, Block 1 and Lot 1, Block 3 are subject to uncollected pipeline rights-of-way granted to Humble Oil & Refining Co. as set out in Vol. 332, Pg. 258, Vol. 1034, Pg. 667 and Vol. 1322, Pg. 115, S.A.C.C.
- Access, pipeline and surface site easements as reflected by Surface Line Agreements recorded under H.C.C.F. No. 20070130416 are located within the 106.5302 acre tract as recorded under H.C.C.F. No. 1990887, and therefore does not affect Lot 3.
- All improvements not shown herein.
- Contours shown on Lot 1, Block 1 are derived from topographic survey performed in October, 2009. Contours shown on remaining lots are derived from LIDAR information from TSMAP.
- 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.

I, Brian K. Lunell, 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 and in accordance with the 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 (3/4) inch 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 intersecting street.

Brian K. Lunell
Texas Registration No. 5854

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of MAPLE GROUP LTD 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 ____ 2010.

By: Tom Crofoot
Chairman

By: Lori Wallace
Vice Chairman

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

By: Jon Boecher
City Manager

By: Mark A. McJure, P.E.
Director of 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 ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this ____ day of ____ 2010.

By: Gretchen Fagan
Mayor

By: Doris Spear
City Secretary

I, Beverly B. Kaufman, 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 ____ 2010, at ____ o'clock ____ M., and is duly recorded on ____ 2010, at ____ o'clock ____ M., and is a Fair Code Number ____ 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.

Beverly B. Kaufman
County Clerk of Harris County, Texas

By: Deputy

LINE	DISTANCE	BEARING
L1	143.63'	N 03°33'33" E
L2	34.31'	S 87°36'36" W
L3	414.37'	N 02°34'00" W
L4	143.46'	S 87°36'36" W
L5	169.83'	S 87°36'36" E
L6	170.71'	S 87°36'36" W
L7	88.83'	N 02°40'21" W
L8	110.34'	N 02°36'16" W
L9	160.01'	N 87°17'56" E
L10	81.81'	N 87°17'56" E
L11	30.00'	N 87°36'17" E
L12	101.87'	S 102°30'1" W
L13	101.87'	N 182°30'1" E
L14	25.58'	N 03°37'44" E
L15	37.83'	S 08°11'33" E
L16	47.08'	S 08°28'08" E
L17	50.00'	S 08°52'23" E
L18	55.81'	S 08°52'23" E
L19	55.80'	N 08°53'16" W
L20	55.80'	N 08°50'23" W
L21	48.54'	N 08°50'23" W
L22	30.39'	N 08°50'23" W
L23	30.00'	S 02°27'24" E
L24	171.39'	S 07°34'54" E
L25	35.82'	N 47°50'33" W
L26	128.22'	N 03°15'59" W
L27	21.41'	N 47°43'08" W
L28	21.82'	N 47°50'23" W
L29	60.00'	S 87°46'42" W
L30	62.16'	S 87°46'42" W
L31	24.50'	N 87°36'42" E
L32	60.84'	N 87°36'42" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	4002.72	07°13'04"	18.22	7.61	N 44°02'28" W	18.22
C2	95.00	80°07'00"	150.80	95.00	N 47°50'40" W	135.46
C3	500.00	2°18'23"	181.84	66.70	S 07°07'04" W	186.69
C4	500.00	10°15'15"	28.46	44.97	S 12°15'12" W	88.37
C5	500.00	11°22'23"	111.85	36.01	N 12°41'10" E	111.48
C6	440.00	09°18'39"	71.87	35.92	N 12°43'58" E	71.59
C7	1080.00	12°27'07"	304.37	153.24	S 08°36'48" W	303.32
C8	1000.00	31°23'29"	548.46	281.32	S 01°00'22" E	541.61
C9	822.80	10°00'32"	137.78	69.28	S 09°09'50" E	137.38
C10	440.00	06°47'51"	83.20	28.13	S 08°57'21" W	82.17
C11	580.00	10°49'42"	164.70	77.55	S 08°28'25" W	164.21
C12	500.00	12°49'42"	138.13	69.51	N 08°28'25" E	137.69
C13	500.00	07°02'20"	85.70	34.40	N 08°28'08" E	85.69

GREENVILLE TSC, LTD.
TRACTOR SUPPLY TOMBALL
P.C. NO. 565291
M.R.H.C.

RESTRICTED RESERVE "A"
BLOCK 1

Regular Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: July 12, 2010

Topic:

Review and presentation of five year CIP 2011 – 2015

Background:

Origination:

Recommendation:

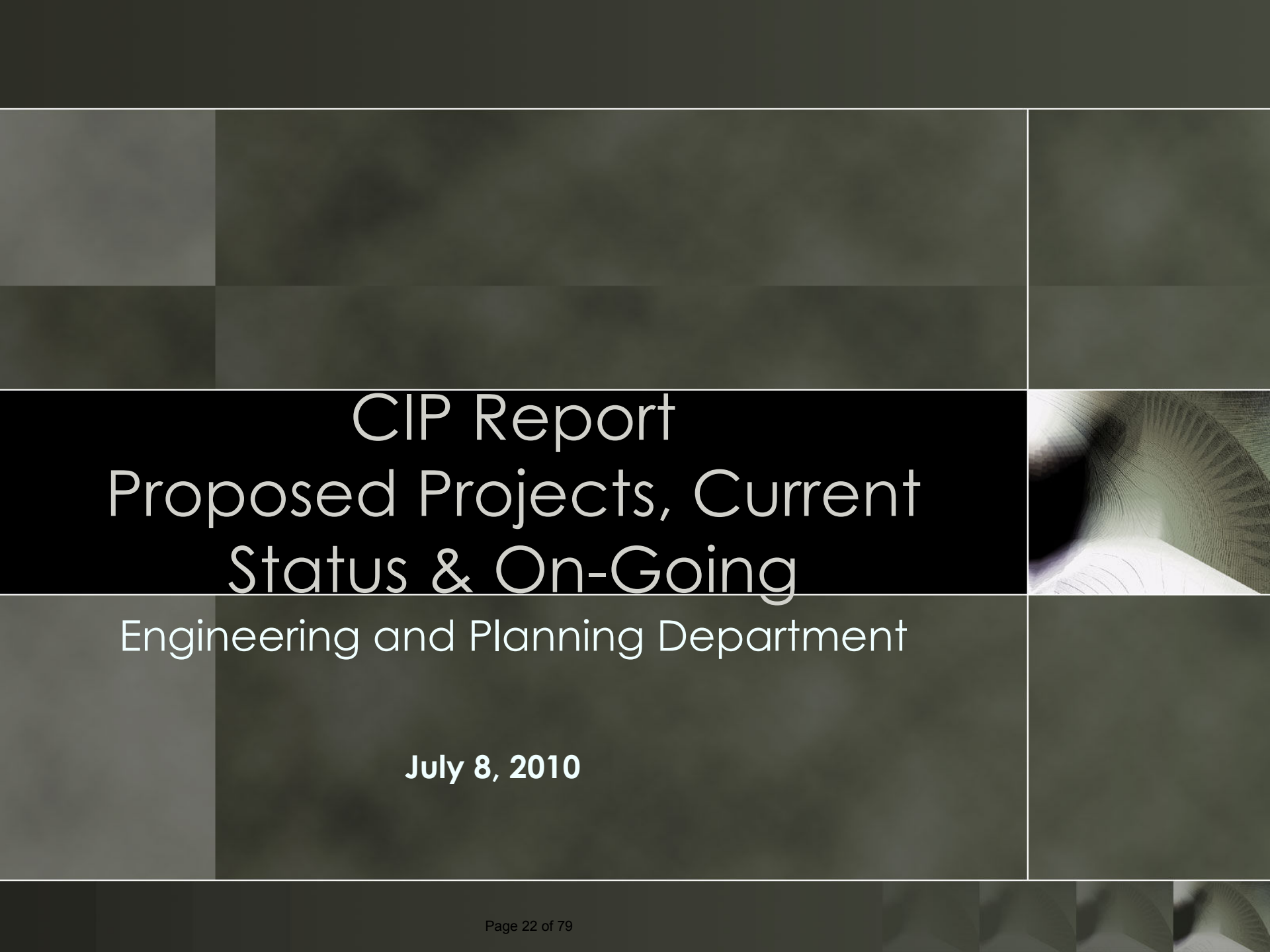
Funding:

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

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

ATTACHMENTS:

CIP Report



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

July 8, 2010

FY 11-15 Capital Improvement Projects

10 YEAR MASTER PLAN

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

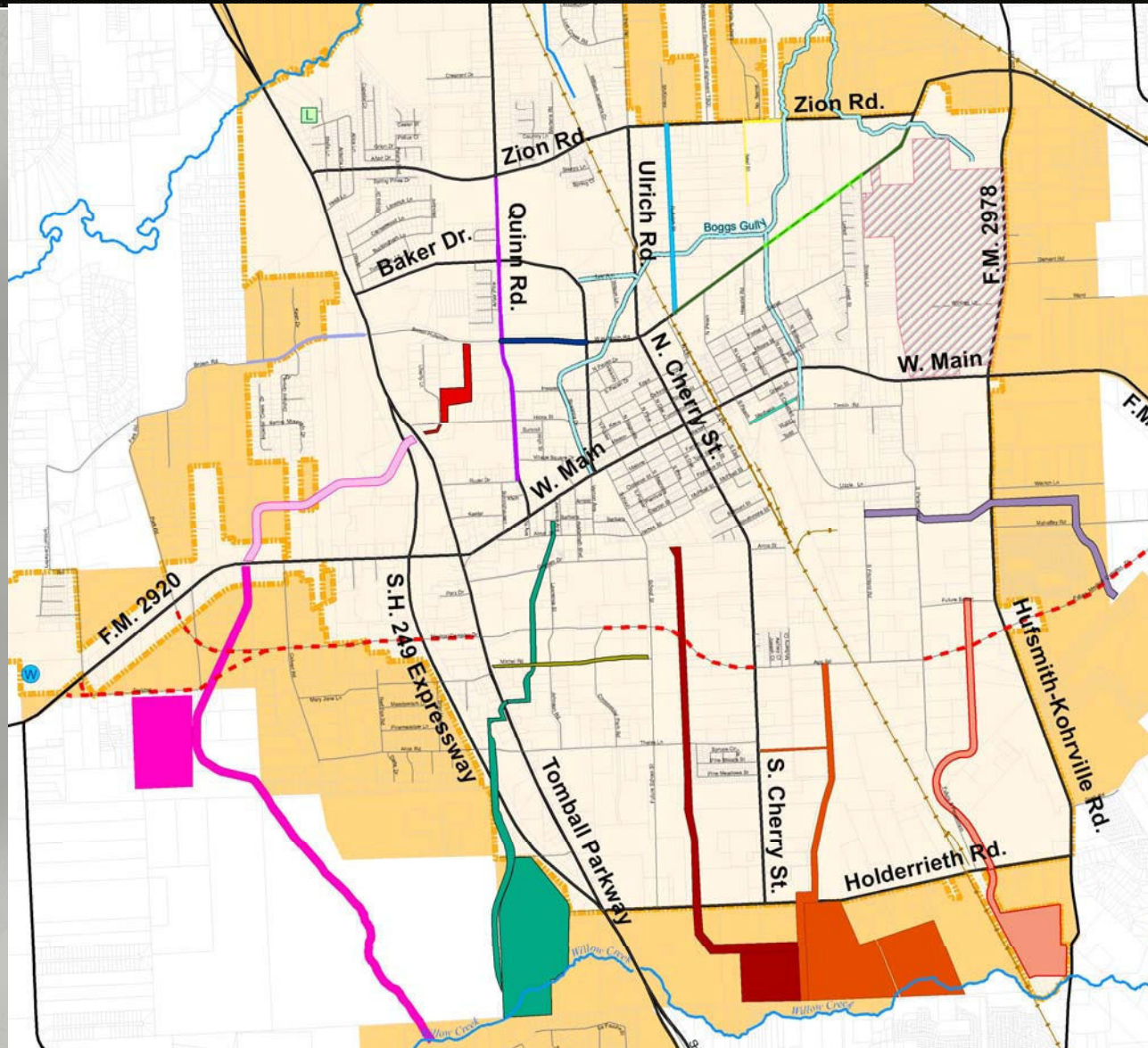
COMPREHENSIVE PLAN

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

LIVABLE CENTERS

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

CIP Projects FY11-FY15



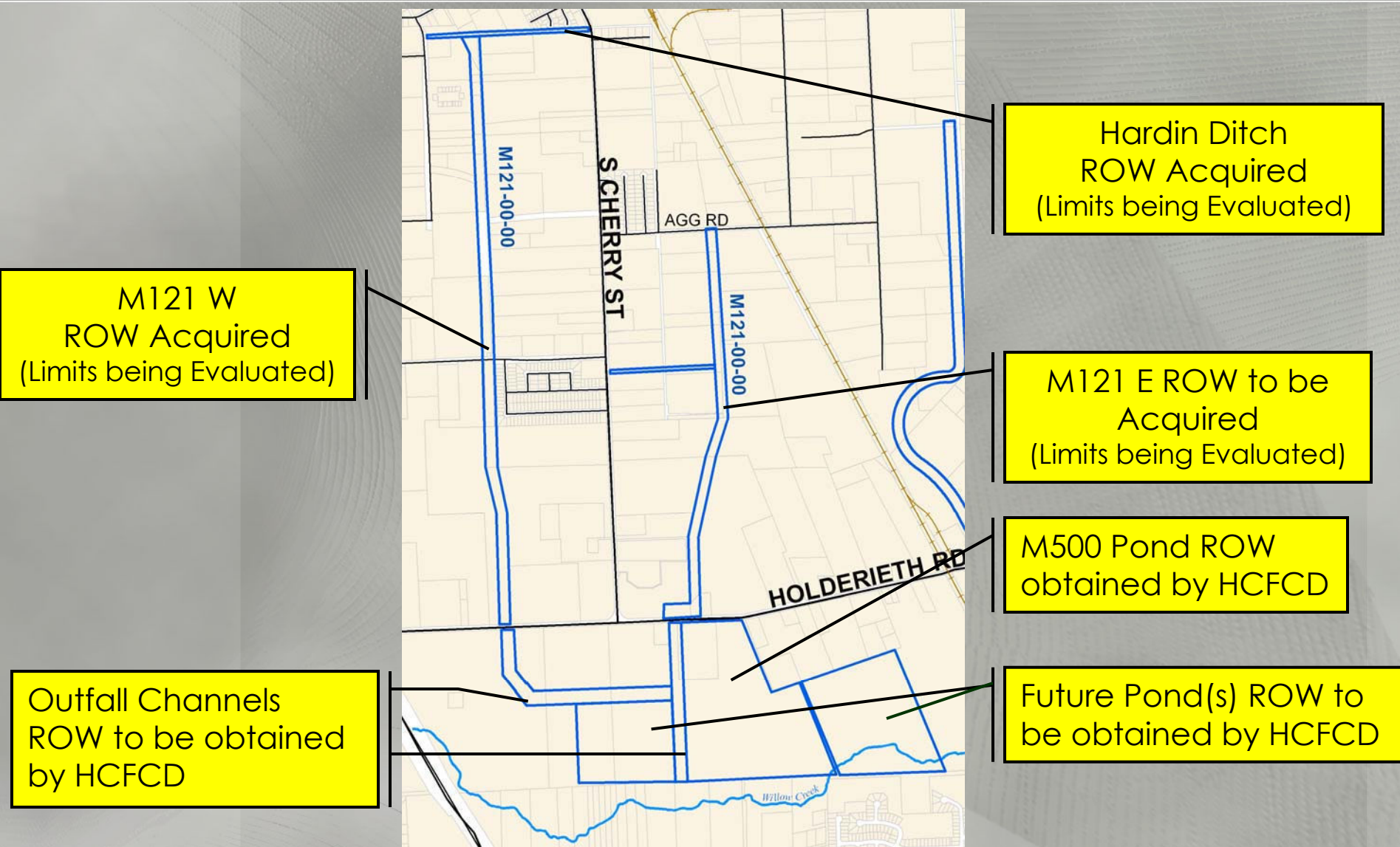
10 Year Master Plan FY 2011 – 2015 CIP Status

M121 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 2011 Budget: \$3.2M FY 2012 Budget: \$6.4M
- M121 East
FY 2011 Budget: \$580K FY 2012 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 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.

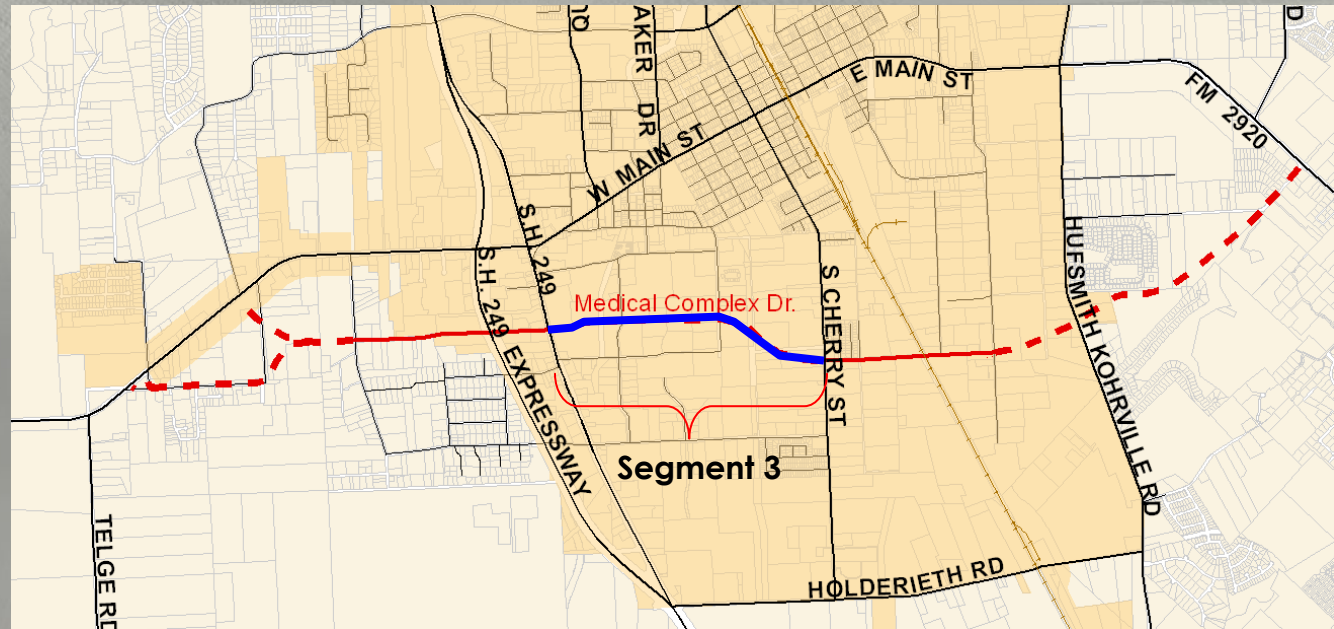
A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holdderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost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



Medical Complex Dr. Extension

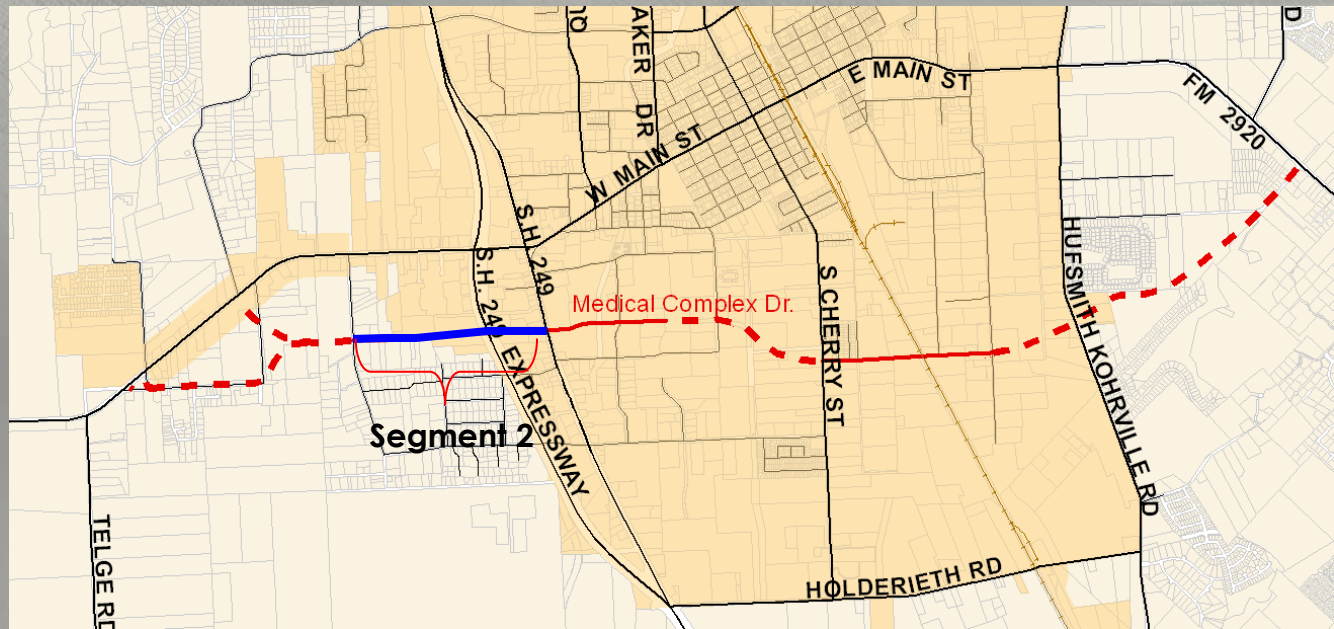
SEGMENT 3



- Description: Segment 3 of the proposed Medical Complex Corridor commences at SH 249 Business and continues easterly to South Cherry St. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball).
- FY 2011 Budget: \$875K FY 2012 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.

Medical Complex Dr. Extension

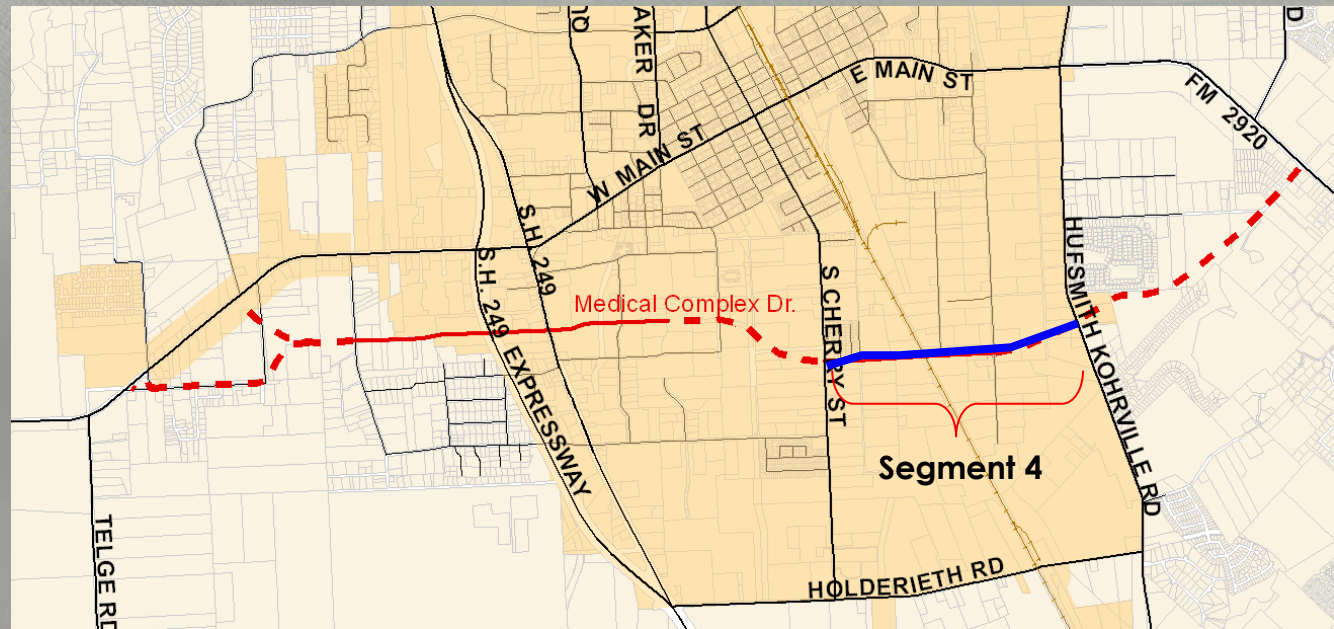
SEGMENT 2



- 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 2011 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.

Medical Complex Dr. Extension

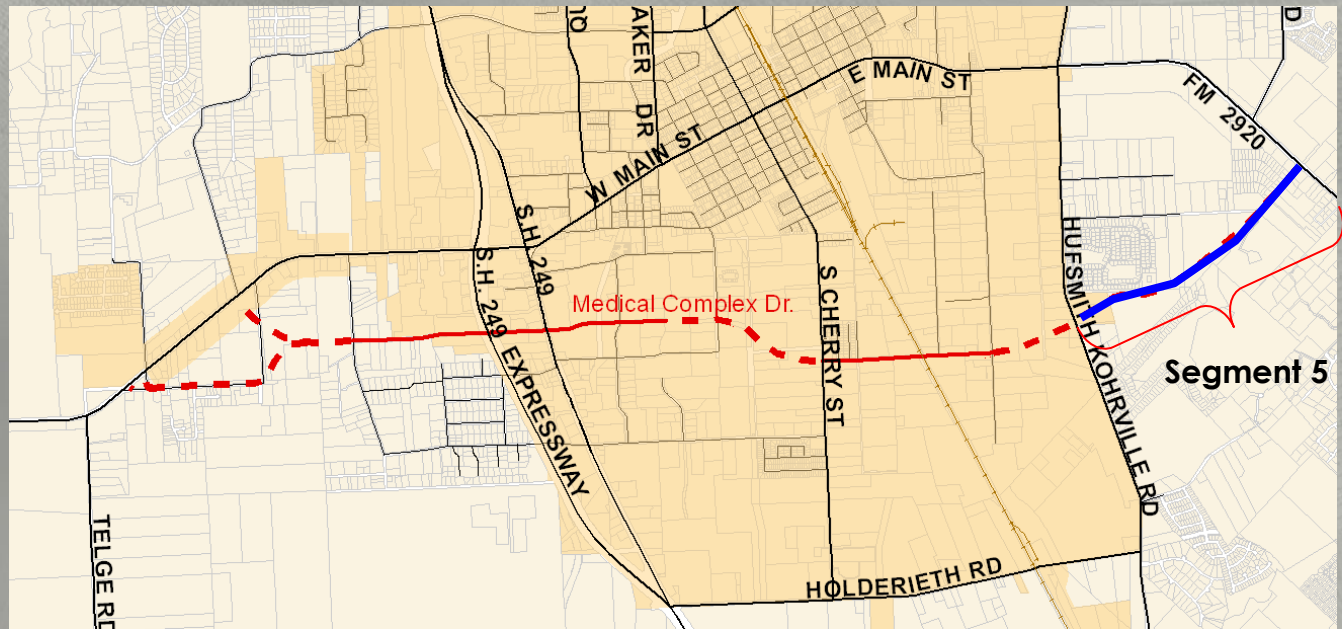
SEGMENT 4



- 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 2011 Budget: \$75K FY 2012 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.

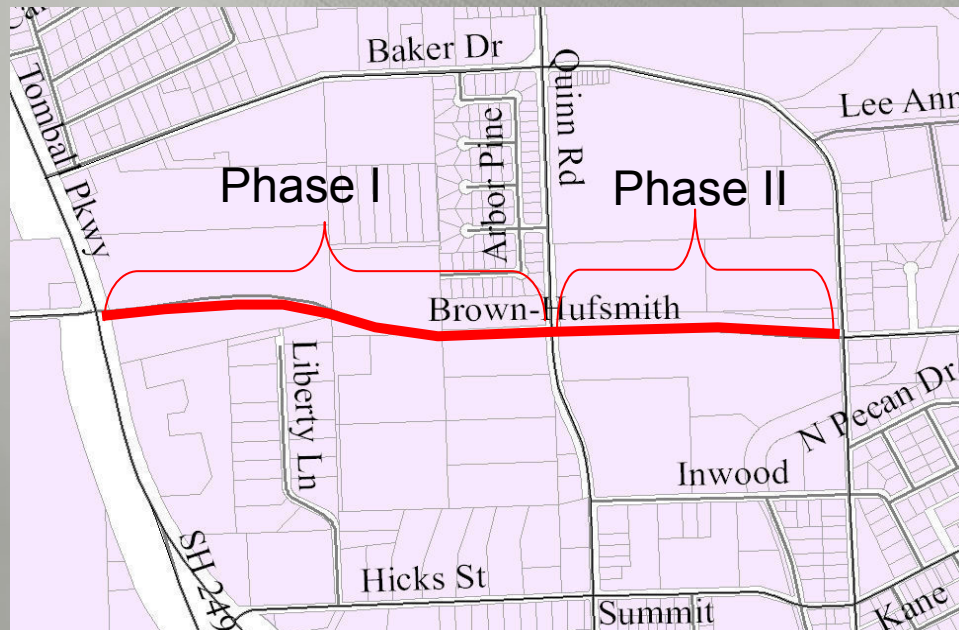
Medical Complex Dr. Extension

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 2011 Budget:** \$75K **FY 2012 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.

Brown-Hufsmith Road Extension



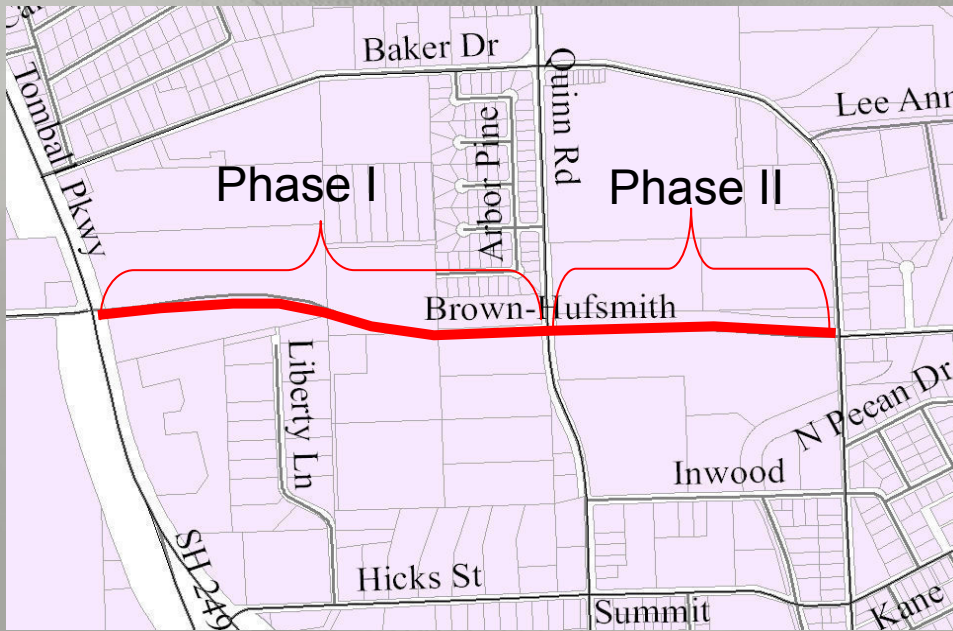
- Description: Brown-Hufsmith Road extension includes street improvements from SH 249 to Baker. Phase I includes from SH 249 to Quinn, and Phase II includes from Quinn to Baker. Phase I is a joint project with TxDOT. Phase II will provide the City's major east-west corridor on the north side of FM 2920.

- FY 2011 Budget: \$1.8M

- 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.

Brown-Hufsmith 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-Hufsmith 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-Hufsmith Road Extension Contract.

Hufsmith Water & Gas Improvements



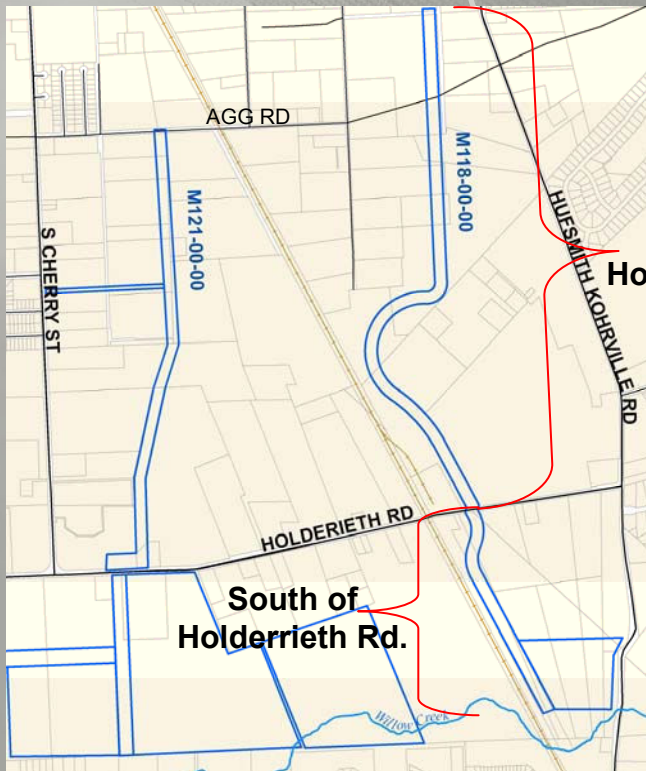
- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2011 Budget: \$600K

- FY 2012 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 \$840K. 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 council April 5, 2010.

M118 Drainage & Detention Basin (South of Holderrieth Rd)



North of
Holderrieth Rd.

South of
Holderrieth Rd.

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

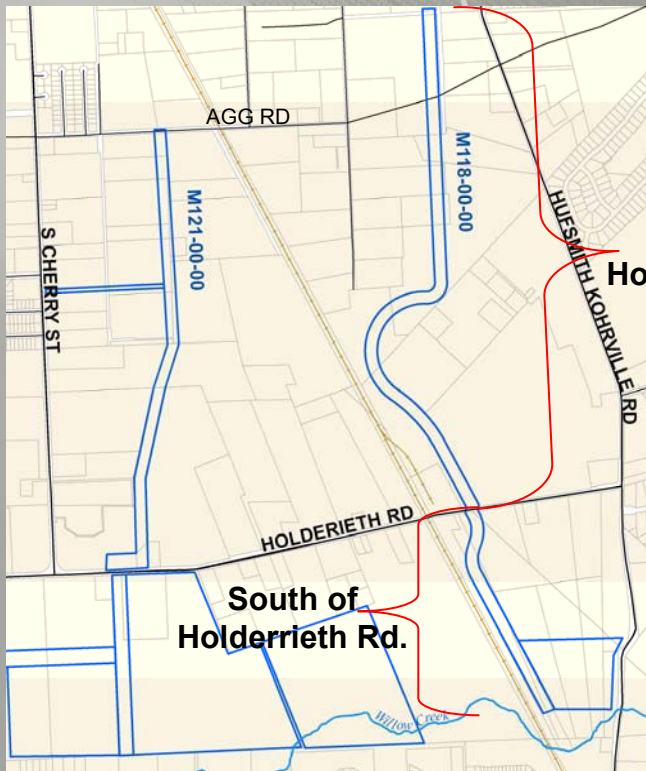
- FY 2011 Budget: \$3.1M

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. Design contract 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.

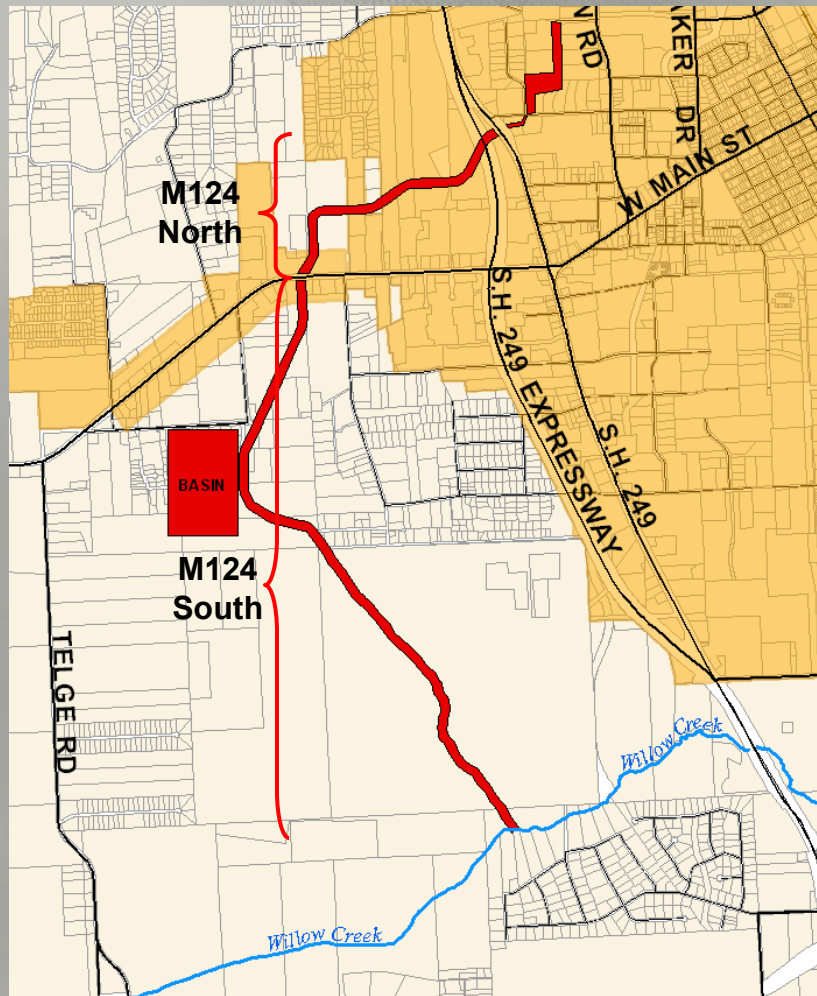
- **FY 2012 Budget:** \$1.2M

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.

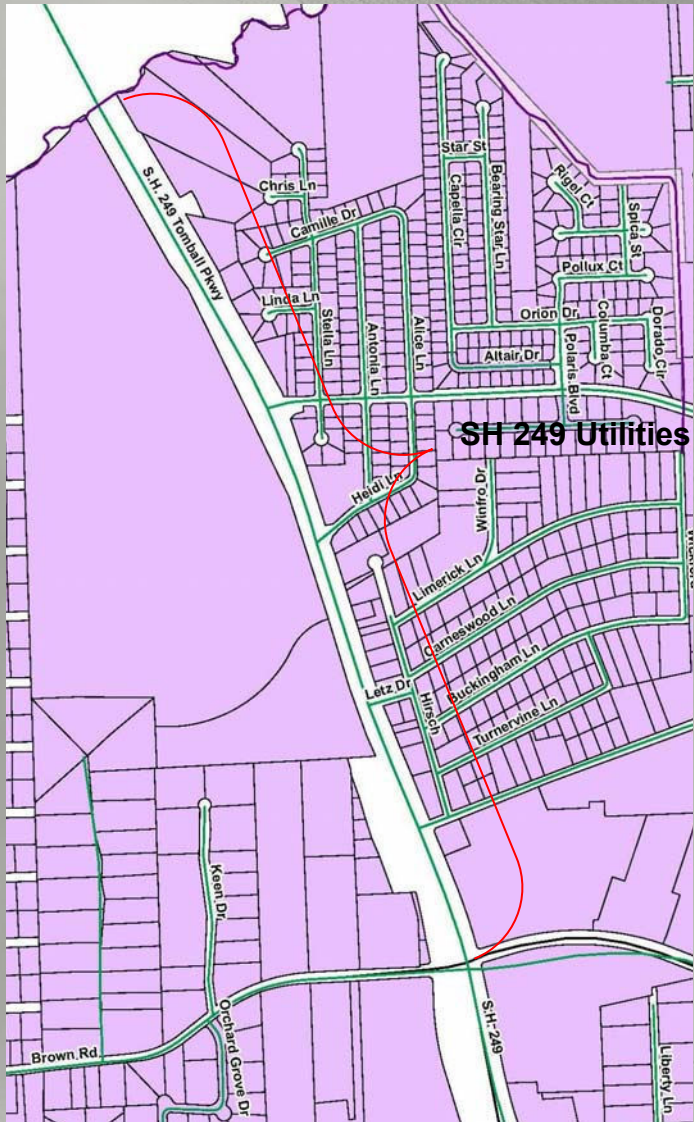
The PER established alignment, construction cost estimate, and ROW acquisition required. The PER was completed November 6, 2009 with a cost estimate of \$8.1M for the entire project. 12 parcels need to be acquired north of Holderrieth Rd. Design contract on hold until funding is made available.

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 2011 Budget: \$1.7M
- FY 2012 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.

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 2011 Budget: \$50K
- Progress:

Zion Rd Sidewalk Reconstruction



- Description: The 4' sidewalk located along Zion Rd between Alice Ln and Quinn 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 2011 Budget: \$245K

- Progress:

Comprehensive Plan FY 2011 – 2015 CIP Status

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 2013 Budget: \$1 (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.

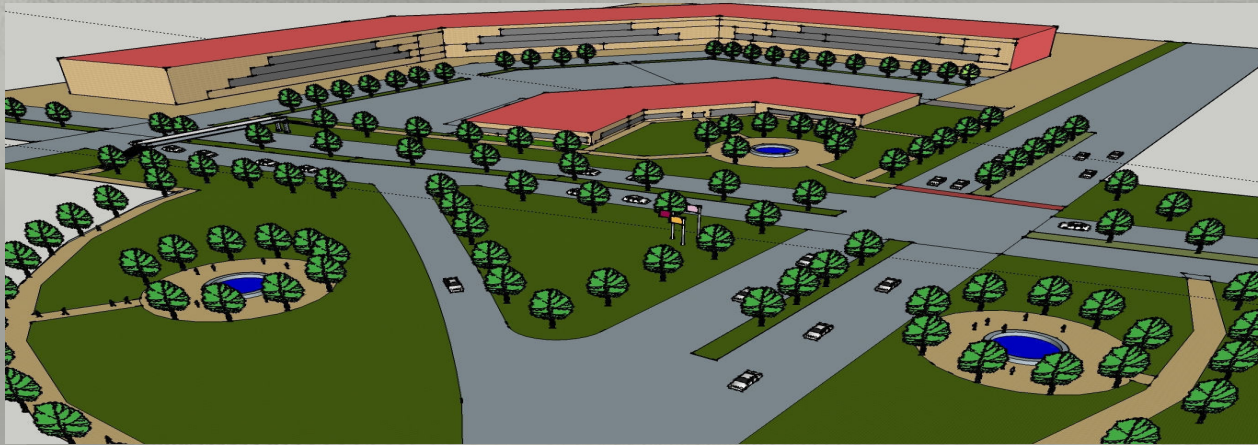
Medical District Specific Area Plan



- 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.

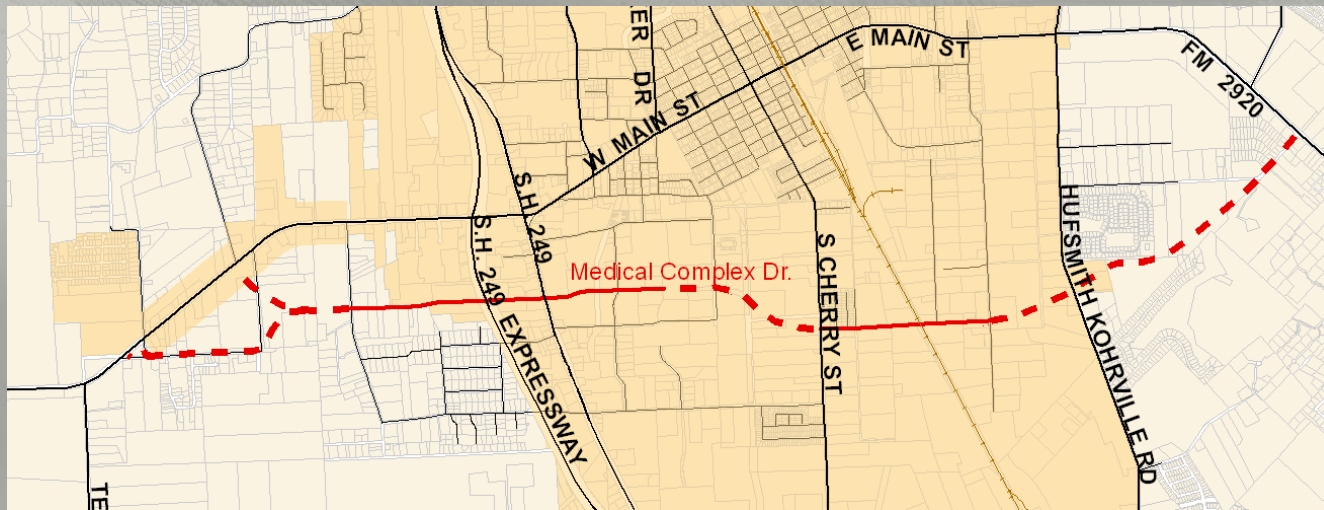
- FY 2011 Budget: \$1 (TEDC Funded)
- Progress: City Council approved the Comprehensive Plan (Ord. 2009-33) on December 7, 2009 and identified the Medical District Specific Area Plan as an item to be implemented within three years.

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 2012 Budget: \$25K (Partially 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.

Medical Complex Specific Area Plan

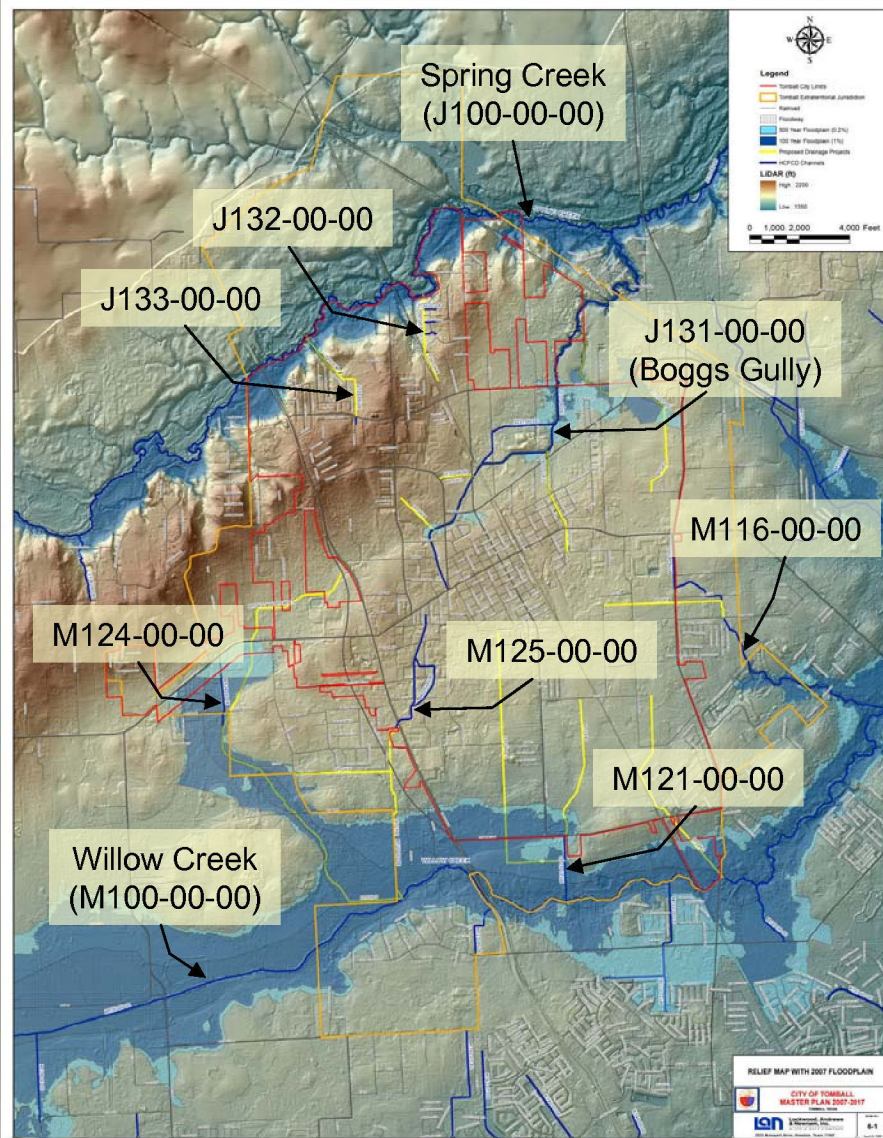


- **Description:** This plan will establish specific zoning standards for the properties adjacent to the existing and future Medical Complex Drive corridor to regulate land use and development standards along this major thoroughfare. A focus will be on clustering commercial activity at major intersections 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 2013 Budget:** \$75K (Partially 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.

Major Thoroughfare Plan / Context Sensitive Solution Policy

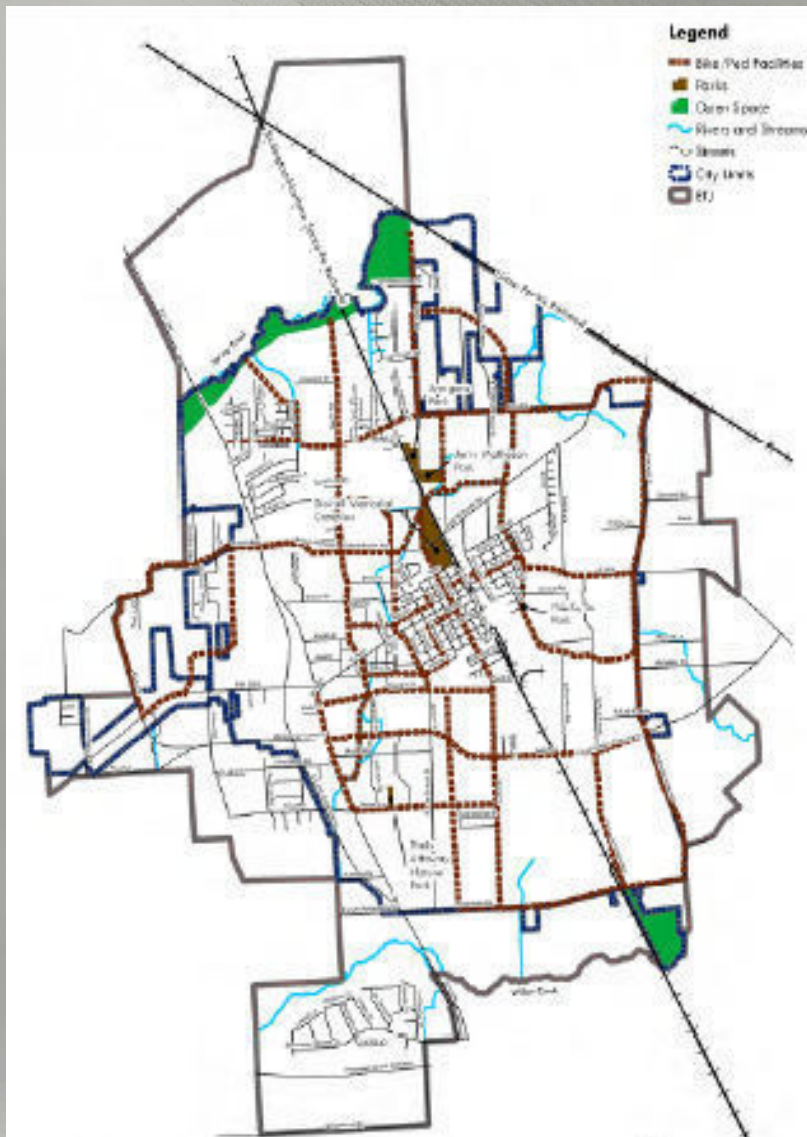
- Description: The MTP must be annually reviewed and regularly updated to reflect changing transportation needs both within Tomball and in neighboring jurisdictions. At the time of the next MTP update, a context sensitive solutions policy for street design will be incorporated to ensure that roadway 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 2011 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.

Drainage Master Plan



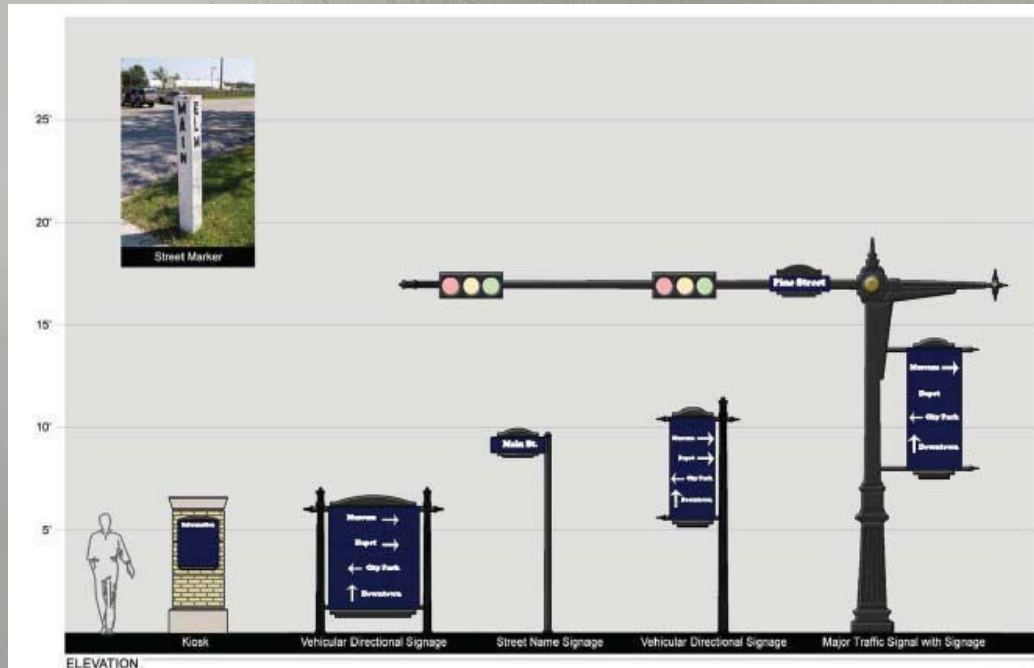
- Description: This plan will evaluate the city's existing storm drainage network, assess existing and proposed future drainage facility needs, and identify needed improvements based on projected future system demands. The plan will utilize the land use projections provided in the Comprehensive Plan to determine projected growth.
- FY 2011 Budget: \$75K
- 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.

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 2012 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.

Wayfinding Sign Plan



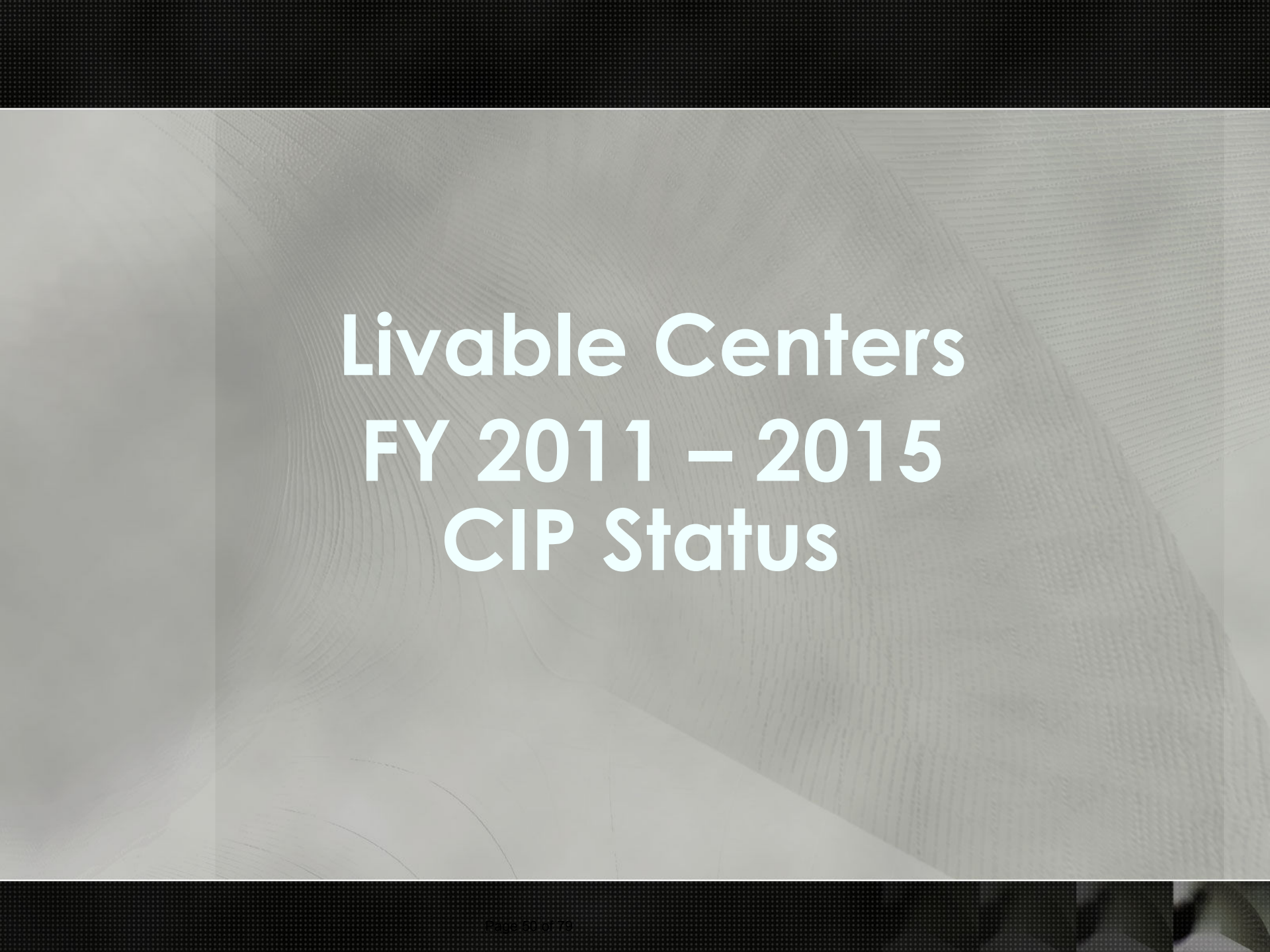
- **Description:** The purpose of the wayfinding plan is to develop a comprehensive citywide signage system designed to identify and direct residents and visitors to destinations throughout the city as well as promote a sense of arrive at key city gateways. The plan will consist of two elements: downtown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

- **FY 2013 Budget:** \$25K
- **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.

Downtown Plaza Master Plan

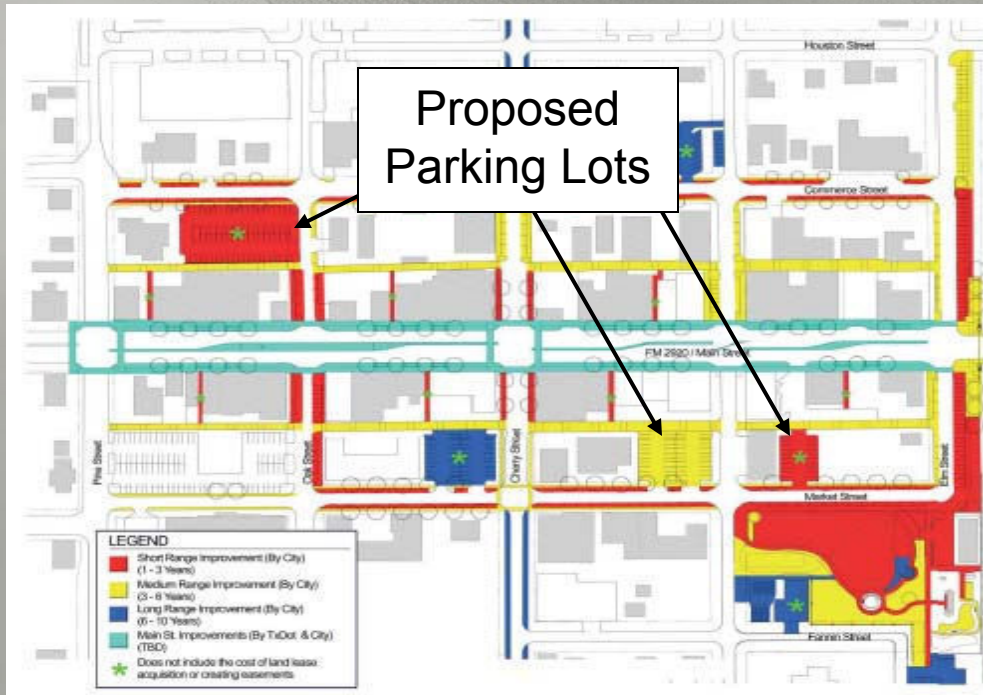


- **Description:** This plan will further refine the depot plaza concept created in the Livable Centers Downtown Plan and the Public Plaza concept developed during the Comprehensive Plan to integrate the designs into an overall downtown civic space concept. The plan will designate project phases with phase one being design drawings for the depot plaza and phase two being the design of the public plaza (the area between Oak Street and Cherry Street, on the north side of Market Street).
- **FY 2011 Budget:** \$50K
FY 2012 Budget: \$550K
FY 2013 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.



Livable Centers FY 2011 – 2015 CIP Status

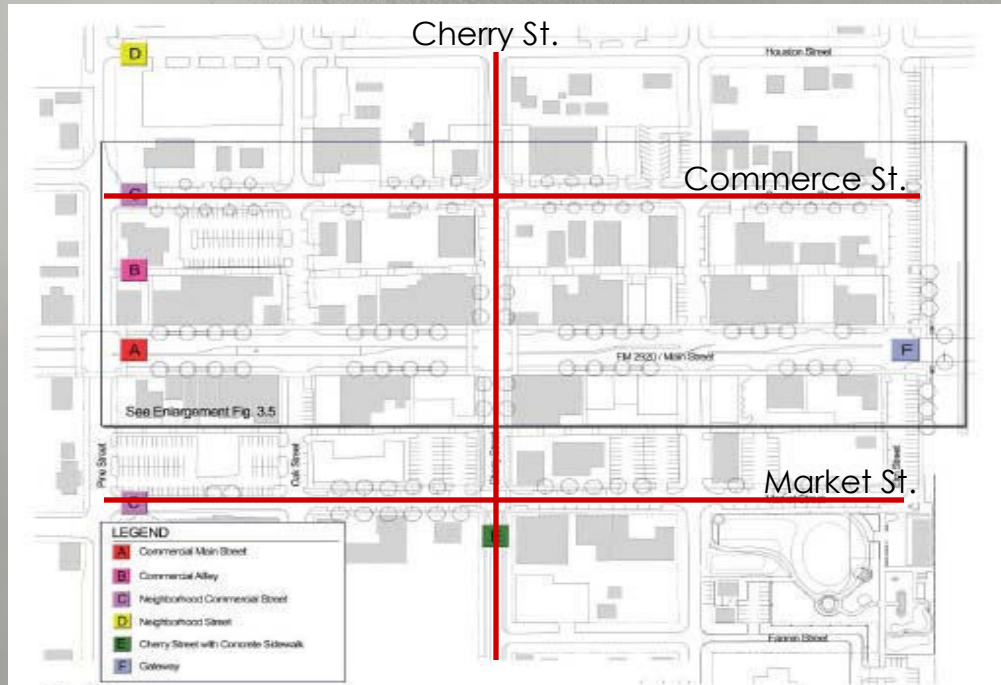
Parking – 3 Downtown Parking Lots



- **Description:** The plan recommends the creation of three surface parking lots within a six year timeframe. Within three years, a 21,900 square foot parking lot is recommended at the southwest corner of Commerce and Oak Streets as well as a 6,350 square foot parking lot on the north side of Market Street between Walnut and Elm Streets. Within six years, a 12,800 square foot parking lot is recommended at the northwest corner of Market and Walnut Streets. E&P proposes to phase this project over a three year period beginning in FY 2010 - 2011.

- **FY 2011 Budget:** \$50K **FY 2012 Budget:** \$60K **FY 2013 Budget:** \$445K
- **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.

Street Reconstruction Program



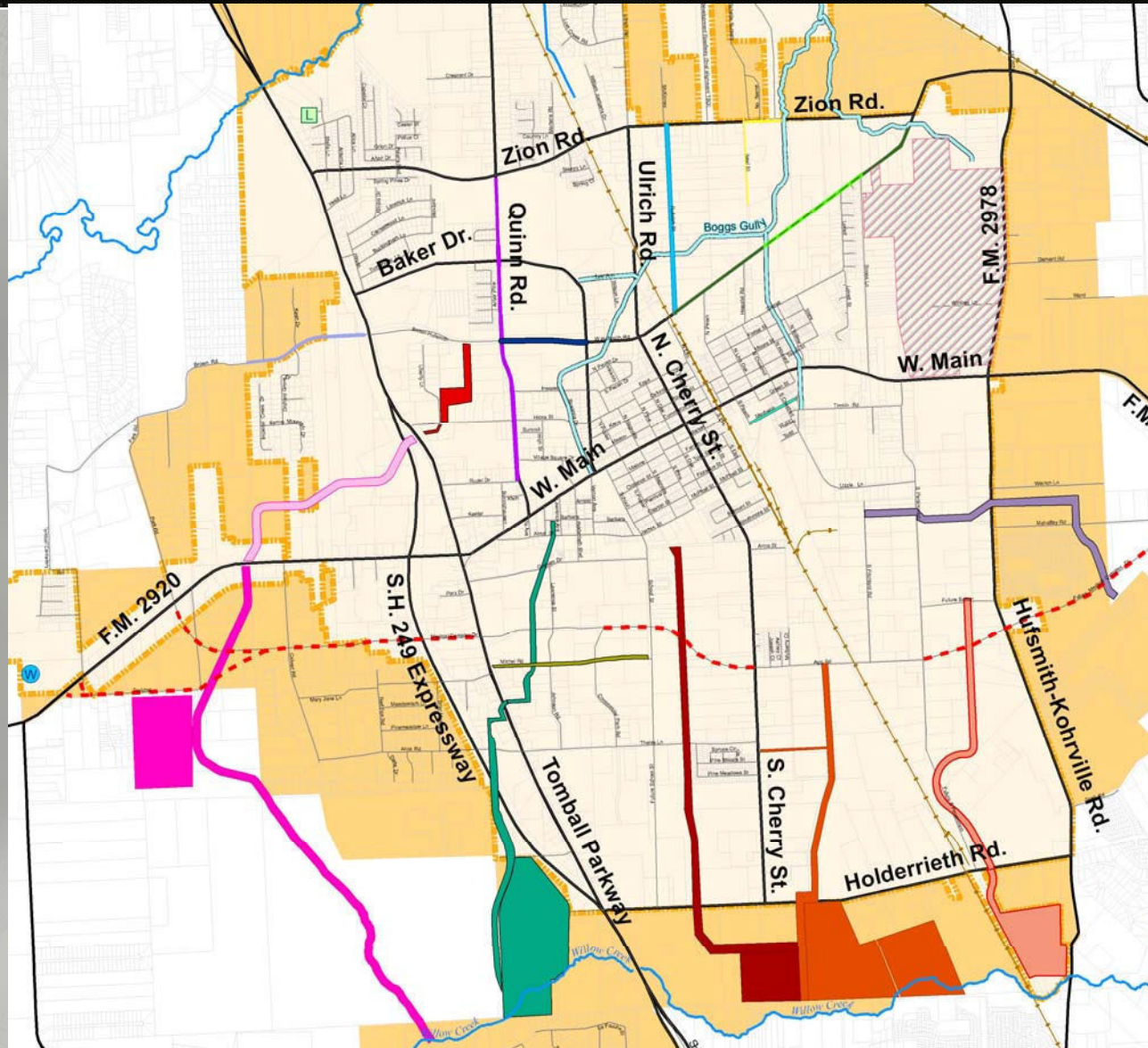
- **Description:** The plan recommends a number of street reconstruction projects on Commerce, Market, and Cherry Streets to be completed within the next six years. These projects include streetscape enhancements, landscaping, detention, and sidewalk improvements in the study area. E&P proposes to begin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

- **FY 2014 Budget:** \$1.0M **FY 2015 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.

FY 10-14 Capital Improvement Projects

- Tomball Hills Lift Station
- Quinn Road Sidewalk and Utilities Improvements
- M121 West Drainage Channel
- M121 East Drainage Channel
- Medical Complex Drive (Segment 3)
- Medical Complex Drive (Segment 2)
- Rudolph Road & Utilities (Phase 1)
- Hufsmith Sanitary Sewer Improvements
- Brown-Hufsmith Road & Utility Extension (Phase II)
- Hufsmith Water & Gas Improvements
- M118 Drainage Channel South of Holderrieth Rd
- M118 Drainage Channel North of Holderrieth Rd
- M124 Drainage Channel

CIP Projects FY10-FY14

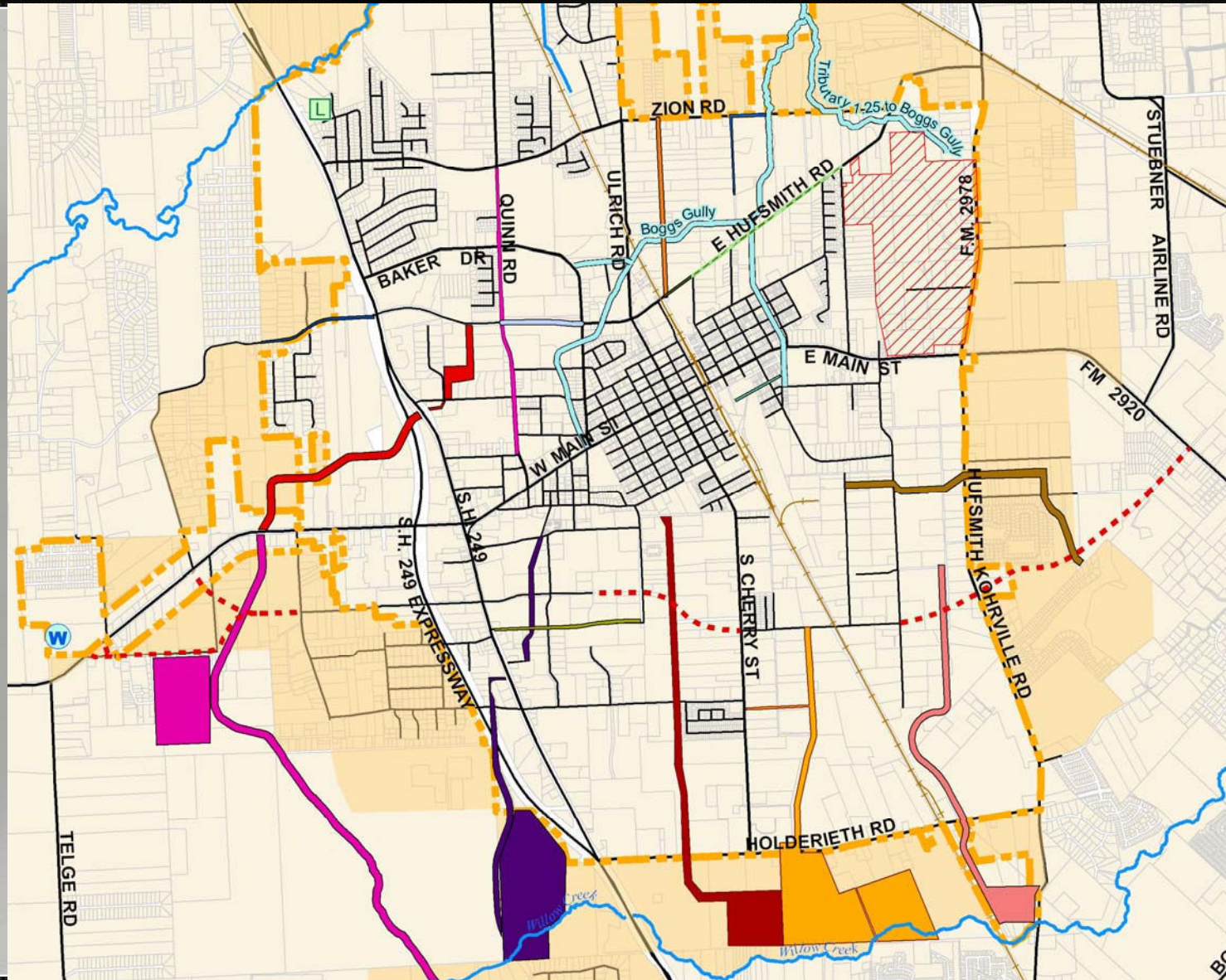


Capital Improvement Projects

Initiated Prior to FY 10-14 Budgets

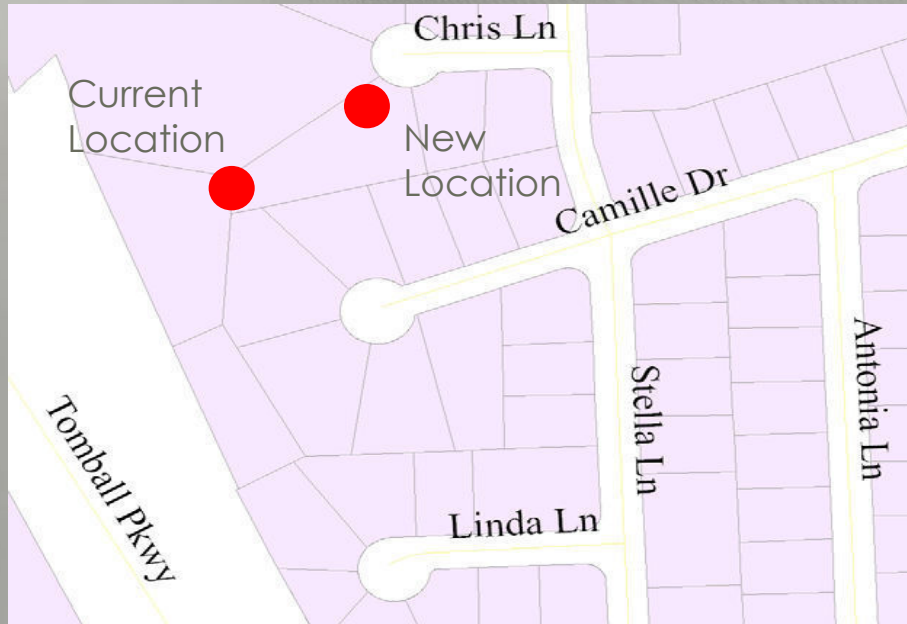
- Medical Complex Corridor
- M118 Drainage & Detention Basin
- M121 Drainage & Detention Basin
- Barbara Street Drainage (M125)
- Quinn Road Sidewalks & Utilities Improvements
- M124 Channel
- Comprehensive Plan
- M116 Drainage Channel
- J131-00-01
- Hufsmith Sewer Improvements
- Hufsmith Water & Gas Improvements
- Neal Street Utilities
- Rudolph Road & Utilities
- Tomball Hills Lift Station
- Water Well No. 5

Capital Improvement Projects



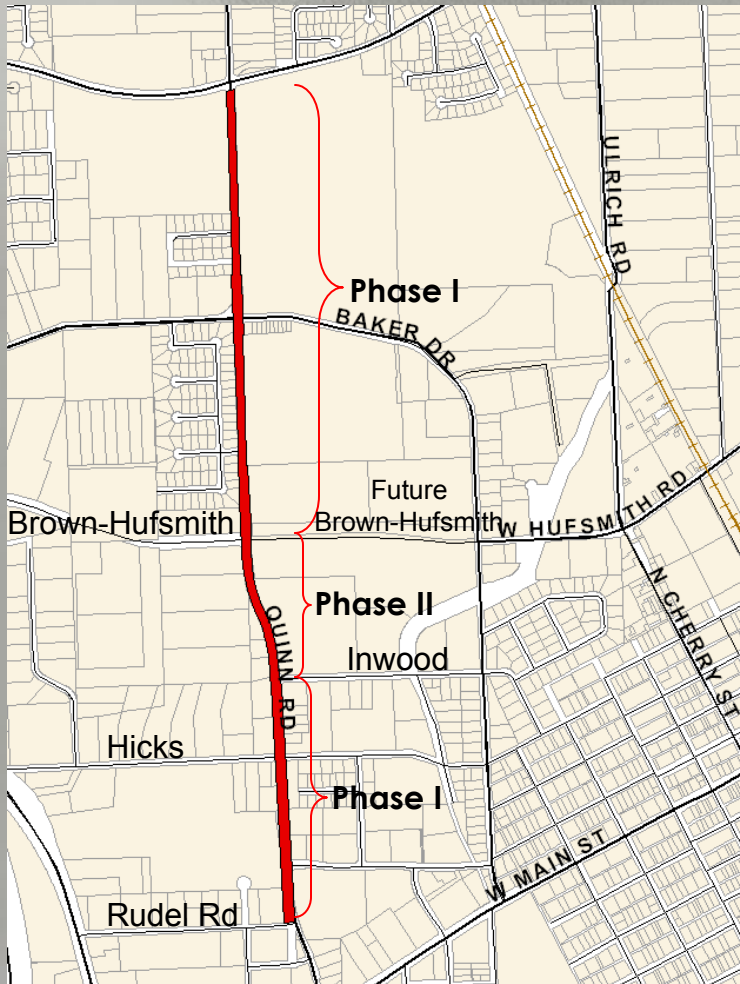
FY 2010 – 2014 CIP Status

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 2010 Budget: \$648K
- 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 95% complete. Project requires acquisition of one vacant residential lot. Appraisal was completed October 26, 2009. An offer letter was extended March 18, 2010, waiting on owners response. Construction on hold until funding is made available.

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
- Progress: Phase II was completed by the developer as part of the Brown-Hufsmith 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 50% complete. Estimated completion date is Early July 2010.

M121 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 2010 Budget: \$1.27M

FY 2011 Budget: \$1.432M

FY 2012 Budget: \$8.7M

- M121 East

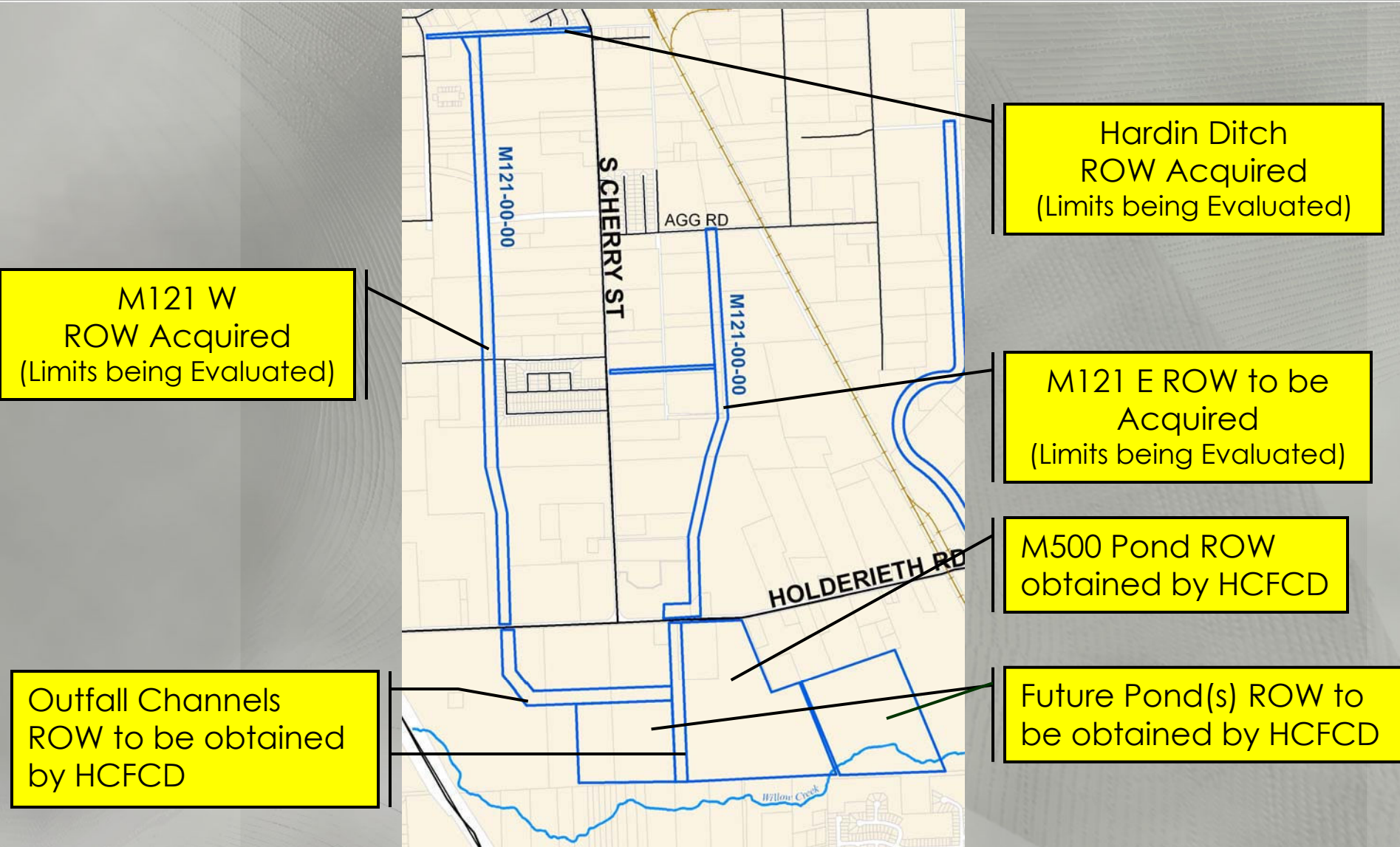
FY 2010 Budget: \$300K

FY 2011 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 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.

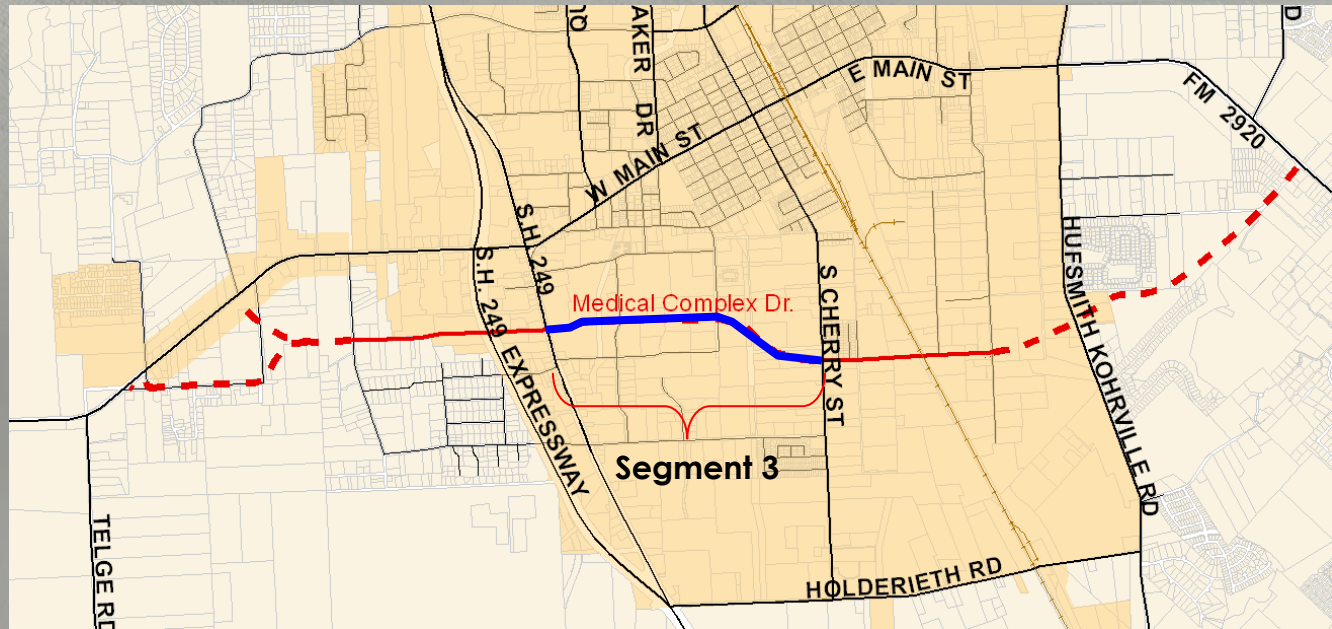
A contract was executed on September 30, 2008 with a Consultant to prepare the PER on the balance of the channels. The PER will establish the alignment south of Holdderrieth for M121 West, the alignment north of Hometowne at Tomball for M121 East, the detention requirements, and the construction cost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



Medical Complex Dr. Extension

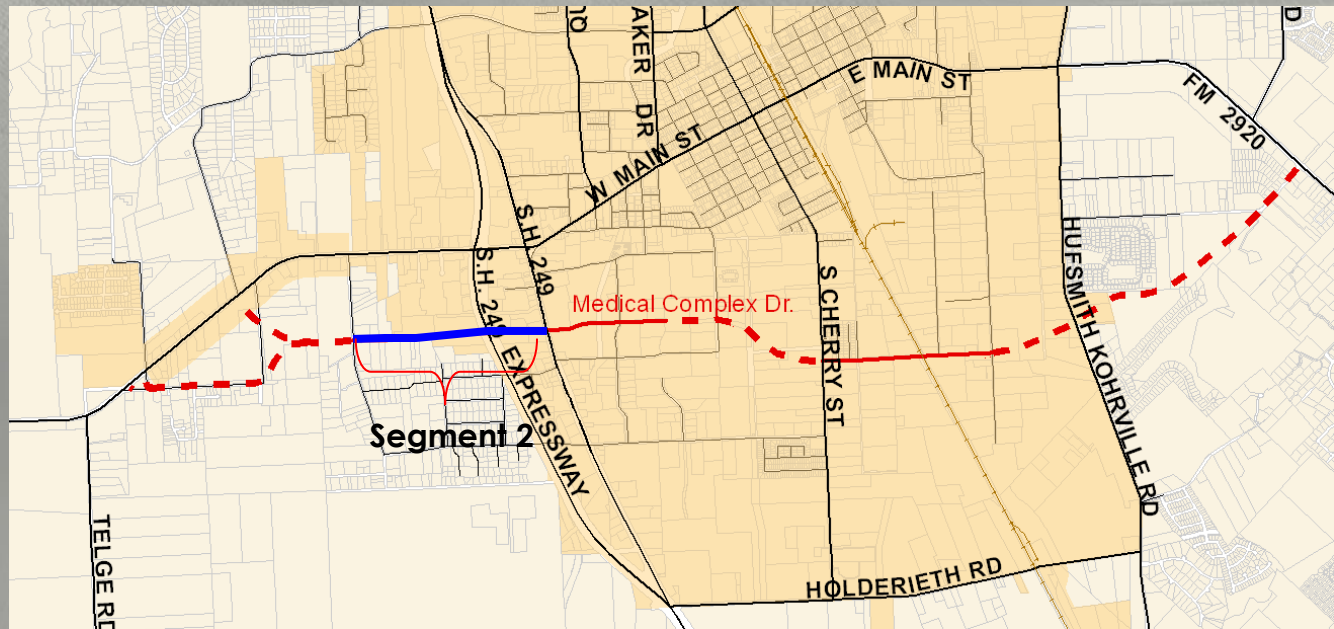
SEGMENT 3



- 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 2010 Budget: \$1.9M FY 2012 Budget: \$3.7M FY 2013 Budget: \$1.1M
- 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.

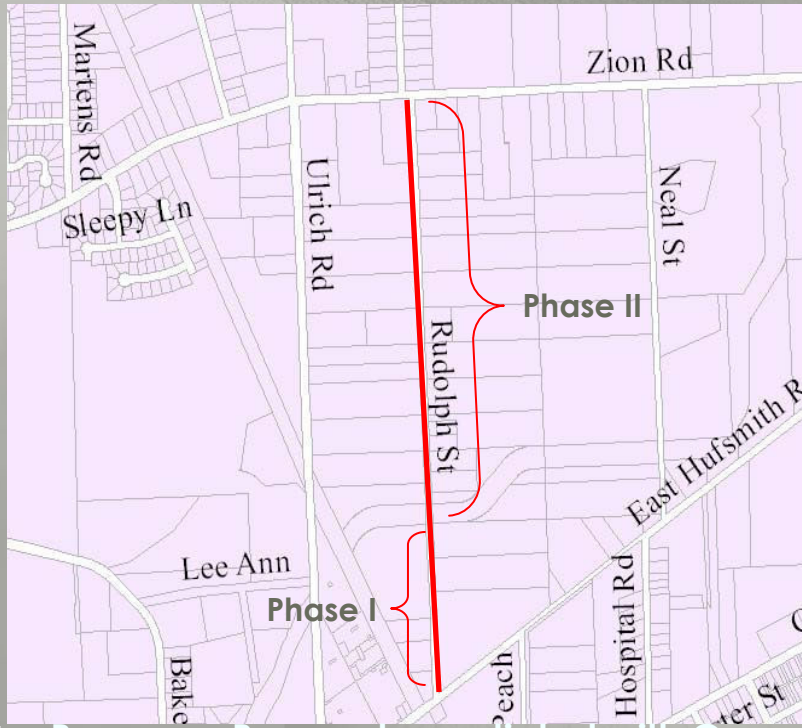
Medical Complex Dr. Extension

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 09-10 Budget: Land - \$950K
- 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.

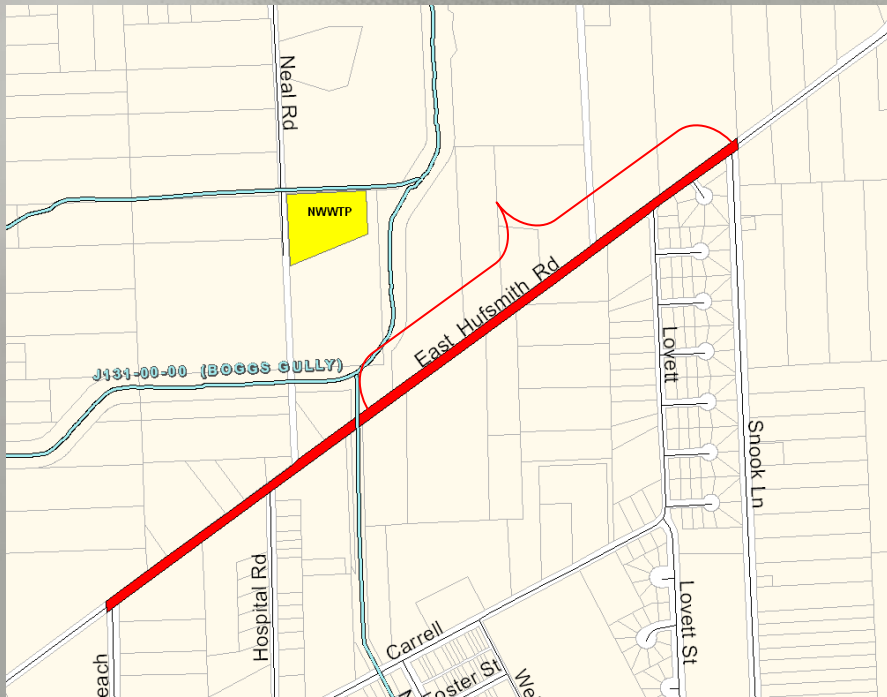
Rudolph Road & Utilities (Phase I)



- 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 2010 Budget: \$2.2M

● 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.

Hufsmith Sewer Improvements



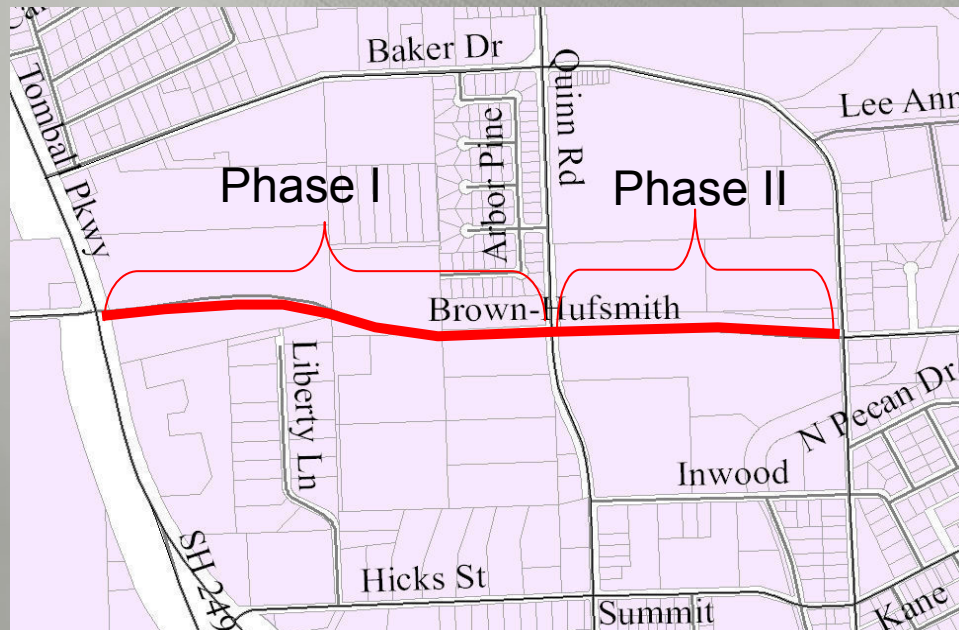
- Description: Provides sanitary sewer improvements along East Hufsmith from J-131 to Snook.

- FY 2010 Budget: \$409K

- FY 2012 Budget: \$880K

- 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 2 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.

Brown-Hufsmith Road Extension



- Description: Brown-Hufsmith 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.

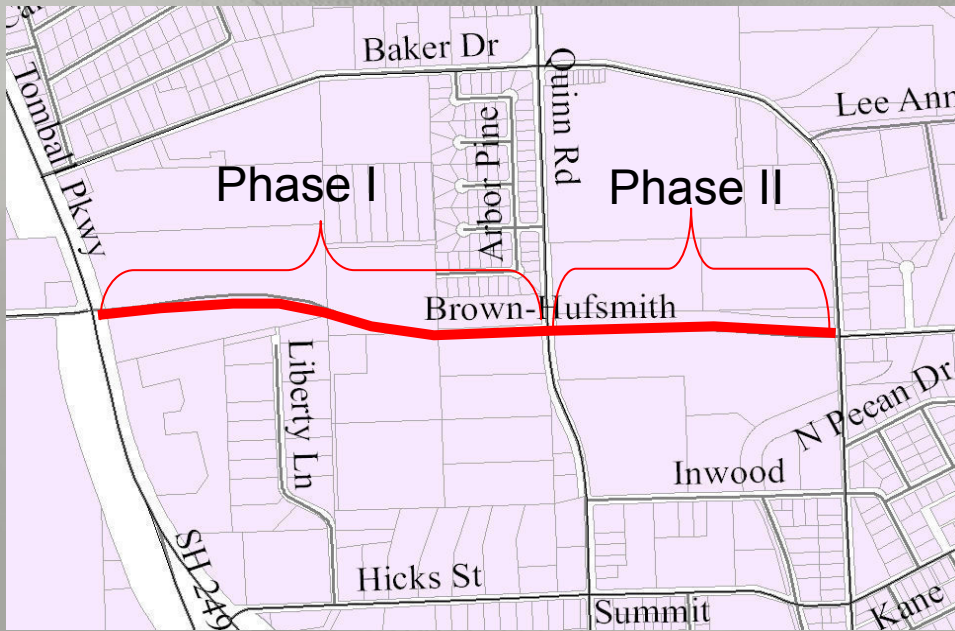
- FY 2010 Budget: \$1.0M

- FY 2011 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.

Brown-Hufsmith 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-Hufsmith 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-Hufsmith Road Extension Contract.

Hufsmith Water & Gas Improvements



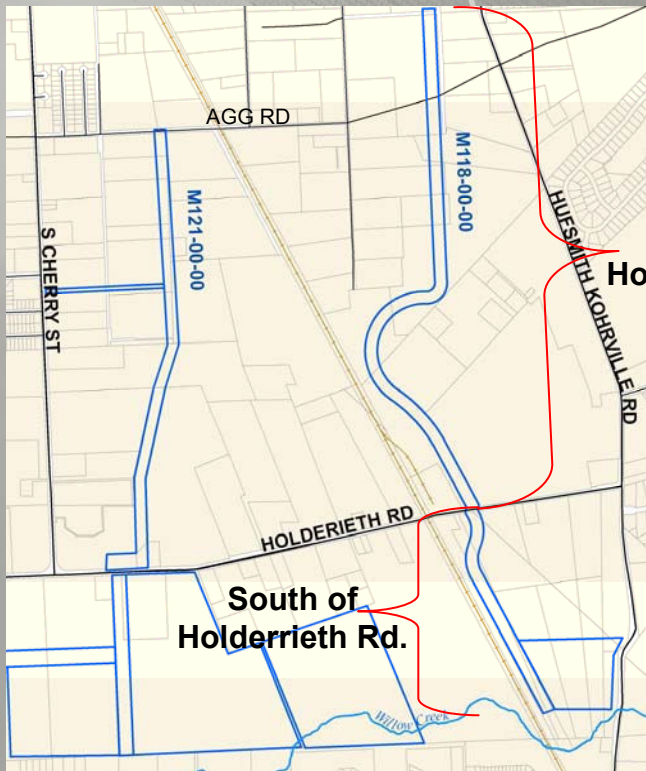
- Description: The Hufsmith water and gas improvements include 12" water line and 4" gas lines from Rudolph to Snook.

- FY 2010 Budget: \$303K
(rolled over from previous budgets)

- FY 2011 Budget: \$590K
(Land Acquisition)

- 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 \$840K. 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 council April 5, 2010.

M118 Drainage & Detention Basin (South of Holderrieth Rd)



North of
Holderrieth Rd.

South of
Holderrieth Rd.

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

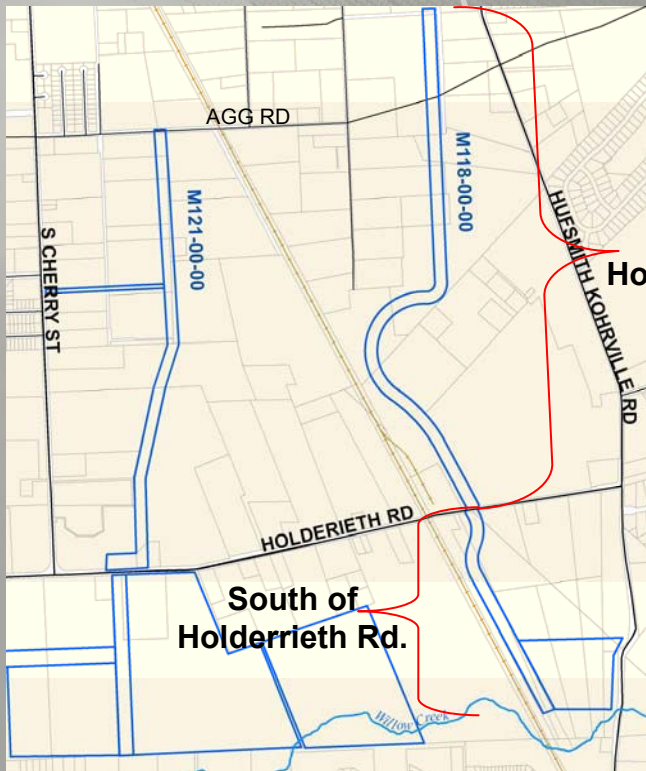
- **FY 2010 Budget:** \$3.7M

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.

M118 Drainage & Detention Basin (North 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.

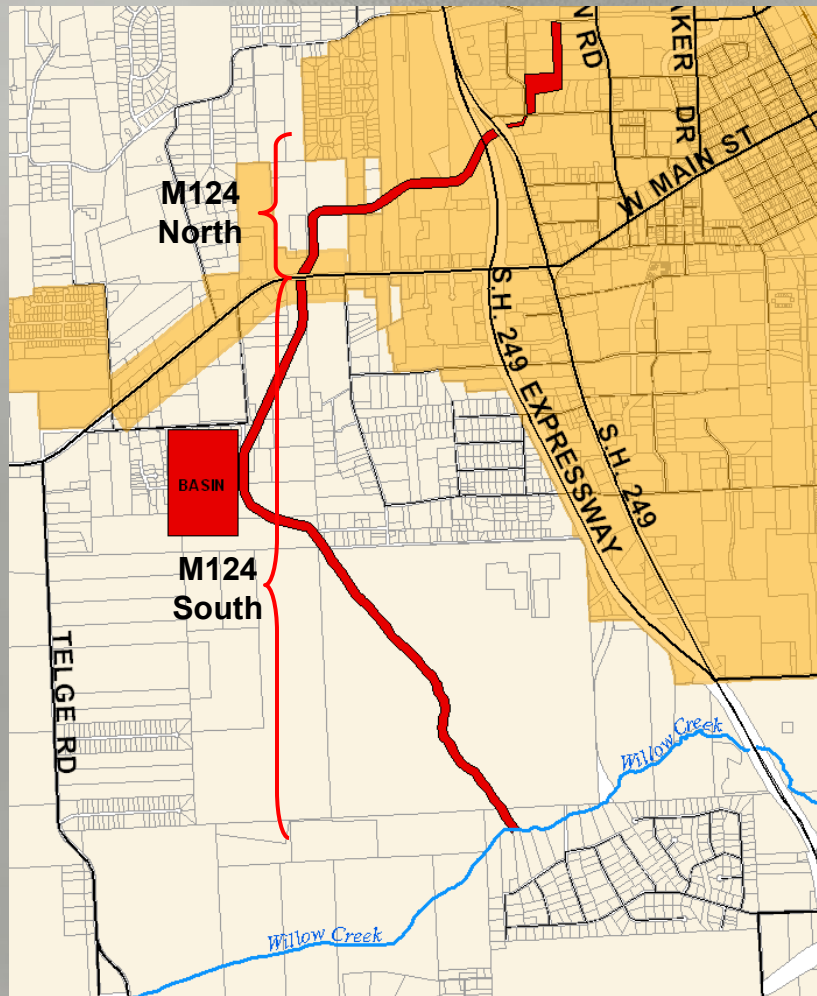
- **FY 2011 Budget:** \$1.2M

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.

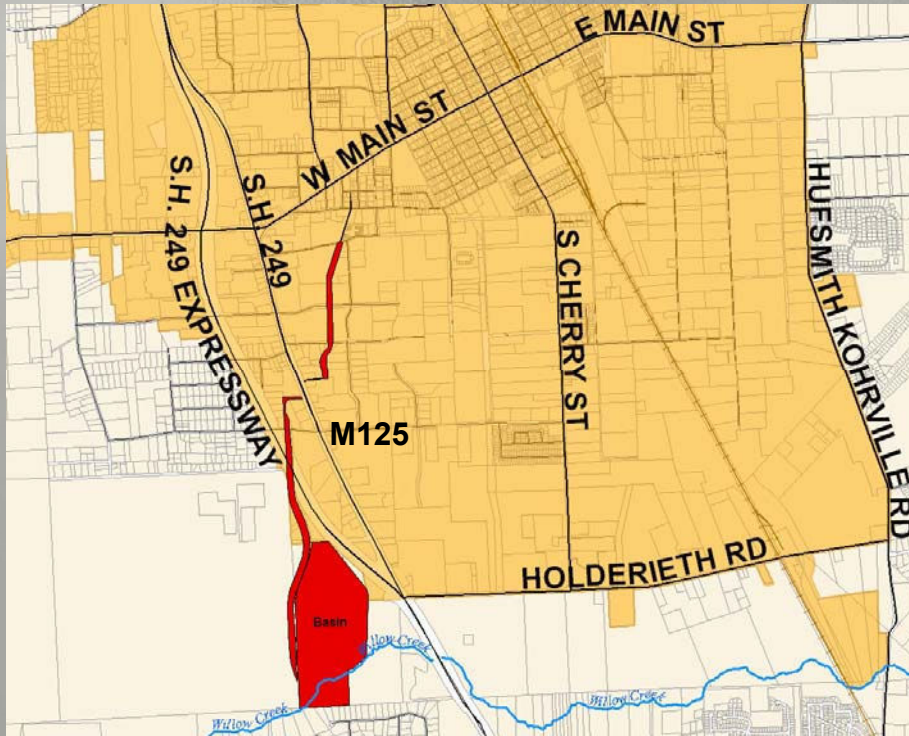
M124 Channel



- **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 2010 Budget:** \$1.6M
- **FY 2011 Budget:** \$1.0M
- **FY 2012 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.

On-Going Project Status

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 2010 Budget: \$400K (rolled over from previous budgets)

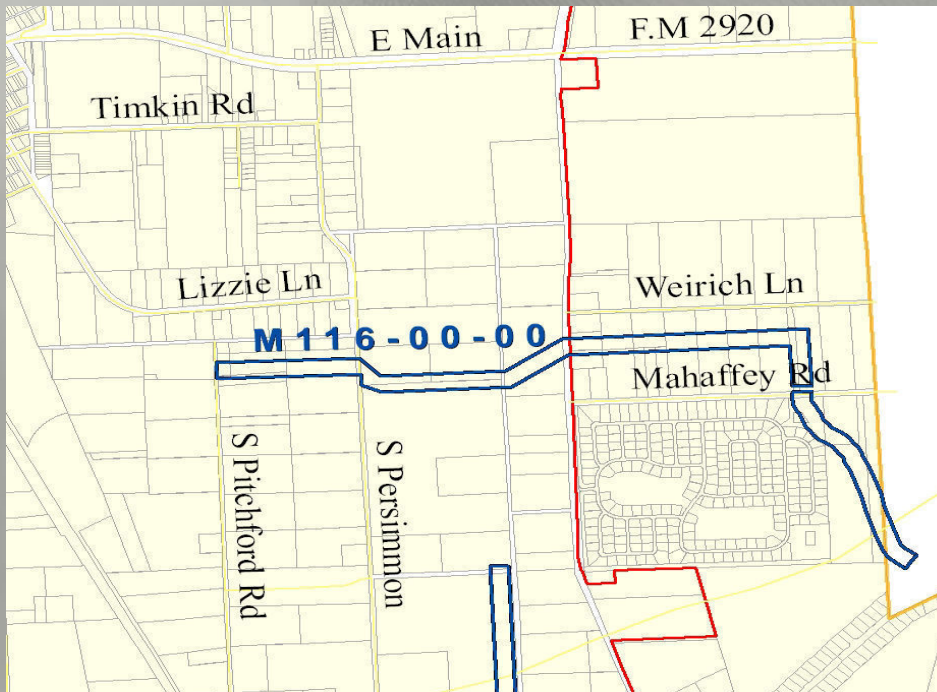
- Progress: A revised joint interlocal agreement has been executed by COT and HCFCD/HC February 19, 2008. HCFCD let the project in June 2009 with a contract term is 250 working days for \$4,031,977.00. City's revised cost participation is \$765K. The City has paid \$369K, and still owes \$396K.

Comprehensive Plan



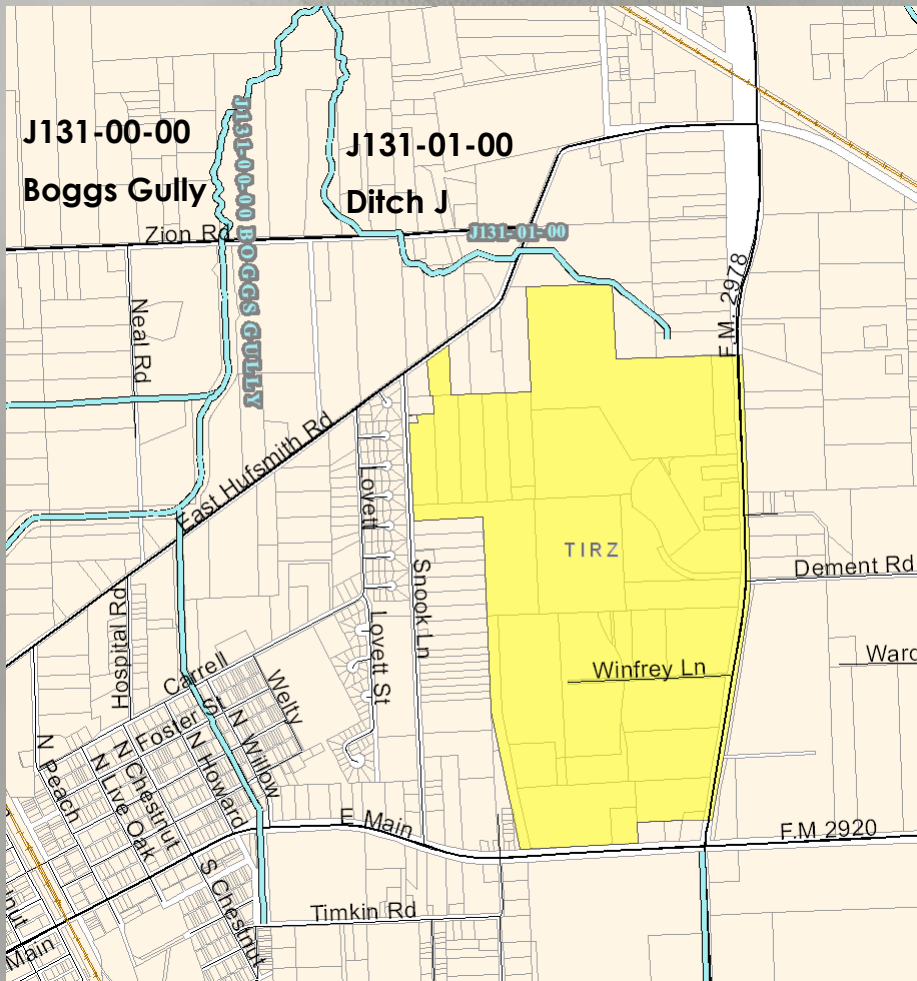
- Description: Develop a long-range plan to be utilized as a policy guide for the future growth and development of Tomball. The Plan will address land use, transportation, infrastructure, open space, etc. and develop goals, objectives and criteria for growth.
- FY 2010 Budget: \$1.4K (rolled over from previous budgets)
- Progress: Project consultant retained 10/20/08. Project initiation and framework assessment has been completed. Visioning Process began in January 2009. The plan was adopted December 7, 2009. For additional information visit the website, <http://www.plantomball.com/index.html>.

M116 Drainage Channel



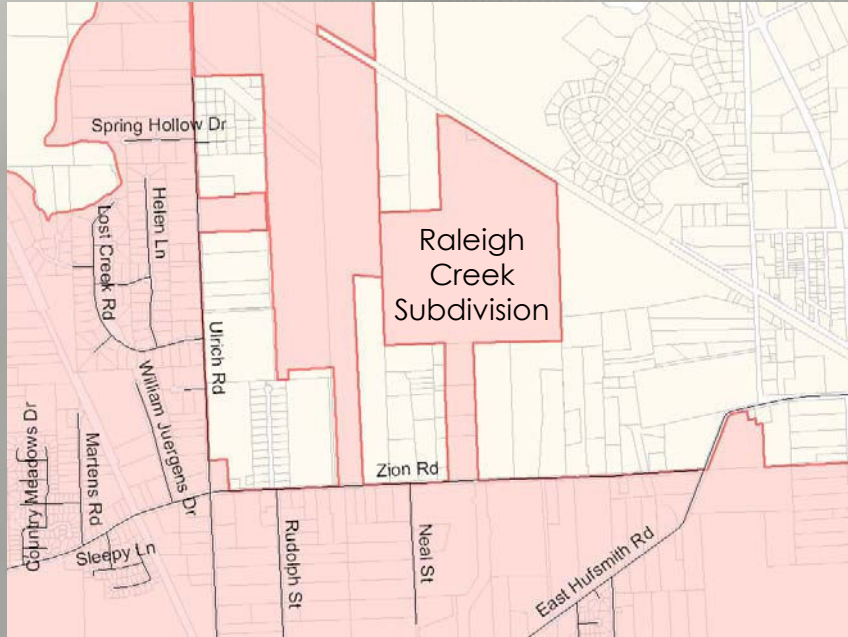
- Description: The M116-00-00 basin generally occupies an easterly section of Tomball and an area south of FM 2920, east of the Railroad tracks and north of M118 basin. Project to provide recommendations for channel improvements that may reduce/eliminate the need for on-site detention.
- FY 10-14 Budget: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

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)
- 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 current contract is for \$3,877,175, due to change orders. (Added Water Well #6.)

Regular Planning and Zoning Commission

Agenda Item

Meeting Date: July 12, 2010

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 2011 – 2015

Background:

Origination:

Engineering and Planning

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	