CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

April 07, 2016

PRESENT: Jim Arnold, Vice-Chairman
Fred Greer, Member
Chris Caywood, Member
Steve Hailey, Member

OTHERS: Adam France, Development Coordinator
Sandy Hilderbrand, Development Coordinator
Chris Bogert, P.E., Engineering Manager
Marcus Winberry, City Attorney
Dana Berry, Secretary

ABSENT: Dr. Bob Rabuck, Chairman
Mike Stoecker, Member
Scott Taylor, P.E., Executive Director of Infrastructure Services

A quorum being present, the Regular Meeting was called to order at 9:30 a.m. by the Vice-Chairman.

1. APPROVAL OF THE MARCH 17, 2016, REGULAR MEETING MINUTES

Mr. Greer made a motion to approve the minutes of March 17, 2016.

Mr. Caywood seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING ON FINAL PLAT OF STILLWATER, SECTION 3, PARTIAL REPLAT NO. 1, A PARTIAL REPLAT OF LOT 1, RESTRICTED RESERVE ‘B’, BLOCK 1, LOT 1, RESTRICTED RESERVE ‘A’, BLOCK 2, LOTS 5-10, RESTRICTED RESERVE ‘C’, BLOCK 5 AND LOTS 2-6, RESTRICTED RESERVE ‘D’, BLOCK 4, OF STILLWATER, SECTION 3

The Vice-Chairman closed the regular meeting at 9:31 a.m. and opened the public hearing.

There were no comments made.

The Vice-Chairman closed the public hearing at 9:32 a.m. and re-opened the regular meeting.
3. **FINAL PLAT OF STILLWATER, SECTION 3, PARTIAL REPLAT NO. 1, BEING A REPLAT OF LOT 1, RESTRICTED RESERVE ‘B’, BLOCK 1, LOT 1, RESTRICTED RESERVE ‘A’, BLOCK 2, LOTS 5-10, RESTRICTED RESERVE ‘C’, BLOCK 5 AND LOTS 2-6, RESTRICTED RESERVE ‘D’, BLOCK 4, OF STILLWATER, SECTION 3**

The following information is from the memorandum from City Staff:

The proposed 8.1015-acre subdivision in the Thomas Toby Survey, A-576, is located south of FM 1488 and west of IH-45, within the City Limits. 13 lots and 4 reserves in 4 blocks will be created. Access to Guinn Road and Koenig Road will be provided via Stillwater Creek Drive, in Section 1. Proposed streets will be concrete curb and gutter with underground storm sewers. Water and sanitary sewer services will be connected to existing Montgomery County MUD 138 utilities.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, remove “partial” from the 4th line of the title block, all sheets.

As per Item No. 2, correct the number of lots in the title block and reason for replat, all sheets.

As per Item No. 3, show and label the easement(s) listed under clerk’s file number 2016010242, per the City Planning Letter.

As per Item No. 4, use standard City language for the Planning Commission Certification and owner’s dedication.

As per Item No. 5, provide a letter from the developer stating that the 8.1015-acre property replatted under Stillwater, Section 3, Partial Replat No 1, shall be included with the property previously platted under Stillwater, Section 3, as to the enforcement of the Subdivision Development Agreement and its associated bonds.

Mr. Hailey made a motion to approve the final plat of Stillwater, Section 3, Partial Replat No. 1, being a replat of Lot 1, Restricted Reserve ‘B’, Block 1, Lot 1, Restricted Reserve ‘A’, Block 2, Lots 5-10, Restricted Reserve ‘C’, Block 5 and Lots 2-6, Reserve ‘D’, Block 4, of Stillwater, Section 3, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.
4. **PUBLIC HEARING ON T-MOBILE CELL TOWER WAIVER REQUEST 1007, WILSON ROAD, CONROE, TEXAS**

The Vice-Chairman closed the regular meeting at 9:33 a.m. and opened the public hearing.

Ms. Kaylyn Radley, with Treehouse Apartments, addressed the Commission.

Mr. Jimmy Durham, with Choate Ceramic Lab, addressed the Commission.

Mr. Dave Petrakovitz, with Pyramid Network Services, LLC, addressed the Commission.

The Vice-Chairman closed the public hearing at 9:40 a.m. and re-opened the regular meeting.

5. **T-MOBILE INC. CELL TOWER WAIVER REQUEST**

The following information is from the memorandum from City Staff:

Attached is a letter requesting waivers to allow construction of a proposed 100-ft tall cell tower at 1007 Wilson Road in an undeveloped section of the Gracia Abundante Church, behind the church gymnasium, and to allow approval of the tower application to obtain a tower permit. The tower application was denied in accordance with Article III, Sec. 98-34(a), which states that “an application for a tower permit shall not be approved for a tower that is not in conformance with the regulations prescribed in this chapter, unless a written application for a waiver has been submitted to and approved by the planning commission.”

The waivers requested are from Article III, Sec. 98-71(b) Towers in residential areas and Sec. 98-71 (c, f) Tower setback requirements.

All required actions and notifications have been undertaken and all required documents and exhibits have been submitted, per the Tower Ordinance. The waivers must be approved to obtain a tower permit for the cell tower to be constructed.

Staff concurs with the reasoning presented in the waiver request and recommends approving the waivers and allowing the permit to be issued, provided that the Public Hearing has not resulted in any unforeseen issues which may require resolution.

The Vice-Chairman, along with the Planning Commission members, Secretary Dana Berry, City Attorney Marc Winberry, Engineering Manager Chris Bogert, and Development Coordinators Sandy Hilderbrand and Adam France, recessed into a closed Executive Session at 9:42 a.m. to discuss the waiver request.

The Vice-Chairman reconvened the Open Meeting at 9:52 a.m.

Mr. Hailey made a motion to defer the cell tower waiver request.

Mr. Greer seconded the motion.
The motion carried unanimously.

6. **PRELIMINARY PLAT OF BOBCAT OF HOUSTON REPLAT NO. 1, BEING A REPLAT OF BOBCAT OF HOUSTON, SECTION 1, AND INCLUDING UNPLATTED ACREAGE**

The following information is from the memorandum from City Staff:

The proposed 5.0799-acre commercial subdivision in the F.J. Cook Survey, A-118, is located east of IH-45, adjacent to the west right-of-way of SH 75 and adjacent to the north right-of-way of League Line Road, within the City Limits. 2 restricted reserves in 1 block will be created. The proposed subdivision has direct access to SH 75 (North Frazier Street) and League Line Road. An approximately 260-foot long and 17-foot wide strip (0.0981-acres) of public street easement is being dedicated as right-of-way. Proposed water and sanitary sewer taps will connect to existing City utilities.

After reviewing the preliminary plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, the minimum allowable text size throughout the plat is 1/10th inch.

As per Item No. 2, add “and including unplatted acreage” to the title block.

As per Item No. 3, show and label Conroe City limits on the vicinity map and correct the “Teas Road” label.

As per Item No. 4, tie two corners of the subject tract to two corners of the parent tract with bearings and distances, or label the parent tract corners as such.

As per Item No. 5, add “(100-yr)” after “2% ANNUAL CHANCE” in the floodplain note.

As per Item No. 6, show and label the front building line 25-ft from the League Line Road right-of-way. (FYI-effective building line widths may change due to requirements of the vegetation ordinance.)

As per Item No. 7, show and label a 16-ft utility easement along League Line Road right-of-way (14-ft utility easement allowed provided all wet utilities are located within the right-of-way), per the U.C.C. Describe the existing detention easement with bearings and distances.

As per Item No. 8, a sidewalk and street light along League Line Road is required for this development.
As per Item No. 9, add a note to the plat for Reserve “B” stating that: “Detention requirements shall be determined at the time of development and detention shall be calculated using the coefficient required for the parent tract acreage.”

As per Item No. 10, show and label tree preserves as required by the vegetation ordinance.

As per Item No. 11, FYI-A public hearing is required for all replats prior to action on the final plat.

**LAND STUDY:**

In addition to the items above, the following must be addressed.

As per Item No. 1, the minimum allowable text size is $1/10^{th}$-inch.

As per Item No. 2, show and label the size and location of all existing utilities.

As per Item No. 3, show storm-water drainage flow arrows.

As per Item No. 4, detention ponds must be located within a dedicated easement or reserve.

As per Item No. 5, this subdivision must comply with the Vegetation Ordinance.

As per Item No. 6, assure that any off-site storm water drainage to/through this site is accounted for in the drainage plan/report.

As per Item No. 7, do not use screening or grayscale on the land study.

Mr. Greer made a motion to approve the preliminary plat of Bobcat of Houston Replat No. 1, being a replat of Bobcat of Houston, Section 1, and including unplatted acreage, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

7. **FINAL PLAT OF WEDGEWOOD FALLS, SECTION 2**

The following information is from the memorandum from City Staff:

The proposed 17.52-acre residential subdivision in the John McDillon Survey, A-347, is located west of Longmire Road and north of F.M. 3083, within the City Limits. 67 lots and 7 restricted reserves in 4 blocks will be created. Access to Longmire Road will be provided by the proposed Wie Drive and access to FM 3083 will be provided by the connection of a proposed extension of Parnevik Place to Section 1. Proposed streets will be concrete, with curbs and gutters and an underground storm sewer system. Proposed water and sanitary sewer systems will connect to existing City utilities.
After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, in addition to the two NGS monuments noted, the existing benchmark used to set the subdivision benchmark must be noted on the plat, including elevation and datum. Correct the scrivener's error in note 2.1.

As per Item No. 2, FYI- As-built drawings must match the recorded plat.

Mr. Caywood made a motion to approve the final plat of Wedgewood Falls, Section 2, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

8. **PRELIMINARY PLAT OF RESERVE AT EAST FOREST, SECTION 1**

The following information is from the memorandum from City Staff:

The proposed 8.12-acre residential subdivision in the Daniel F. Whilden Survey, A-640, is located south of FM 1488 and east of Peoples Road, within the City Limits. 7 lots and 1 restricted reserve in 2 blocks will be created. Access to Peoples Road will be provided via the existing Koenig Lane and the proposed East Forest Drive. Proposed streets will be concrete, with curbs and gutters and an underground storm sewer system. Proposed water and sanitary sewer systems will connect to existing City utilities.

After reviewing the preliminary plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, the minimum allowable text size for plats is 1/10"-inch.

As per Item No. 2, this is an urban estate subdivision. Add “An Urban Estate Subdivision” to the title block.

As per Item No. 3, label the acreage for all reserves and tree preserves, if applicable, separately, in the title block.

As per Item No. 4, show and label the Conroe City Limits and correct the streets and labels on the vicinity map.

As per Item No. 5, use a heavy line weight for the subdivision boundary, provide a scaled bearing and distance from a corner of the subject tract to a corner of the original (patent) survey.
and tie two corners of the subject tract to two corners of the parent tract with bearings and distances, or label parent tract corners as such.

As per Item No. 6, show, and label or note, all required building lines, including in the reserve. The front building line width required for an Urban Estate Subdivision lot is 30-ft. Where an easement is more restrictive than the required building line, label the easement as the building line also, with the applicable width.

As per Item No. 7, show and label tree preservation areas as “Tree Preserves”, if applicable to this subdivision, and list the acreage for each.

As per Item No. 8, provide the required cutbacks according to City standard detail P-19. Label the perpendicular distance from the street centerlines to the rights-of-way. Provide a perpendicular tie, labeled with a bearing and distance, from the centerline of the proposed East Forest Drive to the centerline of Koenig Lane. Label the right-of-way width of Koenig Lane.

As per Item No. 9, the minimum pavement width for a local street is 29-ft back-of-curb to back-of-curb.

As per Item No. 10, provide a 16-ft utility easement along both sides of all street rights-of-way (14-ft utility easement allowed provided all wet utilities are located within the rights-of-way), including Koenig Lane, per the U.C.C.

As per Item No. 11, show and label the location of required screening buffers.

As per Item No. 12, temporary turn-around easements (onsite or off-site) must be recorded by separate instrument and language added on the plat (on-site) or in the separate easement document (off-site) providing for the “abandonment of the temporary turn-around easement, without further action, when the street is extended by a recorded plat.”

As per Item No. 13, show and label tree preservation areas as “Tree Preserves” and list the acreage for each and the acreage for all tree preserves in the tin each of the tables and in the title block.

As per Item No. 14, add the standard City note for privately maintained required improvements.

As per Item No. 15, FYI-Street lights are required for this subdivision.

As per Item No. 16, FYI-Reserves must be addressed and the address must be off of the street upon which the frontage is the greatest.

LAND STUDY:

In addition to the items above, the following must also be addressed:

As per Item No. 1, the minimum allowable text size is 1/10th inch throughout the land study.
As per Item No. 2, the land study does not appear to be shown to the scale noted.

As per Item No. 3, a collector street is required beyond the 74 lot limit. This may require a revision of the Section one street.

As per Item No. 4, show and label the pavement widths of all proposed pavement. Ensure that the proposed alleys meet all requirements for alleys.

As per Item No. 5, loop all water mains.

As per Item No. 6, this subdivision must comply with the Vegetation Ordinance.

As per Item No. 7, pumped detention is not preferred and will not be allowed unless absolutely required. Assure that any off-site storm water drainage to/through this site is accounted for in the drainage plan/report.

Mr. Hailey made a motion to approve the preliminary plat of Reserve at East Forest, Section 1, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

9. **FINAL PLAT OF GRAND CENTRAL PARK, SECTION 1**

The following information is from the memorandum from City Staff:

The subject 32.576-acre residential subdivision in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 85 lots and 4 reserves in 3 blocks will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, remove the 500-yr floodplain boundary from the plat.

As per Item No. 2, correct the building line exhibit to reflect the appropriate front building setback line.
As per Item No. 3, label the matchlines as such on sheet one and all applicable sheets.

Mr. Caywood made a motion to approve the final plat of Grand Central Park, Section 1, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

10. **FINAL PLAT OF GRAND CENTRAL PARK, SECTION 2**

The following information is from the memorandum from City Staff:

The subject 16.859-acre residential subdivision in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 58 lots and 3 reserves in 2 blocks will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, label the building line exhibits as such.

As per Item No. 2, remove either note 12 or 13.

Mr. Greer made a motion to approve the final plat of Grand Central Park, Section 2, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

11. **FINAL PLAT OF GRAND CENTRAL PARK, SECTION 3**

The following information is from the memorandum from City Staff:

The subject 7.850-acre residential unit development in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 22 lots and 3 reserves in 1 block will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete
with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, label the building line diagram as such on all applicable sheets.

Mr. Hailey made a motion to approve the final plat of Grand Central Park, Section 3, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

12. **FINAL PLAT OF GRAND CENTRAL PARK, SECTION 4, A UNIT DEVELOPMENT**

The following information is from the memorandum from City Staff:

The subject 11.457-acre residential unit development in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 74 lots and 3 reserves in 2 blocks will be created. Access to the South Loop will be via the proposed Twilight Toast Drive, the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, provide curve data for the tie to the centerline of Twilight Toast Drive from the centerline of the proposed Silver Sky Street.

As per Item No. 2, provide a 45° building line transition with a bearing and distance where shown on Lot 1, Block 2.

As per Item No. 3, show the 100-yr floodplain boundary as a heavy solid line (typ.)

As per Item No. 4, label the building line diagrams as such and remove the non-applicable building line from the appropriate side on all sheets.
As per Item No. 5, add the LOMR information to the floodplain note.

As per Item No. 6, provide the elevations for the NGS monuments in note 11.

As per Item No. 7, show and label building lines in all reserves, or add a note to the plat stating that “No enclosed structures may be constructed within reserves.”

As per Item No. 8, add “factor” after “scale” in note 8.

As per Item No. 9, add the 10-ft side street building line or add “unless otherwise noted” to note 4.

Mr. Hailey made a motion to approve the final plat of Grand Central Park, Section 4, a Unit Development, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

13. FINAL PLAT OF GRAND CENTRAL PARK, SECTION 5

The following information is from the memorandum from City Staff:

The subject 22.282-acre, proposed residential subdivision, in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 43 lots and 3 reserves in 1 block will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

PLAT:

As per Item No. 1, the survey must comply with Sec. 94-112(a) items 1 – 7.

As per Item No. 2, please verify the accuracy of the note 1 language.

As per Item No. 3, remove the word “future” from all adjacent off-site easement labels shown on the plat, on applicable sheets.

As per Item No. 4, remove the word “proposed” from the LOMR case no. labels for the 100-year floodplain, on all applicable sheets.
As per Item No. 5, make the 100-year floodplain boundary a heavy, solid (continuous) line on all applicable sheets and verify that the correct 100-yr floodplain boundary line is shown, per the applicable LOMR.

Mr. Hailey made a motion to approve the final plat of Grand Central Park, Section 5, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

14. FINAL PLAT OF GRAND CENTRAL PARK, SECTION 6

The following information is from the memorandum from City Staff:

The subject 22.986-acre residential subdivision in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. 56 lots and 3 reserves in 2 blocks will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway and the proposed Town Park Drive. Proposed streets will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.

Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

PLAT:

As per Item No. 1, remove either note 12 or 13.

Mr. Greer made a motion to approve the final plat of Grand Central Park, Section 6, subject to the satisfactory completion of the above item.

Mr. Hailey seconded the motion.

The motion carried unanimously.

15. FINAL PLAT OF GRAND CENTRAL PARKWAY, PHASE I STREET DEDICATION

The following information is from the memorandum from City Staff:

The subject 10.507-acre, proposed street right-of-way in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. The proposed street will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to existing City utilities.
Mr. Matt Tucker, with LJA Engineering, Inc., addressed the Commission.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following item:

**PLAT**

As per Item No. 1, add the LOMR Case no. for Silverdale Creek at IH-45 area.

Mr. Caywood made a motion to approve the final plat of Grand Central Parkway Phase I Street Dedication, subject to the satisfactory completion of the above item.

Mr. Hailey seconded the motion.

The motion carried unanimously.

16. **FINAL PLAT OF URBAN AVENUE STREET DEDICATION**

The following information is from the memorandum from City Staff:

The subject 1.743-acre, proposed street right-of-way in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. The proposed street will be concrete with concrete curbs and gutters and underground storm sewers. The proposed water main will connect to existing City utilities and no sanitary sewer main is proposed.

After reviewing the final plat, we recommend approval.

Mr. Greer made a motion to approve the final plat of Urban Avenue Street Dedication.

Mr. Caywood seconded the motion.

The motion carried unanimously.

17. **FINAL PLAT OF CRESCENT CAMPUS BOULEVARD STREET DEDICATION**

The following information is from the memorandum from City Staff:

The subject 2.470-acre, proposed street right-of-way in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. The proposed street will be concrete with concrete curbs and gutters and underground storm sewers. The proposed water main will connect to existing City utilities and no sanitary sewer main is proposed.

After reviewing the final plat, we recommend approval.
Mr. Hailey made a motion to approve the final plat of Crescent Campus Boulevard Street Dedication.

Mr. Caywood seconded the motion.

The motion carried unanimously.

18. **FINAL PLAT OF TOWN PARK DRIVE STREET DEDICATION**

The following information is from the memorandum from City Staff:

The subject 2.470-acre, proposed street right-of-way in the Ransom House Survey, A-245, is located south of South Loop 336 and west of IH-45, within the City Limits. The proposed street will be concrete with concrete curbs and gutters and underground storm sewers. The proposed water main will connect to existing City utilities and no sanitary sewer main is proposed.

After reviewing the final plat, we recommend approval.

Mr. Greer made a motion to approve the final plat of Town Park Drive Street Dedication.

Mr. Hailey seconded the motion.

The motion carried unanimously.

19. **FINAL PLAT OF CANYON CREEK, SECTION 3**

The following information is from the memorandum from City Staff:

The proposed 20.62-acre residential subdivision in the W. S. Allen Survey, A-2 and the John McDillon Survey, A-347, is located west of North Loop 336 West and south of Longmire Road, within the City Limits. 64 lots and 2 restricted reserves in 4 blocks will be created. Access to Longmire Road will be provided via the existing Canyon Lake Creek Drive and the proposed streets. Proposed streets will be concrete with curbs and gutters, and an underground storm sewer system. Proposed water and sanitary sewer mains will connect to existing City utilities.

After reviewing the final plat, we recommend approval, subject to the satisfactory completion of the following items:

**PLAT:**

As per Item No. 1, the plat must comply with Section 94-112(a), item 6.

As per Item No. 2, note whether the benchmark elevation is measured in Geoid '03 or '09.
As per Item No. 3, tie an additional corner of the subject tract to a corner of the parent tract with bearings and distances.

As per Item No. 4, correct the sheet number for the vertical match line on sheet 4 of 11.

As per Item No. 5, clarify the ties shown from the west boundary corner, or remove from plat, on sheet 8 of 11.

As per Item No. 6, correct the scrivener’s errors on the dedication page.

Mr. Caywood made a motion to approve the final plat of Canyon Creek, Section 3, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

There being no further business to discuss, the meeting was adjourned.

Dr. Bob Rabuck, Chairman