CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

May 05, 2016

PRESENT:    Dr. Bob Rabuck, Chairman
            Jim Arnold, Vice-Chairman
            Fred Greer, Member
            Chris Caywood, Member
            Steve Hailey, Member
            Mike Stoecker, Member

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

ABSENT:     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 Chairman.

1.  APPROVAL OF THE APRIL 21, 2016, REGULAR MEETING MINUTES

Mr. Hailey made a motion to approve the minutes of April 21, 2016.

Mr. Caywood seconded the motion.

The motion carried unanimously.

2.  PUBLIC HEARING ON FINAL PLAT OF CHASE RUN, SECTION 1, PARTIAL REPLAT NO. 1, A REPLAT OF RESTRICTED RESERVE ‘E’, BLOCK 3, OF CHASE RUN, SECTION 1

The Chairman closed the regular meeting at 9:32 a.m. and opened the public hearing.

There were no comments made.

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

3.  FINAL PLAT OF CHASE RUN, SECTION 1, PARTIAL REPLAT NO. 1, A REPLAT OF RESTRICTED RESERVE ‘E’, BLOCK 3, OF CHASE RUN, SECTION 1

The following information is from the memorandum from City Staff:
Line Road and west of IH-45, within the City Limits. Restricted Reserve ‘E’, in Block 3, is being replatted to correct the acreage, to add the building lines and to remove a note regarding a fence requirement. Access to League Line Road will be provided by the existing Tyler Run Boulevard. No new streets are proposed. Water and sanitary sewer taps will connect to existing City of Conroe utilities.

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

**PLAT:**

As per Item No. 1, provide a letter from the developer stating that the 1.614-acre property replatted under Chase Run, Sec. 1 Partial Replat No. 1 shall be included with the property previously platted under Chase Run, Section 1, as to the enforcement of the Subdivision Development Agreement and its associated maintenance bond.

As per Item No. 2, provide evidence that the Chase Run Homeowner’s Association is owned and controlled by LGI Homes Texas, LLC, or change the owner’s information in the owner’s dedication to match the City Planning Letter. Add the language for an individual signing the plat for a corporation to the Notary’s acknowledgment.

As per Item No. 3, label original set iron rods as “found”, if applicable.

As per Item No. 4, the plat survey must comply with Sec. 94-112(a), item 7 and Sec. 94-112(b) and/or (c).

As per Item No. 5, the minimum allowable text size is 1/10\(^{th}\)-inch throughout the plat.

As per Item No. 6, show the plat boundary as a bold line; it should be easily discernible.

As per Item No. 7, the graphic scale and plat survey appear to be slightly out of scale.

As per Item No. 8, show and label Tyler Run on the Vicinity map.

As per Item No. 9, change the title to read:

```
CHASE RUN SEC 1
PARTIAL REPLAT NO 1
BEING A REPLAT OF RESERVE ‘E’,
BLOCK 3, OF CHASE RUN, SECTION 1,
AS RECORDED IN CAB. Z, SHT. 3298, M.C.M.R.

BEING ALSO A SUBDIVISION OF 1.614 ACRES ETC...
```

The reason for this partial replat is to: correct the acreage, to add building setback lines (remove Note 2) and to remove a note regarding a fence requirement (remove Note 3)

As per Item No. 10, show and label easements within 200-ft of the area being replatted.
As per Item No. 11, correct the information, including the effective date of the FIRM maps, in the floodplain note to reflect the current FEMA FIRM data.

As per Item No. 12, label the block number on the plat map.

Mr. Greer made a motion to approve the final plat of Chase Run, Section 1, Partial Replat No. 1, a replat of Reserve ‘E’, Block 3, of Chase Run, Section 1, subject to the satisfactory completion of all items.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

4. **FINAL PLAT OF WATER CREST ON LAKE CONROE, SECTION 6**

The following information is from the memorandum from City Staff:

The proposed 11.117-acre residential subdivision in the James Edwards Survey, A-190, is located west of IH-45 and south of League Line Road, within the City Limits. 29 lots and 3 restricted reserves in 2 blocks will be created. Access to League Line Road will be provided via the existing Crest Royale Parkway. Proposed streets will be concrete with curbs and gutters and an underground storm sewer system. Proposed water and sanitary sewer systems will connect to 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, label the existing streets providing access to this subdivision on the vicinity map.

As per Item No. 2, tie two corners of the subject tract to two corners of the parent tract with bearings and distances.

As per Item No. 3, correct the label for the easement recorded under clerk’s files number 2014014045, per the City Planning Letter and easement document.

As per Item No. 4, provide the cabinet and sheet number for Water Crest on Lake Conroe, Section 3.

As per Item No. 5, correct the leader location for the 14-ft utility easement on Hendricks Harbor Drive.

As per Item No. 6, provide a revised MCECD-911 addressed plat with an address label for Reserve “C”.

As per Item No. 7, remove notes 7, 8, 9, & 11, from sheet one.
As per Item No. 8, in the future, do not date the Subdivision Development Agreement on the first page.

As per Item No. 9, FYI- as-built drawings must match the recorded plat.

Mr. Caywood made a motion to approve the final plat of Water Crest on Lake Conroe, Section 6, subject to the satisfactory completion of all items.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

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

The following information is from the memorandum from City Staff:

This item was deferred at the April 07, 2016, meeting:

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.

Two letters, one from Pyramid Network Services, LLC, and one from The Francis Law Firm, PC, to the owners of the Treehouse Apartments, have been included in this meeting’s packet.

As stated in the April 07, 2016, meeting memo, 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 declines making a recommendation and respectfully requests the Commission make the determination on the approval of the request for waivers.

Mr. Bebb Francis, with The Francis Law Firm, addressed the Commission as a representative of Eco-Site.

Mr. Paul Williams, with RF Engineering, addressed the Commission as a representative of T-Mobile, Inc.
Mr. Randy Petrakovitz, with Pyramid Network Services, LLC, addressed the Commission as a representative of Eco-Site.

Ms. Kaylyn Radley, with Treehouse Apartments, addressed the Commission in opposition of the cell tower.

Mr. Jimmy Durham, with Choate Ceramic Lab, addressed the Commission in opposition of the cell tower.

Pastor Romero, with Gracia Abundante Church, addressed the Commission in support of the cell tower.

The Chairman asked for a motion to deny the waiver request for T-Mobile Inc., cell tower.

No motion was made.

The Chairman asked for a motion to approve the waiver request for T-Mobile Inc., cell tower.

Mr. Hailey made a motion to approve the waiver request for T-Mobile Inc., cell tower.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

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


Dr. Bob Rabuck, Chairman

/db