CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

June 16, 2016

PRESENT:    Dr. Bob Rabuck, 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
            Scott Taylor, P.E., Executive Director of Infrastructure Services
            Marcus Winberry, City Attorney
            Dana Berry, Secretary

ABSENT:     Jim Arnold, Vice-Chairman

A quorum being present, the Regular Meeting was called to order at 9:35 a.m. by the Chairman.

1. **APPROVAL OF THE JUNE 02, 2016, REGULAR MEETING MINUTES**

Mr. Caywood made a motion to approve the minutes of June 02, 2016.

Mr. Hailey seconded the motion.

The motion carried unanimously.

2. **FINAL PLAT OF SPIRIT OF TEXAS, SECTION 1, BEING A PARTIAL REPLAT OF BLOCKS 4 AND 5, OF HAIRSTON ADDITION TO THE CITY OF CONROE**

The following information is from the memorandum from City Staff:

The proposed 7.950-acre commercial subdivision in the Denward James Survey, A-289, is located east of IH-45 and south and adjacent to SH 105 W, within the City Limits. Three restricted reserves in one block will be created. The proposed subdivision has access to SH 105 W via the existing Spirit of Texas Way, which will become a private street. Water mains and sanitary sewers will connect to City utilities.

After reviewing the final replat, we recommend approval, subject to the receipt of a digital copy (CD) matching the final replat.
Mr. Stoecker made a motion to approve the final plat of Spirit of Texas, Section 1, being a partial replat of blocks 4 and 5, Hairston Addition, to the City of Conroe, subject to the satisfactory completion of the above referenced item.

Mr. Greer seconded the motion.

The motion carried unanimously.

3. **FINAL PLAT OF WATER CREST ON LAKE CONROE, SECTION 8**

The following information is from the memorandum from City Staff:

The proposed 15.262-acre residential subdivision in the James Edward Survey, A-190, is located south of League Line Rd. and west of IH-45, within the City Limits. 45 lots and 2 reserves in 2 blocks will be created. Access to League Line Rd. will be provided via the existing Crest Royale Parkway. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed water and sanitary sewer mains will be connected to existing MCMUD 126 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 corrected first page of the subdivision development agreement with the effective date left blank and the section number added to the second subdivision name blank.

As per Item No. 2, correct the recording information for the Water Crest on Lake Conroe, Section 4 Replat No. 1 label, adjacent to the southern plat boundary.

As per Item No. 3, correct the date in the Planning Commission certification.

As per Item No. 4, as-built plans must match the recorded plat.

Mr. Hailey made a motion to approve the final plat of Water Crest on Lake Conroe, Section 8, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

4. **PRELIMINARY PLAT OF HIDDEN CREEK PRESERVE, SECTION 1**

This item was withdrawn prior to the meeting.
5. **FINAL 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. Two restricted reserves in one block will be created. The proposed subdivision has direct access to SH 75 and League Line Road. An approximately 260-foot long by 17-foot wide strip (0.0981-acres) of public street easement has been dedicated as right-of-way. Proposed water and sanitary sewer taps 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, show and label the 25-ft utility easement along the eastern property line, (remove the 16-ft utility easement shown) per the original plat and City Planning Letter; and show and label the AT & T easement recorded in Volume 301, Page 10, per the City Planning Letter.

As per Item No. 2, change the tree preservation zone boundary to 25-ft west of the 25-ft utility easement noted above, and label the 50-ft tree preservation zone width as the effective building line width.

As per Item No. 3, add acknowledgment and subordination statements for both lien holders listed in the City Planning Letter and list recording information for all documents securing the liens. Add “N.A.” to the bank’s name in the lien holder’s acknowledgment.

As per Item No. 4, correct the scrivener’s error in the surveyor’s certification.

Mr. Greer made a motion to approve the final 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.

6. **FINAL PLAT OF THE ESTATES, PARTIAL REPLAT NO. 1, BEING A REPLAT OF LOTS 4 & 5, BLOCK 2, THE ESTATES**

The following information is from the memorandum from City Staff:

The proposed 2.7102-acre subdivision in the Neil Martin Survey, A-26, is located north of FM 1097 and east of Longstreet, within the Planning Area. Two lots in one block will be created.
Access to Longstreet will be provided via the existing Oak Manor Drive. No new streets will be created. The lots will have individual wells and septic systems.

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

**PLAT:**

As per Item No. 1, the plat map is not shown at the noted scale.

As per Item No. 2, remove the extra "OF" in the second line of the title block on the Mylar original.

Mr. Stoecker made a motion to approve the final plat of The Estates, Partial Replat No. 1, being a replat of lots 4 & 5, block 2, the Estates, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

7. **PUBLIC HEARING ON THE FOUNTAINS AT JACOBS RESERVE, SECTION 2**

The Chairman closed the regular meeting at 9:37 a.m. and opened the public hearing.

There were no comments made.

The Chairman closed the public hearing at 9:38 a.m. and re-opened the regular meeting.

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

Dr. Bob Rabuck, Chairman

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