CITY OF CONROE  
PLANNING COMMISSION  
REGULAR MEETING MINUTES

September 15, 2016

PRESENT:  Dr. Bob Rabuck, Chairman  
Steve Hailey, Member  
Chris Caywood, Member  
Chris Baughman, Member

OTHERS:  Sandy Hilderbrand, Development Coordinator  
Adam France, Development Coordinator  
Chris Bogart, P.E., Engineering Manager  
Scott Taylor, P.E., Director of Public Works  
Marcus Winberry, City Attorney  
Dana Berry, Secretary

ABSENT:  Jim Arnold, Vice-Chairman  
Fred Greer, Member  
Mike Stoelcker, Member  
Nancy Mikeska, Director of Community Development

A quorum being present, the Regular Meeting was called to order at 9:31 a.m. by the Chairman.

1. APPROVAL OF THE SEPTEMBER 01, 2016, REGULAR MEETING MINUTES

Mr. Hailey made a motion to approve the minutes of September 01, 2016.

Mr. Caywood seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING ON FINAL PLAT OF AVENUE M RESERVES, BEING A PARTIAL REPLAT OF LOTS 1 & 2 OF THE MIKE HARRIS SUBDIVISION

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 WALDEN ON LAKE CONROE, SECTION 15, REPLAT #1, BEING A REPLAT OF LOTS 229 7 230, BLOCK 69 OF WALDE ON LAKE CONROE, SECTION 15

The following information is from the memorandum from City Staff:
The proposed 0.414-acre subdivision in the Thomas Corner Survey, A-10, is located north of SH 105 and west of N Loop 336 W, within the Planning Area. 1 lot in 1 block will be created. Access to SH 105 is provided via existing streets within Walden on Lake Conroe and Walden Road. No new streets will be created. Water and sanitary sewer services are connected to existing Montgomery County M.U.D. No. 9 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 survey must comply with Sec. 94-112(a), item 3.

As per Item No. 2, correct the subdivision name on the subdivision benchmark disk, add the size of the concrete column and label the datum for the NGS monument used to set the benchmark.

As per Item No. 3, comply with the minimum allowable text size of 1/10-inch, per (94-116(a)).

As per Item No. 4, change the name throughout the plat to reflect the correct replat number for Section 15, according to the Section 15 replats previously recorded in the Montgomery County Map Records.

As per Item No. 5, add the subdivision name and recording information for the adjacent properties and add the existing block number for clarity, on the plat survey.

As per Item No. 6, show and label, or note, all required building lines.

As per Item No. 7, use standard County language for the owner’s dedication and notary’s acknowledgment.

As per Item No. 8, correct the surveyor’s name on his seal.

As per Item No. 9, remove extraneous lines.

Mr. Caywood made a motion to approve the final plat of Walden on Lake Conroe, Section 15, Replat #1, being a replat of Lots 229 & 230, Block 69, of Walden on Lake Conroe, Section 15, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

4. **FINAL PLAT OF FORSTERS RIDGE, SECTION 7**

The following information is from the memorandum from City Staff:
The proposed 31.294-acre residential subdivision in the James Hodge Survey, A-19 and the David Thomas, A-497, is located west of IH-45 and north of FM 1488, within the Planning Area. 94 lots and 4 restricted reserves in 2 blocks will be created. Access to Old Conroe-Magnolia Road will be provided via the proposed Denali Wilderness and Thunder Basin Parkways and proposed streets in this section. Proposed streets will be concrete with curbs and gutters and an underground storm sewer system. Proposed water and sanitary sewer systems will connect to proposed MCMUD 139 utilities.

Ms. Toni Collins, a private property owner, addressed the Commission to oppose approval of the final plat.

Mr. Paul McConnell, attorney for D.R. Horton, addressed the Commission to support the final plat.

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

**PLAT:**

The following items are from the preliminary plat memo and must be satisfactorily addressed:

As per Item No. 1, show and label abstract boundaries where applicable.

As per Item No. 2, remove the non-applicable FEMA F.I.R.M. panel number from Note 7.

As per Item No. 3, where an easement width is more restrictive than the required building setback width, label the easement boundary as the building line, also; where the easement width is not more restrictive than the required building line label as an easement only.

As per Item No. 4, clarify the width of the utility easement from Reserve ‘C’ through block 2, lot 32 and block 2, lot 1 and label the easement widths on the reserve and on the lots and as “Variable Width”, if necessary.

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

As per Item No. 1, show and label, note, provide a release of easement, or provide a revised City Planning Letter with the non-applicable easement(s) removed in regard to easements listed under Vol. 164 Pg. 265, Vol. 650 Pg. 513, & M.C.C.F. 2014-117014, and show and label the 20-ft storm sewer easement located in Reserve “A”, per the approved plans.

As per Item No. 2, note whether grid or ground distances are shown.

As per Item No. 3, clarify which abstracts this subdivision is in and add to the title block(s) and owner’s dedicatory language, if applicable.

As per Item No. 4, FYI- as-buils must match the recorded plat.
Mr. Hailey made a motion to approve the final plat of Fosters Ridge, Section 7, omitting lots 28, 29, & 30, subject to the satisfactory completion of all items.

Mr. Baughman seconded the motion.

The motion carried unanimously.

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

[Signature]
Dr. Bob Rabuck, Chairman

/db