CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

April 20, 2017

PRESENT: Dr. Bob Rabuck, Chairman
Jim Arnold, Vice-Chairman
Chris Caywood, Member
Chris Baughman, Member
Fred Greer, 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., Director of Public Works
Marcus Winberry, City Attorney
Dana Berry, Secretary

ABSENT: Nancy Mikeska, Director of Community Development

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

1. APPROVAL OF THE APRIL 06, 2017, REGULAR MEETING MINUTES

Mr. Hailey made a motion to approve the minutes of April 06, 2017.

Mr. Greer seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING FOR FINAL PLAT OF 336 MARKETPLACE REPLAT NO. 1, BEING A REPLAT OF RESTRICTED RESERVE “F”, BLOCK 3 OF 336 MARKETPLACE (FAST-TRACK REPLAT)

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

There were no comments made.

The Chairman closed the public hearing at 9:32 a.m. and re-opened the regular meeting.
3. **FINAL PLAT OF 336 MARKETPLACE REPLAT NO. 1, BEING A REPLAT OF RESTRICTED RESERVE “F”, BLOCK 3 OF 336 MARKETPLACE (FAST-TRACK REPLAT)**

The following information is from the memorandum from City Staff:

The proposed 32.274-acre commercial subdivision in the Ransom House Survey, A-245, is located west of IH-45 and south of South Loop 336, within the City Limits. One restricted reserve in one block will be replatted. The owner wishes to replat the reserve to relocate a portion of a City sanitary sewer easement to accommodate development. This subdivision has direct access to the South Loop 336 and the IH-45 southbound access road, as well as the new Grand Central Park streets. No new streets are proposed. 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 the subdivision benchmark requirement, per 94-112(a & b). Specifically, comply with 94-112(a)(7), label the Geoid year used to measure the set benchmark elevations, note the benchmark used to set the benchmark, including elevation and datum, note two published NGS monuments the benchmarks were referenced to and correct the label on the benchmark to read “336-R1”.

As per Item No. 2, change the title to read:

336 MARKETPLACE REPLAT NO. 1,
BEING A REPLAT OF RESTRICTED RESERVE “F”,
BLOCK 3 OF 336 MARKETPLACE, AS RECORDED IN
CAB. Z, SHT. 4256-4261, MC.M.R.

A COMMERCIAL SUBDIVISION OF 32.274 ACRES OF LAND
OUT OF THE RANSOM HOUSE SURVEY, A-245
CITY OF CONROE, MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO RELOCATE A PORTION OF SANITARY SEWER EASEMENT
FILED UNDER M.C.C.F.N. 8332585

As per Item No. 3, label the subdivision name or “Site” on the Vicinity Map. (94-109(b)(7))

As per Item No. 4, show and label a scaled bearing and distance from a corner of the subject tract to a corner of the original (patent) survey.

As per Item No. 5, show and label existing easements within 200-ft of the plat boundary.
As per Item No. 6, remove the “Flood Zone Boundary” label on the 500-yr/shaded zone “X” boundary. Verify the 100-yr floodplain in the southeast corner of Reserve “A” and label as 100-yr floodplain, if applicable.

As per Item No. 7, correct the block label to read “Block 1” on the plat map.

As per Item No. 8, correct the reserve label to read ‘Reserve “A”’ on the plat map.

As per Item No. 9, describe the relocated portion of the sanitary sewer easement with bearings and distances, and add the width to the relocated easement label.

As per Item No. 10, correct the business types in the lien holders’ notary’s acknowledgments.

As per Item No. 11, leave a blank in the last line of the County Clerk’s Certification, according to standard County language.

As per Item No. 12, add notes 8, 9 & 10, shown on the review copy and as listed in the City Planning Letter, and add “M.C.C.F.N.” to the Legend.

As per Item No. 13, provide As-built drawings which match the recorded plat, at the completion of site construction, for City records.

Mr. Hailey made a motion to approve the final plat of 336 Marketplace Replat No. 1, being a replat of restricted Reserve “F”, Block 3, of 336 Marketplace (Fast-Track Replat), subject to the satisfactory completion of all items.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

4. PUBLIC HEARING FOR FINAL PLAT OF WALDEN ON LAKE CONROE SECTION 15A, REPLAT NO. 1, BEING A REPLAT OF WALDEN ON LAKE CONROE, SECTION 15A (FAST-TRACK REPLAT)

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

There were no comments made.

The Chairman closed the public hearing at 9:34 a.m. and re-opened the regular meeting.

5. FINAL PLAT OF WALDEN ON LAKE CONROE SECTION 15A, REPLAT NO. 1, BEING A REPLAT OF WALDEN ON LAKE CONROE, SECTION 15A (FAST-TRACK REPLAT)

The following information is from the memorandum from City Staff:

The proposed 0.454-acre residential subdivision in the Thomas Corner Survey, A-10, is located north of Walden Road, within the Planning Area. 3 lots in 1 block will be created.
proposed lots have direct access to Raintree Drive. Water and sanitary sewer services will be connected to existing MCMUD 9/Hays utilities.

After reviewing the final plat, we recommend approval.

**PLAT:**

No comments.

Mr. Arnold made a motion to approve the final plat of Walden on Lake Conroe, Section 15A, Replat No. 1, being a replat of Lot 1 of Walden on Lake Conroe, Section 15A (Fast-Track Replat).

Mr. Caywood seconded the motion.

The motion carried unanimously.

6. **PUBLIC HEARING FOR FINAL PLAT OF T.B. McCOMB SUBDIVISION REPLAT NO. 1, BEING A PARTIAL REPLAT OF LOTS 1, 2, 3, 36 & 37, BLOCK 1 OF T.B. McCOMB SUBDIVISION (FAST-TRACK REPLAT)**

The Chairman closed the regular meeting at 9:35 a.m. and opened the public hearing.

There were no comments made.

The Chairman closed the public hearing at 9:36 a.m. and re-opened the regular meeting.

7. **FINAL PLAT OF FINAL PLAT OF T.B. McCOMB SUBDIVISION REPLAT NO. 1, BEING A PARTIAL REPLAT OF LOTS 1, 2, 3, 36 & 37, BLOCK 1 OF T.B. McCOMB SUBDIVISION (FAST-TRACK REPLAT)**

The following information is from the memorandum from City Staff:

The proposed 0.377-acre subdivision in the Sidney Sheppard Survey, A-501, is located south of SH 105 and east of SH 75, within the City Limits. The owner wishes to subdivide Lots 1, 2, 3, 36 & 37 of Block 1 of the T. B. McComb Subdivision to create two reserves restricted to commercial use. The proposed reserves have direct access to Silverdale Drive and no new streets will be constructed. Water and sewer services 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, change the stamp on the brass disk for the benchmark to “TBMR1”, clarify the elevation listed in the benchmark note (Is it for the set benchmark or the referenced benchmark? Both must be listed.) and note the Geoid year used to measure the set benchmark elevation.
As per Item No. 2, change the title block to read:

T. B. MCCOMB SUBDIVISION REPLAT NO. 1,
BEING A PARTIAL REPLAT OF LOTS 1, 2, 3, 36 & 37, BLOCK 1
OF T. B. MCCOMB SUBDIVISION

2 RESERVES 1 BLOCK

BEING ALSO A SUBDIVISION OF......
APRIL 2017
THE REASON FOR....... 

As per Item No. 3, label 3rd Street on the Vicinity Map for clarity.

As per Item No. 4, show and label a scaled bearing and distance from a corner of the subject tract to a corner of the original (patent) survey.

As per Item No. 5, label the recording information for the 16-ft utility easement between the reserves.

As per Item No. 6, move the floodplain note to the notes.

As per Item No. 7, adjust building lines as needed to accommodate tree preserves.

As per Item No. 8, show and label a 25-ft tree preserve behind the 16-ft utility easement fronting Silverdale and an 18-ft tree preserve where the commercial property adjoins residential property, per the Building Official.

As per Item No. 9, screening is required where commercial property abuts residential property.

As per Item No. 10, provide a revised addressed plat with the revised subdivision name.

As per Item No. 11, correct the name of the original subdivision throughout the replat and correct all scriveners' errors.

Mr. Caywood made a motion to approve the final plat of T.B. McComb Subdivision Replat No. 1, being a partial replat of Lots 1, 2, 3, 36 & 37, Block 1 of T.B. McComb Subdivision (Fast-Track Replat), subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

8. PUBLIC HEARING FOR FINAL PLAT OF WATER CREST ON LAKE CONROE, SECTION 3 REPLAT NO. 1, INCLUDING A PARTIAL REPLAT OF WATER CREST ON LAKE CONROE, SECTION 4, REPLAT NO. 1
The Chairman closed the regular meeting at 9:36 a.m. and opened the public hearing.

There were no comments made.

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

9. PRELIMINARY PLAT OF WATER CREST ON LAKE CONROE, SECTION 9

The following information is from the memorandum from City Staff:

The proposed 22.2528-acre residential subdivision in the James Edwards Survey, A-190 and the Elijah Collard Survey, A-7, is located west of IH-45 and north of Longmire Way, within the City Limits. 77 lots and 2 restricted reserves in 2 blocks will be created. Access to League Line Road will be provided via the existing streets in Water Crest on Lake Conroe. 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 preliminary plat, we recommend approval, subject to the satisfactory completion of the following items:

PLAT:

As per Item No. 1, provide the correct property ownership and recording information for the property adjacent to the northeastern plat boundary.

As per Item No. 2, note the additional FEMA F.I.R.M. panel number and whether this property lies in or out of the 100-yr floodplain.

As per Item No. 3, correct the lot numbers in Block 2.

As per Item No. 4, relocate the 45° building line transition in Reserve “B” to Block 1, Lot 9.

Mr. Arnold made a motion to approve the preliminary plat of Water Crest on Lake Conroe, Section 9, subject to the satisfactory completion of all items.

Mr. Baughman seconded the motion.

The motion carried unanimously.

10. PRELIMINARY PLAT OF FOREST CREST PARKWAY EXTENSION DEDICATION

The following information is from the memorandum from City Staff:

The proposed 2.305-acre street dedication in the James Edwards, A-190 is located south of League Line Road and west of Longmire Road, within the City Limits. This street will tie in to the existing Longmire Road. The proposed street will be concrete curb and gutter with
underground storm sewers. Proposed MCMUD 126 water and sanitary sewer mains will connect to existing City utilities.

After review, we recommend approval, subject to the satisfactory completion of the following items:

PLAT:

As per Item No. 1, correct the FEMA F.I.R.M. panel number in the floodplain note and explicitly note whether this property lies in or out of the 100-yr floodplain.

As per Item No. 2, sidewalks and streetlights are required for this subdivision.

As per Item No. 3, provide the required cut-backs per detail P-19 where Forest Crest Parkway intersects with Longmire Road.

Mr. Stoecker made a motion to approve the preliminary plat of Forest Crest Parkway Extension Dedication, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

11. PRELIMINARY PLAT OF FOSTERS RIDGE, SECTION 11

The following information is from the memorandum from City Staff:

The proposed 40.000-acre subdivision in the James Hodge Survey, A-19 is located north of FM 1488 and south of Old Conroe Road, within the Planning Area. 125 lots, 8 reserves in 2 blocks will be created. Access to Old Conroe Road will be provided via the proposed Autumn Creek Drive. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 139 water and sanitary sewer mains will connect to existing MCMUD 139 utilities.

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

PLAT:

As per Item No. 1, add “drainage” to the uses for Reserve “F” and “detention & drainage” to the uses for Reserve “B”.

As per Item No. 2, provide streets names unique to Montgomery County to replace “Autumn Creek Drive” and Tower Peak Trail” and correct the right-of-way width label for Autumn Creek Drive where the right-of-way is a defined width.

As per Item No. 3, provide a storm sewer easement in Reserve “F”, show and label a lift station easement in Reserve “D”, show and label the 16-ft water line easement on Block 1,
Lots 69 & 70, per the land study, and provide an off-site easement for the storm sewer outfall.

As per Item No. 4, the minimum lot width for Lot 53, Block 1 must be 50-ft, measured at the building line.

As per Item No. 5, sidewalks and street lights are required for this subdivision.

**LAND STUDY:**

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

As per Item No. 1, provide a storm sewer easement in Reserve "F", insure that all easements shown on the land study are shown on the plat.

As per Item No. 2, add "drainage" to the uses for Reserve "F" and "detention & drainage" to the uses for Reserve "B".

As per Item No. 3, assure that any off-site storm water drainage to/through this site is accounted for in the drainage plan/report.

Mr. Caywood made a motion to approve the preliminary plat of Fosters Ridge, Section 11, subject to the satisfactory completion of all items.

Mr. Arnold seconded the motion.

The motion carried unanimously.

12. **PRELIMINARY PLAT OF LADERA CREEK TRACE STREET DEDICATION**

The following information is from the memorandum from City Staff:

The proposed 1.293-acre street dedication in the Alexander McCowan, A-369 and the A.M. Folks Survey, A-215, is located north of South Loop 336 and east of FM 1314, within the City Limits. This street dedication will extend the existing Lader Creek Trace right-of-way from Section 3, north and crossing the unnamed tributary, to the Lader Creek Section 4 dedication of the Lader Creek Trace right-of-way. The proposed street will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 92 and 148 water and sanitary sewer mains will connect to existing City utilities.

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

**PLAT:**

The following items are from the March 16, 2017, meeting memo and must be satisfactorily addressed:
As per Item No. 1, 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 note existing corners as “parent tract corners”, if applicable. (Ties must be to a corner and add “scaled” to patent survey tie label and also label parent tract tie with “scaled”, if appropriate.)

As per Item No. 2, provide complete street centerline/curve data and label the perpendicular/radial dimensions from angle points to adjacent lot lines on all streets.

As per Item No. 3, prior to the approval of the Ladera Creek Trace Street Dedication, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)

As per Item No. 4, FYI-Streetlights are required for this subdivision.

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

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

As per Item No. 2, correct the survey names in the title block.

As per Item No. 3, label the “Unnamed Tributary”.

As per Item No. 4, provide ownership including Clerk’s recording information for all adjoining properties.

As per Item No. 5, correct the floodplain note.

As per Item No. 6, clean-up text.

**LAND STUDY:**

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

As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.
As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recordation of a future street right-of-way.

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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Hailey made a motion to approve the preliminary plat of Ladera Creek Trace, Street Dedication, subject to the satisfactory completion of all items.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

13. PRELIMINARY PLAT OF LADERA CREEK SECTION 4

The following information is from the memorandum from City Staff:

The proposed 24.30-acre subdivision in the A. McCowan Survey, A-369 and the A.M. Folks Survey, A-215, is located north of South Loop 336 and east of FM 1314, within the City Limits. 79 lots, 8 reserves and 3 preserves in 3 blocks will be created. Access to South Loop 336 will be provided via the existing, and proposed extension of, Ladera Creek Trace. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 92 water and sanitary sewer mains will connect to existing City utilities.

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

**PLAT:**

The following items are from the March 16, 2017, meeting memo and must be satisfactorily addressed:

As per Item No. 1, 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, and label as “SCALED”.

As per Item No. 2, make reserve boundaries a line weight that is easily discernable.

As per Item No. 3, label the complete layout of all proposed streets.....

As per Item No. 4, prior to the approval of Ladera Creek Section 4, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)
As per Item No. 5, correct scrivener’s errors throughout the plat.

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

As per Item No. 1, show and label Ladera Creek Trace on the Vicinity Map showing access to Ladera Creek Section 4.

As per Item No. 2, provide complete street centerline/curve data and add a street name change symbol at the intersection of “Ancient Oak Lane” and “Sagedale Drive.”

As per Item No. 3, remove “PROPOSED” and label the 30-ft drainage easements as “30’ DE”.

As per Item No. 4, remove the extraneous sheet number labels for the match lines on sheets 2 & 3.

**LAND STUDY:**

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

As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.

As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recordation of a future street right-of-way.

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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Stoecker made a motion to approve the preliminary plat of Ladera Creek, Section 4, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.
14. **PRELIMINARY PLAT OF LADERA CREEK SECTION 5**

The following information is from the memorandum from City Staff:

The proposed 16.11-acre subdivision in the A. McCowan Survey, A-369, is located north of South Loop 336 and east of FM 1314, within the City Limits. 65 lots, 4 reserves and 1 preserve in 1 block will be created. Access to South Loop 336 will be provided via the existing, and proposed extension of, Ladera Creek Trace. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 92 water and sanitary sewer mains will connect to existing City utilities.

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

**PLAT:**

The following items are from the March 16, 2017, meeting memo and must be satisfactorily addressed:

As per Item No. 1, 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, and label as "SCALED".

As per Item No. 2, show and label all easements as shown or needed on the Land Study.

As per Item No. 3, show the 100-year floodplain boundary as a heavy solid line.

As per Item No. 4, label complete bearings and distances for all lot and block lines.

As per Item No. 5, label easements as building lines only where the easement width is more restrictive than the building setback width and label the building lines as "variable" where applicable.

As per Item No. 6, prior to the approval of Ladera Creek Section 5, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)

As per Item No. 7, correct scrivener’s errors throughout the plat.

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

As per Item No. 1, label Little Caney Creek, if applicable to this section.

As per Item No. 2, make reserve boundaries a line weight that is easily discernable.

As per Item No. 3, remove the extraneous sheet number labels for the match lines on sheets 2 & 3.
**LAND STUDY:**

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

As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.

As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recordation of a future street right-of-way.

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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Stoecker made a motion to approve the preliminary plat of Ladera Creek, Section 5, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

15. **PRELIMINARY PLAT OF LADERA CREEK SECTION 6**

The following information is from the memorandum from City Staff:

The proposed 22.00-acre subdivision in the A. McCowan Survey, A-369, is located north of South Loop 336 and east of FM 1314, within the City Limits. 81 lots, 7 reserves and 1 preserve in 4 blocks will be created. Access to South Loop 336 will be provided via the existing, and proposed extension of, Ladera Creek Trace. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 92 water and sanitary sewer mains will connect to existing City utilities.

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

The following items are from the March 16, 2017, meeting memo and must be satisfactorily addressed:

As per Item No. 1, make reserve boundaries a line weight that is easily discernable.

As per Item No. 2, label the perpendicular dimensions from the street centerlines of rights-of-way to adjacent lot lines...

As per Item No. 3, prior to the approval of Ladera Creek Section 6, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)

As per Item No. 4, correct scrivener’s errors throughout the plat.

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

As per Item No. 1, correct the floodplain note to state: “This property is not located….or “No part of this property is located……

As per Item No. 2, correct the Section reference in the note to the plat stating how detention is achieved for this section.

As per Item No. 3, remove the extraneous sheet number labels for the match lines on sheets 2 & 3.

LAND STUDY:

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

As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.

As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recordation of a future street right-of-way.
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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Arnold made a motion to approve the preliminary plat of Ladera Creek, Section 6, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

16. PRELIMINARY PLAT OF LADERA CREEK SECTION 7

The following information is from the memorandum from City Staff:

The proposed 20.48-acre subdivision in the A. McCowan Survey, A-369 and the J.G. Smith Survey, A-539, is located north of South Loop 336 and east of FM 1314, within the City Limits. 62 lots, 11 reserves and 1 preserve in 5 blocks will be created. Access to South Loop 336 will be provided via the existing, and proposed extension of, Ladera Creek Trace. Proposed streets will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 92 water and sanitary sewer mains will connect to existing City utilities.

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

PLAT:

The following items are from the March 16, 2017, meeting memo and must be satisfactorily addressed:

As per Item No. 1, 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. (..and label as (“SCALED”.)

As per Item No. 2, label perpendicular dimensions from the street centerlines of rights-of-ways to adjacent lot lines.

As per Item No. 3, show and label all easements as shown or needed on the Land Study.

As per Item No. 4, prior to the approval of Ladera Creek Section 7, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)

As per Item No. 5, correct scrivener’s errors throughout the plat.
In addition to the items above the following items must be satisfactorily addressed:

As per Item No. 1, label Little Caney Creek, if applicable to this section.

As per Item No. 2, make reserve boundaries a line weight that is easily discernable.

As per Item No. 3, identify easement (?) or whatever (?) in Block 1, Lot 1.

As per Item No. 4, make all match lines fit to include the entire plat boundary and remove the extraneous sheet number labels for the match lines on sheets 2, 3 & 4.

**LAND STUDY:**

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

As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.

As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recodartion of a future street right-of-way.

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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Hailey made a motion to approve the preliminary plat of Ladera Creek, Section 7, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

**17. PRELIMINARY PLAT OF SILVERDALE DRIVE, SECTION 1 STREET DEDICATION**

The following information is from the memorandum from City Staff:
The proposed 3.415-acre street dedication in the J.G. Smith Survey, A-539, is located south of SH 105 and east of FM 1314, within the City Limits. This street dedication will extend the existing Silverdale Drive right-of-way, to just east of its intersection with the Ladera Creek Trace right-of-way. The proposed street will be concrete curb and gutter with underground storm sewers. Proposed MCMUD 148 water and sanitary sewer mains will connect to existing City utilities.

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

**PLAT:**

As per Item No. 1, provide a letter of Engineer’s authorization signed by the developer.

As per Item No. 2, in the future, verify the plat boundary is a closed polygon, without duplicate lines, and is correctly geo-referenced before being submitted. City staff does not have the resources to correct erroneous boundary information.

As per Item No. 3, the minimum text size is 1/10\textsuperscript{th}-inch throughout the plat.

As per Item No. 4, move the “Avenue M” label on the Vicinity map so it is legible.

As per Item No. 5, make the boundary a heavy line and 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 note existing corners as “parent tract corners”, if applicable. (..and label as “SCALED”)

As per Item No. 6, label all easements within 200-ft of the plat boundary.

As per Item No. 7, correctly label ownership information with Clerk’s recording information for all adjacent properties.

As per Item No. 8, show and label the 100-yr floodplain boundary and Little Caney Creek.

As per Item No. 9, label the perpendicular/radial dimensions from points of curvature of the street centerline to the adjacent right-of-way line.

As per Item No. 10, prior to the approval of the Ladera Creek Trace Street Dedication, the combination utility easement to be exchanged for the release of the 6.357 Combination Utility Easement recorded under Clerk’s file no. 2010-035139, must be approved by the City and recorded at the Clerk’s office. (per the agreement with City Council, May 26, 2016)

As per Item No. 11, clean-up text.

**LAND STUDY:**

In addition to the items above, the following must also be addressed:
As per Item No. 1, the developer is required to plat the extension of Silverdale Drive right-of-way, as shown on the current Thoroughfare Plan, through its property, and the property to the east of Ladera Creek, to intersect Ave M.

As per Item No. 2, the Land Study must match the plat boundaries.

As per Item No. 3, clarify the drainage design at the southern street stub in Section 6 (near the east plat boundary).

As per Item No. 4, clarify, or re-design, the looped sanitary sewer in Section 6.

As per Item No. 5, add language to any temporary off-site waterline (or other type of) easement documents that the easement shall be released without further action upon recordation of a future street right-of-way.

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, in the future, make the existing utilities a thin line and the proposed utilities a heavy line, for legibility.

Mr. Arnold made a motion to approve the preliminary plat of Silverdale Drive, Section 1 Street Dedication, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

18. PRELIMINARY PLAT OF CAYDEN CREEK, SECTION 4

The following information is from the memorandum from City Staff:

The proposed 12.161-acre residential subdivision in the John Bricker Survey, A-71, is located west of Sgt. Ed Holcomb Boulevard and north of South Loop 336 West, within the City Limits. 48 lots and 4 restricted reserves in 1 block will be created. Access to Sgt. Ed Holcomb Boulevard will be provided via the existing Cayden Creek Way. 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 preliminary plat, we recommend approval, subject to the satisfactory completion of the following items:

PLAT:

As per Item No. 1, correct the number of reserves in the title block(s).

As per Item No. 2, show and label existing streets providing access to this subdivision, on the vicinity map.
As per Item No. 3, provide a second tie from a subject tract corner to a second parent tract corner.

As per Item No. 4, provide the correct property ownership and recording information for the property adjacent to the western plat boundary.

As per Item No. 5, show and label the 100-yr floodplain, as a heavy solid line, per FEMA LOMR 16-06-1603P.

As per Item No. 6, label building lines throughout the plat. Where an easement is more restrictive than the required building line, remove the building line and label the easement width as the building line, also.

As per Item No. 7, label streets terminating in a cul-de-sac as “Court” and provide dimensions from all angle points and points of curvature to adjacent lot lines.

As per Item No. 8, show and label all easements per the land study.

As per Item No. 9, label the radius for all knuckles and cul-de-sac.

As per Item No. 10, FYI- Streetlights are required for this subdivision.

**LAND STUDY:**

As per Item No. 1, provide topographic contours are two-foot intervals or less.

As per Item No. 2, show and label the 100-yr floodplain, as a heavy solid line, per FEMA LOMR 16-06-1603P.

As per Item No. 3, label the size of all existing utilities the proposed utilities will connect to.

Mr. Greer made a motion to approve the preliminary plat of Cayden Creek, Section 4, subject to the satisfactory completion of all items.

Mr. Arnold seconded the motion.

The motion carried unanimously.

19. **PRELIMINARY PLAT OF ARCHER SUBDIVISION, SECTION 1, BEING A REPLAT OF LOTS 10 – 13 & A PARTIAL REPLAT OF LOTS 8 & 9, BLOCK 10, HIGHLAND ADDITION**

The following information is from the memorandum from City Staff:

The proposed 0.416-acre commercial subdivision is located in the Lemuel Smith Survey, A-526, is located north of Waco Street and east of North Frazier Street, in the City Limits. A restricted reserve in 1 block will be created. This subdivision has direct access to both North
Frazier Street and Waco Street. No new streets will be created. Water and sanitary sewer services 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, correct the subdivision name to read “Archer Subdivision”.

As per Item No. 2, show and label all easements within 200-ft of the plat boundary.

As per Item No. 3, correct the FEMA F.I.R.M. panel number in the floodplain note.

As per Item No. 4, provide a rear setback line of 10-ft.

As per Item No. 5, FYI- A public hearing is required prior to action on the final plat.

As per Item No. 6, clean up all overlapping text.

**LAND STUDY:**

As per Item No. 1, show and label all proposed easements.

As per Item No. 2, clarify the size of the existing sanitary sewer on Waco Street.

As per Item No. 3, use a standard City of Conroe size for the waterline(s).

Mr. Arnold made a motion to approve the preliminary plat of Archer Subdivision, Section 1, being a replat of Lots 10 – 13 & a partial replat of Lots 8 & 9, Block 10, Highland Addition, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

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

[Signature]

Dr. Bob Rabuck, Chairman

/db