CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

May 18, 2017

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

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

ABSENT:   Mike Stoecker, Member
          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 MAY 04, 2017, REGULAR MEETING MINUTES

Mr. Greer made a motion to approve the minutes of May 04, 2017.

Mr. Hailey 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 9:30 a.m. and opened the public hearing.

There were no comments made.

The Chairman closed the public hearing at 9:31 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 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, in the reason for the replat, specify “landscape” easement as private.

As per Item No. 3, 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. 4, add additional recording numbers for developer agreements listed in title commitment (items “j.”, “k.”) in Note 6.

As per Item No. 5, in Note 11., add “landscape” before “easement” in the first line and change “conflict” to “discrepancy”.

As per Item No. 6, change Note 12 to read: “This property is subject to an Affidavit of Non-Acceptance as recorded under M.C.C.F. No. __________ which effectively vacates any previously dedicated landscape easements pursuant to plat recorded under M.C.C.F. No. 2016105445 which are indicated as “Private” on this replat.”

As per Item No. 7, correct scrivener’s errors in the owner’s certification.

As per Item No. 8, provide As-built drawings which match the recorded plat, at the completion of site construction, for City records.

Mr. Arnold 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. Hailey seconded the motion.

The motion carried unanimously.

4. **FINAL PLAT OF LAUREL RIDGE AT GRAYSTONE, SECTION 2**

The following information is from the memorandum from City Staff:

The proposed 1.66-acre residential subdivision in the John McDillon Survey, A-347, is located west of Carter Moore Drive and west of IH-45, within the City Limits. 9 lots in 2 blocks will be created. Access to Carter Moore Drive will be provided via Section 1 streets. Proposed streets will be concrete, with curbs and gutters and an underground storm sewer system. Proposed MCMUD 107 water and sanitary sewer mains will be connected to City utilities in Section 1.

After reviewing the final plat, we recommend approval.

Mr. Caywood made a motion to approve the final plat of Laurel Ridge at Graystone, Section 2.

Mr. Greer seconded the motion.

The motion carried unanimously.

5. **PRELIMINARY PLAT OF GRAND CENTRAL PARK, SECTION 9**

The following information is from the memorandum from City Staff:

The subject 3.707-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. 9 lots and 4 reserves in 1 block will be created. Access to the South Loop will be provided via the proposed Grand Central Parkway Extension and existing streets. 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.

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

**PLAT:**

As per Item No. 1, this plat may not be approved without City Council approval of the building line request for exception.

As per Item No. 2, show and label the Conroe City Limits and label major streets on the vicinity map.

As per Item No. 3, add "Storm Sewer Easement" to the uses for Reserve "C".
As per Item No. 4, label perpendicular ties, with a bearing and distance, from Aster Glow street centerlines to the street centerline of Grand Central Parkway.

As per Item No. 5, label Reserve “C” as a “30-ft Storm Sewer Easement”, also. Provide a 16-ft utility easement along both sides of all rights-of-way or a 14-ft utility easement along both sides of the rights-of-way provided the wet utilities are located within the rights-of-way and the electric service is underground and show all utility easements on the face of the plat, per the U.C.C.

As per Item No. 6, street centerline offsets must be a minimum distance of 125-feet.

As per Item No. 7, streets providing access to this subdivision must be recorded prior to final plat approval.

**LAND STUDY:**

As per Item No. 1, label elevations on topographic contours.

As per Item No. 2, label all proposed right-of-way, pavement, and easement widths.

As per Item No. 3, label the proposed section numbers.

Mr. Baughman made a motion to approve the preliminary plat of Grand Central Park, Section 9, subject to the satisfactory completion of all items.

Mr. Arnold seconded the motion.

The motion carried unanimously.

6. **PRELIMINARY PLAT OF SILVERDALE DRIVE SECTION 2 STREET DEDICATION**

The following information is from the memorandum from City Staff:

The proposed 2.209-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, the minimum text size is 1/10th-inch throughout the plat.

As per Item No. 2, provide a scaled bearing and distance from a corner of the subject tract to a corner of the original (patent) survey.
As per Item No. 3, label the perpendicular/radial dimensions from points of curvature of the street centerline to the adjacent right-of-way line.

Mr. Arnold made a motion to approve the preliminary plat of Silverdale Drive Section 2 Street Dedication, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

7. REQUEST TO SUBDIVIDE LOT 1, BLOCK 1, TEASWOOD SECTION 2, AMENDING PLAT NO. 1, BY METES & BOUNDS

The following information is from the memorandum from City Staff:

The proposed residential subdivision is located in the James Edwards Survey, A-190, south of League Line Road W and west of IH-45, within the City Limits. The owner wishes to subdivide Lot 1, Block 1, of Teaswood, Section 2 Amending Plat No. 1 into two lots. The lots have direct access to Paradise Valley Drive (Private). No new streets will be constructed. Water and sewer services will connect to existing City water and sanitary sewer mains.

The Subdivision Ordinance (Chapter 94) provides for the Commission to allow this type of division under certain conditions. These conditions will be met by the proposed subdivision and staff recommends that the Planning Commission grant the request to allow this subdivision by metes and bounds, as requested, provided the following conditions are satisfactorily addressed:

As per Item No, 1, provide County Clerk’s recording fees for the “Order” in the amount of $35.00.

Mr. Caywood made a motion to approve the request to subdivide Lot 1, Block 1, of Teaswood, Section 2, Amending Plat No. 1, by metes and bounds, 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.

[Signature]
Dr. Bob Rabuck, Chairman

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