CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

May 07, 2015

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

OTHERS:   Adam France, Development Coordinator
          Sandy Hilderbrand, Development Coordinator
          Scott Taylor, P.E., Executive Director of Infrastructure Services
          Dana Berry, Secretary

ABSENT:   Marcus Winberry, City Attorney

A quorum being present, the Regular Meeting was called to order at 9:33 a.m. by the Chairman.

1. APPROVAL OF THE APRIL 16, 2015, REGULAR MEETING MINUTES

Mr. Stoecker made a motion to approve the minutes of April 16, 2015.

Mr. Hailey seconded the motion.

The motion carried unanimously.

2. FINAL PLAT OF TRADERS RIDGE BUSINESS PARK, SECTION 1, BEING A
   PARTIAL REPLAT OF TRACT NO. 2, LOTS 1, 2, 3, & 4 OF THE M.H. GOSSETT
   SUBDIVISION

   The following information is from the memorandum from City Staff:

   The proposed 32.426-acre commercial subdivision in the W. S. Allen Survey, A-2, is located
   east of Airport Road and west of FM 3083, within the City Limits. 16 restricted reserves in 1
   block will be created. Access to Airport Road will be provided via the existing Hawthorne
   Drive and the proposed street. The proposed street will be concrete, with curbs and gutters, and
   an underground storm sewer system. Proposed water and sanitary sewer systems will connect
   to existing City utilities.

   After reviewing the final plat, we recommend approval.

Mr. Caywood made a motion to approve the final plat of Traders Ridge Business Park, Section 1,
being a partial replat of Tract No. 2, Lots 1, 2, 3, & 4 of the M.H. Gossett Subdivision.
Mr. Stoecker seconded the motion.

The motion carried unanimously.

3. PRELIMINARY PLAT OF THUNDER BASIN PARKWAY DEDICATION PLAT

The following information is from the memorandum from City Staff:

The subject 3.332-acre proposed street right-of-way in the James Hodge Survey, A-19, is located north of FM 1488 and west of IH-45, within the Planning Area. The proposed street will be concrete with concrete curbs and gutters and underground storm sewers. Proposed water and sanitary sewer mains will connect to proposed MCMUD 139 utilities.

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

PLAT

As per Item No. 1, label the northeast parent tract corner as such.

As per Item No. 2, provide perpendicular dimensions from all angle points to adjacent lot lines.

LAND STUDY:

As per Item No. 1, show and label the existing utilities that the proposed utilities will connect to.

Mr. Stoecker made a motion to approve the preliminary plat of Thunder Basin Parkway Dedication Plat, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

4. FINAL PLAT OF WATER CREST ON LAKE CONROE, SECTION 7

The following information is from the memorandum from City Staff:

The proposed 16.162-acre residential subdivision in the James Edwards Survey, A-190, is located west of IH-45 and north of Longmire Way, within the City Limits. 22 lots and 2 restricted reserves in 3 blocks will be created. Access to Longmire Way will be provided via the proposed Capisterre Pass. Proposed streets will be concrete with curbs and gutters and an underground storm sewer system. Proposed water and sanitary sewer systems will connect to MCMUD 126 utilities.

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

The following item is from the preliminary plat memo and must be satisfactorily addressed:

As per Item No. 1, where requirements are more restrictive than the required building line width, label easements as building lines, also.

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

As per Item No. 1, provide an engineer’s signed and sealed cost estimate.

As per Item No. 2, provide a revised Subdivision Performance Bond reflecting the address of Liberty Mutual Insurance, not the developer, on the first page.

As per Item No. 3, Reserves “A” & “B” must have addresses by MCECD911. Resubmit the addressed plat with the added addresses.

As per Item No. 4, show a benchmark detail and show its location on the plat map with a bearing and distance to a Section 7 plat corner.

As per Item No. 5, label two corners of the parent tract, as such.

As per Item No. 6, remove building lines located within easements.

As per Item No. 7, correct the drafted width of the 14-ft utility easement north of Block 1, Lot 6.

As per Item No. 8, correct the Capisterre Pass “P.A.E./P.U.E.” label to read “Variable Width P.A.E./P.U.E.”, not “60”.

As per Item No. 9, in note 19, change “right-of-way” to “P.A.E./P.U.E.”.

As per Item No. 10, remove notes 8, 10 & 11 from the plat.

Mr. Greer made a motion to approve the final plat of Water Crest on Lake Conroe, Section 7, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.

5. **PRELIMINARY PLAT OF THORNBERRY, SECTION 1**

   This item was withdrawn prior to the meeting.

6. **PRELIMINARY PLAT OF THORNBERRY, SECTION 2**

   This item was withdrawn prior to the meeting.
7. PRELIMINARY PLAT OF THORNBERRY, SECTION 3

This item was withdrawn prior to the meeting.

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

[Signature]

Dr. Bob Rabuck, Chairman

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