CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

September 17, 2015

PRESENT: Dr. Bob Rabuck, Chairman
Jim Arnold, Member
Mike Stoecker, Member
Fred Greer, Member
Steve Hailey, Member

OTHERS: Adam France, Development Coordinator
Sandy Hilderbrand, 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: Foster Madeley, Vice-Chairman
Chris Caywood, Member

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

1. APPROVAL OF THE SEPTEMBER 03, 2015, REGULAR MEETING MINUTES

Mr. Greer made a motion to approve the minutes of September 03, 2015.

Mr. Arnold seconded the motion.

The motion carried unanimously.

2. PRELIMINARY PLAT OF TWDC-HHC TERALYN WOODS PARKWAY STREET DEDICATION

This item was withdrawn prior to the meeting.

3. PRELIMINARY PLAT OF TWDC-HHC, SECTION 1

This item was withdrawn prior to the meeting.

4. PRELIMINARY PLAT OF TWDC-HHC, SECTION 2

This item was withdrawn prior to the meeting.

The following information is from the memorandum from City Staff:

The 37.5635-acre commercial subdivision being replatted, is located in the W. S. Allen Survey, A-2, and is west of IH-45 and north of North Loop 336, within the City Limits. 2 commercial reserves in 1 block will be created. Both reserves have direct access to existing streets and no new streets will be created. Water and sanitary sewer services will connect to relocated City of Conroe utilities.

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

**PLAT:**

As per Item No. 1, change the plat title to read:

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MONTGOMERY PLAZA
REPLAT NO. 2
BEING ALSO 37.5635 ACRES OUT OF THE W.S. ALLEN SURVEY, ABSTRACT NO. 2, MONTGOMERY COUNTY, TEXAS
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**REASON FOR REPLAT**

TO CREATE TWO RESTRICTED COMMERCIAL RESERVES IN 1 BLOCK

As per Item No. 2, the minimum allowable text size is 1/10" of an inch throughout the plat.

As per Item No. 3, correct the subdivision name on the vicinity map, on Sheet 1, and show the subdivision boundary on the vicinity map, on all sheets.

As per Item No. 4, make the subdivision boundary bolder than the reserve boundary line, for clarity.

As per Item No. 5, label the plat name and the County Clerk’s recording information for Reserve “G” adjacent to the western boundary.
As per Item No. 6, use the 2014 FEMA F.I.R.M. panel information to depict the floodplain information on the plat and make the 100-year floodplain boundary a heavy solid line labeled as “100-yr floodplain”.

**LAND STUDY:**

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

As per Item No. 1, the minimum allowable text size is 1/10th inch, throughout the land study.

As per Item No. 2, provide topographic contours for the entire property being platted.

As per Item No. 3, show and label all existing utilities.

Mr. Stoecker made a motion to approve the preliminary plat of Montgomery Plaza Replat No. 2, a replat of Reserves “A”, “C”, “D”, and “E”, 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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