CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

December 03, 2015

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

OTHERS:   Adam France, Development Coordinator
Sandy Hilderbrand, Development Coordinator
Chris Bogert, P.E., Engineering Manager
Dana Berry, Secretary
Marcus Winberry, City Attorney

ABSENT:   Foster Madeley, Vice-Chairman
Scott Taylor, P.E., Executive Director of Infrastructure Services

A quorum being present, the Regular Meeting was called to order at 10:30 a.m. by the Chairman.

1. APPROVAL OF THE NOVEMBER 19, 2015, REGULAR MEETING MINUTES

Mr. Hailey made a motion to approve the minutes of November 19, 2015.

Mr. Caywood seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING FOR POINT AQUARIUS MUD WASTE WATER TREATMENT PLANT, A PARTIAL REPLAT OF SECTIONS 2, 3, & 10 OF POINT AQUARIUS

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. PUBLIC HEARING FOR POINT AQUARIUS MUD WATER PLANT, A PARTIAL REPLAT OF SECTION 9, OF POINT AQUARIUS

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.

4. **FINAL PLAT OF AQUARIUS MUD WASTE WATER TREATMENT PLANT, A PARTIAL REPLAT OF SECTIONS 2, 3, & 10 OF POINT AQUARIUS**

   This item was withdrawn prior to the meeting.

5. **FINAL PLAT OF POINT AQUARIUS MUD WATER PLANT, A PARTIAL REPLAT OF SECTION 9, OF POINT AQUARIUS**

   This item was withdrawn prior to the meeting.

6. **REQUEST TO SUBDIVIDE RESERVE “B”, OF ALDI FOOD STORE NUMBER 127, SECTION 1, BY METES AND BOUNDS**

   The following information is from the memorandum from City Staff:

   The proposed commercial subdivision is located in the W.S. Allen Survey, A-2, west of IH-45 and south of North Loop 336 West, within the City Limits. The owner wishes to subdivide Restricted Commercial Reserve “B”, of Aldi Food Store Number 127, Section 1, to create a commercial building site. The proposed parcel has direct access to North Loop 336 West and no new streets will be constructed. Water and sewer services will connect to existing City of Conroe 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 allow this subdivision by metes and bounds, as proposed, provided the following conditions are satisfactorily addressed:

   As per Item No. 1, provide an updated MCECD-911 Addressed Plat showing the subdivision of Reserve “B” with its respective address. (remainder should not have an address until determination of use)

   As per Item No. 2, the survey must comply with Sec. 94-112, items 5 and 6.

   As per Item No. 3, remove all overlapping building lines and remove the text “(per plat)” on the 10-ft side and rear building setbacks on the east boundary and the south boundary, respectively.

   As per Item No. 4, make text larger as the required 8½” x 14” survey will require reduction in size and text must be legible.

   As per Item No. 5, add the new address to the survey for recordation.

   As per Item No. 6, the U.C.C. commented that it accepts the plat and that it will take additional easements as needed.

   As per Item No. 7, provide a digital copy of the revised survey and 4 hard copies for review.
As per Item No. 8, after all corrections have been addressed, submit the legal description for the survey on a separate 8 ½” x 11” sheet, the survey on a maximum 8 ½” x 14” sheet, for recording purposes, and provide County Clerk’s recording fees for the “Order”.

Mr. Hailey made a motion to approve the request to subdivide Reserve “B” of Aldi Food Store Number 127, Section 1 by metes and bounds, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

7. **FINAL PLAT OF CAYDEN CREEK, SECTION 1**

   This item was withdrawn prior to the meeting.

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

Dr. Bob Rabuck, Chairman

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