CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

July 20, 2017

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

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

ABSENT: Scott Taylor, P.E., Director of Engineering
Nancy Mikeska, Director of Community Development
Marcus Winberry, City Attorney

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

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

Mr. Arnold made a motion to approve the minutes of July 06, 2017.

Mr. Caywood seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING FOR FOSTERS RIDGE SECTION 9 PARTIAL REPLAT NO. 1, BEING A REPLAT OF RESERVE “B” OF FOSTERS RIDGE SECTION 9 AND INCLUDING UNPLATTED ACREAGE

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

There were no comments.

The Chairman closed the public hearing at 9:32 a.m. and re-opened the regular meeting.
3. **VARIANCE REQUEST FOR BUILDING SETBACK WIDTH FOR FOSTERS RIDGE SECTION 9 PARTIAL REPLAT NO. 1, BEING A PARTIAL REPLAT OF RESERVE “B” OF FOSTERS RIDGE SECTION 9 AND INCLUDING UNPLATTED ACREAGE**

The following information is from the memorandum from City Staff:

The proposed 1.1828-acre subdivision in the James Hodge Survey, A-19, is located west of IH-45 and north of FM 1488, within the Planning Area. The owner wishes to change Reserve “B” from “open space” to a “Recreation” reserve and the proposed replat will consist of 1 restricted reserve in 1 block. Access to Old Conroe-Magnolia Road will be provided via the existing streets in Fosters Ridge. Proposed water and sanitary sewer services will connect to existing Montgomery County MUD 139 utilities. The preliminary plat of the subject replat was approved at the July 06, 2017, Planning Commission meeting.

Attached is a letter from the Engineer of record, E.H.R.A., on behalf of D.R. Horton, requesting a variance to allow the front building setback width to be reduced to the existing 16-ft utility easement width, to maximize the usable acreage of the reserve.

The minimum allowable front building setback width for a lot or reserve fronting a cul-de-sac is 20-feet, per Section 94-259, but due to the significant difference in elevation from the front of Reserve “B”, which falls towards a natural creek in the rear, the Engineer has requested a reduction of 4-feet, which will produce a 16-foot front building setback width.

Since the steep topography is a unique feature of this property and in consideration of the other arguments presented in the letter, Staff recommends granting the variance as requested, provided the front 16-foot utility easement is labeled as a building line, also, on the final plat.

Mr. Hailey made a motion to grant the requested variance for front building setback width for Fosters Ridge Section 9 Partial Replat No. 1, being a Replat of Restricted Reserve “B” of Fosters Ridge Section 9 and including previously unplatted acreage.

Mr. Arnold seconded the motion.

The motion carried unanimously.

4. **FINAL PLAT OF STILLWATER, SECTION 5, BEING A PARTIAL REPLAT OF LOT 6 OF THE EDWARD HALL TWO SURVEYS**

The following information is from the memorandum from City Staff:

The proposed 26.30-acre residential subdivision is located in the Thomas Toby Survey, A-576 and the Henry Applewhite Survey, A-50, south of FM 1488 and west of IH-45 south, in the City Limits. 68 lots and 2 restricted reserves in 3 blocks will be created. Access to IH-45 will be provided via existing streets in Stillwater and Guinn Road. Proposed streets will be concrete curb and gutter with underground storm sewers. Water and sanitary sewer services will connect to MCMUD 138 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 “reason for replat to read” “6 public rights-of-way”.

As per Item No. 2, FYI- As-builds must match the recorded plat.

Mr. Hailey made a motion to approve the final plat of Stillwater, Section 5, being a partial replat of Lot 6 of the Edward Two Hall Surveys, subject to the satisfactory completion of all items.

Mr. Greer seconded the motion.

The motion carried unanimously.

5. PUBLIC HEARING FOR FOSTERS RIDGE SECTION 9 PARTIAL REPLAT NO. 1, BEING A REPLAT OF RESERVE “B” OF FOSTERS RIDGE SECTION 9 AND INCLUDING UNPLATTED ACREAGE

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

There were no comments.

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

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

Chris Baughman, Chairman

/db