CITY OF CONROE
PLANNING COMMISSION
REGULAR MEETING MINUTES

January 07, 2016

PRESENT:  Dr. Bob Rabuck, Chairman
Jim Arnold, Member
Fred Greer, Member
Chris Caywood, Member
Mike Stoecker, 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 9:30 a.m. by the Chairman.

1. APPROVAL OF THE DECEMBER 17, 2015, REGULAR MEETING MINUTES

Mr. Greer made a motion to approve the minutes of December 17, 2015.

Mr. Stoecker seconded the motion.

The motion carried unanimously.

2. PUBLIC HEARING FOR STOVALL WEST, SECTION 1, AN URBAN ESTATE SUBDIVISION, BEING A PARTIAL REPLAT OF A RESERVED AREA OUT OF WHITE OAK MANOR...AND INCLUDING PREVIOUSLY UNPLATTED ACREAGE

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.

3. PRELIMINARY PLAT OF WEDGEWAY PLACE

The following information is from the memorandum from City Staff:
Carter Moore Drive (FM 3083) and north of SH 105, within the City Limits. 1 restricted reserve in 1 block will be created. The proposed subdivision has direct access to Carter Moore Drive (FM 3083). A sanitary sewer extension is required for this subdivision and proposed water service will connect to an existing City water main.

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

**PLAT:**

As per Item No. 1, this subdivision must comply with the Vegetation Ordinance and the Carter Moore Scenic Corridor regulations.

As per Item No. 2, use the minimum allowable text size, 1/10\textsuperscript{th}-inch, throughout the plat.

As per Item No. 3, verify the orientation of the north arrow.

As per Item No. 4, show and label the current City limits and Longmire Road, and add a north arrow to the vicinity map.

As per Item No. 5, provide a scaled bearing and distance from a corner of the subject tract to a corner of the original (patent) survey and tie two corners of the subject tract to two corners of the parent tract with bearings and distances.

As per Item No. 6, label correct ownership and recording information for adjacent properties.

As per Item No. 7, label “Block 1” on the plat map.

As per Item No. 8, to comply with the Carter Moore Corridor regulations and the subdivision ordinance building setback regulations, show and label a 40-ft wide tree preservation zone behind the 16-ft utility easement along Carter Moore Drive, which will result in an effective front building setback width of 56-ft; show and label a 15-ft tree preservation zone behind the 10-ft utility easement along Wedgewood Falls Drive, which will result in an effective side building setback width of 25-ft; and show and label an 18-ft tree preservation zone/screening buffer/rear building line along the rear property line, where the commercial subdivision abuts a residential subdivision.

As per Item No. 9, show and label a platted reserve or dedicated easement for the required detention pond or add a note to the plat stating how detention is provided.

As per Item No. 10, remove Note 5 from the plat.

**LAND STUDY:**

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

As per Item No. 1, use the minimum allowable text size, 1/10\textsuperscript{th}-inch, throughout the Land Study.
As per Item No. 2, label the size for the existing utilities.

As per Item No. 3, it is not clear how sanitary sewer collection will be accomplished for this subdivision. Show and label the proposed utilities, including their respective sizes, and show storm drainage flow arrows.

As per Item No. 4, show or note how detention is to be provided. Detention ponds must be located within a platted reserve or dedicated easement.

As per Item No. 5, assure that any off-site storm water drainage to/through this site is accounted for in the drainage plan/report.

Mr. Caywood made a motion to approve the preliminary plat of Wedgeway Place, subject to the satisfactory completion of all items.

Mr. Hailey seconded the motion.

The motion carried unanimously.

4. **FINAL PLAT OF HILLS OF WESTLAKE, SECTION 1**

This item was withdrawn prior to the meeting.

5. **PRELIMINARY 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 water and sanitary sewer mains will be connected to City utilities in Section 1.

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

**PLAT:**

As per Item No. 1, the minimum allowable text size is $\frac{1}{10}$th inch, throughout the plat.

As per Item No. 2, show and label streets providing access to this subdivision, on the vicinity map.

As per Item No. 3, tie two corners of the subject tract to two corners of the parent tract with bearings and distances, or label the parent tract corners as such.
As per Item No. 4, label correct and current ownership and Clerk’s recording information for adjacent properties.

As per Item No. 5, provide a street name unique to Montgomery County for “Moss Creek Court”.

As per Item No. 6, add a note to the plat stating how detention is achieved for Section 2.

As per Item No. 7, a temporary cul-de-sac or other acceptable temporary turn-around is required where Moss Creek Court terminates at the north plat boundary, until the street is extended by a recorded plat.

As per Item No. 8, street lights are required for this subdivision.

As per Item No. 9, Section 2 must comply with the vegetation ordinance requirement for 10 percent preservation, per the Building Official.

As per Item No. 10, FYI-Section 2 may not be approved until Section 1 has been recorded.

**LAND STUDY:**

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

As per Item No. 1, show the correct plat boundary for Laurel Ridge, Section 1.

As per Item No. 2, the minimum allowable text size is 1/10\textsuperscript{th} inch, throughout the land study.

As per Item No. 3, label the 100-yr floodplain boundary as such.

As per Item No. 4, show and label the pavement and right-of-way widths of all proposed streets.

As per Item No. 5, show and label drainage flow arrows and assure that water mains are looped.

As per Item No. 6, do not use screening on the land study, as screened items may be illegible.

As per Item No. 7, assure that any off-site storm water drainage to/through this site is accounted for in the drainage plan/report.

Mr. Arnold made a motion to approve the preliminary plat of Laurel Ridge at Graystone, Section 2, subject to the satisfactory completion of all items.

Mr. Caywood seconded the motion.

The motion carried unanimously.
There being no further business to discuss, the meeting was adjourned.

Dr. Bob Rabuck, Chairman

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