MINUTES OF REGULAR MEETING

October 26, 2015

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Interim Chairman Nelson Cox declared a quorum was present, and called the regular meeting to order at 6:00 p.m.

Present: Harriette Cummings, William Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. Commission may not discuss or take any action on any item, but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

No comments were made.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding September 28, 2015 minutes

   William Simpson moved to approve the Planning and Zoning Commission September 28, 2015 minutes as written. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

2. Discuss/take action regarding election of Chairperson.

William Simpson moved to nominate Nelson Cox as Chairman. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

3. Discuss/take action regarding election of a Vice Chairman

Jeffrey Waddell moved to nominate William Simpson as Vice Chairman. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

4. Discuss/take action regarding election of a Secretary

Carol Langley moved to authorize the City Administrator to designate the City Secretary to continue serving as the Secretary for the Commission. William Simpson seconded the motion, the motion carried unanimously. (5-0)

5. Discuss/take action regarding the Waterstone on Lake Conroe Section One Reserve "A" subdivision by metes and bounds – Michael Glezman

Mr. Glynn Fleming, Associate Engineer with Jones & Carter, presented the information, advising that they wanted to subdivide a portion of Commercial Reserve "A" in Waterston on Lake Conroe, Section One. Mr. Fleming advised that aside from a few minor comments that he had noted, he did not have any issues with the materials.

Jeffrey Waddell moved to authorize splitting of the plat for Waterston on Lake Conroe, Section One, Reserve "A" subdivision by metes and bounds. William Simpson seconded the motion, the motion carried unanimously. (5-0)

6. Discuss/take action regarding Variance for Driveway spacing – Kroger Store

Mr. Fleming made the presentation advising that the Kroger development has submitted a variance request regarding spacing of their driveways. The City's Code of Ordinances requires a minimum of 275 feet between two points of egress onto a major thoroughfare.

The Kroger development is requesting that the spacing be reduced to approximately 248 feet. Mr. Fleming advised that they had reviewed the information and did not have any issue with this request.

After discussion, William Simpson moved to approve the variance request for commercial driveway spacing for Kroger as per the letter of request. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

7. Discuss/take action regarding Sign Permit for 21000 Eva Street – Dan Pendley

Mr. Dan Pendley stated that he had submitted a letter of request and plans for approval to reface an existing sign at 21000 Eva Street. Mr. Pendley advised that the colors on the sign were bronze and black. The sign will have the same dimensions and placement, they are just refacing the existing sign.

After discussion, Jeffrey Waddell moved to authorize issuance of the Sign Permit for 21000 Eva Street. William Simpson seconded the motion, the motion carried unanimously. (5-0)

8. Consider and take action regarding permission to build in the Historic Area – 912 Caroline Street, Karl Voelkel

Mr. Damon Scott, President of QBS Custom Homes, Inc., advised that he was requesting approval to build a third home at 912 Caroline Street, in the Historic District. Mr. Scott presented the colors for the home to the Commission, which will consist of brick, stone and Hardi board. The Hardi board will be Buttercup (light yellow) and the trim will be Antique White. The first two homes were painted Dovetail and Grasslands.

Chairman Cox asked Mr. Yates if he felt that the information being provided met all the requirements for the Historic District. Mr. Yates advised that he felt that it met all the requirements.

After discussion, Harriette Cummings moved to grant permission to build a home in the Historic District at 912 Caroline Street. William Simpson seconded the motion, the motion carried unanimously. (5-0)

9. Discuss/take action regarding Mitchell Corner Re-plat

Mr. Fleming presented the information to the Commission, advising that they had reviewed the request to replat Mitchell Corner, which subdivides the tract into two individual commercial reserves. Mr. Fleming said that they found the submission to be in keeping with the City's Code and they had no objection.

Chairman Cox asked if there were plans to develop the second reserve. Mr. Fleming said that there were plans to develop at the corner of Plez Morgan and Lone Star Parkway. Mr. Fleming said that it would probably be commercial, but he did not know what would be there.

After discussion, Jeffrey Waddell moved to grant the re-plat for Mitchell Corner. Harriette Cummings seconded the motion, the motion carried unanimously. (5-0)

Carol Langley asked if the November meeting would be held on November 23, 2015 the week of Thanksgiving. Mr. Yates advised that would be the date unless the Commission wanted to reschedule the meeting. Mr. Yates also advised that City Council would only have one meeting during November on November 10, 2015. Chairman Cox advised that they would discuss the December calendar at the November meeting.

ADJOURNMENT

Harriette Cummings moved to adjourn the meeting at 6:26 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

Submitted by: _____ Date Approved: 11/23/15
Susan Hensley, City Secretary

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Chairman Nelson Cox