

**MINUTES OF REGULAR MEETING**  
**November 23, 2015**  
**MONTGOMERY PLANNING AND ZONING COMMISSION**

**CALL TO ORDER**

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

Present: Arnette Easley, Nelson Cox, Jeffrey Waddell, and Carol Langley  
Absent: William Simpson  
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 October 26, 2015 minutes.

Carol Langley moved to approve the minutes as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

2. Discuss/take action regarding Sign Permit for 301 Prairie Street – Jerry Bredehoeft

Mr. Bredehoeft was present to answer questions. Mr. Yates advised that the sign did meet the requirements of the sign ordinance. Mr. Bredehoeft advised that the sign would be replacing a pre-existing sign that would be placed in the same location. Jeffrey Waddell

asked about the wording and whether it would be on both sides of the sign, because it currently is two signs on either side of the sign. Mrs. Bredehoeft said that it would be exactly like the previous sign, just the name would be changed. The sign will be visible from both Caroline and Prairie Street.

Jeffrey Waddell said that it was really a nice looking sign. Mr. Bredehoeft advised that the sign would honor his wife's grandmother, whose name was Lena. Mrs. Bredehoeft said that one of her former students drew the sign illustration.

Jeffrey Waddell moved to approve the sign permit as presented. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

3. Public Hearing regarding PROVIDING FOR THE INITIAL ZONING OF NEWLY ANNEXED PROPERTY AS PROVIDED IN CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF MONTGOMERY, TEXAS; PROVING FOR THE CLASSIFICATION AND INCLUSION OF A CERTAIN TRACT OF LAND OF APPROXIMATELY 9.40 ACRES WITHIN A ZONING DISTRICT.

The Chairman convened the Public Hearing At 6:14 p.m.

Mr. Yates advised that this property is the Pizza Hut tract that was annexed into the City, which is located between Lone Star Parkway and Stewart Creek Road. Mr. Yates stated that the proposal was to zone the property as B-Commercial because it is the intent for them to put a business on that site. Mr. Yates advised that in checking back on previous annexations, the City has always adopted an Initial Zoning Ordinance following annexation to zone the property.

Carol Langley asked whether this would be just the Pizza Shack tract. Mr. Yates advised that it would be the Rampy tracts and the Pizza Shack tract. Carol Langley asked whether it would include the land that goes around the Victoria Bank property to Lone Star Parkway. Mr. Yates advised that was correct.

4. Discuss/take action regarding Closing of Public Hearing

The Chairman adjourned the Public Hearing at 6:16 p.m.

5. PROVIDING FOR THE INITIAL ZONING OF NEWLY ANNEXED PROPERTY AS PROVIDED IN CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF MONTGOMERY, TEXAS; PROVIDING FOR THE CLASSIFICATION AND INCLUSION OF A CERTAIN TRACT OF LAND OF APPROXIMATELY 9.40 ACRES WITHIN A ZONING DISTRICT.

Mr. Yates stated that what they were looking for was a recommendation that they could take to City Council. Mr. Yates advised the Commission that the property is not zoned and the Commission would be recommending the zone as B-Commercial.

Arnette Easley moved to recommend that the 9.40 acres being discussed be zoned B-Commercial. Carol Langley seconded the motion, the motion carried unanimously. (4-0)

Carol Langley asked when this would go before City Council for the Initial Zoning. Mr. Yates advised it would go before City Council on December 8, 2015. Carol Langley asked whether it was because this was an Initial Zoning and not an Amendment that they would not have to send out the letters of notification ten (10) days prior to the meeting and publish notice in the newspaper 15 days prior. Mr. Yates advised that on December 8, 2015, City Council would call a Public Hearing to be scheduled in January 2016, and then a notice would be published in the newspaper. Carol Langley asked if any of the adjoining property owners were not comfortable with the commercial zoning whether they would be notified of the Public Hearing. Mr. Yates advised that they would not, it would just be published in the newspaper because it is the Initial Zoning of the property.

6. Discuss/take action regarding December meeting.

Mr. Yates advised that the meeting will be of the week of Christmas and he wanted to make sure that the Commission would want to meet on that date.

Mr. Fleming advised that the following items might be submitted:

- construction drawings for the Hills of Town Creek that is a 100-home development on the west side of the City;
- Pizza Shack final plat submittal; and
- Kroger is about to move forward, so they might have a final plat for Buffalo Springs Shopping Center, Phase II ready for consideration by the Commission either in December or January.

After discussion, the Chairman and the Commission concurred that they would keep the regular meeting date of December 28, 2015.

Mr. Yates advised that they would send the information to the Commission when it was received.

#### 7. Training Session – Jack Yates

Mr. Yates presented Chapter 4 of the Texas City Planning Handbook that is put out by the American Association of City Planners. Mr. Yates advised that this Chapter covered annexation and extra-territorial jurisdictions.

Mr. Yates also stated that he needed to get with Carol Langley regarding some prospects for annexation north of the City. Mr. Yates said that he needed to find out who the property owners are so that he can meet with them regarding possible annexation into the City. The Commission also discussed how different benefits to being annexed would be presented to the property owners. Arnette Easley said that they could send flyers to the churches and go and speak to the people.

#### **ADJOURNMENT**

Jeffrey Waddell moved to adjourn the meeting at 6:58 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

Submitted by: *Susan Hensley* Date Approved: *12/28/15*  
Susan Hensley, City Secretary

*Nelson Cox*  
Chairman Nelson Cox

