

MINUTES OF REGULAR MEETING
November 28, 2016
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: William Simpson, Nelson Cox, Arnette Easley and Jeffrey Waddell
Absent: Carol Langley
Also Present: Jack Yates, City Administrator
Glynn Fleming, City Engineer

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.

Carol Langley arrived at the meeting at 6:01 p.m.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding October 24, 2016 minutes.

Jeffrey Waddell moved to approve the October 24, 2016, Planning and Zoning Commission Meeting minutes as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action of rescheduling December meeting.

William Simpson moved to reschedule the Planning and Zoning Commission Meeting for December 26, 2016 to be held on December 27, 2016 at 6 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

3. Presentation of Homestead Development Corporation regarding potential senior housing development.

Mr. Wade Bienski, Director of Homestead Development Corporation, made the presentation to the Commission. Mr. Bienski advised that they were looking at doing a senior tax credit development on Lone Star Parkway, just to the west of the Community Building. Mr. Bienski said that this is a 9+ acre tract of land that is currently zoned industrial, which will allow for this use, but they felt that they should rezone it to multi-family. They would be single story four plex style units, with a total of 72 units with a mixture of 1-2 bedrooms. The property would also have a community room for holding weekly events and a business center with computers.

Mr. Bienski stated that with it being a tax credit development, there would be an income restriction and with one person the maximum income allowed is 29,000 and two people would be a maximum of \$33,000. The property would have a separate entrance that would come off of Lone Star Parkway. Arnette Easley asked about the average size for the single unit. Mr. Bienski stated that the single unit would be approximately 813 square feet, and the double unit would be 1,034 square feet, and would be handicap accessible. Mr. Bienski said that they felt there was a great need for this type of facility in this area. Arnette Easley asked if this would be the only phase of the development. Mr. Bienski said that this will be the only phase of development at this time.

Jeffrey Waddell asked about the Management Company. Mr. Bienski advised that the management company has been around for 35-40 years. Mr. Bienski said they feel that they have a very good chance of getting the funding for this development. Carol Langley asked about the design of the development. Mr. Bienski said that this development would be very similar to the one that they have in Huntsville.

Jeffery Waddell asked if the common area would be where the gazebo is located. Mr. Bienski said that was correct. Mr. Bienski said that the common area was fairly large, but he did not have the square feet, but said that it would be at least the size of the Council Chambers. There would be a management company onsite all the time, and they would conduct weekly social events for the residents.

Arnette Easley asked if there was enough water supply to support this project. Mr. Yates said that the City would be able to supply water for this project with small extensions. Mr. Fleming advised that they would need to have a small extensions for water and sewer to reach the track. There is a small lift station nearby, but they would have to check to make sure that there was enough capacity. Mr. Fleming said that they might be able to upgrade the pumps. Mr. Bienski said that they were looking at possibly 100 residents on the property.

Chairman Cox asked if they would be requesting variances for this development because of the size of the structures. Mr. Fleming said that he did not know right off if there would be any need for variance requests for the development. Mr. Fleming said that rezoning would be a topic of conversation, along with the required Economic and Utility Feasibility Study. Mr. Fleming noted that Lift Station No. 7 also pumps to Lift Station No. 2, which in turn pumps to City Lift Station No. 1. Mr. Fleming said that there is a domino effect that they will need to look at in the system. Mr. Bienski confirmed that when they got ready, they would seek a Resolution of Support from the City, which is a requirement.

Carol Langley asked when they were projecting the development to occur. Mr. Bienski advised that they will put in their preliminary grant application in January 2017, with the full application being due in March. Mr. Bienski advised that by March 2017 they would have a pretty good idea as to whether they are going to be approved for the grant. Mr. Bienski said if the grant is approved, they will not receive their funds until late summer. Mr. Bienski said that this was a very competitive process with no guarantees. Mr. Bienski said that they felt they would score fairly well, except one of the requirements of being within 15 miles of a college.

Mr. Easley asked if the drainage would go into the detention pond. Mr. Fleming advised that the detention pond would discharge into Town Creek. Mr. Fleming said that the detention pond would be a dry bottom pond that would fill up slowly and then discharge

into Town Creek. Mr. Fleming said that his recommendation to Mr. Bienski was for him to come by and meet the Commission and show you some of the renderings and discuss a little bit about the development, which they will also do with City Council hopefully before the end of the year.

Mr. Bienski advised that while they are hopeful for this year, if the grant does not go through this year, they will try again the following year or two. Carol Langley said that the City of Navasota has three senior housing facilities, very similar to what is being shown tonight. Mr. Bienski thanked the Commission for their time.

4. Consideration and possible action regarding Preliminary Plat submission for proposed Town Creek Storage.

Mr. Fleming presented the information on the plat, stating that this is a proposed public storage facility on the west side of town. Mr. Fleming stated that it was in keeping with the Code of Ordinances. Mr. Fleming said that he did return some red lined comments to the engineer. Mr. Fleming said that he has already spoken to their design engineer about their drainage channel that wraps around the west side of the property. Mr. Fleming said that they need to make sure that they have platted access to the drainage channel so that they can maintain the channel, which is one of the comments on the plat.

Jeffrey Waddell asked about the visual impact of the project. Mr. Yates said that they have the corridor enhancement, and before they approve the plans they will come back before the Commission.

Carol Langley asked if there was an entrance off of SH105. Mr. Fleming said that it did not have an entrance off of SH 105.

Mr. Fleming said that his recommendation would be to accept the plat as commented on, and they will work with the surveyor and engineer to make sure that the final plat and construction plans are up to Code.

Carol Langley said that years ago when the property presentation was originally made, it was the developer's intent to have a storage facility. Jeffrey Waddell asked how far the building would be off of SH 105. Mr. Fleming said that it would be a 35 foot building line set back, beyond the State right of way.

After discussion, Jeffrey Waddell moved to approve the Preliminary Plat submission for the proposed Town Creek Storage. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action calling a public hearing regarding granting of a Special Use Permit to Mary Eckhart Sims to operate a Bed and Breakfast at 811 Caroline Street.

William Simpson moved to schedule a Public Hearing regarding granting of a Special Use Permit to Mary Eckhart Sims to operate a Bed and Breakfast at 811 Caroline Street to be held on December 27, 2016 at 6 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

6. Report regarding possible zoning changes throughout the City.

Mr. Yates said that he and Mr. Fleming were working on identifying property owners in the areas that they had discussed last month.

William Simpson said that when developers are coming into the City and the first thing they want to do is reduce the size of the lots, making the property high density. William Simpson asked if it would benefit the City to make areas that are high and low density. Mr. Yates said that would be beneficial. William Simpson said that Montgomery was becoming a high density neighborhood. Mr. Yates said you could rezone the property either R1H for high density, or R1L for low density. William Simpson said that would eliminate a lot of these people coming in and asking for variances. Mr. Yates said that they need to consider that information as part of their land use plan.

Mr. Yates said that they will need to adopt a land use plan for the City. Mr. Fleming said that there will still be variance requests. Mr. Fleming said that they need to determine what size lot will be high density. Mr. Yates said that they will also need to either state publicly, or in an ordinance, that variances will not be permitted.

Mr. Fleming said that as the larger entities come in to develop in the City, they are used to working within certain guidelines, so you should see the repetitive variance requests start to wane.

7. Discussion of potential areas of annexation into the City.

Mr. Yates stated that he was going to review the laws and requirements of the City regarding annexation of property into the City, with the City Attorney, and then he would report back to the Commission. Mr. Yates said that currently there are no requests for annexation.

Arnette Easley said that first, they have to outline the benefits that the people would have if they annexed into the City. Mr. Yates discussed the service plan for utilities when people are annexed and said that he would also have to find out the City's obligations for providing utility service. Mr. Yates said that he would also have to check and find out whether you can require someone to connect to the City's water system.

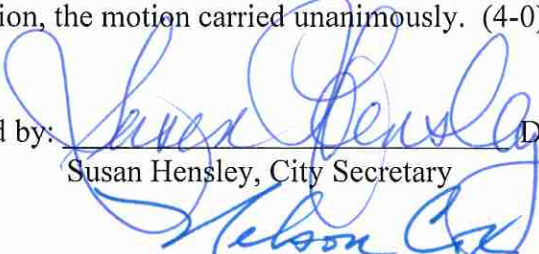
Arnette Easley asked if there was a block grant that is available so that they could get the infrastructure in place for future development. Mr. Yates advised that there was a Rural Development Administration Loan available, which has a 40 year payback. Arnette Easley said that they just need to provide all the information on the benefits that the City will provide and let them know that they are not going to take their land. Arnette Easley said that they would probably rather pay the tap fee than have someone re-dig their well.

Mr. Yates said that they would also have to determine how newly annexed property would be zoned.

8. Adjournment

Arnette Easley moved to adjourn the meeting at 7:26 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

Submitted by:


Susan Hensley, City Secretary

Date Approved:

December 27, 2016


Chairman Nelson Cox

