

## MINUTES OF REGULAR MEETING

August 26, 2019

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

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

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

Absent: Arnette Easley

Also Present: Richard Tramm, City Administrator

Dave McCorquodale, Assistant to the City Administrator

Katherine Vu, Jones & Carter Engineer

1. Consideration and possible action regarding approval of minutes for a Regular Meeting held on July 22, 2019.

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

Jeffrey Waddell inquired about the general project planning agenda item that was tabled at the previous meeting. Mr. Tramm stated the supporting information wasn't complete and that he would be working with Mr. Yates to move forward with assembling the information.

2. Consideration and possible action regarding a proposed sign to be located at 308 Liberty Street / N.H. Davis Museum & McCall Law Office in the Historic Preservation District.

Jeffrey Waddell confirmed with staff that the sign was already mounted on the building and that the applicant was not in attendance. Mr. Waddell stated that the sign did not fit with the historic character of the building and the scale of the sign was too large and partially covered a window on the front façade of the building. Mr. Waddell suggested the sign be sized similarly to the existing historical plaque on the building. Staff stated they had similar conversations about the sign during preparation of the agenda item. Mr. Simpson said the sign was intended to promote the museum, which is related to Mr. Montgomery's family history and not the history of the city of Montgomery. The Commission discussed the parameters provided by the sign ordinance for temporary signs. Ms. Langley asked for clarification that the Historical Society leased the building or had another agreement with Mr. Montgomery for him to use the building. Chairman Cox expressed the need to discuss the sign with the applicant and owner of the building. The Commission agreed that it would be beneficial to discuss the matter with them directly.

Carol Langley moved to table action on the agenda item pending additional information from the applicant and property owner. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

**3. Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.**

Mr. Jacobs gave the Commission an overview of a proposed rental cottage project located at 1062 Clepper Street on approximately 2.5 acres. The project would consist of 14 cottages that would be similar to hotel rooms. The cottages would not have a full kitchen, but would have a microwave and mini-fridge. Mr. Jacobs stated the project would target clientele that were attending city festivals and weddings at the various venues around the city. Pavilions for renters to gather underneath would mimic the architecture of the old icehouse stage in downtown and the front of the property would have a rock wall similar to the wall surrounding the Community Building property. Mr. Jacobs stated the project would be gated and the design would preserve the mature trees on the property and natural landscape buffer on the north end of the site. He also stated reservations would be made

via a website. Mr. Jacobs stated he would prefer the property be rezoned to B-Commercial primarily for financing reasons, but he's spoken with staff about the idea of a Special Use Permit. Carol Langley asked about the size of the cottages and Mr. Jacobs stated they would range between 300 and 600 square feet. Mr. Waddell asked if Mr. Jacobs had pictures of similar projects in the area. Mr. Jacobs said his wife and daughter attended a seminar in Austin to learn details of the industry. Mr. Waddell asked about drainage for the project and if a detention pond is required. Mr. Jacobs said he is planning for one and it should be small based on the planned pervious paving materials and small footprint of the cottages. The Commission all stated they thought this type of project would be good for the city. No action was taken.


**4. Presentation by L Squared Engineering for proposed Town Creek Development.**

Philip Lefevre introduced a proposed residential development at the northwest corner of Buffalo Springs Drive and Lone Star Parkway. He stated the housing market had very little demand in recent years for large homes on large lots. He referenced the small-lot subdivision of Lake Creek Village Sections 1 & 2 as good examples of how a successful neighborhood could look with small lots. Mr. Lefevre stated the average lot width of his proposal would be about 60 feet and include approximately 170 lots. He also conveyed the need for a new type of funding mechanism to build amenities like trails and parks and splashpads. Mr. Jonathan White highlighted areas of the proposed project with different lot sizes ranging from 55 to 60 feet. Jeffrey Waddell mentioned the Commission had rejected several projects that were too dense and only had a single point of entry and exit. Mr. White clarified this project would have 3 points of entry and exit on to adjacent roads. Mr. Lefevre pointed out approximately 30 acres of park space that was included in the project to offset the proposed higher housing density. Mr. Waddell stated his primary concern is housing density. Mr. White stated the proposed project is maintaining the required 10-foot building side building lines despite the smaller lot size. Mr. Waddell raised questions about road alignment for some of the proposed roads and how the development would be affected by the tree ordinance. Mr. Lefevre stated his Planned Development District does not have to conform to the tree ordinance, but he encourages

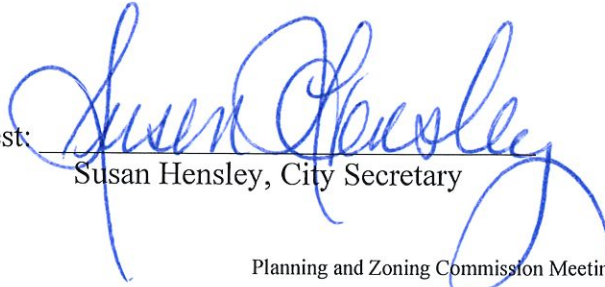
builders to plant trees similar to his other neighborhoods in Buffalo Springs. Mr. Simpson asked what would be involved in the creation of a MUD district for his development. Mr. Lefevre mentioned J. Alan Kent's MUD approval from Council and how surrounding properties could work within that MUD or be part of a separate district based on the particular timing of each development. Mr. Simpson asked about the timing for the project. Mr. Lefevre stated the timing now was dependent of Mr. Kent's timing. Mr. Simpson asked about the City's infrastructure capacity to serve the development. Ms. Katherine Vu stated Jones & Carter would need to study the proposal in more detail to provide a good answer about the City's capacity to serve the development. Jeffrey Waddell mentioned different areas of high-density and low-density development in the City and stated his preference for low-density development given the perceived amount of higher density development currently in the City. Mr. Waddell shared concerns over the details of potential golf cart path design issues that may prevent the paths from being built and inquired what options the City may have if the Buffalo Springs Conceptual Land Plan was not being built according to the plan. Philip also introduced another proposed project consisting of duplex/tri-plex/4-plex-style homes near Ransom's restaurant. No action was taken.

**Adjournment**

Jeffrey Waddell moved to adjourn the meeting at 7:19 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  Date approved: 9/23/19  
Dave McCorquodale

  
Chairman Nelson Cox

Attest:   
Susan Hensley, City Secretary

