

MINUTES OF REGULAR MEETING

June 24, 2019

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Arnette Easley, William Simpson, Nelson Cox, and Carol Langley

Absent: Jeffrey Waddell

Also Present: Richard Tramm, City Administrator

Jack Yates, Consulting City Administrator

Dave McCorquodale, Assistant to City Administrator

1. Consideration and possible action regarding approval of minutes for a Special Meeting and Public Hearing held on May 16, 2019 and a Special Meeting and Public Hearing held on May 21, 2019.

William Simpson moved to approved the minutes as presented. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action regarding a sign for ONE Property Group to be located at 302 John A. Butler Street in the Historic Preservation District.

Staff reviewed the agenda item information and noted the business owner installed the sign prior to the meeting. William Simpson asked about single or double occupancy at the location since the building is configured to allow space for two tenants. Staff relayed the applicant is occupying the entire building.

William Simpson moved to approve the sign for ONE Property Group in the Historic Preservation District. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action on a proposed new building for Best Donuts to be located at 20998 Eva Street in the Historic Preservation District as submitted by Samdana Investments.

Staff reviewed the agenda item information and noted the Board of Adjustments approved a parking variance for the business and City Council approved an Encroachment Agreement for the dumpster and dumpster enclosure. William Simpson asked why the Planning & Zoning Commission did not review the variance request. Staff stated the Texas Local Government Code provides for zoning ordinance variance reviews by the Board of Adjustments. William Simpson asked if the adjacent property has access through this property and staff confirmed it does.

Arnette Easley moved to approve the architectural design for the building located at 20998 Eva Street in the Historic Preservation District. William Simpson seconded the motion, the motion carried unanimously. (4-0)

4. Consideration and possible action regarding the proposed Tree Ordinance.

Staff reviewed the process of revising the tree ordinance and noted the term “residential buffer zone” was stricken from the proposed ordinance and a requirement was added to preserve protected trees in side and rear yard setbacks for non-residential properties abutting residential properties, achieving the same result as the “residential buffer zone”.


Carol Langley moved to recommend to City Council the adoption of the proposed ordinance. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

5. Discussion regarding a general project grouping to be coordinated by the Planning and Zoning Commission.

Mr. Jack Yates spoke to the Commission about the City's realization of a need for several capital projects. Mr. Yates said MEDC had inquired about options for funding the proposed downtown streetscape project at their May meeting. A brief overview of funding alternatives was presented and the idea of grouping various projects together in a future general obligation bond was introduced. Mr. Yates stated one possibility was for the City Council to appoint the Planning & Zoning Commission to oversee the development and implementation of projects. A list of possible projects was reviewed and Mr. Yates stated the list was preliminary and projects were subject to additional consideration. Various details about the projects were discussed and Mr. Yates restated this was an introduction to the general idea and no formal action was required.

6. Adjournment

Arnette Easley moved to adjourn the meeting at 6:55 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  Date approved: 7/22/19
Dave McCorquodale


Chairman Nelson Cox

Attest: 
Susan Hensley, City Secretary

