

# MINUTES OF REGULAR MEETING

July 23, 2018

## MONTGOMERY PLANNING AND ZONING COMMISSION

### CALL TO ORDER

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

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

Absent: Arnette Easley

Also Present: Jack Yates, City Administrator  
Katherine Vu, City Engineer

1. Second Public Hearing for the purpose of giving all interested persons the right to appear and to be heard regarding the following:

(A) Preparation of an Amended Final Report to be submitted to the City Council on July 24, 2018 regarding the request to rezone a 5-acre tract of land located at 2512 Lone Star Parkway (north/west of 2500 Lone Star Parkway), Montgomery, from I-Industrial Use to R2-Multi-Family Use, as requested by Larry Jacobs for the Star of Texas Seniors Development.

Chairman Cox opened the public hearing at 6:01 p.m.

There was no public comment.

### ADJOURN PUBLIC HEARING

Chairman Cox closed the public hearing at 6:02 p.m.

2. (B) Consideration and possible action regarding an Amended Final Report to be submitted to City Council on July 24, 2018 regarding the request to rezone a 5-acre tract of land located at 2512 Lone Star Parkway (north/west of 2500 Lone Star Parkway), Montgomery, from I-Industrial Use to R2–Multi-Family Use, as requested by Larry Jacobs for the Star of Texas Seniors Development.

Matt Fuqua was present to be put on the record asking how the rezoning fit into the long-range planning of the city and to note that the feasibility study is not complete and he feels like that study should be completed before considering the zoning issue. Jeff Waddell said he thought the rezoning did seem appropriate for the plans for that area.

Motion by Waddell, seconded by Simpson to recommend the rezoning of the tract of land at 2512 Lone Star Parkway from Industrial to R-2 MultiFamily. All in favor.

#### **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.

3. Consideration and possible action regarding Meeting Minutes of June 25 Regular Meeting and July 5, 2018 Special Meeting

Motion by Simpson seconded by Waddell to approve the minutes of June 25 regular meeting and the July 5 special meeting. All in favor.

4. Consideration and possible action regarding tree removal at 701 College St. - Jo Tibola.

Ms. Tibola was present and said that Street was 90 years old and she had an arborist examine the tree and it was diseased beyond remedy. Mr. Simpson noted he had looked at it, and it was definitely a dead tree and asked if Ms. Tibola understood she may have to plant a replacement tree, to which Ms. Tibola replied “yes”.

Motion by Simpson, seconded by Waddell to approve the tree removal at 701 College Ave. and that a 2 to 3 inch caliper tree would be placed on the property in the next six months.  
All in favor

5. Consideration and possible action regarding request to build a garage at 706 Caroline St. -  
Shawna Dodd

Bill Simpson asked about the tree that appeared to be necessary to be removed to build the garage. There was a discussion about the tree because in Mrs. Dodd’s document she said the garage would be built between the where the tree was located in the corner of the property.

Motion by Simpson to table until tree removal issue is decided. There was no second to that motion.

Discussion was then held by the Commission about what to do if the tree did not need removal in order to build the garage.

Motion by Waddell, seconded by Simpson to approve the garage with the stipulation that if the tree needs removal, that the item be brought before the Commission prior to approval.  
All in favor.

6. Consideration and possible action to call a public hearing regarding a Planning and Zoning Commission preliminary report on the proposed re zoning of property located at the southeast corner of Buffalo Springs Drive and SH 105, a portion of the Montgomery Shoppes tract from R-1 (single – family),R-2 (MultiFamily), and I-Institutional to B-Commercial and I-Institutional be held on August 27, 2018, as requested by Montgomery SH 105 Associates—  
Jack Yates explained that this property is part of a 380 development agreement and that the

rezoning is necessary to comply with that agreement- namely that the properties present zoning of a mixture of B- Commercial, I-Institutional, R-1 Residential and R-2 MultiFamily is being requested to be rezoned all B-Commercial for the tract of land where business will be located and that the I-Institutional will be the location of the new sewer plant.

Motion by Waddell seconded by Langley to call the public hearing to be held on August 27<sup>th</sup> at 6:00 p.m. at City Hall regarding the rezoning of the southeast corner of Buffalo Springs Drive and state highway 105, a portion of the Montgomery Shoppes Tract from R-1, R-2 and I-Institutional to B-Commercial and I-Institutional. All in favor.

7. Consideration and possible action calling a public hearing regarding the proposed zoning amendment and preparation of the final report for submittal to the City Council regarding a Planning and Zoning Commission preliminary report regarding the proposed re zoning of the property located at the southeast corner of Buffalo Springs Drive and SH 105, a portion of the Montgomery Shoppes tract from R-1 (single – family),R-2 (MultiFamily), and I-Institutional to B-Commercial and I-Institutional to be held on August 27, 2018, as requested by Montgomery SH 105 Associates.

Mr. Yates explained that the difference between this item and the previous item is this item is regarding the determination of the Final Report meeting the recommendation to the City Council as an action item.

Motion by Simpson, seconded by Langley to hold the Public Hearing on August 27<sup>th</sup> at 6:00 p.m. at City Hall to consider a Final Report regarding the rezoning of the southeast corner of Buffalo Springs Drive and state highway 105, a portion of the Montgomery Shoppes tract from R-1, R-2 and Institutional to B-Commercial and I-Institutional. All in favor.

8. Discussion regarding Downtown Master /Streetscape Plan

Mr. Yates read Section 2 of City Council Resolution 2018-11, where the Council assigned to the Planning and Zoning Commission the responsibility for coordinating with the Community Resilience Collaborative to produce a downtown comprehensive plan that includes input from all stakeholders with the goal of producing a

streetscape/infrastructure/walk ability/development plan that extends from Pond Street to Prairie Street and from state highway 1052 Berkeley Drive with an anticipated completion time of 9 to 15 months. The resolution went on to say that it is expected that the plan has widespread acceptance throughout the City and includes TxDOT improvements from Caroline to Clepper Streets.

Mr. Yates then said he had sent the Commission a Streetscape Design/Purpose summary sheet of information in the packet for this meeting. Mr. Yates said the objectives of the streetscape design are: promote safe and attractive pedestrian uses, encourage visitors to enter the downtown area, recognize the cultural start significance of the area, encourage redevelopment rehabilitation for instance more to the existing historic environment, incorporate more green spaces into downtown and additional site furnishings such as benches tree planners, trash receptacles and to meet transportation parking needs of the area.

Mr. Simpson said that he thought it was important for a core committee to be developed consisting of downtown business owners, interested groups such as the historic society and persons who lived or have businesses outside the historic downtown district to be formed to act as a collaborative group to help with the design and the coordination of the public.

Mr. Yates said he would work to form such a Core Committee. The Commission briefly discussed that this seemed like a good time to do such a plan, that there appeared to be an atmosphere of collaboration and after the FM 149 discussion, which resulted in Resolution 2018 –11, and there was a time frame given for completion. No action was taken.

9. Adjournment

Motion by Simpson seconded by Waddell to adjourn at 6:49 p.m.

Submitted by: Jack Yates Date approved: 08/27/18  
Jack Yates, City Administrator



Nelson Cox  
Chairman Nelson Cox