

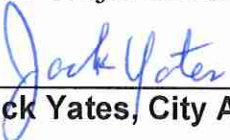
**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF
MONDAY, NOVEMBER 27, 2017, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.**

CALL TO ORDER

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.

1. Consideration/take action regarding October 23, 2017 minutes
2. Consideration and possible action regarding Planning and Zoning Commission Meeting Schedule for December 2017.
3. Consideration and possible action regarding sign permit at 312 John A Butler Street -- Amanda Hall
4. Consideration and possible action regarding approving a building permit for 40 1 College St. to add exterior wall and brick archway-- Kemifer Corporation
5. Consideration and possible action regarding calling a public hearing for Corridor Enhancement Ordinance amendment
6. Adjournment



Jack Yates, City Administrator

Posted November 22, 2017 at 3:30 p.m. This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation



MINUTES OF REGULAR MEETING**October 23, 2017****MONTGOMERY PLANNING AND ZONING COMMISSION****CALL TO ORDER**

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

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

Absent: Arnette Easley

Also Present: Susan Hensley, City Secretary
Chris Roznovsky, City Engineer

Chairman Cox advised that he expected Arnette Easley to arrive at any time.

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.

There were no citizen's comments made.

1. Consideration/take action regarding September 25, 2017 minutes

Jeffrey Waddell moved to approve the minutes as read for the September 25, 2017 meeting. William Simpson seconded the motion, the motion carried unanimously. (4-0)

2. Consideration of Demolition/Moving Permit for 304 John A. Butler Street to Remove building from the City – Joe Shockley.

Mr. Yates said that Mr. Shockley is requesting to demolish a building that he says is damaged and literally leaning to one side.

Mr. Shockley said that this is the second year in a row that his insurance company has decided that they no longer wanted to insure his building. Mr. Shockley said that he has spent a lot of money and done all the requests made by his new insurance company, who also does not want to cover his building. Mr. Shockley said that the insurance companies are afraid to insure lessor rental spaces and buildings with roofs over 20 years old. Mr. Shockley said that he does not want to fight this insurance problem every year. Mr. Shockley said that he has purchased two of the Texas Tiny Homes and he wants to move one to the 300 block of Prairie Street, and the other one to the other location on Butler Street.

William Simpson said that he knew that building was in pretty bad shape. Carol Langley asked if Mr. Shockley was going to take down the building piece by piece. Mr. Shockley said that he would do it the cheapest way. Mr. Shockley said that originally that building was a pawn shop and the tenant decided that he wanted to have a tea room and he asked permission to build an extension to the building, before the City did any permits and it was not done very well.

Carol Langley asked if they would have a dumpster there while they are demolishing the building. Mr. Shockley said that they would have qualified people doing the work. Carol Langley said that in the Historic District the ordinance says that if the building is beyond repairing it leans more for demolition. Mr. Shockley said that the building is not a historical building.

After discussion, William Simpson moved to approve the demolition permit for an existing structure located at 304 John A. Butler Street and remove from the City. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

3 Consideration/take action regarding a Building Permit at 304 John A. Butler Street – Joe Shockley.

Chairman Cox asked if the building was going to be located in the same place. Mr. Shockley said that the building will be a little bit longer, but will not be as wide.

William Simpson asked whether the building would be on a slab or pier and beam. Mr. Shockley said that it would be on blocks. Mr. Shockley said that he had advised Mr. Yates that he would skirt or whatever the City wants him to do. Mr. Shockley said that the way the company has the homes displayed is with lattice work around the bottom and looks pretty good. William Simpson asked if the front of the building will sit even with the porch as it is now. Mr. Shockley said that it will be in line with the existing building as it is now. William Simpson asked whether it would be hooked up to the City's utilities. Mr. Shockley said that he has existing water and sewer service with the City to this location, but the other location he would have to get a sewer tap.

Carol Langley asked what the square footage was for the new building. Mr. Shockley said that it was 670 square feet. Jeffrey Waddell said that the longer home would be going in to 304 John A. Butler.

Jeffrey Waddell asked if Mr. Shockley had measured and asked if the longer building was pretty close to the other buildings in the back. Mr. Shockley said that it was not close, and said that the building will be farther away from the other building than the current building and will not touch the other structure. Jeffrey Waddell asked to confirm that the extra depth of the building would not be an issue. Mr. Shockley said that was correct.

Carol Langley asked if the square footage included the porch on the building, because in the zoning ordinance, in the commercial area, it highly recommends about 750 square feet, so she was wondering if that porch could be the extra footage. Mr. Shockley said that he did not know. Carol Langley said that the building that is currently there is not 750 square

feet, but that was before zoning. William Simpson asked if they would need to do a variance for the square footage. Mr. Yates said that he was not sure about the square footage. Carol Langley said that it was in Section 98-155, but it also stated that if the lot was too small to accommodate a 750 square foot structure a smaller structure would be allowed. William Simpson said that they own the entire lot, so there are no setbacks or side yards. Mr. Roznovsky advised that it can be found in Section 98-181. Carol Langley said that she did not want people coming back to the Commission, while she understands that Mr. Shockley owns the entire block and she thought that the building would look nice, and she did not have a problem with it.

Jeffrey Waddell asked if they would have to include the front porch in the square footage. Carol Langley said that she would like to know if the front porch footage was included in the total amount. William Simpson said that he would say that when they build the footprint of those up there it will be 16' x 40', they are not selling the homes by square feet but by the footprint. Jeffrey Waddell said that the square footage of that footprint would be 640 square feet. William Simpson said he did not think that a 750 square foot building would fit on that lot.

Jeffrey Waddell said that when it comes time for Mr. Shockley to do his signage, possibly the sign could also help to keep the historic look. Mr. Shockley said that he would do whatever the City wants him to do. Mr. Shockley said that the homes do have a more historic and country look about them.

William Simpson asked if they needed to have the size of the building in his motion. Mr. Yates said that they just needed to make sure that the discussion of the size of the lot and square footage of the building was included in the minutes. William Simpson said that technically there is probably not a lot there because Mr. Shockley owns the whole block, technically, so the lot is huge. Mr. Shockley said that he would do whatever the City wanted, he just did not want any more insurance problems.

After discussion, William Simpson moved to approve the placement of 16' x 40' prefabricated structure, as shown in the documentation, located at 304 John A. Butler Street, with the following requirements: skirting of lattice around the base of the building, paint color scheme to match the downtown area, utility permits and connections and any future signage approval. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

4. Consideration/take action regarding a Building Permit at 300 block of Prairie Street – Joe Shockley.

Chairman Cox asked Mr. Shockley if the new building would be the same type of structure. Mr. Shockley said that it would be and it would have a loft. William Simpson said that Mr. Shockley would have to get a City tap for that building. Mr. Shockley said that he would be getting a water and sewer tap. Mr. Yates said that he would also be required to have three paved parking spaces. Mr. Shockley said that he would be paving in front of the blue building, and there was also parking on the side of the business.

William Simpson asked if they would place the building in line with the antique store right there. Mr. Shockley said that was correct.

Jeffrey Waddell moved to approve the building permit for 14' x 34' structure at the 300 block of Prairie Street with the same stipulations as the previous item to include: three parking spaces, skirting of lattice around the base of the building, paint color scheme to match the downtown area, utility permits and connections and any future signage approval. William Simpson seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action regarding approval of Hills of Town Creek Section 3 construction plans conditional upon final comments being addressed.

Mr. Roznovsky advised that most of their comments have been addressed, but the comment that has not been thoroughly addressed is the tree ordinance, specifically the number of 5-

inch trees, they are just missing three of them and they want them to show on the plans where all six of the 5-inch caliper trees are being planted, so it can be checked off. Mr. Roznovsky said that other than the tree information, they are doing the final review to make sure that everything else has been addressed, but it appears that the tree comment is the only thing that is outstanding.

Mr. Roznovsky said that their recommendation is that the Commission approve the plans subject to the final comments being addressed. Mr. Roznovsky said that, as a reminder, the developer is going through the alternate process where their final plat will be submitted near the end of the project.

William Simpson moved to approve the construction plans as shown for the Hills of Town Creek Section 3, subject to all the comments being addressed. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

6. Consideration and possible action regarding adoption of Land Use Plan as an informal guide to development in the City.

Mr. Yates said that the City Attorney had advised that the City could not adopt a Land Use Plan formally unless they had a Comprehensive Plan on file. Mr. Yates said that after two weeks of checking, they determined that they did not have a Comprehensive Plan on file.

Mr. Yates said that he asked the City Attorney if the Planning and Zoning Commission could recommend to City Council that the Council adopt the Land Use Plan as an internal document, such as a drainage study or mobility study, and use as a guide and not a formal requirement for any action required by the Planning and Zoning Commission. Mr. Yates said that the City Attorney advised him that the City Council could adopt the Land Use Plan as an informal guide. Mr. Yates said that as a practical matter, the Planning and Zoning Commission could recommend the Land Use Plan that they have worked on over the past several months, to the City Council as an informal guide to Planning and Zoning decisions in the future. Mr. Yates said that the City Attorney has prepared an ordinance

for City Council to adopt. Mr. Yates said that there will be a public notice of the Ordinance for the November 14, 2017 Council Meeting.

Mr. Yates said that it was his recommendation that the Planning and Zoning Commission recommend the future Land Use Plan to the City Council for them to adopt, to be used as an informal guide for planning and zoning decisions in the future.

Mr. Yates said that the reason the Planning and Zoning Commission got into the Land Use Plan at all was because the City Council asked them, after receiving requests for variances for higher density developments, to consider where they would like to see higher density areas. Mr. Yates said that as they were working on the Land Use Plan, the Commission said that they wanted to go ahead and do a full Land Use Plan, including the extra-territorial jurisdiction, as well as inside the City.

Mr. Yates said that he has stated several times that a Land Use Plan is not a requirement, even if they were to adopt it, it would not be a requirement of the City to zone property a specific way, it is just a guide. William Simpson asked if it would give them more leverage on variances. Mr. Yates said that it could, but they would not be required to follow it.

William Simpson said that if they don't make the recommendation to City Council, it will just be a piece of paper. Mr. Yates said that it would be a work-in-progress, and if City Council did not adopt the Land Use Plan, it could still be sitting here. Mr. Yates said that part of the reason to adopt it is so that the public knows about it and the intent of the City Council and Planning and Zoning Commission. Jeffrey Waddell said that it would be a very useful tool to be able to have for leverage when determining variances.

Carol Langley asked whether there were plans for a Comprehensive Plan. Mr. Yates said not at this time, but there is an opportunity for a grant that the City can apply for in February 2018. Carol Langley said that the City has worked on the Comprehensive Plan three times in 30 years. Mr. Yates said that the City has never accepted the Plan. Mr. Yates said that part of the reason that it seems worthwhile to go ahead and adopt the Land Use Plan is

because the Comprehensive Plan takes time, money and a concerted effort that would take at least a year to complete, at best.

Carol Langley asked how this is going to be labeled, so that when a developer comes in to develop a subdivision, this is not going to be given to them as a requirement, is it going to be labeled different. Mr. Yates said that he would have to ask the City Attorney that question, because for this meeting he called it the "Future Land Use Plan" and dated it October 2017, but in the Ordinance it will be called Future Land Use Map October 2017, so he will need to use what the City Attorney puts in the Ordinance. Mr. Yates said that it would be put onto the web site with an explanation of the informal adoption.

William Simpson moved to recommend the attached Future Land Use Plan to the City Council for them to adopt and use as an informal guide for planning and zoning decisions in the future. Jeffrey Waddell seconded the motion.

Discussion: Chairman Cox asked if they could also indicate that this is to be attached to a future Comprehensive Plan. Mr. Yates said that they could do that and it would be a good point.

William Simpson moved to amend his motion to attach this document to any future Comprehensive Plan. Jeffrey Waddell seconded the amendment. The motion carried unanimously. (4-0)

Chairman Cox said that when he came on the Commission in 2010 there was discussion about a Comprehensive Plan, and it seems to him that somebody mentioned that they could hire an engineering firm or a law firm, but you could also go to one of the great nearby colleges in College Station, that has a lesson plan, where you could get some help. Chairman Cox said that there has been nothing else said about the Comprehensive Plan, and asked if that would still be a possibility. Mr. Yates said that was correct. Carol Langley said that back in 2010 she thought that it was the Montgomery Industrial Development Corporation that had several presentations on a Comprehensive Plan and did quite a bit of

work on one, if she remembered correctly. Mr. Yates said that he has a copy of the 2012 or 2013 Burditt Study. Carol Langley said that there was one done before that by Raymond K. Vann and Associates. Mr. Roznovsky said that Sitech Engineering was involved as well. Mr. Yates said that the document that he saw was a full document with recommendations, but it was never adopted. Carol Langley said that the City Administrator before Bill Kotlan, Brant Gary had a group from Houston that he was familiar with, come and make a presentation to MIDC for quite a while, but since he did not stay with the City, it did not get picked up by the new City Administrator. Carol Langley said that she knew the City spent close to \$8,000, just through MIDC. Carol Langley said that she knew three different groups that have tried to present a Comprehensive Plan and she did not think that they ever got them finished.

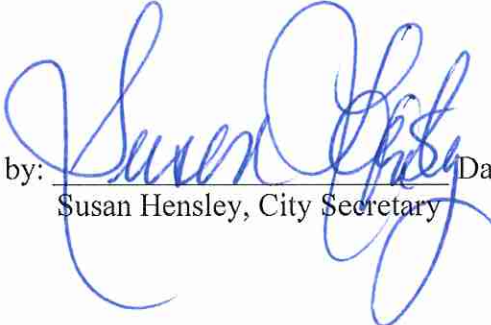
Mr. Yates said that the one prepared by Raymond K. Vann was about two inches thick and had drawings and a plan for each of the sections of the City. Mr. Yates said that the accompanying notes stated that they submitted the final review to City Council, but it was never accepted. Chairman Cox said that it was not something that was just put aside, it did go before City Council. Mr. Yates said that was correct. Carol Langley said that she did not think that it went before City Council as an action item, she thought that it was a presentation, but never brought back as an action. Carol Langley said that the study was done with a grant and they needed it for another grant, and if she was not mistaken, they assumed that it was a done deal. Carol Langley said for years that was the plan. Carol Langley said that the maps from the study were used a lot for years. Carol Langley said that Comprehensive Plans are not easy and they take a lot of time and they are very expensive. Mr. Yates said that he will put together a standard letter asking for help with the Comprehensive Plan that he can send to A&M, Rice, University of Houston and the University of Texas at Arlington, or any school that has an urban planning or public administration type of school and see what they get.

Mr. Yates said that a lot of the work is in the community, and the community is the worker, with neighborhood meetings and the plan becomes what the community wants it to be. Mr. Yates said that they look at the goals and objectives of the community, and then work the

plans into the budget. Mr. Yates said that they have a Drainage Study, Water and Sewer Master Plan and they are working on a Street Master Plan in this fiscal year. Mr. Yates said that they will have a fair amount of the Plan completed, at least what the engineer feels is necessary. Mr. Yates said that he understands from what the Commission is saying, is that they are interested in completing the Comprehensive Plan. Chairman Cox said that he would like to say, personally, he is interested in completing the Comprehensive Plan because it has been discussed so many times. Mr. Yates said that he would work on it.

7. Adjournment

Jeffrey Waddell moved to adjourn at 6:50 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  Date approved: _____
Susan Hensley, City Secretary

Chairman Nelson Cox

ITEM #2
Montgomery City Council
AGENDA REPORT

Meeting Date: November 14, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: November 21, 2017	

Subject

This is a discussion regarding whether or not to have a December meeting, depending upon any action that may be necessary.

Description

The thought is to not have a December meeting unless one is necessary for some sort of formal action.
The fourth Monday of December is the 25th, Christmas Day.

Recommendation

Motion to cancel the December meeting unless one is necessary.

Approved By

City Administrator

Jack Yates

Date: November 21, 2017

Montgomery City Council
AGENDA REPORT

Meeting Date: November 27, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates, City Administrator	Exhibits: Sign Permit application, photographs of sign, cost estimate for sign
Date Prepared: November 21, 2017	

Subject

This is a request from Amanda Hall to place an illuminated electronic sign, a window sign in a door sign at her hair design shop at 312 John A Butler Street. 312 John A Butler is immediately west of the Washeteria in the strip center located between Prairie Street and McCown.

Description

There are three signs applied for: First is an illuminated electronic sign that would be placed on the building encased in an aluminum border with a (I think) changing background and the word "Suzi Q" permanently displayed on the sign in a variety of graphic designs that could change any day. Second sign is in the window of the business appears to be a sign showing various graphic designs, covering the entire window. Third is the door signage that appears to be a depiction of a 50's style hairstylist shop.

Recommendation

The first sign is encased in aluminum around what is an electronic display, which to my mind is not in keeping with a historic motif of the District --- certainly not if it flashes. Note that the application also says black and white font for the electronic sign.

The window sign appears to be better in keeping with the graphic display motif of the area. It is vinyl material and is not illuminated.

The door sign, to me, is questionable but since it is not illuminated is, to my mind, acceptable.

Note the total cost of the signage is \$12,908.04, to my mind, quite a bit to invest in signage for such a business as a hairstylist -- in place of signage that could be

Montgomery City Council
AGENDA REPORT

discussed and designed better for much less funds for the District and her business enterprise.

Approved By

Department Head		Date:
City Administrator	Jack Yates	Date: November 21, 2017



Sign Permit Application

Public Works and Community Development Department

City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77356
www.montgomerytexas.gov

* SIGN PERMIT APPLICATION EXPIRES IN 6 MONTHS (180 DAYS) NON-TRANSFERABLE*

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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Pre-Existing OR New Sign?	Pre-Existing <input type="checkbox"/>	New <input checked="" type="checkbox"/>
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Permit #:

Date: 11-21-17

JOB ADDRESS: 312 John A. Butler Montgomery, TX 77316	BUSINESS NAME: Suzi Q 936-524-
---------------------------------------------------------	-----------------------------------

BUSINESS OWNER: Amanda Hall	MAILING ADDRESS:	TELEPHONE: 7388
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APPLICANT: Image 360	MAILING ADDRESS: 18417 Hwy 105w Ste 4 Montgomery, TX	TELEPHONE: 936 449-8045
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CONTRACTOR LICENSE # (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
----------------------------------------------------	-----------------------------------------	-----------------------------	--------------------------	-----------------------------------------	-----------------------------

SIGN PLACEMENT: <i>Attach sign to brick wall in front of the Business</i>	VALUATION:
---------------------------------------------------------------------------	------------

SIGN DESIGN & COLOR SCHEME: <i>ILLuminated light box with vinyl graphics Black & Red Font</i>	
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SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	4'
BUILDING WALL SIGN <i>10' x 4' illuminated light box</i>	SIGN WIDTH	10'
BANNER	TOTAL SQ FT	40'
OTHER	SET BACK	
	BUILDING/LOT LINEAR FOOTAGE	20'

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction or the performance of construction.

NAME of Property Owner or Agent: <i>Amanda Hall</i>	SIGNATURE of Property Owner or Agent: <i>Amanda Hall</i>
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OFFICE USE ONLY

APPROVED BY:	TOTAL FEE:	\$
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COMMENTS:	
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POC: Phil McIntyre
Image360 Conroe

Sign Survey Department

18417 Hwy 105 w Suite 4
Montgomery, TX. 77356
936-449-8045
www.image360conroe.com

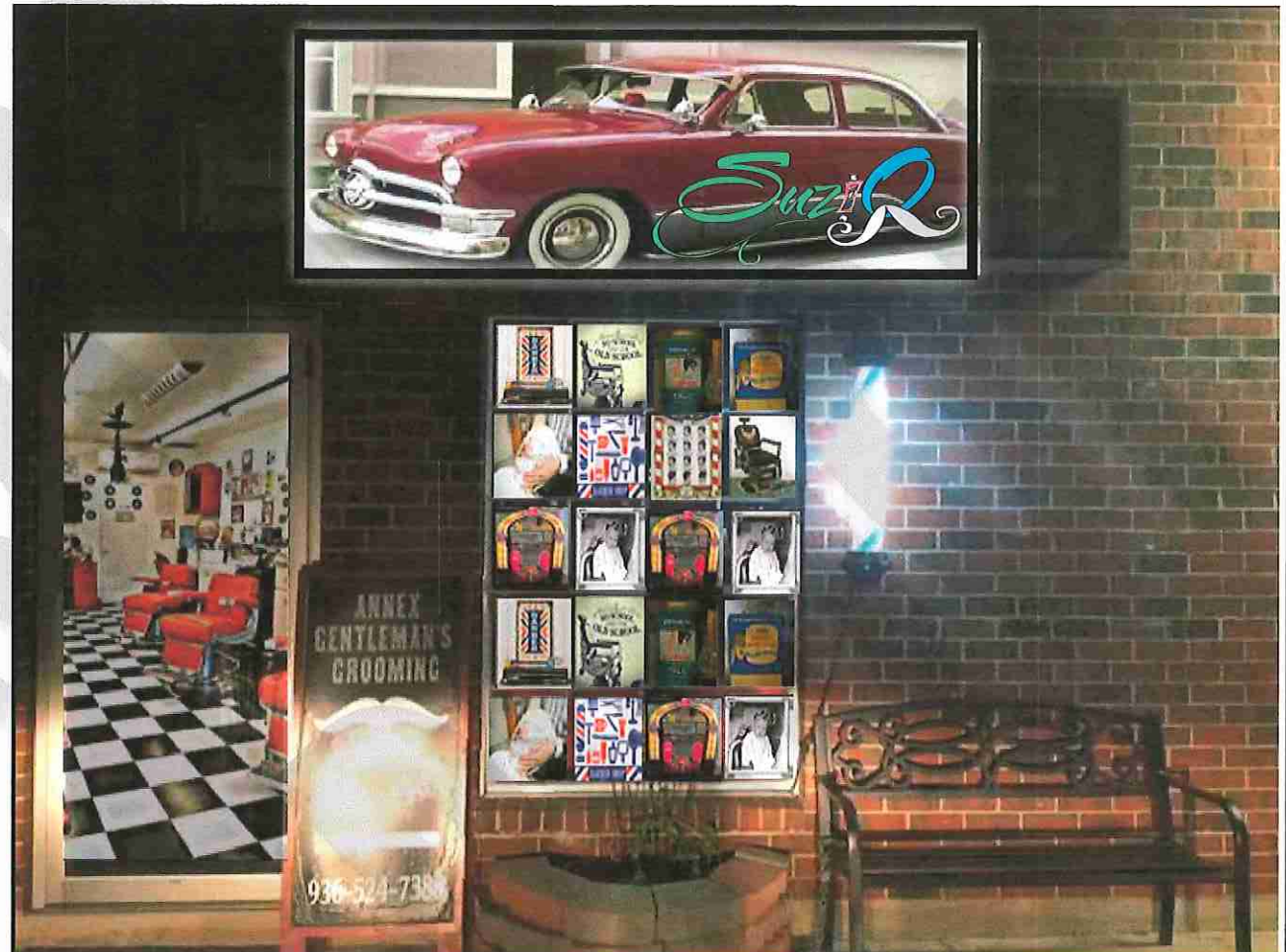
Address: 312 John A. Butler, Montgomery, TX. 77356

Sign Type:

Custom Illuminated Light
Box/ Window Graphics/ Door
Graphics

Dimensions:

48" h x 120" w (light box)



This is a digital proof and as such the colors of your screen may not match the final output.



18417 Hwy 105W, Suite #4
 Montgomery, TX 77356
 (936) 449-8045

ESTIMATE E-1507

www.image360.com/conroetx

Payment Terms: Cash Customer

Created Date: 11/17/2017

DESCRIPTION: Suzi Q New Branding Signage

Bill To: Suzi Q
 312 John A. Butler
 Montgomery, TX 77356
 US

Pickup At: image360 - Conroe, TX
 18417 Hwy 105W, Suite #4
 Montgomery, TX 77356
 US

Requested By: Amanda Hall
 Email: amandahall55@yahoo.com

Salesperson: Phil McIntyre
 Entered By: Phil McIntyre

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Custom Illuminated Light Box	1	\$8,488.5000	\$8,488.50
1.1	Custom Sign - Suzi Q illuminated Light Box 10' x 4' Text: **** Front-Lit Single Stroke LED **** - 3/16" acrylic faces --- .040 white aluminum backs --- 5" deep .040 aluminum returns --- 1" Trim cap --- Single stroke LED --- Power Supplies --- Pre-wired --- 1/4" riv-nuts with threaded rod --- UL Listed --- Quantity of Sets: 1 To Read: SUZI Q **** Lighted Box**** - .063 Aluminum Painted with Matthews Paint. PLEASE NOTE LENGTH ESTIMATED BELOW - if actual scaled artwork is different than this length, the estimate/invoice will be adjusted accordingly. Box will be built in 10' maximum sections and include a 2" hanger bar to run the length at top of back for mounting. Power Supplies included on Illuminated Projects Size: 10' X 4' Quantity of Sets: 1			
2	Window Graphics Signage	1	\$278.7900	\$278.79
2.1	Cast Digital Wrap Vinyl - Window Graphic Signage 48" x 68" Part Qty: 1 Width: 48.00" Height: 68.00" Lamination - Lamination Type: Premium Cast Overlamine			
3	Door Graphics Signage	1	\$1,529.9400	\$1,529.94

3.1	3M IJ 180CV3 Satin Pearl - Door Graphics Signage 36" x 78"			
	Part Qty: 1	Lamination		
	Width: 36.00"	- Lamination Type: Premium Cast Overlamine		
	Height: 76.00"			
3.2	Custom Sign - Lay Out Theme "50's"			
4	Design & Installation of All Signage as per permit	1	\$1,758.4000	\$1,758.40
4.1	Installation Service - Design & Installation of All Signage as permitted			

Thank you for the opportunity to quote this job! The price quoted above is good for 30 days. If you have any further questions, please feel free to contact us anytime.

Subtotal:	\$12,055.63
Taxes:	\$852.41
Grand Total:	\$12,908.04

Thank you for your continued business!

Signature: _____ **Date:** _____

Montgomery City Council
AGENDA REPORT

Meeting Date: November 14, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: November 9, 2017	

Subject

This is a request to an exterior wall and a brick archway to the building at 401 College Street.

Description

This is a addition to the patio south of the building at 401 College St. (located at the southeast corner of McCown and College Street). The addition is a brick wall with a opening in the middle for access to the courtyard area. I believe (though I am not sure) that the brick will match the brick of 401 College St.

Recommendation

If the brick matches the building, it appears to be following with the motif of the courtyard and of the District. The color of the brick needs to be added to the building permit-so that it is a requirement of the building permit approval.

Approved By

City Administrator	Jack Yates	Date: November 9, 2017
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CITY OF MONTGOMERY

P.O. BOX 708
MONTGOMERY, TX 77356
PHONE: 936-597-6434 |
Permits@ci.montgomery.tx.us
www.montgomerytexas.gov

CONSTRUCTION/DEMO PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc.

Expires in 6 months (180 days)
Non-Transferable

DATE OF APPROVAL:

PERMIT NUMBER:

Owner: Kemifer Corporation | Owner Phone #: (936) 827-1485

Contractor: Ramcel Ascencio | Cont. Phone #: (281) 684-4235

Contractor Mailing Address: 13806 Cherry Hollow Lane

City: Houston | State: TX | Zip: 77082

Job Site Address: 401 College Street

Residential or Commercial Project: COMMERCIAL | Zoned: COMMERCIAL

LOT #: _____ | BLOCK #: _____ | LOT SIZE: 2.35 ACRES | BLDG. SIZE (SQ. FT.): 10,800

Description of work (Including Class & Construction Types):

Add exterior wall to courtyard (brick archway)

VALUE OF TOTAL WORK: \$ 1,000.00

\$0 - \$1000	\$60 FLAT FEE
\$1,001 - \$50,000	\$16.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
\$50,001 - \$100,000	\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
\$100,001 - \$500,000	\$460.00 FOR FIRST \$100,000 + \$3.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
OVER \$500,001	\$1,660.00 FOR FIRST \$500,000 + \$2.00 FOR EACH ADDTL \$1,000 OR FRACTION THEREOF
PLAN REVIEW FEE	EQUAL TO ONE-HALF OF THE PERMIT FEE WHEN VALUATION EXCEEDS \$70,000.00

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS AND LAWN SPRINKLERS.

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction or the performance of construction.

Name of Applicant: _____

Applicant Signature: _____

OFFICE USE ONLY

Plan Review Fee: \$ _____

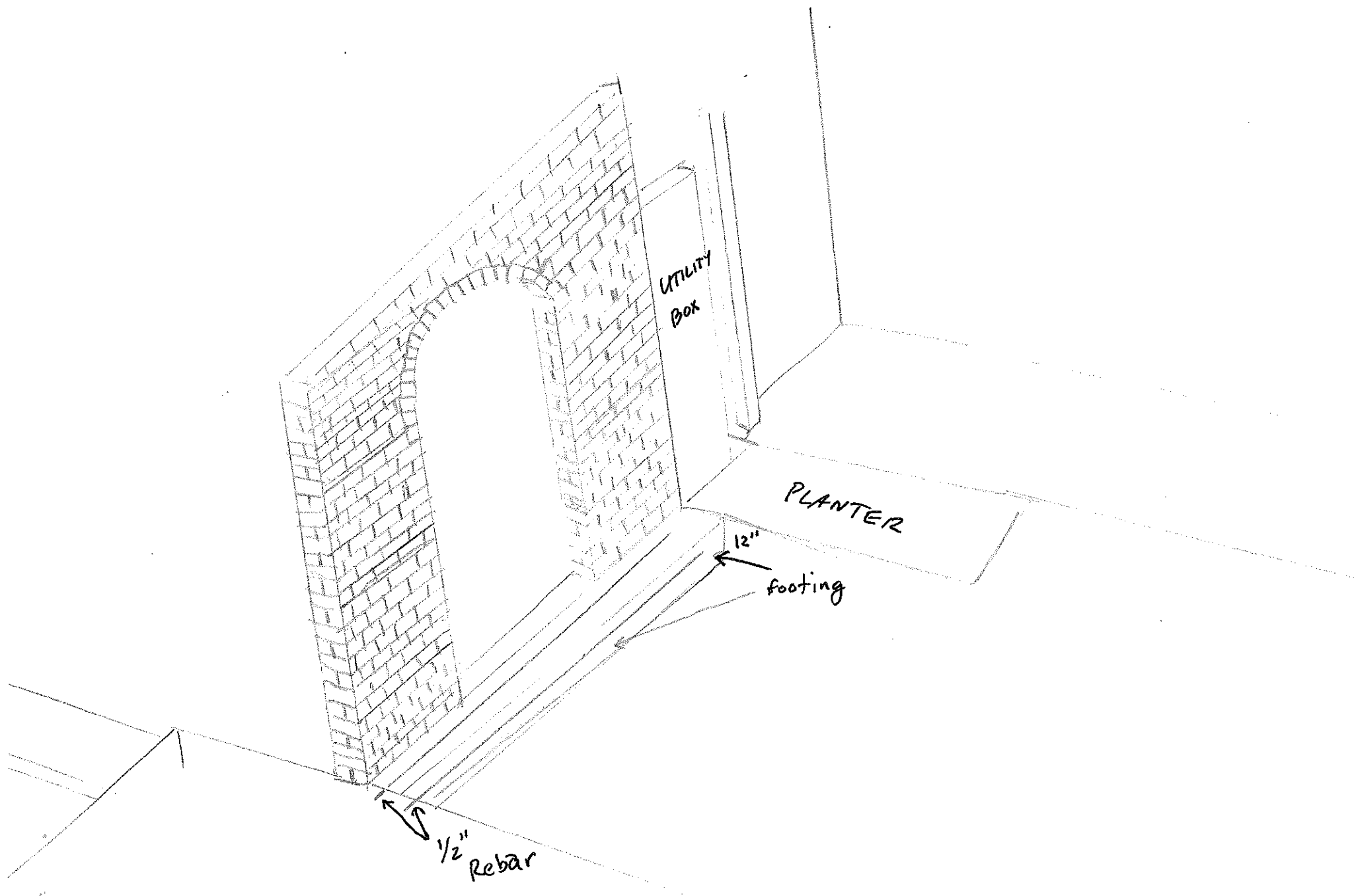
Accepted By: _____

Permit Fee: \$ _____

Issued By: _____

PERMIT FEE TOTAL: \$ _____

COURTYARD
BRICK WALL ELEVATION



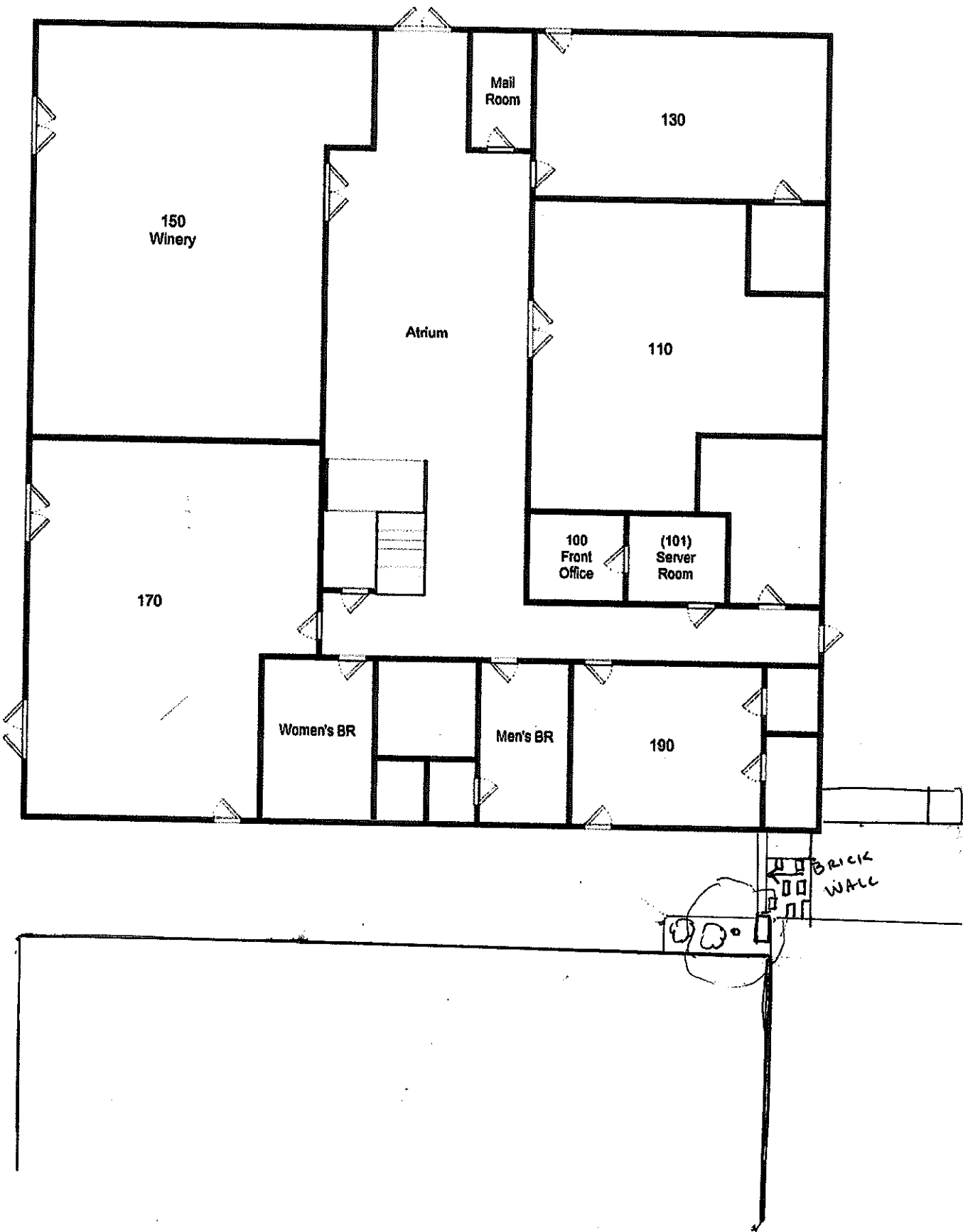
UTILITY
BOX

PLANTER

12"
footing

1/2"
Rebar

401 COLLEGE ST
1st Floor: Retail Space



Montgomery City Council
AGENDA REPORT

Meeting Date: November 27, 2017	Budgeted Amount: \$3,600
Department:	
Prepared By: Jack Yates, City Administrator	Exhibits:
Date Prepared: November 21, 2017	

Subject

This regards the recalling of the public hearing of the Corridor Enhancement District Ordinance expansion of area.

Description

In the process of determining the property owners within the 300 and the 750 feet area of the expanded Corridor Enhancement District, and those that are within the 200 feet notification area -- the total number of property owners is approximately 600 that need notice of the meeting, which will cost approximately \$3,600.

The Planning Commission public hearing dates needed to coincide closely to the City Council public hearing date in order so that both groups public notices could be in the same mailing.

To prepare that many return receipt requested certified letters (including addressing the envelopes, preparing and including the amendment information, and the legal notice of the hearing dates) became such a project that the City Council public hearing date is January 23rd. The notice dates need to be within 15 days of the hearing-- and with the Planning Commission meeting once per month the 15 days' notice requirement means that the Planning Commission date of the public hearing needs to be January 22nd.

Again, all this is so that we can save the City funds by only having one notice instead of two.

I hope this explanation did not confuse the issue.

Recommendation

Motion to call a public hearing on the Corridor Enhancement District Ordinance for January 22, 2018.

Montgomery City Council
AGENDA REPORT

Approved By		
Department Head		Date:
City Administrator	Jack Yates	Date: November 21, 2017