

**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF
MONDAY, JULY 24, 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 June 26, 2017 minutes
2. Consideration/take action regarding sign permit for Pecan Hill Florist and Groggy Dog Tees at 14259 Liberty Street—Kirk Jones
3. Report regarding Amendment to Corridor Enhancement Area Ordinance to increase from 300 feet to 750 feet adjacent to present Corridor Enhancement Areas
4. Report regarding Historic District Area
5. Report on zoning amendments
6. Report regarding Land Use Plan
7. Adjournment



Jack Yates, City Administrator

Posted July 21, 2017 at 4:20 a.m./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

June 26, 2017

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the special scheduled meeting to order at 6:0 p.m.

Present: Nelson Cox, Arnette Easley, Jeffrey Waddell and Carol Langley

Absent: William Simpson

Also Present: Jack Yates, City Administrator
Ed Shackleford, City Engineer

Chairman Nelson noted that William Simpson was out of town on an excused absence.

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.

1. Consideration/take action regarding May 22, 2017 minutes.
Jeffrey Waddell moved to approve the minutes as presented. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)
2. Presentation of Westmont Square Development – Monty West

Mr. Monty West made a presentation of his plans to build a retail/office complex on North Liberty Street across from where Clepper Street ends at Liberty Street. Mr. West advised that this will be a U-shaped grouping of businesses, replicating some of the old structures that used to be in Montgomery or are still in Montgomery, with a courtyard of pavers in the center.

Mr. West stated that there is a 12-foot utility easement that runs along the north side of their property that is currently being used for water and gas. On the west side of his property, is the Pond Street extension, where it currently ends at College Street. Mr. West said that he is proposing to extend from College Street along the backside of his lot to where it terminates at the North West corner of the lot. Mr. West said that at that point they would like to get a road constructed up to the City's standards and use the current utility easement as a one-way street, along the north side of his property to the back of the Pond Street extension, and then have it exit back onto College Street. Mr. West said that would then allow them to have additional parallel parking along the north side, and angled parking on the west side of the building and extend it back behind the Burger Fresh property.

Mr. West advised that he will be asking for a variance on the amount of parking spaces required for the development, due to the square feet. Mr. West said that he would also like to have a variance on the building to have as much room as they can in order to maximize the square footage, while still maintaining the courtyard. Carol Langley asked if that would be going toward Burger Fresh. Mr. West said that was correct, because they will have to build along the west side since the easement is 12 foot; they will probably have to take another 9 feet for the parallel parking, and they would like to have a zero building line against the parallel parking. Mr. West said that they would like to take as much as they can on the south side for their building. Mr. West said that Burger Fresh was on the south side of the property, the City's easement is on the north side and on the west side is the Pond Street extension.

Carol Langley asked if Mr. West had showed his plans to the other property owners. Mr. West said that he has not talked to them about the development, but he had sent an email to the owner of Burger Fresh.

Mr. West said that the additional 30-40 parking spaces would be a benefit to downtown Montgomery.

Mr. West said that he felt that they needed to get within two feet of the property line on the side of the Burger Fresh building.

Chairman Cox asked whether the City had attempted to contact the neighboring owners to get their input. Mr. Yates advised that he had not because this is just an informal presentation and he has not received the actual variance request. Chairman Cox said that his other concern would be what the Fire Marshal thought about the closeness of the buildings. Mr. Yates said that they would sure send the information to the Fire Marshal to get his input.

Arnette Easley asked how far off the property line was Burger Fresh located, because if they are 5-7 feet off the line, it should not matter. Mr. West said that Burger fresh was either 8 or 10 feet off the line.

Jeffrey Waddell asked how much space would be allowed for driving with the parallel parking. Mr. West said that it would leave 12 feet for driving and 9 feet for parking for a total of 21 feet. Jeffrey Waddell said that they would also have to check with the Fire Marshal. Carol Langley said that in the past when an easement has been used, there is some kind of written agreement that states that should the City have to go in and tear anything up, both parties are responsible for the City not having to put it back the way you had it. Mr. West said that they would use asphalt to make it easier to replace.

Chairman Cox said that this was just a presentation not an action item. Mr. West said that he would accept any comments or suggestions.

Carol Langley said that she was not comfortable with less than 5 feet for the building line, but she could understand if the Fire Marshal or Fire Chief was okay if the other building is further off of the line.

Mr. West said that the courtyard would be pavers or imprinted concrete and the building would be hardy plank siding with brick and would have a metal roof. Mr. West said that they were going to stay with the original colors of the old buildings and would not get wild with the colors. Mr. West said that the total rental space would be 8,680 square feet. Mr. West said that they have 6 tenants that are wanting to come in at this time, but they are not going to commit until they know what they can and can't do.

The Commission thanked Mr. West for his presentation.

3. Consideration/take action regarding Montgomery First Final Plat.

Mr. Shackleford presented the information to the Commission stating that they are asking that the Commission approve the drawings with a provisional approval. Mr. Shackleford said that Montgomery First is showing easements to be recorded as part of the plat, but they also know that there will be some interior roads that need to be platted because of needing access for the public. Mr. Shackleford said that the location of some of those roads are still yet to be determined, and would be done by a separate instrument. Mr. Shackleford said that once they grant that action, they can sign the plat and the construction drawings for them to move forward.

Mr. Shackleford advised that this property is on the north side of SH 105, east of Lone Star Parkway, between where Pizza Shack is going in and the strip center on the north east corner. Mr. Shackleford said that this has the entire 20 acres, and is to be constructed in phases.

Jeffrey Waddell moved to grant provisional approval of the Montgomery First Final Plat and Final Plans as recommended by the City Engineer. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

4. Consideration/take action regarding Montgomery First Final Plans.

The action for this item was taken under Item 3 as a combined motion.

5. Consideration/take action regarding Lake Creek Village Sec. 3 Final Plans.

Mr. Shackleford presented the information, stating that the developer, Mr. LeFevre, has elected to construct the development first and submit the plat later for consideration. Mr. Shackleford said that the City has opted to allow developers to choose which path they want to take, either filing the plat in the beginning of the project and posting bond, or constructing the project and then post a bond for the warranty period. Mr. Shackleford said that the developer is electing to construct the project prior to the plat being filed.

Mr. Shackleford advised that they have reviewed the drawings, and all the comments have been addressed, so he is requesting approval of the construction plans, with no provisions, and they will bring the plat back at a later date.

Arnette Easley moved to accept the Lake Creek Village Sec. 3 Final Plans. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

6. Report regarding Land Use Plan for the City.

Mr. Yates advised that he had made a couple minor changes to the Land Use Map. Mr. Yates also stated that he had spoken with City Council at their last meeting and they are agreeable to having a Joint Meeting with the Commission to discuss the Land Use Plan, Zoning Changes and the Mobility Plan on July 13, 2017 at 6 p.m.

Mr. Yates said that the two changes that he made to the Land Use Plan map included the following:

- a. On the west side of town, across from the Napa Auto Parts store, where he had the land designated as commercial, he changed it back to industrial as it had been previously designated; and
- b. The Mabry property, along FM 1097, which is in the ETJ and outside the City, and Mr. Yates advised that along FM 1097 he is keeping the property as commercial, but then 150-200 feet back, make it residential (low density) for the remainder of the property, which is about 86 acres.

Mr. Yates said that reviewing this on July 13, 2017, prior to going public, would allow them to show the information to City Council and get their ideas and comments. Mr. Yates said that if City Council agrees with the ideas, they would hold several public hearings and contact the individual property owners to let them know about the information and meetings.

Carol Langley asked if Mr. Yates had driven by the property located by the railroad tracks that they had discussed at the last meeting. Mr. Yates said that he did not, but he would before the July 13, 2017 meeting.

Jeffrey Waddell said that at the last meeting Mr. Yates said that regarding the property south of FM 149, by the railroad tracks, he was thinking of extending a little bit of commercial use on Shannon Circle. Mr. Yates said that he would go a little further south of Shannon Circle with commercial use, because it is already commercial.

7. Report regarding Zoning Changes throughout the City.

Mr. Yates said that he had excluded Area 2 of the proposed zoning changes, which is the property that they were just speaking about, which is industrial and will remain that use.

Mr. Yates discussed the notification process for the public, explaining that the first contact will be by letter asking the public's opinion about the actions that are being recommended, where they can either call, write or attend a meeting. Mr. Yates said that he would suggest

an open discussion session, probably as part of a regular meeting. Then after they find out how the public feels, they can start the formal process of the public hearings and notifications.

Nelson Cox said that he thought that was a good idea. Carol Langley asked if they would have the property owner information for the parcels of land that are in question for the July 13 meeting. Mr. Yates said that he would have that information at the meeting.

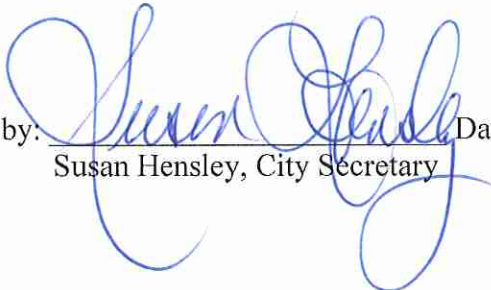
8. Consideration/take action regarding landscape ordinance implementation.

Mr. Yates advised that last month he had presented the proposed advertisement last month, but he had not been able to meet with Council Member Dave McCorquodale for his review, so he had not advertised for the RFPs.

There was no action taken on this item.

9. Adjournment

Carol Langley moved to adjourn the meeting at 6:54 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

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

Chairman Nelson Cox

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Application e-mail, Pictures showing building/sign, Sign Application
Date Prepared: July 21, 2017	

Subject

A sign request from Emily Jones for Groggy Tees and Pecan Hill Florist

Description

The sign appears appropriate. All of the required information is attached.

Recommendation

Approve the sign permit as presented.

Approved By

City Administrator

Jack Yates

Date: July 21, 2017



Yates, Jack <jyates@ci.montgomery.tx.us>

Sign Approval Request

1 message

Kirk <kirk@groggydogtees.com>

Mon, Jul 10, 2017 at 3:15 PM

To: "jyates@ci.montgomery.tx.us" <jyates@ci.montgomery.tx.us>

Cc: "pecanhillfarms@consolidated.net" <pecanhillfarms@consolidated.net>

Pecan Hill Florist and Groggy Dog Tees of Montgomery are requesting approval for a new sign located at 14259 Liberty St. This building is located within the Historic District.

The request is for a single sign attached to the north face of the building. This sign replaces two signs that were removed during a recent painting and maintenance project. The size and position of the sign is designed to somewhat balance the face of the building with the existing window to the right (west) of the proposed sign. A diagram is included to show the approximate location of the sign.

The sign will be made of weather resistant vinyl sign material just like the material used on the free standing sign on the property. The size of the sign will be 84" wide by 72" tall. The design of the sign is similar to the free standing sign as far as content and color except the words "Florist" and "Tees" will be more emphasized. In addition, a border of similar color to the building trim will exist to help match the décor of the building.

Please let me know if I need to provide additional information. I look forward to review and approval by yourself and the Planning & Zoning Commission.

Thank You,



Kirk Jones

936-689-7319

3 attachments

GDTM-Pecan Hill Banner.png



Pecan Hill
FLORIST
936-597-4060



OF MONTGOMERY

SCREENPRINTING

North Face
14259 Liberty St.

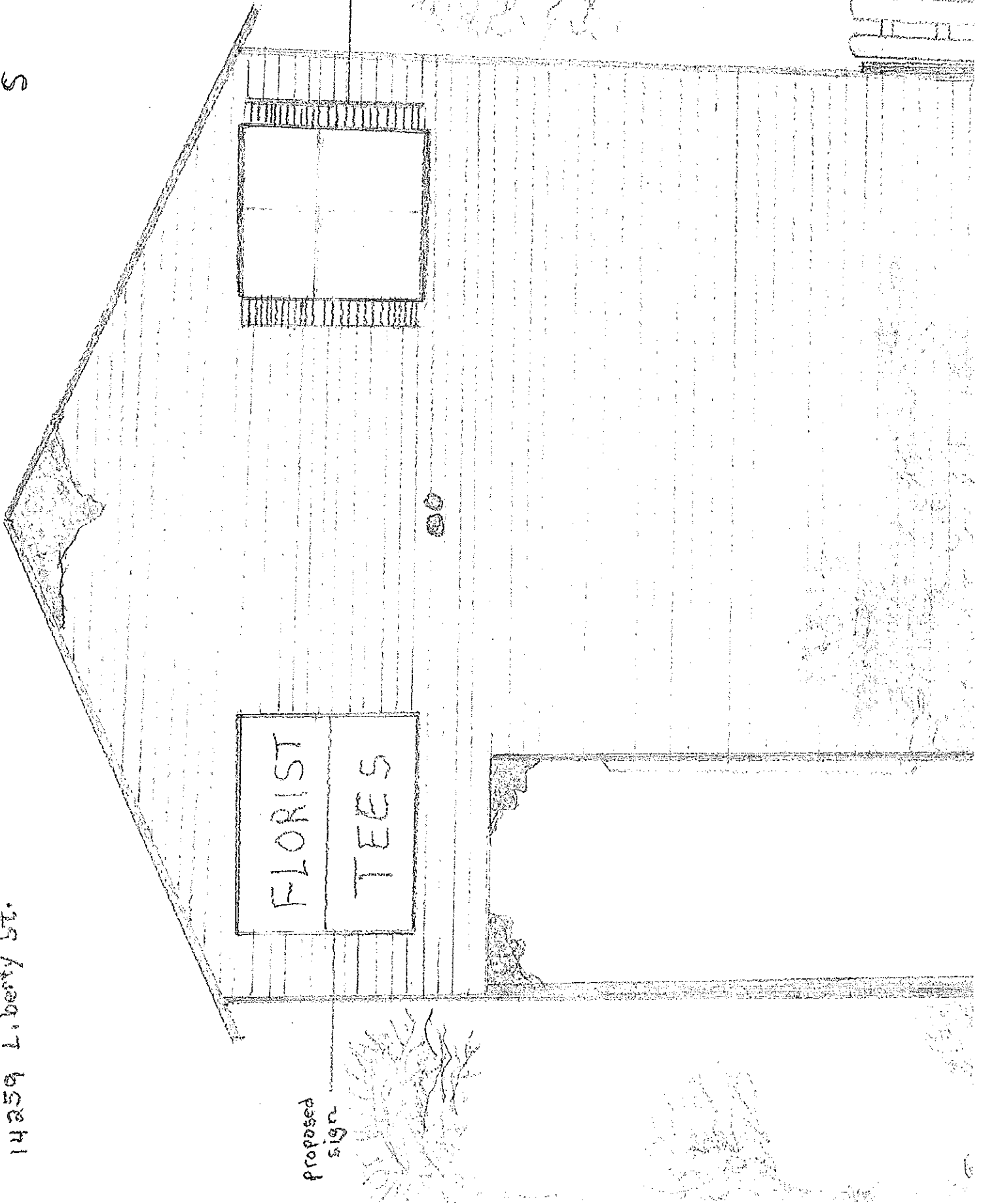
↑ S

proposed
sign

existing
window

Not
to

Scale





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

Permit #:

Date:

JOB ADDRESS: 14259 Liberty St. BUSINESS NAME: Pecan Hill Florist / Groggy Dog Tees

BUSINESS OWNER: Kirk & Emily Jones MAILING ADDRESS: 308 Pond St. - Montgomery, Tx 77356 TELEPHONE: 936-597-4060

APPLICANT: Kirk Jones MAILING ADDRESS: same TELEPHONE: same

CONTRACTOR LICENSE # (if electrical): N/A

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES NO IS THE SIGN ILLUMINATED? YES NO

SIGN PLACEMENT: see attached - This sign replaces 2 pre-existing signs. VALUATION: ~\$300

SIGN DESIGN & COLOR SCHEME: See attached

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	72"
BUILDING WALL SIGN attached to north wall	SIGN WIDTH	84"
BANNER	TOTAL SQ FT	42
OTHER	SET BACK	
	BUILDING/LOT LINEAR FOOTAGE	120'

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: Darron Kirk Jones SIGNATURE of Property Owner or Agent: Darron Kirk Jones

OFFICE USE ONLY

APPROVED BY: TOTAL FEE: \$

COMMENTS:

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Corridor Enhancement Ordinance
Date Prepared: July 21, 2017	

Subject

The current Corridor Enhancement Ordinance (Section 98-363 (a) and (b) states 300' from the corridor is the area included. The question is if you want to expand it beyond 300'.

Description

The thought is that 300' back from SH 105 is not enough. An example is McCoy's front building is required the lumber building behind is not required.

I intend to have, at the meeting, some aerial maps that show the effect of 750' versus 300'

Recommendation

Listen to the report, comment as you desire. Possibly instruct the City Administrator to prepare a draft amendment to the Corridor Enhancement Ordinance.

Approved By

City Administrator	Jack Yates	Date: July 21, 2017
--------------------	------------	---------------------

(Motion was made by MIKE NEWMAN, seconded by KIRK JONES, and passed by a vote of 4 to 0, that the following ordinance be passed.)

ORDINANCE NO. 2008-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AMENDING AND MODIFYING ORDINANCE NO. 2008-02, AND AMENDING CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF MONTGOMERY, TEXAS ADOPTING REGULATIONS ESTABLISHING AN OVERLAY CORRIDOR ENHANCEMENT DISTRICT FOR THE PURPOSE OF INFLUENCING CERTAIN EXTERIOR ARCHITECTURAL ASPECTS OF BUILDING CONSTRUCTION; DEFINING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONSTRUCTION STANDARDS; PROVIDING FOR EXCEPTIONS AND EXEMPTIONS; ESTABLISHING ENFORCEMENT PROVISIONS; PROVIDING CRIMINAL PENALTIES OF UP TO \$500 FOR VIOLATING THE ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND EFFECTIVE DATE.

WHEREAS, Chapter 211 of the TEXAS LOCAL GOVERNMENT CODE, the Municipal Zoning Authority, specifically authorizes zoning functions and procedures for municipalities; and

WHEREAS, Chapter 211 of the TEXAS LOCAL GOVERNMENT CODE, Section 211.005, authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district; and

WHEREAS, the City of Montgomery, Texas has an existing number of undeveloped properties within its corporate boundaries and along its primary entryways and corridors; and

WHEREAS, it is recognized that the City of Montgomery, Texas possesses a unique ambiance and attraction due to its rich culture and historic significance; and

WHEREAS, the City Council of the City of Montgomery, Texas desires to enhance the appearance and perception, and influence the ambiance of the City which will promote the health, safety, prosperity, education, and general welfare of the citizens residing in and visiting the City of Montgomery; and

WHEREAS, the matter was referred to the City of Montgomery Planning and Zoning Commission for consideration and recommendation, and the Planning and Zoning

Commission, after due notice and public hearing, did consider and make a recommendation on the adoption of this ordinance and the zoning change; and

WHEREAS, the City Secretary caused to be issued and published the notices of public hearing required by the City of Montgomery Zoning Ordinance (the "Zoning Ordinance") and laws of the State of Texas applicable thereto; and

WHEREAS, the City Council, pursuant to such notices, held its public hearings and heard all persons wishing to be heard both for and against the adoption of this ordinance and the change in the zoning classification of the affected property on July 28, 2008 and August 12, 2008; and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearing have been met, and after considering the recommendations of the Planning and Zoning Commission that the requested ordinance be adopted and the zoning change be approved, is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Montgomery, Texas, and as well, the owners and occupants thereof, and the City generally;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS:

SECTION 1. Chapter 98 of the Code of Ordinances of the City of Montgomery, Texas, shall be and is hereby amended by adding Article VII entitled Corridor Enhancement, and the regulations are hereby adopted as part of Chapter 98, pursuant to the authority of Chapter 211 of the TEXAS LOCAL GOVERNMENT CODE, as follows:

ARTICLE VII. CORRIDOR ENHANCEMENT

Sec. 98-361. Purpose.

The city council hereby declares that as a matter of public policy that it is desirable and in the best interest of the public health, safety, morals and general welfare of the citizens of the city to provide for the enhancement of the overall visual image and perception of the city along its main entryways and corridors by requiring construction standards for exterior walls and facades on buildings along these corridors.

Sec. 98-362. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Design guidelines for the City of Montgomery means written guidelines adopted by the City as a reference and guide to provide information on appropriate methods for new construction of buildings.

Exterior walls and facades means the outermost covering of a building that is visible from any public right of way, street or roadway.

Main entryways and corridors means the two primary, intersecting thoroughfares in the city, namely State Highway 105 and State Farm Road 149, along with the Lone Star Parkway.

Metal panels means profiled metal panels, deep ribbed panels and concealed fastener systems.

Sec. 98-363. District Boundaries and Designation of Properties .

(a) Properties initially subject to the requirements of this article and initially designated as the Corridor Enhancement District include all properties located within three hundred (300) feet of the right of way of:

- (1) Texas State Highway 105, extending from the eastern boundary of the corporate limits of the city to the western boundary of the corporate limits of the city;
- (2) Texas State Farm Road 149, extending from the northern boundary of the corporate limits of the city to the southern boundary of the corporate limits of the city; and
- (3) The entire Lone Star Parkway, extending from Texas State Highway 105 on the east to Texas State Highway 105 on the west.

(b) The city council may, from time to time, following recommendation either for or against such designation by the Planning and Zoning Commission, designate certain additional areas in the city as a Corridor Enhancement District, and define, amend, or eliminate the boundaries of designation. Such designation and the requirements thereof shall be in addition to any other zoning district designation or requirement established in this chapter. All zoning maps shall reflect the Corridor Enhancement District by the letters "CE" as a suffix to the use designated. Changes to the Corridor Enhancement District may be initiated by any person by request submitted to the city secretary.

Sec. 98-364. General Requirements.

(a) The construction of metal buildings is allowed within the Corridor Enhancement District; however, metal panels are prohibited on the exterior walls and facades of such buildings. Areas zoned as Light or Heavy Industrial are partially exempt from this requirement provided that the main entrance of the building visible from the Main entryways and corridors shall be 100% covered by the approved materials listed in subsection (b) of this section. The remaining exterior facades of a building within an area zoned as Light or Heavy Industrial must be at least 50% covered by a wainscoting of approved materials listed in subsection (b) of this section, from the front to the back of the facade wall.

- (b) Within the Corridor Enhancement District, acceptable façade materials that may be used on buildings or structures, individually or in combination, include:
- (1) Natural stone
 - (2) Brick
 - (3) Wood
 - (4) Fiber cement siding (e.g. Hardiplank)
 - (5) Stucco or similar exterior finishing system
 - (6) Pre-cast concrete panels which are painted or integrally colored
 - (7) Exposed aggregate concrete
 - (8) Any other acceptable system that is not metal panel or cement block
- (c) New construction within the Corridor Enhancement District or buildings moved into the Corridor Enhancement District will be subject to the construction standards defined in this article.
- (d) The city encourages property owners, architects and builders to recognize the historic significance of the city, and the desire to maintain and enhance the historic ambiance of the area. Therefore, voluntary compliance with other architectural aspects of the Design Guidelines for the City of Montgomery is strongly recommended.

Sec. 98-365. Exceptions and Exemptions.

- (a) Commercial, institutional, and residential structures existing within the Corridor Enhancement District, prior to the effective date of this ordinance shall not be required to be altered, repaired or modified to meet existing design criteria unless major facade or structural renovations are planned by the property owner. Major facade or structural renovations are defined as changes or renovations to 25% or more of any facade of the structure or improvements facing a public right of way, street or roadway.
- (b) Exceptions to these requirements may be reviewed by the Planning and Zoning Commission for a recommendation to city council for approval on a case by case basis provided that the Commission and city council finds that the proposed building materials and arrangement of these materials will enhance and preserve the character along the corridor in which the structure is located. Consideration for exceptions to the above requirements shall be based on the architectural design and creativity of the structure, and its compatibility with surrounding developed properties.
- (c) Exceptions reviewed by the Planning and Zoning Commission and approved by city council shall be in effect for only the structure specifically authorized and shall become null and void should no building permit be issued within ninety (90) day or should the building permit for the specific structure expire.
- (d) The provisions of this article shall not be construed to apply to properties located within

any planned development district in which deed restrictions have already been approved by the city.

Sec. 98-366. Enforcement.

- (a) A list of intended exterior materials will be submitted along with the building permit application. Building permits will not be approved unless acceptable external materials will be used.
- (b) The city engineer and/or city building inspector will review construction to ensure compliance with this article, and no certificate of occupancy will be granted until compliance with this article is achieved.

SECTION 2. A person, firm, corporation or other entity commits an offense if he/she/it violates this Ordinance. Each day the offense continues constitutes a separate offense. The following penalties, which are nonexclusive, and the exercise of one or more of which shall not preclude exercise of the others, shall be imposed on those persons or entities found to have violated this article:

- (a) The same penalties as set forth in Chapter 98 of the Code of Ordinances of the City of Montgomery, Texas for all violations of requirements set forth in said zoning ordinance; or
- (b) The same penalties set forth in section 1-6 of the Code of Ordinances of the City of Montgomery, Texas for non-zoning violations.

SECTION 3. If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void, invalid or otherwise unenforceable, the invalidity or unenforceability shall not affect other provisions of this Ordinance or their application to other sets of circumstances and to this end all provisions of this Ordinance are declared to be severable.

SECTION 4. All provisions of the ordinances of the City of Montgomery in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Montgomery, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 5. This Ordinance shall become effective immediately upon its passage and approval as provided by law.

PASSED AND APPROVED this 12th day of August, 2008.

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: July 21, 2017	

Subject

Possible expansion of the Historic District Area.

Description

The question is if you want to expand the Historic District Area. And, if so, where.

The possible additions would be south of Hodge Podge Lodge to SH 105 and possibly to include the Monte West property west of FM 149 that would also take in Burger Fresh.

Recommendation

Listen to the report, comment as you desire. Possibly instruct the City Administrator to prepare a draft amendment to the Historic District Area

Approved By

City Administrator

Jack Yates

Date: July 21, 2017

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: July 21, 2017	

Subject

Report on Zoning amendments

Description

Report on zoning amendments. To discuss your direction following Council comments at joint meeting.

Recommendation

Listen to the report, comment as you desire.

Approved By

City Administrator

Jack Yates

Date: July 21, 2017

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: July 21, 2017	

Subject

Report on Land Use Plan

Description

Report on Land Use Plan. To discuss your direction following Council comments at joint meeting.

Recommendation

Listen to the report, comment as you desire.

Approved By

City Administrator

Jack Yates

Date: July 21, 2017