

MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA  
REGULAR MEETING OF  
MONDAY, MAY 22, 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 April 24, 2017 minutes
2. Report regarding Land-Use Plan for the City
3. Report regarding zoning changes throughout the City
4. Consideration/take action regarding landscape ordinance implementation

  
\_\_\_\_\_  
Jack Yates, City Administrator

Posted May 19, 2017 at 2:00 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**  
**April 24, 2017**  
**MONTGOMERY PLANNING AND ZONING**  
**COMMISSION**

**CALL TO ORDER**

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

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

Absent: Arnette Easley (arrived at 6:12 p.m.)

Also present: Jack Yates, City Administrator  
Chris Roznovsky, City Engineer

**VISITOR/CITIZENS FORUM**

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No one was present to address the Commission.

1. Consideration/take action regarding March 27, 2017 minutes

William Simpson moved to approve the minutes as read. Carol Langley seconded the motion, the motion carried unanimously (4-0)

2. Consideration/take action regarding House Plans for Ms. Anna's Terrace, block 1, Lots 2 and 3 (between 801 and 819 College Street)– Jimmy Thompson

Mr. Thompson was present he said this was a submission for approval of the house plans and color for a new structure on the west part of College Street. He said that houses a farmer saw house with a cream color for dominant color with forest green trim. Jeffrey Waddell asked about the garage door and was told it was a one-unit type of door. Mr. Thompson said that he would keep the fence around the property.

Motion by Jeffrey Waddell to approve the house plans and colors as presented. Carol Langley seconded the motion, the motion carried unanimously (4-0).

3. Consideration/take action regarding Variances from driveway spacing and hard surface paving requirements of the subdivision ordinance at 300 Prairie Street– Jeffrey Angelo

Jack Yates gave a brief synopsis saying that Mr. Angelo was requesting a variance from the driveway spacing and the hard surface pavement sections of the subdivision ordinance. Mr. Angelo was present and said that the driveway was necessary as a separate entrance to the new development he was creating and that the Tru-Grid system was a popular system. In fact, he said the Texans football team used the system for a tailgate area. He said he planned to plant Bermuda grass over a gravel base that will be the base for the hard plastic grid pattern and that a sprinkler system would be placed in the area for irrigation.

Mr. Easley arrived at the meeting at 6:12 p.m.

William Simpson made a motion to approve the driveway spacing in the Tru-Grid system variances as presented. Arnette Easley seconded the motion, the motion carried unanimously (5-0)

4. Consideration/take action regarding sign permits for 401 College Street #150 – Gina Whitley

Ms. Whitley was present and said that it was the same sign at both locations. Mrs. Langley asked if Mr. Barnes approved the sign and Ms. Whitley replied “Yes”.

William Simpson made a motion to approve both sign permits. Jeffrey Waddell seconded the motion, the motion carried unanimously (5-0)

5. Presentation of Westmont Square Development – Monty West

Jack Yates reported that Mr. West was not present and was not ready yet to present his proposal to the Commission. No action taken.

6. Consideration/take action to set Public Hearing for 14419 Liberty Street – request for Variance to setback requirements

Jack Yates reported that Mr. West said that he will need more time to consider his development before asking for variances. No action taken.

7. Consideration/take action regarding Land-Use Plan for the City

Jack Yates reported that the City Engineer is preparing a larger size map to use in their consideration. He further said that he expected the maps to be ready in about two weeks. No action taken

8. Report regarding zoning changes throughout the city

Jack Yates reported that in the city engineer and he have discussed the need for finding parcel ownerships, addresses and legal descriptions. He said that he thought he would have a substantive report ready for next meeting.

9. Consideration/take action regarding landscape ordinance implementation

Jack Yates reported that the design research and more difficult that he thought it would be. That he had several leads and will follow that he will follow-up contacting. Commission members gave him the names of Diana Wilson of Burditt Company, and also suggested Texas A&M landscape school and maybe Michael Len on 740 radio- a landscape call-in radio show. No action taken

10. Adjournment

Carol Langley made the motion to adjourn at 6:51 p.m. William Simpson seconded the motion, the motion carried unanimously (5-0).

Submitted by: Jack Yates  
Jack Yates, City Administrator

Date approved: \_\_\_\_\_

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Chairman Nelson Cox

Montgomery City Council  
**AGENDA REPORT**

ITEM# 2

<b>Meeting Date: May 22, 2017</b>	<b>Budgeted Amount:</b>
<b>Department:</b>	
	<b>Exhibits:</b> To be provided at meeting: Large Land Use Plan
<b>Prepared By: Jack Yates</b> <b>City Administrator</b>	
<b>Date Prepared: May 19, 2017</b>	

**Subject**

Land Use Plan

**Description**

The maps are printed but because of their size, I will distribute them at the meeting.

**Recommendation**

Take the plans, mark them up as desired, get with Jack during the month or bring back marked up map to June meeting..

**Approved By**

City Administrator

Jack Yates

Date: May 19, 2017

Montgomery City Council  
**AGENDA REPORT**

ITEM #3

<b>Meeting Date: May 22, 2017</b>	<b>Budgeted Amount:</b>
<b>Department:</b>	v
<b>Prepared By: Jack Yates City Administrator</b>	<b>Exhibits:</b>
<b>Date Prepared: May 19, 2017</b>	

**Subject**

Zoning changes throughout city.

**Description**

I will have the list of property owners and a how-to-proceed listing at the meeting.

**Recommendation**

No formal action now.

**Approved By**

City Administrator

Jack Yates

Date: May 19, 2017

Montgomery City Council  
**AGENDA REPORT**

ITEM #4

<b>Meeting Date: May 22, 2017</b>	<b>Budgeted Amount:</b>
<b>Department:</b>	
<b>Prepared By: Jack Yates</b> <b>City Administrator</b>	<b>Exhibits:</b>
<b>Date Prepared: May 19, 2017</b>	

**Subject**

Landscape Ordinance implementation

**Description**

I will have a report at the meeting.

**Recommendation**

No formal action now.

**Approved By**

City Administrator

Jack Yates

Date: May 19, 2017