

## MINUTES OF REGULAR MEETING

May 22, 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 6:02 p.m.

Present: Nelson Cox, Jeffrey Waddell and Carol Langley

Absent: William Simpson and Arnette Easley

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

#### 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.

William Simpson moved to approve the minutes as read. Carol Langley seconded the motion, the motion carried unanimously. (3-0)

2. Report regarding Land-Use Plan for the City.

Mr. Yates presented a map showing the proposed Land Use in the City. Mr. Yates reviewed the proposed changes showing the areas and their proposed use. Mr. Yates distributed the

map and asked the Commission to review the map and make notes, and then come by and visit with him regarding their questions and comments.

After discussion, Mr. Yates advised that the information would be on the next Planning and Zoning Commission Agenda. A copy of the presentation materials are attached to the minutes.

3. Report regarding zoning changes throughout the City.

Mr. Yates presented the proposed zoning changes to the Commission. Different zoning options were discussed. Carol Langley asked whether institutional use had been included. Mr. Yates advised that institutional use was included where it currently is in the City.

Mr. Yates said that they could schedule a Joint Meeting with the City Council and the Commission to discuss the proposed zoning changes and proposed land use plan. Carol Langley asked whether public hearings would be necessary for the changes. Mr. Yates advised that they would conduct public hearings. Mr. Yates advised that he would also be preparing a press release. A copy of the presentation materials are attached to the minutes.

4. Consideration/take action regarding landscape ordinance implementation.

Mr. Yates advised that he had been checking and there are no specifically corridor landscaping designers. Mr. Yates said that the City of Frisco hired landscape architects. Mr. Yates said that TxDOT has a design manual and said that he would write an RFP for a landscape designer. Mr. Yates said that the City will work with the designer and prepare urban and rural corridors and come up with areas that are to be rural and urban.

Mr. Yates said that Texas Landscapers are located on Rabun Chapel Road, and said that he needed to get together with them regarding information to prepare the design pack. Mr. Yates said that the summary of corridor planning from TxDOT will be used as a guide for preparing the Request for Proposals.



Carol Langley asked if City Council had to approve the action. Mr. Yates said that he would take the information to City Council. Mr. Yates said that Council Member Dave McCorquodale had asked to be on the Committee, so he will send the RFP to Dave McCorquodale, Mr. Roznovsky and the Commission.

Mr. Yates advised that Scottsdale, Arizona has a landscape corridor for all their streets. Mr. Yates said that the City of Frisco requires developers to pay for landscaping corridors. Mr. Yates stated that he spoke to Texas A&M and they have an architectural school, so they might be able to use their students for design.


Mr. Yates said that Montgomery EDC might be able to help with the costs for the plans. Jeffrey Waddell said that it would be easier to do the corridor landscaping now versus waiting until later.

There was no action taken on the matter.

5. Adjournment

Carol Langley moved to adjourn the meeting at 7:17 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (3-0)

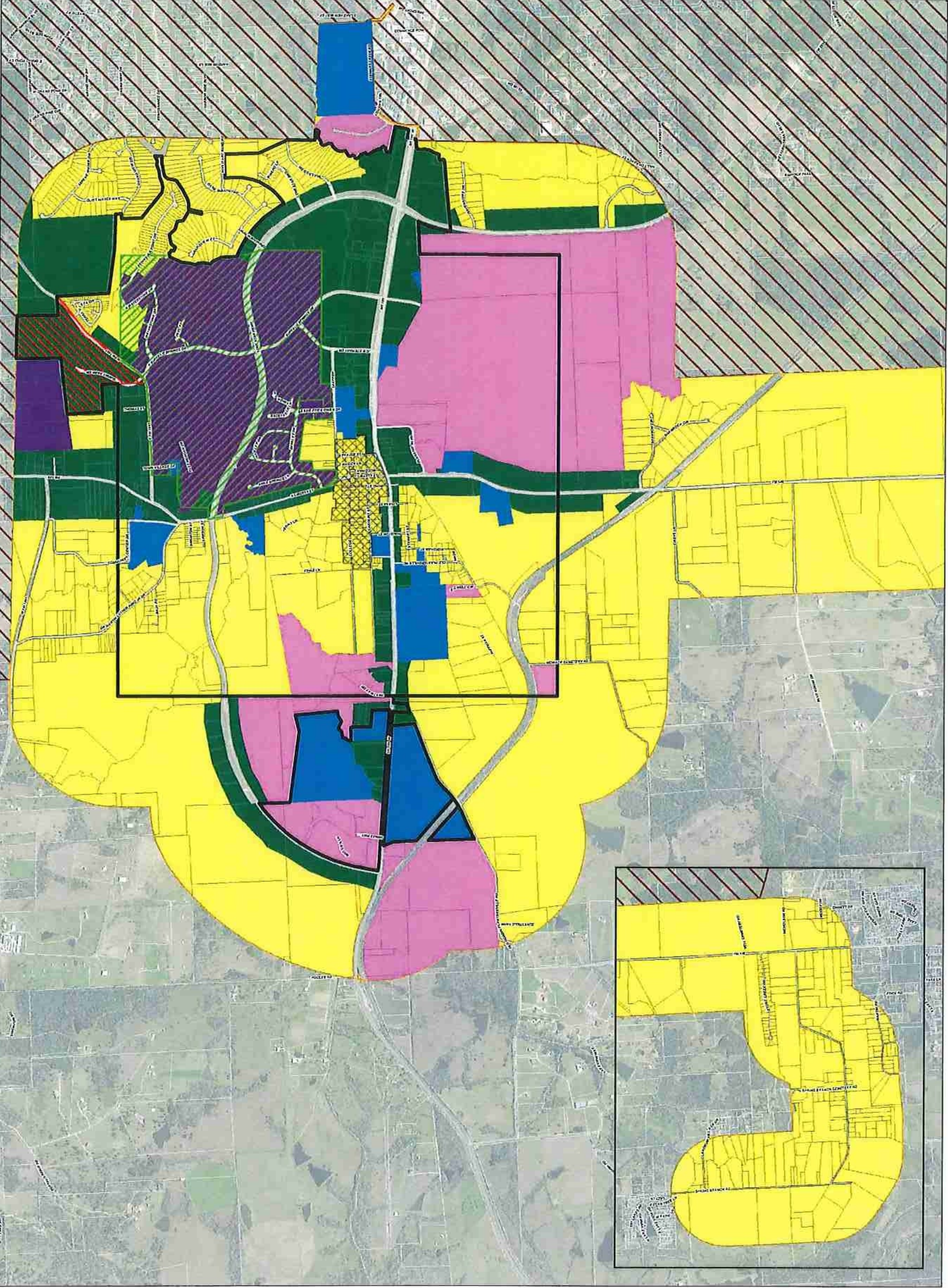
Submitted by:  Date approved: 06/26/17  
Susan Hensley, City Secretary

  
Chairman Nelson Cox





# PROPOSED FUTURE LAND USE



**LEGEND**

**Base Layers**

- City Limits
- P.D.D. No. 1 (Lefevre) - 2014
- P.I.D No. 1 (Ogorcheck) - 2014
- Historic District
- City ETJ
- City of Comroe ETJ
- MCAD Parcels
- CoM\_LUse
- Commercial
- Institutional
- P.D.D.
- Residential - High
- Residential - Low

April Imagery from January 2016

**JONES CARTER**  
FRESH IDEAS FOR PROGRESSIVE ENGINEERING

**FUTURE LAND U LAYOUT**  
(MAY 2017)

1 inch equals 1,000 feet

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Map Date: MAY 2017 - 2017 Adjustment



# PROPOSED ZONING

