

MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF MONDAY, SEPTEMBER 26, 2016, 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. Discuss/take action regarding August 22, 2016 minutes
2. Discuss/take action regarding sign permit for 304 Caroline St.--
Amanda Hall
3. Discuss/take action regarding sign for 304 John A Butler Street --
Bea Rouse
4. Discuss/take action on requested variances for the proposed Villas
of Mia Lago, Section Two development.
 - Variance from required minimum lot width.
 - Variance from required minimum lot area.
 - Variance from required minimum side yard setback.
5. Discuss/take action regarding approval of Final Plat submission and
accompanying construction plans for SH-105 Retail Center.
6. Adjournment



Jack Yates, City Administrator

Posted this 23rd day of September, 2016 at 3:10 ~~6:00~~ 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 accommodations



Is all

MINUTES OF REGULAR MEETING
August 22, 2016
MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the regular meeting to order at 6:15 p.m.

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

Absent:

Also Present: Ed Shackleford, City Engineer

VISITOR/CITIZENS FORUM

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No comments were made.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding July 25, 2016 minutes.

William Simpson moved to approve the July 25, 2016 minutes. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

2. Discuss/take action regarding painting permit for 306 John A. Butler – Dominion Pools.

Debbie Fenley was present for the meeting to request approval.

Jeffrey Waddell moved to approve the colors for the painting permit, as presented, for 306 John A. Butler - Dominion Pools. William Simpson seconded the motion, the motion carried unanimously. (5-0)

3. Discuss/take action regarding a sign permit application for 202 McCown – American Chic Boutique.

Carol Langley said last month they approved two signs, and asked if they were replacing one of the approved signs. City Secretary, Susan Hensley, advised the letter of request states that the sign is replacing one of the previously approved signs.

William Simpson moved to approve the new sign for 202 McCown Street to replace one of the approved signage from the July 2016 meeting. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. Discuss/take action regarding approval of Final Plat submission and accompanying construction plans for McCoy's Building Supply.

Mr. Shackleford stated the plat was submitted by Ackermann Engineering on behalf of McCoy's Building Supply, and stated the plat and construction plans meet the City Code requirements, so they are recommending approval. Mr. Shackleford advised there is anticipated to be a detention pond on the site McCoy's will occupy, with three other pad sites.

Chairman Cox asked where the detention pond would be located. Mr. Shackleford said that the location of the detention pond was not carved out specifically on the plat, but would be located in the lower corner, in the back, not on SH 105.

Jeffrey Waddell asked about the turn around and the elevation compared to where the detention pond is. Mr. Shackelford said that in that area there will be a little bit of a berm to help shape the pond. Mr. Shackelford said they are recommending approval tonight so that this can go on to City Council tomorrow night for their consideration.

Arnette Easley moved to approve the Final Plat submission and accompanying construction plans for McCoy's Building Supply. William Simpson seconded the, the motion carried unanimously. (5-0)

Mr. Sam Walker, with Ackermann Engineering was present for the meeting.

ADJOURNMENT

William Simpson moved to adjourn the meeting at 6:26 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

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

Chairman Nelson Cox

| | |
|--|---|
| Meeting Date: September 27, 2016 | Budgeted Amount:N/A |
| Department: | |
| Prepared By: Jack Yates | Exhibits: application, letter of explanation, pictures of proposed sign, |
| Date Prepared: September 22, 2016 | |

Subject

Sign permit for 304 Caroline St. dba Annex Gents Grooming Lounge

Discussion

The application and pictures are attached.
Looks appropriate to me.

Recommendation

Approve the sign permit.

Approved By

| | | |
|--------------------|------------|-----------------------------|
| Department Manager | | Date: |
| City Administrator | Jack Yates | September 22, 2016 Date: |



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 type="checkbox"/> |
|---------------------------|---------------------------------------|------------------------------|

| |
|------------------|
| Permit #: |
|------------------|

| |
|----------------------|
| Date: 8/23/16 |
|----------------------|

| | |
|-------------------------------------|---|
| JOB ADDRESS: 304 Caroline Street | BUSINESS NAME: ANNEX GENTS grooming lounge |
|-------------------------------------|---|

| | | |
|--------------------------------|---|----------------------------|
| BUSINESS OWNER: Amanda Hall | MAILING ADDRESS: 933 S. Pinelake Rd. | TELEPHONE: 936-524-7388 |
|--------------------------------|---|----------------------------|

| | | |
|------------|------------------|------------|
| APPLICANT: | MAILING ADDRESS: | TELEPHONE: |
|------------|------------------|------------|

| |
|---------------------------------------|
| 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 type="checkbox"/> | NO <input checked="" type="checkbox"/> |
|--|---|-----------------------------|--------------------------|------------------------------|--|

| | |
|---|------------|
| SIGN PLACEMENT: Hanging from posts. See Attached. | VALUATION: |
|---|------------|

| | |
|---|----------|
| SIGN DESIGN & COLOR SCHEME: Oval 24'x36'x14' tan, + maroon double sided max metal sign 3'x5' metal sign, Black, Gold, + white | \$175.00 |
|---|----------|

| SIGN TYPE | SIGN DIMENSIONS | |
|--|-----------------------------|-----|
| FREESTANDING MONUMENT SIGN | SIGN HEIGHT | 3ft |
| BUILDING WALL SIGN | SIGN WIDTH | 5ft |
| BANNER | TOTAL SQ FT | |
| OTHER Chain hanging sign will hang off of chains in bldg 2x4s | SET BACK | |
| | BUILDING/LOT LINEAR FOOTAGE | |

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: Amanda Heele | SIGNATURE of Property Owner or Agent: Amanda Hall |
|---|---|

OFFICE USE ONLY

| | | |
|--------------|------------|----|
| APPROVED BY: | TOTAL FEE: | \$ |
|--------------|------------|----|

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

Annex Gentleman's Grooming Lounge provides high quality salon services, and unique customer care. The shop is located off of 304 Caroline Street, Montgomery Texas 77356. The business sign for Annex Gentleman's Grooming Lounge is a 24'x36'x 1/4' double sided max metal sign, that will be chain installed. The sign will be tan and maroon, with red and tan lettering. The placement of the sign will be between the third, and fourth post from the entrance, on the right hand side.

A handwritten signature in black ink that reads "Amanda Hall". The script is cursive and fluid.

Amanda Hall ph. 936-524-7388

Regards,

Lee Reece

FrankenSign

Custom Signs & Vehicle Wraps

936.371.2177

lee.frankensign@gmail.com

www.frankensign.net

www.facebook.com/frankensign.net



24" X 36" X 1/4" DOUBLE SIDED MAX-METAL SIGN
TO BE CHAIN INSTALLED.
COLORS ARE BURGUNDY, BLACK AND TAN.



Montgomery City Council
AGENDA REPORT

ITEM #3

| | |
|--|--|
| Meeting Date: September 27, 2016 | Budgeted Amount: N/A |
| Department: | |
| Prepared By: Jack Yates | Exhibits: application, letter of explanation, pictures of proposed signs, |
| Date Prepared: September 22, 2016 | |

Subject

Paint/Sign permit for 304 John A Butler St. two items 1) trim paint for building and 2) "Studio Bea" new sign

Discussion

The application and pictures are attached.
Looks appropriate to me.

Recommendation

Approve the sign permit.

Approved By

| | | |
|--------------------|------------|-----------------------------|
| Department Manager | | Date: |
| City Administrator | Jack Yates | September 22, 2016 Date: |



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: 304 JOHN A. Butler St., Montg. | BUSINESS NAME: 77356 | TELEPHONE: 936/597-6600 |
| BUSINESS OWNER: Nathan Rouse & Ben Rouse | MAILING ADDRESS: 29 LaCosta Dr. | TELEPHONE: 936/524-0531 |
| APPLICANT: Ben Rouse | MAILING ADDRESS: 29 LaCosta Dr. | TELEPHONE: 77356 Montg. |

CONTRACTOR LICENSE # (if electrical):
N/A

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

| | |
|--|-----------------------|
| SIGN PLACEMENT: On both sides of stand alone sign (2) On fence on bldg front | VALUATION: \$85.00 |
|--|-----------------------|

SIGN DESIGN & COLOR SCHEME:
See attached -

| SIGN TYPE | SIGN DIMENSIONS (1) (2) | |
|---|-----------------------------|-------------|
| FREESTANDING MONUMENT SIGN 2-sided to attach to stand alone sign | SIGN HEIGHT | 2 1.5 |
| BUILDING WALL SIGN Rectangular - screwed onto fence | SIGN WIDTH | 8 4 |
| BANNER | TOTAL SQ FT | (16x2) (64) |
| OTHER | SET BACK | |
| | BUILDING/LOT LINEAR FOOTAGE | 35 |

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: Ben Rouse | SIGNATURE of Property Owner or Agent: <i>Ben Rouse</i> |
|---|---|

OFFICE USE ONLY

| | | |
|--------------|------------|----|
| APPROVED BY: | TOTAL FEE: | \$ |
|--------------|------------|----|

COMMENTS:

TOWN CREEK ENTERPRISES, LLC

dba Studio Bea

29 La Costa Dr. ~ Montgomery, TX 77356
936.524.0534

August 19, 2016

Ms. Susan Hensley, City Secretary
City of Montgomery
101 Old Plantersville Rd., TX 77316

Re: Item for consideration by the P&Z Meeting committee pertaining to the new location for E-volution PC, now also is the location for Studio Bea--Gifts, Antiques, Collectibles -- (1) Accent paint to be added to 304 John A. Butler St. and (2) Approval of signage for Studio Bea

Dear Ms. Hensley:

Jack advised me to deliver my request for the referenced items requested for approval to you in his absence for presenting to the committee members.

Attached are copies for each committee member and Jack Yates are a photo of the building and a copy of a paint chip brochure with two colors circled. (The brown color, called "Outback Brown," is very similar to the present paint on the building. The cream color called "Shortbread Cookie" is the accent color we want to paint the picket fence around the porch and the eaves.) Adding the accent color is the only paint change planned. Also attached are copies of the proposed signage for Studio Bea, plus the Sign Application and check for \$150 for three signs.

Yours truly,

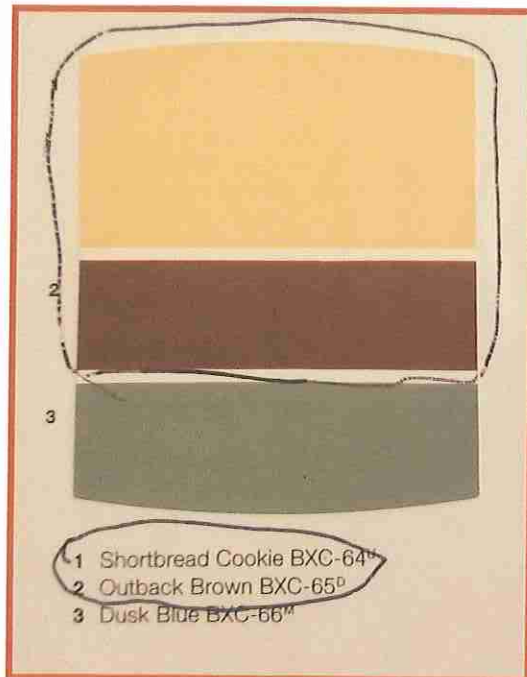


L. Beatrice Rouse

Attachments



E-VOLUTION PC & STUDIO BEA-- 304 John A. Butler St.



Bea House



Gifts

★
Antiques

★
Collectibles

(JK Graphics my adjust spacing as needed.)

2 Signs About 2' high, 8' wide -- To be affixed to the free-standing sign below the E-volution sign, both sides

1 Sign 1.5' high, 4' wide -- To be affixed to the building front, on or near the picket fencing.



8701 New Trails Drive, Suite 200
 The Woodlands, Texas 77381-4241
 Tel: 281.363.4039
 Fax: 281.363.3459
www.jonescarter.com

September 22, 2016

The Planning and Zoning Commission
 City of Montgomery
 101 Old Plantersville Rd.
 Montgomery, Texas 77316

Re: Requests for Variance
 Villas of Mia Lago, Section Two
 City of Montgomery

Commission Members:

Section 78-92(c) of the City of Montgomery Code of Ordinances specifies the minimum width of a non-radial lot shall be 75-feet.

- The Developer is requesting a waiver of this requirement.

Section 78-92(e) of the City of Montgomery Code of Ordinances specifies the minimum area of a lot shall be 9,000 square feet.

- The Developer is requesting a waiver of this requirement and is providing adequate compensating green space in Restricted Reserves "A" and "B".

Section 98-93(a)(2) of the City of Montgomery Code of Ordinances specifies there shall be a side yard on each side of a lot having a width not less than 10-feet.

- The Developer is requesting a reduction to 5-feet on each side of a lot.

We offer no objection to the requested variances as they are a continuation of those previously approved for the adjoining Villas of Mia Lago, Section One development. Should any or all of the requests receive City approval we will coordinate with the Developer, Landpoint, LLC, and DPK Engineering to ensure they are reflected accurately on the Final Plat submission and adhered to during the design and construction phases.

Should you have any questions or comments, please contact, Glynn Fleming and or myself.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Shackelford'.

Ed Shackelford, P.E.
 Engineer for the City

EHS/gef:lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2016\P&Z Reports\9-26-2016\Villas of Mia Lago, Section Two-Variance Request.doc

Enclosure: Villas of Mia Lago, Section Two – Preliminary Plat
 cc/enc: The Honorable Mayor and City Council – The City of Montgomery
 Mr. Jack Yates – City of Montgomery, City Administrator
 Ms. Susan Hensley – City of Montgomery, City Secretary
 Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney
 Mr. David Strauss, RPLS – Landpoint, LLC



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Fax: 281.363.3459
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September 22, 2016

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Approval of Final Plat and Construction Drawings
SH-105 Retail Center
City of Montgomery

Commission Members:

We have reviewed the referenced Final Plat and accompanying construction drawings as submitted by Terra Associates, Inc. and offer no objections to the plat or plans as submitted to us. Our recommendation is the Commission offer full approval to both, thereby allowing the Developer to commence with construction. At the request of City Council, one copy of the referenced plan set is available for your review in the office of the City Secretary.

Thank you for the opportunity to serve the City of Montgomery. As always, should you have any questions or need any additional information, please do not hesitate to contact Glynn Fleming or myself.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Shackelford', with a long horizontal flourish extending to the right.

Ed Shackelford, P.E.
Engineer for the City

EHS/gef: lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2016\P&Z Reports\9-26-2016\SH-105 Retail Center Plat and Plan Approval-PZ Opinion.doc

Enclosure: N/A

cc/enc: The Honorable Mayor and City Council, City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler and Creighton, LLP, City Attorney
Mr. Lyle Henkle, P.E. – Terra Associates, Inc.