

**MINUTES OF REGULAR MEETING**  
**January 25, 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 6:00 p.m.

Present: Arnette Easley, William Simpson, Nelson Cox and Carol Langley  
Absent: Jeffrey Waddell  
Also Present: Jack Yates, City Administrator

**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.

**CONSIDERATION AND POSSIBLE ACTION**

1. Discuss/take action regarding December 28, 2015 minutes.

William Simpson moved to approve the minutes as presented. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

2. Discuss/take action regarding Special Use Permit for seasonal firewood sales to Tony Jackson at 22868 FM 1097.

Mr. Yates made the presentation advising that this would be a new Special Use Permit application. Carol Langley advised that Mr. Jackson had applied in the past but never came in to complete the process for the permit.

Mr. Yates advised that this meets the criteria of the other Special Use Permits.

William Simpson said that he approved the Special Use Permit as per the laws of the Ordinance. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action regarding approval of the Buffalo Springs Shopping Center, Phase II Final Plat.

Mr. Fleming presented the information to the Commission. Mr. Fleming stated that this would be west of the Kroger development. Mr. Fleming advised that the developer had named the roadway Gardner Drive as recommended by Council Member T.J. Wilkerson.

Carol Langley moved to approve the Final Plat. William Simpson seconded the motion, the motion carried unanimously. (4-0)

4. Consideration and possible action regarding Waterside Estates Section One variance requests.

Mr. Fleming presented the information to the Commission.

Arnette Easley moved to accept the variance requests. Carol Langley seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action regarding approval of construction drawings for Lake Creek Village, Section Two.

Mr. Fleming presented the information to the Commission, advised that Mr. LeFevre has requested to use the alternate platting process, and after review and action by the

Commission, it will go to City Council. Mr. Fleming advised that the construction would be inspected and supervised by the City Engineer.

William Simpson moved to approve the construction drawings. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

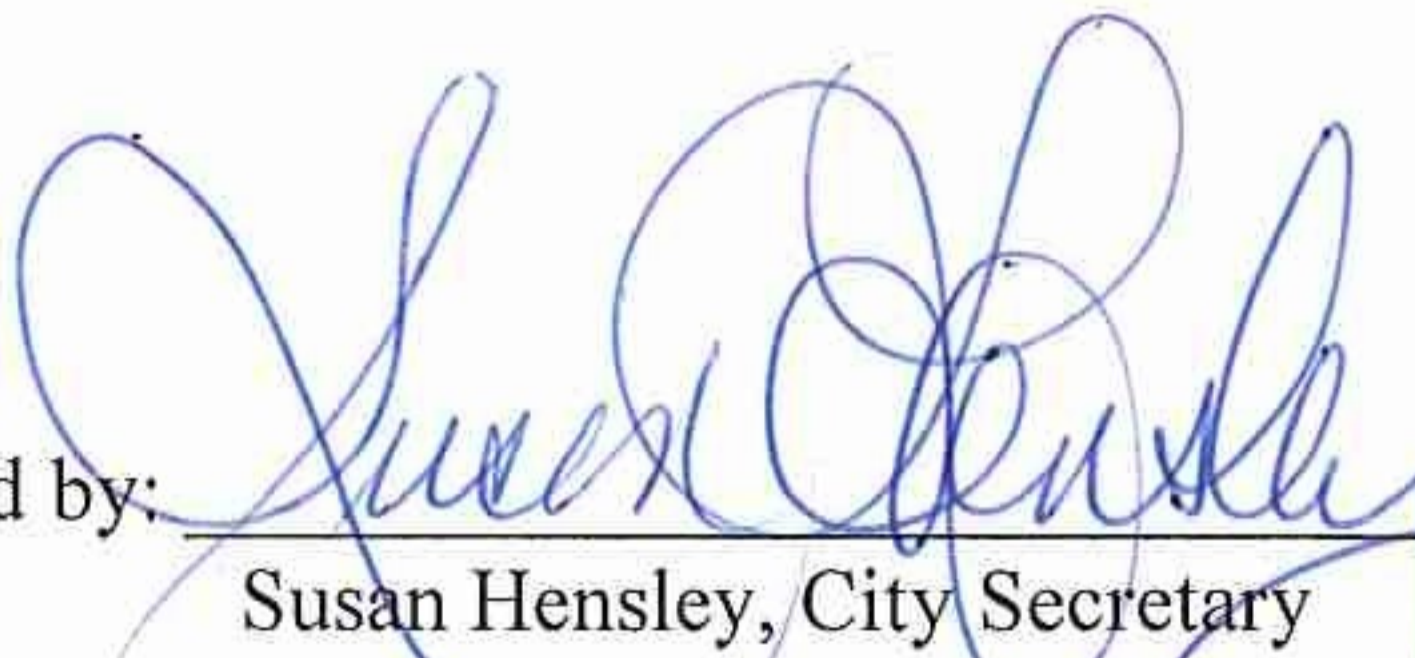
6. Presentation of City Zoning Map,

Mr. Fleming advised that the City Code required that the City Zoning Map be available in the City Secretary's office. The City limits have been included with the Extra-Territorial Jurisdiction ("ETJ") and overlaid with the Development Districts in the City. Mr. Fleming advised that the Map would be an ongoing process, and will be reviewed quarterly. Mr. Fleming advised that the Zoning Map will be presented to City Council for final adoption.

Mr. Yates advised that they will continue at the next meeting with training from materials from the American Planning Association.

**ADJOURNMENT**

Carol Langley moved to adjourn the meeting at 6:25 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  Date Approved: 02/22/16  
Susan Hensley, City Secretary

  
Chairman Nelson Cox

