

MINUTES OF REGULAR MEETING & PUBLIC HEARING

March 3, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: Britnee Ghutzman, William Simpson, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

1. **Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:**

A rezoning request from R1 – Single-Family Residential to B – Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21223 Eva Street, as submitted by Cheatham Management.

Chairman Cox convened the Public Hearing at 6:01 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:04 p.m.

2. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on February 24, 2020.**

Jeffrey Waddell moved to approve the minutes as presented. William Simpson seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding a Preliminary Report of Findings for a rezoning request from R1–Single-Family Residential to B–Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21123 Eva Street, as submitted by Cheatham Management.**

Staff introduced the item and reviewed the notification letters that were sent. The commission clarified the proposed use of the property was for a surface parking lot. Additional discussion was had on the small size of the property and the size would limit the developability of the lot for many commercial uses if the parking lot was not built.

William Simpson moved to approve a Preliminary Report for the rezoning request from R1–Single-Family Residential to B–Commercial for Lot 16, Area D, Montgomery Townsite Section Four to include preliminary site plan and the rezoning map exhibit. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action regarding a Final Report of Findings and Recommendation to City Council for a rezoning request from R1–Single-Family Residential to B–Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21123 Eva Street, as submitted by Cheatham Management.**

Staff introduced the item and Britnee Ghutzman commented that rezoning this project could have a follow-on effect for additional properties in the area to rezone to commercial. Ms. Ghutzman also stated there was no vegetative buffer shown on the submitted plans.

Britnee Ghutzman moved to approve a Final Report for the rezoning request from R1–Single-Family Residential to B–Commercial for Lot 16, Area D, Montgomery Townsite Section Four to include preliminary site plan and the rezoning map exhibit with the recommendation to rezone the property to B–Commercial. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

5. **Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historical Landmark, as submitted by owner Tani Traver.**

Staff introduced the item. William Simpson stated the style of metal carport submitted by the owner does not appear to fit within the character of historic properties or the historic district. Jeffrey Waddell asked for clarification that this was the only home on the street designated as a City Historical Landmark. Staff and other members of the commission stated it was. Cheryl Fox, a neighboring homeowner, stated her old home is also a City-designated Historical Landmark. Gary Szafranski, an adjacent homeowner, spoke against the proposed carport. He stated he did not want the carport directly across from his front porch, and added that the carport would have a negative effect on his property as well as the applicant's property.

William Simpson moved to deny the request for the carport structure. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

Commissioner Britnee Ghutzman inquired about current Short-Term Rental regulations in the City and asked staff to gather information for discussion.


Commissioner Simpson inquired about regulations for adding parking spaces in commercial areas that are possibly located in the TxDOT right-of-way and whether the City has authority to prevent it. Staff confirmed the City would look into the item and address as appropriate.

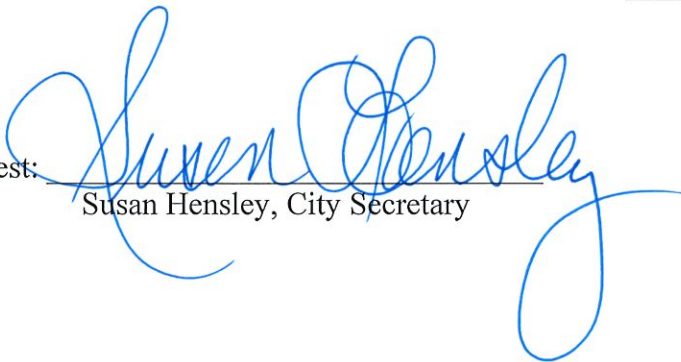
Adjournment

Carol Langley moved to adjourn the meeting at 6:55 p.m. William Simpson seconded the motion, the motion carried unanimously. (5-0)

Prepared by: 
Dave McCorquodale

Date approved: 03/09/2020


Chairman Nelson Cox

Attest: 
Susan Hensley, City Secretary

