

## MINUTES OF REGULAR MEETING

June 7, 2022

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### **CALL TO ORDER**

Chairman Waddell declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Britnee Ghutzman, Daniel Gazda

Absent: None

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

#### **VISITOR/CITIZENS FORUM**

No comments given.

**1. Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.**

Staff reviewed the information and the owner and his contractor were present to answer questions. The owners and the Commission discussed details of the proposed second story addition and affirmed the lower back porch space would remain. The Commission asked if the property would be able to meet city parking requirements with the addition of the second story area and had reservations about what the added floor area of the restaurant meant for parking on the property. The owner and contractor said they believed they would still meet parking requirements. The Commission was in agreement that the concept appeared good and that final architectural drawings need to be submitted for review.

Bill Simpson moved to approve the concept of the exterior modifications and contingent on final architectural drawings and colors being reviewed and submitted by P&Z. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

**2. Consideration and possible action regarding proposed exterior modifications to 504 Caroline Street in the Historic Preservation District.**

Commissioner Waddell noted the proper action on this item is to make a recommendation to City Council on the partial demolition request of the structure. Staff reviewed the information and noted the applicant was in attendance and could talk in more detail about their plans. Mr. Tom Cox of Gracepoint Homes spoke to the dilapidated condition of the north wing of the house. After a structural assessment, it was determined that the north wing of the home could not be repaired. That is what led to the request to demolish a portion of the structure. Mr. Cox said they are considering a future Phase 2 of the project that would match the existing structure's architecture.

Britnee Ghutzman moved to recommend to City Council the approval of the demolition request as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

**3. Convene into a Public Hearing on the Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial at 504 Caroline Street, Montgomery, Texas.**

Chairman Waddell opened the Public Hearing at 6:25 p.m. Staff noted 19 notification letters were mailed to surrounding properties and have not received any comments on the rezoning request. Receiving no comments, the Public Hearing was closed at 6:27 p.m.

**4. Discussion and possible action regarding comments received in the Public Hearing.**

Ms. Ghutzman noted the County Appraisal District's assessment of the property should not be used as a determining factor in making a recommendation to rezone the property, though she does believe the property's highest and best use is B – Commercial considering the location and surrounding properties.

No action taken.

**5. Public Hearing on Final Report.**

Chairman Waddell opened the Public Hearing at 6:35 p.m. Receiving no comments, the Public Hearing was closed at 6:36 p.m.

**6. Consideration and possible action on a Final Report for a requested rezoning of 504 Caroline Street, Montgomery, Texas.**

The Commission discussed details of the request and draft Final Report.

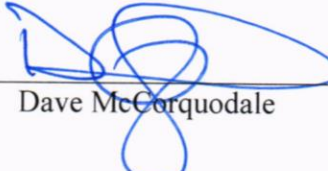
Britnee Ghutzman moved to approve the Final report with the addition of a note that a single residentially zoned property to the north will be surrounded by commercial properties and to recommend to City Council approval of the rezoning request from R1 – Single Family Residential to B – Commercial. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

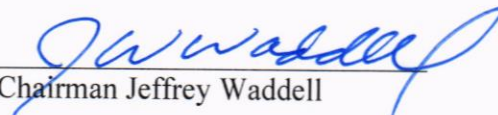
**Commission Inquiry**

Bill Simpson asked about the boundaries of the historic district and where they are. Secondly, he asked about the demolition of a home on Louisa Street and whether it was in the historic district. Mr. McCorquodale stated he would verify the location of the boundaries and would follow up with the Commission with more information. Mr. Simpson asked if the City has record of what homes are historic within the district. Mr. McCorquodale said he didn't know of a complete list of historic properties.

**Adjournment**

Britnee Ghutzman moved to adjourn the meeting at 6:50 p.m. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: 07/05/2022  
Dave McCorquodale

  
Chairman Jeffrey Waddell

Attest:   
Nici Browe, City Secretary