

MINUTES OF REGULAR MEETING

July 5, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

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

Present: Jeffrey Waddell, Bill Simpson, Daniel Gazda, Britnee Ghutzman (arrived at 6:10 p.m.)

Absent: Merriam Walker

Also Present: Dave McCorquodale, Director of Planning & Development, Katherine Vu, City Engineer

VISITOR/CITIZENS FORUM

None.

1. Consideration and possible action on the Regular Meeting Minutes of June 6, 2023.

Bill Simpson moved to approve the minutes as presented. Dan Gazda seconded the motion, which carried unanimously. (3-0)

2. Consideration and possible action on Lone Star Estates Partial Replat No. 1.

Staff reviewed the packet information and affirmed Jeff Waddell's question on the purpose of the replat which was to combine lots 10 & 11 and adjust the lot lines between the combined lots and lot 12 so that both properties had water frontage on the community lake. Katherine Vu confirmed that was correct. Matt Tucker with Texas Professional Surveying was in attendance to answer questions from the Commission.

Dan Gazda asked if there are any easements being impacted by the replat. Katherine Vu noted there was an existing 10' sewer easement shown between lots 10 & 11 that has an existing house located over it. She explained that the infrastructure was installed approximately 20 years ago and there was not a sewer line located within this easement and there would never be a need to locate a sewer line in the easement. Matt Tucker with TPS said they could remove the easement if it pleased the Commission. Jeff Waddell asked if there was an HOA for the neighborhood that might need to know in case HOA fees would be affected by combining the two lots. The surveyor did not have any direct knowledge of the HOA fees.

Bill Simpson asked if a public hearing was required for this item. Dave McCorquodale said that City Council would have to hold a public hearing before acting on the replat since the properties are zoned single family residential. [Britnee Ghutzman arrived at the meeting.] Bill Simpson asked if the neighbors were aware of the replat. Dave McCorquodale said the owners of these lots joined in the action to replat and that letters would be mailed to property owners within 200' notifying them of the public hearing along with the legal notice publication.

Bill Simpson moved to approve the replat contingent of the 10' sewer easement being abandoned as part of the replat process. Dan Gazda seconded the motion, which carried unanimously. (4-0)

3. Consideration and possible action on a recommendation to City Council related to a parking variance request for Home Depot, USA, Inc.

Staff reviewed the packet information and introduced Jordan Corbitt, PE of Kimley-Horn who represented Home Depot and Milestone Properties, the owner of the property. Bill Simpson asked if the parking spaces being reduced by 206 spaces would affect the number of spaces available to employees of Home Depot and how many employees were anticipated to park in the lot per day. Mr. Corbitt estimated that about 70 employees would be at work at the same time. Bill Simpson asked about the amount of spaces that seasonal sales items take up and whether those items would stay in the area indicated on the plan or whether they would be taking up parking spaces at certain times of the year. Mr. Corbitt said the seasonal sales items would only be located as shown on the plan and would not take up any of the available parking spaces shown on the plan. Bill Simpson asked if that was also true for rental trucks, sheds, and trailers. Mr. Corbitt said those items would only be located as shown on the plan. Mr. McCorquodale said that seasonal items, etc., that were located in parking spaces could be addressed through code enforcement.

Bill Simpson said a big concern is that a reduction in the allowed parking would create an issue if the remaining spaces started to be filled with seasonal items and rental equipment. He also asked about contractors coming to Home Depot with a trailer for large items and taking up multiple parking spaces. Mr. Corbitt noted the angled contractor parking spaces shown on the plan that will accommodate customers with trailers to park without taking up multiple spaces.

Jeff Waddell asked how this proposed store and parking lot compares to other Home Depot stores. He also noted that Home Depot is a kind of warehouse with bulk goods that isn't exactly the same as other types of retail. Mr. Corbitt said many other stores have smaller pad sites around the

perimeter that utilize parking areas on the periphery of the property. In this case, those parcels were already platted by Milestone when they developed the Kroger site. Britnee Ghutzman noted the parking lot at the Conroe Home Depot parking lot was routinely congested and difficult to navigate. Mr. Corbitt said one of the reasons this store was being built was to relieve the Conroe location and provide customers in this area a closer store, which would likely reduce some of the volume of customers at that store.

Britnee asked about the sales projections of Home Depot and whether their proposed parking spaces were tied to those projections. Mr. Corbitt said sales projections and the size of the property both affected the request for 399 spaces. Jeff Waddell said one point to keep in mind is that this parking lot is only serving Home Depot unlike the Conroe store that shares the parking lot with the surrounding retail development. Mr. McCorquodale noted that the city's parking ordinance is based on square footage of parking space area with a minimum parking space of 9'x18'. Home Depot is proposing a 9'x19' space and a slightly larger drive aisle, which does reduce the overall number of spaces provided but provides a larger parking stall that helps with parking lot circulation. Jeff Waddell asked about the landscaping plan and how much landscaping the parking lot would include. Mr. Corbitt referenced the included landscape plan in the packet to note the trees planned for the parking lot. Britnee Ghutzman noted the slight discrepancy between the aerial image plan and the landscape plan and asked which was correct. Mr. Corbitt said the aerial plan was the most current and would be provided to the landscape firm to ensure the landscape design reflected the correct parking lot design.

Dan Gazda moved to recommend approval of the parking variance request to City Council. Bill Simpson seconded the motion, which carried unanimously. (4-0)

Commission Inquiry


Jeff Waddell followed up on the College Street question from the last meeting. After discussion with the Commission it was determined that the property in question was 704 Caroline Street. Mr. McCorquodale said the contractor had several issues with missed or failed inspections but had worked through them with staff and should be getting back underway soon.


Adjournment

Britnee Ghutzman moved to adjourn the meeting at 6:40 p.m. Dan Gazda seconded the motion, which carried unanimously. (4-0)

Prepared by: 
Dave McCorquodale

Date approved: 08/01/2023


Chairman Jeffrey Waddell

Attest: 
Nici Browe, City Secretary