

**NOTICE OF REGULAR MEETING**

**July 22, 2019**

**MONTGOMERY PLANNING AND ZONING COMMISSION**

**STATE OF TEXAS**

**AGENDA**

**COUNTY OF MONTGOMERY**

**CITY OF MONTGOMERY**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the Montgomery Planning and Zoning Commission will be held on **Monday, July 22, 2019 at 6:00 p.m.** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

**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. The 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.

**CONSIDERATION AND POSSIBLE ACTION:**

1. Consideration and possible action regarding regular meeting minutes of June 24, 2019.
2. Consideration and possible action regarding a proposed sign to be located at 312 John A. Butler Street in the Historic Preservation District.
3. Report regarding a general project to be coordinated by the Planning and Zoning Commission.

**ADJOURNMENT**



Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 19<sup>th</sup> day of July 2019 at 3:45 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

---

*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.*

---

## MINUTES OF REGULAR MEETING

June 24, 2019

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

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

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

Absent: Jeffrey Waddell

Also Present: Richard Tramm, City Administrator

Jack Yates, Consulting City Administrator

Dave McCorquodale, Assistant to City Administrator

1. **Consideration and possible action regarding approval of minutes for a Special Meeting and Public Hearing held on May 16, 2019 and a Special Meeting and Public Hearing held on May 21, 2019.**

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

2. **Consideration and possible action regarding a sign for ONE Property Group to be located at 302 John A. Butler Street in the Historic Preservation District.**


Staff reviewed the agenda item information and noted the business owner installed the sign prior to the meeting. William Simpson asked about single or double occupancy at the location since the building is configured to allow space for two tenants. Staff relayed the applicant is occupying the entire building.

5. Discussion regarding a general project grouping to be coordinated by the Planning and Zoning Commission.

Mr. Jack Yates spoke to the Commission about the City's realization of a need for several capital projects. Mr. Yates said MEDC had inquired about options for funding the proposed downtown streetscape project at their May meeting. A brief overview of funding alternatives was presented and the idea of grouping various projects together in a future general obligation bond was introduced. Mr. Yates stated one possibility was for the City Council to appoint the Planning & Zoning Commission to oversee the development and implementation of projects. A list of possible projects was reviewed and Mr. Yates stated the list was preliminary and projects were subject to additional consideration. Various details about the projects were discussed and Mr. Yates restated this was an introduction to the general idea and no formal action was required.

6. Adjournment

Arnette Easley moved to adjourn the meeting at 6:55 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  Date approved: 7/22/19  
Dave McCorquodale

\_\_\_\_\_  
Chairman Nelson Cox

Attest: \_\_\_\_\_  
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: July 22, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign Application, sign graphics and proposed sign location photos</b>
<b>Date Prepared: July 16, 2019</b>	

**Subject**

Consideration and possible action on proposed new business sign located at 312 John A Butler Street in the Historic Preservation District.

**Description**



Nikita Terry, the business owner, is opening a clothing boutique at 312 John A Butler, the former location of Montgomery Barber Shop. The sign graphics pictured do not appear to present a historic appearance. There are two proposed signs:

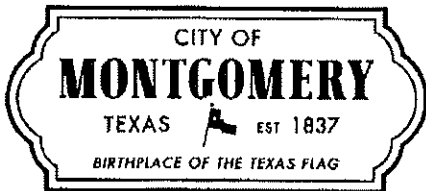
- One is 11.5" x 24" white vinyl lettering and logo on the glass entry door
- One is 14.5" x 42.5" black vinyl lettering and logo on the existing on the existing wall-mounted sign cabinet.

**Recommendation**

Consider the sign to be located at 312 John A Butler as presented and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 7/16/19
City Administrator	Richard Tramm 	Date: 7/16/19



WWW.MONTGOMERYTEXAS.GOV

# Sign Permit Application

## CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, Texas 77356  
936-597-8434

[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

SIGN PERMIT APPLICATION EXPIRES IN  
180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New	Pre-Existing <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>

Permit: \_\_\_\_\_

Date: 6/30/19

JOB ADDRESS: 312 John A Butler Street	BUSINESS NAME: Urban Trenz	
BUSINESS OWNER: Nikita Terry	MAILING ADDRESS: 1914 Hunnington Dr Conroe, Tx 77303	TELEPHONE: 346-803-2411
APPLICANT: Nikita Terry	MAILING ADDRESS: 1914 Hunnington Dr Conroe, Tx 77303	TELEPHONE: 936-648-8597

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

SIGN PLACEMENT: Existing sign already attached to building	VALUATION:
SIGN DESIGN & COLOR SCHEME: Previously emailed . Color scheme is black and white	

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT	48 in
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH	96 in
BANNER <input type="checkbox"/>	TOTAL SQ FT	
OTHER <input type="checkbox"/>	SET BACK	
	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 regulating construction or the performance of construction.

NAME: Nikita Terry	SIGNATURE:
-----------------------	------------

OFFICE USE ONLY			
APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

## Installation of #72510 Product 2

- 312 John A Butler St. Montgomery, TX 77356
- Install white vinyl to door



\*Grey Background for proofing purposes only.

## Installation of #72510 Product 1

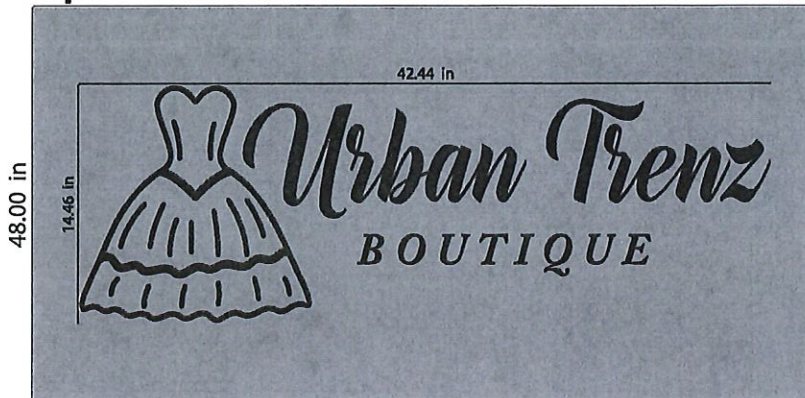
- 312 John A Butler St. Montgomery, TX 77356
- Remove old vinyl on cabinet
- Replace with new, black logo vinyl

### INSTALL LOCATION



### Option B

96.00 in



\*Grey Background for proofing purposes only.