

NOTICE OF REGULAR MEETING

August 26, 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, August 26, 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 July 22, 2019.
2. Consideration and possible action regarding a sign located at 308 Liberty Street / N. H. Davis Museum & McCall Law Office in the Historic Preservation District.
3. Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.
4. Presentation by L Squared Engineering for proposed Town Creek Development.

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 23RD day of August 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

July 22, 2019

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:02 p.m.

Present: Arnette Easley, William Simpson, Nelson Cox, and Jeffrey Waddell

Absent: Carol Langley

Also Present: Richard Tramm, City Administrator

Dave McCorquodale, Assistant to the City Administrator

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on June 24, 2019.**

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

2. **Consideration and possible action regarding a proposed sign to be located at 312 John A. Butler Street in the Historic Preservation District.**

Mr. Tramm reviewed the agenda item information and let the Commission know the applicant was in the audience. Mr. Waddell clarified the size of the lettering and whether the sign hardware was new. The applicant stated the only thing being replaced was the vinyl graphics.


Arnette Easley moved to approve the sign at 312 John A. Butler in the Historic Preservation District. William Simpson seconded the motion, the motion carried unanimously. (4-0)

3. Report regarding a general project to be coordinated by the Planning & Zoning Commission.

Mr. Tramm informed the Commission that details of the report were still being finalized and the presentation would be at the August meeting. No action was taken.

4. Adjournment

Arnette Easley moved to adjourn the meeting at 6:09 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  _____ Date approved: _____
Dave McCorquodale

Chairman Nelson Cox

Attest: _____
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|---------------------------------------|---|
| Meeting Date: August 26, 2019 | Budgeted Amount: N/A |
| Department: Administrative | |
| Prepared By: Dave McCorquodale | Exhibits: Sign Application & photo of sign on building |
| Date Prepared: August 22, 2019 | |

Subject

Consideration and possible action on a sign located at 308 Liberty Street / N.H. Davis Museum & McCall Law Office located in the Historic District.

Description

Mr. Floyd Montgomery has opened a museum in the McCall Law Office for the Montgomery family artifacts he has collected over the years. He has installed a sign on the face of the McCall Law Office as seen in the photograph. The application is for a temporary sign, as he only has a 90-day agreement with the Historical Society to use the space. Presumably they will be renewing the agreement quarterly if the museum is successful. The sign does not appear to consider design aesthetics or the historical context of the structure or location. The location of the sign partially covers a window of the building façade.

Recommendation

Consider the sign to be located at 308 Liberty Street as presented.

Approved By

| | | |
|----------------------|-----------------------------|---------------|
| Asst. to City Admin. | Dave McCorquodale <i>DM</i> | Date: 8/22/19 |
| City Administrator | Richard Tramm <i>RT</i> | Date: 8/22/19 |



MONTGOMERY FAMILY MUSEUM

Hours of Operation

Friday, Saturday, & Sunday

1:00-5:00 P.M.

And by Appointment

936-597-4440

cell 936-218-5301



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY
 101 Old Plantersville Road
 Montgomery, Texas 77356
 936-597-6434
permits@ci.montgomery.tx.us

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

For 3 months

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

Permit: _____

Date: *7/24/2019*

| | | |
|---|--|-------------------------------------|
| JOB ADDRESS: | BUSINESS NAME: <i>Montgomery Family Museum</i> | |
| BUSINESS OWNER: <i>Floyd M. Montgomery</i> | MAILING ADDRESS: <i>PO Box 1456, Montgomery, TX 77356</i> | TELEPHONE: <i>(936) 597-4440</i> |
| APPLICANT: | MAILING ADDRESS: | TELEPHONE: |

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

| | |
|---|------------------------------------|
| SIGN PLACEMENT: <i>on front of NH Davis Law Office</i> | VALUATION: <i>Cost \$100.00</i> |
|---|------------------------------------|

SIGN DESIGN & COLOR SCHEME:
White Background Red & Black letters

| SIGN TYPE | | SIGN DIMENSIONS | |
|-------------------------------|--|--------------------|------------|
| FREESTANDING MONUMENT SIGN | | SIGN HEIGHT | <i>3'</i> |
| BUILDING WALL SIGN <i>yes</i> | | SIGN WIDTH | <i>4'</i> |
| BANNER | | TOTAL SQ FT | <i>12'</i> |
| OTHER <i>✓</i> | | 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: <i>Floyd M. Montgomery</i> | SIGNATURE: <i>Floyd M. Montgomery</i> |
|-------------------------------------|--|

OFFICE USE ONLY

| | | | |
|----------|--|------------|-----------------|
| APPROVED | | TOTAL FEE: | \$ <i>50.00</i> |
| DATE | | | |

COMMENTS:

Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|---------------------------------------|---|
| Meeting Date: August 26, 2019 | Budgeted Amount: N/A |
| Department: Administrative | |
| Prepared By: Dave McCorquodale | Exhibits: Mr. Jacobs will have visual aids at the meeting. |
| Date Prepared: August 22, 2019 | |

Subject

Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.



Description

Mr. Jacobs would like to present a proposed project at 1062 Clepper Street (directly behind Jim's Hardware). He is not requesting any approval or recommendation, but would like to hear feedback on the idea.

Recommendation

Listen to the presentation and provide feedback as you see fit.

Approved By

| | | |
|----------------------|---|---------------|
| Asst. to City Admin. | Dave McCorquodale  | Date: 8/22/19 |
| City Administrator | Richard Tramm  | Date: 8/22/19 |

Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|---------------------------------------|---|
| Meeting Date: August 26, 2019 | Budgeted Amount: NA |
| Department: Administrative | |
| Prepared By: Richard Tramm | Exhibits: Letter and Exhibit from L Squared Eng. |
| Date Prepared: August 21, 2019 | |

Subject

Presentation by L Squared Engineering for proposed Town Creek Crossing development.

Recommendation

Discuss and offer comment on the proposed development while they are considering moving forward with this project.

Discussion

Mr. White will be presenting on the proposed Town Creek Crossing development for comments and support as they look to move forward and approach City Council in the future.

Approved By

| | | |
|--------------------|-------------------------|-----------------------|
| | | |
| City Administrator | Richard Tramm <i>RT</i> | Date: August 21, 2019 |



August 16, 2019

City of Montgomery
C/O Richard Tramm
City of Montgomery City Administrator
101 Old Plantersville Road
Montgomery, TX 77356

RE: Request for Support of Town Creek Crossing

Mr. Tramm,

The purpose of this letter is to request support of a proposed development known as Town Creek Crossing. Town Creek Crossing will consist of approximately 180 single family homes ranging between 55' - 75' lots, approximately 17 acres of commercial development, 23 acres of parks and open space and 24 acres of drainage facilities. See attached preliminary site plan as a reference. As a part of this development, a formal request for an in-City Municipal Utility District will be made to the City and Council. We are requesting initial support of this concept prior to proceeding with surveying, design and the formal approvals through the State for the establishment of the MUD.

If you have any questions or concerns, please feel free to contact me directly.

Thank you,

Jonathan White, PE
L Squared Engineering
936-647-0420
Jwhite@L2engineering.com





DEVELOPMENT DATA
 TOTAL ACRES= 48.2
 TOTAL LOTS= 132
 LF ROADWAY= 2,859
 LOTS/ACRE= 2.72
 LF/LF= 44.6

LIST OF VARIANCES
 MIN LOT WIDTH
 MIN LOT AREA

TOWN CREEK CROSSING PROPOSED SITE PLAN OPTION 2

| DRAWING INFORMATION | |
|---------------------|--------------------|
| PROJECT | 30321 TOWN |
| DRAWN | MCC/SCH/CLS |
| SCALE | 1" = 50' (7/24/16) |
| SHEET | 1 OF 1 (3/1/17) |

| SUBMITTAL LIST | |
|----------------|----------------------|
| 1 | EXHIBIT B - COMMENTS |
| 2 | EXHIBIT C - COMMENTS |
| 3 | EXHIBIT D - COMMENTS |
| 4 | EXHIBIT E - COMMENTS |
| 5 | EXHIBIT F - COMMENTS |
| 6 | EXHIBIT G - COMMENTS |
| 7 | EXHIBIT H - COMMENTS |
| 8 | EXHIBIT I - COMMENTS |
| 9 | EXHIBIT J - COMMENTS |
| 10 | EXHIBIT K - COMMENTS |
| 11 | EXHIBIT L - COMMENTS |
| 12 | EXHIBIT M - COMMENTS |
| 13 | EXHIBIT N - COMMENTS |
| 14 | EXHIBIT O - COMMENTS |
| 15 | EXHIBIT P - COMMENTS |
| 16 | EXHIBIT Q - COMMENTS |
| 17 | EXHIBIT R - COMMENTS |
| 18 | EXHIBIT S - COMMENTS |
| 19 | EXHIBIT T - COMMENTS |
| 20 | EXHIBIT U - COMMENTS |
| 21 | EXHIBIT V - COMMENTS |
| 22 | EXHIBIT W - COMMENTS |
| 23 | EXHIBIT X - COMMENTS |
| 24 | EXHIBIT Y - COMMENTS |
| 25 | EXHIBIT Z - COMMENTS |



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 DENVER, CO 80202
 (303) 733-1111
 WWW.LSQUAREDENGINEERING.COM