

NOTICE OF REGULAR MEETING

October 28, 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, October 28, 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.

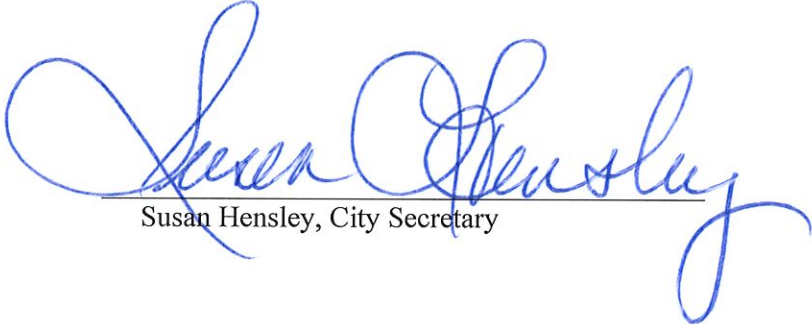
CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of September 23, 2019.
2. Consideration and possible action regarding a sign application for Perfect Home Decor at 304 John A. Butler Street in the Historic Preservation District.
3. Consideration and possible action regarding two wall sign applications for RE/MAX Distinction at 21012 Eva Street in the Historic Preservation District.
4. Consideration and possible action regarding rear façade improvements for Jacobs Properties at 207 McCown Street in the Historic Preservation District.
5. Consideration and possible action regarding proposed exterior painting of 14348 Liberty Street in the Historic Preservation District.
6. Discussion for a Special Use Permit for Moon Over Montgomery, a proposed rental cottage project located at 1062 Clepper Street.

7. Consideration and possible action regarding the regular meeting schedule for November & December.
8. Discussion regarding a future infrastructure funding project to be coordinated by the Planning & 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 23rd day of October 2019 at 11:00 o'clock AM. 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

September 23, 2019

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: Arnette Easley, William Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley
Absent: None

Also Present: Richard Tramm, City Administrator
Dave McCorquodale, Assistant to the City Administrator
Chris Roznovsky, Jones & Carter, City Engineer

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on August 26, 2019.**

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

2. **Consideration and possible action regarding a proposed new residential structure to be located at 202 Pond Street in the Historic Preservation District as submitted by James Bone.**

Arnette Easley and Jeffrey Waddell, and William Simpson spoke to the building criteria required by the Ordinance. The applicant explained there were domestic issues between his family and his request was in pursuit of having a place to live and store his belongings for a temporary period of up to a couple years. Mr. Easley asked the applicant to call him directly following the meeting so he could help him arrange a place to store his possessions.

The Commission expressed sympathy to Mr. Bone's situation, but did not believe the request met the requirements set forth in the ordinance.

Jeffrey Waddell moved to deny the request to place a shipping container or portable building to be used as a residential structure at 202 Pond Street due to non-compliance with the Historic Preservation District guidelines. William Simpson seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action regarding a sign application for The Meating Place Bar-B-Que located in the Historic Preservation District at 401 College Street, Suite 170, as submitted by owner Buddy Adams.

Staff clarified the location of the business was in the former location of Bean Punk Coffee. The Commission had no comments regarding the proposed sign.

William Simpson moved to approve the sign application request. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action regarding a sign application for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.

The sign application was for a shingle-style sign that hangs above the door. Mr. Waddell clarified that the sign was not lit and asked for clarification on the dimensions of the sign, and commented that the sign was well designed.

Arnette Easley moved to approve the sign application request. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

5. **Consideration and possible action regarding exterior modifications for window awnings for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.**

Staff clarified this request was for adding two fabric awnings over the existing windows on the façade of the building. William Simpson asked if there were existing awnings on the building now. The applicant stated there were no awnings now, but there were awnings when Retreat Hill Cellars occupied the building.

William Simpson moved to approve the exterior modification request for window awnings. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

6. **Consideration and possible action regarding exterior modifications to a home including new siding and property fence located at 708 College Street in the Historic Preservation District as submitted by owners Stephanie and Larry Trevino.**

Staff explained the request was for approval of new Hardie-plank siding, cedar shake shingle accents, new paint, and replacement of the picket fence in the front yard. The Commission asked several questions to clarify the exact colors. The owners stated the siding of the house was currently in poor shape and mis-matched and the proposal was to replace all the siding with the same size and color.

Jeffrey Waddell moved to approve the requests for the proposed exterior modifications. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

7. **Consideration and possible action regarding a recommendation to City Council for two variance requests to Section 78-88 of the Code of Ordinances to allow flag lots and 31-foot minimum lot widths instead of the required 75 feet for a replat of Gulf Coast Estates Section 2 located at the end of Baja Street as submitted by Walker Montgomery CDC.**

Darrin Fentress, civil engineer for the property owner, provided details about the proposed replat. Mr. Fentress stated his client had tried to acquire enough adjacent property to extend Baja Street, along with other design options that would not need variances, and were not successful. Mr. Fentress explained his client built low-income housing using at-risk youth. Their work provides needed housing for low-income residences while teaching a trade to young people that may not have another path to a career.

Arnette Easley moved to approve recommendation for approval of the variances for two flag lots and lot frontage less than 75-foot lot frontage as required by Section 78-88 of the Code of Ordinances to City Council. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

8. Consideration and possible action regarding a Preliminary Plat for Louisa Lane Estates as submitted by the developer.

Chris Roznovsky referred to the summary in the agenda packet. He also reviewed several details about the plat including a variance for open ditches in lieu of curb & gutter and a minor road alignment variance to preserve a significant tree on the site.

William Simpson moved to approve the Preliminary Plat for Louisa Lane Estates as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

9. Consideration and possible action regarding a replat for The Shoppes at Montgomery Section 2 as submitted by Montgomery SH 105 Associates, LLC.

Mr. Roznovsky explained the details of the memo listed in the agenda packet. Jeffrey Waddell asked about a buffer along the back of the property. Staff explained part of that was access to the sewer plant and part was a vegetative buffer.

Jeffrey Waddell moved to approve the Replat for The Shoppes at Montgomery Section 2 as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

10. Report regarding a sign located at 308 Liberty Street / N.H. Davis Museum and McCall Law Office as submitted by Floyd Montgomery.


Staff let the Commission know that Mr. Montgomery had moved out of the building and is currently seeking a new location for his museum. No action taken.

11. Report regarding a future infrastructure funding project to be coordinated by the Planning and Zoning Commission.

Staff reviewed the purpose of the project, which is to address various needs of the city that require funding decisions to be analyzed. Staff explained that the coordination of the project would include organizing citizen steering committees and prioritizing projects. Arnette Easley asked that city-wide enhancements be considered as part of the project.

Adjournment

Arnette Easley moved to adjourn the meeting at 7:05 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: _____
Dave McCorquodale

Chairman Nelson Cox

Attest: _____
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Sign Permit Application, mock up image of sign on building

Subject

Consideration and possible action regarding a sign application for Perfect Home Décor at 304 John A. Butler Street in the Historic Preservation District.



Description

The proposed sign is for a new business located in one of the “tiny home” shops on John A. Butler. Staff interprets the sign to be a wall sign, which is allowed to be up to 60% of the building wall. While the proposed sign meets the criterion for sizing, the Commission should also consider the amount of content and overall design aesthetic of the sign for appropriateness in the Historic Preservation District.

Recommendation

Consider the proposed sign and act as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 10/22/19
City Administrator	Richard Tramm 	Date: 10/22/19



Sign Permit Application

Public Works and
Community Development
Department

City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77356
www.montgomerytexas.gov

* SIGN PERMIT APPLICATION EXPIRES IN 6 MONTHS (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 Sign?	Pre-Existing <input type="checkbox"/>	New <input checked="" type="checkbox"/>

Permit #:

Date:

JOB ADDRESS: <i>304 John A. Butler St.</i>		BUSINESS NAME: <i>Perfect Home Decor</i>	
BUSINESS OWNER: <i>Ramazan Dondar</i>	MAILING ADDRESS: <i>22870 Hwy 105 W #517; Montgomery, Tx 77356</i>	TELEPHONE: <i>936-689-9560</i>	
APPLICANT: <i>Lone Star Signs</i>	MAILING ADDRESS: <i>21973 Eva St; Montg. TX 77356</i>	TELEPHONE: <i>936-597-8783</i>	
CONTRACTOR LICENSE # (if electrical): <i>N/A</i>			

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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SIGN PLACEMENT: <i>Attached to Truss Beams underneath the eave</i>	VALUATION:	
SIGN DESIGN & COLOR SCHEME: <i>Logo w/ images and text; white & Blue w/ Full-color Pictures</i>		
SIGN TYPE:	SIGN DIMENSIONS:	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	<i>66" at Peak</i>
BUILDING WALL SIGN	SIGN WIDTH	<i>Triangle 190" at Base</i>
BANNER	TOTAL SQ FT	<i>48</i>
OTHER <i>see placement; Attached to Building.</i>	SET BACK	
	BUILDING/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 office regulating construction or the performance of construction.

NAME of Property Owner or Agent: <i>Deryl Fauss</i>	SIGNATURE of Property Owner or Agent:
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OFFICE USE ONLY

APPROVED BY:	TOTAL FEE:	\$
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COMMENTS:	
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Perfect Home Decor

5 1/2'



HOME & PATIO
CUSHION & PILLOW



BEDDING
HEADBOARD
SLIPCOVER



INDOOR & OUTDOOR FABRIC



UPHOLSTERY
RESIDENTIAL
COMMERCIAL



CUSTOM MADE
FURNITURE



CUSTOM WINDOW
TREATMENTS

PerfectHomeDecor.info | 936-448-7209

15'-9"



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Sign Permit Applications, mock up images of signs on building

Subject

Consideration and possible action regarding a sign application for RE/MAX Distinction at 21012 Eva Street in the Historic Preservation District.

Description

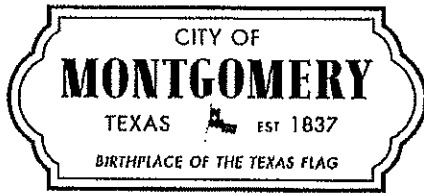
The proposed wall signs are for the new realtor office located in the Old Schoolhouse building at the corner of SH105 and McCown Street. Wall signs are allowed to be up to 60% of the building wall. The proposed sign meets this criterion. The business currently has a free-standing sign located along SH105. The owner of the business states she would like to increase business identity from SH 105 and from the intersection at FM149. The Commission should consider the existing sign on the property and overall design aesthetic of the sign for appropriateness in the Historic Preservation District.

Recommendation

Consider the proposed signs and act as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 10/22/19
City Administrator	Richard Tramm <i>RT</i>	Date: 10/22/19



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)

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

Permit: _____

Date: 10/08/2019

JOB ADDRESS: 21012 Eva St., Montgomery, TX 77356	BUSINESS NAME: RE/MAX Distinction	
BUSINESS OWNER: Michelle Cannon	MAILING ADDRESS: 21012 Eva St., Montgomery, TX 77356	TELEPHONE: 281-936-0005
APPLICANT: Michelle Cannon	MAILING ADDRESS: 21012 Eva St., Montgomery, TX 77356	TELEPHONE: 832-818-6621

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: On the South wall of the building facing Hwy 105 & FM 149	VALUATION: \$2,430.00
--	--------------------------

SIGN DESIGN & COLOR SCHEME: Individual Acrylic Letters - red, white, blue & black colors	
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SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	<input type="checkbox"/>	SIGN HEIGHT	3.16 feet
BUILDING WALL SIGN	<input checked="" type="checkbox"/>	SIGN WIDTH	14 feet
BANNER	<input type="checkbox"/>	TOTAL SQ FT	44.24
OTHER	<input type="checkbox"/>	SET BACK	
		LOT LINEAR FOOTAGE	110.44

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 compiled 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: Michelle Cannon	SIGNATURE:
--------------------------	----------------

OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

PROOF

- Proof APPROVED as is
- OK with changes
- NEW Proof needed

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.



****Production will not begin until approval is emailed or fax back stating APPROVED.****



19.3ft

MADE FROM EARTH-FRIENDLY DURABLE PLASTIC,
Our Cellulose Acetate Butyrate (CAB) formed plastic letters and logos are tough, weather-resistant, earth-friendly, and the first dimensional letters.

Standard black, red and blue colors

Total wall area is 19.3' H x 18' L
for a total sq ft of 347.40

DATE _____ 9/27/19 _____
 ORDER NUMBER _____ 19-3 2332 _____
 QUANTITY _____ 1 _____
 STOCK _____ acrylic _____
 INK _____ red,blue,white,black _____
 SIZE _____ 38"x14' _____
 SIDES _____ 1 _____
 OTHER _____ \$600.00 _____
 PRICE _____ \$1,830.00 _____

Total amount of \$2,430.00

YOU MUST CHECK THE FOLLOWING:

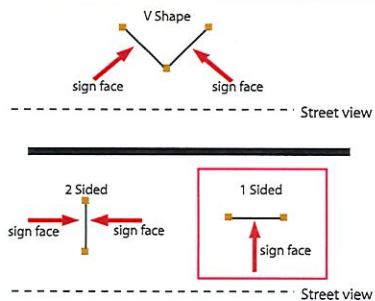
WORDING - SPELLING: Is everything spelled correctly? Check all names and words.

LAYOUT: Do all components correlate to each other?

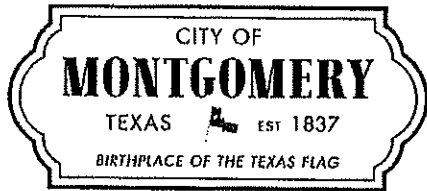
SIZE: Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

***ONCE APPROVED, YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.**



www.jkgraphicsinc.com
 281-351-1111 (Tomball 249)
 832-559-8697 (Tomball Kobs)
 936-447-1869 (Montgomery)
 281-356-2167 (Magnolia)
 936-372-8299 (Waller)



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)

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

Permit:

Date: 10/08/2019

JOB ADDRESS: 21012 Eva St., Montgomery, TX 77356	BUSINESS NAME: RE/MAX Distinction	
BUSINESS OWNER: Michelle Cannon	MAILING ADDRESS: 21012 Eva St., Montgomery, TX 77356	TELEPHONE: 281-936-0005
APPLICANT: Michelle Cannon	MAILING ADDRESS: 21012 Eva St., Montgomery, TX 77356	TELEPHONE: 832-818-6621

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES NO IS THE SIGN ILLUMINATED? YES NO

SIGN PLACEMENT:
On the East wall of the building facing Hwy 105

SIGN DESIGN & COLOR SCHEME:
Individual Acrylic Letters - red, white, blue & black colors

VALUATION:
\$900.00

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	<input type="checkbox"/>	SIGN HEIGHT	1.5 feet
BUILDING WALL SIGN	<input checked="" type="checkbox"/>	SIGN WIDTH	6 feet
BANNER	<input type="checkbox"/>	TOTAL SQ FT	9
OTHER	<input type="checkbox"/>	SET BACK	
		LOT LINEAR FOOTAGE	110.44

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: Michelle Cannon **SIGNATURE:**

OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

PROOF

- Proof APPROVED as is
- OK with changes
- NEW Proof needed

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.



****Production will not begin until approval is emailed or fax back stating APPROVED.****



MADE FROM EARTH-FRIENDLY DURABLE PLASTIC,
Our Cellulose Acetate Butyrate (CAB) formed plastic letters and logos are tough, weather-resistant, earth-friendly, and the first dimensional letters.

Standard black, red and blue colors

14ft

18in

**Total wall area is 14' H x 12' L
for a total sq ft of 168**

DATE 9/27/19

ORDER NUMBER 19-3 2358

QUANTITY 1

STOCK acrylic

INK red,blue,white,black

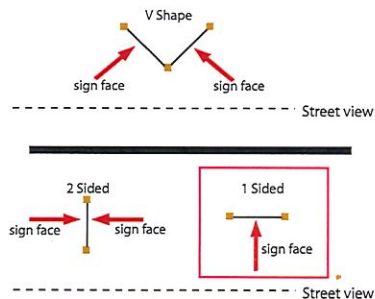
SIZE 18"x6'

SIDES 1

OTHER \$350.00

PRICE \$550.00

Total amount of \$900.00



YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING: Is everything spelled correctly? Check all names and words.

LAYOUT: Do all components correlate to each other?

SIZE: Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

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281-351-1111 (Tomball 249)
832-559-8697 (Tomball Kobs)
936-447-1869 (Montgomery)
281-356-2167 (Magnolia)
936-372-8299 (Waller)

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Information packet from applicant

Subject

Consideration and possible action regarding rear façade improvements for Jacobs Properties at 207 McCown Street in the Historic Preservation District.


Description

Larry Jacobs, the owner of the building, is planning façade improvements to the side of his building that faces McCown Street. For reference, a picture of the existing wall is attached along with the proposed improvements. The wood deck and door are planned to remain. An awning, two windows, and a sign will be added.

Recommendation

Consider the proposed façade enhancements and act as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 10/22/19
City Administrator	Richard Tramm	Date: 10/22/19

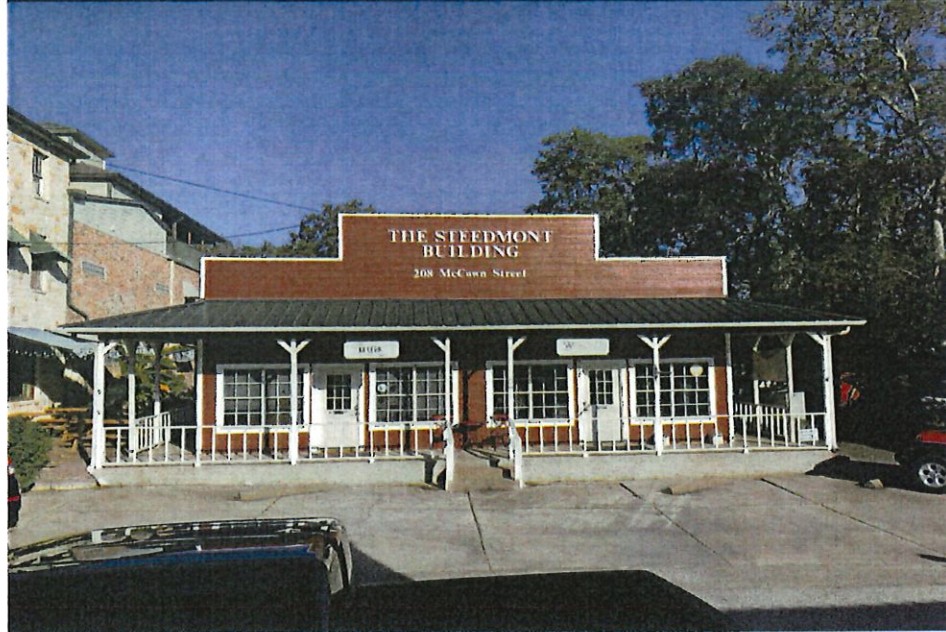
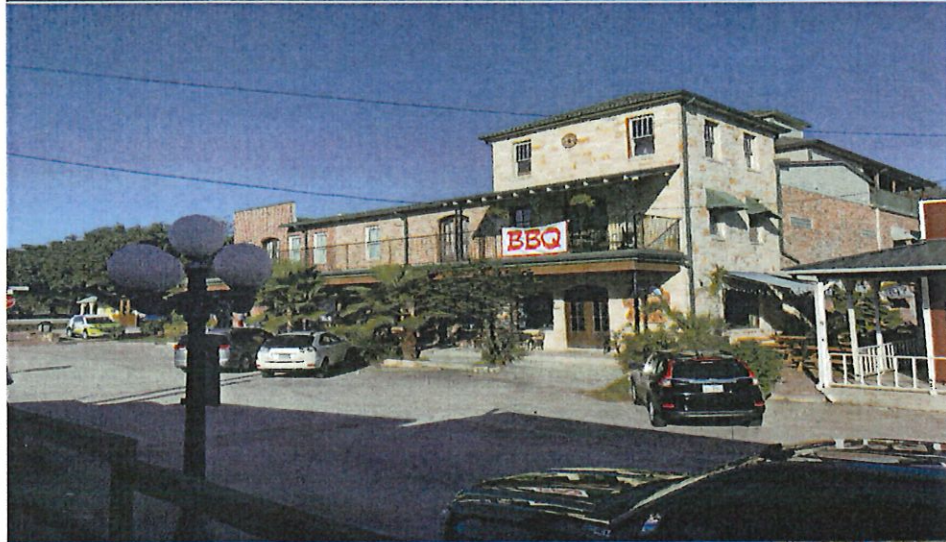
207 McCown St

- 1) Owner/Applicant - Larry D Jacobs
14372 Liberty St
Montgomery, TX 77356
larrytxland@gmail.com
- 2) Scope of Work - Remodel outside with addition of a porch covering
Approximately 21 ft long x 42 in wide. Framing shall
be wood and roof black metal. Additionally shall add
two 3' x 5' windows.
- 3) Location - 207 McCown St, see pictures
- 4) Historical Precedence - The existing siding will be repainted as shown. The addition
of the porch will enhance the appearance of and
complement the nearby properties.
- 5) Elevation - See attached.
- 6) Description of Materials
and Colors - Repaint existing siding with Behr "Heavy Cream"- sample
provided. Add 21 ft porch with black metal roof.
- 7) Sign - 3' x 4' metal. See attached drawing. Location shown at
rendering.

CURRENT



PROPOSED



ACROSS STREET



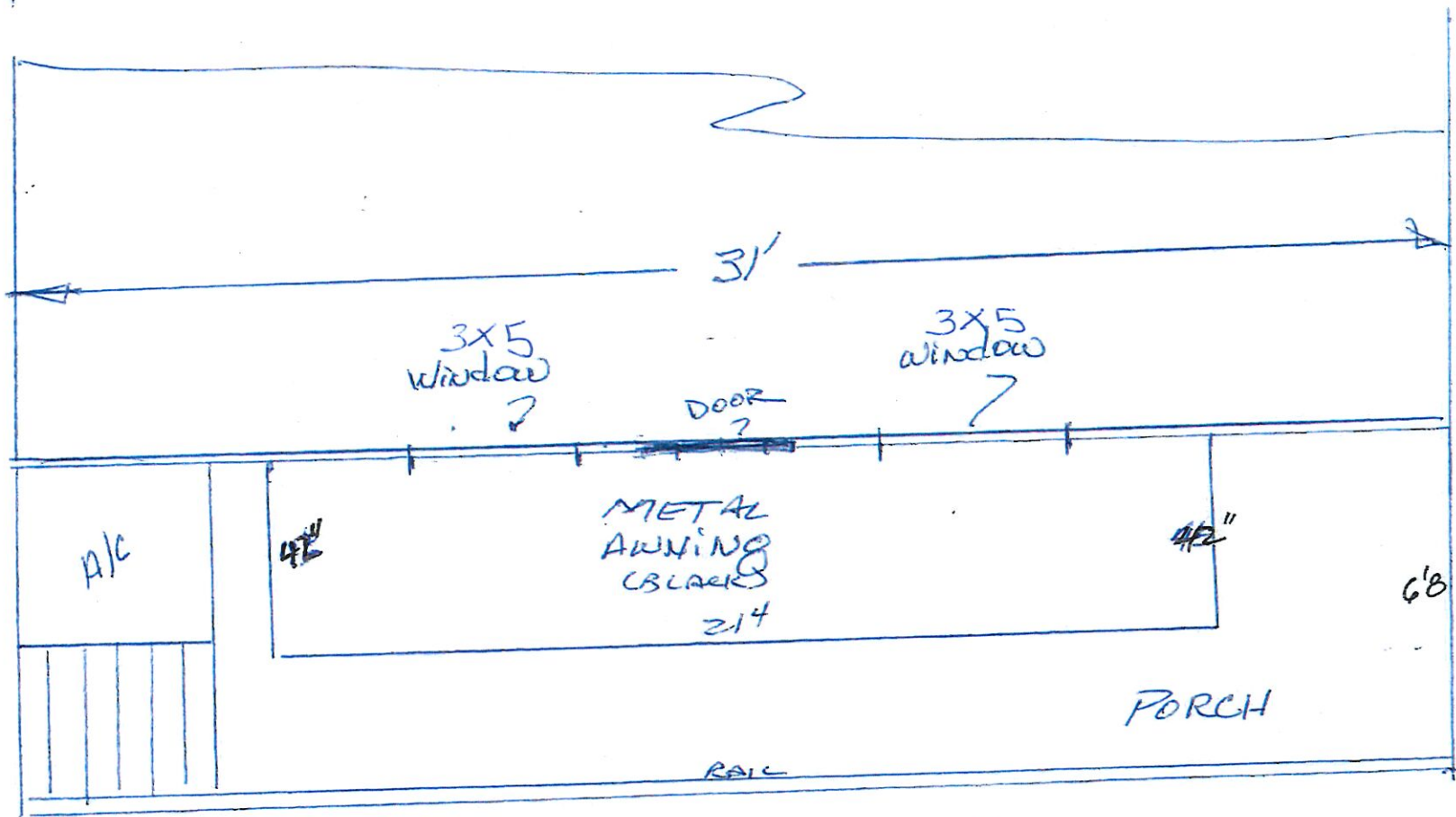
NEIGHBORS



PANARAMA



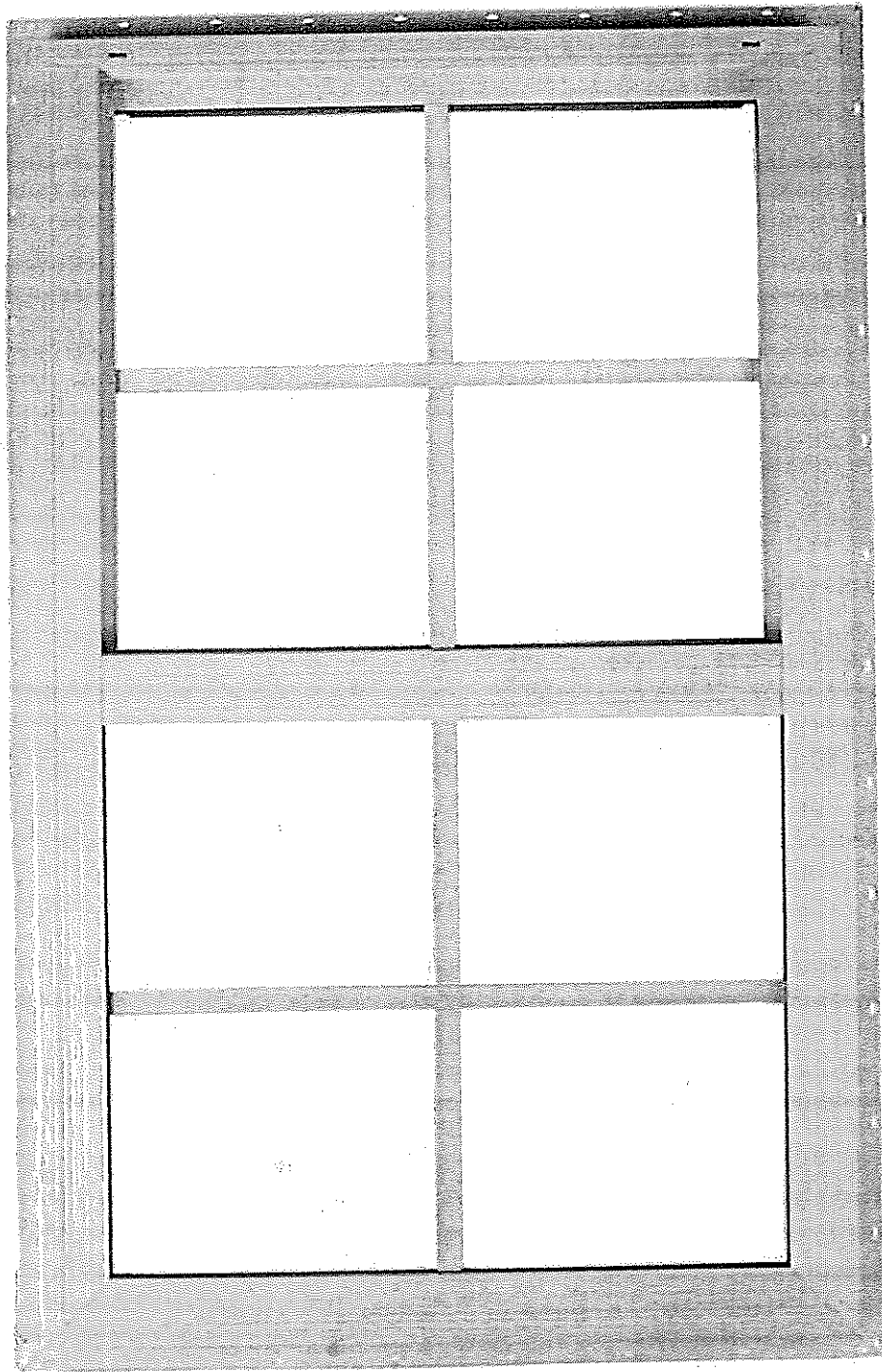
DIMENSIONS



OVERHEAD VIEW

Shades + co
SALON | BOUTIQUE | CHILDRENS BOUTIQUE

3x4 Black Metal Sign



3x5 VINYL Windows

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Building Permit Application, existing building photos and color samples

Subject

Consideration and possible action regarding proposed exterior painting at 14348 Liberty Street in the Historic Preservation District.

Description

The new owners of the former Small Town Sugar building located at 14348 Liberty Street have requested to repaint the exterior of the building as part of their planned renovations of the structure. The remainder of the work will be done on the interior of the building and will require building permits as applicable.

Recommendation

Consider the proposed façade enhancements and act as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 10/22/19
City Administrator	Richard Tramm <i>RT</i>	Date: 10/22/19



**101 Old Plantersville Road,
Montgomery, Texas 77356**
Phone: 936-597-6434 Fax: 936-597-6437
permits@ci.montgomery.tx.us

**COMMERCIAL BUILDING
PERMIT APPLICATION**

For the erection of buildings, accessories, repairs, demolition, moving, etc.

Expires in 6 months (180 days)
Non-Transferable

DATE:

10/1/2019

PERMIT NUMBER:

OWNER:

Richard E. Chandler Jr.

JOB SITE ADDRESS:

14348 Liberty St. Montgomery, TX 77356

CONTRACTOR:

Unlimited Painting

ADDRESS:

5206 Apala Dr., Houston, TX 77032

CONSTRUCTION TYPE(S)

Painting

TELEPHONE:

281-808-3852

CLASS OF WORK (CHECK ALL THAT APPLY)

NEW

EXTERIOR

Painting

ADDITION

INTERIOR

GROSS SQ FT: 3113

ZONING DISTRICT: H0/B

VALUE OF TOTAL PROJECT:

\$6,400

Superintendent Email:

yeyaproperties@gmail.com / unlimitedptg@yahoo.com

\$0.00 - \$1,000

\$60.00 FLAT FEE

\$1,001 - \$50,000

\$15.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF

\$50,001 - \$100,000

\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF

\$100,001 - \$500,000

\$460.00 FOR FIRST \$100,000 + \$3.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF

OVER \$500,001

\$1,660.00 FOR FIRST \$500,000 + \$2.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS, LAWN SPRINKLERS AND POOLS.

I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction of the performance of construction.

Name of Applicant:

Natalie A Chandler

Applicant Signature:

Natalie A Chandler

ISSUED BY:

Date:

TOTAL:

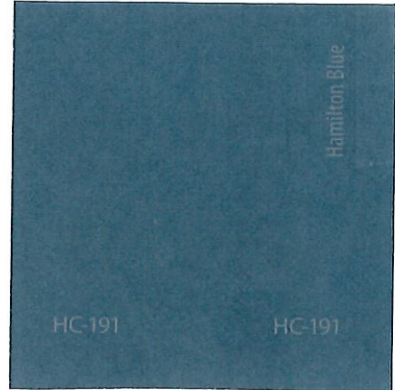
DATE PAID:

14348 LIBERTY STREET



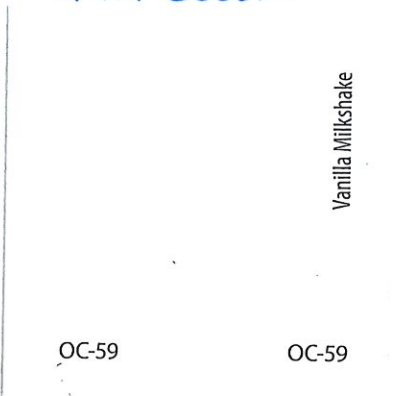
EXISTING FRONT FACADE

DOOR COLOR



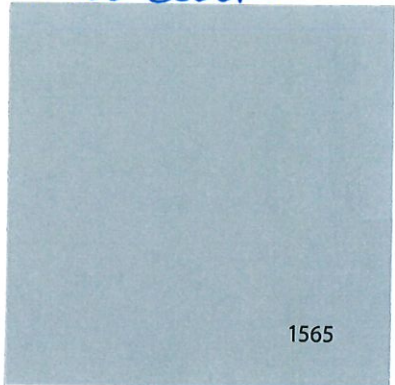
TRIM COLOR

(SOFT WHITE)



EXISTING REAR FACADE

WALL COLOR



Benjamin Moore

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits:

Subject

Consideration and possible action regarding a recommendation to City Council for a Special Use Permit for Moon Over Montgomery, a proposed rental cottage project located at 1062 Clepper Street.

Description

As you may recall, City Council held an informal public hearing to provide neighboring property owners an opportunity to voice any concerns regarding the proposed project. The City has two options to allow the project to move forward—either rezone the property to Commercial or grant a Special Use Permit to allow the project on a parcel currently zoned for Single Family Residential. City Council expressed concerns about the wide range of uses if the property was rezoned to Commercial. Receiving no comments against the proposed project during the hearing, City Council directed staff to work with P&Z on drafting the SUP.

The role of the P&Z is to determine any conditions considered essential to the protection of the surrounding properties as a part of the Special Use Permit. Some ideas for conditions given by City Council were:

- The Special Use Permit is non-transferable. If Mr. Jacobs sells the property, a new owner would have to obtain a new Special Use Permit to continue the use.
- Provide a maximum rental timeframe to prevent the structures from becoming used as permanent dwellings (two weeks, etc).
- Require the structures to not be on permanent foundations (to be able to be moved if the business closes permanently)
- Require the property to maintain a rear vegetative buffer of 25 feet

As the project is similar to a Bed & Breakfast use, P&Z may consider similar conditions found in the Bed & Breakfast Ordinance:


- Each unit shall be equipped with a smoke detector that meets applicable fire regulations
- One fire extinguisher which meets applicable fire regulations as to size and quality will be prominently and accessibly placed in each unit.
- Adequate parking of 1.25 spaces per unit shall be provided.
- Require an annual certificate of occupancy inspection for each cottage or a similar provision that would ensure fire safety requirements are in place.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Recommendation

Consider the conditions of the Special Use Permit and provide feedback as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 10/22/19
City Administrator	Richard Tramm	Date: 10/22/19

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: N/A

Subject

Consideration and possible action regarding the regular meeting schedule for November and December

Description

In light of the approaching holiday season, staff would like to discuss the upcoming meeting schedule to determine whether we should consider revised dates to accommodate commission members travel plans. Currently, the meetings are scheduled for:

November meeting: 25th—the Monday of Thanksgiving week

December meeting: 23rd—two days before Christmas Day

One possibility is to move the regular November meeting to December 2nd, which is the Monday after Thanksgiving. Additionally, cancel the regular December meeting and, if needed, hold a special meeting in early January to address any pressing business before the regular January meeting on January 27th.

Recommendation

Provide feedback based on your availability to attend meetings in November & December and act as appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale	Date: 10/22/19
City Administrator	Richard Tramm	Date: 10/22/19

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 28, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Preliminary Project List

Subject

Discussion regarding a future infrastructure funding project to be coordinated by the Planning & Zoning Commission.

Description

As a continuation of the discussion on this topic, the project list is under review and staff is developing a timeline for project development. A couple considerations on timing:

- Texas A&M student design project: mid-December completion
- Comprehensive Plan Update: February completion
- Joint CC/P&Z goal-setting workshop: follows Comprehensive Plan completion

Staff recommends continuing refining the project list and allow the Comprehensive Plan to be completed before prioritizing projects in coordination with City Council.

Recommendation

Continue refining the project list and provide feedback as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale	Date: 10/22/19
City Administrator	Richard Tramm	Date: 10/22/19



General Infrastructure Preliminary Project List

September 20, 2019

Transportation

- NE corner of FM149 & SH105 Right-hand Turn Lane (westbound to northbound)
- NW corner of FM149 & SH105 Right-hand Turn Lane (southbound to westbound)
- General Street Improvements (various)
- Sidewalks & Trails

Facilities

- Expansion of office space for City Departments (Police Department?)

Community Enhancement

- Downtown Streetscape
- Property acquisition for public use (e.g. event parking or other public space)