

NOTICE OF REGULAR MEETING & PUBLIC HEARING
February 24, 2020
MONTGOMERY PLANNING AND ZONING COMMISSION

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Regular Meeting and Public Hearing of the Montgomery Planning and Zoning Commission will be held on **Monday, February 24, 2020 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.

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

1. A rezoning request from R1—Single-Family Residential to B—Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21123 Eva Street, as submitted by Cheatham Management.

Adjourn Public Hearing

Reconvene into Regular Session

CONSIDERATION AND POSSIBLE ACTION:

2. Consideration and possible action regarding regular meeting minutes of January 27, 2020.
3. Consideration and possible action regarding a proposed residential swimming pool and arbor at 924 Caroline Street in the Historic Preservation District.

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT



A handwritten signature in blue ink, which appears to read "Susan Hensley". The signature is written in a cursive style and is positioned above a horizontal line.

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 21st day of February 2020 at 1:45 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.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: February 24, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: aerial map of property

Subject

Public Hearing regarding the rezoning request from R-1 Single-Family Residential to B-Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21123 Eva Street, as submitted by Cheatham Management.

Description

This is the first of two Public Hearings regarding the rezoning of a portion of the lot behind the Heritage Place development.

Property owners within 200-feet of the affected property must be notified by mail, and Legal Notice of the Public Hearings must be published twice in the City's designated newspaper (The Courier) Nine certified letters were mailed on February 12th, and the Legal Notice was published on February 6th & 13th.

As of this writing, 5 of the 9 letter receipts have been returned and staff has spoken with 2 of the other property owners who had no objections to the rezoning and did not feel that it would have an impact on their property.

Recommendation

Listen to and consider any comments received.




Approved By

Director of Planning & Development	Dave McCorquodale <i>Dul</i>	Date: 02/21/2020
City Administrator	Richard Tramm <i>R7</i>	Date: 02/21/2020









VICINITY MAP
1 INCH = 5 MILES

LEGEND

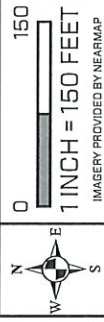
-  Property being Rezoned
-  MCAD Parcels
-  200-ft Notification Boundary

Zoning Classification

-  Commercial (B)
-  Industrial (D)
-  Institutional (I)
-  Multi-Family R2)
-  Planned Development (PD)
-  Residential (R1)

**HERITAGE PLACE
PARKING REZONING**

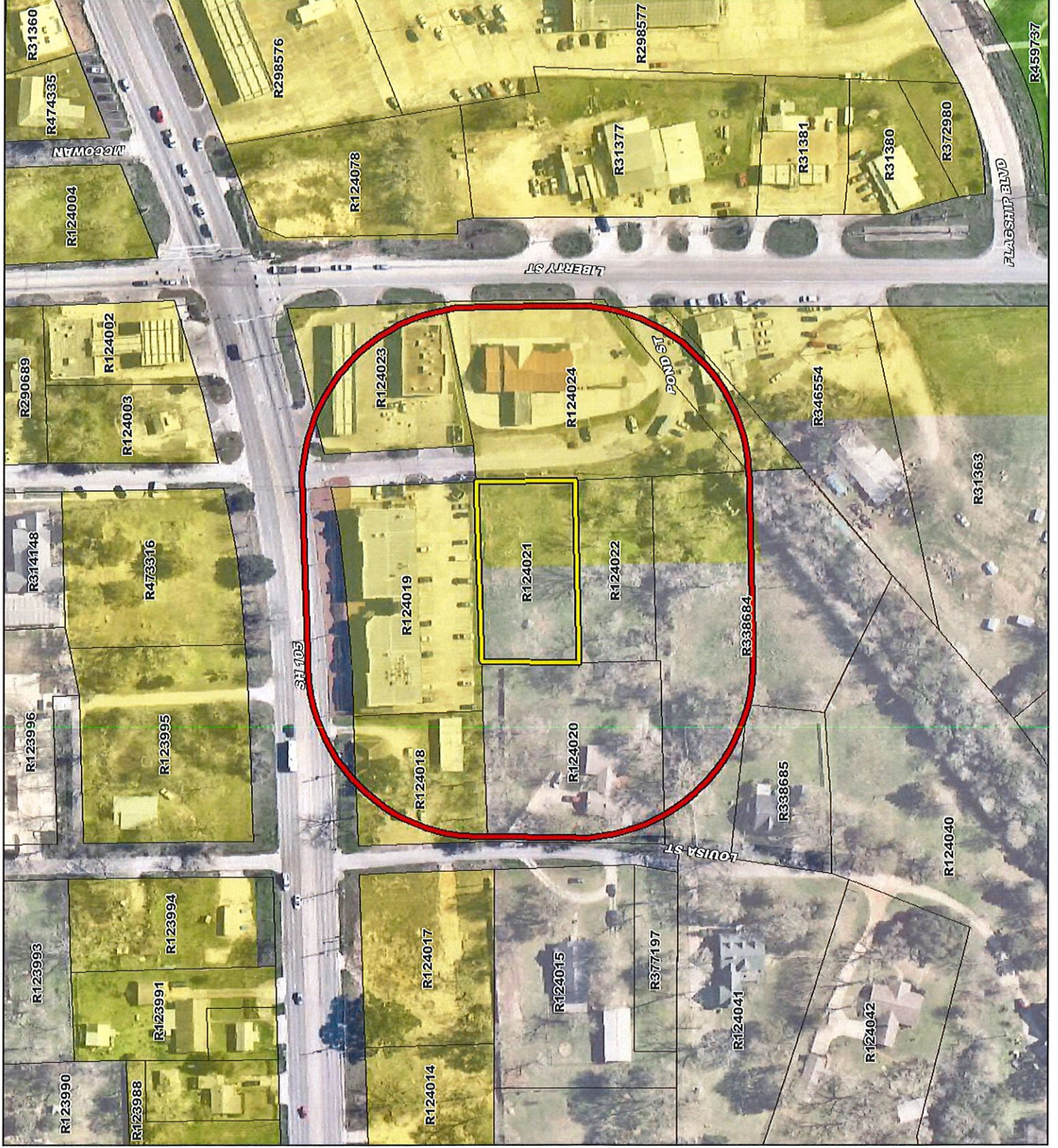
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



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JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439



MINUTES OF REGULAR MEETING

January 27, 2020

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: Britnee Ghutzman, William Simpson, Nelson Cox, Jeffrey Waddell,

Absent: Carol Langley

Also Present: Dave McCorquodale, Assistant to the City Administrator

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on December 2, 2019.**

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

Carol Langley arrived at 6:01 p.m.

2. **Consideration and possible action regarding a wall sign application for RE/MAX Distinction located at 21012 Eva Street in the Historic Preservation District as submitted by RE/MAX Distinction.**

Staff introduced the item and stated the proposed sign complied with the requirements of the Sign Ordinance. Michelle Cannon, owner of the business, was in attendance to answer questions from the Commission.

Motion by William Simpson to approve the wall sign application. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding calling a Public Hearing for a rezoning request from R1—Single-Family Residential to B—Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21123 Eva Street, as submitted by Cheatham Management.**

Staff introduced the item and explained the exact location of the property and the owner's intent behind the request. Staff clarified the lot was split by two zoning districts based on its proximity to FM 149. Discussion was had on the surrounding properties to clarify what was around the property.

Carol Langley moved to call two Public Hearings: February 24th & March 3rd at 6:00 p.m. at City Hall to receive public comment on the rezoning request. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action regarding a proposed garage structure at 309 Pond Street in the Historic Preservation District, as submitted by Living Savior Lutheran Church.**

Staff introduced the request and answered questions regarding the proximity of the proposed garage to adjacent property structures, exterior materials of the proposed structure, and architectural compatibility of the proposed garage to the existing churches.

Jeffrey Waddell moved to approve the proposed garage structure. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

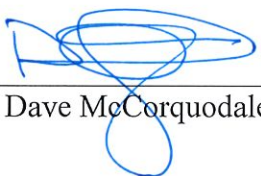
5. **Consideration and possible action regarding moving the regular monthly Planning & Zoning Commission meeting from 6:00 p.m. on the 4th Monday of the month to an alternate date or time.**

Staff explained some of the difficulties with having P&Z and City Council meetings being held on back-to-back days. Agenda preparation for the two bodies can be difficult since both agendas are set and posted before knowing how P&Z will act on an item. Additionally, staff is working to provide regularity to city meeting schedules. By holding meetings on Tuesday nights, residents and interested parties may be able to better remember when the meetings are. The Commission members stated that moving the time of the meeting to earlier in the day would not work for their schedules.

Carol Langley moved to change the regular P&Z meeting date to the first Tuesday of the month to begin March 3rd, 2020. William Simpson seconded the motion, the motion carried unanimously. (5-0)

Adjournment

Carol Langley moved to adjourn the meeting at 6:40 p.m. William Simpson 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: February 24, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Pool Plan, property survey, images of arbor examples to show details

Subject

Consideration and possible action regarding a proposed swimming pool and arbor at 924 Caroline Street in the Historic Preservation District.

Description



The owners of 924 Caroline Street are planning an in-ground swimming pool and wood arbor attached to their garage. The pool will have a 20-inch raised wall along the back of the pool and the arbor will have 2 columns that match the details and materials of their existing back porch columns. The pool will incorporate brick that was used on the house. The arbor will be painted white to match the house trim use house brick for the column bases.

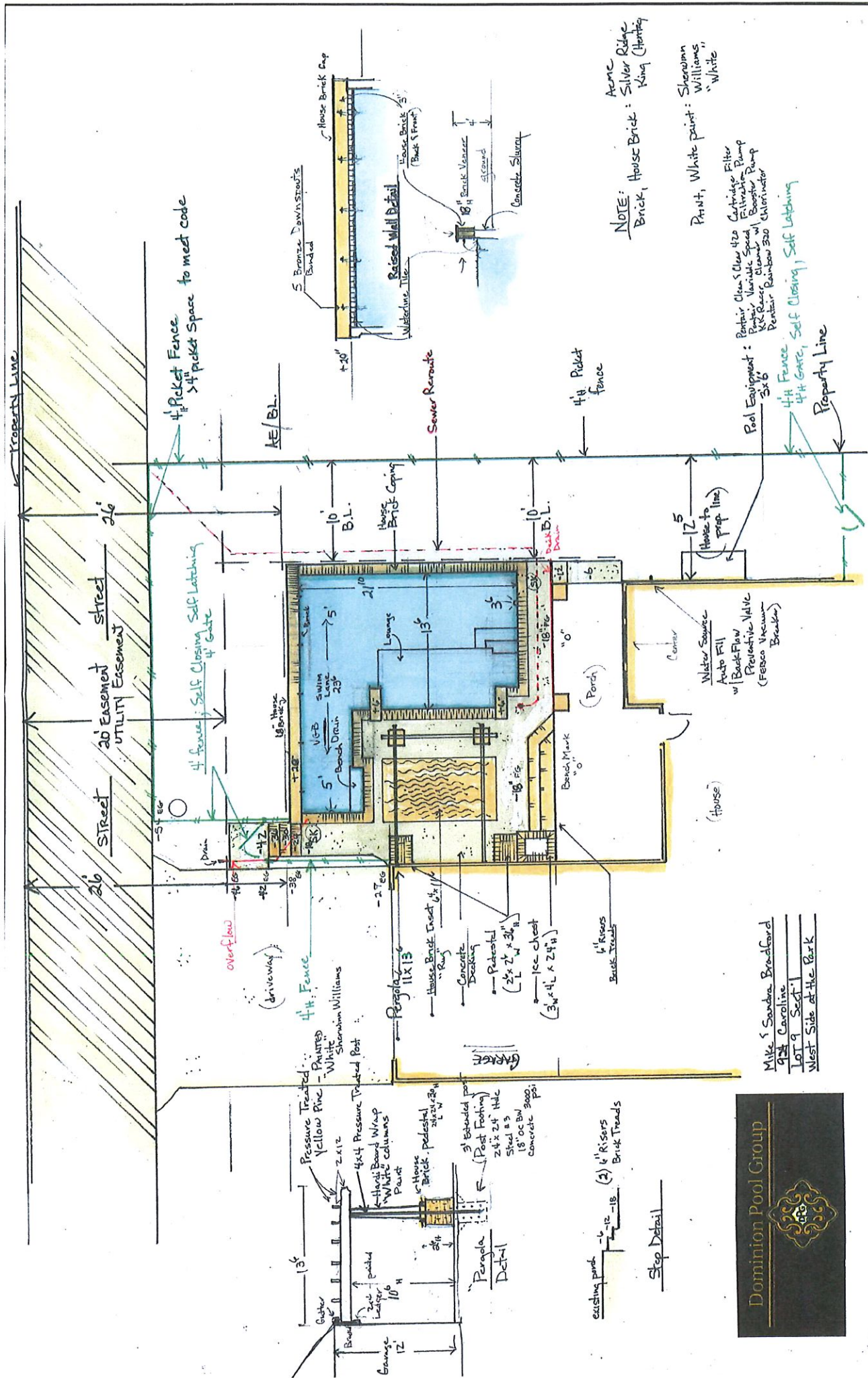
House Brick: "Silver Brick" by Acme
Paint: "White" by Sherwin Williams

Since this property is located in the Historic Preservation District, Planning & Zoning Commission approval of the improvements is required to obtain building permits.

Recommendation

Consider the proposed improvements and act as you see fit.

Approved By		
Director of Planning & Development	Dave McCorquodale 	Date: 02/21/2020
City Administrator	Richard Tramm 	Date: 02/21/2020

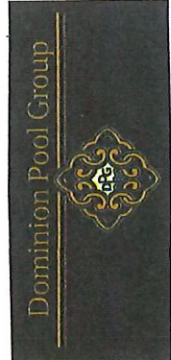


NOTE: Acme Brick, House Brick: Silver Ridge King Cherting
 Paint, White paint: Sherwin Williams "White"

Pool Equipment: Pentair Clean & Clear 420 Cartridge Filter
 Pentair Variable Speed Filtration Pump
 Pentair Backwash Valve w/ Booster Pump
 Pentair Rainbow 320 Chlorinator

Mike & Sandra Bradford
 927 Caroline
 Lot 9 Sect 1
 West Side of the Park

existing pond -6 -12 -18
 (2) 6" Risers
 Brick Treads
 Step Detail



STRUCTURE EXAMPLES

