

NOTICE OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING

April 7, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Montgomery Planning and Zoning Commission will conduct its Regular Meeting scheduled for 6:00 p.m. on Tuesday, April 7, 2020, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Commission. Emails may also be submitted to dmccorquodale@ci.montgomery.tx.us until 3:00 p.m. on April 7, 2020.

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on at <https://us04web.zoom.us/j/592652291> and using Meeting ID: 592 652 291. They may also join by calling (346) 248-7799 and entering the Meeting ID: 592 652 291. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website on the next following day.

Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by email to dmccorquodale@ci.montgomery.tx.us by 3:00 p.m. on April 7, 2020.

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.

- State or type your name at the time of making comments.
- Limit comments to a maximum of three (3) minutes.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding special meeting minutes of March 9, 2020.
2. Consideration and possible action regarding approval of exterior modifications for Wings Over Montgomery, located at 14335 Liberty Street, Montgomery, in the Historic Preservation District, as submitted by Damon Haynes.

3. Consideration and possible action regarding approval of two wall signs and a freestanding sign for Best Donuts, located at 20998 Eva Street, Montgomery, in the Historic Preservation District, as submitted by Samdana Investments.
4. Consideration and possible action regarding a request to repaint and add a deck between the structures at 304 and 308 Caroline Street, Montgomery, located in the Historic Preservation District, as submitted by Karla Nash.

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 3rd day of April 2020 at 3:40 p.m. 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 SPECIAL MEETING

March 9, 2020

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: Britnee Ghutzman, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: William Simpson

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on March 3, 2020.**

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

2. **Consideration and possible action regarding a providing an opinion to City Council on a variance request for an 11-foot vegetative buffer instead of the required 25-foot buffer for the proposed Heritage III development as submitted by Cheatham Management.**

Staff introduced the item, reviewing the proposed project, requirements of the City Code, and the process described in the Code for P&Z review of the request. Carol Langley clarified various site questions related to the existing fence, and where the requested setback would be on the site. The Commission and staff also discussed what constitutes a visual barrier and what was proposed. Jeffrey Waddell commented that by locating the parking in the back of the property, the project would increase the overall distance between the building and the adjacent properties. Staff relayed various options for vegetative

screening and provided information on several proposals by the city engineer in his report to City Council.

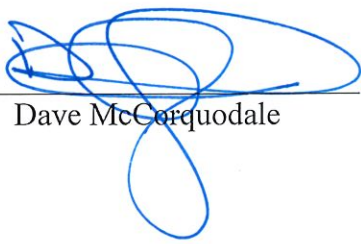
Carol Langley moved to recommend approval of the variance with a combination of visual screening methods that will adequately screen the parking structure and building from the adjacent residential properties, and with the provision that adjoining property owners are given the opportunity to voice any concerns. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

Commission Inquiry

Carol Langley asked for an update on the carport project on Houston Street from the last meeting. Staff stated they had spoken with the applicant to explain that the carport was denied. The applicant still planned to move forward with adding concrete parking spaces.

Adjournment

Carol Langley moved to adjourn the meeting at 6:50 p.m. Britnee Ghutzman 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: April 7, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Existing building images, 3D images, elevation drawings

Subject

Consideration and possible action regarding approval of exterior modifications for Wings Over Montgomery, located at 14335 Liberty Street in the Historic Preservation District, as submitted by Damon Haynes.

Description

The new owner of the former "Fleet Realty" building is converting the building into a take-out wing restaurant. The building is south of the First State Bank building (H-Wines) and across the street from the Cozy Grape public parking lot. The exterior modifications are:



- Repainting the red accents with black paint (for white/black color scheme)
- Replacing the handrail with a solid half-wall railing
- Removing several windows from the sides of the building (due to the new kitchen layout)
- New wall sign on parapet wall above the existing front porch

The building plans have been approved, with interior work underway. The owner and contractor understand that no exterior work is allowed without P&Z approval.

Recommendation

Consider the proposed exterior modifications and sign and act as you see fit.

Approved By

Director of Planning & Development	Dave McCorquodale 	Date: 04/01/2020
City Administrator	Richard Tramm 	Date: 04/01/2020

Wings Over Montgomery



Existing Building Images



3D Image



3D Image

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 7, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: wall sign mock-up images, pole sign details, site photo

Subject

Consideration and possible action regarding approval of two wall signs and a freestanding sign for Best Donuts, located at 20998 Eva Street in the Historic Preservation District, as submitted by Samdana Investments.

Description

The owner has finalized the sign design and is seeking P&Z approval for Historic Preservation District compliance. There are two wall signs—one on the south wall and one on the east wall—and a freestanding sign along 105 on the east end of the property. The wall signs are in the same locations as their original drawings. There was no freestanding sign in their original submittal.

Note that the City’s freestanding sign requirements do not apply to the Historic Preservation District. Freestanding signs along SH 105 would typically be required to be a monument-style sign that looks like a solid mass from the top to the ground and not be larger than 100 square feet in area. This proposed sign is 150 square feet in area.



If P&Z approves the freestanding sign, the City Council must approve an Encroachment and Maintenance Agreement with the City, as the sign would be within a utility easement.

Staff has concerns with the size of the freestanding sign. Given the parking lot pole light, the existing live oak tree, and the TxDOT signs along SH 105, there is little room left for a pole sign on the site. Another concern is that the owner would later want to remove the live oak tree after the sign is erected, as the canopy of the tree will block a sign that is 15 tall.

Recommendation

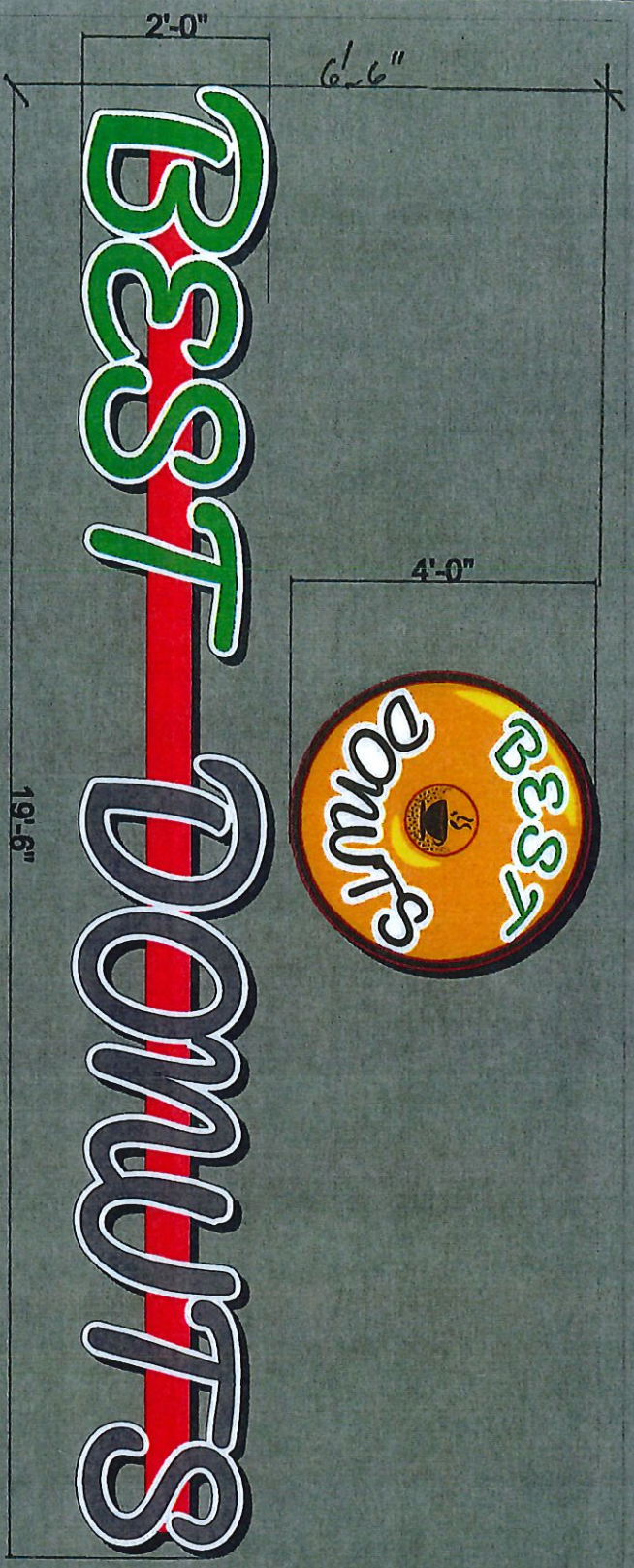
Approve the two wall signs and require City Council approval of the Encroachment and Maintenance Agreement before the P&Z acts on the freestanding sign request.

Approved By

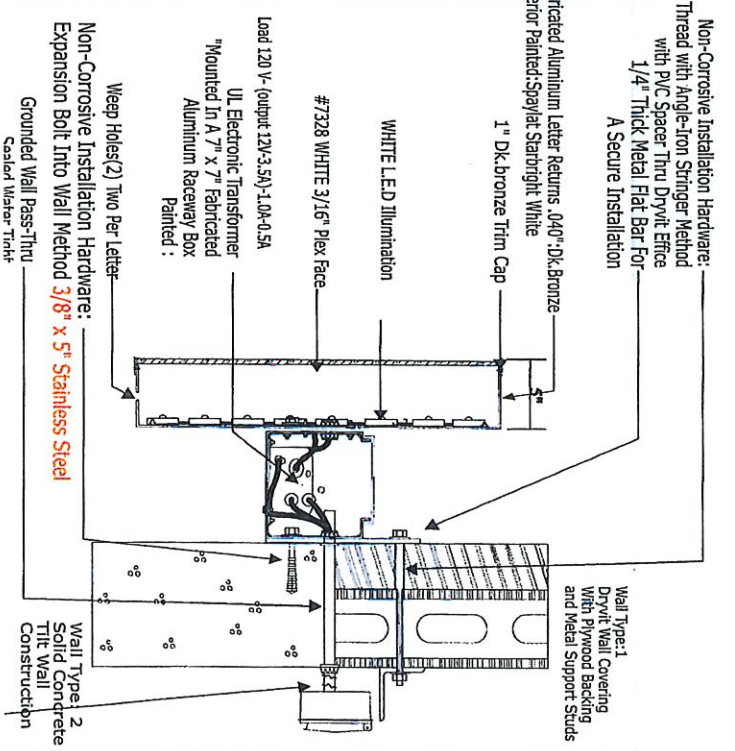
Director of Planning & Development	Dave McCorquodale 	Date: 04/03/2020
City Administrator	Richard Tramm 	Date: 04/03/2020



BEST DONUTS



SIGNAGE AREA : 6'-6" x 19'-6" = 126.75 SQFT
 SIGN FACIA AREA : 18'-0" x 50'-0" = 900 SQFT → 14.08%



Customer: BEST DONUTS
 Address: 20998 EVA ST
 City: MONTGOMERY
 State: TX 77356
 Sign Location: MONTGOMERY, TX
 Client's Approval: Dai
 Landlord's Approval: Dai
 Design No: 200124 Sheet No: 001
 Date: JAN 24, 2020 Rev De
 Customer Full Name: TONY NGUYEN
 Phone:
 Designer: TONY NGUYEN
 14031 SCHILLER RC HOUSTON, TX 7706
 PH: 281-596-8989
 FAX: 281-596-8998
 Primary Wiring And Adequate Voltage & Ctl Must Be Furnished To The Sign By Client Pl Any Installation, Please Note All Dimension: Subject To Change And Are Approximate V Which Can Be Altered Without Notice.
 The purchaser agrees to hold the seller hat against any cause for action for damages v may occur as a result of drilling for piers at foundations, including but not limited to se





BEST DONUTS

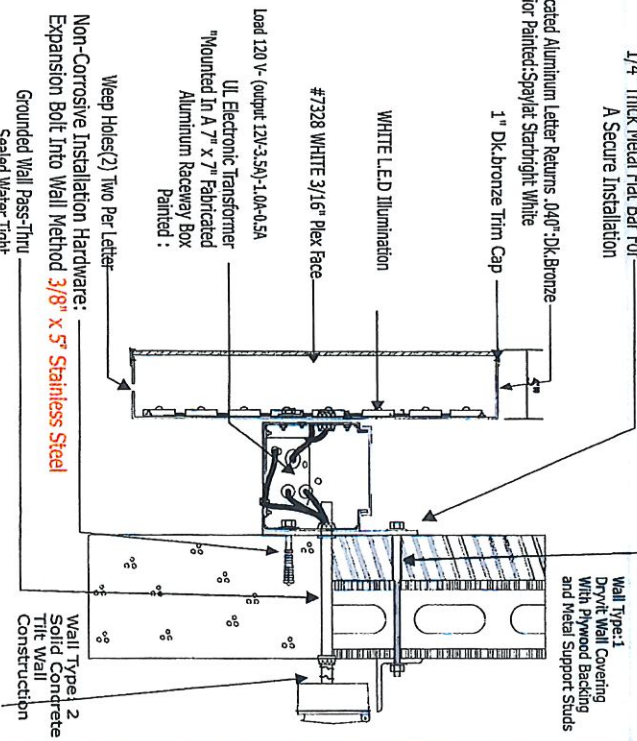
16'-2"

SIGNAGE AREA : 5'-4" x 16'-2" = 86.94 SQFT
 SIGN FAÇIA AREA : 18'-0" x 30'-0" = 540 SQFT → 16.1%



Non-Corrosive Installation Hardware:
 All Thread with Angle-Iron Stringer Method
 with PVC Spacer Thru Dryvit Effice
 1/4" Thick Metal Flat Bar For
 A Secure Installation

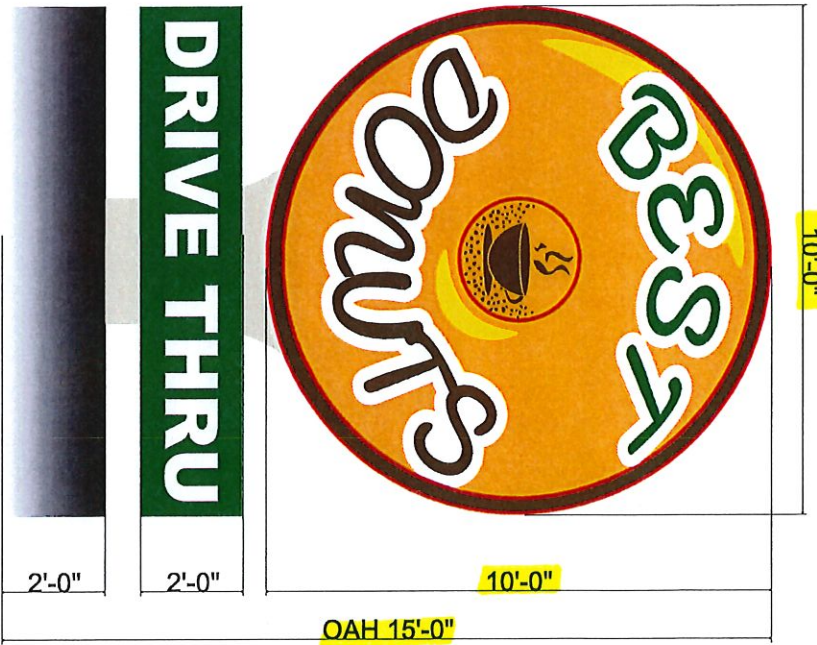
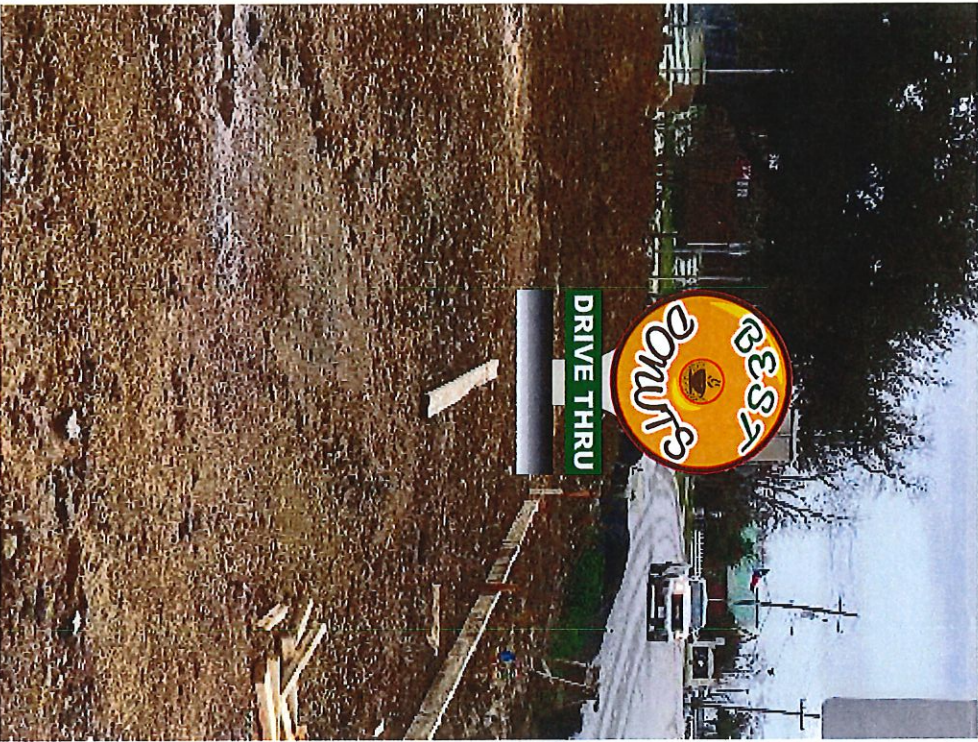
Fabricated Aluminum Letter Returns .040" Dk.Bronze
 Interior Painted Spherical Starlight White



Customer: BEST DONUTS
 Address: 20998 EVA ST
 City: MONTGOMERY
 State: TX 77356
 Sign Location: MONTGOMERY, TX
 Client's Approval: _____ Date: _____
 Landlord's Approval: _____ Date: _____
 Design No: 200124 Sheet No: 001
 Date: JAN 24, 2020 Rev Da: _____
 Customer-Full Name: _____
 Phone: _____
 Designer: TONY NGUYEN

 14031 SCHILLER RC
 HOUSTON, TX 7706
 PH: 281-596-8989
 FAX: 281-596-8993
 Primary Wiring And Adequate Voltage & Circuit Must Be Furnished To The Sign By Client Prior To Installation. Please Note All Dimensions Subject To Change And Are Approximate. Which Can Be Altered Without Notice.
 The purchaser agrees to hold the seller harmless against any cause for action for damages or may occur as a result of drilling for piers at foundations, including but not limited to se

- YELLOW 3630-015
- HOLLY GREEN 3630-76
- RUST BRONZE 3630-63
- TANGERINE 3630-84



Not To Scale!
 Actual Sign Dimensions
 BE MUCH LARGER
 (Foughty Twice As Big)

Customer:

BEST DONUTS

Address:

20998 EVA ST

City:

MONTGOMERY

State:

TX 77356

Sign Location:

MONTGOMERY, TX

Client's Approval: _____ Date: _____

Landlord's Approval: _____ Date: _____

Design No: _____ Sheet No: _____

200124 001

Date: _____ Rev Date: _____

JAN 24 ,2020

Customer Full Name: _____

Phone: _____

Designer:

TONY NGUYEN



14031 SCHILLER Rd
 HOUSTON, TX 77082
 PH: 281-596-8989
 FAX: 281-596-8998

Primary Wiring And Adequate Voltage & Circuits Must Be Furnished To The Sign By Client. Prior To Any Installation, Please Note All Dimensions Are Subject To Change And Are Approximate Values Which Can Be Altered Without Notice.

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 7, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: color examples, photos of deck previously between structures

Subject

Consideration and possible action regarding a request to repaint and add a deck between the structures at 304 and 308 Caroline Street, located in the Historic Preservation District, as submitted by Karla Nash.



Description

The new occupant of 304 & 308 Caroline Street has requested to repaint both of the buildings light gray with white trim. Additionally, she is proposing to reconstruct the wood deck that used to exist between the structures. The deck is low to the ground and includes an accessible ramp for ADA access into the 308 building, and outdoor seating space.

Recommendation

Consider the proposed repainting and deck addition and act as you see fit.

Approved By

Director of Planning & Development	Dave McCorquodale 	Date: 04/03/2020
City Administrator	Richard Tramm 	Date: 04/03/2020

BEHR "PAINTER'S WHITE" PPU18-08

BEHR "ULTRA PURE WHITE" PPU18-06

