

NOTICE OF REGULAR MEETING & PUBLIC HEARING
March 3, 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 **Tuesday, March 3, 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 February 24, 2020.
3. Consideration and possible action regarding a Preliminary Report of Findings 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.
4. Consideration and possible action regarding a Final Report of Findings and Recommendation to City Council 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.

5. Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historical Landmark, as submitted by owner Tani Traver.

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



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 28th of February 2020 at 11:30 o'clock a.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: March 3, 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 second 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, 6 of the 9 letter receipts have been returned and staff has spoken with 2 additional 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 	Date: 02/28/2020
City Administrator	Richard Tramm 	Date: 02/28/2020

MINUTES OF REGULAR MEETING & PUBLIC HEARING

February 24, 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, Carol Langley

Absent: None

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

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

A rezoning request from R1 – Single-Family Residential to B – Commercial for Lot 16, Area D, Montgomery Townsite Section Four, a vacant lot behind 21223 Eva Street, as submitted by Cheatham Management.

Chairman Cox convened the Public Hearing at 6:01 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:03 p.m.

2. Consideration and possible action regarding approval of minutes for a Regular Meeting held on January 27, 2020.

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


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

Staff introduced the item and explained the proposed pool was an in-ground pool with a 20-inch raised wall along the back, and the arbor would be attached to the garage. Staff stated the pool builder and homeowners were in the audience if the Commission had questions. William Simpson asked to confirm that all the improvements would be inside the building lines. The pool builder confirmed that they would. Jeffrey Waddell mentioned that the adjacent property has a garage next to this property's back yard and that it would provide privacy around the pool area. Carol Langley asked to confirm that the pool would have a fence to meet the building code around it. Staff confirmed that the City's Building Inspector would require a fence around the pool area to meet code.

William Simpson moved to approve the swimming pool and arbor at 924 Caroline Street located in the Historic Preservation District as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

Adjournment

William Simpson moved to adjourn the meeting at 6:11 p.m. Carol Langley 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: March 3, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: aerial map of property

Subject

Consideration and possible action regarding a Preliminary Report of Findings for a 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

The Planning & Zoning Commission is required to have a Preliminary and Final Report of Findings for rezoning requests.



The Preliminary Report of Findings is a general summary of the request and conditions of the site (both existing and proposed). For this rezoning request, the Preliminary Report of Findings could include the following:

- The site is a 0.576-acre parcel that is more or less equally bisected by two zoning districts: B – Commercial on the east and R1 – Single-Family Residential on the west.
- The owner has requested to rezone the entire parcel to B – Commercial.
- Commercial uses abut the north and east boundaries of the parcel. A single-family residence lies to the west, and the parcel to the south is vacant.

Recommendation

Approve a Preliminary Report with included items as you see fit.

Approved By

Director of Planning & Development	Dave McCorquodale 	Date: 02/28/2020
City Administrator	Richard Tramm 	Date: 02/28/2020



VICINITY MAP
1 INCH = 5 MILES

LEGEND

Property being Rezoned

MCAD Parcels

200-ft Notification Boundan

Zoning Classification

Commercial (B)

Industrial (D)

Institutional (I)

Multi-Family R2

Planned Development (PD)

Residential (R1)

**HERITAGE PLACE
PARKING REZONING**

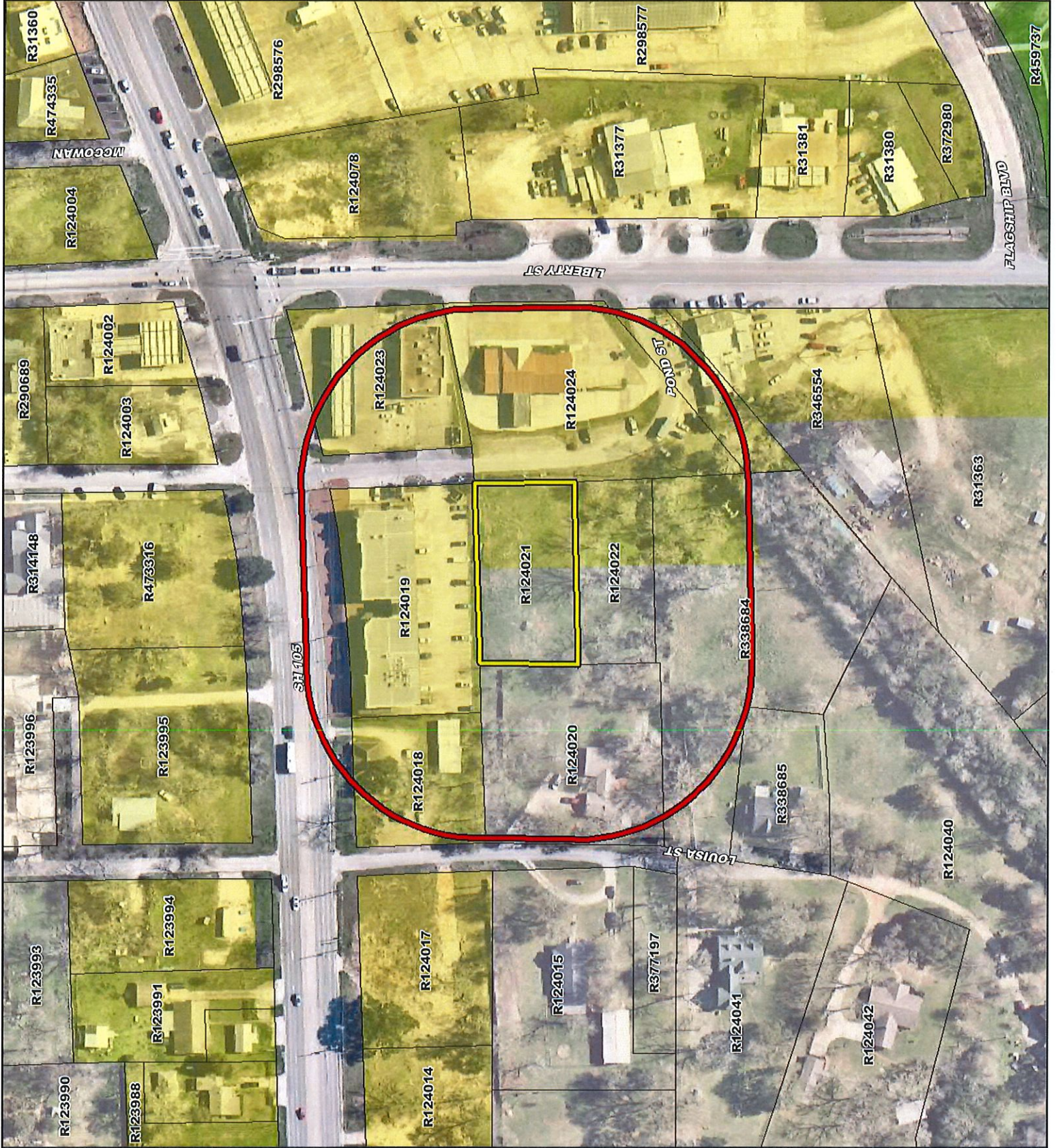
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS



IMAGERY PROVIDED BY NEARMAP
Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. regarding the accuracy, completeness, reliability, or usability of the information included within this exhibit.



JONES & CARTER
Texas Board of Professional Engineers Registration No. F-419



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 3, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: N/A

Subject

Consideration and possible action regarding a Final Report of Findings and Recommendation to City Council for a 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

The Planning & Zoning Commission is required to have a Preliminary and Final Report of Findings for rezoning requests. Additionally, the Final Report of Findings should include a recommendation to City Council for the requested rezoning.

The Final Report of Findings generally mirrors the Preliminary Report and includes any additional information resulting from the Public Hearings. For this rezoning request, the Final Report of Findings could include the following:

- The site is a 0.576-acre parcel that is more or less equally bisected by two zoning districts: B – Commercial on the east and R1 – Single-Family Residential on the west.
- The owner has requested to rezone the entire parcel to B – Commercial.
- Commercial uses abut the north and east boundaries of the parcel. A single-family residence lies to the west, and the parcel to the south is vacant.
- The Planning Commission recommends (approval or denial) of the request.

Recommendation

Approve a Final Report of Findings and Recommendation to City Council with included items as you see fit.

Approved By

Director of Planning & Development	Dave McCorquodale <i>DM</i>	Date: 02/28/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 02/28/2020

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 3, 2020	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Site plan, image of garage

Subject

Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historical Landmark, as submitted by owner Tani Traver.

Description



The owner of 415 Houston Street is proposing to add a carport structure to the property. The property is a corner lot at Houston & Stewart Street. Access to the carport will be from Houston Street near the driveway to the Post Office. While not inside the Historic Preservation District, the property is a City-designated Historic Landmark. Exterior improvements made to Historic Landmarks follow the same P&Z approval process as the Historic Preservation District.

- The proposed garage is 22' wide by 26' deep
- The roof and trim will be black to match the house
- Three sides and an added front gable will be white to match the house

Recommendation

Consider the proposed carport and act as you see fit.

Approved By

Director of Planning & Development	Dave McCorquodale 	Date: 02/28/2020
City Administrator	Richard Tramm 	Date: 02/28/2020



STAR BUILDINGS & CARPORTS

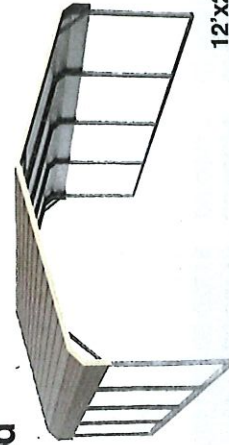
Quality buildings, great service and fast delivery!

STANDARD BUILDINGS 12' - 24' WIDE

22x26
18x26
18x21
16x15

Regular Style

Good



12'x21'x6'

- Standard Features:
- 14 Ga Galvanized Steel Framing.
 - 29 Ga Metal Roofing.
 - Cement or Rebar anchors included.
 - 5' Centers.
- 140 MPH 35 PSF

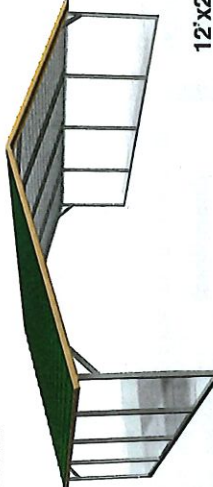
\$995.00

Standard height 6ft

12'x21'	18'x21'	20'x21'	22'x21'	24'x21'
\$995.00	\$1,095.00	\$1,295.00	\$1,495.00	\$1,595.00
12'x26'	18'x26'	20'x26'	22'x26'	24'x26'
\$1,095.00	\$1,295.00	\$1,495.00	\$1,795.00	\$1,995.00
12'x31'	18'x31'	20'x31'	22'x31'	24'x31'
\$1,395.00	\$1,495.00	\$1,895.00	\$2,095.00	\$2,395.00
12'x36'	18'x36'	20'x36'	22'x36'	24'x36'
\$1,595.00	\$1,695.00	\$2,195.00	\$2,495.00	\$2,695.00
12'x41'	18'x41'	20'x41'	22'x41'	24'x41'
\$2,195.00	\$2,395.00	\$2,795.00	\$3,095.00	\$3,295.00

A-Frame Style

Better



12'x21'x6'

- Rebar anchors (Ground) or cement anchors included in price.
Free Installation on your level site.

\$1095.00

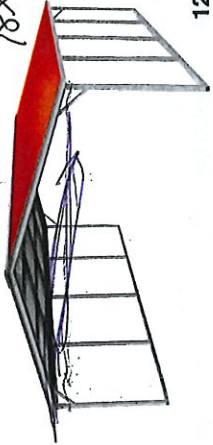
FREE BRACES ON 8' AND TALLER

Standard height 6ft

12'x21'	18'x21'	20'x21'	22'x21'	24'x21'
\$1,095.00	\$1,195.00	\$1,395.00	\$1,595.00	\$1,795.00
12'x26'	18'x26'	20'x26'	22'x26'	24'x26'
\$1,295.00	\$1,395.00	\$1,595.00	\$1,995.00	\$2,295.00
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\$1,995.00	\$2,095.00	\$2,295.00	\$2,695.00	\$3,095.00
12'x41'	18'x41'	20'x41'	22'x41'	24'x41'
\$2,395.00	\$2,795.00	\$3,095.00	\$3,395.00	\$3,795.00

Vertical Roof Style

Best



12'x21'x6'

- 12 Ga. 2 1/4" Framing 20 year limited rust through warranty.
• Certified buildings 130mph-30psf.
• 26 Gauge roofing
• Certified buildings 26'-40' wide.

\$1,295.00

Standard height 6ft

12'x21'	18'x21'	20'x21'	22'x21'	24'x21'
\$1,295.00	\$1,395.00	\$1,595.00	\$1,895.00	\$1,995.00
12'x26'	18'x26'	20'x26'	22'x26'	24'x26'
\$1,645.00	\$1,795.00	\$1,995.00	\$2,395.00	\$2,495.00
12'x31'	18'x31'	20'x31'	22'x31'	24'x31'
\$1,995.00	\$2,195.00	\$2,295.00	\$2,795.00	\$2,995.00
12'x36'	18'x36'	20'x36'	22'x36'	24'x36'
\$2,295.00	\$2,495.00	\$2,795.00	\$3,295.00	\$3,495.00
12'x41'	18'x41'	20'x41'	22'x41'	24'x41'
\$2,695.00	\$2,895.00	\$3,195.00	\$3,795.00	\$3,995.00

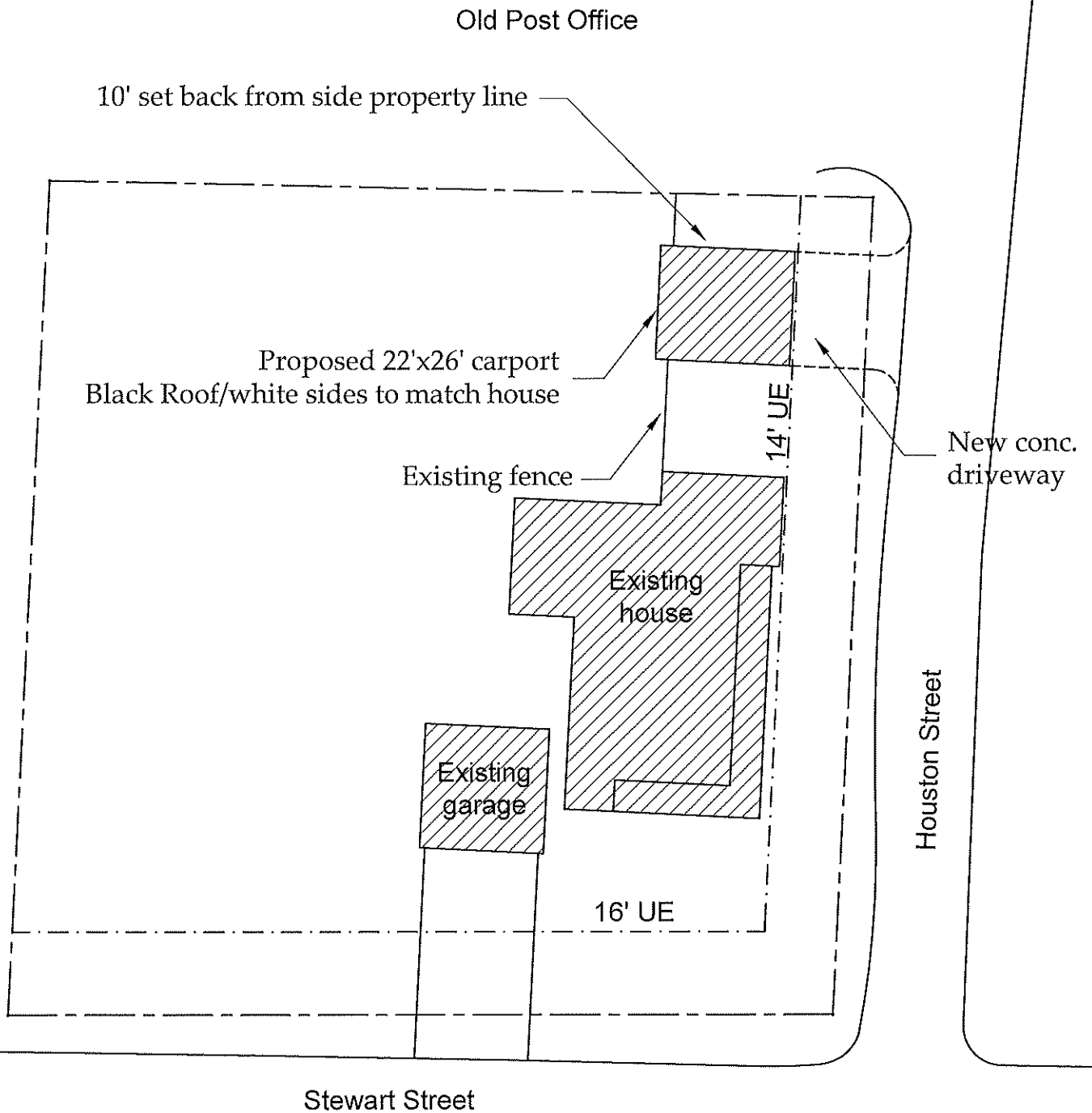
Free installation included in price • Frame is 1FT shorter than roof lengthwise.



Tan Burgundy Clay White Red Blue Green Stone Q.Gray Gray Beige Brown Black

All prices are subject to change without notice.

www.starbuildingsandcarports.com



Proposed Carport Plan

Traver Residence
 415 Houston Street
 Montgomery, TX 77316
 Scale: 1' = 30'