

NOTICE OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING

August 4, 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, August 4, 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. *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 August 4, 2020.*

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on: <https://us02web.zoom.us/j/84801535919> Meeting ID: **848 0153 5919**. They may also join by calling (346) 248-7799 and entering the Meeting ID: 848 0153 5919. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

Notice - any person(s) using profane, abusive, or threatening language may result in them being removed from the Teleconference Meeting.

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.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of July 7, 2020.
2. Consideration and possible action regarding exterior home repainting for 706 Caroline Street in the Historic Preservation District, as submitted by owners Jeff & Shawna Dodd.
3. Consideration and possible action regarding a sign application for The Gypsy Buffalo/The Rusted Leopard located at 312 John A. Butler Street in the Historic Preservation District, as submitted by owner Kimberly Turner.

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.

EXECUTIVE SESSION:

The Planning and Zoning Commission reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. *(There are no items at this time.)*

ADJOURNMENT



A handwritten signature in blue ink, which appears to read "Susan Hensley". The signature is written over 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 31st day of July 2020 at 3:15 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 & PUBLIC HEARINGS

JULY 7, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:03 p.m.

Present: Britnee Ghutzman, Bill Simpson, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: None

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

VISITOR/CITIZENS FORUM

No comments.

1. Consideration and possible action regarding regular meeting minutes of June 2, 2020.

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

2. Consideration and possible action regarding exterior modifications for the historic home located at 504 Caroline Street in the Historic Preservation District, as submitted by owner Damon Haynes.

Staff introduced the item and explained that the owners, Damon & Cindy Haynes, were on the teleconference to answer questions and provide details about their proposed ideas for the recently-purchased property. Since rumors have been circulating around town, staff felt that the owners speaking directly to the P&Z Commission would be beneficial. The owners described their immediate plans of addressing the poor condition of the exterior of the house that will include painting the house white and repairing any weather-related issues after sitting vacant for so long. Longer term plans include a parking lot that will serve this property and the adjacent Wings Over Montgomery restaurant also owned by the Haynes. Damon Haynes also described a small concrete slab that may have been the first phone booth in the City according to local historians. Additional historical details of the property were discussed and the potential of restoring the inside of the home

to use as a display space for a prominent family member's memorabilia. Jeff Waddell asked for more details on the parking lot proposal and what some of the measurements of the parking lot on the proposed plan would be. Bill Simpson commented that restoring the house was great and asked if P&Z was approving the parking lot tonight. Dave McCorquodale said, "No" the parking lot was not presented for approval, but simply to provide information on the direction the project was going.

Jeffrey Waddell moved to approve the exterior modifications as submitted. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding an outdoor seating deck and new front façade wall built at the currently-under-construction Wings-Over-Montgomery restaurant, located at 14335 Liberty Street in the Historic Preservation District, as submitted by owner Damon Haynes.**

Staff introduced the item and explained that the improvements had already been made by the owner and this was a post-construction review. The owner stated the wall above the roof was very rotted and during construction it was determined it needed to be replaced. The details of the new wall were similar to the original one, but was built slightly bigger.

The deck was an effort to eliminate the three parking spaces that were viewed as a safety risk by the owners due to lack of visibility backing out on FM 149. The owners acknowledged the deck was approved by them, but they and the contractor failed to get City approval for the changes. The Commission asked if the previously-approved sign was not changing, and the owners confirmed that. Staff confirmed all building inspections and permits were current for the project.

Carol Langley moved to approve the already-built deck and parapet/sign wall as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action regarding a sign application for K's Innovation Station, located at 304 John A. Butler Street in the Historic Preservation District, as submitted by Kyla Roan.**

Staff reviewed the sign application and answered the Commission discussed materials and the need for the sign to be a rigid sign and not a banner-like sign that is susceptible to wind and looks temporary in nature.

Bill Simpson moved to approve the sign as presented with the condition that the sign be on a rigid backing. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding a sign application for Beauty Babes, located at 305 Prairie Street in the Historic Preservation District, as submitted by Dusty Eckmann & Megan Schneider.

Staff reviewed the sign application and the Commission discussed materials and the need for the sign to be rigid and not a banner-like sign that is susceptible to wind and looks temporary in nature. The Commission mentioned other signs in the downtown area that are soft vinyl signs and don't look attractive, become frayed, etc.

Carol Langley moved to approve the sign as presented with the condition that the sign be on a rigid backing. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

6. Update on previously-approved Hills of Town Creek Section Four compensating open space.

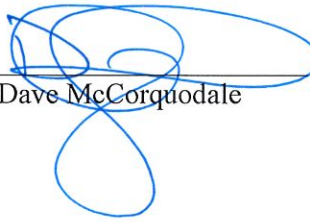
Staff reviewed the item and explained that the developer had submitted revised drawings that include the pocket park overlooking the detention pond and access to the park discussed at a previous meeting. Staff wanted to share the information with P&Z to illustrate how the changes were incorporated by the developer.

Commission Inquiry

Commissioner Waddell mentioned the Comprehensive Plan work and that the downtown area—and in particular the Adams property, could benefit from more shaded sitting areas for people.

Adjournment

Carol Langley moved to adjourn the meeting at 7:03 p.m. Bill 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: August 4, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Site photo, (2) sets of paint colors

Subject

Consideration and possible action regarding exterior home repainting for 706 Caroline Street in the Historic Preservation District, as submitted by owners Jeff & Shawna Dodd.



Description

The owners are planning to repaint the exterior of their home and have narrowed the options down to two color schemes. Review the two different color schemes attached and consider if they are appropriate for the Historic District. Staff has no objections to either of the color schemes. If the Commission is okay with either of the options, both could be approved and the owner can decide between the two (but couldn't mix the two options or add new colors).

Recommendation

Consider the two proposed color schemes and consider approving either, neither, or both.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 07/24/2020
City Administrator	Richard Tramm 	Date: 07/24/2020

706 Caroline St Exterior Painting

Existing House Photos



706 Caroline St Exterior Painting

Option 1



SW 7004
Snowbound

Option #1: Wall color



SW 6510
Loyal Blue

Option #1: Door color

SW 6993
Black of Night

Option #1: Trim color

706 Caroline St Exterior Painting

Option 2



SW 9178 In the Navy **Option #2: Wall color**



SW 7004 Snowbound **Option #2: Trim color**



SW 6910 Daisy **Option #2: Door**



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: August 4, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Sign app, image & site photo

Subject

Consideration and possible action regarding a sign application for The Gypsy Buffalo/The Rusted Leopard, located at 312 John A. Butler Street in the Historic Preservation District, as submitted by owner Kimberly Turner.



Description

The proposed sign will replace the Urban Trenz printed sign copy on the existing sign.

Recommendation

Consider the proposed sign and act as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 07/24/2020
City Administrator	Richard Tramm 	Date: 07/24/2020



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 checked="" type="checkbox"/>	New <input type="checkbox"/>

Permit: _____

Date: 07/22/2020

JOB ADDRESS: <u>312 John A. Butler</u>	BUSINESS NAME: <u>The Gypsy Buffalo / The Rusted Leopard</u>
BUSINESS OWNER: <u>Kimberly Turner</u>	MAILING ADDRESS: <u>19700 Hwy 105 W #1312 Montgomery</u>
APPLICANT: <u>Kimberly Turner</u>	TELEPHONE: <u>936/233-0354</u>
CONTRACTOR LICENSE (if electrical):	MAILING ADDRESS: <u>"</u>
	TELEPHONE: <u>"</u>

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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SIGN PLACEMENT: <u>Front Exterior Wall</u>	VALUATION:
SIGN DESIGN & COLOR SCHEME: <u>Turquoise, Black, Pink Design</u>	<u>Picture attached</u>
SIGN TYPE	SIGN DIMENSIONS
FREESTANDING MONUMENT SIGN	SIGN HEIGHT: <u>3'8"</u> 8'0"
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH: <u>8'0"</u> 8'0"
BANNER	TOTAL SQ FT: <u>29.33'</u>
OTHER	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: <u>Kimberly Turner</u>	SIGNATURE: <u>Kimberly Turner</u>
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OFFICE USE ONLY			
APPROVED		TOTAL FEE:	\$ <u>50.00</u>
DATE			
COMMENTS:			

2007

