

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> November 7, 2023	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> DMc

**Subject**

Consideration and possible action on exterior modifications for the proposed Krawfish Kai restaurant located at 14335 Liberty Street in the Historic Preservation District, as submitted by Ryan Routt.

**Recommendation**

Consider the modifications and act on each by approving/approving with modifications, tabling action on any of the items and requesting more information, and/or denying any of the items.

**Discussion**

Issue:

The former Wings Over Montgomery restaurant is being leased by Ryan Routt, the owner of Krawfish Kai. Mr. Routt has planned exterior modifications to the property that require P&Z approval.

Regulations:

Chapter 98 of the City Code of Ordinances regulates exterior improvements within the Historic Preservation District. The Historic District Guidelines provide guidance for architectural design elements to be consistent with the overall character of the district. The guidelines are written to provide specific direction on certain elements while providing the Commission wide latitude to consider other improvements within the Historic Preservation District.

Analysis:

The applicant is proposing the following improvements:

1. New sign to replace the Wings Over Montgomery Sign above porch.
  - Staff recommends approval.
2. New sign under the porch on the front wall of the building.
  - Staff recommends approval.
3. Demo side wooden deck – replace with concrete patio.
  - Staff recommends approval.
4. Extend front porch roof (Still will require drawings and building permits).
  - Staff does not recommend approval of the roof extension based on the façade setback of the First State Bank building next door. The extended patio roof will block visibility of the bank building and conflicts with the Historic Preservation Ordinance. Front building setbacks are unique in the Historic Downtown area:
  - Sec. 98-351. - Special setback provisions. New commercial structures or improvements being built in the historic downtown commercial area (i.e., any building with front and/or rear façades facing Liberty, Caroline, Prairie, Maiden, McCown, John Butler, or College Streets, and which are located between State Highway 105 on the south and Clepper Street on the north) will be **required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street.** If new

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commercial structures or improvements are being constructed between existing buildings or structures whose setback lines do not match, the new building or structure's front (main entrance) setback line must match the adjacent building or structure whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces.

5. New patio cover roof over south side (to property line; still requires drawings and building permits).
  - Staff recommends approval contingent on adequate design description and provisions for stormwater runoff from the roof. There are no side yard setback requirements for the property.
6. Extend wood fence to match 504 Caroline on south side of building (not all the way forward).
  - Staff recommends approval.
7. New 4-ft ht. black wrought iron style metal fence along south patio.
  - Staff recommends approval.
8. Repaint exterior of building (same white/black color scheme with the addition of red trim the applicant will provide in printed form at the meeting).
  - The back and white elements do not require P&Z approval.
  - The addition of red trim will need to be reviewed and approved by P&Z.

Conclusion:

The improvements are generally small in scope and consistent with the downtown area. Increasing customer seating and an active property is a positive outcome for all stakeholders.

<b>Approved By</b>		
Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/02/2023