

MINUTES OF REGULAR MEETING

December 7, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:02 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson, Merriam Walker, Allyson Clark

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development
Katherine Vu, PE, Engineer for the City

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding approval of the September 7, 2021 and October 5, 2021 Regular Meeting Minutes.

Britnee Ghutzman moved to approve the minutes as submitted. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding election of officers.

Chairman Waddell opened the floor to nominations for Chair and Vice-Chair. The Commission discussed the officer positions. Merriam Walker nominated Jeffrey Waddell to continue serving as Chairman. Allyson Clark nominated Bill Simpson for Chairman. After discussing the two nominees, the Commission tallied four votes for Jeffrey Waddell and one vote for Bill Simpson. Jeffrey Waddell agreed to continue serving as Chairman. The floor was then opened for Vice-Chair nominees. Ms. Ghutzman stated she had enjoyed serving as Vice-Chair over the past year, though a new child due in March could prevent her from attending some of the P&Z meetings and she asked the Commission to consider a nominee that could be more available than she may be after early March. The Commission discussed Ms. Ghutzman's comments and Ms. Ghutzman nominated Bill Simpson to serve as Vice-Chair of the Commission. Hearing no other nominations, Chairman Waddell called for a vote and Bill Simpson was elected as Vice-Chairman unanimously.

3. Presentation of Feasibility Studies for Hills of Town Creek Section Five and Porter Farms single-family residential developments.

Katherine Vu, PE reviewed the two studies for the Commission. Ms. Vu outlined what the engineers look at during the study including anticipated tax revenue from the development and potential impacts on the City's utility systems. Additionally, development design comments related to drainage, transportation, are provided in the study. The Commission discussed the studies and asked questions related to the two studies and related to development in general. No formal action needed or taken.

4. Consideration and possible action regarding a Preliminary Report and calling Public Hearings for a rezoning request from B-Commercial to R1-Single Family Residential for Hills of Town Creek Section Five.

Staff introduced the item and explained why the property was being considered for rezoning and what the steps for rezoning are.

Bill Simpson moved to call the Public Hearings for January 4th, 2022. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding a Preliminary Report and calling Public Hearings for a rezoning request from R1-Single Family Residential to B-Commercial for 14855 N. Liberty Street, Montgomery, Texas.

Staff introduced the item and explained why the property was being considered for rezoning.

Merriam Walker moved to call the Public Hearings for January 4th, 2022. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

6. Presentation of a proposed business plan for The Caroline House Bed & Breakfast located at 811 College Street as submitted by DH BROW, LLC.

The prospective owners were in attendance and introduced themselves and their idea for continuing the B&B operations and adding small events with a 100-guest maximum. They explained they were interested in purchasing the property and understood the requirements of the existing Special Use Permit for the bed & breakfast currently operating. The owners explained their interest in the City's history and their background in the event industry. Specific items such as on-site and off-

site parking ideas, anticipated hours of operation, potential security needs, and other similar items were discussed. Staff explained the next steps in the process and what the Commission would review if the proposal moves forward, and that this presentation was to allow the prospective purchasers of the property to know if the Commission would consider the idea. The Commission was generally receptive of the idea and stated the biggest concerns that would need to be addressed were related to parking and traffic congestion. No formal action needed or taken.

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 7:53 p.m. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Susan Hensley, City Secretary