

MINUTES OF REGULAR MEETING

February 7, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 5:59 p.m.

Present: Jeffrey Waddell
William Simpson
Britnee Ghutzman
Daniel Gazda
Merriam Walker

Also Present: Dave McCorquodale, Assistant City Administrator
Katherine Vu, PE

VISITOR/CITIZENS FORUM:

Mr. McCorquodale said no comments were given.

CONSIDERATION AND POSSIBLE ACTION:

1. **Consideration and possible action on the Regular Meeting minutes of December 6, 2022 and January 3, 2023.**
Daniel Gazda moved to approve the meeting minutes from December 6, 2022 and January 3, 2023 as presented. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)
2. **Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.**

Mr. McCorquodale said this was the third sign design submitted for review at the December 6, 2022 meeting. Mr. McCorquodale said the requested changes included the background of the sign color to be gray and the ATM letters to be changed to black.

Britnee Ghutzman moved to approve the sign. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action on proposed signage for Slice of Amish located at 401 College Street, Suite 170 in the Historic Preservation District.

Mr. McCorquodale said the sign was installed but has since been removed due to not having approval from the P&Z Commission. Mr. McCorquodale said the location and appearance of the sign could be an effort to increase visibility.

William Simpson said the sign needs to be characteristic with the rest of the street and be more historic looking.

Jeffrey Waddell said it might help to reduce the size of the sign and put a frame around it.

Mr. McCorquodale said he will meet with the owners of Slice of Amish and discuss some of the points the Commission has mentioned to repackage it and return for approval.

Merriam Walker moved to table the item. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action on proposed signage for H-Bistrot located at 401 College Street, Suite 150 in the Historic Preservation District.

Mr. Steve Hari, owner of H-Bistrot gave a brief introduction of his business and description of his proposed sign.

William Simpson moved to approve the signage as presented at H-Bistrot located at 401 College Street, Suite 150. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action on a revised design for the proposed home at 704 Caroline Street located in the Historic Preservation District.

The Selleck's presented their revisions for the proposed home located at 704 Caroline Street.

Britnee Ghutzman said she thinks it is a beautiful property, likes the mixed materials and colors chosen, and thinks the angle windows will be stunning.

Britnee Ghutzman moved to approve the design with angled windows in the rear. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action on a recommendation to City Council on a side yard setback variance request for Montgomery Bend, an 80-acre single family residential development.

Mr. McCorquodale said as mentioned in the Feasibility Study these are 45-foot-wide lots. Mr. McCorquodale said one of the things that was not put in the development agreement along with the 45-foot lots were any type of a reduced side yard. Mr. McCorquodale said the side yard is required to be ten feet by the ordinance of a 45-foot lot.

Mr. Connor Young with Pulte Homes of Texas LP presented a brief overview. Mr. Young said they have decided to request a five-foot side yard across the entire development so that as they begin to build homes they will not be limited to one lot or another.

Merriam Walker asked how big the homes are. Mr. Young said the 30-foot-wide homes are between 1,200 to 2,000 square feet and the 35-foot-wide homes are between 1,400 to 2,600 square feet. Mr. Young said they have requested a five-foot side yard across the board so they can fit both products on any lot throughout the development. Mr. Young said

on the lots they build the 30-foot-wide product they can pick one side or split the difference depending on utilities, driveway placement and other conflicts.

Merriam Walker said there is a suggestion that if this is approved other equipment would not be allowed on the reduced side yard. Mr. Young said he believes all of their building products have the air conditioning units and all associated equipment in the back, but he will confirm that.

Merriam Walker asked Mr. McCorquodale if this is something they need to have in writing so that it is adhered to.

Mr. McCorquodale said if that is something Planning and Zoning wanted to do they would make that part of their recommendation. Mr. McCorquodale said since this is being done for the entire subdivision as opposed to a single variance request, Planning and Zoning is acting on it just like it is a variance recommendation. Mr. McCorquodale said what will likely happen is they will go back and amend the development agreement and put that in the development agreement since it does affect the entire subdivision. Mr. McCorquodale said if Planning and Zoning recommended approval of a five-yard side setback and did not want the equipment there, then City Council would need to consider that in making a decision.

Britnee Ghutzman moved to approve the variance request for side lots being reduced to a minimum of five feet with the condition of the equipment being moved to the rear of the property and given recommendation to City Council. William Simpson seconded the motion, the motion carried unanimously. (5-0)

COMMISSION INQUIRY:

Jeffrey Waddell said he thinks it would be a good time to have a workshop with City Council, MEDC or both now that there is a new City Administrator.

Jeffrey Waddell asked who is responsible for the sign for the kiosk behind Cozy Grape.

ADJOURNMENT

Britnee Ghutzman moved to adjourn the meeting at 6:50 p.m. William Simpson seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date Approved: _____
Diana Cooley, Deputy City Secretary

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary