

MINUTES OF REGULAR MEETING

September 6, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:13 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Daniel Gazda

Absent: Britnee Ghutzman

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

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action on the August 2, 2022 Regular Meeting Minutes.

Merriam Walker moved to approve the minutes as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

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

Staff presented the information, and the owners were in attendance to discuss their new business and the types of products and specialty cheeses they plan to offer.

Bill Simpson moved to approve the sign as presented. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action on a recommendation to City Council on minimum lot width, minimum lot area, and street right-of-way width variance requests for Summer Wind, a proposed single-family residential development.

Staff presented the information and provided a basic overview of the proposed development. Mr. Levi Love, PE, of L2 Engineering, Messrs. Tim Connolly and Chris Sims, the developers of the project, and Mr. Scott Black of David Weekly Homes were in attendance to answer questions and provide information about the details of the proposed project. The proposed lot sizes are 45-foot in width with homes ranging from 1,600 to 2,700 square feet in size. The developers expressed an interest in delivering a high-quality project that would add value to the community. Merriam Walker asked if sidewalks were part of their plans. The developers said they were not planning on building sidewalks but were planning on building a walking path around the development in the greenspace provided. While the project site is along the canal leading to Lake Conroe, the site plan did not include waterfront homesites and the land by the canal would be used for greenspace. Mr. Waddell noted that the existing pond on the property could be an amenity and asked that particular attention be given to the adjacent development so that potential additional stormwater caused problems for them. Bill Simpson expressed concern that growing families might outgrow the home sizes planned for the neighborhood. Discussion was had about the single entry for the neighborhood and the developers stated the entrance was a separated boulevard that still allowed for ingress and egress if one lane was temporarily blocked by a vehicle accident. The developers said with the limited frontage along Lone Star Parkway there were not many options for a second entrance. Ms. Katherine Vu said the project would have to be approved by Montgomery County since Lone Star Parkway was a county roadway.

Bill Simpson moved recommend approval of the variance requests to City Council with concern expressed on the proposed 45-foot-wide lots. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

4. Consideration and possible action on a recommendation to City Council for a variance request for Montgomery Summit Business Park, Reserve A, for driveway spacing.

Staff presented the information and Mr. Levi Love, PE of L2 Engineering spoke about the request and why the site location and frontage on FM1097 did not provide a better point of access for the proposed project. Discussion was had on the office/warehouse nature of the development and Ms. Katherine Vu, PE noted the proposed driveway location was as far away from the intersection of FM1097 and Summit Business Park Drive as it could be. She also noted there was room for

roughly 8 vehicles to stack at the intersection on Summit Business Park Drive and did not believe the driveway would cause traffic congestion in the proposed location

Merriam Walker moved recommend approval of the variance request to City Council. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action on a request to relocate the rear property fence at 14335 Liberty Street in the Historic Preservation District.

Staff presented the information and noted the item had been tabled at the two previous meetings to allow time for the property owner and the adjacent property owner to work toward a solution on the existing sidewalk that would be blocked by the proposed fence location. The owners were not able to come to an agreement. Mrs. Brenda Reilland, the owner of Petz, noted the pathway had been in place for years and believed losing access to it would limit mobility in the downtown. Concern was expressed by Mrs. Reilland and Mr. & Mrs. Fauss on how close the proposed fence would be to the Petz building. Mr. Damon Haynes stated he owned the property and would pursue legal action if he was not allowed to relocate his fence as he proposed. He noted that the proposed fence was the same style and construction of the current fence he has that was approved by P&Z.

Bill Simpson moved to approve the proposed fence relocation as presented. Daniel Gazda seconded the motion, the motion carried (3-1) with Merriam Walker casting the dissenting vote.

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 8:00 p.m. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary