

Montgomery Planning and Zoning Commission
AGENDA REPORT

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

Subject

Consideration and possible action on exterior architectural accent lighting at 202 McCown Street in the Historic Preservation District, as submitted by Jim & Denise Czulewicz (one-month approval granted at 11/07/23 meeting).

Recommendation

Staff recommends approval of the lights contingent on solid motion settings (i.e., no flashing/chasing lights).

Discussion

Issue:

The owner of the property at 202 McCown Street recently installed architectural lighting on the exterior of the building along the top of the roofline of the front of the building. The P&Z granted tentative approval of the lights at the November 7, 2023 meeting for 30 days. The P&Z needs to take permanent action at this meeting.

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.

Neither the zoning ordinance or Design Guidelines specifically address accent lighting on buildings. The Commercial Lighting Ordinance does not address accent lighting. This request was viewed as an exterior improvement that should be in harmony with the surroundings and the Historic District.

Analysis:

You may recall from last month's meeting that the owners of the downtown coffee shop, Jim and Denise Czulewicz, are rebranding from "Urban Coffee Culture" to "Perfect Blend Coffee Shop and Boutique". They are also the building owners (the coffee shop and Wine & Design). Staff received the following information from the applicants:

Contact information:

James and Denise Czulewicz
Urban Coffee Culture / Perfect Blend Coffee Shop and Boutique
202 McCown Street, Montgomery, TX 77356

Lights (LEDs) are to be installed along the top of the exterior front (only) of the building - outlining the facade line as in the picture below.

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While the LED's can be flashing/chasing, etc. the intent is to keep them solid in color to match our building (dark red/brown and white) as well as during holidays to have a set color pattern (no movement) - say 4th of July Red/White/Blue, Halloween (Orange), Christmas (Red/Green), St Patrick's Day - Green, etc. Will NOT use the flashing, strobe, following patterns or ability.



The Lights are manufactured by Everlights (www.myeverylights.com), are LEDs with controllable brightness, full color spectrum, etc. Lights are invisible during the day (don't hang or drop down from anything), lights are powered by low voltage (5 volts) lighting that is powered thru 120V standard power (already in place). As for colors available, because the lights are LED's they are able to present any color on a standard color wheel and can be dimmed to near darkness.

Obviously, the largest percentage of the time will be dimmed/soft white lights or colors that match our branding for the shop/building. Only during holidays will we change / alternate colors (without chasing colors). All lights are controlled by an app (isn't everything these days) and utilize long range blue tooth for connectivity to the router/base station located in the building.

Conclusion:

Architectural lighting, when done well, enhances the building and its surroundings. Staff has no objection to exterior lighting that compliments the downtown area.

Approved By		
Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 12/01/2023