

MINUTES OF REGULAR MEETING

April 5, 2022

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, Bill Simpson, Merriam Walker

Absent: Britnee Ghutzman

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development
Chris Roznovsky, PE, Consulting City Engineer

VISITOR/CITIZENS FORUM

No comments given.

1. **Consideration and possible action on the February 1, 2022 and March 1, 2022 Regular Meeting minutes.**

Bill Simpson moved to approve the February 1, 2022 minutes as presented. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

Bill Simpson moved to approve the March 1, 2022 minutes as presented. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

2. **Consideration and possible action on the Porter Farms Preliminary Plat, a proposed 27.315-acre, 90-lot single family residential subdivision north of FM 1097 East and east of FM 149.**

Staff reviewed the information provided with the Preliminary Plat and noted the developer was in attendance to answer any questions. Chris Roznovsky noted that the Preliminary Plat is only reviewed by P&Z and the construction plans will be reviewed by P&Z and the City Council. Additionally, the Final Plat would be reviewed by both P&Z and City Council. Mr. Roznovsky also noted the development received variances for minimum lot width and area, right-of-way width, and side building lines from 10-ft to 5-ft. He said the Preliminary Plat conformed to all City

requirements. Merriam Walker asked for details on the variances that were approved and asked if any amenities would be inside the neighborhood. Ken Schott of Waterstone Development stated there are plans for a walking trail within the detention pond area on the property, but no splashpads or playgrounds were planned. Merriam Walker asked if there were sidewalks planned for the neighborhood and Mr. Roznovsky stated they are required for neighborhoods in the City. Mr. Schott said their developments have strong architectural controls and deed restrictions that prevent nuisances like long-term on street parking or junked vehicles and that the driveways would accommodate two vehicles without blocking the sidewalks. Discussion was had on pricing of the homes in the context of recent construction price increases as well as TxDOT requirements for access to FM 149.

Bill Simpson moved to approve the Preliminary Plat as presented. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

3. Redbird Meadows Development Update.

Staff provided the Commission an update on the process and discussions related to the proposed development. No formal action needed or taken.

Commission Inquiry

None.

Adjournment

Bill Simpson moved to adjourn the meeting at 6:44 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary