

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a proposal to install a roof over the existing patio area at 14335 Liberty Street, in the Historic Preservation District.

Discussion

14335 Liberty Street is located in the B-Commercial Zoning District and the Historical Preservation District.

The property owner is proposing to remove the existing sun shade sail over the existing patio area and replace it with a clear hard top (corrugated roof cover).

History:

On November 7, 2023, the Planning and Zoning Commission considered a proposal to extend the front porch roof at 14335 Liberty Street. Staff recommended not approving the roof extension in accordance with Sec. 98-351. - Special setback provisions. New commercial structures or improvements being built in the historic downtown commercial area (i.e., any building with front and/or rear façades facing Liberty, Caroline, Prairie, Maiden, McCown, John Butler, or College Streets, and which are located between State Highway 105 on the south and Clepper Street on the north) will be required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street. If new commercial structures or improvements are being constructed between existing buildings or structures whose setback lines do not match, the new building or structure's front (main entrance) setback line must match the adjacent building or structure whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces. The decision was to table the roof approval pending additional drawings submitted to better illustrate the project. Then the Planning and Zoning Commission considered and approved the extension of the front porch.

I have included a copy of the 2023 agenda item and meeting minutes for your reference.

I was unable to locate any follow-up or additional information regarding the tabled roof proposal.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Sec. 98-351. Special setback provisions.

Recommendation

Based on Ordinance Sec. 98.351, staff recommends not approving this request.

The special setback provision states that in the historic downtown commercial area (any building with front façades facing Liberty and are located between State Highway 105 on the south and Clepper Street on the north) is required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street. I believe this regulation is designed to maintain the

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architectural harmony and historical integrity of the district. The proposed extension of the front porch roof would result in increasing the nonconforming setback created in 2023 that was inconsistent with the adjacent building. Approving this request would compromise the uniformity and aesthetic continuity that the setback provision aims to preserve.

Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025