

**Notice of Planning and Zoning Commission  
AGENDA**

**June 07, 2022 at 6:00 PM**

**NOTICE IS HEREBY GIVEN** that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, June 07, 2022 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website [www.montgomerytexas.gov](http://www.montgomerytexas.gov) under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at [www.montgomerytexas.gov](http://www.montgomerytexas.gov). The meeting will be recorded and uploaded to the City's website.

**CALL TO ORDER**

**VISITOR/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

**CONSIDERATION AND POSSIBLE ACTION:**

- 1.** Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.
- 2.** Consideration and possible action regarding proposed exterior modifications to 504 Caroline Street in the Historic Preservation District.
- 3.** Convene into a Public Hearing on the Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial at 504 Caroline Street, Montgomery, Texas.
- 4.** Discussion and possible action regarding comments received in the Public Hearing.
- 5.** Public Hearing on final report
- 6.** Consideration and possible action on a Final Report for a requested rezoning of 504 Caroline Street, Montgomery, Texas.

**COMMISSION INQUIRY:**

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

**ADJOURNMENT**

/s/D. Cooley

Diana Cooley, Deputy City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on June 3, 2022, at 4:45 p.m. I further certify that the following news media was notified of this meeting as stated above:

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*This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.*

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Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> June 7, 2022	<b>Budgeted Amount:</b>
<b>Department:</b> Administration	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.

**Recommendation**

Approve the exterior modifications contingent on review of the final architectural plans by the Commission when the drawings are available.

**Discussion**

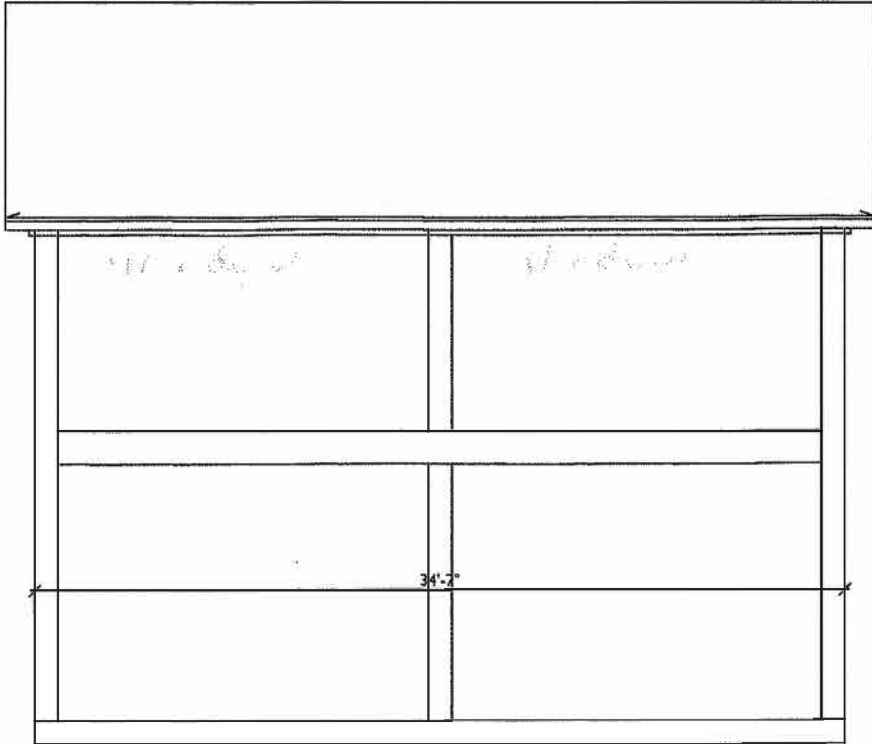
The Cozy Grape is planning an expansion of the existing second story of their building in the Historic Downtown. As you may recall, a screened porch fronts McCown Street. The owners are proposing to add a second story above the screened porch area. Functionally, this will require demolishing the existing porch, pouring a new concrete foundation, and building an entirely new two-story addition. The bottom floor is planned to be an open porch as it is today.

Staff recommended the contractor, representing the owners, discuss the proposed project with the Commission to get feedback on the details of the request before taking on the cost of a full set of architectural and engineered drawings. Given the scope and size of the project, staff does recommend the Commission review the final drawings and consider any additional improvements to the property (e.g., repainting the exterior of the building to match the new with the old) before giving final approval.

**Approved By**

Interim City Administrator	Dave McCorquodale	Date: 06/03/2022

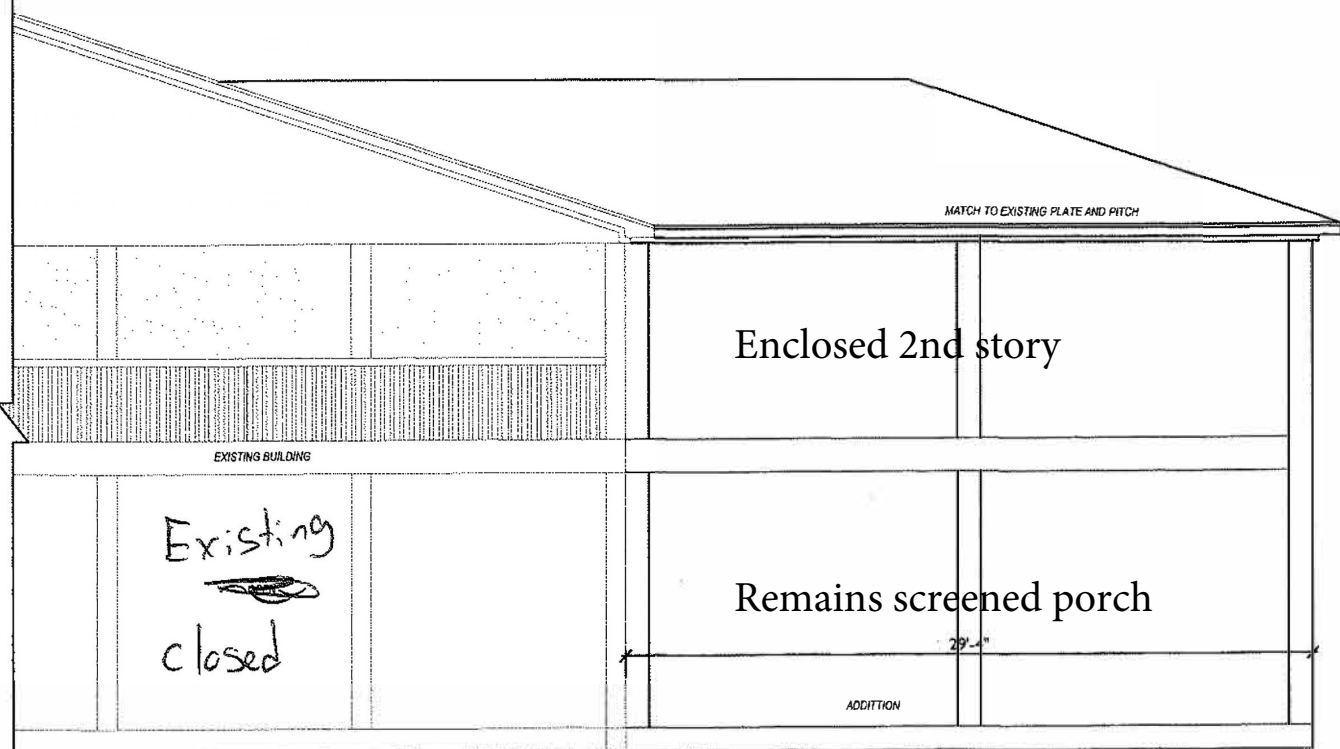
Preliminary Concept Plans for a 2nd Story addition to:  
The Cozy Grape Wine Bar & Bistro  
14340 Liberty Street  
Montgomery, TX 77356



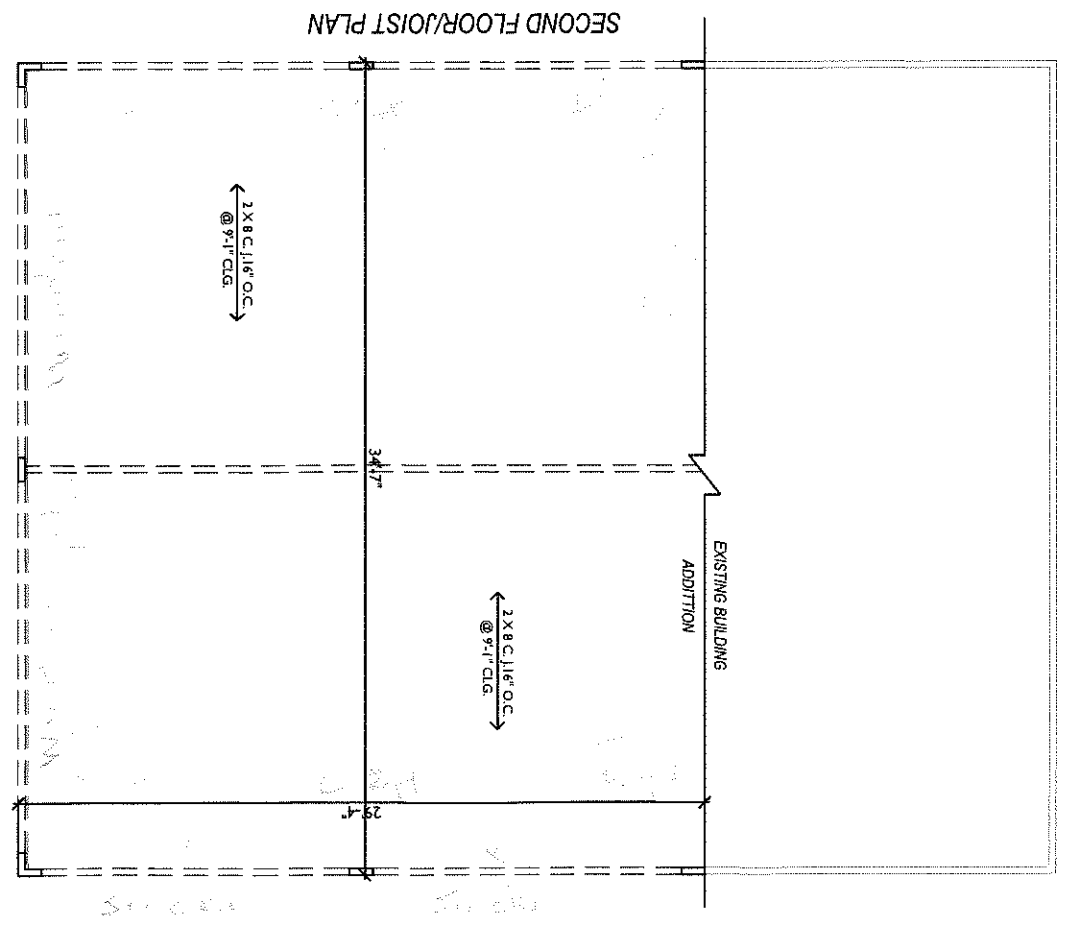
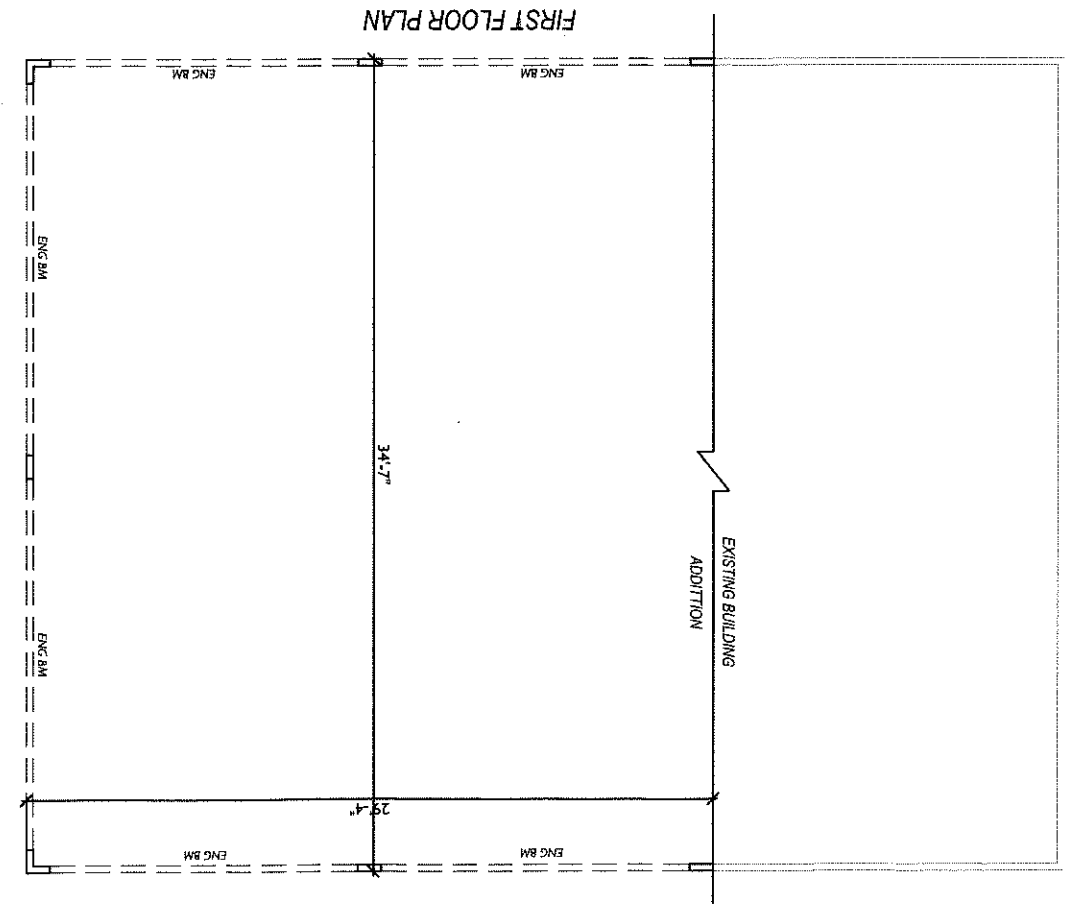
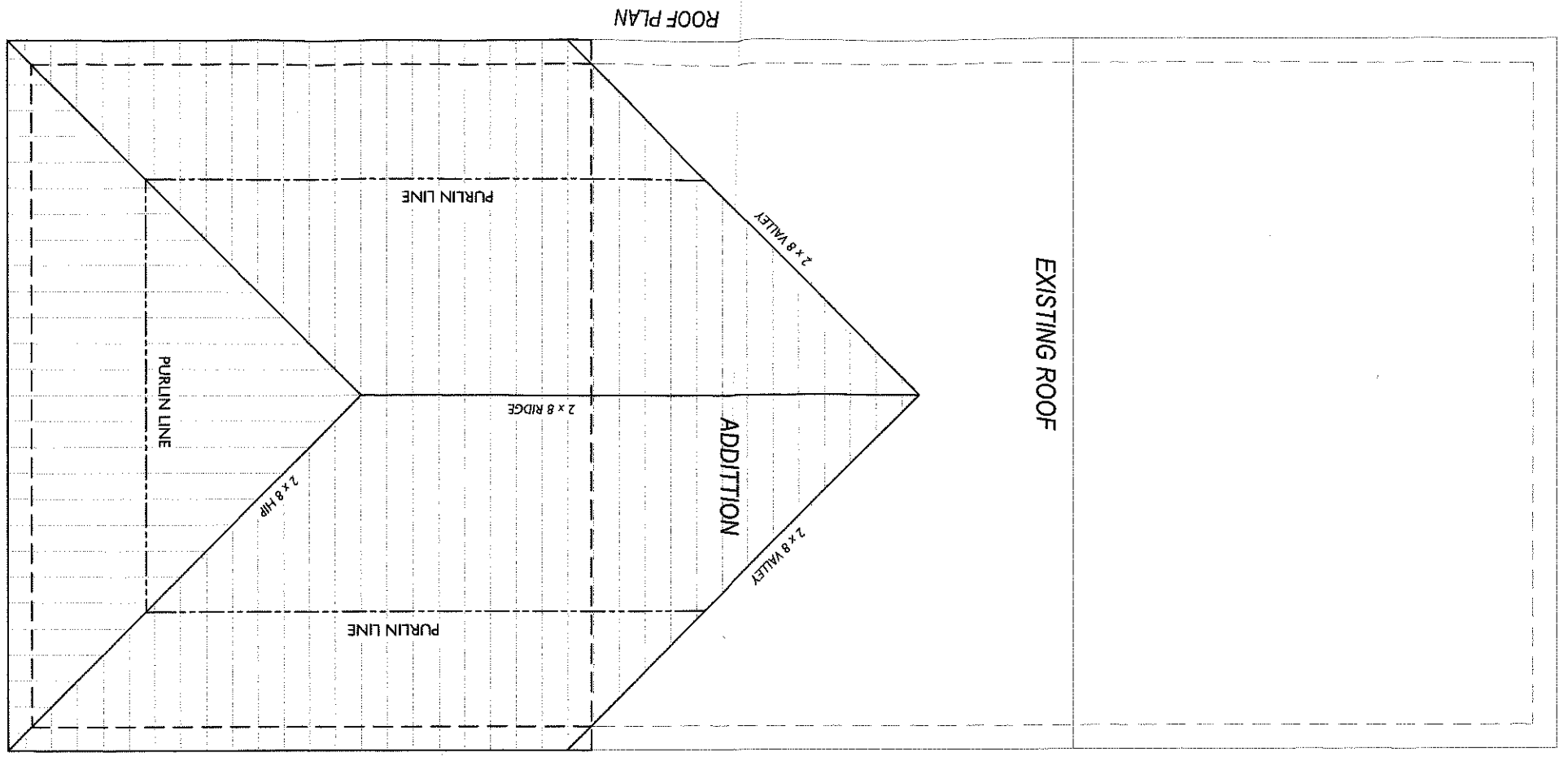
REAR ELV. OF ADDITION



Note: The facade change in the back will entail replacing the parapet wall with a hip-style roof. Given the height of the roofline above street level, this is not a major aesthetic consideration of the building.



SIDE ELV. OF ADDITION



Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> June 7, 2022	<b>Budgeted Amount:</b>
<b>Department:</b> Administration	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action regarding proposed exterior modifications to 504 Caroline Street in the Historic Preservation District.

**Recommendation**

Consider the proposed removal of wing of the house that has been identified as structurally beyond reasonable repair and act as you see fit.

**Discussion**

Gracepoint Homes is a custom home builder and developer in the region and is considering moving their company office into the historic building at 504 Caroline. The applicant has provided the following information:

- Narrative description of proposed project
- Photos of interior structure damage
- Architect’s drawings of existing structure with portion to be removed
- Architect’s drawings and renderings of future Phase II

While the information regarding an anticipated Phase II is included for context, the request is only for the demo/deconstruction of the north/rear wing of the structure. The applicants have inspected the building and found significant damage that is purported to be beyond reasonable repair.

The applicants will be at the meeting to discuss additional details of the proposed project.

**Approved By**

Interim City Administrator	Dave McCorquodale	Date:

City Of Montgomery  
101 Old Plantersville Road  
Montgomery, TX 77316

Gracepoint Homes  
3300 Egypt Lane Ste. H-100  
Magnolia, TX 77354

June 2, 2022

To Whom it May Concern:

Gracepoint Homes is a residential home builder located in Magnolia, Texas. They have purchased several large tracks around the city of Montgomery. Gracepoint has been seeking out the perfect location, within the heart of our historic district for their local sales office. The historical property, 504 Caroline Street, is the perfect fit. Gracepoint's intentions are to restore the home back to its original state.

#### Phase I

The home as it sits now has been added onto several times over the past years. These additions were improperly constructed and as a result, they cannot be salvaged. Our intentions are to dismantle and repurpose all the original facade. For example, the original windows, doors and siding will be removed and used to recreate the original plan of the house. Gracepoint has hired a structural engineer to assess the current state of the property. In their opinion, the original structure is sound and can be restored to its previous state.

## Phase II

Phase II of the project would be to build an open concept style bar and restaurant that would face Liberty Street. In an effort to maintain the vision of the cities' future plans, Gracepoint plans to tear out the parking lot on the North-East corner (next to Wings Over Montgomery), and create an outdoor, landscaped seating area. Bystanders will be able to sit, relax and enjoy the new venue.

## Parking

In an effort to preserve the trees, on the corner of Caroline and Pond Street, we are looking at options to minimize parking in the back and possibly do parallel spots down Pond Street and also to speak with other business on shared lot use.

We look forward to developing a close working relationship with the City Officials throughout these projects and the years to come.

Respectfully,

Nate Robb

RCC Group

Commercial Contractor representing Gracepoint Homes





Remove rear wing of house; salvage materials as practical



Material to be repurposed:

Original Siding, Windows, Doors, Interior Trim, Casings, Plumbing Fixtures



1<sup>st</sup> Addition to the original structure. This picture shows the condition of the framing.



This is another example of the 1<sup>st</sup> failed addition to the home. Along with extensive frame damage, there are multiple areas where the subfloor is rotting.



The 2<sup>nd</sup> addition to the original home. The ceiling has fallen due to water intrusion, massive frame and subfloor damage.

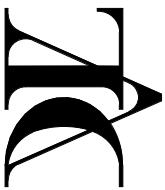


This is also located in the 2<sup>nd</sup> addition.



Additional Examples

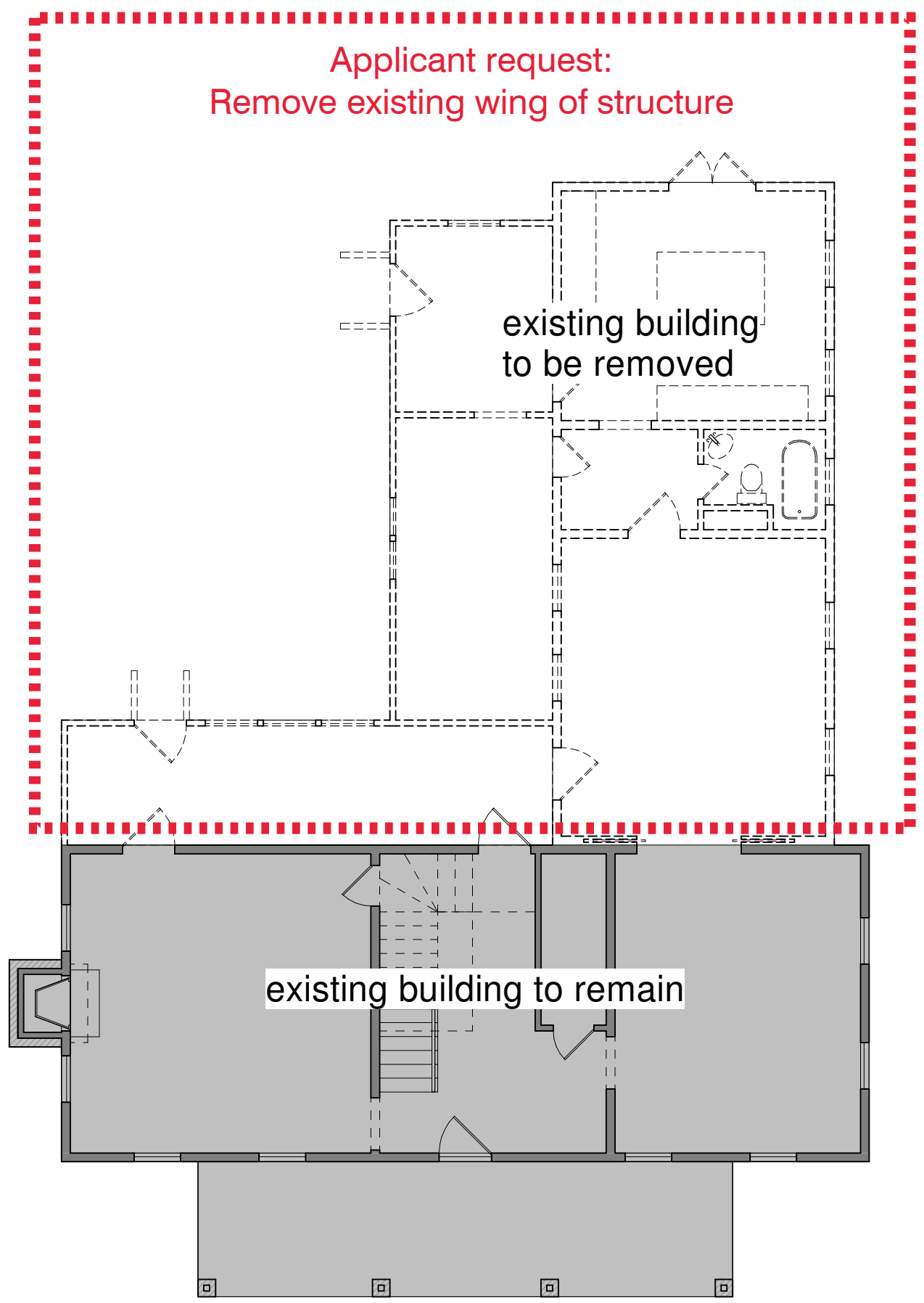




danie van loggerenberg architecture  
the woodlands, texas  
tel: 281-419-9081  
www.dvlcc.com

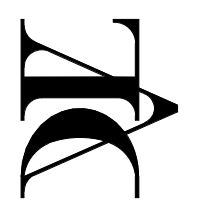
504 Caroline  
Montgomery, TX  
77356

project no.	sheet no.
<b>TX1000</b>	<b>13</b>
date	scale
<b>04/26/22</b>	<b>1/8" = 1'-0"</b>



existing  
1st floor plan  
scale: 1/8" = 1'-0"

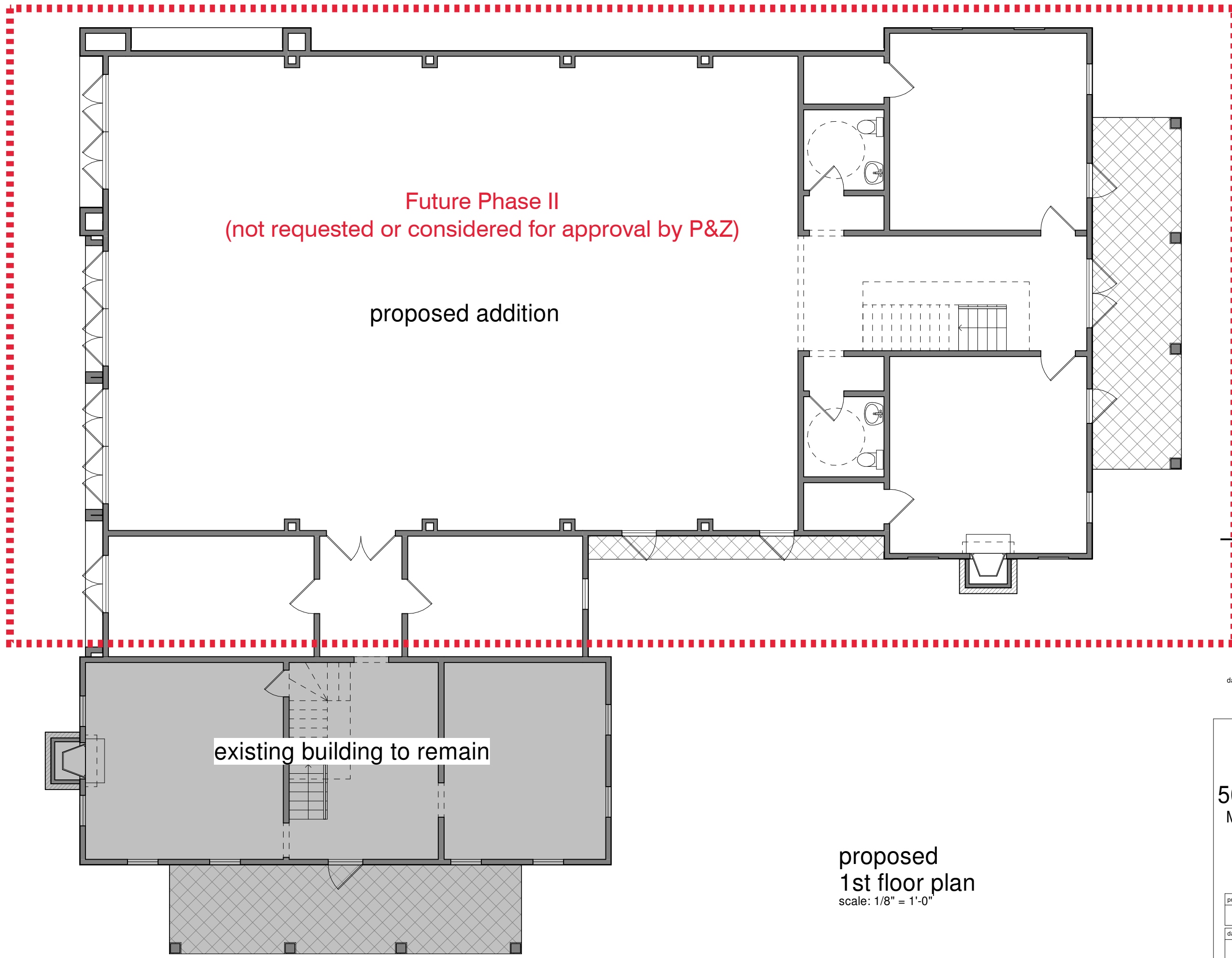




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project no.	sheet no.
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date	scale
<b>04/26/22</b>	<b>1/8" = 1'-0"</b>



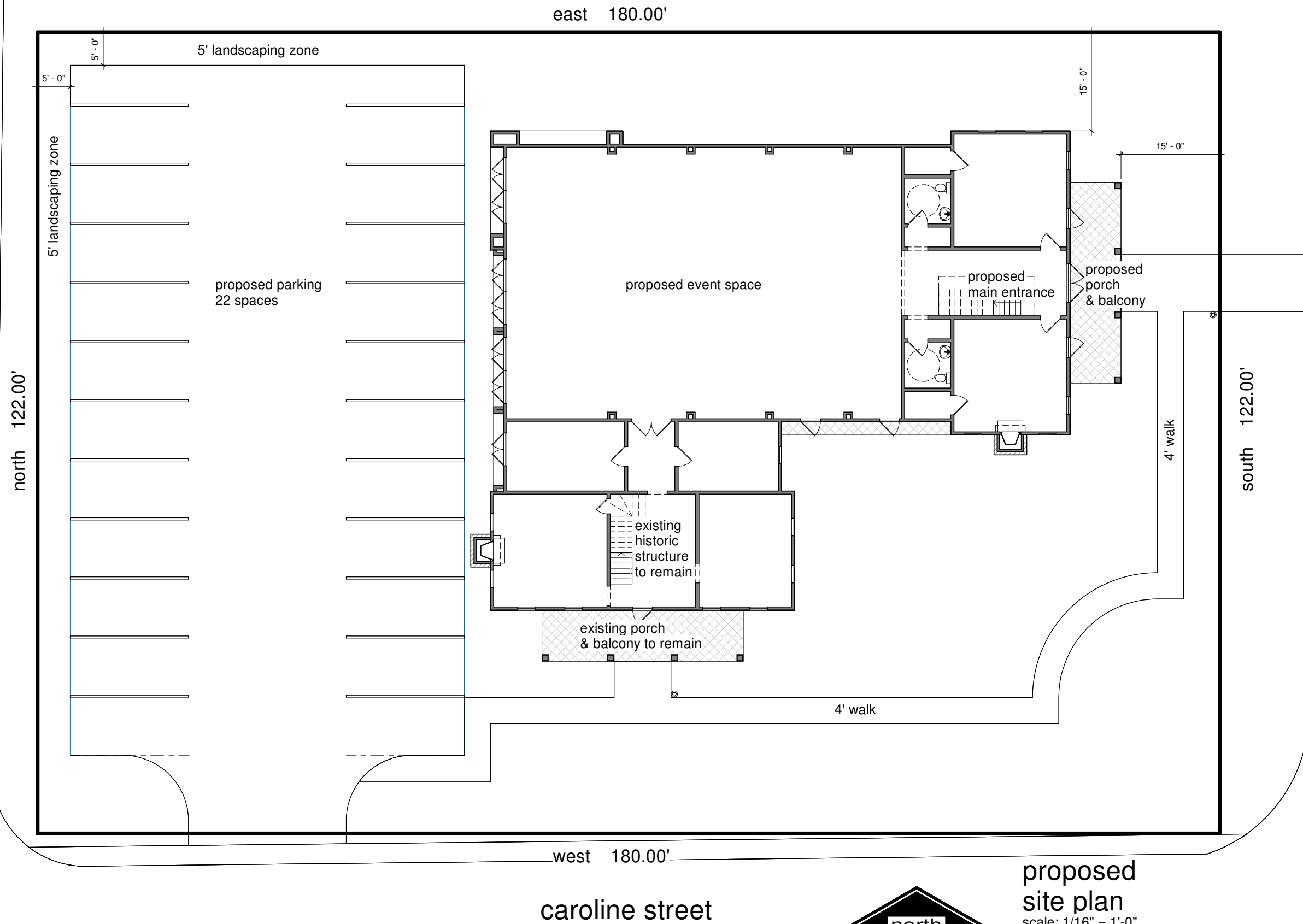
Future Phase II  
(not requested or considered for approval by P&Z)

proposed addition

existing building to remain

proposed  
1st floor plan  
scale: 1/8" = 1'-0"

pond street



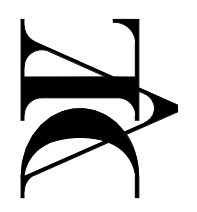
liberty street

caroline street



proposed  
site plan  
scale: 1/16" = 1'-0"

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ARCHITECTURE

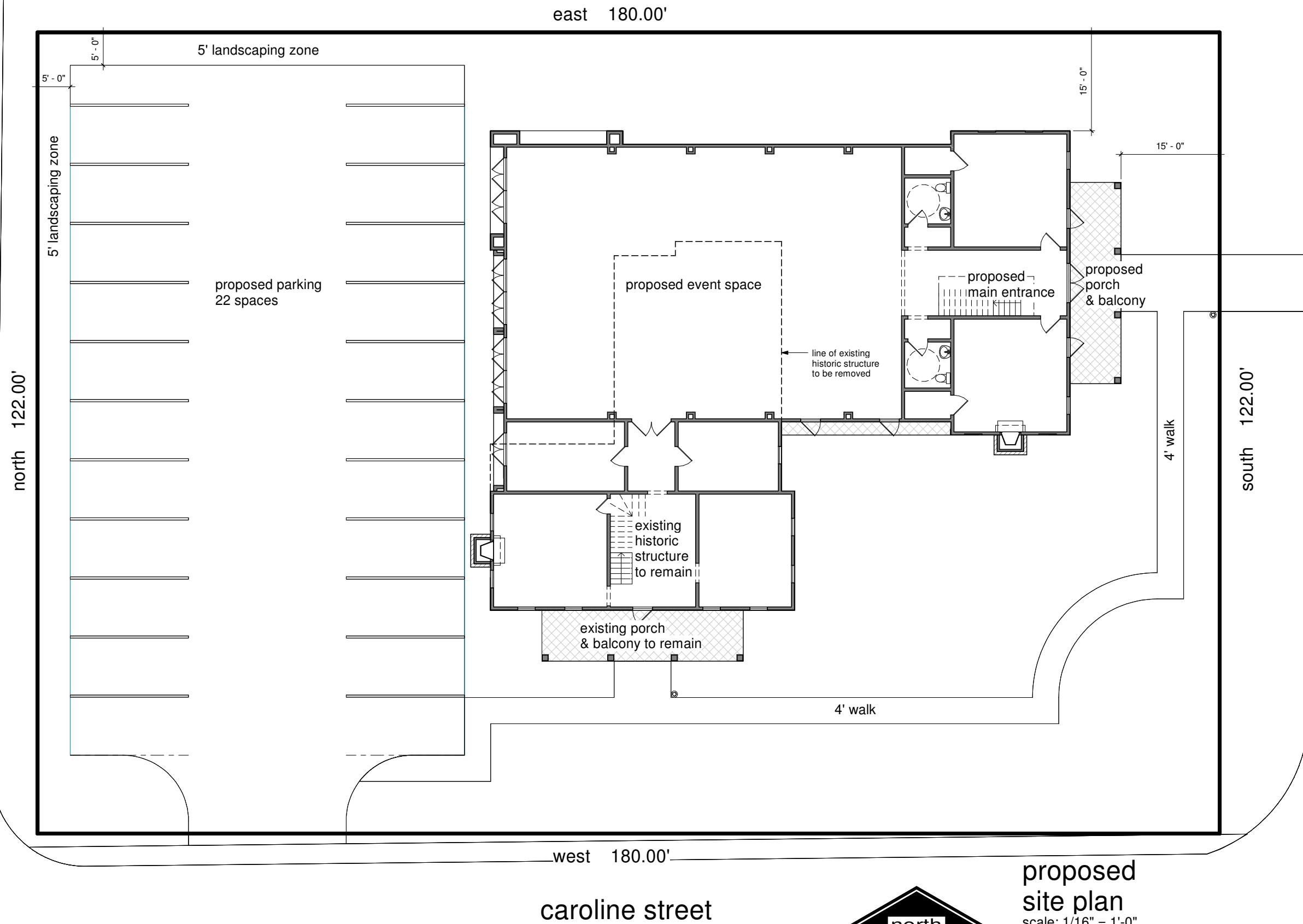


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project no.	sheet no.
<b>TX1000</b>	<b>01</b>
date	scale
<b>04/21/22</b>	<b>1/16" = 1'-0"</b>

pond street



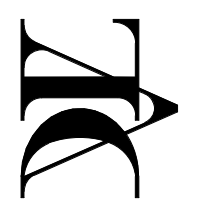
liberty street

caroline street



proposed  
site plan  
scale: 1/16" = 1'-0"

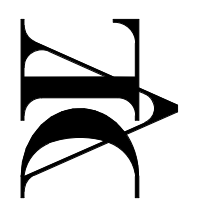
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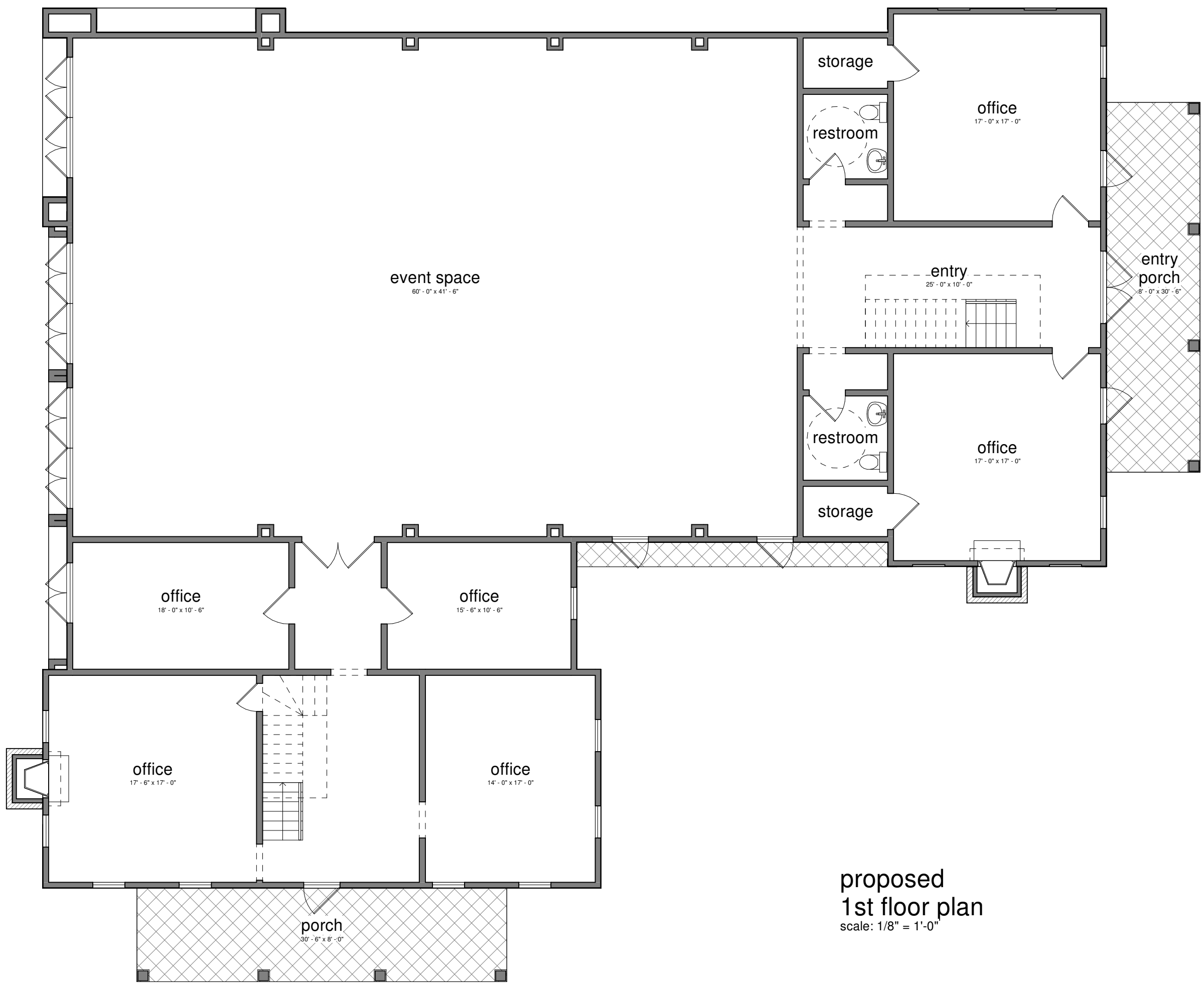
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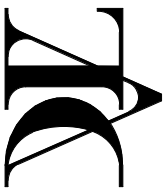
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<b>TX1000</b>	<b>03</b>
date	scale
<b>04/21/22</b>	<b>1/8" = 1'-0"</b>



proposed  
1st floor plan  
scale: 1/8" = 1'-0"

**area calculations**

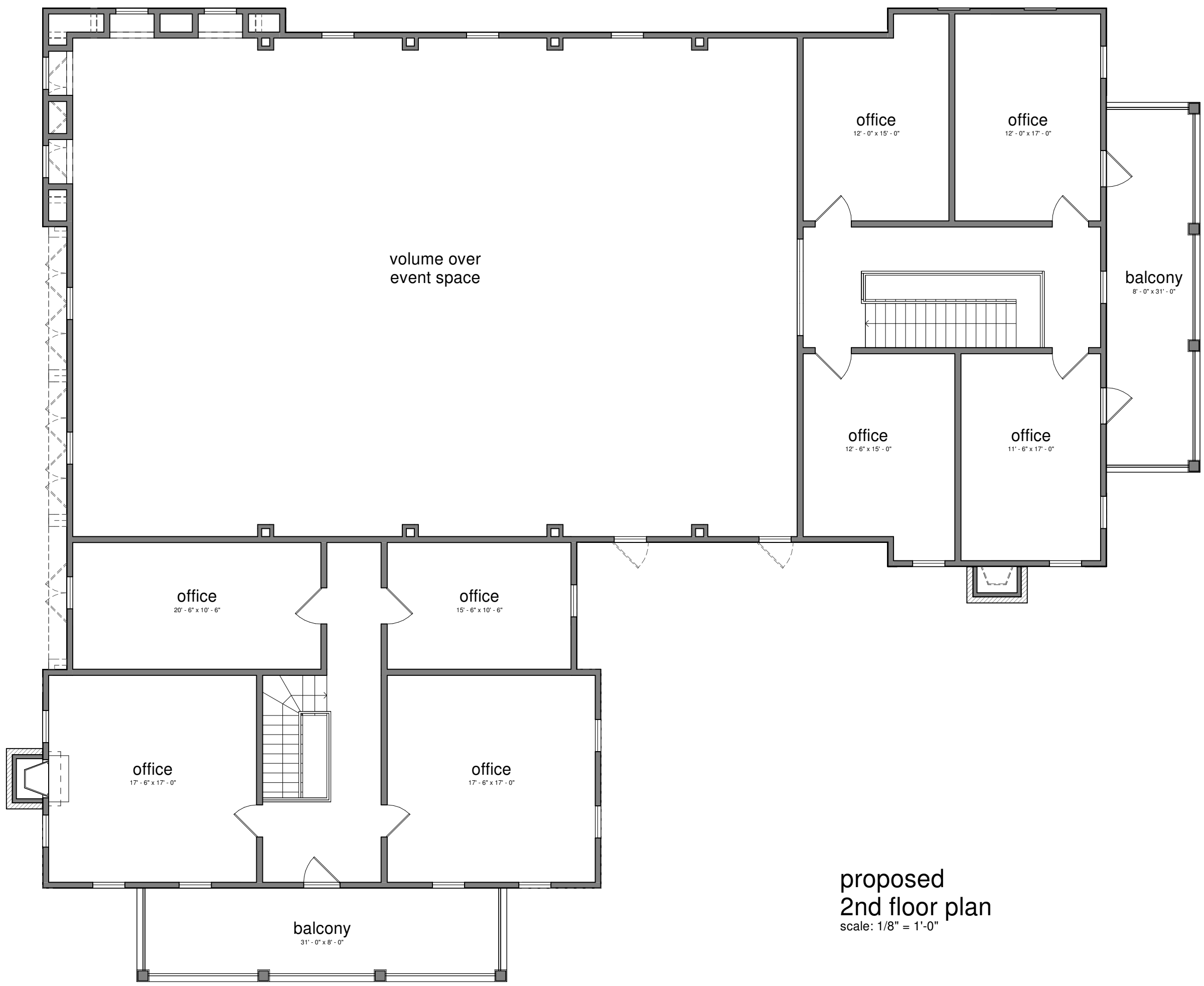
1st floor	5010 SF
2nd floor	2527 SF
living area total	7537 SF
porches	475 SF
balconies	479 SF
non living area total	954 SF
gross covered area	8491 SF



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project no.	sheet no.
<b>TX1000</b>	<b>04</b>
date	scale
<b>04/21/22</b>	<b>1/8" = 1'-0"</b>



proposed  
2nd floor plan  
scale: 1/8" = 1'-0"

area calculations

1st floor	5010 SF
2nd floor	2527 SF
living area total	7537 SF
porches	475 SF
balconies	479 SF
non living area total	954 SF
gross covered area	8491 SF

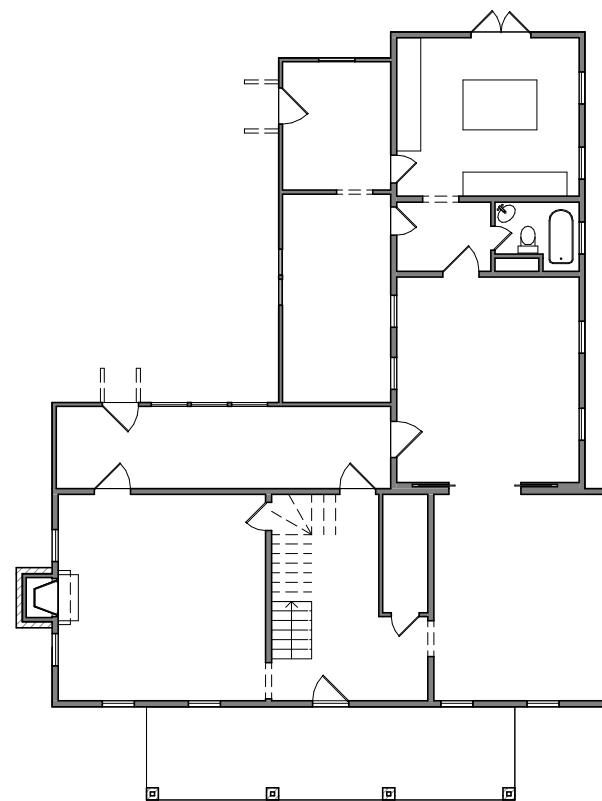
pond street

north 122.00'

east 180.00'

south 122.00'

liberty street



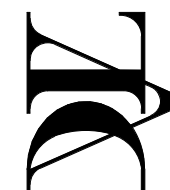
west 180.00'

caroline street



existing  
site plan  
scale: 1/16" = 1'-0"

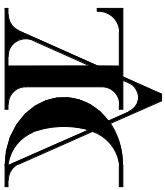
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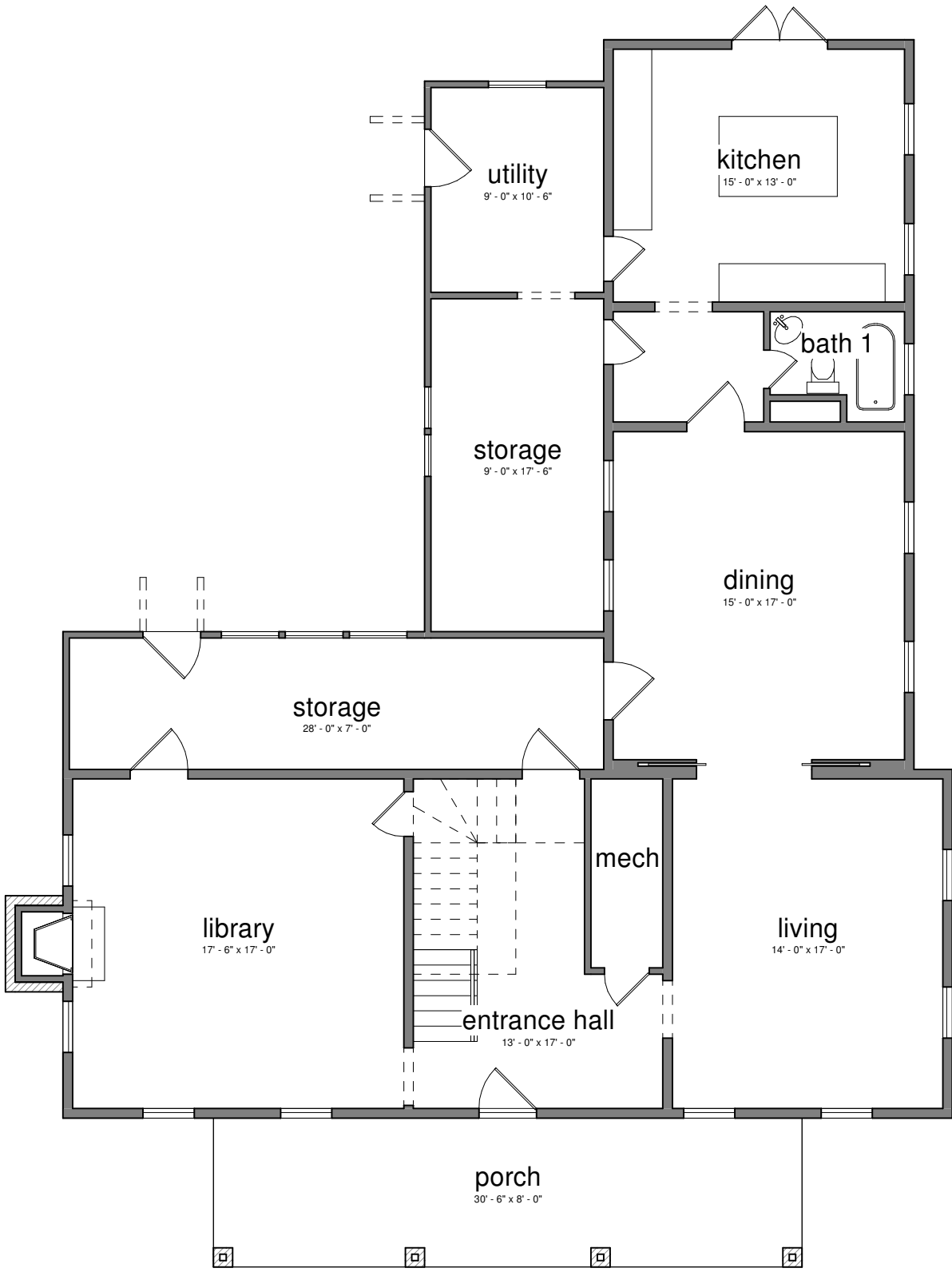
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date	scale
<b>04/21/22</b>	<b>1/16" = 1'-0"</b>



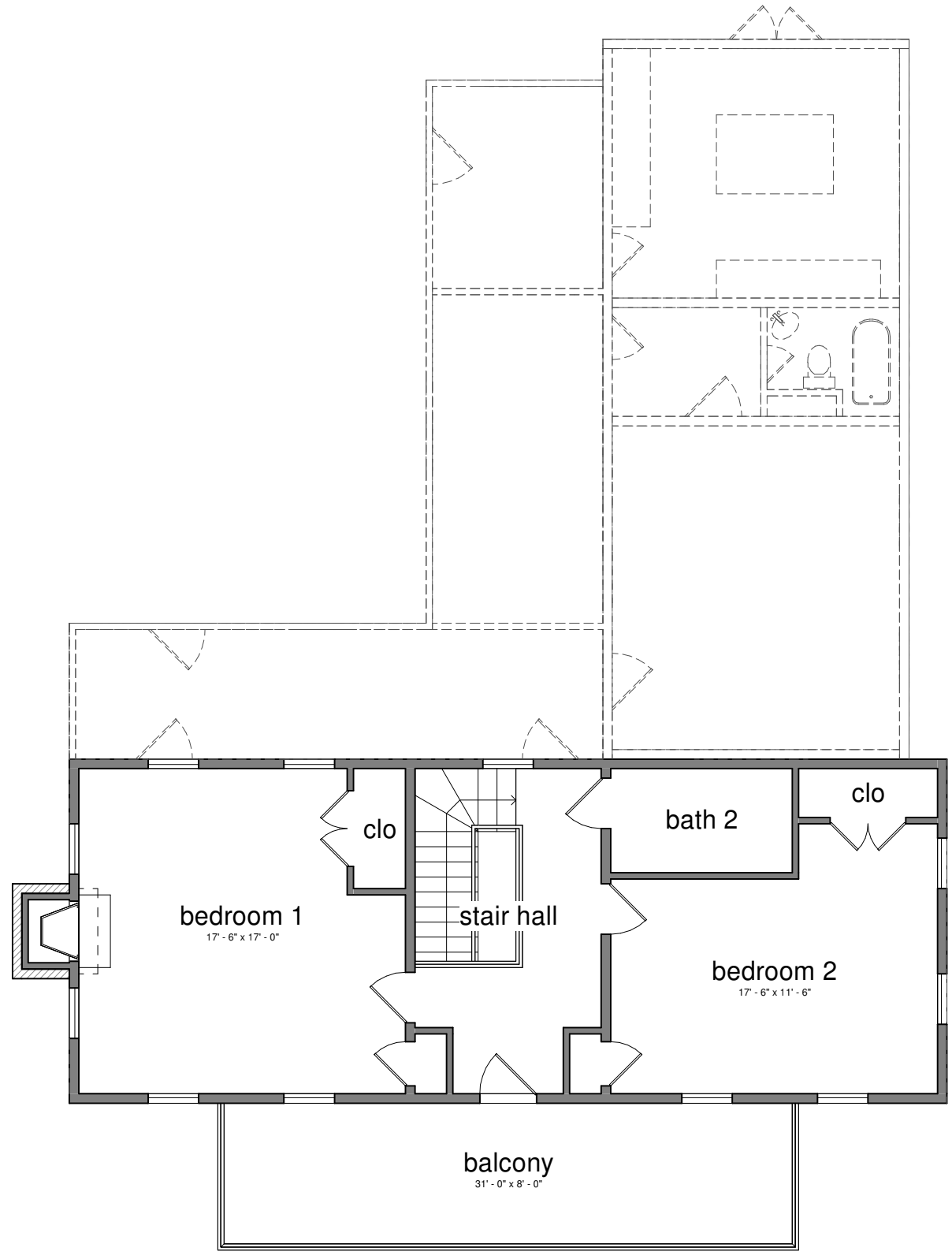
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project no.	sheet no.
<b>TX1000</b>	<b>06</b>
date	scale
<b>04/21/22</b>	<b>1/8" = 1'-0"</b>



existing  
1st floor plan  
scale: 1/8" = 1'-0"



existing  
2nd floor plan  
scale: 1/8" = 1'-0"



front elevation  
scale: 1/8" = 1'-0"



right elevation  
scale: 1/8" = 1'-0"



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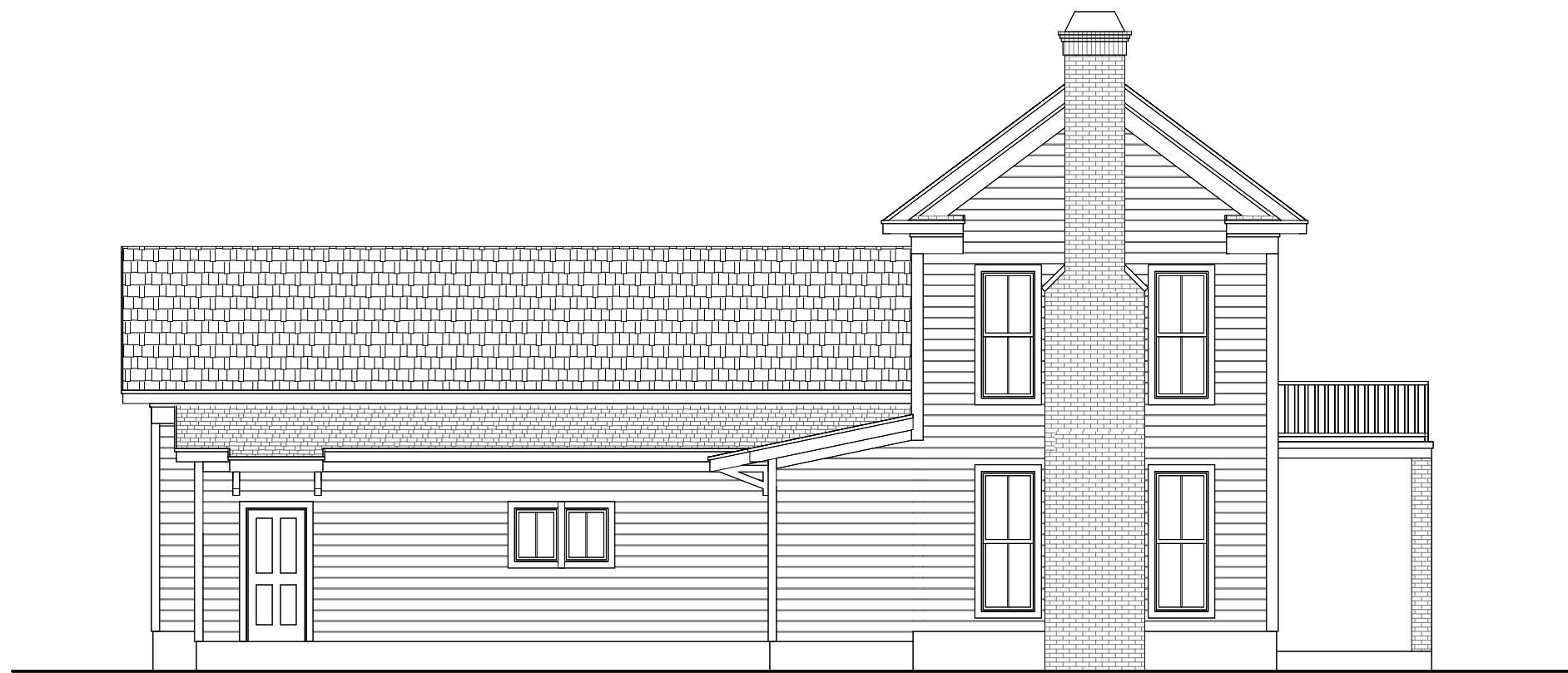
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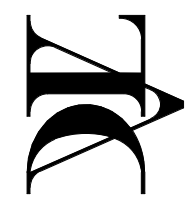




rear elevation  
scale: 1/8" = 1'-0"



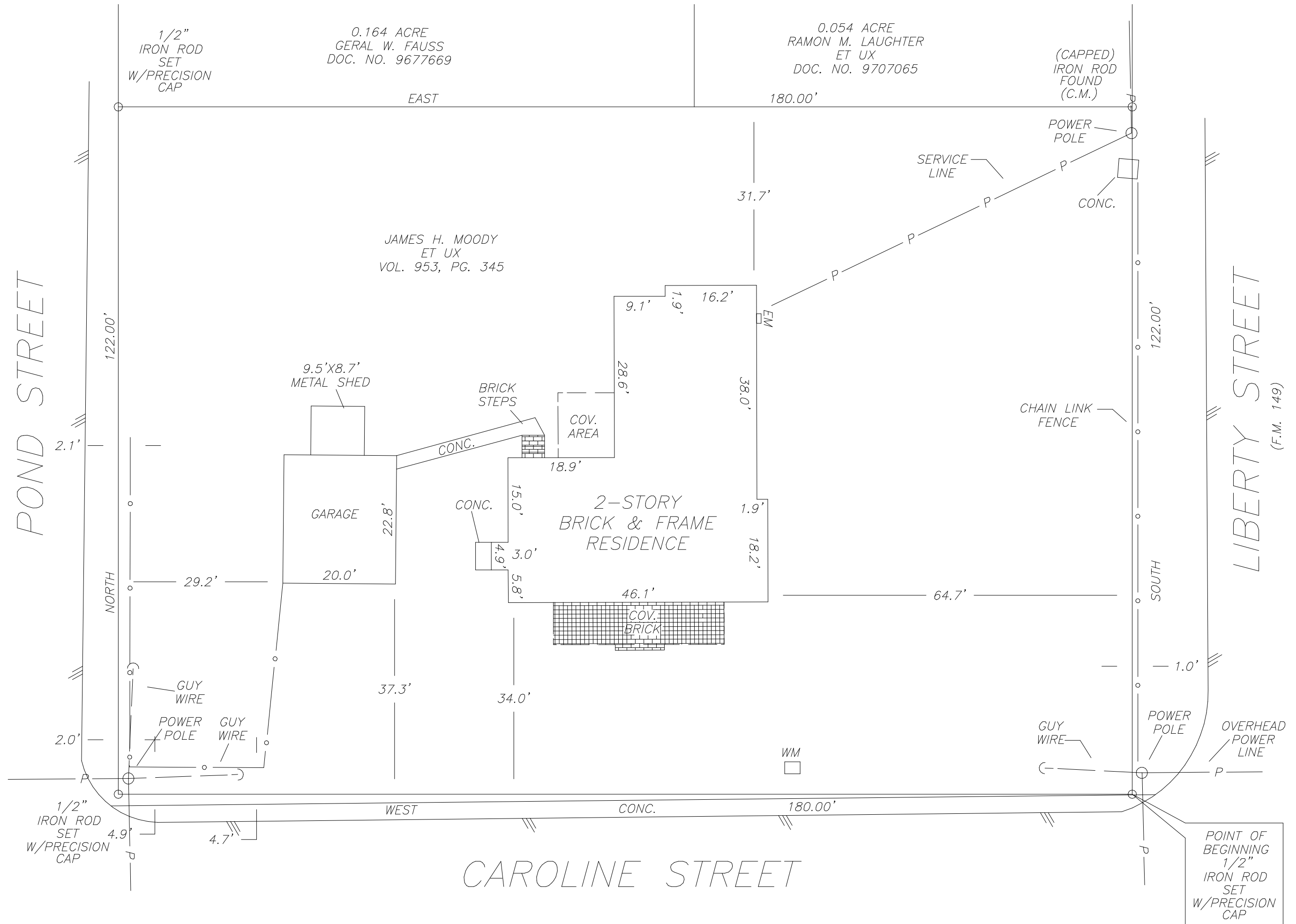
left elevation  
scale: 1/8" = 1'-0"



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project no.	sheet no.
<b>TX1000</b>	<b>08</b>
date	scale
<b>04/21/22</b>	<b>1/8" = 1'-0"</b>

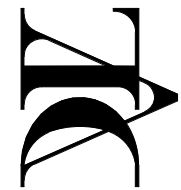


0.164 ACRE  
GERAL W. FAUSS  
DOC. NO. 9677669

0.054 ACRE  
RAMON M. LAUGHTER  
ET UX  
DOC. NO. 9707065

JAMES H. MOODY  
ET UX  
VOL. 953, PG. 345

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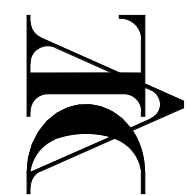


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project no.	sheet no.
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date	scale
<b>04/21/22</b>	<b>1/16" = 1'-0"</b>

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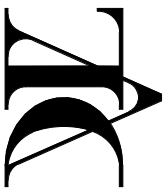
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project no.	sheet no.
<b>TX1000</b>	<b>10</b>
date	scale
<b>04/21/22</b>	



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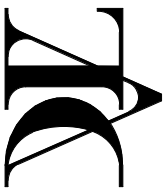
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project no.	sheet no.
<b>TX1000</b>	<b>11</b>
date	scale
<b>04/21/22</b>	



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504 Caroline  
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project no.	sheet no.
<b>TX1000</b>	<b>12</b>
date	scale
<b>04/21/22</b>	

# PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for  
504 Caroline Street, Montgomery, Texas

General Property Information:

- 0.5-acre parcel
- Currently R1 - Single-Family Residential
- Surrounding zoning:
  - Commercial
  - Single-Family Residential

Requested rezoning:

- B – Commercial



Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> June 7, 2022	<b>Budgeted Amount:</b>
<b>Department:</b> Administration	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on a Final Report for a requested rezoning of 504 Caroline Street, Montgomery, Texas.

**Recommendation**

Consider the draft Final Report, edit as needed, and approve a report to submit to City Council.

**Discussion**

This Final Report is the document that state and local law require the City Council to receive from the Planning & Zoning Commission prior to acting on the request. The Final Report should provide a good understanding of the site and its surroundings along with the Commission’s recommendation on the report.

A draft report is attached as a starting point for the Commission.

**Approved By**

Interim City Administrator	Dave McCorquodale	Date: 06/03/2022

# PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: DAVE MCCORQUODALE, INTERIM CITY ADMINISTRATOR  
NICI BROWE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF A 0.5-ACRE TRACT SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NUMBER 8, IN MONTGOMERY COUNTY, TEXAS COMMONLY KNOWN AS 504 CAROLINE STREET, MONTGOMERY, TEXAS 77356 FROM R1-SINGLE FAMILY RESIDENTIAL TO B-COMMERCIAL.

Mayor and Members of City Council,

Pursuant to Sections 98-30 and 98-53 of the City of Montgomery Code of Ordinances (“the Code”), the Montgomery Planning and Zoning Commission met on May 17, 2022 to consider a request from Damon and Cindy Haynes to reclassify the property as B-Commercial. A map of the property with the current zoning overlay is attached as Exhibit “A.”

After duly noticed public hearings with an opportunity for public comments concerning the requested rezoning classification, the Commission found:

- The property is currently zoned R1-Single-Family Residential, is located in the Historic Preservation District, and has an historic home on the property. Maintenance and preservation of the structure were lacking for several decades, causing significant damage to portions of the structure. Efforts in recent years have halted further deterioration and led to the continued rehabilitation of the property.
- The rezoning request for the parcel to be B-Commercial is consistent with the proposed use and with other properties with Liberty Street frontage. R-1 single-family residential lies to the west, with another large historic home across Pond Street from the property.

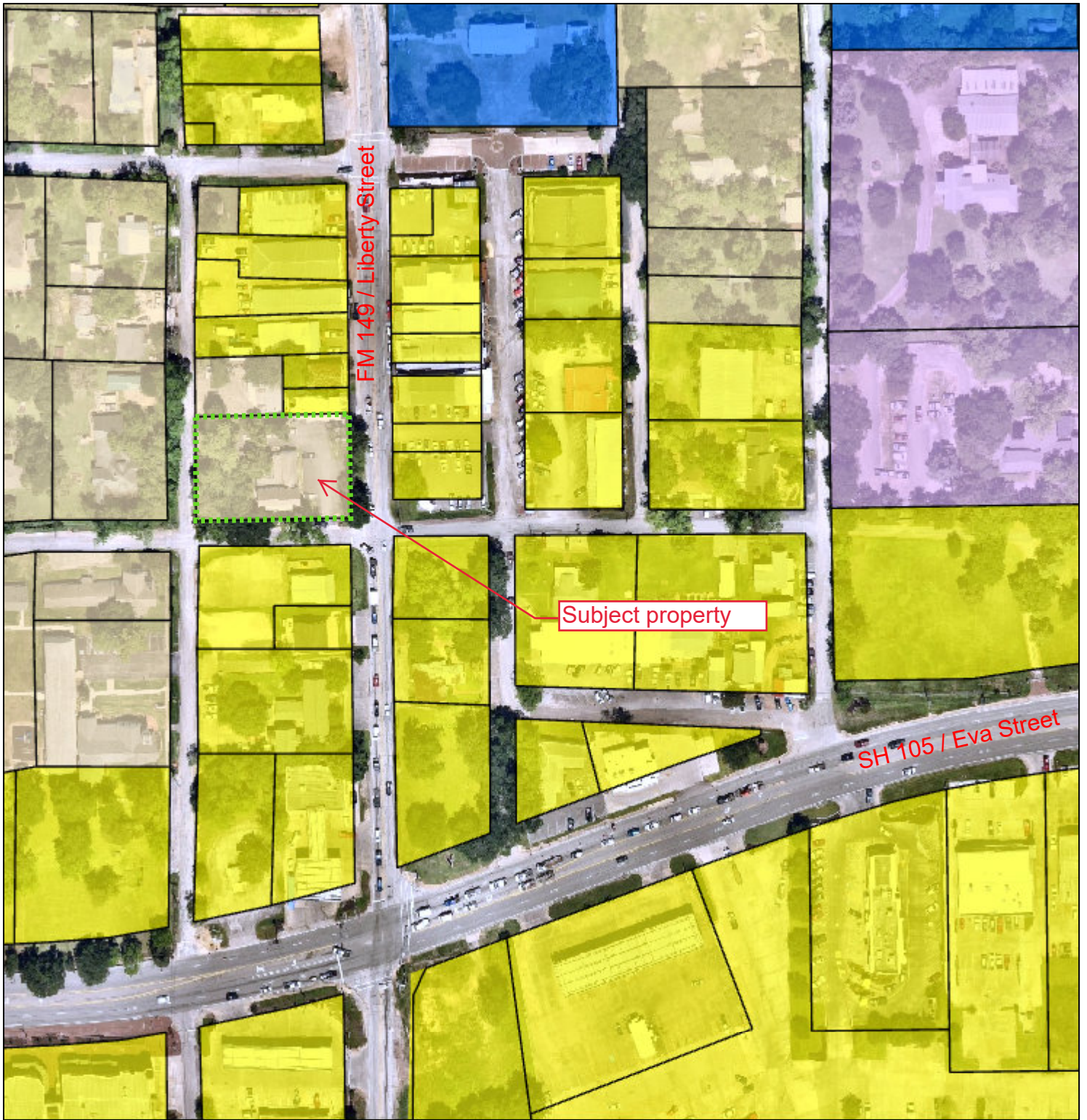


- The Commission found the request to be consistent with the Comprehensive Plan and not contrary to the interest of the community. The Planning & Zoning Commission recommends approval of the rezoning request to reclassify the land use zoning designation of said tract to B-Commercial.
- By a \_\_\_\_\_ vote the Planning and Zoning Commission hereby presents this Recommendation and Report pursuant to Section 98-30 of the City Code, recommending to **approve** reclassification of the land use zoning designation of said property on the Official Zoning Map of Montgomery Texas to B-Commercial, thereby subject to all the requirements of Chapter 98 of the City of Montgomery Code of Ordinances for that designation.

I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, certify this Report to be true and correct to the best of my knowledge.





Signed: \_\_\_\_\_  
Jeffrey Waddell, Chairman

Attest: \_\_\_\_\_  
Nici Browe, City Secretary



1 inch equals 188 feet

**Zoning Legend**

-  Commercial (B)
-  Single-Family Residential (R-1)
-  Institutional (I)
-  Planned Development (PD)



Date: June 3, 2022