

**Notice of Planning and Zoning Commission
AGENDA**

March 01, 2022 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, March 01, 2022 at 6:00 PM** at the Montgomery Community Building, 14420 Liberty Street Montgomery, Texas 77356.

Due to the location change for the meeting, no livestream or recording of the meeting will be available.

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 a proposed balcony roof for the Kemifer Building located at 401 College Street in the Historic Preservation District.
2. Consideration and possible action regarding a Report for City Council concerning a Special Use Permit application for Tony Jackson related to firewood sales at 22868 FM 1097 East, Montgomery, Texas 77356.

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/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 February 25, 2022 at 5:00 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 1, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding a proposed balcony roof for the Kemifer Building located at 401 College Street in the Historic Preservation District.

Recommendation

Consider the information and decide what subsequent information, if any, the Commission would like to see once the formal design work is completed.

Discussion

Kevin Barnes owns the Kemifer Building at 401 College Street on the north end of downtown. He would like to add a roof over the balcony and stairwell on the northwest corner of the building that will match the balcony roof on the southwest corner of the building. The primary reason for the proposed roof is to cover the wooden stairwell from rain and prevent rotting. Staff suggested bringing the project concept to P&Z prior to getting architectural drawings done to get input from P&Z in order to identify any specific considerations or suggestions the Commission feels are important. Examples might include:

- Matching the existing columns exactly; if not available, what alternatives are desirable?
- Matching existing framing & roof materials
- Overall size & scale appropriateness
- What lighting is planned (or required by code)?

Staff recommends the project be reviewed again by P&Z once the final architectural and engineered drawings are complete to see the final design, though the Commission could approve the modifications in its current conceptual form. The final design will be required to follow City building codes.

In addition to P&Z approval, the project will require a building permit and inspections by the City Building Official.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 02/25/2022
City Administrator	Richard Tramm	Date: 02/25/2022

Kemifer Building Existing Photos

401 College Street

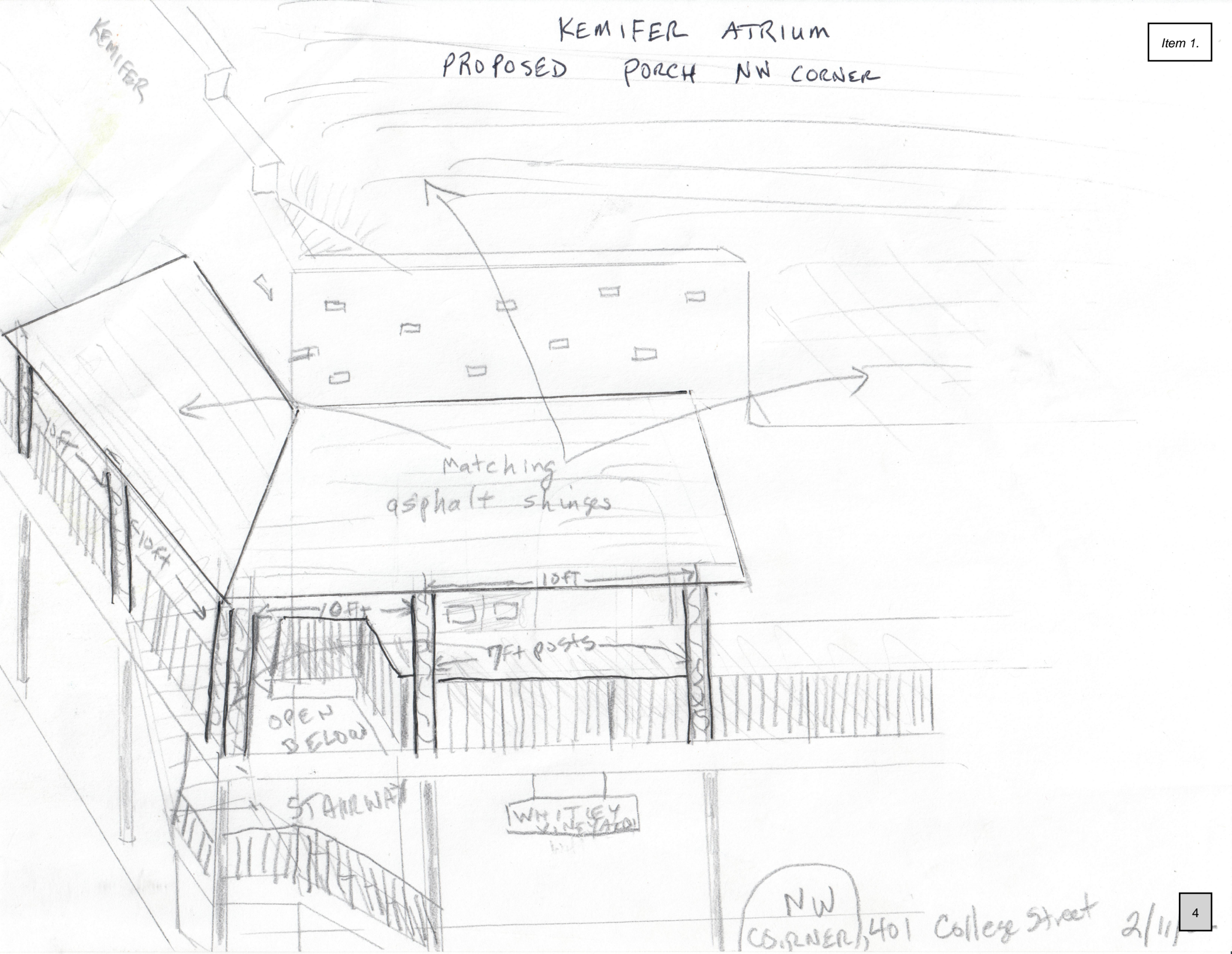


Northwest Corner; roof will wrap around upper corner of building.



Southwest Corner; existing 2nd story roof over balcony.

KEMIFER ATRIUM PROPOSED PORCH NW CORNER



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 1, 2022	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding a Report for City Council concerning a Special Use Permit application for Tony Jackson related to firewood sales at 22868 FM 1097 East, Montgomery, Texas 77356.

Recommendation

Consider the information and make a recommendation to City Council on the request.

Discussion

Mr. Tony Jackson has sold firewood next to his family home on FM 1097 East for a number of years (on vacant land zoned as residential). R1-Single Family Residential does not allow for commercial activity except for limited indoor uses. Recent direction from City Council to staff has been to ensure all aspects of City Code are being followed. In order to continue to operate the business, Mr. Jackson needs to obtain a Special Use Permit to allow firewood sales on the property.

The property is located on one of the City's main thoroughfares and is near other commercial property at the intersection of FM 1097 East and FM 149 North. Staff has no objections to the Special Use Permit given the location of the property and length of time in operation. The City has never received any complaints from nearby residents or adjacent landowners that staff is aware of.

The Special Use Permit application has been received by the applicant and signed by the property owner. The City Council must hold a Public Hearing before deciding whether to grant or deny the application. The City Council will call the Public Hearing for April 12, 2022 to allow for the required time between the publication of legal notice announcing the hearing and taking action on the matter.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 02/25/2022
City Administrator	Richard Tramm	Date: 02/25/2022

Jackson Firewood Sales SUP Location Map

Item 2.



Commercial Property

Location of Firewood sales

Jackson Family Residence

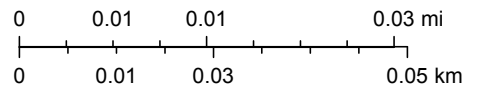
2/7/2022, 4:40:38 PM

Abstracts

Parcels

Lot Lines

1:1,128



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Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Kenneth Pitre

Address: 2110 Peachwood Drive, Missouri City, Texas

Zip Code: 77489 Phone: _____

Email Address: _____

Applicants: Tony Jackson

Address: 22868 FM 1097 East, Montgomery, Texas

Zip Code: 77356 Phone: 832-312-5052

Email Address: _____

Parcel Information

Type of Business: Firewood business

Legal Description: A0036 Shannon Owen, Tract 6, 0.480 acres

Street Address or Location: Adjacent to 22868 FM 1097 East, Montgomery, Texas

Special Use Permit Request

Description of request: To allow for the continued use of the property for a firewood business.

Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

**City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316**

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: _____

Owner(s) of record for the above described parcel:

Signature:  Date: 2-17-22

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

Date Received

Office Use