

**Notice of Planning and Zoning Commission
AGENDA**

April 04, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, April 04, 2023 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 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 . 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.** Proposed Text Amendments to Chapter 64 Peddlers, Solicitors Vendors and Section 98-88 Table of Permitted Uses and Special Uses to provide requirements for Mobile Food Units (Food Trucks) and Mobile Food Courts (Food Truck Parks).
- 2.** Consideration and possible action on calling two Public Hearings to be held on May 2, 2023 related to proposed amendments to Section 98-88 (Table of Permitted Uses) of the City Code of Ordinances.
- 3.** Consideration and possible action on a draft Preliminary Report for a rezoning request from Cornerstone Community Church for 14740 Liberty Street from R1-Single Family Residential to I-Institutional.
- 4.** Convene into Public Hearing #1 on the Preliminary Report for a rezoning request from R1-Single Family Residential to I-Institutional at 14740 Liberty Street, Montgomery, Texas.
- 5.** Convene into Public Hearing #2 on the Preliminary Report for a rezoning request from R1-Single Family Residential to I-Institutional at 14740 Liberty Street, Montgomery, Texas.
- 6.** Consideration and possible action on a Final Report for a rezoning request for 14740 Liberty Street from R1-Single Family Residential to I-Institutional as submitted by Cornerstone Community Church.
- 7.** Discussion and review of single-family residential neighborhood development patterns.
- 8.** Consideration and possible action on calling two Public Hearings to be held on May 2, 2023 related to a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty 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/Nici Browe

Nici Browe, TRMC, 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 March 31, 2023 at 4:45 p.m.

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: April 4, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: Gary Palmer, City Administrator

Subject

Proposed Text Amendments to Chapter 64 Peddlers, Solicitors Vendors and Section 98-88 Table of Permitted Uses and Special Uses to provide requirements for Mobile Food Units (Food Trucks) and Mobile Food Courts (Food Truck Parks)

Recommendation

The amendment to the *Table of Permitted Uses and Special Uses* requires Planning and Zoning Commission review, public hearing, and recommendation to the City Council. Therefore I am requesting the Planning and Zoning Commission review the amendments, call for the required public hearing, and transmit the Planning and Zoning Commission’s recommendations to the City Council

Discussion

Attached please find the “redlined/strikethrough versions” of the currently adopted *Peddlers, Solicitors and Vendors Ordinance* and *Table of Permitted Uses and Special Uses*. All text in red are additions to the current ordinance and all red strikethroughs are deletions to the current ordinance.

I will review all of the additions/deletions at the meeting.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 03/30/2023
City Administrator	Gary Palmer	Date: 03/30/2023

- CODE OF ORDINANCES
Chapter 64 PEDDLERS, SOLICITORS AND VENDORS

Chapter 64 PEDDLERS, SOLICITORS AND VENDORS¹

ARTICLE I. IN GENERAL

Sec. 64-1. Purpose.

The purpose of this chapter is to protect the public health, safety and general welfare of the citizens of the city by providing for controls and regulations of solicitors, vendors, and similar businesses operating within the city.

(Code 2002, § 22-31; Ord. No. 1996-3, art. I, § 1, 6-4-1996; Ord. No. 2020-08, § 1, 8-11-2020)

Sec. 64-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cottage Food Production Operation means an individual, operating out of the individual's home, who:

- Produces any of the following at their home:
 - A baked good that is not a time and temperature control for safety food (TCS food)
 - Candy
 - Coated and uncoated nuts
 - Unroasted nut butters
 - Fruit butters
 - A canned jam or jelly
 - A fruit pie
 - Dehydrated fruit or vegetables, including dried beans
 - Popcorn and popcorn snacks
 - Cereal, including granola
 - Dry mix
 - Vinegar
 - Pickled fruit or vegetables, including beets and carrots, that are preserved in vinegar, brine, or a similar solution at an equilibrium pH value of 4.6 or less
 - Mustard
 - Roasted coffee or dry tea

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¹State law reference(s)—Authority to regulate peddlers, V.T.C.A., Local Government Code §§ 51.001, 215.031.

- o A dried herb or dried herb mix
- o Plant-based acidified canned goods
- o Fermented vegetable products, including products that are refrigerated to preserve quality
- o Frozen raw and uncut fruit or vegetables
- o Any other food that is not a TCS food

- Has an annual gross income of \$50,000 or less from the sale of the described foods
- Sells the foods produced directly to consumer
- Delivers products to the consumer at the point of sale or another location designated by the consumer

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Display means to exhibit merchandise in any fashion, including in or upon vehicles, racks, shelves, hangers, or tables or upon the ground.

Donation and/or recycling vendor means any organization, entity, or individual engaged in the business of accepting textile or household goods for the purpose of reselling or donating accepted items.

Edible goods means:

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- (1) Prepackaged food, including, but not limited to, candy, beverages, and ice cream.
- (2) Prepared food, including, but not limited to, hot dogs, desserts, and pizza.
- (3) On-site prepared food, including, but not limited to, shaved ice, sandwiches, and tacos.

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Food Establishment means:

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(A) A food establishment is an operation that:

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(i) stores, prepares, packages, serves, or vends food directly to the consumer, or otherwise provides food for human consumption, such as a restaurant, retail food store, satellite or catered feeding location, catering operation if the operation provides food directly to a consumer or to a conveyance used to transport people, market, vending machine location, self-service food market, conveyance used to transport people, institution, or food bank; and

(ii) relinquishes possession of food to a consumer directly, or indirectly through a delivery service, such as home delivery of grocery orders or restaurant takeout orders, or delivery service that is provided by common carriers.

(B) Food establishment includes:

(i) an element of the operation, such as a transportation vehicle or a central preparation facility that supplies a vending location or satellite feeding location unless the vending or feeding location is permitted by the regulatory authority; and

(ii) an operation that is conducted in a mobile, stationary, temporary, or permanent facility or location and where consumption is on or off the premises regardless if there is a charge for the food.

(C) Food establishment does not include:

(i) an establishment that offers only prepackaged foods that are not time/temperature controlled for safety (TCS) foods;

(ii) a produce stand that only offers whole, uncut fresh fruits and vegetables and/or cottage foods;

(iii) a food processing plant, including one that is located on the premises of a food establishment;

(iv) a cottage food production operation;

(v) a private home that receives catered or home-delivered food

Hawker means a peddler who makes noise to advertise his merchandise for sale, either by crying, shouting, ringing of bells or other means. The term "hawking" means to engage in the activities of a hawker.

Ice cream truck means a motor vehicle in which prepackaged ice cream, popsicles, ice sherbets or frozen desserts of any kind are sold on the city streets

Merchandise means goods, wares, services, photographs, magazines, plants, animals, fruit, meat, vegetables or other foods, whether cooked or otherwise, which are not offered for subsequent retail sale.

Mobile food court means a land use approved through a Special Use Permit (SEE Sec. 98-27. - Special use permits and Sec. 98-88. - Table of permitted uses and special uses) and developed in conformity with an approved site plan, where two or more mobile food vendors congregate to offer edible goods for sale to the public.

Mobile food unit/Mobile Food Vendor means a vehicle mounted, self or otherwise propelled, self-contained food service operation designed to be readily movable and used to store, prepare, display, serve or sell food. The term "mobile food unit/vendor" shall include:

1. *Mobile food trucks.* A mobile food truck is a self-contained motorized unit selling items defined as edible goods
2. *Concession carts.* A concession cart is a self-contained unit that is moved by non-motorized means
3. *Concession trailer.* A concession trailer is a self-contained unit that is pulled by a motorized unit and has no power to move on its own.

Peddler means a person, including his agents or employees, who goes from person to person, place to place or house to house, and who sells or offers to sell merchandise then in his possession. The term "peddling" means to engage in the activities of a peddler.

Roadside food vender has the same meaning as assigned to that term by rules adopted by the state board of health under the Texas Food, Drug and Cosmetic Act, V.T.C.A., Health and Safety Code 431.001.

Solicitor means a person, including his agents or employees, who goes from person to person, place to place or house to house, selling, offering for sale or taking orders for the sale of merchandise not then in his possession, or who requests the gift or donation of money, property, services or any other thing of value. The term "soliciting" or "solicitation" means to engage in the activities of a solicitor.

Special Event means a sports event, pageant, celebration, historical reenactment, entertainment, exhibition, parade, fair, festival, or similar activity that is not a demonstration, engaged in by one or more persons.

Street means the entire width between the boundary lines of every way publicly maintained, where any part thereof is open to the use of the public for purposes of vehicular travel, including the ditches, drains, median, sidewalk and esplanade thereof, of any public alley, road, street, avenue, parkway or highway which is located within the city.

Street festival means any event, activity or entertainment sponsored by any organization, entity, or individual which is attended by may attract 25 or more persons and conducted in whole or in part within any street and for which admission may be charged or at which peddling, hawking, soliciting, transient dealing, roadside food vending or operation of a mobile food unit shall may occur. The term "street festival" shall not include a rally conducted in support of or opposition to a candidate for political office or a ballot proposition in any election called by a federal, state or local unit of government.

Transient dealer means a person, including his agents or employees, who displays and sells or offers to sell merchandise from a fixed location not upon premises which are owned by the person or for which definite arrangements have been made for the lease, hire or rental for a term of at least one month. The term "transient dealing" means to engage in the activities of a transient dealer.

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Unattended means without the continuous presence of a person to personally receive and issue receipts for donated items at the time they are deposited at the UDB.

Unattended donation bin or UDB means an unattended bin, container, dumpster or similar receptacle that is placed outdoors at a location visible from a public place for the purpose of receiving and/or temporarily storing donated food, clothing, shoes, toys, or other personal property.

(Code 2002, § 22-32; Ord. No. 1996-3, art. I, § 1.2, 6-4-1996; Ord. No. 2020-08, § I, 8-11-2020)

Sec. 64-3. Exemption for interstate commerces.

- (A) The provisions of this article shall not be deemed applicable to persons engaged in interstate commerce or to any such person to whom application of the provisions of this article would impose a direct and unlawful burden on interstate commerce.
- (B) Farm products. Any mobile food unit selling only non-refrigerated farm products in an unrefined state is exempt from this article.
- (C) Mobile food units operating under a valid city-issued Street Festival permit or other Special Event permit.
- (D) Mobile food units operating as an accessory use to a primary food establishment located on the same property as the permitted primary use. Products distributed by a mobile food unit under this subsection must be produced by the on-site primary food establishment.
- (E) Cottage food production operations
- (F) Continuously roaming ice cream trucks holding a valid food service permit through the appropriate County Department

(Code 2002, § 22-33; Ord. No. 1996-3, art. I, § 1.3, 6-4-1996; Ord. No. 2020-08, § I, 8-11-2020)

Sec. 64-4. Operation on public propertyLocation.

It shall be unlawful for any person to engage in the business of peddling, hawking, soliciting, transient dealing or ~~roadside food vending~~ mobile food unit operations within any public street or upon any property owned or leased by the city and located within the city that is not a city-designated location and without a valid permit from the city.

Mobile food units may be allowed in the Commercial District (other than the Commercial District with the Historic District Overlay Zone designation SEE City Zoning Map), Industrial District and Institutional District after a mobile food unit permit is issued by the city (SEE Sec. 98-88. - Table of permitted uses and special uses).

Mobile food units may be permitted in the Historic District Overlay Zone and any other Zoning District in which mobile food units are not a allowed only after approval through the Special Use process and subsequently a mobile food unit permit issued by the city (SEE Sec. 98-27. - Special use permits).

(Code 2002, § 22-34; Ord. No. 1996-3, art. II, § 1, 6-4-1996; Ord. No. 2020-08, § I, 8-11-2020)

Sec. 64-5. Hours of residential solicitation.

It shall be unlawful for any person, except with the express advance consent of the owner, to enter in or upon any home or residential premises within the city to solicit or to sell or offer to sell merchandise, except between the hours of ~~9~~9:10:00 a.m. and ~~7~~7:5:00 p.m.

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(Code 2002, § 22-35; Ord. No. 1996-3, art. II, § 3, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 64-6. Street festivals.

Street festivals must obtain a permit from the city prior to the use of any public street or upon any property owned or leased by the city. In addition to the requirements of section 64-31, street festival organizers are required to provide a certificate of insurance listing the city as additional insured in an amount established by the city. The organizer of the street festival must maintain and provide to the city a list of all vendors at the event that includes sufficient information for each vendor to comply with the permit application requirements of this chapter.

- (1) Each applicant for a street festival shall be required to file for a permit application, 30 calendar days prior to the event, with the office of the city secretary.
- (2) The fee for street festival permits shall be \$50.00 with a clean-up deposit of \$200.00 that shall be paid prior to the permit issuance.
- (3) The street festival permit applicant shall provide detailed application information including, but not limited to:
 - a. Identify organization conducting the event and event coordinator contact information;
 - b. Include any authorization(s) for use of private property, street locations and/or street closure requests;
 - c. List all activities to be conducted at the event;
 - d. Provide detailed site plan showing how event will be set up;
 - e. Provide date and time of on-site preparation and clean-up after the event;
 - f. If alcohol will be sold, a TABC permit and proof of host liquor liability insurance shall be provided;
 - g. If alcohol will be sold and consumed on the street, sidewalk or alley, street festival applicants must meet the requirements of Section 6-57, Alcoholic Beverages, Consumption on the street, sidewalk, or alley.
 - h. If animals or livestock are to be used in conjunction with the event, a handwashing station shall be provided, and the location shown on the site plan; and
 - i. Certificate of insurance listing the city as additional insured.
- (4) Individual vendors operating under a street festival permit are allowed to operate during festival hours.
- (5) The event coordinator shall provide a detailed list of all participating vendors including contact information, ~~except food vendors. Food vendors and food trucks shall be required to obtain a separate food vendor permit from the city.~~
- (6) The issuance of the street festival permit ~~shall may~~ be approved by the city administrator upon review and approval by ~~and coordinated with~~ the police chief.
- (7) The street festival permit upon approval of the city administrator shall be issued by the city secretary.

(Ord. No. 2020-08 , § I, 8-11-2020; Ord. No. 2021-11 , § 2, 6-22-2021)

Sec. 64-7. Donation and/or recycling vendors.

- (a) It shall be unlawful for any organization, entity, or individual to conduct donation and/or recycling business activities on any public street or upon any property owned or leased by the city. Donation and/or recycling

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locations operating on private property within the city must provide notarized written consent of the property owner to the city in addition to vendor application requirements found in section 64-31.

- (b) Donation and/or recycling locations must be staffed with at least one attendant continuously during operating hours. Donation bins commonly used in industry practices constitute a location of operation. No donation and/or recycling location shall accept donated goods except between the hours of 8:00 a.m. and 8:00 p.m. Location facilities shall be secured during non-operating hours in a manner that prevents unauthorized items from being left on site. Failure to properly secure the facility location to prevent unlawful dumping is grounds for immediate revocation of the vendor permit.

(Ord. No. 2020-08 , § I, 8-11-2020)

Secs. 64-8—64-28. Reserved.

ARTICLE II. PERMIT

Sec. 64-29. Required.

It shall be unlawful for any person to engage in the business of peddling, hawking, soliciting, providing donation and/or recycling services of textiles and household goods, transient dealing, ~~roadside food vending~~ or operation of a mobile food unit within the city without having first obtained a permit to engage in such business.

(Code 2002, § 22-61; Ord. No. 1996-3, art. II, § 2, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 64-30. Classifications; term; fee.

~~Except as specifically provided by section 64-32, no permit shall be issued pursuant to this article except upon application. The following fee applies to the class of permit. No permit shall be issued prior to payment of the fee listed below, accompanied by the fee as currently established or as hereafter adopted by resolution of the city council from time to time.~~

Class	Term	1-month fee	6-month fee
Peddler	1-month or 6 months	\$20.00	\$50.00/100.00
Hawker	1-month or 6 months	\$20.00	\$50.00/100.00
Solicitor	1-month or 6 months	\$20.00	\$50.00/100.00
Transient dealer	1-month or 6 months	\$20.00	\$50.00/100.00
Mobile food unit	1-month or 6 months (or expiration of food service permit, whichever comes first)	\$20.00	\$50.00/600.00
Roadside food vendor	1-month or 6 months (or expiration of food service permit, whichever comes first)	\$20.00	\$50.00

(Code 2002, § 22-62; Ord. No. 1996-3, art. II, § 4, 6-4-1996; Ord. No. 2004-14, § 1, 8-24-2004; Ord. No. 2020-08 , § I, 8-11-2020; Ord. No. 2020-13 , § 1, 11-10-2020)

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Sec. 64-31. Application.

~~Not less than ten days prior to the effective date of any permit granted under this article, each person who shall desire a permit shall make written application therefor to the city secretary on a form prescribed by the city secretary. A completed application and all necessary information must be properly submitted to the office of the city secretary not less than ten (10) calendar days prior to the requested commencement of the activity. Each application shall be accompanied by the required application fee. Each applicant application shall include provide the following:~~

- ~~(1) (1) Full name, address, phone number, and email address and location of the principal office or place of business of the primary applicant. The primary applicant should be the owner/manager of the operation and will be the main point of contact for all issues. and if the applicant is a partnership or firm or joint venture, the full names, and addresses, phone numbers and email addresses of the authorized officers signing the application thereof. If the applicant is a corporation, the applicant shall state the country and state of the location and the names and addresses of its authorized signers provide the legal name, DBA, a copy of the corporate documents on file with the TX Secretary of State, and names, phone numbers and email addresses for all authorized agents for the corporation. A copy of the primary applicant's valid government issued ID must be submitted with the application.~~
- ~~(2) Detailed written narrative of the requested activity (type of solicitation, location of solicitation, full description of the merchandise to be sold, hours of activity, and any other information required by the city to consider the application). Include how electricity will be provided, how potable water will be provided, how bathrooms for the workers and customers will be provided, and how trash is going to be serviced. Include a statement from the primary applicant describing all criminal convictions and/or civil judgments arising from any State or Federal court within the last ten (10) years. If no convictions or civil judgements please provide a statement stating same. Include a statement from the primary applicant that the applicant has had no permit issued pursuant to this article revoked in the previous one-year period.~~
- ~~(2)(3) The location of operation and sales, including the street address or legal property description thereof. If the applicant is not the owner of such location, then the applicant shall also provide the lease, license, or other evidence of permission of the owner to occupy the premises for the purpose signed notarized statement from the property owner providing permission to the primary applicant for the use of the application stated on the application.~~
- ~~(3) The class of permit requested.~~
- ~~(4) A statement that the applicant has had no permit issued pursuant to this article revoked in the previous one year period.~~
- ~~(65) A full description of the merchandise to be sold or for which the purchase is to be solicited. For mobile food units:

 - ~~• Proof of business auto liability insurance covering the mobile food vending unit~~
 - ~~• Sales tax number with a copy of the sales tax permit~~
 - ~~• Copy of the Montgomery County Health Department food service permit~~
 - ~~• A detailed sketch plan illustrating all components of the activity and exact location to any other buildings, parking lots, and all businesses within 100' of the proposed activity location. If applicable, location of trash receptacles, bathrooms, parking area, and seating area~~~~

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- A detailed narrative of how electricity will be provided, how potable water be provided, how bathrooms for the workers and customers will be provided, and how trash is going to be serviced
- A description or photo of the vehicle/trailer/cart being used for the mobile food unit
- Mobile food unit license plate number and VIN
- An illustration of all proposed signage and lighting related to the activity

(Code 2002, § 22-63; Ord. No. 1996-3, art. II, § 5, 6-4-1996; Ord. No. 2020-08, § I, 8-11-2020; Ord. No. 2020-13, § 1, 11-10-2020)

Sec. 64-32. Exceptions; charities; public well-being; limited duration activities.

- (a) Notwithstanding any provision to the contrary contained in this article, no permit fee shall be charged under section 64-30, with respect to the following:
- (1) Any charitable institution, organization or association organized and conducted exclusively for charitable purposes, and not for private gain or profit.
 - (2) Any individual, association, organization or other entity conducting or staging any concert, exhibition, lecture, entertainment or dance where the gross profits derived therefrom are used solely for charitable or benevolent purposes and not for the purpose of private gain or profit.
 - (3) Any organization, association or other entity holding any convention in the city and sponsoring any entertainment, dance, concert, exhibition, lecture or other event directly and exclusively connected with such convention, provided that any proceeds realized from such convention are devoted to the purposes of the entity sponsoring the same and are not for the purpose of private gain or profit of any individual or entity.
 - (4) Any service club or organization, such as Kiwanis, Rotary or Lions Clubs, nonprofit automobile clubs, chambers of commerce, trade associations, manufacturers' associations, labor organizations, and similar community or professional service clubs or organizations which do not contemplate the distribution of profits or dividends to the members thereof.
- (b) Any person, association, organization or other entity claiming an exemption as provided in subsection (a) of this section, shall provide such documentation and/or other evidence as may be required by the city secretary to substantiate and confirm the exempt status of such person, association, organization or other entity.
- (c) All other applicable provisions of this article shall pertain to and be applicable to any such exempted persons, associations, organizations or other entities.

(Code 2002, § 22-63.1; Ord. No. 2004-14, § 2, 8-24-2004; Ord. No. 2020-08, § I, 8-11-2020)

Sec. 64-33. Special requirements for mobile food units ~~and roadside food vendors.~~

- ~~(a) In addition to the requirements of section 64-31, each applicant for a permit to operate a mobile food unit, including a mobile unit for the sale of frozen desserts, or to engage in roadside food vending, shall provide a copy of a current food service permit issued by the county health department.~~
- ~~(b) Each applicant for a permit to operate a mobile food unit shall, in addition to any other requirements, provide proof of financial responsibility as required by the Texas Motor Vehicle Safety Responsibility Act.~~

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~~V.T.C.A., Transportation Code § 601.051 et seq. for each person who shall drive or operate the mobile food unit.~~

- (ea) Each permit for operation of a mobile food unit ~~or to engage in roadside food vending~~ shall be conditioned upon continuous compliance with all federal, state and local laws or rules adopted under such laws relating to food service, and the permittee shall at all times prominently display a current food service permit issued by the county health department.
- (eb) Each permit for operation of a mobile food unit shall be conditioned upon continuous compliance with the following:
- (1) Each driver or operator of a mobile food unit shall maintain financial responsibility as required by the Texas Motor Vehicle Safety Responsibility Act, V.T.C.A., Transportation Code ch. 601 ;
 - (2) No sales shall be made on any street or roadway where posted speed limits are in excess of 30 miles per hour;
 - (3) ~~No mobile food unit shall be parked within 50 feet of any street corner or crosswalk;~~
 - (4) No person shall sell or solicit sales of merchandise from a mobile food unit within 1,000 feet of any public or private school between the hours of 9:00 a.m. and 5:00 p.m.;
 - (5) No person shall sell or solicit sales of merchandise from a mobile food unit except between the hours of 9:00 a.m. and 9:00 p.m. unless operating under a street festival permit in accordance with section 64-6; and
 - (6) The permit issued pursuant to this article shall at all times be conspicuously posted upon the mobile food unit.

(Code 2002, § 22-64; Ord. No. 1996-3, art. II, § 6, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 64-34. Granting or denial; issuance; transfer.

Within ten days of receipt of an application for a permit required by this article, the city secretary upon finding the application and all submitted materials complete, may ~~shall~~ grant such application and issue the permit and identification badges required by this article or such application shall be deemed denied. The city secretary shall grant any application which on its face complies with the provisions set forth in section 64-31 and, if applicable, section 64-33, and shall deny any application which fails to meet such requirements. Upon written request of the applicant, the city secretary shall set forth in writing the reasons for the denial of any permit. If granted, the city secretary shall issue to the applicant a permit which shall set forth the permit number, the activity permitted, the effective and expiration dates of the permit and the name of the person to which the permit has been granted, and the name of each person authorized to engage in the permitted activity. No permit shall be assignable.

(Code 2002, § 22-65; Ord. No. 1996-3, art. II, § 7, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 64-35. Revocation.

- (a) Any permit issued pursuant to this article may be revoked by the city secretary if he/she ~~shall~~ determines that such permit was obtained upon the basis of any intentional false material misrepresentation by the applicant, upon any conduct by the permittee, his agents or employees which arises from or is directly related to the permitted activity and which conduct is a violation of criminal statute, or upon violation by the permittee, his agents or employees of any term or provision of such permit or of this article.

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(b) The city secretary ~~shall may~~ revoke any permit if he/~~she shall~~ determines that the permittee, his agents, or employees ~~shall~~ have committed three or more violations of any term or provision of such permit or of this article within the 12-month period immediately preceding such determination, or at any time upon conviction of a violation of any provision of this article. Prior to any such revocation, the city secretary shall provide the permittee notice of any proposed revocation and the grounds for revocation.

~~(c) — Prior to any such revocation, the city secretary shall provide the permittee notice of any proposed revocation and the grounds therefor and shall afford the permittee an opportunity for hearing. Such notice shall be sufficient if sent to the permittee by registered mail at the address shown on the application for such permit not less than five days prior to the time set forth in such notice of the hearing. Following such hearing, if the city secretary shall determine that there exist sufficient grounds for revocation of such permit, then such permit shall be deemed immediately revoked.~~

(Code 2002, § 22-66; Ord. No. 1996-3, art. II, § 8, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 64-36. Appeals.

Any person to whom the city secretary shall have denied a permit or whose permit shall have been revoked under this article may appeal such denial or revocation to an appeal board consisting of the mayor, the city attorney and the city ~~secretary~~administrator. Such appeal shall be made in writing and filed with the city ~~secretary~~administrator's office not more than five (5) calendar days following such denial or revocation by the city secretary. Within five (5) calendar days of the filing of such appeal, the city ~~secretary~~administrator shall provide notice of the appeal hearing to the appealing party, which notice shall be sufficient if sent to the email address of such appealing party as shown on the application for the permit. Following such hearing, if the appeal board shall determine that there exist sufficient grounds for denial or revocation of any such permit, then the decision of the city secretary shall be deemed final. If the appeal board shall determine that sufficient grounds do not exist for denial or revocation, then the decision of the city secretary shall be reversed and such permit shall be granted or reinstated.

(Code 2002, § 22-67; Ord. No. 1996-3, art. II, § 9, 6-4-1996; Ord. No. 2020-08 , § I, 8-11-2020)

Sec. 98-88. Table of permitted uses and special uses.

(a) Permitted uses and special uses in the various zoning districts are as specified in the following table:

Permitted Uses	R-1	R-2	B	ID	I	CC
Accessory uses						X
Aerial or ground survey			X			
Air conditioning sales, retail, complete enclosed (services incidental)			X			
Air conditioning-refrigeration services repair (completely enclosed) with no installation of central units — heating or cooling						X
Airport (nongovernmental)						X
Air product manufacturing				X		
Alcoholic beverage sales off premises			X			
Alcoholic beverage sales on premises						X
Alcoholic beverage storage			X			
Altering and repairing of wearing apparel			X			
Ambulance service			X			
Amusement arcade						X
Amusement park (commercial)						X
Animal shelter or dog pound (nongovernmental)						X
Antique store (completely enclosed)			X			
Apartment hotel						X
Apothecary, limited to the sale of pharmaceutical and medical supplies			X			
Apparel and accessory store			X			
Appliance repair (completely enclosed)			X			
Armory						X
Art gallery and/or museum (commercial retail sale of objects d'art only)			X			
Asphalt or creosote manufacturing or treatment						X
Assisted living		X	X			
Automobile and truck sales and service (new and used) (service completely enclosed)			X			
Automobile car wash			X			
Automobile filling station and/or service (all repair in district to be completely enclosed)			X			
Automobile glass sales and installation			X			
Automobile muffler sales and installation (completely enclosed)			X			
Automobile parking lots or parking garages (commercial)						X
Automobile rental			X			
Automobile repair			X			
Automobile upholstery sales and installation (completely enclosed)			X			

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Automobile wrecking, dismantling or salvage (enclosed by fence)						X
Aviary						X
Bait store			X			
Bakery (retail)			X			
Bakery (wholesale)			X			
Barber shop			X			
Beauty salon			X			
Bed and breakfast	X		X			
Churches					X	
Community home as required by V.T.C.A., Human Resources Code § 123.003	X	X				
Compressed gas manufacturing, repacking and/or storage						X
Dairy equipment (wholesale) (completely enclosed)			X			
Dairy products sales (retail)			X			
Dairy products sales (wholesale)			X			
Delicatessen			X			
Department store			X			
Dog pound or animal shelter (nongovernmental)						X
Drug manufacture						X
Drug sales (wholesale)			X			
Drugstore			X			
Dry cleaning pickup and pressing shops			X			
Dry cleaning plant						X
Dry goods store			X			
Dry goods (wholesale) (completely enclosed)			X			
Electric power generator station (primary station)						X
Electric repair (appliances) (completely enclosed)			X			
Electric repair shop (heavy equipment)				X		
Electrical substation, to be enclosed by a fence or wall of minimum six feet in height, with physical installation being enclosed by a barrier which constitutes a visual screen. Visual screening would not be required in ID district				X		
Electrician			X			
Electroplating			X			
Elevator maintenance and service				X		
Exterminator (completely enclosed)			X			
Farm equipment sales and service (completely enclosed in B-2 district)			X			
Farm supplies			X			
Farming and truck gardening, but not for retail sales (permitted in any district)				X		
Feed store or seed and fertilizer			X			

Felt manufacture (cloth)				X		
Fish market (fenced outside storage)				X		
Fish market (retail)			X			
Fish market (wholesale)			X			
Fix-it shop (completely enclosed)			X			
Floor covering sales (retail completely enclosed)			X			
Floral shop (completely enclosed)			X			
Florist (wholesale) (completely enclosed)			X			
Food locker plant (retail)			X			
Food products (wholesale storage and sales)			X			
Food products manufacture and processing (not rendering)				X		
Food store			X			
Food to go (retail, no curb service)			X			
Foundry						X
Freight depot (railroad and/or truck)				X		
Fruit and produce (wholesale)			X			
Fruit and vegetable stand or store			X			
Funeral home, mortuary or undertaking establishment			X			
Fur dyeing, finishing and storing (no tanning, no hide storage)				X		
Furniture (wholesale sales)			X			
Furniture repair and upholstery (completely enclosed)			X			
Furniture repair and upholstery (fenced outside storage)			X			
Furniture store, retail (completely enclosed) (no repair)			X			
Furniture store, retail (fenced outside storage)			X			
Garage, public or storage				X		
Garden specialty store			X			
Gas filling station and/or service (all repairs to be completely enclosed)			X			
Gas regulation station (screening)				X		
Gift shop (completely enclosed)			X			
Glass (retail sales) (service incidental to sales) (completely enclosed)			X			
Glass (wholesale sales)			X			
Glass manufacturing and glass products manufacturing				X		
Golf course and country club, but no driving range, pitch and putt or miniature golf course						X
Golf driving range, pitch-and-putt or miniature golf course						X
Greenhouse or nursery, retail			X			
Greenhouse or nursery, wholesale				X		

Grocery (wholesale)			X			
Grocery store			X			
Gymnasium (commercial)			X			
Hair products manufacturing and processing				X		
Hardware manufacture				X		
Hardware sales (wholesale)			X			
Hardware store			X			
Heliport			X			
Hobby supply store			X			
Hosiery manufacture			X			
Hospital or sanitarium			X			
Hotel			X			
Ice cream and ice milk (retail)				X		
Ice cream manufacturer (wholesale)				X		
Ice cream store			X			
Ice house (no on-premises consumption of alcoholic beverages in B-1 district)			X			
Ice manufacture				X		
Insulation manufacture and fabrication				X		
Interior decorating studio			X			
Jewelry store			X			
Junkyard, salvage yard, including storage, baling or selling of rags, papers, iron or junk, need not be enclosed within a structure, but must be enclosed within a fence at least six feet high and adequate to obstruct view, noise and passage of persons; chain-link or similar fencing may be permitted if screen planting is provided						X
Laboratory (dental or medical)			X			
Laboratory (research)			X			
Laboratory (testing)			X			
Landfill						X
Laundry and dry cleaning (self service)			X			
Laundry or dry cleaning (pickup station)			X			
Laundry plant				X		
Leather goods or luggage store			X			
Library (nongovernmental)						X
Linen supply, diaper service or uniform supply			X			
Loan office			X			
Locksmith			X			
Lumber yard and building materials (wholesale)			X			
Machine shop				X		
Machine, tools and construction equipment sales and service			X	X		
Marine and boat manufacturing				X		
Marine and boat storage						X
Mattress manufacturing and rebuilding				X		

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Massage parlor			X			
Metal products fabrication				X		
Milliner (custom)			X			
Millinery manufacture				X		
Millwork and similar wood products manufacture				X		
<u>Mobile Food Unit</u>			<u>X*</u>	<u>X</u>	<u>X</u>	
<u>Mobile Food Court</u>						<u>X**</u>
Motel			X			
Motorcycle sales and service			X			
Moving and transfer company				X		
Music store			X			
Nail salon			X			
News stand			X			
Night club/dance hall						X
Novelty and souvenir manufacture				X		
Nursery, daycare, or kindergarten (care of up to six children)	X	X				
Nursery, daycare, or kindergarten (care of up to 20 children)			X			
Nursery, daycare, or kindergarten (care of over 20 children)			X			
Nursing home		X	X			
Office equipment and furniture manufacture				X		
Office equipment and supplies (retail)			X			
Office equipment and supplies (wholesale)			X	X		
Offices (professional)			X			
Oil and well supplies and machinery sales				X		
Optical goods (retail)			X			
Optical goods (wholesale)			X			
Optician			X			
Packing and gasket manufacture				X		
Packing plant (no rendering)						X
Paint and wallpaper store			X			
Paper produce manufacture				X		
Paper supplies (wholesale)				X		
Parks, playgrounds, community buildings and other public recreational facilities owned and/or operated by the city or other public agency					X	
Passenger depot (railroad or bus)						X
Pawnshop (completely enclosed)			X			
Pecan shelling				X		
Pet shop (completely enclosed)			X			
Petroleum storage (wholesale)				X		
Photographic equipment and supplies sales			X	X		
Photographic studio			X			
Picture framing			X			
Pipe storage				X		X

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Pipeline and electrical transmission lines						X
Playground equipment manufacture				X		
Plumber			X			
Plumbing fixture sales (completely enclosed) (retail)			X			
Plumbing fixture sales (wholesale)			X	X		
Printer			X	X		
Public buildings, including libraries, museums, police stations and fire stations					X	
Radio station or studio, without transmitter tower						X
Radio station with transmitter tower						X
Reading room			X			
Recycling plant						X
Reducing salon			X			
Refrigerator equipment manufacture				X		
Restaurant			X			
Riding stable or academy						X
Roominghouse or boardinghouse						X
Rug and/or carpet sales			X			
Rug cleaning				X		
Sand or gravel storage yard				X		
Schools					X	
Shoe manufacture				X		
Shoe repair shop			X			
Shoe sales (retail)			X			
Shoe sales (wholesale) (completely enclosed)			X			
Sign, advertising (excluding business signs)			X			
Sign shop			X	X		
Sign shop (completely enclosed)			X			
Skating facility (outdoor)						X
Skating rink (enclosed)			X			
Small animal clinic or kennel			X			
Small animal clinic or kennel (completely enclosed)			X			
Sporting goods store			X			
Sporting goods (wholesale) (completely enclosed)			X	X		
Stamp, coin sales (retail)			X			
Stationery sales			X			
Stone cutting or monument manufacturing				X		
Stone monument sales			X			
Stone quarry or gravel pit				X		
Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance, painting, etc.			X			
Surgical or dental supplies store			X			

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Tanning salon			X			
Tattoo parlor						X
Tavern						X
Taxidermist						X
Television station or studio without transmitter tower			X			
Television station with transmitter tower						X
Textile manufacture				X		
Theater (indoor)			X			
Theater (outdoor, including drive-in theaters)						X
Tile manufacturer (ceramic)				X		
Tobacco processing				X		
Tobacco store			X			
Tool manufacture				X		
Tool rental (completely enclosed)			X			
Tool rental (fence outside storage)			X	X		
Toy manufacture			X	X		
Toy store			X			
Trailer manufacture				X		
Trailer sales			X			
Transit vehicle storage and service				X		
Truck repair and maintenance			X	X		
Truck stop						X
Variety store			X			
Venetian blinds and metal awning fabrication, repair and cleaning				X		
Veterinarian (animal on premises)			X			
Warehousing				X		
Watch repair			X			
Water or sewage pumping (nongovernmental)						X
Water storage (overhead)						X
Welding shop				X		
Well drilling contractors			X	X		

* [Mobile Food Units in the Historic Overlay Zone Requires Special Use Permit](#)

** [Mobile Food Courts Require a Special Use Permit](#)

(b) Any use not specifically permitted in this table or in the use regulations of each district set out below, shall require a special use permit, ~~after approval by city council~~ [\(SEE Sec. 98-27. Special use permits\)](#).

(Ord. No. 2014-03 , § 1, 5-20-2014)

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 7, 2023	Prepared By: DMc
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Subject
 Consideration and possible action on calling two Public Hearings to be held on May 2, 2023 related to proposed amendments to Section 98-88 (Table of Permitted Uses) of the City Code of Ordinances.

Recommendation
 Call two Public Hearings for May 2, 2023 at 6:00 pm at Montgomery City Hall.

Discussion
 This action relates to the previous agenda item on amendments to the Table of Permitted Uses. In order to consider the amendments, the P&Z must call and hold two Public Hearings on a Preliminary Report before submitting a Final Report to City Council.

Approved By		
Asst. City Administrator and Director of Planning & Development	Dave McCorquodale	Date: 03/29/2023

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 4, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a draft Preliminary Report for a rezoning request from Cornerstone Community Church for 14740 Liberty Street from R1-Single Family Residential to I-Institutional.

Recommendation

Review the draft and edit as appropriate.

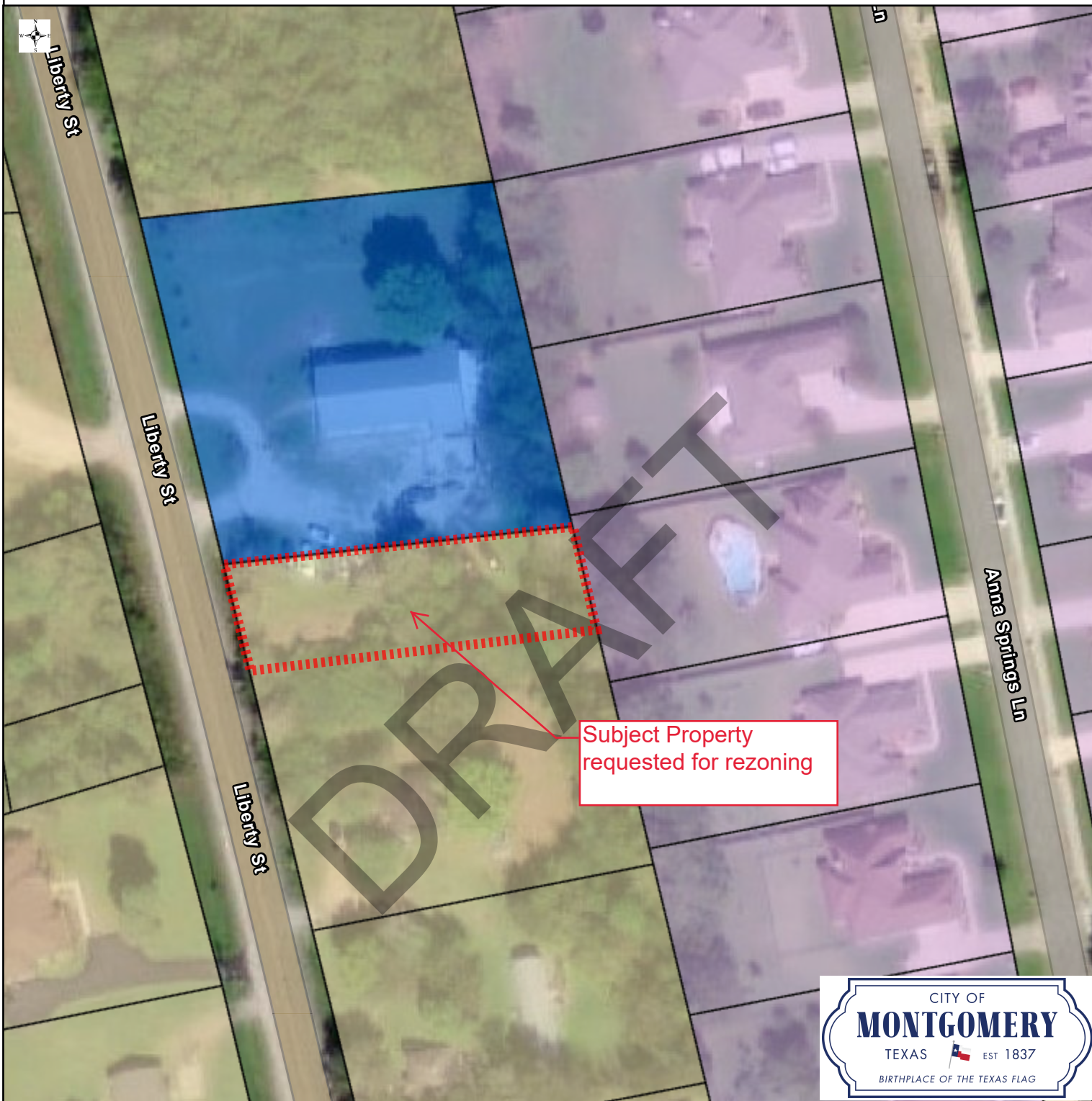
Discussion

Staff has provided a draft Preliminary Report for review. The report contains basic property and zoning information along with staff comments on the request. This draft can be edited to include or remove any pertinent information related to the rezoning request.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 03/29/2023
City Administrator	Gary Palmer	Date: 03/29/2023

Preliminary Report 14740 Liberty Street Rezoning Request



<p>Zoning Classification</p> <ul style="list-style-type: none"> Residential (R-1) Institutional (I) Planned Development (PD) MCAD Property Boundaries 	<p>General Property Information</p> <ul style="list-style-type: none"> • Property size: 0.295 acres • Current Zoning: R1 Single Family Residential • Requested Zoning: I-Institutional • Frontage on FM 149 / Liberty Street <p>Comments:</p> <ul style="list-style-type: none"> • Future uses could include facility or parking expansion projects. • Ensure any future development provides buffer for adjacent residential uses per City Code. • No objections from staff on the request to rezone the property. 	<p>Surrounding Uses:</p> <ul style="list-style-type: none"> • Institutional • Single Family Residential • Vacant Land • Nearby Commercial
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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 4, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a Final Report for a rezoning request for 14740 Liberty Street from R1-Single Family Residential to I-Institutional as submitted by Cornerstone Community Church.

Recommendation

Review the draft and edit as appropriate.

Discussion

Staff has provided a draft Final Report for review.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 03/30/2023
City Administrator	Gary Palmer	Date: 03/30/2023

PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: GARY PALMER, CITY ADMINISTRATOR
DAVE MCCORQUODALE, DIRECTOR OF PLANNING & DEVELOPMENT
NICI BROWE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF A 0.295-ACRE TRACT SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NUMBER 8, IN MONTGOMERY COUNTY, TEXAS COMMONLY KNOWN AS 14740 LIBERTY STREET, MONTGOMERY, TEXAS 77356 FROM R1-SINGLE FAMILY RESIDENTIAL TO I-INSTITUTIONAL.

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 April 4, 2023 to consider a request from Cornerstone Community Church to reclassify the property as I-Institutional. 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 and was originally part of an adjacent 1.0-acre tract whose owner recently sold 0.295-acres to the church.
- The rezoning request for the parcel to be I-Institutional is consistent with the proposed use and with the adjacent church property zoning. R-1 single-family residential lies to the west, Planned Development zoning overlay with single-family homes lies to the east. While R1-Single Family Residential lies to the north and south, the expectation is that these properties will be rezoned to B-Commercial as they redevelop. The City’s Future Land Use Plan identifies this corridor as future B-Commercial zoning.

- Adequate development regulations are in place to ensure no negative effects on surrounding properties if the rezoning is approved. The church property is currently being platted to reflect a 25-foot vegetative setback (Sec. 78-162) and side & rear yards (Sec. 98-239), adjacent to single-family properties.
- 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 I-Institutional.
- By a vote of _____ 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 I-Institutional, 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

Cornerstone Church Rezoning Map

Exhibit "A"

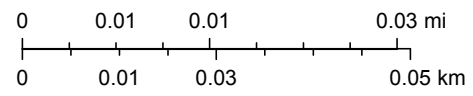
Item 6.



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- Abstracts
- Lot Lines
- World Transportation
- Parcels
- Parcel ID



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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 4, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Discussion and review of single-family residential neighborhood development patterns.

Recommendation

Review the information provided and discuss.

Discussion

The City Council recently asked to amend the minimum residential lot width to better reflect current development patterns and reduce the need for variance requests by developers. The attached information provides an overview of residential developments in the city along with points for discussion at the meeting.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 03/30/2023

Residential Neighborhood Density Review

GOAL:

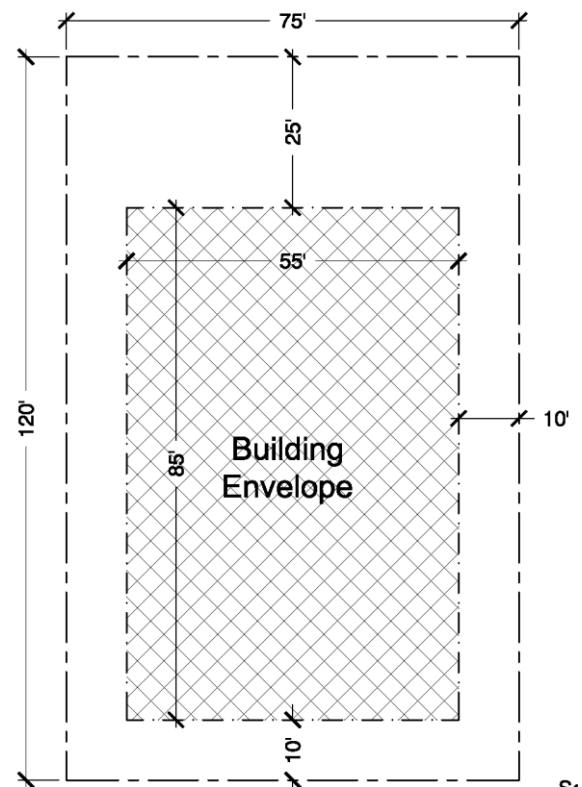
Amend single-family residential development regulations to encourage high-quality neighborhood design and construction and provide a clear regulatory framework for developers to follow.

OBJECTIVES:

- Provide options for neighborhood development that result in a variety of housing choices, accommodates market conditions, and encourages preservation of environmentally sensitive areas and desirable open space.
- Reduce the number of variance requests submitted for neighborhood developments related to lot size and width

REVIEW OF CURRENT REGULATIONS:

- 75-ft wide x 120-ft deep (9,000 sqft).
- No open space requirements for neighborhood if minimum lot size and area are met.
- Compensating Open Space requires 1:1 open space area for lots < 9,000 sqft.
- Compensating Open space can be developed or undeveloped.



IN-CITY NEIGHBORHOOD REVIEW:**Hills of Town Creek Single Family Development (Stylecraft developer & builder)**

- (131) 50-foot wide lots
- 31.6 acres (29.3 ac houses / streets, 2.3 ac reserves)
- Overall density = 4.2 homes per acre
- 7.3% of site open space

Buffalo Springs (LeFevre developer, multiple builders)

- Original Section mostly 100-ft wide lots
- Lake Creek Village 50-ft wide lots
- Estates of Lake Creek Village 80-ft wide lots
- Small number of duplexes near library

Terra Vista (Bowen developer, multiple builders)

- (61) 50-foot wide lots
- 13.8 acres (13.66 ac houses / streets, 0.14 ac reserves)
- Overall density = 4.4 homes per acre
- 1.0% of site open space

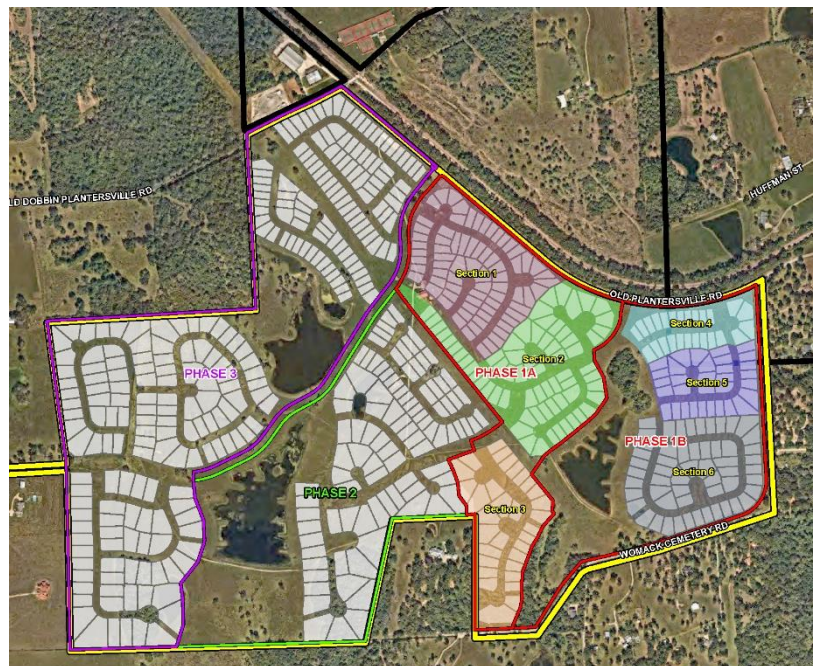
Montgomery Bend (Pulte developer & builder)

- (309) 45-foot wide lots
- 79.9 acres (65.4 ac houses / streets, 14.5 ac reserves)
- Overall density = 3.7 homes per acre
- 18.1% of site open space



Redbird Meadows (Canterra Classics developer, multiple builders)

- (690) lots
- 385.3 acres (268.6 ac houses / streets, 116.6 ac reserves)
- Overall density = 1.8 homes per acre
- 30.3% of site open space



OTHER EXAMPLES:**Del Webb near The Woodlands (Pulte developer & builder)**

- 190 acres +/- total with 558 lots
- 50 acres +/- drainage, amenity & open space (26%)
- 140 acres +/- homes & streets
- Overall Density = 2.9 homes / acre

**Fairwater on FM2854 (DR Horton developer & builder)**

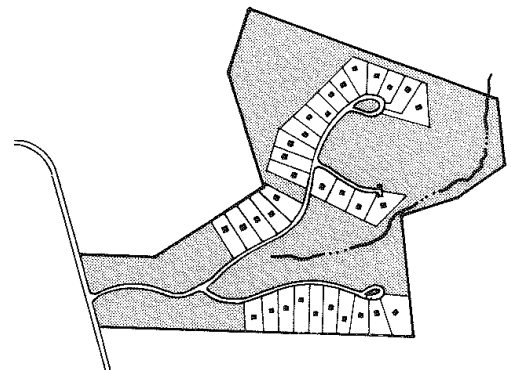
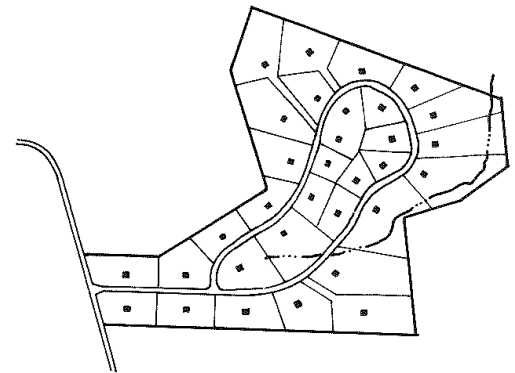
- 150 acres +/- total with 482 lots (Overall Density = 3.2 homes / acre)
- 40 acres +/- drainage amenity & open space (26%)
- 110 acres home & streets

DISCUSSION:

- Smaller lot sizes in conjunction with Compensating Open Space can encourage more compact, efficient development and provide open space for residents while protecting environmentally sensitive areas.
-
- Reducing the minimum required lot width takes away the requirement to provide Compensating Open Space—resulting in higher total land density.
- What do we want to be included in smaller lot subdivisions? Active parks? Trails (in addition to sidewalks)? Keep in mind future funding for amenity maintenance needs...City? HOA? MUD? Shouldn't require what can't be funded
- 1-size-fits-all approach to lot size has pros/cons
 - Moderate lot size (reduction in open space)
 - Townhomes possible at front of subdivision to aid in density targets
 - Allow ADU's as a means of income on property & increasing housing options
- Land-based / conservation design option
 - Smaller lots based on preserved open space
 - Require connectivity and amenities like trails, benches, etc.
 - Follows philosophy of Compensating Open Space requirements

CONCLUSIONS & RECOMMENDATIONS:

- Best course of action is to engage a planning consultant to overhaul existing regulations as a single project rather than band-aid approach to get the best result.
 - Different types of single-family neighborhood design options that account for site and market conditions.
- Acknowledge there are different products for the same lot size.
- Trees make a big difference in aerial imagery – see the forest through the (lack of) trees.
- Leave 75' as minimum lot width for standard design.
- Improve regulations to encourage better design.
- Increasing Scale of Compensating Open Space as lot size decreases. As an example:
 - 0 sqft for 75-ft wide, 9,000 sqft lots (...?)
 - 1:1 Compensating Open Space for 60-ft lots
 - 2:1 Compensating Open Space for 55-ft lots
 - 3:1 Compensating Open Space for 50-ft lots



Example: Same site, same number of lots with very different results.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 7, 2023	Prepared By: DMc
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Subject

Consideration and possible action on calling two Public Hearings to be held on May 2, 2023 related to a rezoning request from R1-Single Family Residential to B-Commercial for 14640 Liberty Street, Montgomery, Texas.

Recommendation

Call two Public Hearings for May 2, 2023 at 6:00 pm at Montgomery City Hall.

Discussion

Evan Ballew, a local realtor, recently purchased 14640 Liberty Street. The property has a single-family residential structure that he intends to use as a real estate office. The property is zoned R1-Single Family Residential. Mr. Ballew has submitted a request to rezone this newly acquired property to B-Commercial.

The first step in the rezoning process is for the Planning & Zoning Commission to form a Preliminary Report and hold two Public Hearings on that report. A legal notice is also published in addition to property owners within 200-feet being notified by mail of the subject, time, and location of the Public Hearings. City Council also holds a Public Hearing and receives the P&Z Final Report before acting on the rezoning request.

Approved By

Asst. City Administrator and Director of Planning & Development	Dave McCorquodale	Date: 03/29/2023
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