

PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

October 1, 2024

SUBJECT: REPORT CONCERNING A REZONING REQUEST OF 15.46-ACRES
ALONG LONE STAR PARKWAY WEST OF LIBERTY STREET FROM ID-INDUSTRIAL TO
B-COMMERCIAL AND R2-MULTI-FAMILY RESIDENTIAL.

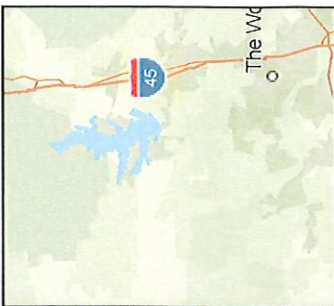
Mayor and City Council,

Pursuant to Sections 98-30 and 98-53 of the City of Montgomery Code of Ordinances, the Montgomery Planning & Zoning Commission met on October 1, 2024 to consider a request from Superior Properties to rezone 15.46-acres of ID-Industrial land to 7.77-acres of B – Commercial and 7.69-acres of R2 – Multi Family Residential. Maps of the property showing the current and proposed zoning are attached to this report.

A duly noticed public hearing was held and attended by nearby resident who provided comments concerning the requested rezoning classification to the Commission. After all comments were heard and the matter deliberated, the Planning & Zoning Commission recommends unanimously (4-0) to **APPROVE** the rezoning as requested subject to the following provisions:

1. That Simonton and Lawson Streets do **not** connect to the development and remain dead end streets. Should the Fire Marshal require life-safety access from Lawson Street, it should be available only to emergency services personnel.
2. Maintain the required 25-foot vegetative buffer between new commercial areas and the existing residential neighborhood.
3. All commercial lighting be oriented away from residential areas and full cutoff fixtures used where required by City lighting regulations.

Signed: Bill Simpson 10/3/2024
Bill Simpson, Chairman Date



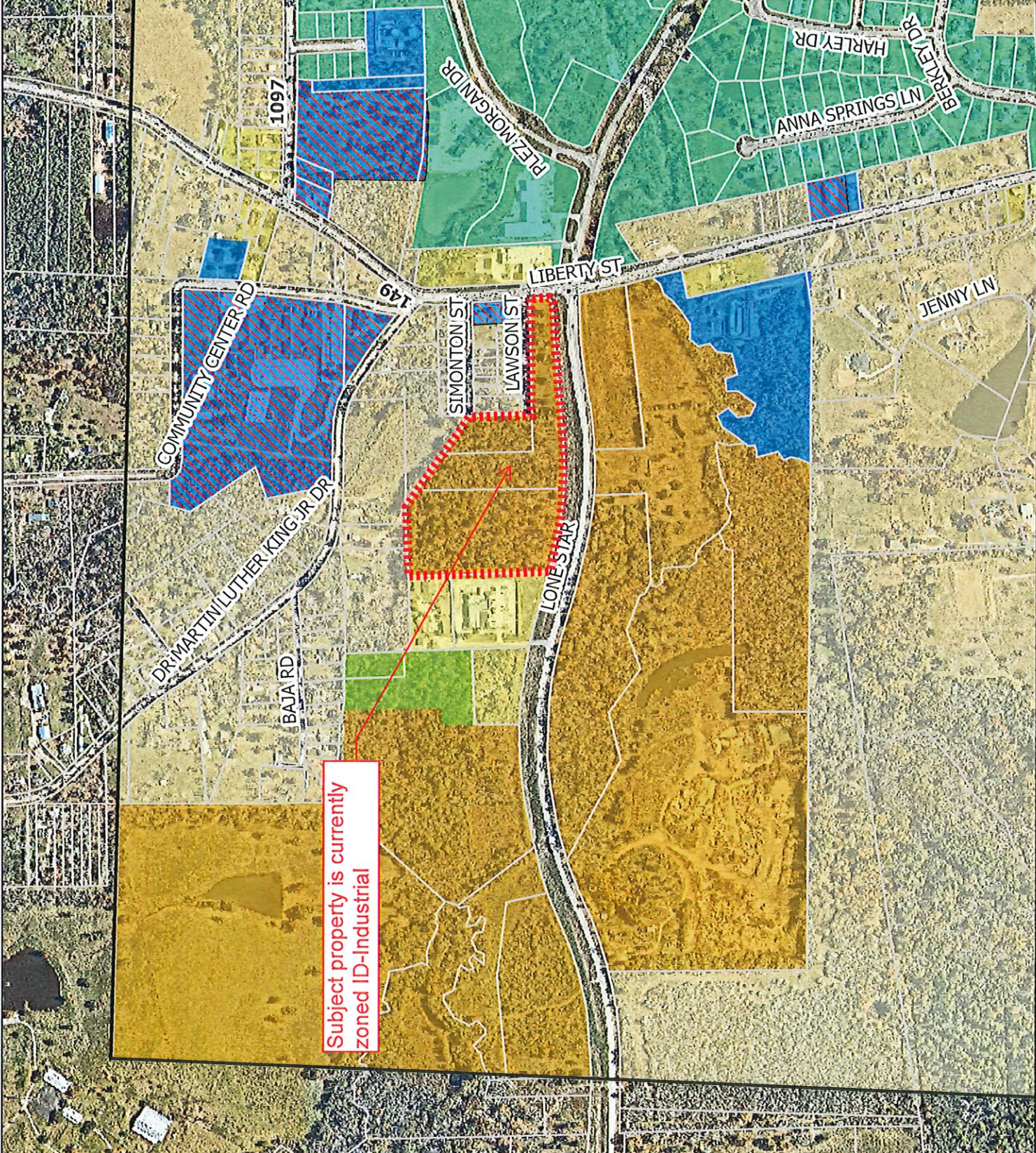
Legend



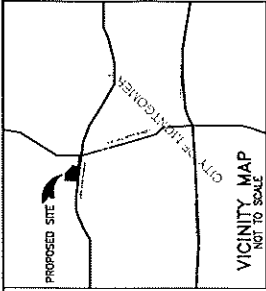
Superior Properties
Current Zoning



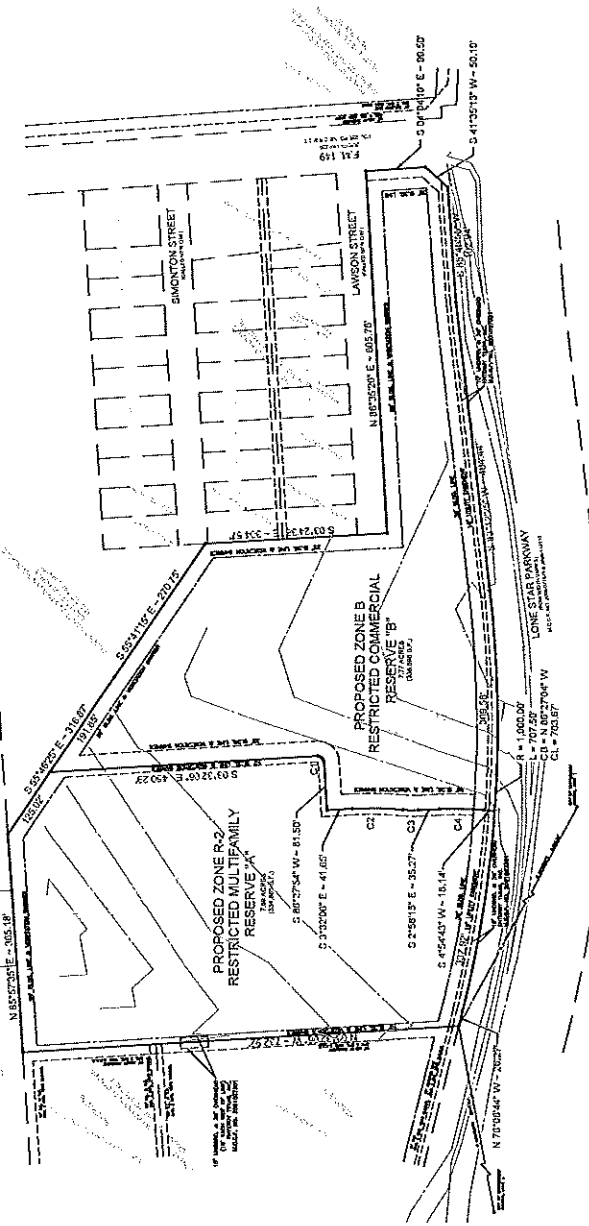
Disclaimer: This product is created for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



Subject property is currently zoned ID-Industrial



SCALE: 1" = 100'
(22 3/4" PAPER)



ZONE	DATE	BY	REVISION
1	12/21/07	JAC	ISSUED FOR PERMITTING
2	12/21/07	JAC	ISSUED FOR PERMITTING
3	12/21/07	JAC	ISSUED FOR PERMITTING
4	12/21/07	JAC	ISSUED FOR PERMITTING
5	12/21/07	JAC	ISSUED FOR PERMITTING
6	12/21/07	JAC	ISSUED FOR PERMITTING
7	12/21/07	JAC	ISSUED FOR PERMITTING
8	12/21/07	JAC	ISSUED FOR PERMITTING
9	12/21/07	JAC	ISSUED FOR PERMITTING
10	12/21/07	JAC	ISSUED FOR PERMITTING

- ZONING NOTES:**
1. A. Industrial (I) - 15.48 Acres - Undeveloped Condition
 2. B. Residential (R) - 2.89 Acres - Planned Single-Family Duplex Units
 3. C. Commercial (C) - 2.77 Acres - Planned Development Type
 4. Office/Retail and Office/Warehouse
 5. Self Storage Units

GENERAL NOTES:

1. Coordinates shown between any Texas Central Zone Sets Plane Coordinates (NAD 83) and Texas State Plane Coordinates (NAD 83) are based on the Texas State Plane Coordinate System, Zone 14N, FIPS 5002.
2. All set points are 2/8 inch from rods with except adding found corners are identified by a circled number.
3. Flood Statement: This site is located in unshaded Zone "X" or areas to be outside the 100-year and 500-year floodplains, according to FEMA Flood Insurance Rate Map (FIRM) 13010003000000000000. Flood insurance is required for this property. Flood insurance is based on FEMA FIRM that does not necessarily identify all areas subject to flooding under existing conditions and does not imply that the property and/or structures therein will be free from flooding.

JACOSTANZA ASSOCIATES
PLANNING ENGINEERS & ARCHITECTS
1400 WEST WILLOW AVE. SUITE 200
MONTGOMERY, TEXAS 77104
PHONE (936) 847-0420

EXHIBIT OF
REQUEST FOR ZONING CHANGE
SUPERIOR PROPERTIES AT LONE STAR
RANGE 13.48 ACRES OUT OF THE
B. RIGSBY SURVEY, ABSTRACT NO. 31,
MONTGOMERY COUNTY, TEXAS
2 ACRES

OWNER/DEVELOPER:
SPT MONTGOMERY, LLC
2811 UPPER BEACON PLACE
MONTGOMERY, TEXAS 77318
PHONE (936) 847-0420