

# PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: RICHARD TRAMM, CITY ADMINISTRATOR  
DAVE MCCORQUODALE, ASSISTANT CITY ADMINISTRATOR

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF HILLS OF TOWN CREEK SECTION FIVE, A 16.41-ACRE TRACT OF LAND NORTH OF THE INTERSECTION OF EMMA'S WAY AND SCENIC HILLS COURT IN MONTGOMERY, TEXAS FROM B-COMMERCIAL TO R1-SINGLE FAMILY RESIDENTIAL.

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 January 4, 2022 to consider a request from Cheatham Management to reclassify the property as R1 – Single-Family Residential. 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 B-Commercial.
- The rezoning request for the entire parcel to be R1-Single-Family Residential is consistent with the proposed use and with other developments in the vicinity.
- The Commission found it is not contrary to the interest of the community to reclassify the land use zoning designation of said tract to R1-Single-Family Residential.

- 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 R1-Single-Family Residential, thereby subject to all the requirements of Chapter 98 of the City of Montgomery Code of Ordinances for that designation.

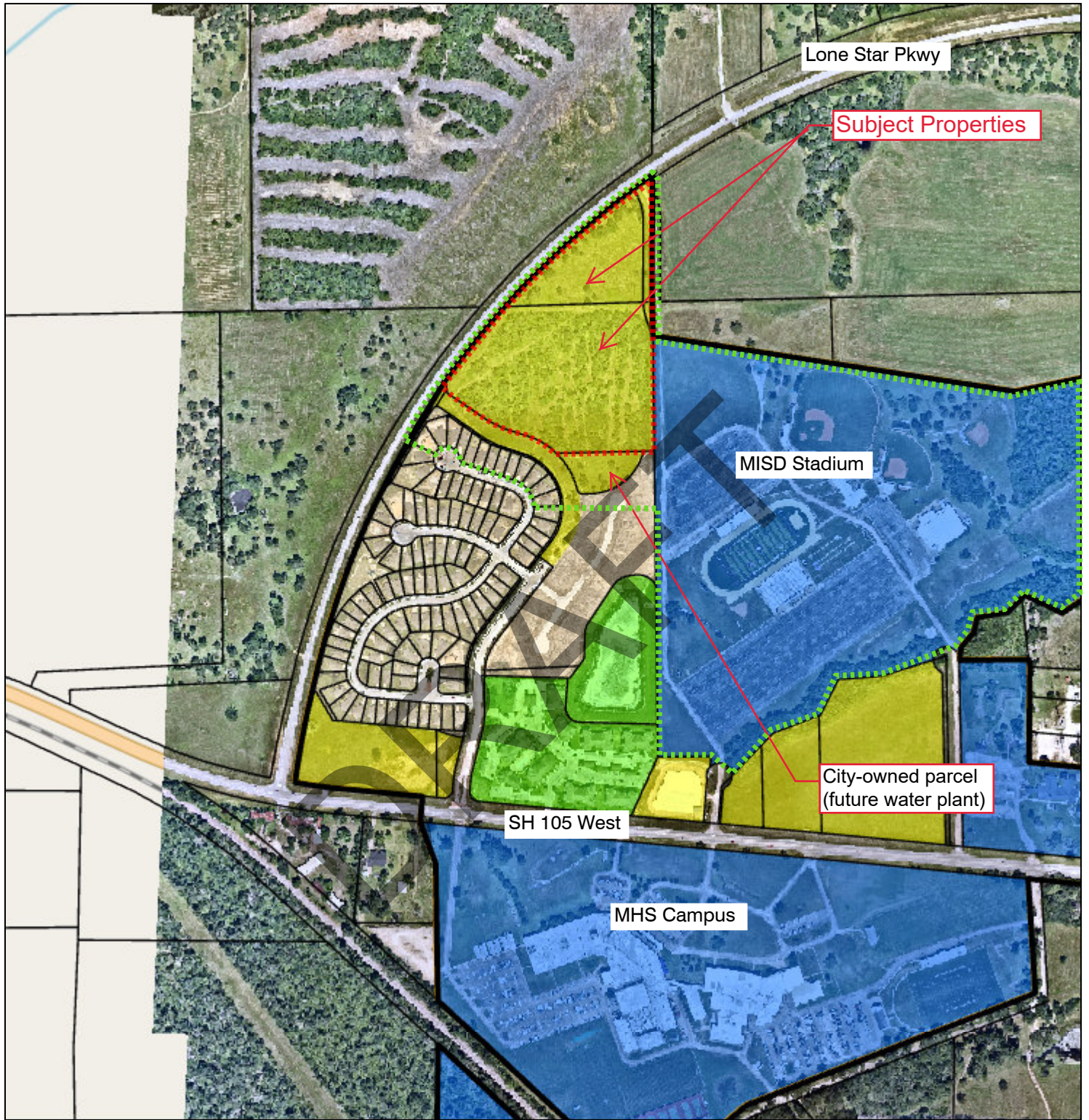
I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, on this 4th day of January 2022, certify the above Report to be true and correct to the best of my knowledge.

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

Attest: \_\_\_\_\_  
Susan Hensley, City Secretary

DRAFT

# Hills of Town Creek Section 5 Rezoning Exhibit "A"



1 inch equals 752 feet

Public Hearing Schedule:  
 Planning & Zoning:  
 Tues. 01/04/21 at 6:00 pm

City Council:  
 Tues. 01/11/21 at 6:00 pm

101 Old Plantersville Road  
 Montgomery, TX 77316

### Zoning Legend

- Commercial (B)
- Residential (R-1)
- Multi-Family (R-2)
- Institutional (I)

- City Limit
- City ETJ
- Hills of Town Creek Section 5
- Properties within 200-ft notification boundary

