

# PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: DAVE MCCORQUODALE, DIRECTOR OF PLANNING & DEVELOPMENT  
NICI BROWNE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF 203 PRAIRIE STREET, MONTGOMERY, TEXAS, A 0.225-ACRE TRACT SITUATED IN THE JOHN CORNER SURVEY, MONTGOMERY TOWNSITE 02, TRACT 4, AREA B, IN MONTGOMERY COUNTY, TEXAS COMMONLY KNOWN AS 203 PRAIRIE 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 November 7, 2023 to consider a city-initiated request to reclassify the property as B-Commercial. The property is currently city-owned property.

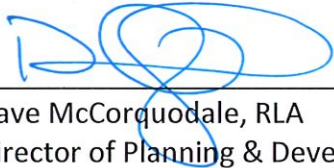
After a duly noticed public hearing with an opportunity for public comments concerning the requested rezoning classification, the Commission found:

- The property is currently zoned R1-Single-Family Residential.
- The rezoning request for the parcel to be B-Commercial is consistent with the proposed use and with other developments in the vicinity. One adjacent property is an historic home currently used as a residence.
- The Commission found it is not contrary to the interest of the community to reclassify the land use zoning designation of said tract to B-Commercial.

- By a unanimous vote of the members present, 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, Dave McCorquodale, on behalf of Bill Simpson, Vice-Chairman of the Montgomery Planning and Zoning Commission, on this 9th day of November 2023, certify the above Report to be true and correct to the best of my knowledge.

Signed: \_\_\_\_\_

  
Dave McCorquodale, RLA  
Director of Planning & Development

On behalf of:  
Bill Simpson, Vice-Chairman  
Montgomery Planning & Zoning Commission