



Rezoning Application

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): SPT Montgomery, LLC, a Texas Limited Liability company; Anthony Broussard, Manager

Address: 26111 Upper Beacon Place Montgomery, TX

Zip Code: 77316 Phone: (832) 658-6098

Email Address: superiorpropertiesoftexas@gmail.com

Applicants: SPT Montgomery, LLC c/o J.A. Costanza & Associates Engineering, Inc. - Greg Phipps

Address: 4301 Center Street Deer Park, TX

Zip Code: 77536 Phone: (281) 658-2765 (cell)

Email Address: gehipps@jac-ce.com

Parcel Information

Property Identification Number (MCAD R#): 548359 (8.00 acres), 548360 (5.56 acres), and 34504 (1.9 acres)

Legal Description: Called 15.46 acres of land, being Tract 46H-2 (8.00 ac), Tract 46H-3 (5.56 ac), and Tract 39 (1.9 ac) Ben J. Rigsby, Abstract 31, Montgomery County, TX

Street Address or Location: NW corner of Lone Star Pkwy and Liberty Street (FM 149)

Acreage: 15.46 Present Zoning: ID - Industrial Present Land Use: Undeveloped

Proposed Zoning: R-2 and B Proposed Land Use: R-2 - Duplex Community (7.69 Acres)
B - Office/Retail, Office/Warehouse, & Self Storage (7.77 Acres)

Is the proposed use in compliance with the Future Land Use Plan? YES NO

Additional Information

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

Signature: [Signature] Date: 7-19-2024

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

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked. [

X] Metes and Bounds.

[] All applicable fees and payments. **All payments by credit card are subject to a 5% merchant fee.**

Copies of all deeds or a title opinion from a licensed attorney establishing current ownership of the property for which the zoning change is sought.

A site plan. If there are existing structures, parking, curb cuts and drainage they must be shown.

The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the rezoning request shall be submitted.

Payment of all Indebtedness Attributable to the subject property.

Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any amendment to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **1st Tuesday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

Protests

If a protest against a proposed zoning change including PDD and SUP requests has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending two hundred feet (200) there from, such zoning change shall not become effective except by a three-fourths (3/4) vote of governing body in accordance with the provisions of Section 211.006 of the Texas Local Government Code.

Resubmission

Rezoning requests which have been heard and decided by the Council of the City of Montgomery may not be re-filed with the City for six (6) months after the date of such decision by the Council, absent a change in circumstances.

Rezoning requests for the same property to a different classification than the denied request may be re-filed prior to the expiration of six (6) months.