



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316
Telephone: (936) 597-6434

October 17, 2023

Tanya White
PO Box 333
Montgomery, Texas 77316
(MCAD ID# R123979)

RE: Use of 502 Louisa Street (MCAD ID# R338685) as a professional office

Mrs. White,

After reviewing your request to use the structure at 502 Louisa Street for a professional office, city staff denies the request. This denial is based on *Chapter 98-Zoning* of the City Code of Ordinances. The property zoned R1-Single Family Residential, which does not allow for business use excepting limited home occupation for business use that is incidental to residency at the property.

You do have the right to appeal this decision to the Zoning Board of Adjustment. The City Council serves as the Board of Adjustment and can provide an exception to the zoning regulations in this case because the property is bordered by a B-Commercial zoning district as follows:

Section 98-29(h)(3)(b) [The Board of Adjustment may] permit a transitional use between a business or residential district where the side of a lot in the R-1 district abuts upon a lot zoned for business or industrial purposes. The transitional use granted to a property is transferable to a subsequent property owner, provided that the property conveyed is the same identical property holding the grant of transitional use.

Please feel free to contact me to discuss this decision or the steps required to request a hearing on the matter by the Board of Adjustment. My email address is dmccorquodale@montgomerytexas.gov and my office phone is (936)597-3235.

A handwritten signature in blue ink, appearing to read 'DMC', is written over the typed name of Dave McCorquodale.

Dave McCorquodale, RLA, CPM
Assistant City Administrator
Director of Planning & Development
City of Montgomery, Texas

Mayor, Byron Sanford
Councilmembers: Carol Langley; Casey Olson; Sara Countryman; Cheryl Fox; Stan Donaldson