

# PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: GARY PALMER, CITY ADMINISTRATOR  
DAVE MCCORQUODALE, DIRECTOR OF PLANNING & DEVELOPMENT  
NICI BROWE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF A 0.295-ACRE TRACT SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NUMBER 8, IN MONTGOMERY COUNTY, TEXAS COMMONLY KNOWN AS 14740 LIBERTY STREET, MONTGOMERY, TEXAS 77356 FROM R1-SINGLE FAMILY RESIDENTIAL TO I-INSTITUTIONAL.

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 April 4, 2023 to consider a request from Cornerstone Community Church to reclassify the property as I-Institutional. 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 R1-Single-Family Residential and was originally part of an adjacent 1.0-acre tract whose owner recently sold 0.295-acres to the church.
- The rezoning request for the parcel to be I-Institutional is consistent with the proposed use and with the adjacent church property zoning. R-1 single-family residential lies to the west, Planned Development zoning overlay with single-family homes lies to the east. While R1-Single Family Residential lies to the north and south, the expectation is that these properties will be rezoned to B-Commercial as they redevelop. The City’s Future Land Use Plan identifies this corridor as future B-Commercial zoning.

- Adequate development regulations are in place to ensure no negative effects on surrounding properties if the rezoning is approved. The church property is currently being platted to reflect a 25-foot vegetative setback (Sec. 78-162) and side & rear yards (Sec. 98-239), adjacent to single-family properties.
- The Commission found the request to be consistent with the Comprehensive Plan and not contrary to the interest of the community. The Planning & Zoning Commission recommends approval of the rezoning request to reclassify the land use zoning designation of said tract to I-Institutional.
- 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 I-Institutional, 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, certify this Report to be true and correct to the best of my knowledge.

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

Attest: \_\_\_\_\_  
Nici Browe, City Secretary