

PLANNING & ZONING COMMISSION PRELIMINARY REPORT

on a rezoning request for
15.46 acres along Lone Star Parkway west of Liberty Street
from ID-Industrial to B-Commercial and R2-Multi-family Residential.

General Property Information:

- 15.46-acre parcel
- Currently vacant/undeveloped land zoned ID-Industrial
- Approximately 1,380 feet of Lone Star Parkway frontage including the hard corner at the intersection with Liberty Street
- Surrounding zoning:
 - Commercial (land use is Institutional & Multi Family Residential)
 - Single-Family Residential
 - Industrial

Requested rezoning:

- 7.77-acres to B – Commercial
- 7.69-acres to R2 – Multi Family Residential

The following pages were mailed to sixty (60) property owners within 200-feet of the subject property.



September 19, 2024

Dear City of Montgomery Property Owner:

You are receiving this notice because you own property located within 200 feet of a property whose owner has requested a rezoning action. The property is currently zoned ID-Industrial and is requested to be rezoned partly to B-Commercial and partly to R2-Multi Family Residential. The 15.46-acre property is located on the northwest corner of Lone Star Parkway and Liberty Street (FM 149 N) and is described as follows:

Benjamin Rigsby Survey, Abstract 31, 8.00 acres
Benjamin Rigsby Survey, Abstract 31, 7.46 acres
(A location map has been included for reference)

The rezoning process allows a property owner to request a change from the current zoning designation to one that allows for the highest and best use of the property. Information regarding zoning changes will be provided by City staff at the Public Hearings and there will be an opportunity for questions and comments.

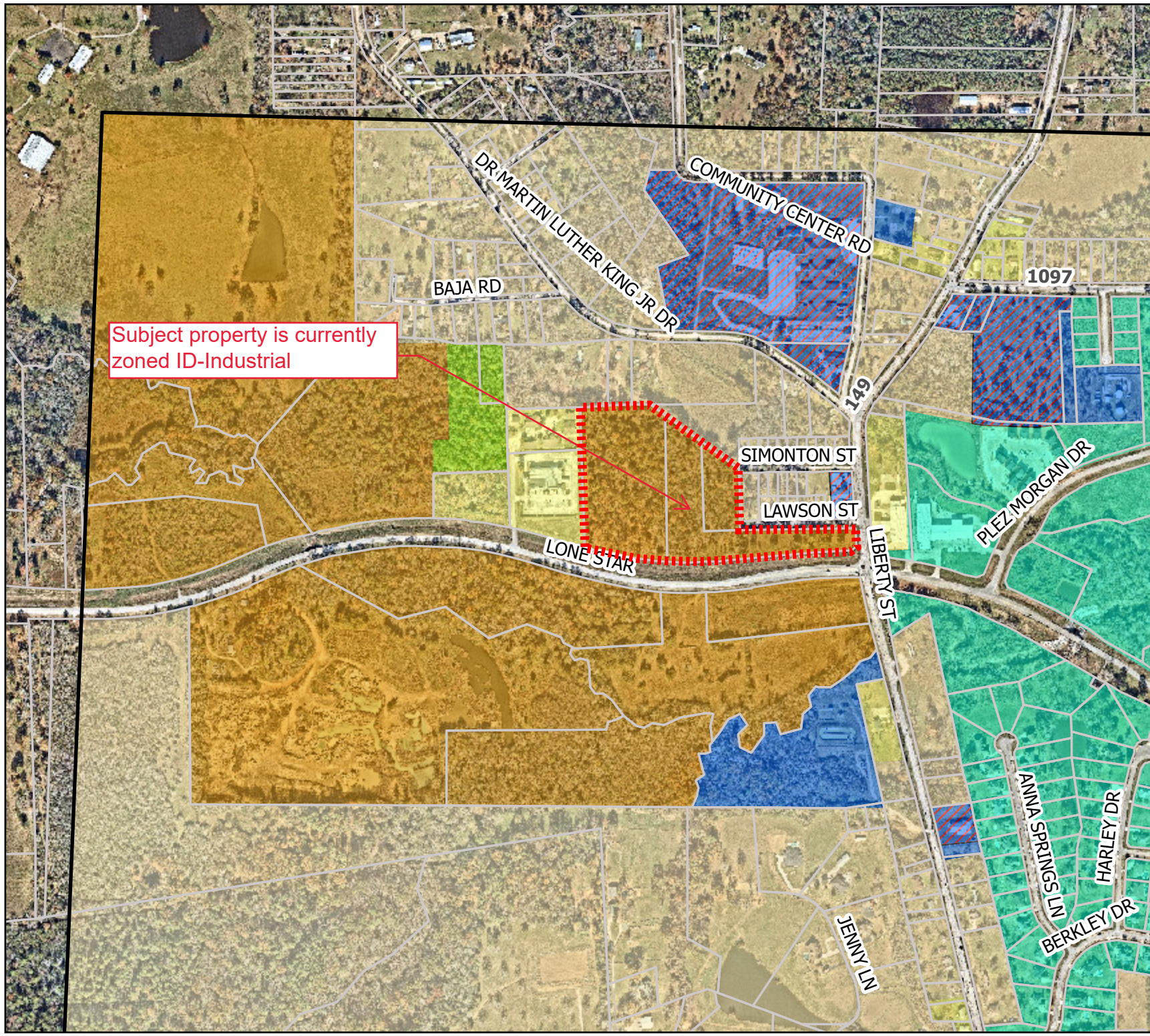
The Montgomery Planning and Zoning Commission is required to conduct a Public Hearing regarding the rezoning application. The City Council is then required to receive the P&Z recommendation prior to conducting their own Public Hearing. You are welcome to attend both. The Public Hearing schedule is:

- **Planning and Zoning Commission Public Hearing: October 1, 2024 at 6 p.m.** at Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas 77316
- **City Council Public Hearing: October 8, 2024 at 6:00 p.m.** at Montgomery City Hall, 101 Old Plantersville Rd., Montgomery, Texas 77316

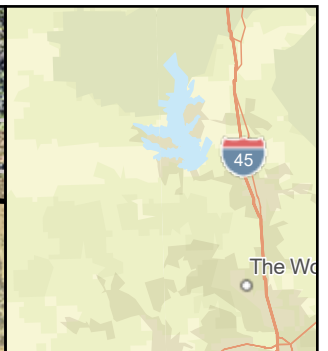
A location map is enclosed for your reference. If you have any questions, please feel free to contact me by email at dmccorquodale@ci.montgomery.tx.us or by phone at 936-597-3235.

Sincerely,

/s/Dave McCorquodale, RLA, AICP, CPM
Assistant City Administrator
Director of Planning & Development



Subject property is currently zoned ID-Industrial



Legend

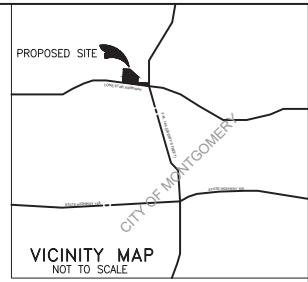
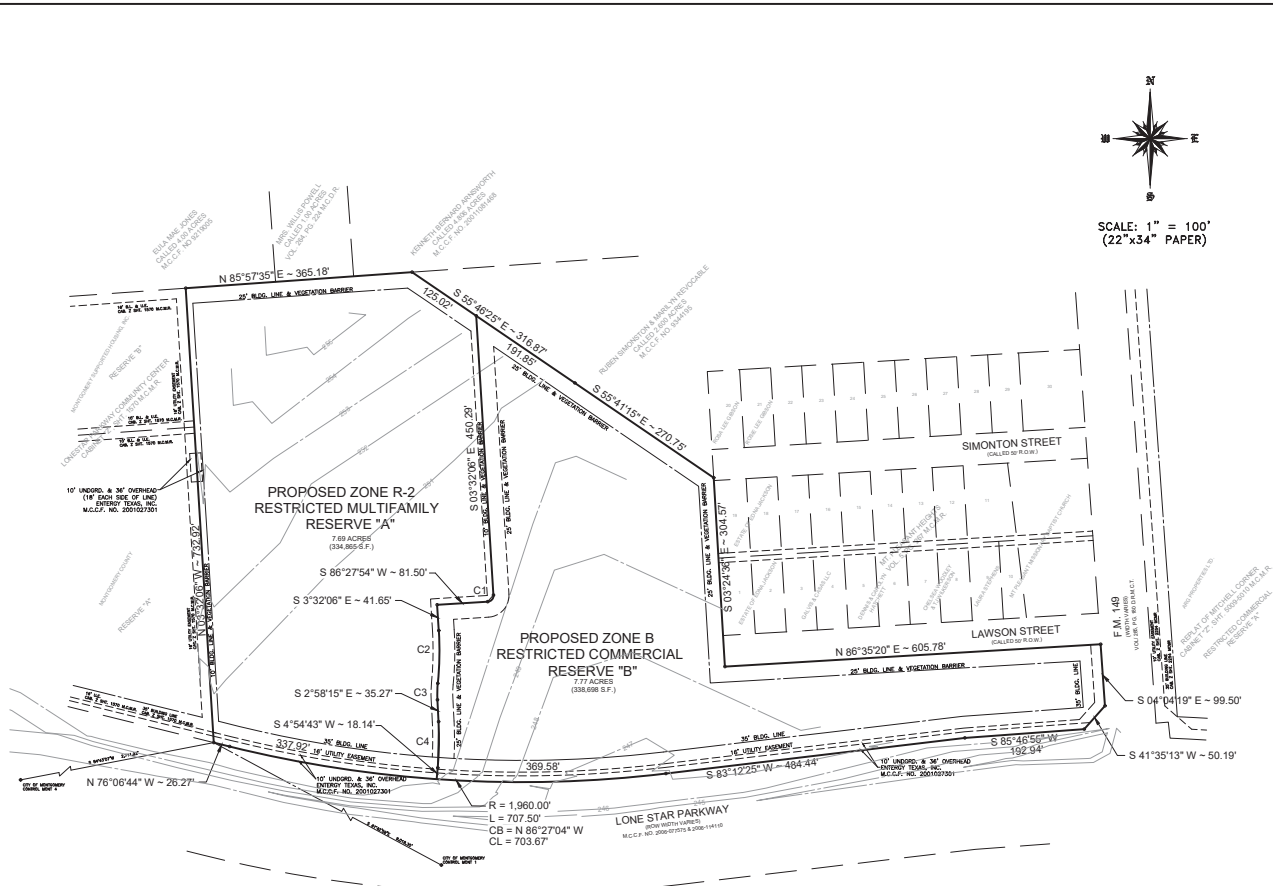


Superior Properties Current Zoning



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	15.71'	S 47°27'54\"	14.14'	90°00'00"
C2	529.37'	85.05'	S 1°05'08\"	84.98'	97°11'44"
C3	189.50'	26.28'	S 1°02'49\"	26.28'	87°02'09"
C4	509.87'	74.41'	S 1°02'49\"	74.34'	87°14'13"

GENERAL NOTES:

- Coordinates shown hereon are Texas Central Zone State Plane Coordinates (NAD 83) and may be brought to surface by applying combined scale factor of 0.999922.
- Distances shown on curves are arc lengths.
- All set corners are 5/8 inch iron rods with caps; existing found corners are identified on map.
- Flood Statement: This site is located in unshaded Zone "X" or areas to be outside the 100-year and 500-year floodplain, according to FEMA Flood Insurance Rate Map (FIRM) No. 48339D0200G dated August 18, 2014. This statement is based on scaling and is based on FEMA FIRM that does not necessarily identify all areas subject to flooding under specific conditions and does not imply that the property and/or structures therein will be free from flooding.



OWNER/DEVELOPER:
 SPT MONTGOMERY, LLC
 26111 UPPER BEACON PLACE
 MONTGOMERY, TEXAS 77316
 PHONE (936) 647-0420

- ZONING NOTES:**
- Existing Zoning Type:
 A. Industrial (D) - 15.46 Acres - Undeveloped Condition
 - Requested Zoning Types:
 A. Multi-Family (R-2) - 7.69 Acres - Planned Single-Family Duplex Units
 B. Commercial (B) - 7.77 Acres - Planned Development Type:
 a. Office/Retail and Office/Warehouse
 b. Self Storage Units

EXHIBIT OF
REQUEST FOR ZONING CHANGE
SUPERIOR PROPERTIES AT LONE STAR
 BEING 15.46 ACRES OUT OF THE
B. RIGSBY SURVEY, ABSTRACT NO. 31,
 MONTGOMERY COUNTY, TEXAS
 2 RESERVES