



July 2, 2021

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
Cornerstone Community Church
City of Montgomery

Dear Commission:

The City received a variance request from the owners of the Cornerstone Community Church, formerly China Chapel. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 78-96(b): Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

Enclosed you will find the request for variance as submitted by the owners of the property. We recommend the City reject the request for a variance, as the Code of Ordinances does not place an undue hardship upon the development of the property and does not prohibit the use of proper engineering, as outlined in Section 78-28 of the Code of Ordinances.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE
Engineer for the City

CVR/kmv

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2021.07.02 MEMO to P&Z RE Cornerstone Community Church Variance Request.docx

Enclosures: Variance Request

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmecorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Cornerstone Community Church of Montgomery

Address: 14740 Liberty St. Montgomery, TX Zip Code: 77356

Email Address: colemang2611@gmail Phone: 281-732-0053

Applicants: same as above

Address: _____

Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R31340

Legal Description: A0008 - Corner John, TRACT 13, Acres 1

Street Address or Location: 14740 Liberty St. Montgomery, TX 77356

Acreage: 1 Present Zoning: _____ Present Land Use: _____

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: Chap 78 Section(s): 78-96 (b)

Ordinance wording as stated in Section (78-96(b)):

Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Continue to use existing gravel parking lot for a period not to exceed 3 years. We will regrade to smooth out and add some dressing material of gravel.

Signatures

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

Signature: Gerard Colas Date: 6-25-21

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

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 variance request shall be submitted.

Date Received

Office Use

BOUNDARY & IMPROVEMENT SURVEY

316 NORTH LIBERTY STREET
MONTGOMERY, TEXAS 77316
BEING a 0.921 acre tract of land situated in the John
Corner Survey, Abstract No. 8, Montgomery County, Texas,
being that same tract as described in deed to The China
Chapel United Methodist Church as recorded in Volume 16,
Page 532 of the Deed Records of Montgomery County, Texas.

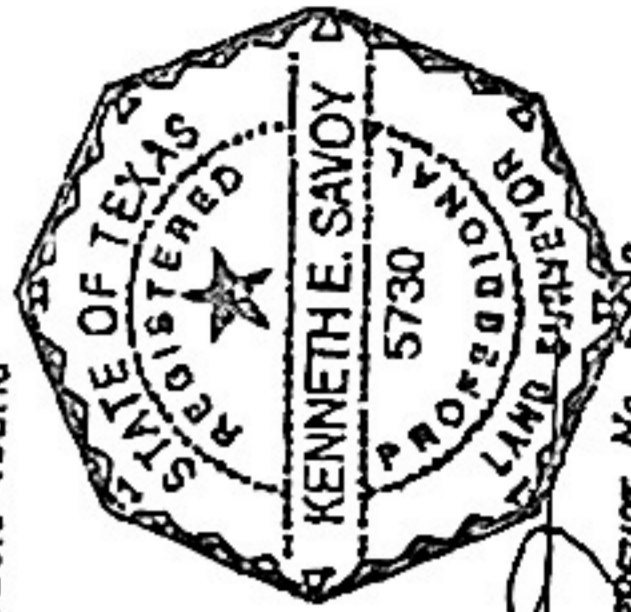
Record data as shown hereon was relied upon in part and
taken from a Commitment for Title Insurance issued by
the following qualified provider:
Old Republic Title Company
D.E. McINNIS
Effective date: April 28, 2008

The Subject Tract(s) as shown hereon is subject to the
following restrictive covenants of record:
Volume 16, Page 532 of the Deed Records of Montgomery
County, Texas.

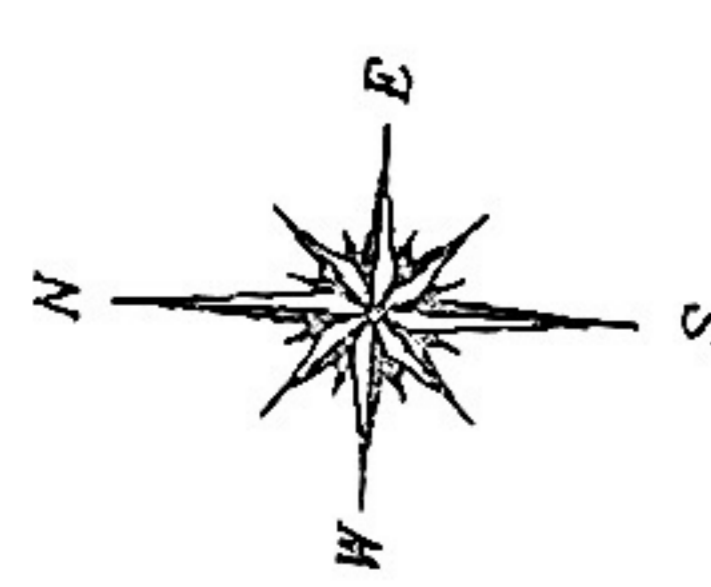
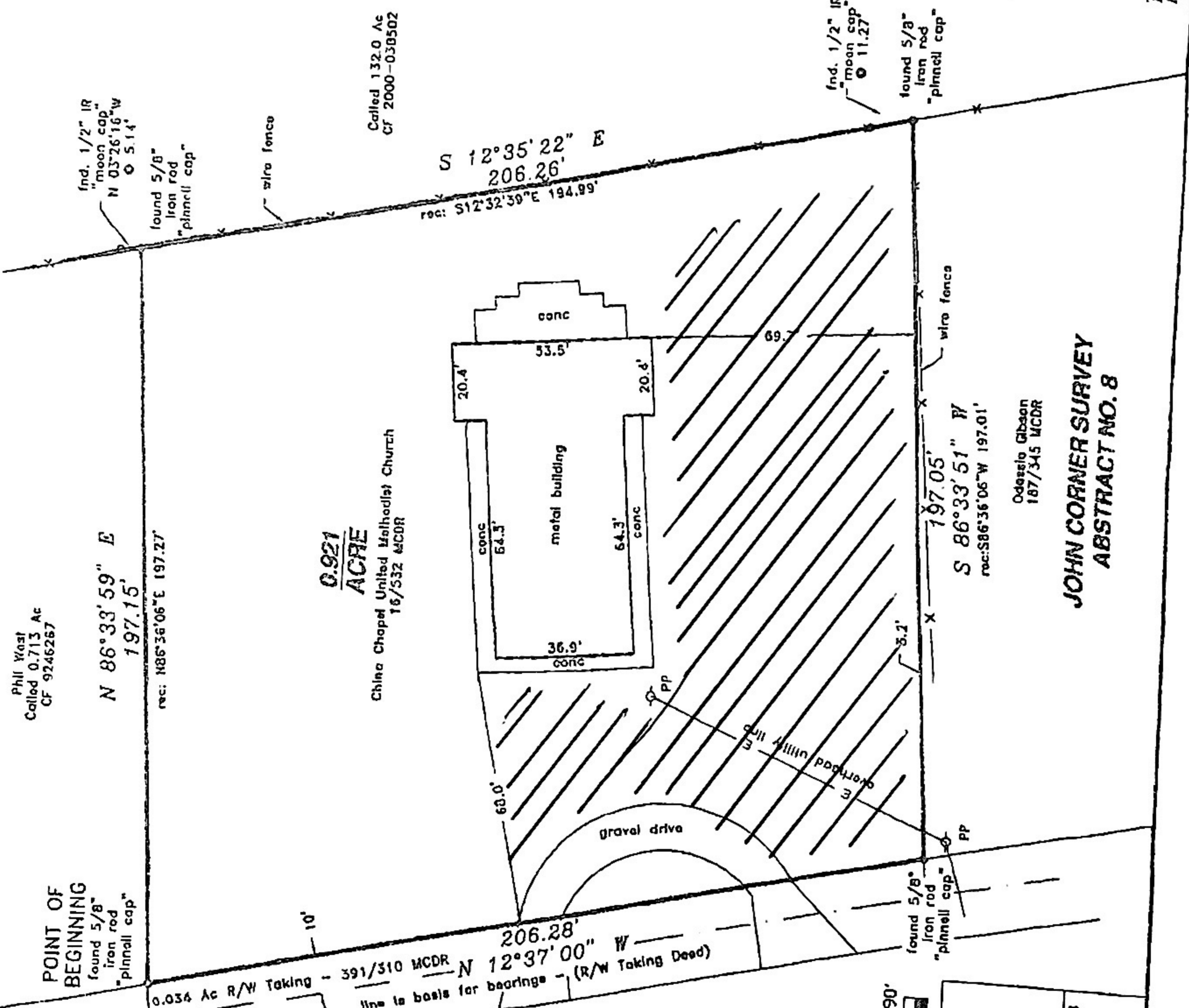
Tract shown hereon is located in ZONE X, areas outside
the 500-year flood plain, according to Federal Emergency
Management Agency Flood Insurance Rate Map
Community Panel No. 48338C 0189 F effective 12/19/96.

I hereby certify that this survey was made
on the ground under my supervision and that this
drawing correctly represents the facts found
at the time of survey.

Date of Survey 25 June 2008



Kenneth E. Savoy
Kenneth E. Savoy
Registered Professional Land Surveyor No. 5730



F.M. HIGHWAY 149
(A.K.A. NORTH LIBERTY STREET)



TEXAS PROFESSIONAL SURVEYING, LLC. 3032 N. FRAZIER STREET, STE A CANTROE, TEXAS 77313 (806) 756-7447 FAX (806) 756-7448	
PROJECT NO. C104-01 3597	DRAWING DATE: 06/26/08 REVISIONS: 123T DRAWN BY: JMH

JOHN CORNER SURVEY
ABSTRACT NO. 8

Odeasio Gibson
187/345 MCDR

0.921
ACRE

China Chapel United Methodist Church
16/532 MCDR

Phil West
Called 0.713 Ac
CF 9246287

Called 132.0 Ac
CF 2000-030502