

# PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: DAVE MCCORQUODALE, INTERIM CITY ADMINISTRATOR  
NICI BROWE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A PROPOSED RECLASSIFICATION OF A 0.5-ACRE TRACT SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NUMBER 8, IN MONTGOMERY COUNTY, TEXAS COMMONLY KNOWN AS 504 CAROLINE STREET, MONTGOMERY, TEXAS 77356 FROM R1-SINGLE FAMILY RESIDENTIAL TO B-COMMERCIAL.

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 May 17, 2022 to consider a request from Damon and Cindy Haynes to reclassify the property as B-Commercial. 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, is located in the Historic Preservation District, and has an historic home on the property. Maintenance and preservation of the structure were lacking for several decades, causing significant damage to portions of the structure. Efforts in recent years have halted further deterioration and led to the continued rehabilitation of the property.
- The rezoning request for the parcel to be B-Commercial is consistent with the proposed use and with other properties with Liberty Street frontage. R-1 single-family residential lies to the west, with another large historic home across Pond Street from the property.

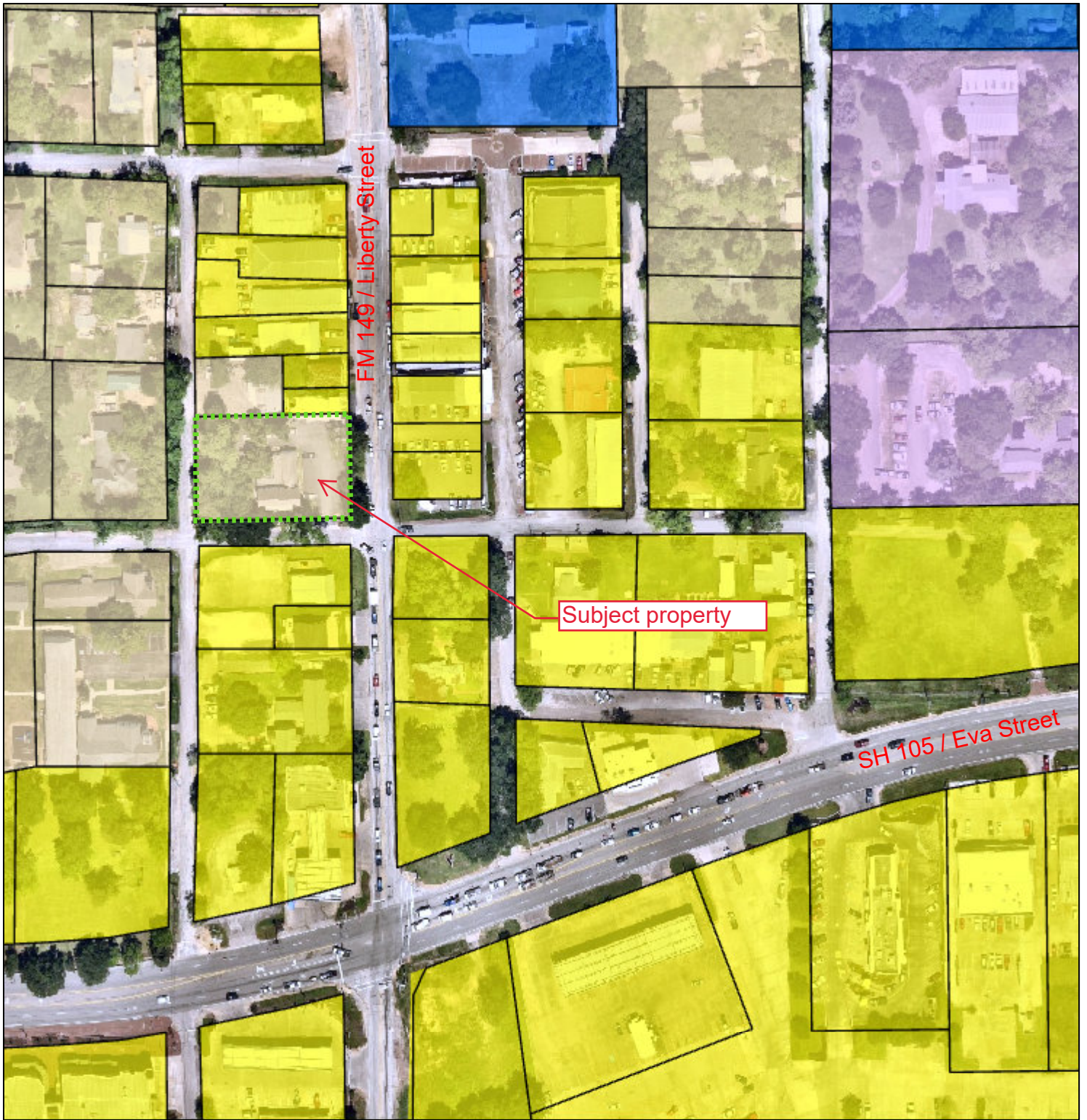
- If approved, this rezoning action will leave one single-family residential property (where Petz is located on Pond Street) surrounded by commercial zoning.
- The Commission found the request to be consistent with the Comprehensive Plan and not contrary to the interest of the community. The Planning & Zoning Commission recommends approval of the rezoning request to reclassify the land use zoning designation of said tract to B-Commercial.
- By a unanimous (5-0) vote 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 B-Commercial, 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

P&Z Final Report: 504 Caroline Rezoning Request Exhibit "A"



1 inch equals 188 feet

**Zoning Legend**

-  Commercial (B)
-  Single-Family Residential (R-1)
-  Institutional (I)
-  Planned Development (PD)



Date: June 3, 2022