

PLANNING & ZONING COMMISSION REPORT OF FINDINGS AND RECOMMENDATION

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

CC: GARY PALMER, CITY ADMINISTRATOR

SUBJECT: REPORT CONCERNING A SPECIAL USE PERMIT APPLICATION BY EVAN BALLEW TO REQUEST A "B"-COMMERCIAL LAND USE AT 14640 LIBERTY STREET, AN "R1"-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

Mayor and Members of City Council,

Pursuant to Sections 98-27(a) of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on June 6, 2023 to consider a request from Evan Ballew for a Special Use Permit to use the property and existing structure at 14640 Liberty Street Montgomery, Texas 77356 for professional (real estate) office space.

After study, the Commission at its June 6th meeting thereby found:

- The property is currently designated with the zoning classification of R1-Single Family Residential.
 - The proposed use, professional office space, is allowed by right only in a B-Commercial zoning district.
 - Parking requirements were considered and the Commission found that _____.
 - "USE" IS IN LINE WITH COMMERCIAL _____.
 - LICENSE WOULD RUN WITH THE OWNER _____.
- [add points considered relevant to the request or property)

By a vote of 3-1, the Planning and Zoning Commission hereby presents this Report pursuant to Section 98-27(a) of the Code, recommending approval / ~~denial~~ of the Special Use Permit. City Council can require conditions for the Special Use Permit, none / the following are recommended by the Commission:

- ESTABLISH COMMERCIAL / RESIDENTIAL BUFFER.
- BUILDING WITHIN SETBACK IS OK TO STAY.
- _____.

[list any conditions deemed appropriate]

I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, on this 6th day of June 2023, certify the above Final Report to be true and correct to the best of my knowledge.

Signed: 
JEFFREY WADDELL, Chairman

Attested: 
NICI BROWE, TRMC, City Secretary