



## CITY OF MONTGOMERY

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August 5, 2025

### Preliminary Report on Proposed Amendment to Zoning District Boundary

Pursuant to Section 211.007 of the Texas Local Government Code, the Planning and Zoning Commission (P&Z) of the City of Montgomery submits this Preliminary Report regarding the proposed amendment to the zoning district boundary for the subject property: 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8

The proposed amendment requests to rezone the subject property from PD Planned Development and B Commercial to R2 Multifamily Residential. The purpose of this change is to match the proposed/intended use of the property; multifamily.

In accordance with the Texas Local Government Code, the P&Z will hold a public hearing on this preliminary report on August 5, 2025 at the City of Montgomery Council Chambers, 101 Old Plantersville Road, Montgomery, Texas 77316. Notice of this hearing has been mailed to property owners within 200 feet of the subject property, as required by Section 211.007(c).

The P&Z has reviewed the proposed amendment based on the city's comprehensive plan and zoning regulations. Preliminary findings indicate that the proposed change is consistent with the goals of the comprehensive plan and will not adversely affect surrounding properties.

#### Planning and Zoning Commission findings:

- Rezoning the land to R2 Multifamily Residential would expand housing choices for current and future residents of the City of Montgomery.
- The Multifamily zoning supports the city's growth without increasing its footprint and encourages higher density in the area.
- The Multifamily development may be a good transition between commercial, institutional and residential uses.
- Multifamily housing near commercial would support the vision for walkability. The residents will be within walking distance of shops, services, and employment opportunities.

Following the public hearing, the P&Z will finalize the report and submit a recommendation to the City Council for consideration.