

PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL

FROM: MONTGOMERY PLANNING & ZONING COMMISSION

CC: RICHARD TRAMM, CITY ADMINISTRATOR
DAVE MCCORQUODALE, ASSISTANT CITY ADMINISTRATOR

SUBJECT: REPORT CONCERNING A SPECIAL USE PERMIT APPLICATION FOR
FIREWOOD SALES ON PROPERTY ADJACENT TO 22868 FM 1097 EAST,
MONTGOMERY, TEXAS 77356

Mayor and Members of City Council,

Pursuant to Sections 98-27 and 98-88 of the City of Montgomery Code of Ordinances (“the Code”), the Montgomery Planning and Zoning Commission met on March 1, 2022 to consider an application from Tony Jackson for a Special Use Permit for a firewood sales business located on vacant property adjacent to at 22868 FM 1097 East, Montgomery, Texas 77356.

After reviewing the request and studying the matter, the Commission thereby found:

- The business has been in operation for a number of years with no perceived negative effects on the surrounding properties.
- Commercial use of the property is consistent with nearby properties and with the City’s Future Land Use Plan along FM 1097.
- By a unanimous vote of the members present (4-0) and pursuant to Section 98-27 of the Code, the Planning and Zoning Commission hereby presents this Report recommending approval of the Special Use Permit subject to all the terms, provisions, and limitations of the Ordinance granting the Special Use Permit with the following conditions:
 - Ensure an all-weather surface for vehicles entering and exiting the property.
 - All activity must be located outside of the road right-of-way
 - All equipment used must be behind the 35-foot Building Line applicable to commercial properties along a major street in the City
 - Annual review by the City to ensure compliance

I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, on this 7th day of April 2022, certify the above Report to be true and correct to the best of my knowledge.

Signed: 
Jeffrey Waddell, Chairman

Attest: 
Nici Browe, City Secretary