



CITY OF MONTGOMERY

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August 6, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On August 5, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the request for a special use permit for a drive thru lane for a restaurant that is a part of the HEB Grocery development located on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas, pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code"):

Sec. 98-27. – Special use permits.

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends, to the City Council, approval of the request for special use permit for a drive thru lane for a restaurant that is a part of the HEB Grocery development located on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas. The proposed use is consistent with the comprehensive plan and is not anticipated to negatively impact the character or development of the surrounding neighborhood.

The motion passed with a vote of 4-0 (1-absent).

Respectfully,

Corinne Tilley
Code Enforcement Officer
Planning/Zoning Administrator