

**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
PUBLIC HEARINGS AND SPECIAL MEETING OF
THURSDAY, MAY 16, 2019, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS**

CALL TO ORDER

PUBLIC HEARING(S):

Convene into Public Hearings for the purpose of giving all interested persons the right to appear and be heard regarding the following:

1. **Rezoning the following properties from ID-Industrial to B-Commercial:**
 - a. 1.24 acres in Tract 42 of the Zachariah Landrum survey A-22, also described as part of 21627 Eva St. SH 105 frontage, Montgomery, owned by the Lone Star Cowboy Church.
 - b. 1.08 acres in Tract 42 of the Zachariah Landrum survey A-22, also described as part of 21627 Eva St., Montgomery, owned by the Lone Star Cowboy Church.
 - c. 8.35 acres in Tracts 3 & 4 of the Zachariah Landrum survey A-22, also described as along SH 105 West/Eva St. in Montgomery, owned by Alan Wayne Mann.

2. **Rezoning the following properties from ID-Industrial to R1-Single Family Residential:**
 - a. 1.41 acres in Tract 46T-1 of the Zachariah Landrum survey A-22, also described as part of 11181 Womack Cemetery Rd, Montgomery, owned by William and Julie Todd.
 - b. 1.88 acres in Tract 46T-1 of the Zachariah Landrum survey A-22, also described as part of 21930 Twin Creeks Rd, Montgomery, owned by David and Carrie Solomon.
 - c. 3.04 acres in Tract 46K of the Zachariah Landrum survey A-22, also described as part of 21910 Twin Creeks Rd, Montgomery, owned by Harvey and Juanita Simmons.

3. **Rezoning the following properties from I-Institutional to R1-Single Family Residential:**
 - a. 2.25 acres in Tracts 45-D & 45-D-1 of the Zachariah Landrum survey A-22, also described as part of 623 Old Plantersville Rd, Montgomery, owned by the Joseph Shockley Revocable Living Trust.

4. **Rezoning the following properties from R1-Single Family Residential to B-Commercial:**
 - a. 0.46 acres in Tract 82 of the Owen Shannon survey A-36, also described as 15309 FM 149 Rd, Montgomery, owned by the Estate of Cherry D. Easley.
 - b. 0.374 acres in Tract 84 of the Owen Shannon survey A-36, also described as approximately 15307 FM 149 Rd, Montgomery, owned by Arnette Easley.
 - c. 0.41 acres in Tracts 1 & 70 of the Owen Shannon survey A-36, also described as 712 N Liberty St, Montgomery, owned by Paul D and Doris J Allen.

- d. 0.5 acres in Tract 8 of the Owen Shannon survey A-36, also described as approximately 15328 N Liberty St, Montgomery, owned by Paul D and Doris J Allen.
 - e. 0.25 acres in Tract 9 of the Owen Shannon survey A-36, also described as 15330 N Liberty St, Montgomery, owned by Willie & Evelyn Wright.
 - f. 0.32 acres in Tract 2 of the Owen Shannon survey A-36, also described as 22950 W FM 1097 Rd, Montgomery, owned by the Estate of Audrey B. Allen.
5. **Realigning the Zoning Boundaries** for the following property:
- a. 30.84 acres in Tract 14 of the John Corner survey A-8, also described as FM 149 South frontage on the east side of road from the city limits to the MISD bus barn, owned by Risher Randall, et al. in Montgomery. The property is currently zoned B-Commercial and R2-Multi Family Residential. The proposed rezoning will realign zoning district boundaries, consolidating like districts and resulting in no appreciable change in size of either district.
6. **Rezoning the following properties from B-Commercial to R1-Single Family Residential:**
- a. Lots 1 – 51, Blocks 1 & 2, The Hills of Town Creek, Section 2 Subdivision, also described as 103 – 234 Brock’s Lane, and 308 – 317 Brock’s Court, Montgomery.
 - b. Open Space Reserves A, B, C, & D in The Hills of Town Creek Section 2
 - c. Lots 1 – 49, Block 3, The Hills of Town Creek, Section 3 Subdivision, also described as 242 – 265 Brock’s Lane, and 110 – 155 Scenic Hills Court, Montgomery.
 - d. Open Space Reserve A in The Hills of Town Creek, Section 3.
7. **Rezoning the following properties from I-Institutional to B- Commercial:**
- a. 0.5 acres in Tracts 15-A & 83-A of the Owen Shannon survey A-36, also described as 712 Community Center Dr., Montgomery, owned by Patricia Easley.

Adjourn Public Hearings

Reconvene Special Meeting

8. Adjournment

Jack Yates

 Jack Yates, City Administrator

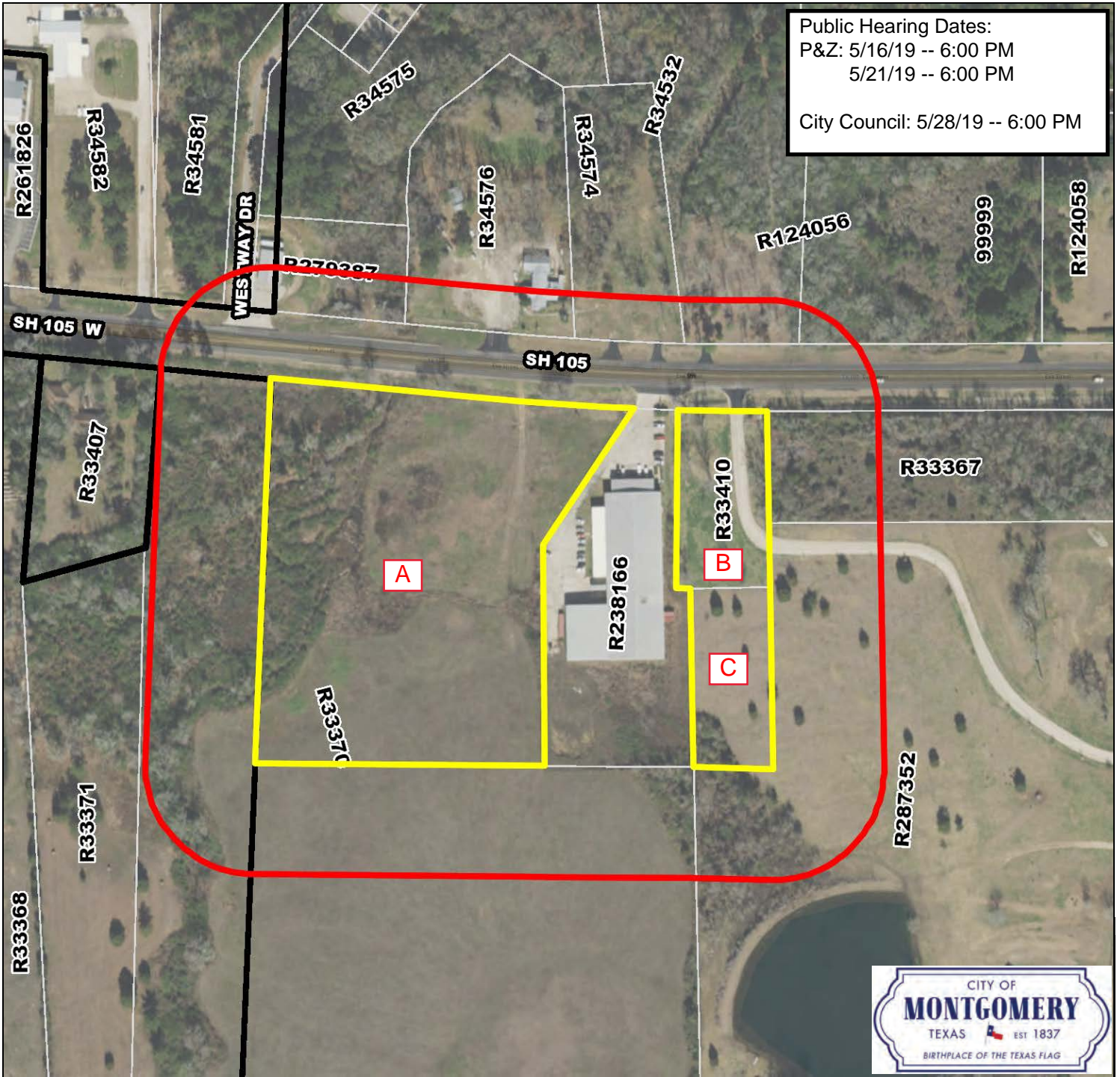


Posted May 10, 2019 at 3:55 p.m. This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary’s office at 936-597-6434 for further information or for special accommodations

Mann & Lone Star Cowboy Church Tracts

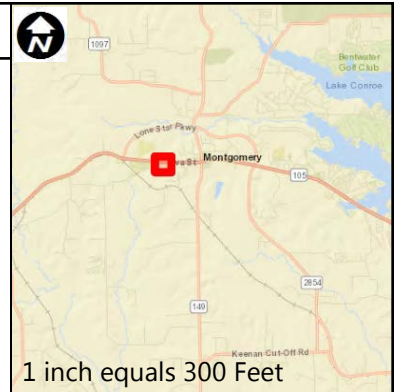
Agenda Item #1

Public Hearing Dates:
 P&Z: 5/16/19 -- 6:00 PM
 5/21/19 -- 6:00 PM
 City Council: 5/28/19 -- 6:00 PM



LEGEND: City Limit Tract Boundary 200-ft Notification Boundary

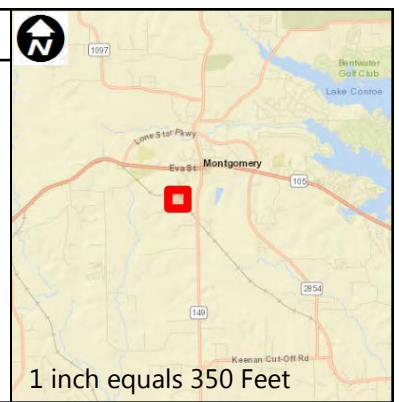
- A. Mann Tract: 8.35 acres along SH 105 W in Montgomery, west of Lone Star Cowboy Church
- B. Lone Star Cowboy Church Tract: 1.24-ac portion of 21267 Eva St, Montgomery
- C. Lone Star Cowboy Church Tract: 1.08-ac portion of 21267 Eva St, Montgomery

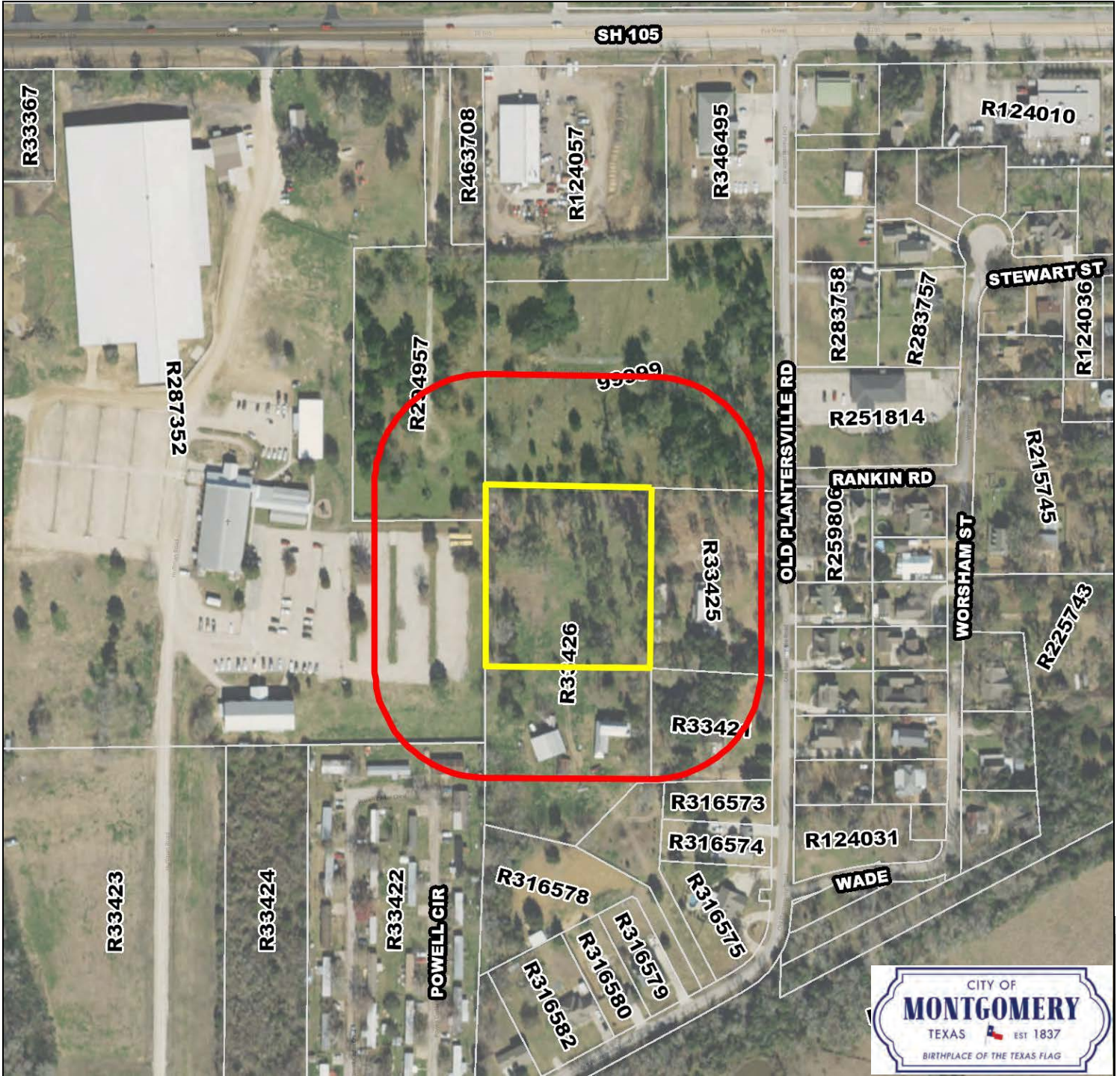




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- A. Todd Tract: 11181 Womack Cemetery Rd, Montgomery
- B. Solomon Tract: 21930 Twin Creeks Rd, Montgomery
- C. Simmons Tract: 21910 Twin Creeks Rd, Montgomery



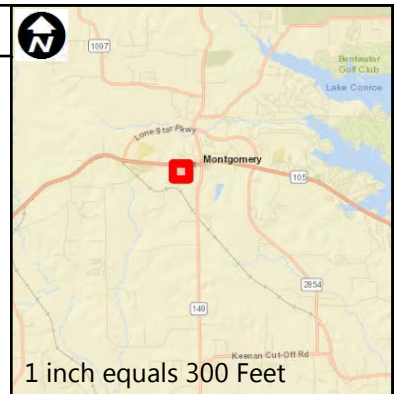


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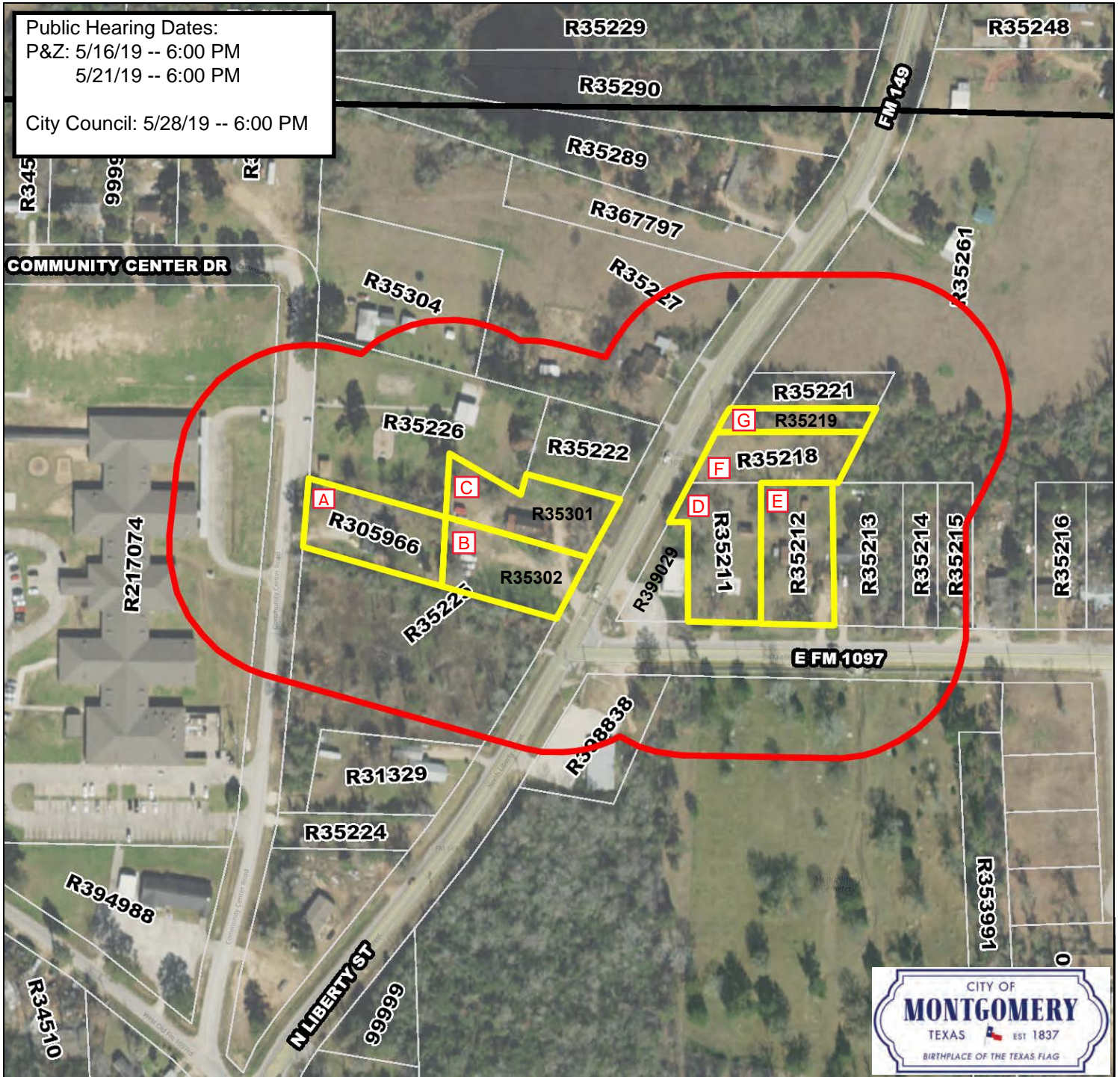
A 2.25-acre portion of 623 Old Plantersville Road, Montgomery

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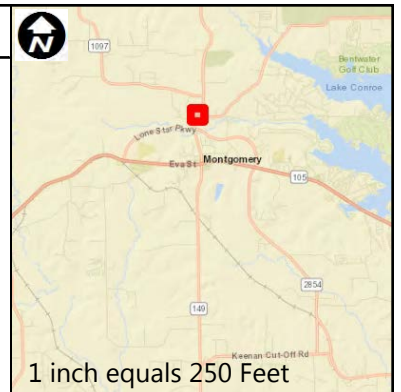


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- A. Patricia Easley Tract: 712 Community Center Dr, Montgomery
- B. Arnette Easley Tract: approx. 15307 FM 149 Rd, Montgomery
- C. Cherry D. Easley Estate Tract: 15309 FM 149 Rd, Montgomery
- D. Allen Tract: 712 N Liberty St, Montgomery
- E. Audrey B. Allen Estate Tract: 22950 W FM 1097 Rd, Montgomery
- F. Allen Tract: approx. 15328 N Liberty St, Montgomery
- G. Wright Tract: 15330 N Liberty St, Montgomery



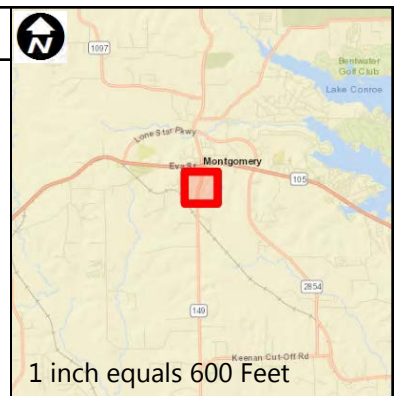


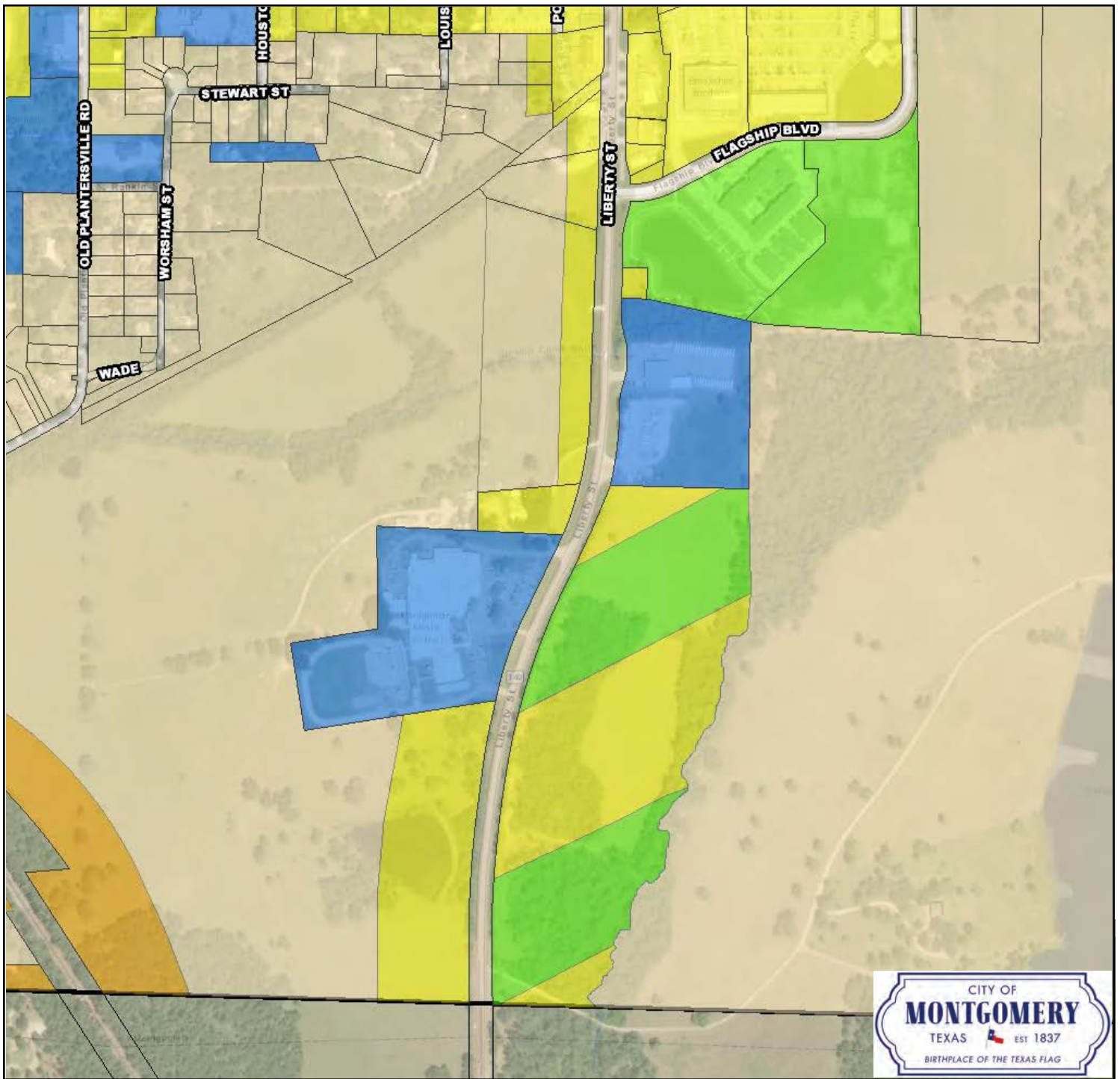
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The area in consideration is approximately 31 acres of undeveloped land along FM 149 S.

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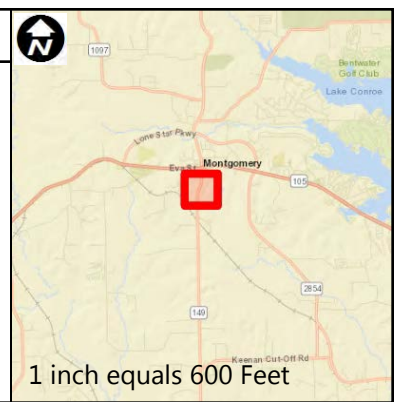


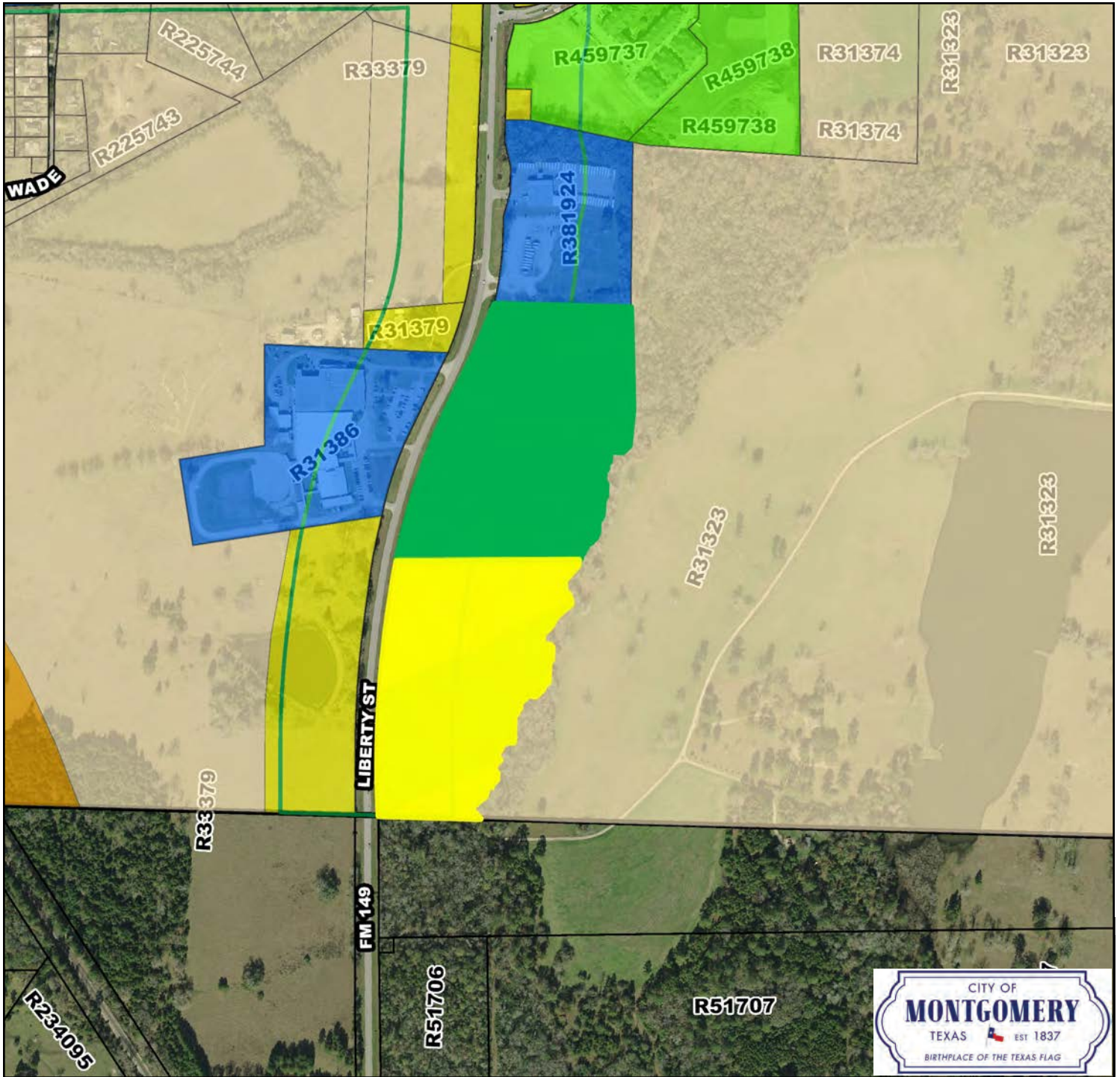
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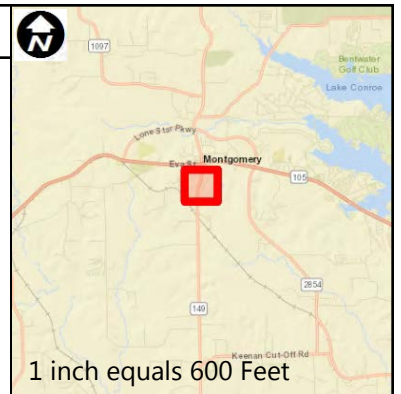


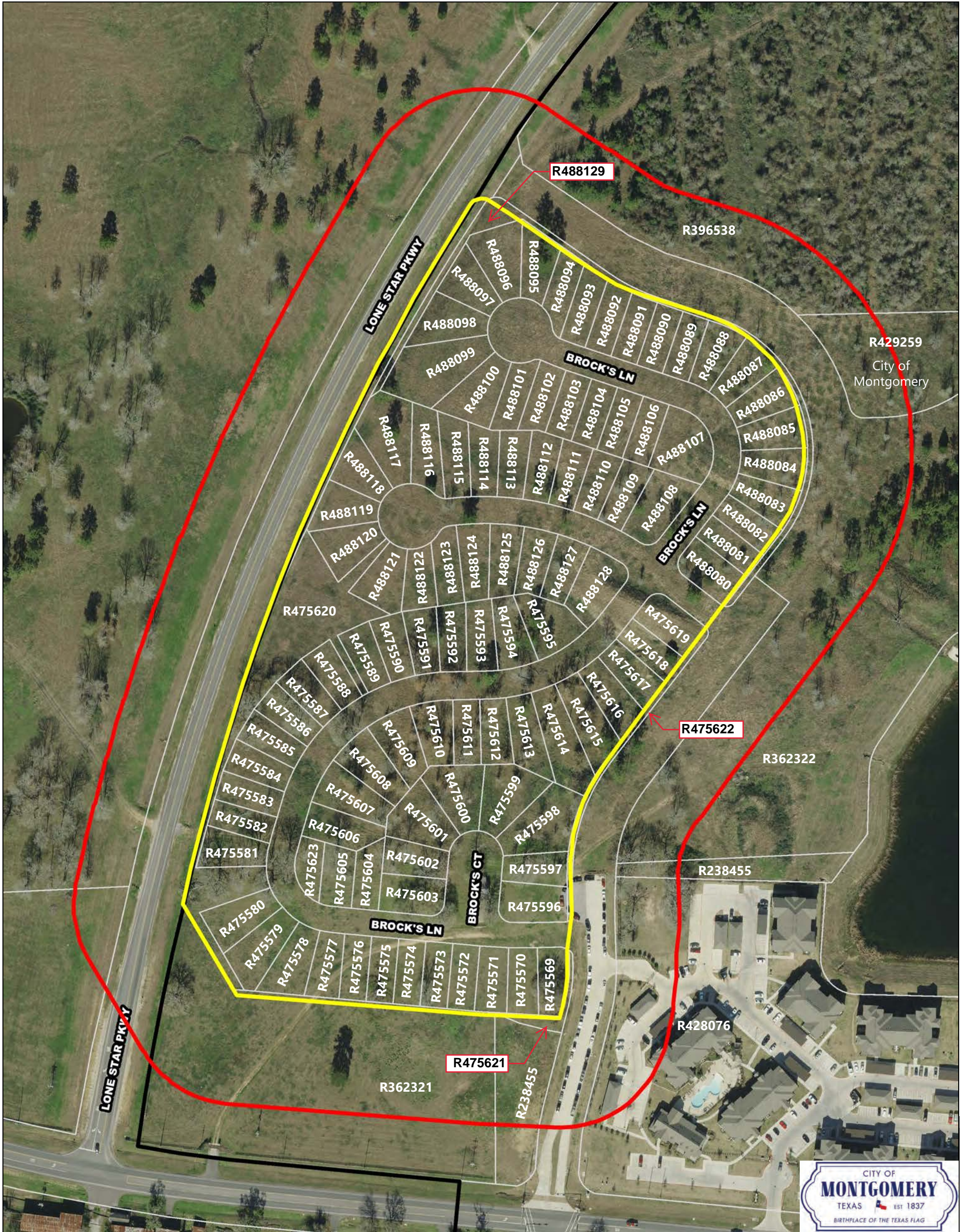
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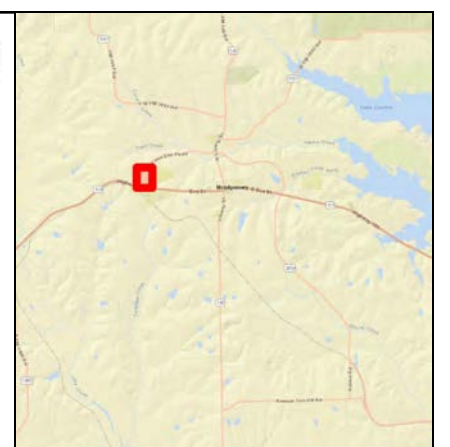


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The Hills of Town Creek Sections 2 & 3, located at SH 105 and Lone Star Parkway on the west side of Montgomery. The subdivision consists of 100 residential lots, 5 open space reserves, and is approximately 50% built out.

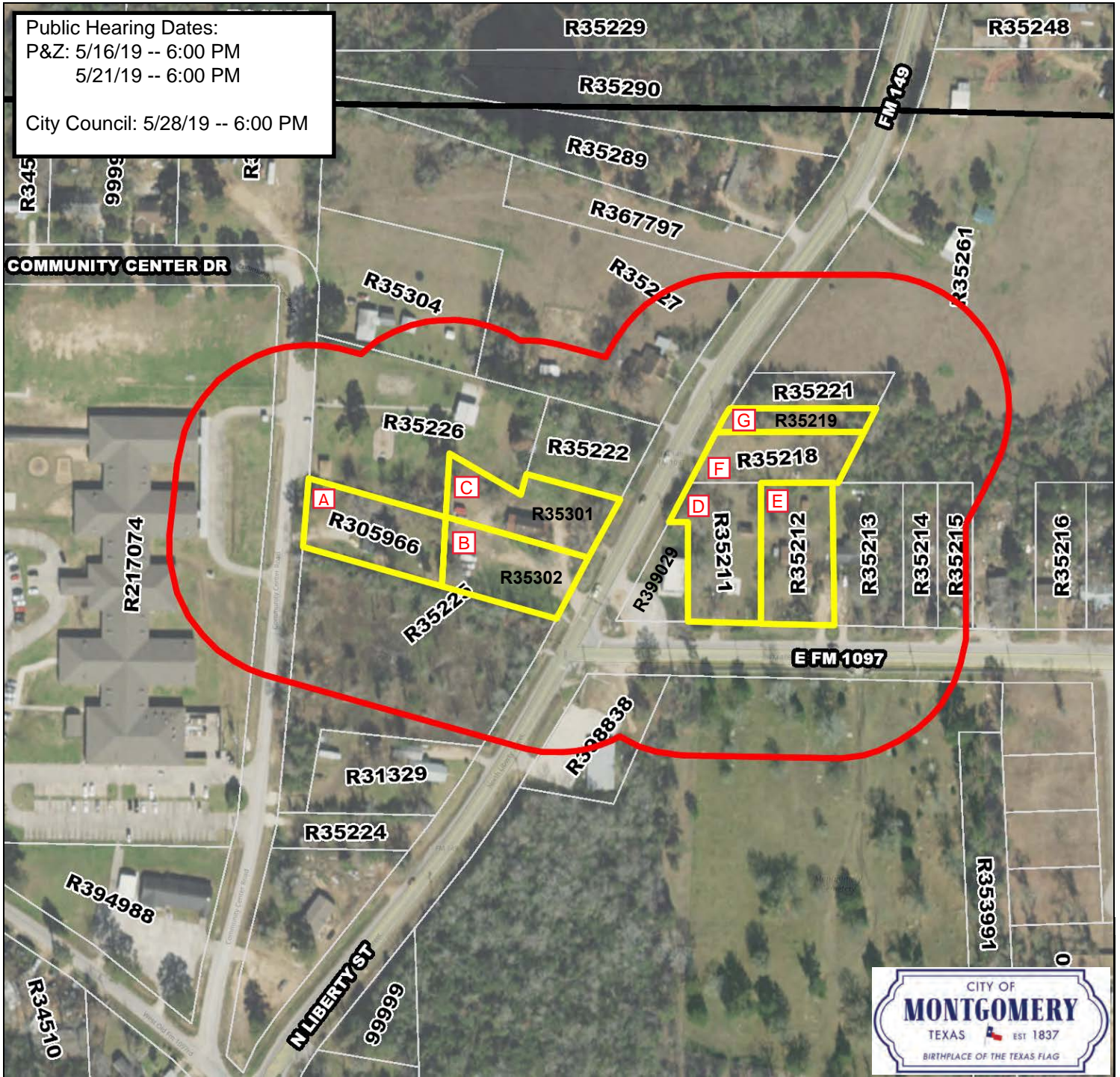
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1 inch equals 200 Feet

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