



**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
August 05, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on August 05, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a quorum was established.

Commission Members Present:

Place 1, Commission Member	John Fox
Place 2, Chairman	William (Bill) Simpson
Place 3, Vice Chairman	Daniel Gazda
Place 5, Commission Member	Jeff Glaser

Commission Members Absent:

Place 4, Commission Member	Merriam Walker
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2. Pledges of Allegiance.

Chairman Simpson led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

Stephen Progule was called to speak and wanted to speak during Item 11.

Mike Newman, 708 Caroline Street, addressed the Commission and raised concerns about his neighbor's proposed 35x45 building on the property line, emphasizing that their property is within a historical district and is subject to local ordinances, particularly regarding visibility from the street. He acknowledged that the proposal seems compliant with regulations but wanted to ensure that any impact on his are considered.

CONSENT AGENDA:

- 3. Consideration and possible action on the P&Z Regular Meeting Minutes of July 01, 2025.**
- 4. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22, submitted by Lone Star Cowboy Church (Dev. No. 2407).**
- 5. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8, submitted by BCS Capital LLC (Dev. No. 2415).**

Motion: Vice Chairman Gazda made a motion to accept the consent agenda as presented. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING:

- 6. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

Chairman Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:05 p.m.

Speaking For: None
Speaking Against: None

Chairman Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:06 p.m.

- 7. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.**

Chairman Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:06 PM.

Speaking For: None
Speaking Against: None

Chairman Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:07 PM.

REGULAR AGENDA

- 8. Consideration and possible action on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

The Commission considered the rezoning request for Lone Star Cowboy Church's 58.952-acre property, which is currently zoned with a mix of R1 Single-Family Residential, B Commercial, and I Institutional designations. The proposed rezoning aims to reclassify most of the land as institutional to facilitate the church's development plans, including a new building and parking area to better accommodate the church's future expansion within the existing development framework.

Motion: Vice Chairman Gazda made a motion to recommend approval on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

- 9. Consideration and possible action on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.**

The Commission reviewed the rezoning request from BCS Capital LLC for a 12.15-acre property at the intersection of CV Stewart, Buffalo Springs, and Highway 105, proposing to reduce the multifamily development area from approximately 12.15 acres to 11.084 acres, shifting the remaining portion back to commercial zoning. This adjustment simplifies notification requirements and aligns with existing development agreements, with no legal issues anticipated.

Motion: Vice Chairman Gazda made a motion to recommend approval on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 11.084-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action regarding a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas).

The Commission reviewed the request for a special use permit for a restaurant with a drive-thru service at the new HEB grocery store located off 2854 and Highway 105, noting that this accessory use aligns with the commercial zoning and the comprehensive plan. The proposed drive-thru is strategically located away from major highways, with safe stacking and parking plans, and has received no traffic impact objections from the Texas Department of Transportation, which will also be adding turn lanes for entry.

Motion: Vice Chairman Gazda made a motion to recommend a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas). Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

11. Consideration and possible action on a proposal to construct a new accessory structure (30'x45') in the rear yard of the property located at 706 Caroline Street.

The Commission discussed the proposed construction of a 30x45-foot accessory structure at 706 Caroline Street, located within the historic district. Concerns were raised about the metal siding, its visibility from neighboring properties and the street, and how it aligns with historic guidelines favoring wood siding to maintain the area's aesthetic. Stephen Progule, owner, provided details about the structure, paint color, and materials for metal siding, with suggestions to consider wood siding, such as vertical lap or batten, to better fit the historic character. Ultimately, the commission decided to take no action, allowing the property owner to revise the plans with more historically appropriate siding options and return for further review.

12. Consideration and Possible Action by the Planning & Zoning Commission on the Partial Replat for Hills of Town Creek Section 5 (Dev. No. 2406).

The Commission reviewed the partial replat of Hills of Town Creek Section 5, which involved reconfiguring lots 27 and 28 to facilitate a shared access path leading to a nearby park and playground, enhancing community connectivity within the subdivision. The project had previously secured variances for setbacks, lot depth, and minimum lot size, and the revised plat adhered to these variances.

Motion: Vice Chairman Gazda made a motion to recommend approval on the Partial Re-plat for Hills of Town Creek Section 5 (Dev. No. 2406). Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

13. Discussion on the Utility and Economic Feasibility Study Amendment for the BCS Capital development (Dev. No. 2415).

The Commission discussed the amended feasibility study for BCS Capital project, which expanded from 32 to 39 acres, with updated water and sewer demand projections reflecting an increase of approximately 17,000 gallons per day. The study outlines infrastructure improvements, including water, sanitary sewer, and road enhancements, with ongoing projects to expedite capacity and supply, such as new wells and plant expansions. The project also involves traffic impact analyses and improvements along CB Stewart and Buffalo Springs, with potential intersection upgrades like a roundabout, pending geotechnical and traffic studies. The commission acknowledged ongoing efforts to advance infrastructure and utilities to support growth.

14. Consideration and possible action on a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m.

The Commission discussed the request to reschedule the October 7, 2025, Planning and Zoning meeting to October 8, 2025, at 6:00 p.m., accommodating staff participation in the City's Faith in Blue event.

Motion: Vice Chairman Gazda made a motion to recommend a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

CLOSING AGENDA

15. Items to consider for placement on future agendas.

No items presented for future agendas.

16. Adjourn.

Motion: Vice Chairman Gazda made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:54 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary