



CITY OF MONTGOMERY

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August 5, 2025

TO: Mayor and City Council

FROM: Planning and Zoning Commission

Final 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 Final Report regarding the proposed amendment to the zoning district boundary for the subject property: 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22

The Lone Star Cowboy Church has requested to rezone the subject property from a mix of R1 Single-family Residential, B Commercial, and I Institutional to B Commercial and I Institutional. The purpose of this change is to match the existing land use of the property; a place of worship and associated ministry activities.

In accordance with the Texas Local Government Code, the P&Z held a public hearing on August 5, 2025 following proper notice to property owners.

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

Planning and Zoning Commission found:

- Lone Star Cowboy Church has operated on this site for a long time and the rezoning would formalize the institutional use.
- Rezoning the R1 Single-family Residential district to the I Institutional would support the church's continued role in serving the community and ensures the zoning reflects its current use.
- The current split zoning creates issues in permitting and compliance. Consolidating the zoning simplifies the process and ensures future improvements or expansions on the property are reviewed consistently.
- Rezoning the property reduces the potential for conflicting land use interpretations.

By a vote of ____ - ____, the Planning and Zoning Commission hereby presents this final report and recommendation. The Planning and Zoning Commission recommends approval of the proposed zoning amendment and respectfully submits this final report to the City Council for consideration.

I, Bill Simpson, Chairman of the Montgomery Planning and Zoning Commission, certify this final report to be true and correct to the best of my knowledge.

Bill Simpson
Chairman
Planning and Zoning Commission

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