



Rezoning Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Lone Star Cowboy Church

Address: 21627 Eva Street, Montgomery, Texas

Zip Code: 77356 Phone: 936-597-5742

Email Address: darla@lonestar.tv

Applicants: L Squared Engineering

Address: 3307 W Davis St, Conroe, Texas

Zip Code: 77304 Phone: 936-647-0420

Email Address: jpayne@l2engineering.com

Parcel Information

Property Identification Number (MCAD R#): 287352

Legal Description: Tract 1, 1-A, 42, and 45-B of the Zacharias Landrum Survey, Abstract 22

Street Address or Location: 21627 Eva Street, Montgomery, Texas 77356

Acreage: 59.05 Present Zoning: Residential Present Land Use: Religious Institution

Proposed Zoning: Institutional Proposed Land Use: Religious Institution

Is the proposed use in compliance with the Future Land Use Plan? YES NO

Additional Information

Owner(s) of record for the above described parcel:

Signature: *Darla Weaver* Date: 5-29-25

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

Date Received
Office Use



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis St., Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

May 29, 2025

City of Montgomery
C/o Lone Star Cowboy Church
101 Old Plantersville Road
Montgomery, TX 77316

RE: Re-Zoning Request for Lone Star Cowboy Church

The subject tract of land (MCAD ID No. 287352) is currently made up of commercial, institutional, and residential zones according to the City of Montgomery's current zoning map. The current proposed additions would add buildings and pavement for the church in the current residential zoning. This request is to re-zone all portions of the residential zoning within the overall tract to that of institutional to match the existing land use of the property. Through this re-zone, we also request that the commercial zoning along the frontage remain as its current zoning since it will remain undeveloped and outside of the limits of the new proposed development.

We feel this rezoning request will help bring the current property into compliance with its existing usage and will also allow some flexibility for future improvements. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan Payne, PE
L Squared Engineering
936-647-0420
Jpayne@L2engineering.com

Attachments: Rezoning Request Application, Site Plan, Property Deeds





Legend

- Jurisdictional Boundaries**
- City Limits
 - City ETD
 - Parcel Boundary
 - Zoning
 - Historical Preservation
 - Historical Landmark
 - Commercial
 - Industrial
 - Institutional
 - Multi-Family
 - Planned Development
 - Residential

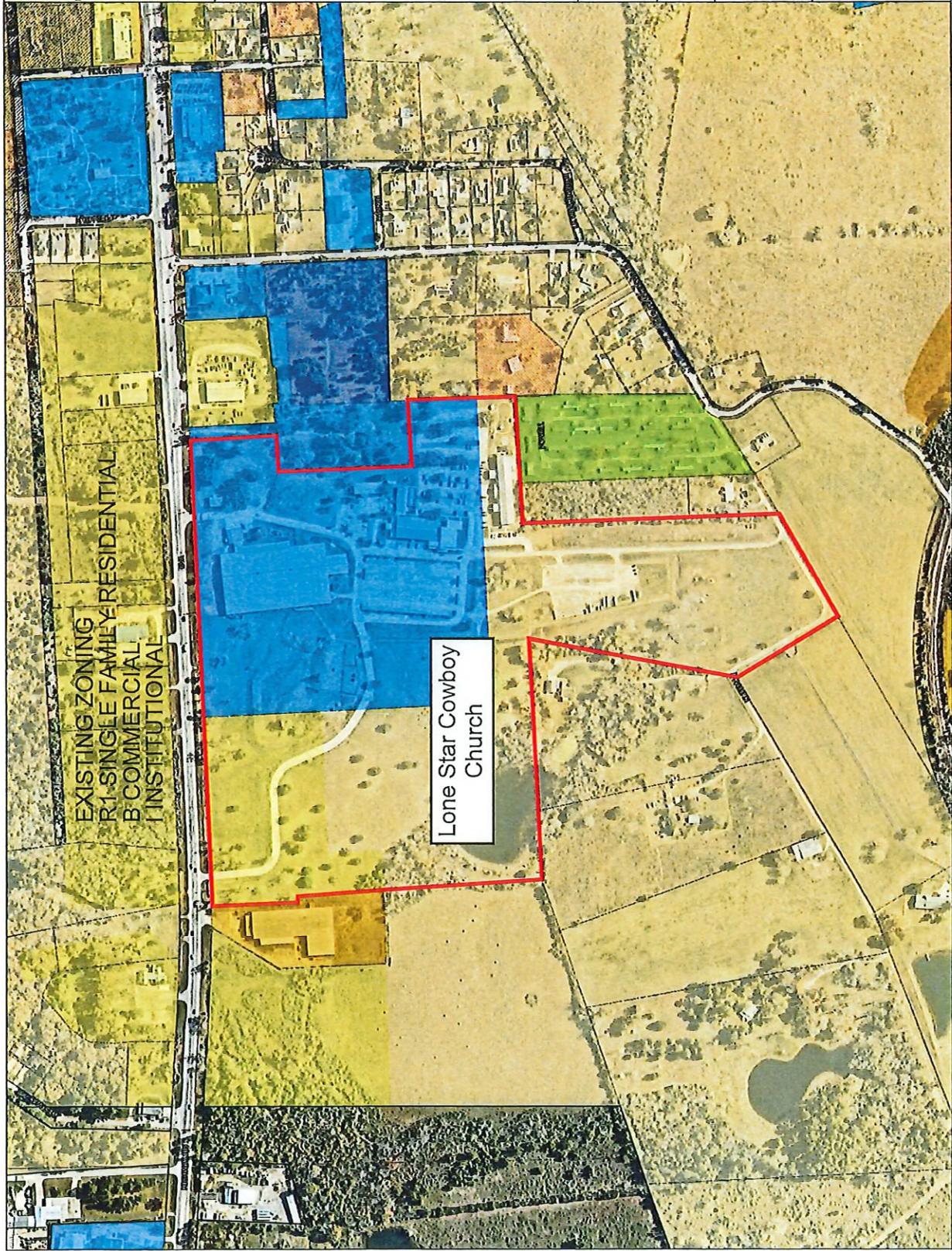


1 inch equals 157 feet

CITY OF MONTGOMERY
 CURRENT ZONING MAP
 LONESTAR COWBOY CHURCH
 (June 2025)



Disclaimer: This product is intended for general purposes only and may not be suitable for legal, engineering, or surveying purposes. The information is provided as a general reference only. The information does not constitute a warranty of any kind. The information is provided as a general reference only. The information does not constitute a warranty of any kind.





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CITY OF MONTGOMERY
 FUTURE ZONING MAP
 LONESTAR COWBOY CHURCH
 (June 2025)



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