



Rezoning Application

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

Item 10.

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

Contact Information

Property Owner(s): BCS Montgomery LLC

Address: 5847 San Felipe, Suite 2030 Houston, TX

Zip Code: 77057 Phone: 713-703-9730

Email Address: jack.burgher@bcscapitalgroup.com

Applicants: L Squared Engineering

Address: 3307 W Davis Street #100 Conroe, TX

Zip Code: 77304 Phone: 936-647-0420

Email Address: Lreel@L2engineering.com

Parcel Information

Property Identification Number (MCAD R#): 331739

Legal Description: A portion of Tract 2-G, John Corner Survey, Abstract 8

Street Address or Location: Property south of C B Stewart Drive and N Buffalo Springs Drive

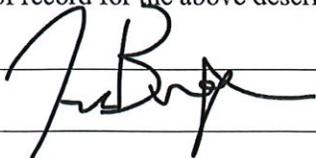
Acreage: 12.148 acres Present Zoning: B and PD Present Land Use: vacant

Proposed Zoning: R2 Proposed Land Use: multi-family development

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

Additional Information

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

Signature:  Date: 06/17/2025

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



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

June 17, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Rezoning request for Buffalo Springs Drive Apartments (BCS Montgomery)

The subject tract (Montgomery Appraisal District ID 331739) currently consists of Commercial and Planned Development Zoning according to the City of Montgomery's latest zoning map. With the ongoing Development Agreement with BCS Montgomery, a portion of the subject tract is proposed as a multi-family development. This request is to re-zone the 12.148 acres as multi-family to match the intended use within the overall development. The remaining acreage of the subject tract outside of the 12.148 acres will utilize the current zoning of Commercial.

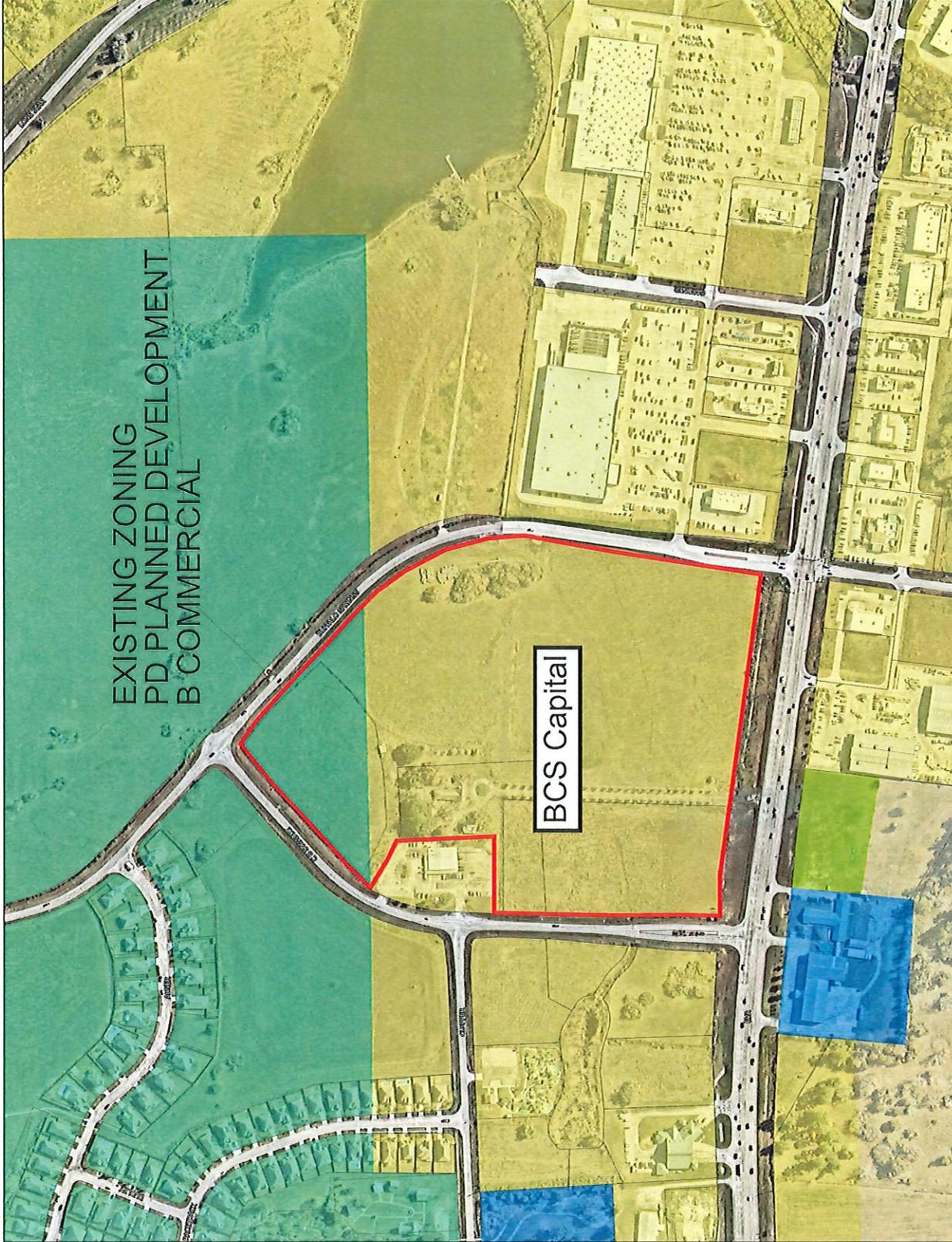
With this rezoning request, we believe we are providing walkability to the existing and future commercial uses adjacent to the 12-acres. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Lesley Reel, PE
L Squared Engineering
936-647-0420
Lreel@L2engineering.com

Attachments: Rezoning Application, Preliminary Site Plan





Legend

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

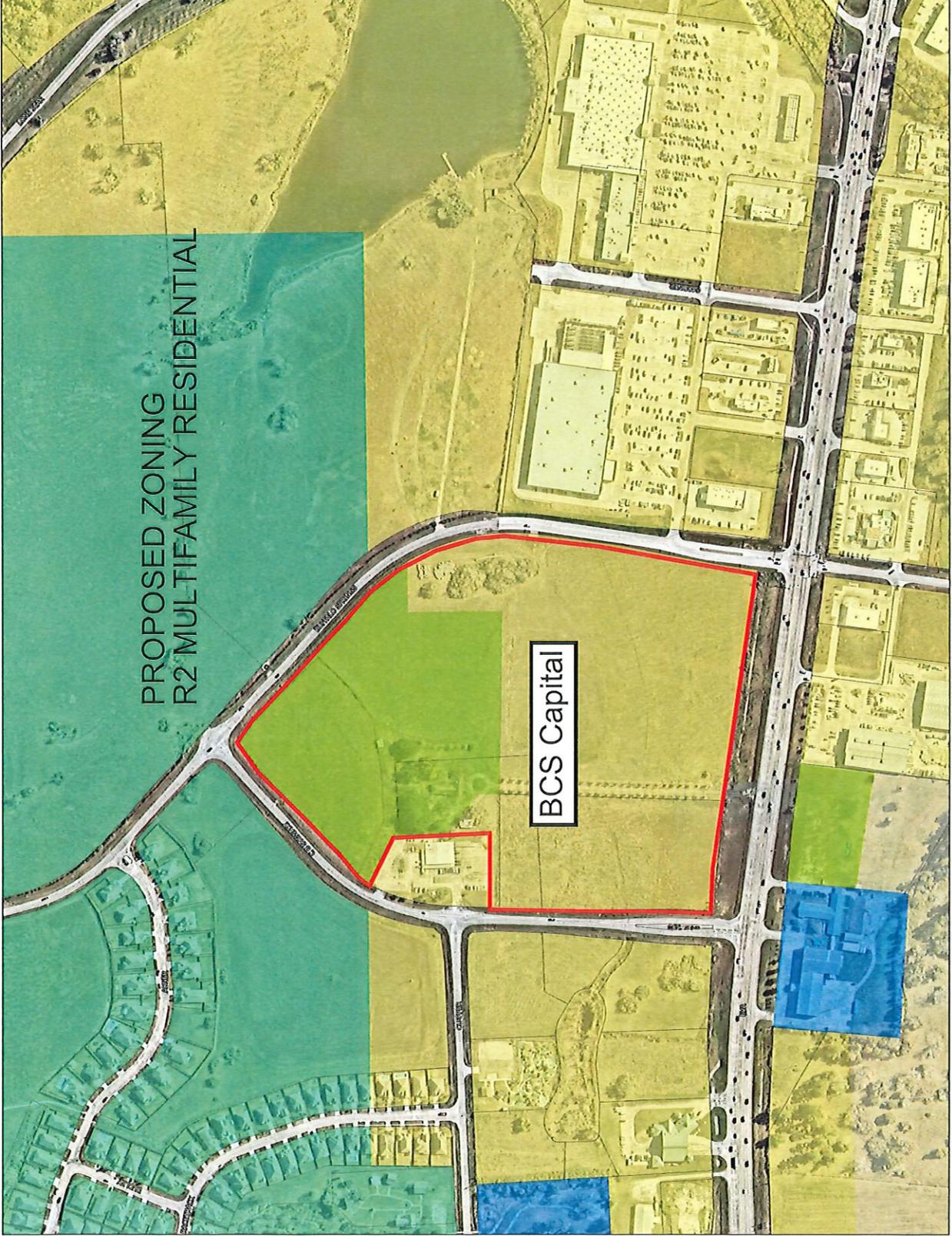


1 inch equals 146 feet
 CITY OF MONTGOMERY
 CURRENT ZONING MAP
 BCS
 (June 2025)



Disclaimer: This product is offered for graphical purposes only and their use is limited to the information shown on this exhibit. It does not represent the approximate location of property, municipal boundaries or facilities.





Legend

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- City ETJ
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Zoning

- Historical Preservation
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- Industrial
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1 inch equals 146 feet

CITY OF MONTGOMERY
FUTURE ZONING MAP
 BCS
 (JUNE 2025)



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