



CITY OF MONTGOMERY

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August 5, 2025

Preliminary 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 Preliminary 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 proposed amendment requests 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 will hold a public hearing on this preliminary report on August 5, 2025 at the City of Montgomery Council Chambers, 101 Old Plantersville Road, Montgomery, Texas 77316. Notice of this hearing has been mailed to property owners within 200 feet of the subject property, as required by Section 211.007(c).

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

Planning and Zoning Commission findings:

- 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.

Following the public hearing, the P&Z will finalize the report and submit a recommendation to the City Council for consideration.