



## CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, TX 77316  
Tel: 936-597-6434  
Fax: 936-597-6437

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 4 – 0 (1 absent), 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





# 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](mailto: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.

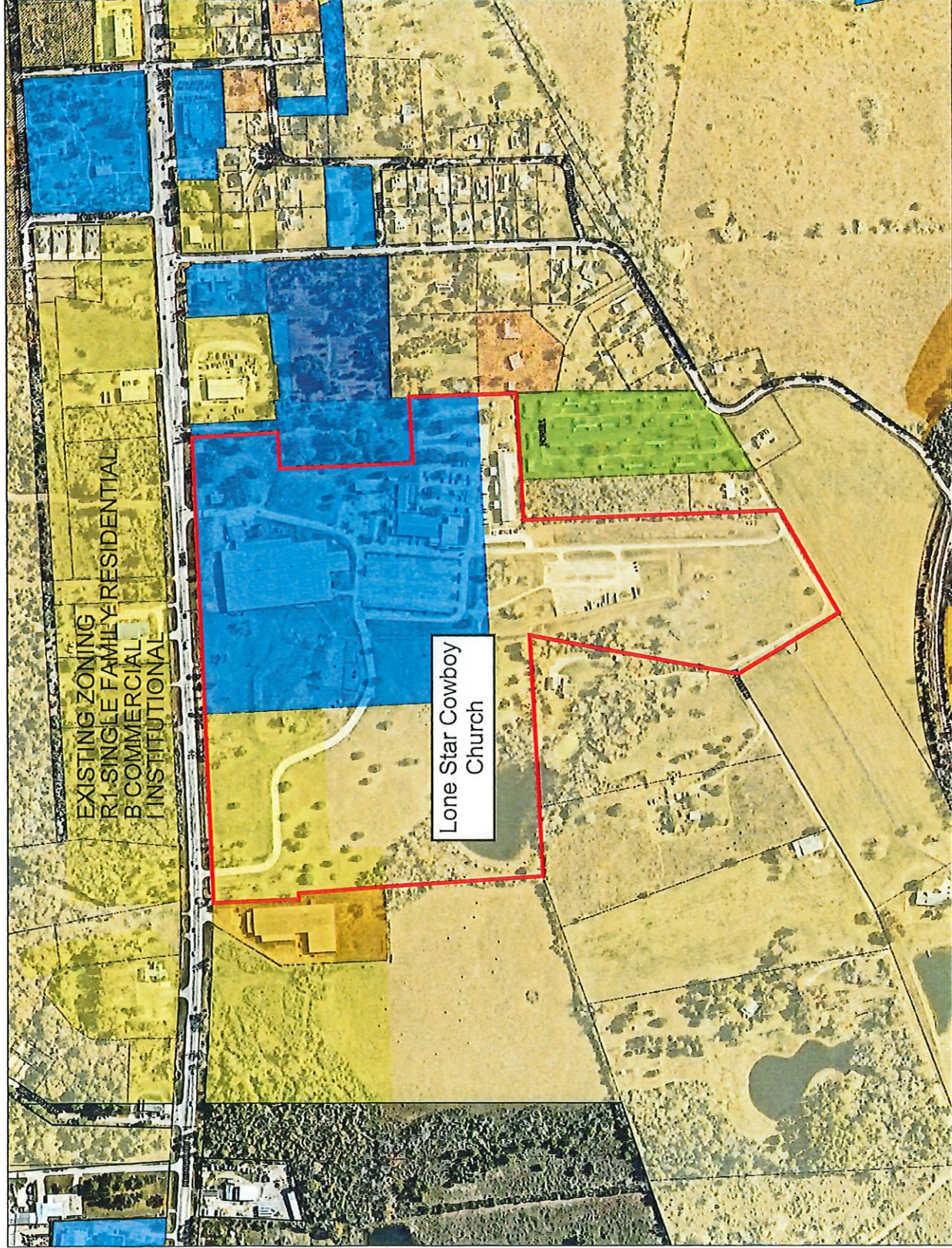
Thank you,

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 ETJ
  - Parcel Boundary
- Zoning**
- Historical Preservation
  - Historical Landmark
  - Commercial
  - Industrial
  - Institutional
  - Multi-Family
  - Planned Development
  - Residential

1 inch equals 157 feet

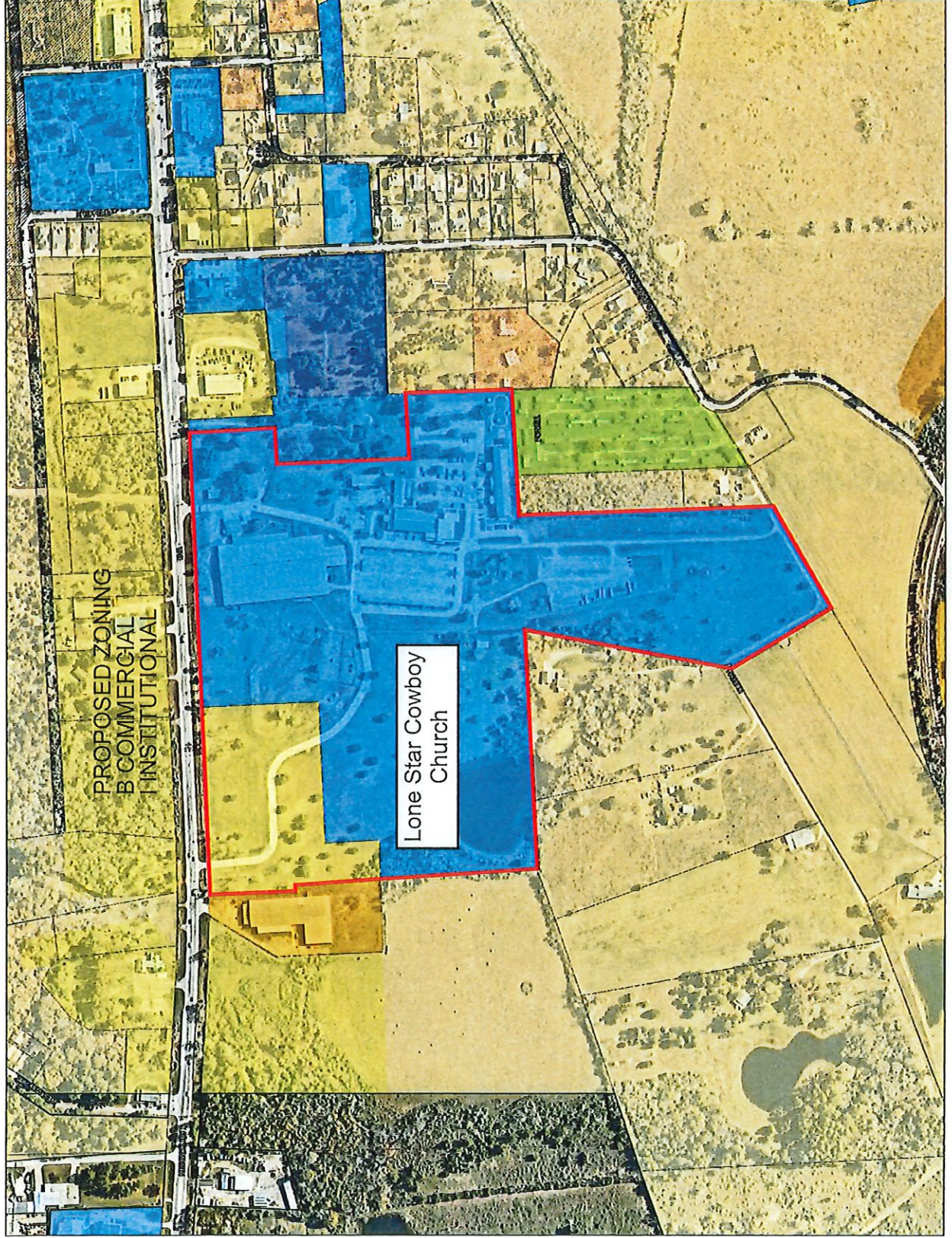
**CITY OF MONTGOMERY**  
**CURRENT ZONING MAP**  
**LONESTAR COWBOY CHURCH**  
 (JUNE 2025)



Disclaimer: This product is subject to graphical purposes only and may not be suitable for legal, engineering, or planning purposes. The information contained herein is for informational purposes only and does not constitute a municipal ordinance or policy.







**Legend**

- Jurisdictional Boundaries**
- City Limits
  - City EID
  - Parcel Boundary
- Zoning**
- Historical Preservation
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CITY OF MONTGOMERY  
FUTURE ZONING MAP  
LONESTAR COWBOY CHURCH  
(June 2025)



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**WGA**