



## 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: 11.084 acres of the Tract 2-G, John Corner Survey, Abstract 8.

BCS Montgomery LLC has requested to rezone the subject property from PD Planned Development and B Commercial to R2 Multifamily Residential. The purpose of this change is to match the proposed/intended use of the property; multifamily.

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:

- Rezoning the land to R2 Multifamily Residential would expand housing choices for current and future residents of the City of Montgomery.
- The Multifamily zoning supports the city's growth without increasing its footprint and encourages higher density in the area.
- The Multifamily development may be a good transition between commercial, institutional and residential uses.
- Multifamily housing near commercial would support the vision for walkability. The residents will be within walking distance of shops, services, and employment opportunities

Final Report on Proposed Amendment to Zoning District Boundary  
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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

Item 10.

**Upon completion return application to [dmccorquodale@ci.montgomery.tx.us](mailto: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



L SQUARED ENGINEERING  
MUNICIPAL COMMERCIAL RESIDENTIAL

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.

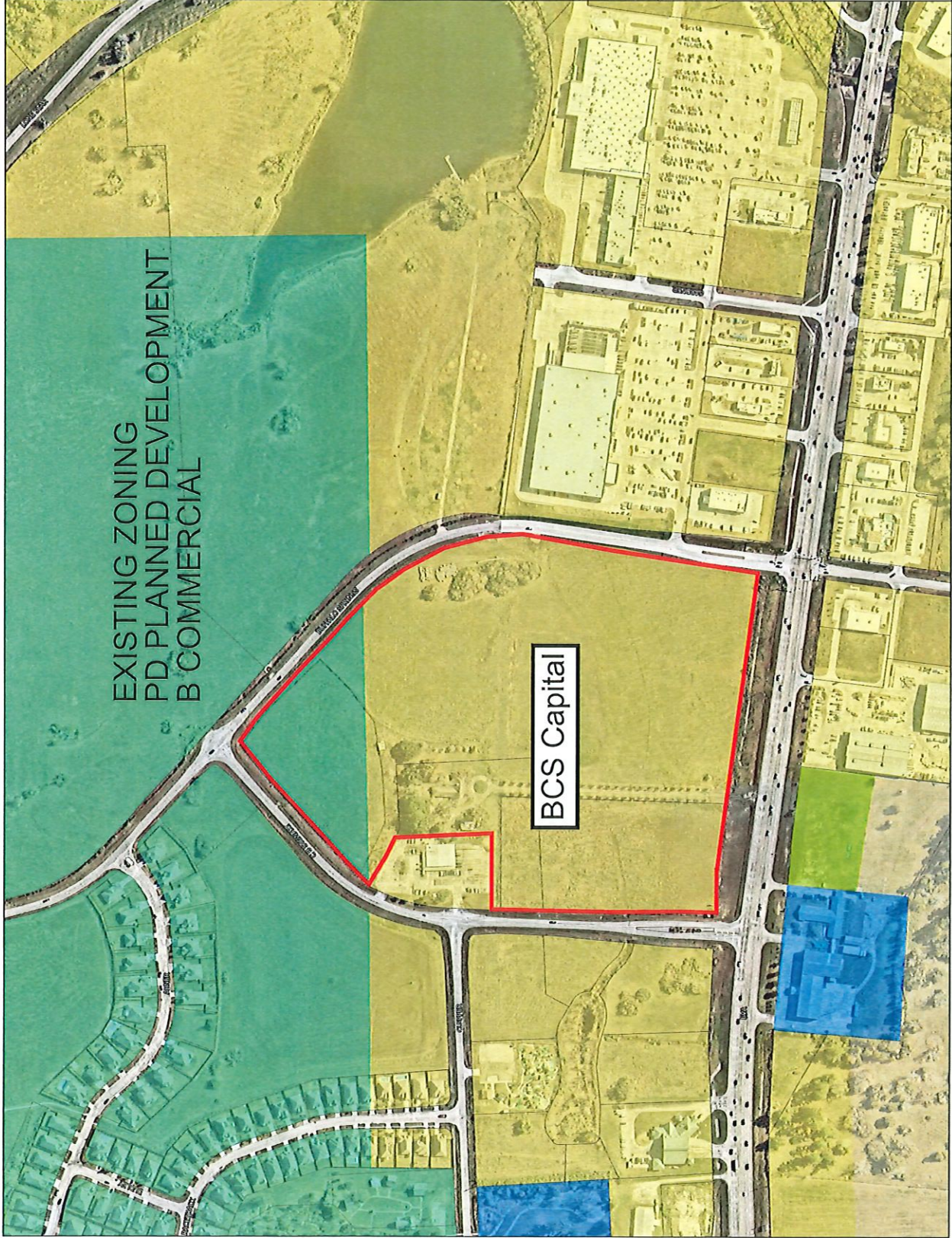
Thank you,

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

Attachments: Rezoning Application, Preliminary Site Plan







**Legend**

**Jurisdictional Boundaries**

- City Limits
- City ETD
- Parcel Boundary

**Zoning**

- Historical Preservation
- Commercial
- Industrial
- Multi-Family
- Planned Development
- Residential

1 inch equals 146 feet

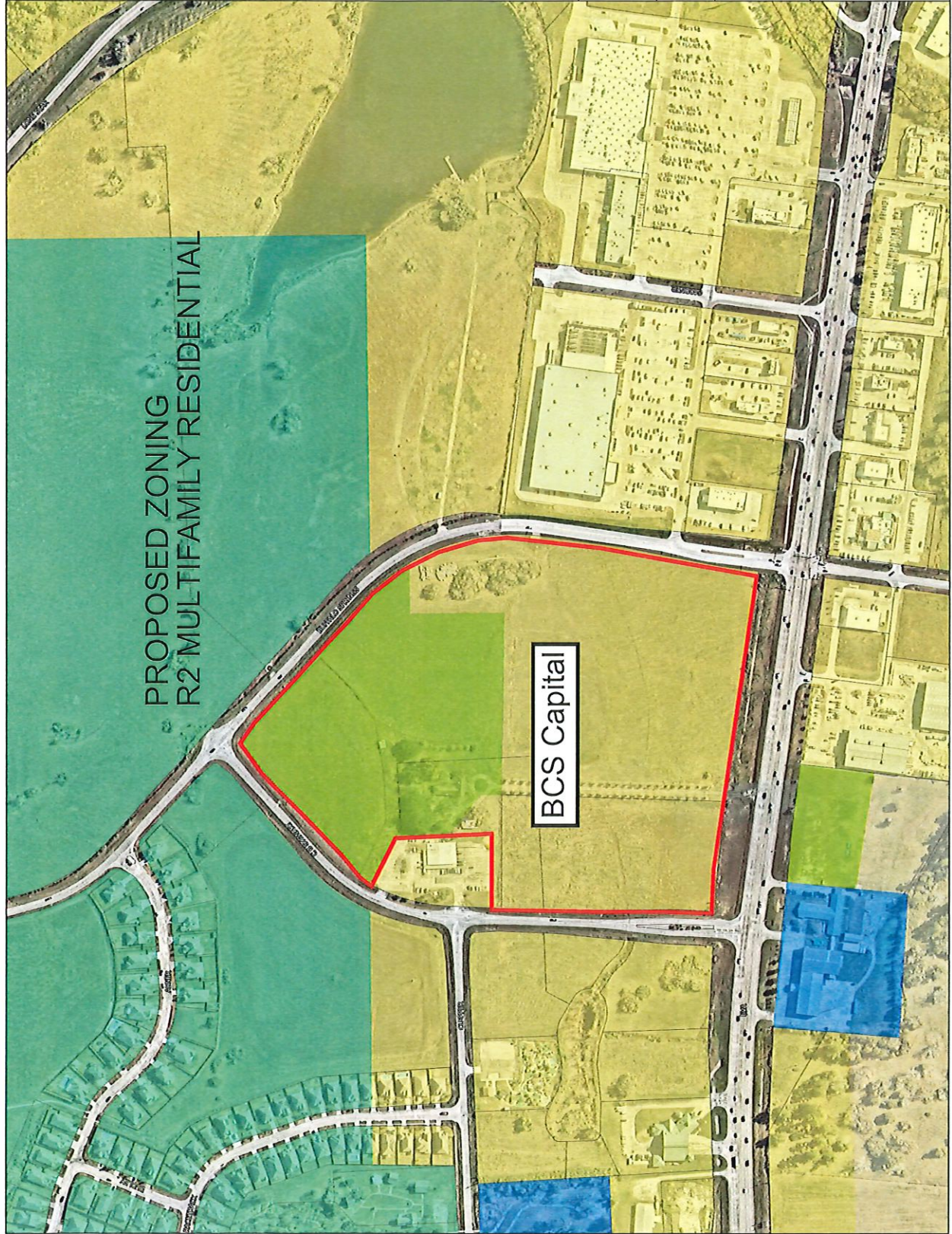
CITY OF MONTGOMERY  
CURRENT ZONING MAP  
BCS  
(June 2025)



Disclaimer: This product is created for general purposes only and may not be used for legal or financial purposes. The information shown on this output represents the approximate location of property municipal boundaries or facilities.







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



1 inch equals 146 feet

**CITY OF MONTGOMERY  
FUTURE ZONING MAP  
BCS  
(June 2025)**



Disclaimer: This product is intended for graphical purposes only and may not be used for legal or financial purposes. The City of Montgomery is not responsible for any errors or omissions in this map. The City of Montgomery is not responsible for any actions taken based on this map. The City of Montgomery is not responsible for any actions taken based on this map.

**WGA**