City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
July 01, 2025

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on July 01, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a full quorum was established.

Commission Members Present:

Place 1, Commission Member	John Fox
Place 2, Chairman	William (Bill) Simpson
Place 3, Vice Chairman	Daniel Gazda
Place 4, Commission Member	Merriam Walker
Place 5, Commission Member	Jeff Glaser

Absent: None

2. Pledges of Allegiance.

Chairman Simpson led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

Chief Solomon addressed the Commission to speak on Liberty Street/FM 149 area. Chief Solomon addressed ongoing concerns regarding traffic and parking issues on FM 149, acknowledging the City and TxDOT are currently unable to handle or resolve illegal parking and signage problems, including the delayed installation of warning signs and flashing lights. He emphasized efforts to improve safety, such as working with TxDOT to install flashing signs and encouraging safer pedestrian crossings, while also noting the broader challenge of limited downtown parking and ongoing City Council efforts to identify additional parking solutions.

REGULAR AGENDA

3. Administration of Statement of Officer and Oath of Office to the newly appointed official for the Planning & Zoning Commission for Place 5.

City Secretary Ruby Beaven administered the Statement of Officer and the Oath of Officer for the newly appointed official, Jeff Glaser, for Planning and Zoning Commission Place 5.

4. **Consideration and possible action on the election of Vice Chairman.**

   Commission Member Daniel Gazda was nominated for Vice Chairman.

   Motion: Commission Member Walker made a motion to elect Commission Member Daniel Gazda for Vice Chairman. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

5. **Consideration and possible action on the P&Z Regular Meeting Minutes of June 11, 2025.**

   Motion: Commission Member Walker made a motion to approve the P&Z Regular Meeting Minutes of June 11, 2025. Vice-Chairman Gazda seconded the motion. Motion carried with all present voting in favor.

6. **Update regarding the approved installation of a roof over the existing patio area located at 14335 Liberty Street in the Historic Preservation District.**

   Code Enforcement/Planning Administrator Tilley addressed the Commission regarding an update for the roof installation at 14335 Liberty Street. She clarified that although it was previously approved with conditions, there was a procedural oversight in not discussing the submitted documents more thoroughly during the meeting. The property owner is working to provide additional details, such as more comprehensive documentation of roofing materials and stamped drawings, to satisfy the Building Official's requirements for a complete application. The Building Official is still reviewing the post and roofing details to ensure compliance with building codes, emphasizing the importance of submitting detailed, stamped drawings to ensure the project is completed properly and safely.

7. **Consideration and possible action regarding the proposed replacement of existing posts at 14420 Liberty Street.**

   Code Enforcement/Planning Administrator Tilley addressed the Commission about the Lions Club proposing to replace the current temporary posts at 14420 Liberty Street, the Community Center, with a more permanent, monument-like structure made of treated wood, which would be anchored underground and integrated with the existing rock walls, enhancing safety and aesthetics. The new posts, designed to be stable and finished to match the picture provided, will be installed coming out of the ground behind the brick facade, with galvanized bolts for attachment, and will be donated by the Lions Club for community use, including banner displays and signage during events like First Saturdays. Kevin Smith of the Montgomery Lions Club, District 252, addressed the Commission and provided additional detail and answered the Commissions inquiries with discussions emphasizing maintenance responsibility, which will be determined once the City accepts the structure.

   Motion: Vice-Chairman Gazda made a motion to approve the proposed replacement of existing posts at 14420 Liberty Street. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

8. **Consideration and possible action regarding a request for a special use permit for a financial facility with two drive-through lanes and a dedicated lane for a drive up**

ATM at 19940 Eva Street (legal description: S725900 - Montgomery First, BLOCK 1, RES C-1, ACRES 1.1681).

Code Enforcement/Planning Administrator Tilley addressed the Commission for the request for a special use permit for a new financial facility at 19940 Eva Street, which would include two drive-thru lanes and a drive-up ATM, noting that such facilities are not explicitly permitted in the current zoning, but could be considered as accessory uses requiring a special permit. The plan is well-designed, with adequate stacking capacity, no residential nearby to cause noise concerns, and access through private roads, minimizing traffic impact. Similar existing banks in the area already operate with a drive-thru, and the engineering review will ensure circulation and pedestrian safety. After a brief discussion and comparison with other banks, the commission understood that future drive-thrus at other locations, like Kroger or HEB, would also require permits unless zoning codes are amended.

Motion: Vice-Chairman Gazda made a motion to approve recommend approval to City Council for a request for a special use permit for a financial facility with two drive-through lanes and a dedicated lane for a drive up ATM at 19940 Eva Street (legal description: S725900 - Montgomery First, BLOCK 1, RES C-1, ACRES 1.1681). Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

9. **Consideration and possible action to call a Public Hearing on a rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R-Residential, I-Institutional and C-Commercial to be rezoned I-Institutional as submitted by Lone Star Cowboy Church (Dev. No. 2407).**

   Motion: Vice-Chairman Gazda made a motion to call two Public Hearings on a rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R-Residential, I-Institutional and C-Commercial to be rezoned I-Institutional as submitted by Lone Star Cowboy Church (Dev. No. 2407) with the first to be held on August 05, 2025 at 6:00 p.m. and the second to be held on September 02, 2025 at 6:00 p.m. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

10. **Consideration and possible action to call a Public Hearing on a rezoning request replated to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial to be rezoned R2-Multi-family Residential as submitted by BCS Capital, LLC (Dev. No. 2415).**

    Motion: Vice-Chairman Gazda made a motion to call two Public Hearings on a rezoning request replated to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial to be rezoned R2-Multi-family Residential as submitted by BCS Capital, LLC (Dev. No. 2415) with the first to be held on August 05, 2025 at 6:00 p.m. and the second to be held on September 02, 2025 at 6:00 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

Commission Member Walker inquired about the ongoing issue with dumpsters sitting outside on FM 149 without proper enclosure, expressing concern that the situation remains unresolved downtown. The staff responded by confirming they will coordinate with Code Enforcement to investigate and address the matter, emphasizing that further action depends on the progress of the redevelopment plans.

CLOSING AGENDA

11. Items to consider for placement on future agendas.

No items presented for future agendas.

12. Adjourn.

Motion: Vice Chair Gazda made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:39 p.m. Commission Member Walker seconded the motion. Motion carries with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

CITY OF MONTGOMERY, TEXAS ★ FOUNDED 1837 ★