



**Planning and Zoning Commission
Regular Meeting Minutes
June 2, 2026**

OPENING AGENDA

1. Call Meeting to Order.

The Planning and Zoning Commission Regular Meeting of the City of Montgomery was called to order by President Bill Simpson at 6:00 p.m. on June 2, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Council Members present a quorum was established.

Present: P&Z Chairman Bill Simpson
P&Z Member Lisa Gregory
P&Z Member Merriam Walker
P&Z Member Danielle Pelton

Absent: P&Z Vice Chairman Daniel Gazda

2. Pledges of Allegiance.

Chairman Bill Simpson led the pledges of allegiance.

3. Citizen Comments.

No citizen comments presented for this meeting.

REGULAR AGENDA

4. Consideration and possible action on the Planning & Zoning Meeting Minutes of May 05, 2026.

Motion: Commission Member Merriam Walker made a motion to approve the Planning & Zoning Commission Meeting Minutes of May 05, 2026. Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

5. Presentation and discussion on a proposed new single-family dwelling at 1005 College Street, in the Historic Preservation District.

The Commission discussed a proposal for a new single-family home at 1005 College Street, with the presenter providing additional materials, including a landscaping plan, to demonstrate compliance with historic preservation guidelines. The applicant, Natalie McCulloch explained a planned setback variance request, primarily to preserve a large native Osage orange tree and to achieve a desired house placement closer to the street while remaining consistent with nearby properties. Commissioners asked questions about design elements, driveway materials, tree location, drainage, and historical compatibility, including a balcony feature inspired by southern historic styles. Ms. McCulloch emphasized minimizing environmental impact by preserving existing trees and natural drainage patterns. Overall, commissioners indicated the design generally aligns with historic district requirements, expressed support for tree preservation, and requested final materials and samples for formal approval at a future meeting.

6. Presentation and discussion regarding a proposed new restaurant development featuring liquor service, a future drive-through, open-air seating and outdoor entertainment.

The Commission held a preliminary discussion with presenters about a proposed redevelopment of the former A&A Plants and Produce Nursery site into a restaurant and entertainment venue. The applicants outlined plans to repurpose the existing structure, incorporate indoor and outdoor seating, live music, and family-friendly features, while requesting possible variances, particularly for using gravel instead of paved parking to reduce costs and runoff. Commissioners raised questions about zoning requirements, outdoor entertainment permits, liquor service proximity, noise, lighting, drainage, and traffic considerations, including concerns about a potential drive-through and parking layout. The applicants emphasized their early planning stage, intent to follow ordinances, preserve trees, and create a low-impact, community-oriented atmosphere. Overall, the commission responded positively to the concept, but highlighted regulatory considerations and the need for further detailed plans before any formal approval.

7. Presentation and discussion regarding a proposed new financial institution development with drive-through lanes.

Development Services Administrator Corinne Tilley briefly noted that agenda item number seven had already been discussed earlier in a pre-development meeting, and no presenters were present to provide details during this session. It was indicated that the applicants plan to return at the next Planning and Zoning Commission meeting to formally request a special consideration or approval related to the project.

8. Presentation and discussion regarding a proposed new multi-use commercial property.

The Commission heard a proposal from Trevor Dickerson for a multi-use commercial redevelopment of a property north of the elementary school. The plan involves preserving the existing historic house and mature trees while gradually developing the site in phases, beginning with salon and cosmetic suites inside the structure to establish a financial base. Future phases could include small retail spaces, outdoor seating areas, mobile food vendors, and community-focused features such as yard games, a children's play area, and seasonal farmers market-style events. The applicant emphasized maintaining a family-friendly, alcohol-free environment with a rustic, old Montgomery aesthetic and minimal structural expansion. Commissioners generally responded positively, especially to the preservation of trees and historic character, but raised questions about parking, particularly the request for gravel parking and accessibility compliance, as well as site circulation, shared access, and regulatory considerations for outdoor uses. Overall, they encouraged further refinement of parking plans and variance details before proceeding.

9. Discussion on the Crossing at Montgomery (Dev No. 2403) (the "Project").

The Commission received an update on the proposed Crossing at Montgomery subdivision, originally introduced in summer 2024, consisting of approximately 235 homes with varying lot sizes and planned utility connections. The project had been paused, but is now active again, with amendments underway to the development agreement, particularly shifting responsibility for certain off-site utility design and construction to the developer. The development also includes a proposed Public Improvement District (PID) as a financing mechanism. Commissioners discussed design details such as lot dimensions, setbacks, buffer zones, and preservation of trees along the railroad corridor, as well as planned green space including detention ponds and trails. Significant concerns were raised about traffic impacts, particularly along Old Plantersville Road, road safety, access points, and the timing of infrastructure improvements. City Engineer Zach Timms, WGA noted that traffic studies and intergovernmental agreements are in place, and future stages will return for additional review

and approvals. Overall, the discussion focused on bringing the commission up to date while identifying concerns to be addressed in upcoming planning phases.

10. Consideration and possible action regarding a proposed 12' x 15' addition to the front facade of an existing single-family dwelling located at 901 College Street, in the Historic Preservation District.

The Commission reviewed and approved a proposed 12-by-15-foot addition to the front of a single-family home at 901 College Street within the historic preservation district. The project involves extending an existing front section of the house while maintaining the current architectural style, materials, and color scheme to remain consistent with historic guidelines. Adjustments include replacing front windows to maintain symmetry and adding a side entrance for functional use. One tree will be removed due to safety concerns, but otherwise the property's character will be preserved. Commissioners confirmed the design complies with setback requirements and historic standards, and after discussion of materials, drainage, and visual consistency, they unanimously approved the request with the condition that all exterior elements match the existing home.

Motion: Commission Member Merriam Walker made a motion to accept a proposed 12' x 15' addition to the front facade of an existing single-family dwelling located at 901 College Street, in the historic preservation district with the condition that all exterior elements including color, roofing materials, downspouts, and drainage must remain consistent with the existing structure. Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

11. Consideration and possible action regarding a request for a special use permit for a financial institution with two drive-through lanes at the south east corner of Eva Street and FM 2854 (Corner John, TRACT 2-B, ACRES 1.188).

The Commission reviewed and approved a proposal for a new Wells Fargo Bank location at the northwest corner of FM 2854 and Highway 105, situated within the existing H-E-B development. The project includes a smaller, modern-style bank building with a single drive-up ATM lane rather than traditional multi-lane teller drive-throughs, reflecting changes in banking trends. Access to the site will be through shared entrances with the H-E-B property, and the design includes adequate vehicle stacking, pedestrian safety considerations, and state-required lighting around ATM areas. Representatives explained that lighting will meet safety standards while remaining downward-facing, and the building will feature updated exterior materials with a more contemporary, subdued aesthetic. Commissioners discussed access, lighting, and layout, and ultimately approved a special use permit for one drive-through lane.

Motion: Commission Member Merriam Walker made a motion to approve a special use permit for a financial institution with one drive-through lane at the south east corner of Eva Street and FM 2854 (Corner John, TRACT 2-B, ACRES 1.188) with the condition that the approval remains valid as long as the property continues to operate under the same ownership and use. Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

12. Consideration and possible action regarding a request for a special use permit for an existing indoor children's play business including a proposed expansion of approximately 900 square feet into a contiguous vacant suite at 15363 Summit Park Drive, Suite 204.

The Commission reviewed a request for a special use permit for the Village Play Café, an indoor children's play facility located at 15363 Summit Park Drive in an industrial zoning

district. The owners, Caroline Pleens and her husband, proposed expanding their existing business by approximately 900 square feet into an adjacent vacant suite to enhance play areas, add a small kitchen, and accommodate events such as birthday parties. Although this type of use is not typically permitted in the industrial district, commissioners acknowledged the business's benefit to the local community and workforce. The applicants also addressed that the original operation had been established without a special use permit and were now seeking to bring both the existing space and expansion into compliance. After discussing parking, safety, operations, and hours, the commission approved the permit with conditions, including specific operating hours and limiting approval to the current ownership and business use.

Motion: Commission Member Merriam Walker made a motion to approve a special use permit for an existing indoor children's play business including a proposed expansion of approximately 900 square feet into a contiguous vacant suite at 15363 Summit Park Drive, Suite 204 with conditions, including clearly defined operating hours, and a limitation that the approval applies only to the current ownership and specific business use. Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

13. Consideration and possible action on a variance request outlined in Section 78-162 of the City's Code of Ordinance for the Church of Montgomery (Dev. No. 2501).

The Commission reviewed a variance request related to a proposed Methodist Church development, focusing on required visual barriers between the site and adjacent residential properties. Due to a 30-foot drainage and utility easement where trees cannot be planted, the applicant requested flexibility in how the vegetative buffer is implemented. Instead of placing the buffer strictly along the property line, they proposed relocating and extending it to maintain effective screening of the development. The plan includes a combination of a six-foot fence, mature trees reaching approximately 15 feet in height, and shrubs up to six feet tall to preserve visual separation and meet canopy requirements. Commissioners noted that the approach maintains the intended screening effect while accommodating site constraints, and confirmed that the applicant will return for review during future phases to extend the barrier as development continues.

Motion: Commission Member Merriam Walker made a motion to approve a variance request outlined in Section 78-162 of the City's Code of Ordinance for the Church of Montgomery (Dev. No. 2501). Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

14. Consideration and Possible Action by the Planning & Zoning Commission on the Final Plat for Lone Star Hills Section 1 (Dev. No. 2404).

The Commission reviewed the final plat for Section 1 of the Lone Star Hills development, located along Lone Star Parkway near Buffalo Crossing. The proposal includes 90 residential lots and requires impact fees totaling \$430,920 prior to county recordation. City Engineer Zach Timms, WGA noted that construction is already underway, with water, sewer, and drainage infrastructure completed and paving in progress, and that the developer will provide a financial guarantee for the remaining work. Commissioners asked clarifying questions about plan details, including designated reserve areas and retaining wall materials, and confirmed the project aligns with previously reviewed plans. With no major concerns raised, the commission moved to recommend approval of the final plat for consideration by City Council.

Motion: Commission Member Merriam Walker made a motion to approve the final plat for Lone Star Hills Section 1 (Dev. No. 2404). Commission Member Danielle Pelton seconded the motion. Motion carried with all present voting in favor.

CLOSING AGENDA

15. Commission Inquiry.

No comments were made.

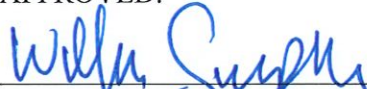
16. Items to consider for placement on future agendas.

No items to consider at this time.

17. Adjourn.

Motion: Commission Member Merriam Walker made a motion to adjourn the Planning and Zoning Commission Meeting at 7:51 p.m. Commission Member Lisa Gregory seconded the motion. Motion carried with all present voting in favor.

APPROVED:



William Simpson, Chairman

ATTEST:



Diana Titus, Deputy City Secretary