



City of Montgomery City Council / Board of Adjustment Regular Meeting Agenda

July 28, 2026 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council / Board of Adjustment will be held on **July 28, 2026 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select Live Stream Page (located at the top of the page). The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call Meeting to Order.
2. Invocation.
3. Pledges of Allegiance.
4. Citizen Comments.

Comments will be received from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

BOA PUBLIC HEARING

The City Council serving as the Board of Adjustments will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

5. Convene into the Public Hearing on a request for a height variance to allow the construction of a 150-foot flagpole on property located at 20025 Eva Street (HEB).

BOA REGULAR AGENDA

The City Council serving as the Board of Adjustments will convene into a Regular Board of Adjustment Meeting.

6. Consideration and possible action on an Ordinance of the City Council of the City of Montgomery, Texas, serving as the Board of Adjustment, granting a height variance from the City's Zoning Ordinance to allow the construction and maintenance of a flagpole exceeding the maximum permitted height on property located at 20025 Eva Street (HEB); making findings of fact; providing conditions of approval; providing for severability; and providing an effective date.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Council Member requests an item to be removed and considered separately.

7. Consideration and possible action on the City Council Workshop Meeting Minutes of July 13, 2026.
8. Consideration and possible action on the City Council Meeting Minutes of July 14, 2026.
9. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and Lone Star Sports Zone Escrow Agreement (Dev No. 2607).
10. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and CMC Partnership Ltd (Dev. No. 2608).
11. Consideration and possible action on a Resolution by the City Council of the City of Montgomery requesting financial assistance from the Texas Water Development Board; Authorizing the filing of an application for assistance; and Making certain findings in connection therewith.

PUBLIC HEARING

The City Council will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

12. **PUBLIC NOTICE OF CANCELLATION** — City Council Public Hearing - Notice is hereby given that the public hearing previously scheduled before the City Council of the City of Montgomery, Texas, for Tuesday, July 28, 2026, at 6:00 p.m. concerning the following agenda item has been canceled: Presentation from Communications Tower Group I LLC regarding its proposal to place and construct a wireless telecommunications facility (monopole) on City-owned property located at 14765 Liberty Street. Original Meeting Location: City of Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas, in the City Council Chambers. The public hearing will not be conducted at the referenced meeting location, and no public comment, deliberation, or action will be taken on this item at that time. If the matter is rescheduled, notice of the new public hearing date, time, location, and agenda item will be posted in accordance with applicable notice requirements.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

13. Consideration and possible action on acceptance of the bids and award of the construction contract for the Buffalo Springs and CB Stewart Roadway Improvements project and authorizing the execution of the construction contract subject to receipt of the required Developer deposit.
14. Consideration and possible action on the acceptance of Lift Station No. 10 Ph II.
15. Consideration and possible action on the Briarley Sec 7 WSD&P Plans (Dev. No. 2006).
16. Consideration and possible action on the Briarley Sec 8 WSD&P Plans (Dev. No. 2006).
17. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study on the Cottage Green development (Dev. No. 2605).
18. Consideration and possible action on the acceptance of a Utility and Economic Feasibility Study for the Cheatham Management LLC (Heritage Place Medical III) Development (Dev. No. 2606).
19. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the 2023 Sanitary Sewer Rehabilitation Phase I.

20. Consideration and possible action on formally ending the one-year warranty period and releasing the maintenance bond on the Town Creek Section 1
21. Consideration and possible action by City Council on the Replat for the Cornerstone Community Church (Dev. No. 2510).
22. Consideration and Possible Action on extending the sidewalk installation deadline for one additional one year following the warranty inspection for Montgomery Bend Section 1 & 2 (Dev. No. 2203).

EXECUTIVE SESSION

23. Closed Session

City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.072 Deliberations about Real Property - 213 Prairie Street

24. Open Session

City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.072 Deliberations about Real Property - 213 Prairie Street

CLOSING AGENDA

25. Council Inquiry

Pursuant to Texas Government Code Section 551.042, City Council members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

26. Items to consider for placement on future agendas.

27. Adjourn.

The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **July 22, 2026 by 4:30 PM** and remained so posted continuously for at least three (3) business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.
