



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

August 4, 2026 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Road Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Planning and Zoning Commission will be held on **August 4, 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. Pledges of Allegiance.
3. 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.

PRESENTATION

4. Presentation and discussion regarding a proposed residential development located at 900 Caroline Street in the Historic Preservation District, including a proposed lot split, rezoning from R-1 Single-Family Residential to R-2 Multifamily Residential, setback variance request, and construction of two new two-family dwellings.

REGULAR AGENDA

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

5. Consideration and possible action on the Planning & Zoning Meeting Minutes of July 07, 2026.
6. Consideration and possible action on a request for approval of the proposed design for two new two-family dwellings to be constructed on the property located at 900 Caroline Street (legally described as MONTGOMERY TOWNSITE 07, LOT 8A-1), within the Historic Preservation District (Dev. No. 2608).
7. Discussion regarding the Capital Improvements Advisory Committee (CIAC) requirements and the recent Texas Impact Fee legislative changes.
8. Discussion on the findings of the Utility and Economic Feasibility Study on the Cottage Green development (Dev. No. 2605).

9. Consideration and possible action on the Preliminary Plat for HEB development (Dev. No. 2402).
10. Consideration and possible action on a variance request regarding the required tree assessment for the Legacy Grove Section 2 development (Dev. No. 2501).
11. Consideration and possible action on a variance request regarding the required tree assessment for the Crossing at Montgomery development (Dev. No. 2403).
12. Consideration and possible action regarding a request for a special use permit to construct and maintain a temporary paved parking area on a residentially zoned lot located at 611 Ruby Bend Lane, in the Montgomery Bend Development.

CLOSING AGENDA

13. Commission Inquiry.

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to 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.

14. Items to consider for placement on future agendas.

15. Adjourn.

The Planning and Zoning Commission 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 29, 2026 by 5:30 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.
