



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

September 1, 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 **September 1, 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.

PUBLIC HEARING

The Planning & Zoning 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.

4. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Jeffrey Moon and Associates Inc.-Jake Lester, related to MONTGOMERY TOWNSITE 07, LOT 8A-1, ACRES 0.718 (900 Caroline St, Montgomery, Texas) that is currently zoned R-1 Single Family Residential to be rezoned R-2 Multi-Family Residential.

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 August 04, 2026.
6. Consideration and possible action on a preliminary report for a rezoning request, submitted by Jeffrey Moon and Associates Inc.-Jake Lester, related to MONTGOMERY TOWNSITE 07, LOT 8A-1, ACRES 0.718 currently zoned R-1 Single Family Residential to be rezoned R-2 Multi-Family Residential.
7. Consideration and possible action on a proposal to install a new wall sign at 202 McCown, Suite A.

8. Consideration and possible action on a proposal to install a new wall sign at 210 Pond Street.
9. Consideration and possible action on a proposal to install a new wall sign at 401 College Street, Suite 150.

CLOSING AGENDA

10. 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.

11. Items to consider for placement on future agendas.

12. 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: **August 26, 2026 by 3:00 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.
