



**City of Montgomery
City Council
Regular Meeting Agenda
Amended Agenda 09/01/2026**

September 8, 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 City Council will be held on **September 8, 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.

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.

5. Convene into the Public Hearing 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.

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.

6. Consideration and possible action on the City Council Meeting Minutes of August 25, 2026.
7. Consideration and possible action on the City Council Workshop Meeting Minutes of August 31, 2026.

8. Consideration and possible action on a Resolution of the City Council of the City of Montgomery, Texas calling a Public Hearing to be held at 6:00 p.m. on Tuesday, September 22, 2026, regarding the proposed rezoning of a 0.718-acre tract, located in the Montgomery Townsite 07, Lot 8a-1, and currently zoned within single family residential.
9. Consideration and possible action of a Resolution of the City Council of the City of Montgomery, Texas and the Planning and Zoning Commission of the City of Montgomery, Texas calling a Joint Public Hearing to be held at 6:00 p.m. on Tuesday, September 22, 2026, regarding the adoption of a Unified Development Ordinance (“UDO”).
10. Consideration and possible action to approve an audit services agreement for fiscal year end September 30, 2026 with Crowe LLP.

REGULAR AGENDA

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

11. Consideration and possible action on an Ordinance by the City Council of the city of Montgomery, Texas, to approve Special Use Permit to Pulte Homes Texas to construct and maintain a temporary paved pull in parking lot on a residentially zoned lot located at 611 Ruby Bend Lane in the Montgomery Bend Development; and Providing an immediate effective date.
12. Consideration and possible action on an Ordinance to adopt new building permit and inspection fees related to all buildings and structures; to adopt new permit and inspection fees for mechanical, electrical, and plumbing related to all buildings and structures; repealing all ordinances and parts of ordinances in conflict therewith; providing a savings clause; providing a Texas Open Meetings Clause; and providing an immediate effective date.
13. Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, pertaining to loitering by regulating the use of all places commonly known as being distinctively public and all places distinctively private; Providing for enforcement; Providing a penalty for violation.
14. Consideration and possible action authorizing the Mayor to sign the Encroachment and Maintenance Agreement by and between the City of Montgomery and the Property Owner (“McCoy Corporation”).
15. Consideration and possible action on the Special Warranty Deed and conveyance of property, and authorization for the Mayor to execute the deed.
16. Discussion with Tellepsen regarding the proposed budget for the Municipal Complex Project.

STAFF COMMENTS AND REPORTS

17. City Administrator Monthly Report
18. Municipal Court Report July 2026
19. Finance Report for July 2026
20. Public Works July 2026 Monthly Report
21. Utility Operations July 2026 Monthly Report
22. Economic Development Monthly Report for August 2026.
23. Building Official Report for July 2026

24. Engineer's Report

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: **September 01, 2026 by 5:00 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.
