



City of Montgomery City Council Regular Meeting Agenda

April 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 will be held on **April 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.

The City Council will receive comments 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 the City Council's 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

5. Proclamation recognizing 57th Annual Municipal Clerks Week May 3-9, 2026.
6. Employee Appreciation Awards for Year(s) of Service.
7. Presentation by Tim Duckworth on equipment upgrades at the park for the Homecoming Park Improvements Project.
8. Presentation by Bret Keast of Kendig Keast Collaborative on the Unified Development Ordinance (UDO) update.

CONSENT AGENDA

9. Consideration and possible action on the City Council Workshop Meeting Minutes of April 06, 2026.
10. Consideration and possible action on the City Council Meeting Minutes of April 14, 2026.
11. Consideration and possible action on the Quarterly Investment Report for Q1 2026.
12. Consideration and possible action of a Resolution of the City Council of the City of Montgomery, Montgomery County, Texas, appointing members to the Montgomery Planning and Zoning Commission.

13. Consideration and possible action on calling a Public Hearing on a rezoning request related to 3.252 acres of Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890), currently zoned PD Planned Development to be rezoned I Institutional as submitted by L Squared Engineering.

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.

14. Convene into the Public Hearing on a request for a special use permit to establish a new financial advising office at 15325 Summit Park Drive, Suite 107.
15. Convene into the Public Hearing on the final report for a rezoning request, submitted by SPT Montgomery LLC (Dev. No. 2215), related to 5.7 Acres of a western portion of Rigsby Ben J, TRACT 46H-3 and all of Rigsby Ben J, TRACT 39 that is currently zoned B Commercial to be rezoned I Institutional.
16. Convene into the Public Hearing on the final report for a rezoning request, submitted by Cornerstone Community Church of Montgomery (Dev. No. 2510), related to two tracts located within Tract 11 & 12, John Corner Survey, Abstract 8 that is currently zoned R1 Single Family Residential to be rezoned I Institutional.

REGULAR AGENDA

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

17. Consideration and possible action regarding a request for a Special Use Permit by Kingsview Wealth Management LLC to establish a new financial advising office at 15325 Summit Park Drive, Suite 107.
18. Consideration and possible action of an Ordinance by the City Council of the City of Montgomery, Texas amending the zoning classifications as defined in the City Code of Ordinances Chapter 98, "Zoning," for the 5.7 acres of a western portion of Rigsby Ben J, tract 46h-3 and all of Rigsby Ben J, tract 39, Montgomery, Texas from "B" Commercial Zoning District, as found on the City's Official Zoning Map to "I" Institutional Zoning District Classification; and to amend the Official Zoning Map; providing a savings clause; providing a repealing clause; and providing an effective date upon passage and publication.
19. Consideration and possible action of an Ordinance by the City Council of the City of Montgomery, Texas amending the zoning classifications as defined in the City Code of Ordinances Chapter 98, "Zoning," for 1-acre of tracts 11 & 12, John Corner Survey, Abstract 8, Montgomery, Texas from "R-1" Residential Zoning District, as found on the City's Official Zoning Map to "I" Institutional Zoning District classification; and to amend the Official Zoning Map; Providing a savings clause; Providing a repealing clause; and Providing an effective date upon passage and publication.
20. Consideration and possible action regarding authorizing a utility easement with Alan Mann.
21. Consideration and possible action by Council on the Preliminary Plat for Caroline Court (formerly known as Villages of Montgomery) (Dev. No. 2502).
22. Consideration and possible action on a variance request regarding the placement of the vegetative setback and allowing landscaping within the floodplain for the FM 1097 Retail Plaza development (Dev. No. 2505).

23. Consideration and possible action authorizing the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Parkside Capital, LLC”) (Dev. No. 2502).
24. Consideration and possible action authorizing the City Administrator to sign the Consent to Encroachment by and between the City of Montgomery and the Developer (“Tri Pointe Homes Texas, Inc”) for the Legacy Grove development (Dev. No. 2409).
25. Consideration and possible action regarding the approval of Change Order No. 1 for modifications to the Lift Station Conduit System for Lift Station No. 10 Improvements Phase II.
26. Consideration and possible action regarding authorizing the City Engineer to begin bid documentation, bid, and oversee construction of Phase 1 of the Town Creek Wastewater Treatment Plant project (the “Project”).
27. Consideration and possible action regarding authorizing the City Engineer to begin bid documentation, bid, and oversee construction of Water Plant No. 4 (the “Project”).
28. Consideration and possible action on the first reading of a Resolution of the City Council of the City of Montgomery, Texas, approving a project and expenditure of the Montgomery Economic Development Corporation for design and construction of improvements to the Downtown Improvements Project in Montgomery County, Texas.
29. Presentation by the top three finalists for Construction Manager at Risk for the Municipal Complex Project.

EXECUTIVE SESSION

30. 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 551.071 Consultation with Attorney

31. 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 551.071 Consultation with Attorney

CLOSING AGENDA

32. 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.

33. Items to consider for placement on future agendas.

34. 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: **April 22, 2026 by 5:20 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.
