



City of Montgomery City Council Regular Meeting Agenda

May 12, 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 **May 12, 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 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 National Police Week May 10-16, 2026.
6. Proclamation recognizing the 66th Annual National Public Works Week May 17–23, 2026.

CONSENT AGENDA

7. Consideration and possible action on the City Council Meeting Minutes of April 28, 2026.
8. Consideration and possible action on the second and final 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.
9. Consideration and possible action on a Professional Engineering Services Agreement between the City of Montgomery and L Squared Engineering, LLC.

ELECTION AGENDA

10. Consideration and possible action of an Ordinance of the City Council of the City of Montgomery, Texas, canvassing the returns and declaring the results of the City of Montgomery, Texas, General Election held on the 2nd day of May, 2026, for the purpose of electing a Mayor and two (2) City Council Members, Places 2 and 4 for regular terms.

11. Presentation of Certificate of Election to newly-elected officials for Mayor and City Council Place 2 and Place 4.
12. Administration of Statement of Officer and Oath of Office to newly elected officials for Mayor and City Council Place 2 and Place 4.
13. Consideration and possible action regarding the appointment of Mayor Pro-Tem.

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 the final report for a rezoning request, submitted by L Squared Engineering, related to Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890), ACRES 3.252 that is currently zoned PD Planned Development to be rezoned I Institutional.

REGULAR AGENDA

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

15. 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 Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890), ACRES 3.252, Montgomery, Texas from "PD" Planned Development 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.
16. Consideration and possible action on a request for sign variances of the on-premises, ground signs (freestanding) proposed at each major entrance for the HEB Development.
17. Consideration and possible action on a variance request regarding the tree assessment outlined in Section 78-167 of the City's Code of Ordinance for the Briarley development (Dev. No. 2006).
18. Consideration and possible action by the City Council on the Final Plat for Superior Properties (Dev. No. 2215).
19. Consideration and possible action by the City Council to amend and execute the Superior Properties Development Agreement (Dev No. 2215)
20. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and Take 5 Oil Change (Dev No. 2604).
21. Consideration and possible action to authorize the Mayor to sign the Escrow Agreement between the City of Montgomery and HMF Americana, LLC (Dev No. 2605), and to authorize the City Engineer to begin the feasibility study.
22. Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and Wells Fargo (Dev No. 2603).
23. Consideration and possible action regarding authorizing a utility easement with Tri-Pointe.

STAFF COMMENTS AND REPORTS

24. City Administrator Monthly Report
25. Police Department Report for April 2026
26. Court Report for April 2026
27. Finance Report March 2026
28. Building Official Report March 2026
29. Development Services Monthly Report for April 2026
30. Public Works March 2026 Report
31. Utility Operation March 2026 Monthly Report
32. Engineer's Report

CLOSING AGENDA

33. 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.

34. Items to consider for placement on future agendas.

35. 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: **May 05, 2026 by 6:00 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.
