



## **City of Montgomery Planning and Zoning Commission Regular Meeting Agenda**

January 06, 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 Planning and Zoning Commission will be held on **Tuesday, January 06, 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](http://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.

### **PUBLIC FORUM:**

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. 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, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

### **REGULAR AGENDA**

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

3. Consideration and possible action on the P&Z Regular Meeting Minutes of December 02, 2025.
4. Discussion on the findings of the Utility and Economic Feasibility Study on the Krawfish Kai development (Dev. No. 2509).
5. Discussion on the findings of the Utility and Economic Feasibility Study on SR 105 LLC Montgomery Retail development (Dev. No. 2507).
6. Discussion on the findings of the on the Feasibility Study Summary Memo on the Montgomery Flex Business Center development (Dev. No. 2508).
7. Consideration and possible action on a variance request regarding the required landscaping requirements for the Church of Montgomery development (Dev. No. 2501).
8. Consideration and possible action on a variance request regarding the required utility easement, vegetative setback, and the allowance of retaining walls and utilities within the vegetative setback for the Montgomery Retail development (Dev. No. 2402).
9. Consideration and possible action by the Planning & Zoning Commission on the Final Plat for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension (Dev. No. 2006).
10. Consideration and possible action by the Planning & Zoning Commission on the Final Plat for Briarley (formerly known as Redbird Meadows) Pond A1 (Dev. No. 2006).

11. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Superior Properties (Dev. No. 2215).
12. Discuss a proposal to add a 30-minute session be scheduled during the next Planning and Zoning Commission ("Commission") to review and clarify the Commission's purpose, membership structure, terms of service, duties, and powers as outlined in the Code of Ordinances.

### **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.

### **CLOSING AGENDA**

13. Items to consider for placement on future agendas.
14. Adjourn.

The Planning & Zoning Commission 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, City Secretary, the Undersigned Authority, do hereby 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: **December 23, 2025 by 3:00 PM** and remained so posted continuously for at least three 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

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*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 accommodations.*

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