



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

June 2, 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 **June 2, 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.

REGULAR AGENDA

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

4. Consideration and possible action on the Planning & Zoning Meeting Minutes of May 05, 2026.
5. Presentation and discussion on a proposed new single-family dwelling at 1005 College Street, in the Historic Preservation District.
6. Presentation and discussion regarding a proposed new restaurant development featuring liquor service, a future drive-through, open-air seating and outdoor entertainment.
7. Presentation and discussion regarding a proposed new financial institution development with drive-through lanes.
8. Presentation and discussion regarding a proposed new multiuse commercial property.
9. Discussion on the Crossing at Montgomery (Dev No. 2403) (the "Project").
10. Consideration and possible action regarding a proposed 12' x 15' addition to the front facade of an existing single-family dwelling located at 901 College Street, in the Historic Preservation District.

11. Consideration and possible action regarding a request for a special use permit for a financial institution with two drive-through lanes at the south east corner of Eva Street and FM 2854 (Corner John, TRACT 2-B, ACRES 1.188).
12. Consideration and possible action regarding a request for a special use permit for an existing indoor children's play business including a proposed expansion of approximately 900 square feet into a contiguous vacant suite at 15363 Summit Park Drive, Suite 204.
13. Consideration and possible action on a variance request outlined in Section 78-162 of the City's Code of Ordinance for the Church of Montgomery (Dev. No. 2501).
14. Consideration and Possible Action by the Planning & Zoning Commission on the Final Plat for Lone Star Hills Section 1 (Dev. No. 2404).

CLOSING AGENDA

15. 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.

16. Items to consider for placement on future agendas.
17. 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: **May 27, 2026 by 4:30 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.
