

Montgomery City Council
AGENDA REPORT

Meeting Date: October 24, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Lonebuff Ventures, LLC for a convenience store development to be located at Town Creek Crossing Section One Commercial Reserve “D”, a 1.642-acre parcel of land at the northwest corner of Lone Star Parkway and Buffalo Springs Bridge Drive. (Dev. No. 2306).

Recommendation

Approve the Escrow Agreement as presented.

Discussion

Issue:

A developer is proposing to build a convenience store on the northwest corner of the intersection in a platted commercial reserve of Town Creek Crossing Section One. This is the city’s standard escrow agreement to cover engineering review costs.

Regulations:

The property is located in a restricted commercial reserve platted as part of Town Creek Crossing Section One (see attached exhibit). The zoning for the property is PD – Planned Development. The PD restrictions allow for commercial uses within the “MU-Mixed Use” area of the PD. The majority of land within the PD district is designated “MU-Mixed Use” allowing for a wide range of allowable uses adjacent to one another in the PD district. A platted 25-foot rear building line and vegetation setback between the homes and the commercial structure will be reviewed for compliance by the city engineers.

Analysis & Conclusion:

The Agreement ensures that the cost of our city engineer’s review of the civil site plans are paid for by the developer, not with city operating funds. The proposed development is allowed by right under the city’s zoning regulations and staff recommend approval of the Agreement.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/20/2023
City Administrator	Gary Palmer	Date: 10/20/2023