



**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
October 08, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on October 08, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a quorum was established.

Commission Members Present:

Place 1, Commission Member	John Fox
Place 3, Vice Chairman	Daniel Gazda
Place 4, Commission Member	Merriam Walker
Place 5, Commission Member	Jeff Glaser

Commission Members Absent:

Place 2, Chairman	William (Bill) Simpson
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2. Pledges of Allegiance.

Vice Chairman Gazda led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

No citizen comments presented for this meeting.

REGULAR AGENDA

3. Consideration and possible action on the P&Z Regular Meeting Minutes of September 02, 2025.

Motion: Commission Member Walker made a motion to accept the P&Z Regular Meeting Minutes of September 02, 2025. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

4. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

Zachary Timms of WGA addressed the Commission on the preliminary plat for Briarley, formerly known as Redbird Meadows, sections four, five, and six, which involves about 690 homes with variances for lot widths and setbacks, including provisions for certain lots to have a minimum 15-foot side yard setback. The development is progressing through phased plating, with sections one

through three already platted and sections four through six under review, involving infrastructure installations like water lines and roadways.

The Commission discussed the preliminary plat, with considerations future utility access, and road connections, including future access points off Old Dobin Plantersville Road and Spring Creek, with ongoing coordination among city and development entities.

Motion: Commission Member Walker made a motion to approve the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006). Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission on a request for a special use permit to place a temporary construction trailer at 703 Gunner Court in the Redbird Meadows development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Further discussion held on the possibility of relocation within the subdivision if necessary. The trailers are grouped for cohesive construction management, and the permit duration was discussed to ensure consistency, with a proposed two-year period to align with project timelines. The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

6. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission, on a similar request for a temporary construction trailer at 707 Gunner Court in the Redbird Meadows development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.

3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

7. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission, on a similar request for a temporary construction trailer at 710 Gunner Court in the Redbird Meadows Development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

No Commission Inquiry presented during this meeting.

CLOSING AGENDA

8. Items to consider for placement on future agendas.

No items presented for future agendas.

9. Adjourn.

Motion: Commission Member Walker made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:26 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

APPROVED

Daniel Gazda, Commission Vice Chairman

ATTEST:

Ruby Beaven, City Secretary