

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> 06/10/2025	<b>Budgeted Amount:</b> None
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and possible action authorizing the Mayor to sign the Escrow Agreement by and between the City of Montgomery and the Developer (“Texas First Bank”).

**Recommendation**

WGA recommends Council approve the Escrow Agreement as presented.

**Discussion**

The Developer Application and supporting documents are attached.

A Developer (“Texas First Bank”) is proposing a bank on a 1.165-acre parcel of land to be located east of Lone Star Parkway and along the north side of SH 105. The tract is located entirely within City limits and would not require annexation. The tract is platted and is zoned B-Commercial. No public utility extensions are needed for this site. A feasibility study would not be required for the proposed development. The Development of the site must comply with Chapters 78 and 98 of the City Code of Ordinances and all applicable development regulations in the Development Handbook and Design Criteria Manual.

The Escrow 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. WGA and staff recommend approval of the agreement.

**Approved By**

City Staff	Ruby Beaven	Date: 06/02/2025
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