

Montgomery City Council  
**AGENDA REPORT**

|                                   |                              |
|-----------------------------------|------------------------------|
| <b>Meeting Date:</b> 08/26/2025   | <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 (“SR 105 LLC”) and authorizing the city engineer to prepare a Feasibility Study for the proposed 12.1-acre development.

**Recommendation**

City Council approve the Escrow Agreement and authorize the City Engineer to prepare a Feasibility Study.

**Discussion**

The Escrow Agreement and supporting documents are attached.

A Developer (“SR 105 LLC”) is proposing commercial retail buildings on a 12.1-acre parcel of land located adjacent to the H-E-B development. This development is located at the southeast corner of FM 2854 and SH 105 intersection. The tract is located entirely within City limits and would not require annexation and is zoned B-Commercial. 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 city’s incurred costs related to the development 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 WGA and staff recommend approval of the agreement.

**Approved By**

|            |             |                  |
|------------|-------------|------------------|
| City Staff | Ruby Beaven | Date: 08/13/2025 |
|------------|-------------|------------------|