



## CITY OF MONTGOMERY

101 Old Plantersville Road  
 Montgomery, TX 77316  
 Tel: 936-597-6434  
 Fax: 936-597-6437

August 6, 2025

Mayor Countryman  
 City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On August 5, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the request for a special use permit for a drive thru lane for a restaurant that is a part of the HEB Grocery development located on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas, pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code"):

**Sec. 98-27. – Special use permits.**

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends, to the City Council, approval of the request for special use permit for a drive thru lane for a restaurant that is a part of the HEB Grocery development located on 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas. The proposed use is consistent with the comprehensive plan and is not anticipated to negatively impact the character or development of the surrounding neighborhood.

The motion passed with a vote of 4-0 (1-absent).

Respectfully,

Corinne Tilley  
 Code Enforcement Officer  
 Planning/Zoning Administrator



## Special Use Permit

City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316  
(936) 597-6434

### Applicant Information

Owner/leaseholder Name: H-E-B, LP

Address: 646 South Flores Street, San Antonio, Texas 78204

Email: klein.lance@heb.com Phone: 210-938-4076

Name of owner (if different): \_\_\_\_\_

Contact person (if different): Benjamin R. Scott

Address: 646 South Flores Street, San Antonio, Texas 78204

Email: klein.lance@heb.com Phone: 210-938-4076

### Parcel Information

Type of Business: HEB Grocery Store

Legal Description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas

Street Address or Location: Intersection of FM 2854 & Hwy 105 W

### Special Use Permit Request

Description of request:

Applying for a SUP of a drive-thru for the restaurant that will be part of the HEB Grocery development.

Applicant's Signature  Date 07/24/2025

Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery  
Planning/Zoning Administrator  
101 Old Plantersville Road  
Montgomery, Texas 77316

Or via email: [ctilley@ci.montgomery.tx.us](mailto:ctilley@ci.montgomery.tx.us)

Additional Information

Date Application received by the City of Montgomery: \_\_\_\_\_

Owner(s) of record for the above described parcel: H-E-B, LP

Owner(s) of record for the above described parcel:

Signature: BS Date: 07/24/2025

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

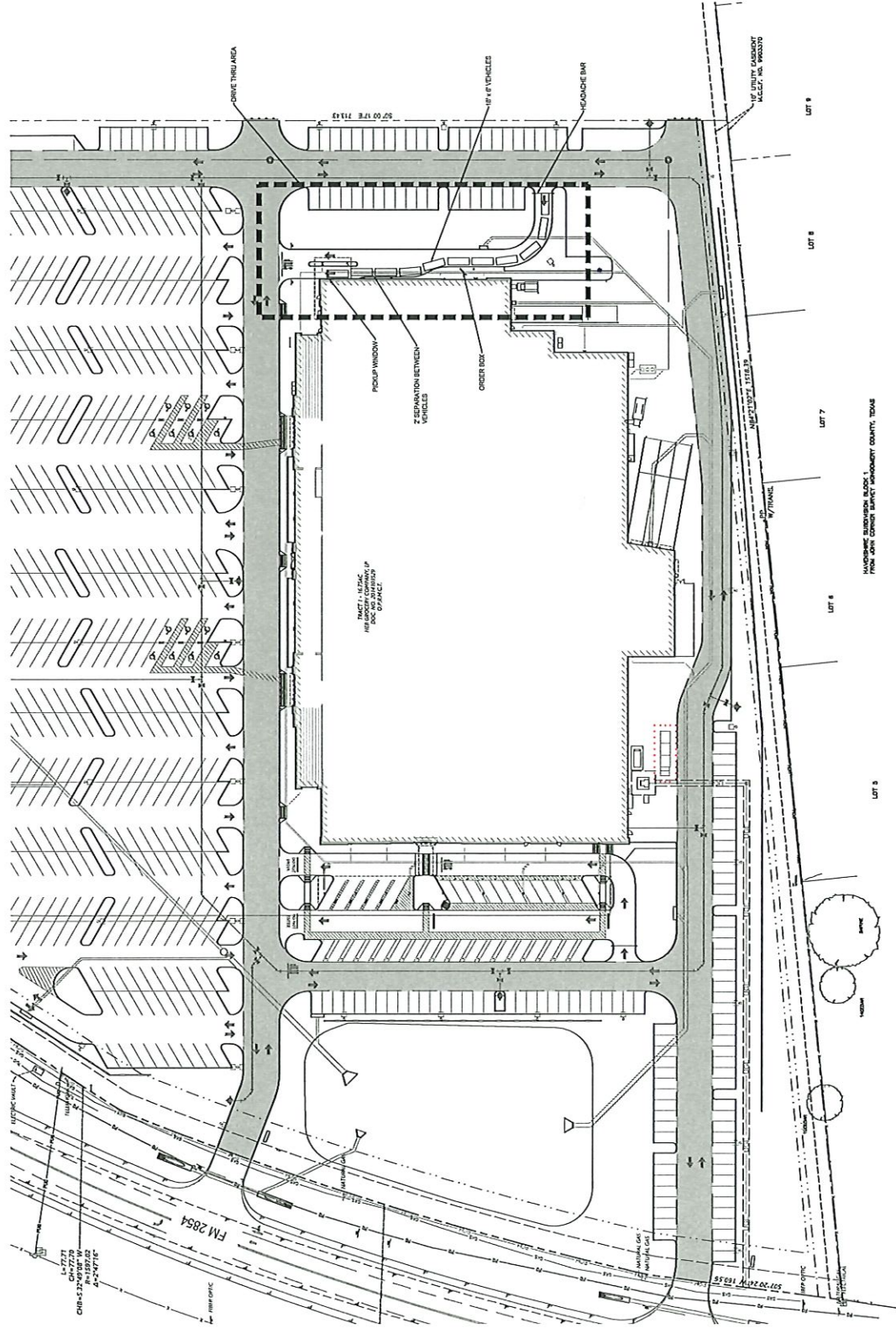
*Note : Signatures are required for all owners of record for the property proposed for Special Use Permit.  
Attach additional signatures on a separate sheet of paper.*

Date Received

Office Use



**HEB MONTGOMERY**  
**MONTGOMERY, TEXAS**



NO IMPACTS OR SAFETY CONCERNS WITH PEDESTRIAN TRAFFIC AS NO PEDESTRIAN CONNECTIVITY CROSSES DRIVE THRU

**Westwood**  
Westwood Professional Services, Inc.  
2001 DALLAS PKWY., SUITE 400  
PLANO, TX 75093  
T:214.473.4640  
westwoodps.com

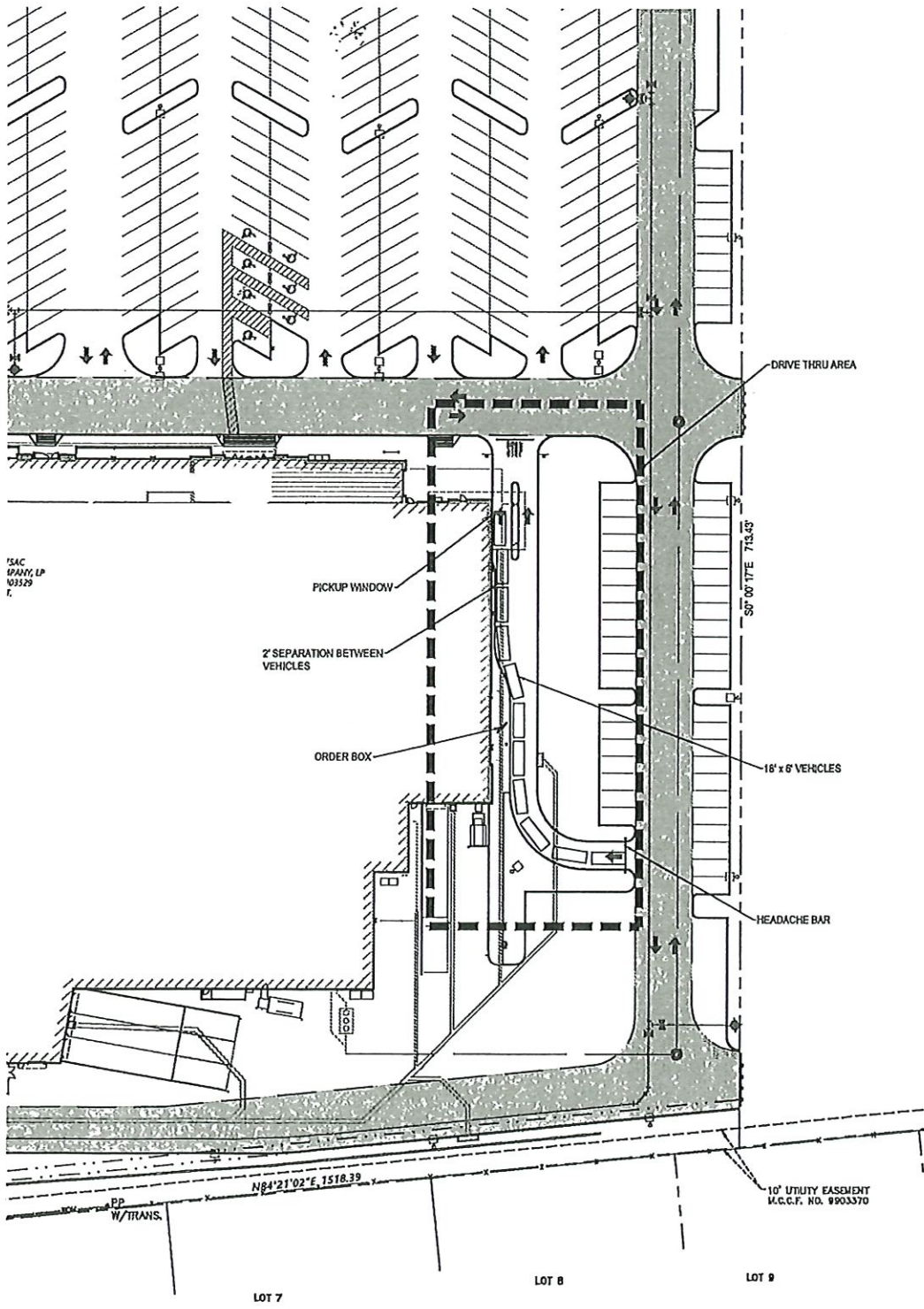
SUP APPLICATION EXHIBIT

DATE: 07/24/2025  
SCALE: 1"=40'  
PROJECT #: 0040418.04



A horizontal graphic scale bar with tick marks at 0, 20, 40, 60, and 80 feet. The text "GRAPHIC SCALE IN FEET" is written vertically below the bar.

# NTGOMERY MERY, TEXAS



NO IMPACTS OR SAFETY  
CONCERNS WITH  
PEDESTRIAN TRAFFIC AS NO  
PEDESTRIAN CONNECTIVITY  
CROSSES DRIVE THRU