



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

June 11, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Planning and Zoning Commission will be held on **Wednesday, June 11, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

www.montgomerytexas.gov Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at . The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call meeting to order.
2. Pledges of Allegiance.

PUBLIC FORUM:

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

3. Consideration and possible action on the election of Vice Chairman.
4. Consideration and possible action regarding the Board of Directors.
5. Update on request for special use permit for a temporary construction/sales trailer at The Hills of Town Creek, 235 South Rose Marie Lane.
6. Consideration and possible action on the Regular Meeting Minutes of May 06, 2025.
7. Consideration and possible action regarding follow up documents submitted in support of the approved installation of a roof over the existing patio area located at 14335 Liberty Street in the Historic Preservation District.
8. Consideration and possible action regarding a request for a special use permit for a fast-food restaurant with drive-through service at 21049 Eva Street.
9. Consideration and possible action regarding the installation of five new business signs (four wall and one hanging post sign) located at 21012 Eva Street in the Historic Preservation District.

- 10.** Consideration and possible action regarding a proposal to make improvements to a property located at 826 College Street, in the Historic Preservation District.
- 11.** Consideration and possible action on the variance request related to the required utility easement and vegetative setback for the HEB development (Dev. No. 2402).
- 12.** Consideration and possible action on the acceptance of the Bi-Annual Water and Wastewater Impact Fees.
- 13.** Presentation regarding the MEDC wayfinding project in the Historic Preservation District.

COMMISSION INQUIRY

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

EXECUTIVE SESSION

14. Closed Session

Planning & Zoning Commission will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- A. Section 551.071 Consultation with Attorney regarding a request for a special use permit for a fast-food restaurant with drive-through service.

15. Open Session

Planning & Zoning Commission will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

- A. Section 551.071 Consultation with Attorney regarding a request for a special use permit for a fast-food restaurant with drive-through service.

CLOSING AGENDA

16. Items to consider for placement on future agendas.

17. Adjourn.

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **June 4, 2025 by 3:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting. I further certify that the following news media was notified of this meeting as stated above: The Courier

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: June 11, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the election of Vice Chairman.

Recommendation

Nominate and elect a Vice Chairperson.

Discussion

We currently have a vacancy for Board of Director Seat 5. With the current vacancy we lost the Board of Director who was elected as the Vice Chairman for the Planning and Zoning Commission. The Board of Directors need to elect a Vice Chairman to complete the term till October 2025 at which point will be up for the annual appointment again.

Selecting the Vice-Chairperson allows for someone to serve as an alternate if the Chairperson cannot attend the meeting.

Any Board of Director member, currently serving, is eligible to serve in this role. City staff carry out the duties of Secretary by keeping minutes and preparing reports and recommendations to City Council. Should the Commission decide to appoint a Secretary (or other officers), the duties of the position would remain the responsibility of City staff.

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/23/2025
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Planning & Zoning Commission
AGENDA REPORT

Meeting Date: June 11, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action regarding the Board of Directors.

Recommendation

To nominate a candidate for recommendation to City Council for appointing a member to Planning & Zoning Commission.

Discussion

We currently have a vacancy for Board of Director Seat 5.

We received an application from Jeff Glaser expressing an interest in serving on the Planning & Zoning Commission.

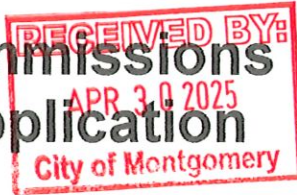
Mr. Glaser is currently a retired law enforcement officer. He expresses an interest in taking an active role in making the community a better place to live.

Mr. Glaser is eligible to serve.

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/23/2025
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Boards & Commissions Volunteer Application



Office of the
City Secretary

Name of Board/Commission/Committee: PLANNING & ZONING

Name: JEFF GLASER

Home/Mailing Address: 105 JENNY LANE

Phone Number: 661-755-0379 Email: JEFF.GLASER@YAHOO.COM

Occupation: RETIRED LAW ENFORCEMENT OFFICER

Education: BACHELOR'S DEGREE IN CRIMINAL JUSTICE

Related Experience/Community Service: AS A POLICE ADMINISTRATOR (LT)

I WORKED CLOSELY WITH CITY OFFICIALS ON THE SAFETY
CONCERNS WITH NEW & EXISTING BUILDINGS AND PARKS.

Areas of Interests Related to this Committee: HELPING PLAN AND BE A
PART OF THE COMMUNITY I RESIDE IN.

List Membership on any other Governmental Board/Commission/Committee: NONE

Please provide a brief narrative outlining your reasons for seeking an appointment with this Board/Commission.

I WANT TO TAKE AN ACTIVE ROLE IN MAKING MY
COMMUNITY A BETTER PLACE TO LIVE.

[Signature]
Signature

4/30/25
Date

Some (not all) Boards/Commissions/Committees require members to reside in the City of Montgomery and be a current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at beaven@ci.montgomery.tx.us or via mail 101 Old Plantersville Road, Montgomery, Texas 77316. Please note when this is filed with City Hall the information included will become public information that may be disclosed per the Texas Public Information Act. City Council will receive this information and no attachments will be retained or forwarded.

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Update on request for special use permit for a temporary construction/sales trailer at The Hills of Town Creek, 235 South Rose Marie Lane.

Discussion

On May 6, the Planning and Zoning Commission recommended approval of this special use permit.

On May 13, the City Council approved the call for public hearing on June 10.

On May 20, the City received notification from the applicant indicating the construction trailer is no longer needed and they requested to cancel their submittal.

We sent confirmation and we have halted the application process.

No further action is required by P&Z or the City Council.

Recommendation

Update only.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/29/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/29/2025

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: June 11, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes of May 06, 2025.

Recommendation

Staff recommend approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of May 06, 2025

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/30/2025
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**City of Montgomery
Planning and Zoning Commission
Regular Meeting Agenda
May 06, 2025**

OPENING AGENDA

1. Call meeting to order.

Chairman Simpson called the meeting to order at 6:00 p.m.

Present: Commission Members: John Fox, Daniel Gazda, Merriam Walker
Vice Chairman Tom Czulewicz and Chairman Bill Simpson

Absent: None

2. Pledges of Allegiance.

Chairman Simpson 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 by the Planning & Zoning Commission on the Partial Replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street.

City Engineer Chris Roznovsky, WGA, addressed the Planning and Zoning Commission to review the partial replat of Jadak Manor, Section 1, Track 2 at 10005 College Street, where the current single tract is proposed to be split into two lots, with the addition of a dedicated 60-foot right-of-way for Caroline Street. City Engineer Roznovsky noted that the proposal aligns with existing plans and that the increased right-of-way will benefit street access, with the next step being approval by City Council on the 27th.

Motion: Commission Member Gazda motioned to approve the partial replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street. Vice Chairman Czulewicz seconded the motion. Motion carried with all present voting in favor.

4. Consideration and Possible action by the Planning & Zoning Commission on the Partial Replat for Buffalo Springs Section 2.

City Engineer Chris Roznovsky, WGA, addressed the Planning and Zoning Commission to review the partial replat for Buffalo Springs Section 2 on dividing existing lots 28, 29, and 30 by combining them into two separate lots as proposed lots 1 and 2, with property owners sharing Lot 29 equally. City Engineer Roznovsky stated this has been reviewed with no impact on water or sewer services, as it primarily affects property boundaries rather than infrastructure; with the next step being approved by City Council on May 27th.

Motion: Vice Chairman Czulewicz motioned to approve the partial replat for Buffalo Springs Section 2. Commission Member Gazda seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible action regarding a proposal to make improvements to a property located at 602 College Street, in the Historic Preservation District.

Code Enforcement Officer/Planning & Zoning Administrator Corinne Tilley addressed the Commission for the proposal to improve the property at 602 College Street in the Historic Preservation District which involves exterior modifications such as re-siding, window and trim replacement, porch updates, repainting with a darker color, and installing a cedar privacy fence with a gate, with careful consideration given to the compatibility with the surrounding area's fences and aesthetic. Discussion held among the Board about the improvements noting the visual changes from the public view. Commission Member Fox discussed a potential conflict of interest.

Motion: Commission Member Gazda motioned to make improvements to a property located at 602 College Street, in the Historic Preservation District. Vice Chairman Czulewicz seconded the motion. Motion carried with 4-Ayes, 0-Nay, and 1-Abstention by Commission Member Fox.

6. Consideration and possible action regarding a proposal to install a roof over the existing patio area at 14335 Liberty Street, in the Historic Preservation District.

Code Enforcement Officer/Planning & Zoning Administrator Corinne Tilley addressed the Commission and mentioned Damon Haynes, property owner, was present. Code Enforcement Officer/Planning & Zoning Administrator Tilley stated the proposed permit application for installation of a hard top roof over the patio at 14335 Liberty Street has been submitted for consideration. Discussion was held among the Commission and property owner Damon Haynes about approval contingent upon several requirements including obtaining proper building permits, confirming the gauge or thickness of the roofing material, and revising the drawings to show no steps protruding beyond the current footprint. Additionally, all lighting must be mounted underneath the structure with seasonal lights being the only exception, and drainage considerations, such as gutters, should be addressed to ensure safe runoff. The structure must stay within the existing railings and not extend beyond the current overhang, with inspection by city building officials prior to installation. The decision aims to improve

aesthetics, functionality during inclement weather, and community appeal, while respecting historic district standards.

Motion: Commission Member Gazda motioned to approve the request to install a roof over the existing patio area at 14335 Liberty Street, in the Historic Preservation District with the contingencies: (1) need to see the gauge of the roof material, (2) front steps drawing revised showing no steps, (3) all lighting to be under the deck other than seasonal lighting, (4) structure to stay inside the railings or at the railings, and (5) all trade permits, approvals, and inspections to go through the City. Commission Member Walker seconded the motion. Motion carried with 3-Ayes and 2-Nay votes by Commission Member Fox and Vice Chairman Czulewicz.

7. Consideration and possible action regarding a request for a special use permit to place a temporary construction/sales trailer on a residential lot located at 235 South Rose Marie Lane in the Hills of Town Creek Section 5 Subdivision.

Code Enforcement Officer/Planning & Zoning Administrator Corinne Tilley addressed the Commission regarding a special use permit. Discussion revolved around granting a one-year special use permit for a temporary sales trailer at 235 South Rosemary Lane in the Hills of Town Creek subdivision, primarily to support model home construction and sales activities. The trailer, which will serve as an office and include restrooms, will be connected to existing utilities, with plans for landscaping and signage. The permit is intended to set a clear expiration date, typically one year from installation, though extensions may be considered. This practice aligns with common industry standards, with staff recommending approval, emphasizing that this is a temporary measure with no immediate plans for permanent utilities or structures beyond the set timeframe.

Motion: Vice Chairman Czulewicz motioned to approve a special use permit to place a temporary construction/sales trailer on a residential lot located at 235 South Rose Marie Lane in the Hills of Town Creek Section 5 Subdivision. Commission Member Gazda seconded the motion. Motion carried with all present voting in favor.

8. Discussion of the Villages of Montgomery (Dev. No. 2502) development status and next steps.

City Engineer Chris Roznovsky, WGA led the discussion with the Commission on the Villages of Montgomery development, with updates on its current status and next steps. The project involves detailed planning, including layout, drainage, and infrastructure, with emphasis on preserving mature trees, incorporating green spaces, and ensuring proper stormwater management through detention lakes and drainage analysis. Developers aim to create a walkable, aesthetically pleasing community with sidewalks, landscaping, and thoughtful design features like alleyways with restrictions against parking to improve circulation. The project also considers connectivity to nearby parks and commercial areas, with plans for high-quality homes in the \$700,000 range, along with infrastructure improvements like street upgrades and sewer enhancements. Ongoing discussions include annexation, variances, and development agreements, with

a focus on maintaining neighborhood character, environmental preservation, and integration with city plans for connectivity and traffic management.

9. Consideration and Possible action by the Planning & Zoning Commission to make a recommendation to City Council for a variance request related to the required minimum lot size, frontage and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).

City Engineer Chris Roznovsky, WGA addressed the Commission for the variance request recommending to go to City Council for approval of variances related to setbacks, lot sizes, and alleyway parking for the Montgomery development project, contingent upon further details and development agreements.

The proposed variances would allow for the minimum lot size to be 4,950sf from the typical 9,000sf; would allow for 10' front yard setbacks from the typical 25' setback; would allow for 5' side yard setbacks from the typical 10' setbacks; and allow for a minimum 45' lot width from the typical 75' width, and 110' depth from the typical 120' depth.

The variances are essential for the project's progression, specifically affecting lot widths and setbacks. Further discussion was held among the Commission and City Engineer Roznovsky regarding no parking in alleyways, which is a key stipulation and emphasizing that the variances are crucial for moving forward with the project, with the understanding that final approval is subject to further review and conditions.

Motion: Vice Chairman Czulewicz motioned to make a recommendation to City Council for a variance request related to the required minimum lot size, frontage and side yard setbacks for The Villages of Montgomery development, subject to incorporation of no parking in the alleyways. Commission Member Gazda seconded the motion. Motion carried with all present voting in favor.

10. Consideration and Possible action by the Planning & Zoning Commission on the Preliminary Plat approval extension for Section 2 of the Lone Star Ridge Single Family Development (Dev. No. 2404).

City Engineer Chris Roznovsky, WGA discussed the approval process for a development project, specifically regarding a one-year extension for section two of the Lone Star Ridge single-family development, approved by the Planning Commission on April 8, 2024, allowing the extension until April 8, 2025. It highlights that such extensions are limited to one per year, with a maximum of two years before requiring re-approval, and emphasizes that development plans, including approvals for infrastructure like masquerade and retaining walls, are progressing with some modifications.

Motion: Commission Member Gazda motioned to approve the preliminary plat extension for section 2 of the Lone Star Ridge single family development for one year.

Vice Chairman Czulewicz seconded the motion. Motion carried with all present voting in favor.

11. Consideration and Possible action by the Planning & Zoning Commission on the Preliminary Plat for Legacy Grove (formerly known as Heritage Grove) Section 1 (Dev. No. 2409).

City Engineer Chris Roznovsky, WGA discussed concerns regarding the proposed Legacy Grove Development for the preliminary plat for section one. Legacy Grove Development is a large lot project spanning over 49.8 acres with 65 lots, each with a minimum size of 15,000 square feet, primarily featuring wide lots of at least 95 feet. The development has already been annexed into the City and is in the process of creating a bond to finance infrastructure, with no variances requested or needed. The plan includes a creek crossing slated for a future phase (section two), which will connect to the current section one under review.

Motion: Vice Chairman Czulewicz motioned to approve the preliminary plat for Legacy Grove (formerly known as Heritage Grove) Section 1. Commission Member Gazda seconded the motion. Motion carried with all present voting in favor.

12. Discussion and update on development status and proposed variance related to individual septic systems for Mia Lago Reserve development (Dev. No. 2411).

City Engineer Chris Roznovsky, WGA addressed the development at Mia Lago Reserve which involves 51 lots on approximately 74 acres, with the majority outside the city limits, and plans to connect to city water with private septic systems, primarily spray or drip systems, due to economic considerations and lot size preferences. The project requires annexation before variances for septic systems can be approved, and the developer is exploring alternatives like larger lot sizes to offset the higher costs of sewer infrastructure, such as force mains and lift stations. Feasibility studies, including soil and drainage analyses, are critical and must be approved by the county before construction permits are issued, with ongoing maintenance and inspection responsibilities falling on homeowners and contractors. The City emphasizes that no future sewer connection will be mandated unless alternative options are unavailable, aligning with existing ordinances. Overall, the process involves multiple approvals, detailed site and soil assessments, and clear communication between the developer, county, and city, with a focus on environmental safety, financial viability, and long-term maintenance.

13. Consideration and possible action on the acceptance of the Bi-Annual Water and Wastewater Land Use Assumptions.

City Engineer Chris Roznovsky's discussion centered on reviewing and updating the City's impact fee and land use assumptions, reflecting recent annexations, development activity, and changing land use patterns, with a focus on ensuring infrastructure capacity keeps pace with growth. Key projects include water and wastewater improvements, with

ongoing design, permitting, and construction phases, as well as strategic funding efforts through federal and state loans. The City aims to stay ahead of development by adjusting projections quarterly, ensuring capacity for future growth despite some slowing in home sales, and incorporating contingencies to mitigate risks. The Commission acknowledged the importance of accurate planning for sustainable infrastructure development.

Motion: Commission Member Gazda motioned to approve the Bi-Annual Water and Wastewater Land Use Assumptions. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

14. Consideration and possible action on the Regular Meeting Minutes of April 01, 2025.

Motion: Vice Chairman Czulewicz motioned to approve the Regular Meeting Minutes of April 01, 2025. Commission Member Gazda seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

City Secretary Beaven addressed the Board about a public access form used to protect personal information when responding to open record requests, emphasizing that certain details like city email addresses are public and can be shared, but private emails can be redacted. Further discussion ensued that this form is kept on file to ensure compliance with the Attorney General's guidelines, which allow withholding personal information, as necessary, and clarify inquiries be handled through proper protocols.

CLOSING AGENDA

15. Items to consider for placement on future agendas.

No items presented for consideration.

16. Adjourn.

Motion: Vice Chairman Czulewicz made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 7:53 p.m. Commission Member Gazda seconded the motion. Motion carries with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding follow up documents submitted in support of the approved installation of a roof over the existing patio area located at 14335 Liberty Street in the Historic Preservation District.

Discussion

14335 Liberty Street is located in the B-Commercial Zoning District and the Historical Preservation District.

On May 6, 2025, the Planning and Zoning Commission approved the installation of a permanent roof over the existing patio area, subject to the following conditions:

1. obtain appropriate building and trade permits.
2. provide the thickness of the roof material - specs (proposed 18x24)
3. roof doesn't extend beyond the existing; no gutters proposed at this time
4. submit updated drawings of the front porch
5. hard-mounted lighting will be installed on the underside of the structure, with no draping except for seasonal purposes.
6. ensure that roof drainage is managed effectively to prevent safety hazards on the property and to minimize any new issues with neighboring properties.

Follow-up:

1. The necessary building and trade permits will be obtained prior to the commencement of any work.
2. The proposed roof material specifications have been submitted (attached).
3. Compliance with this condition will be verified during the site inspection.
4. The updated drawings of the front porch have been submitted (attached).
5. Compliance with this condition will be verified during the site inspection.
6. Compliance with this condition will be verified during the site inspection.

Note: Plans have not yet been formally reviewed by the City Building Official.

Recommendation

Staff supports approval of this project provided that the final implementation and upon site inspection, remains true to the intent outlined by the Planning and Zoning Commission. Any deviations from the approved plan must be submitted to the Planning and Zoning Commission for review.


Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/28/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/28/2025

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Industrial & Scientific Search Amazon

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Brand: DRemdo

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Brand	DRemdo
Color	1.2mm
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\$158¹⁸

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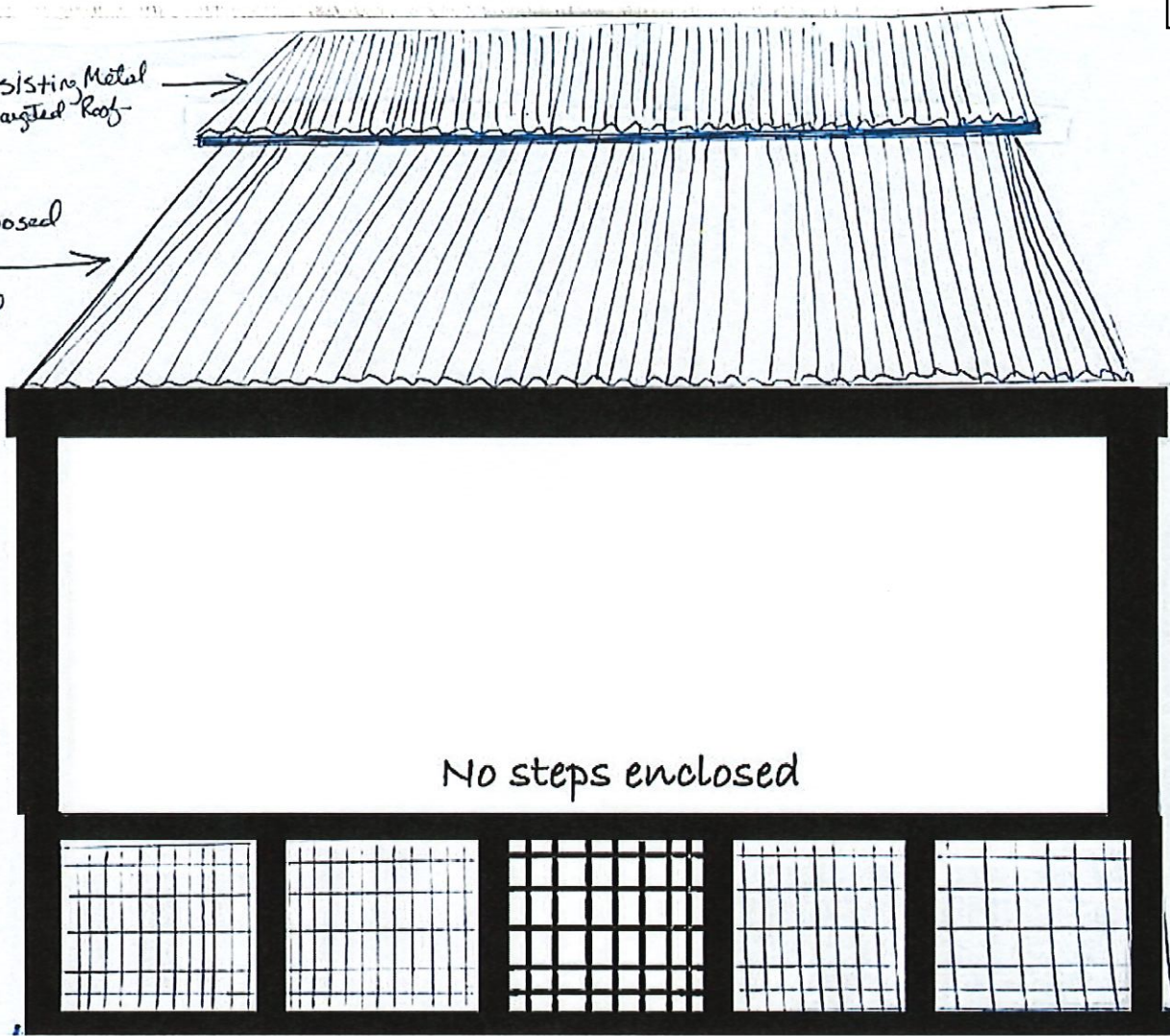
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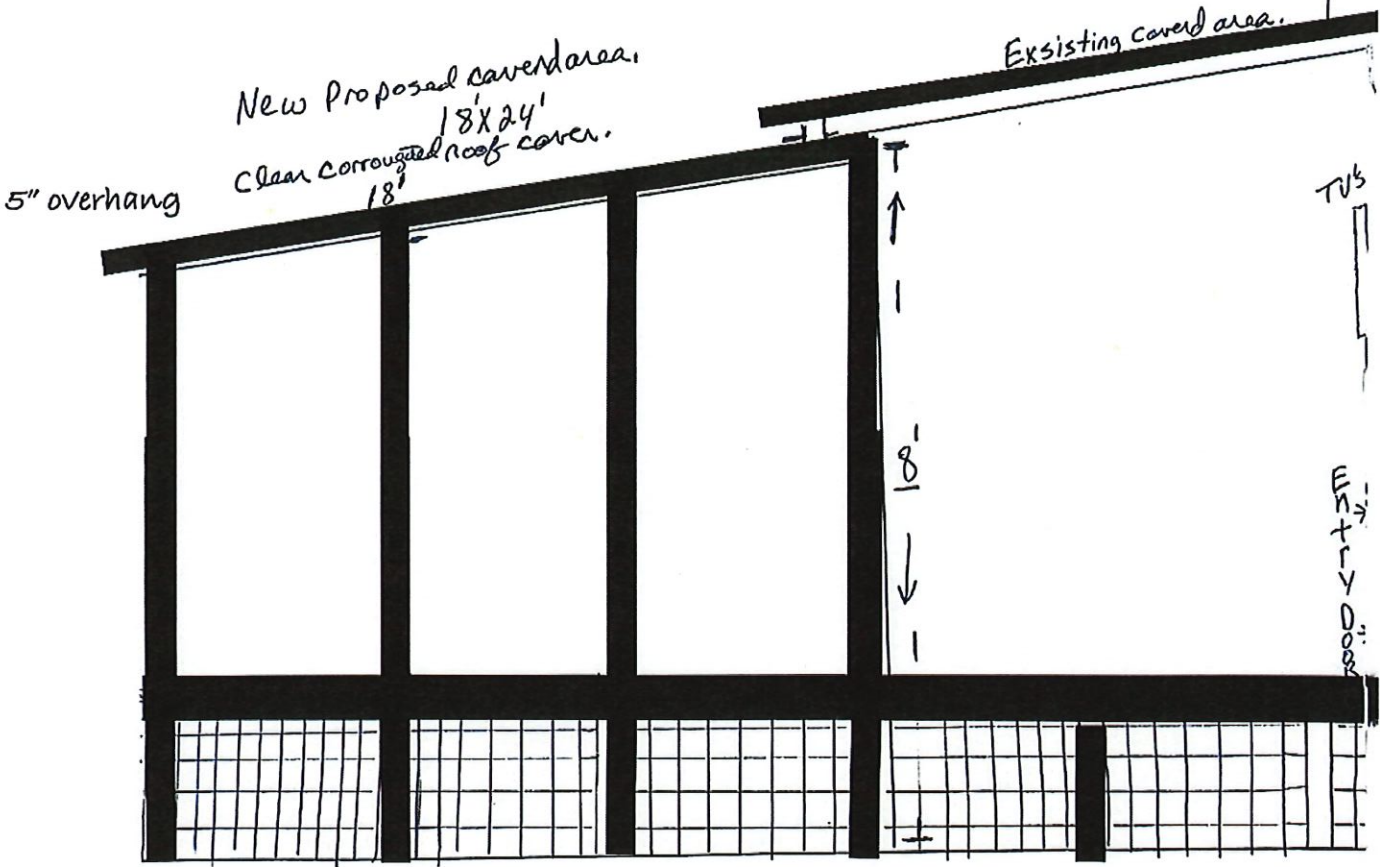
Existing Metal
Corrugated Roof



New Proposed
Clear
Corrugated
Roof.



No steps enclosed



Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit for a fast-food restaurant with drive-through service at 21049 Eva Street.

Discussion

The proposed use in the development of the property is a fast-food restaurant with drive-through service.

21049 Eva Street is located in the B-Commercial Zoning District.

The B-Commercial zoning district is designated for a wide range of business uses within enclosed areas as well as the other uses provided for in the zoning code (Sec. 98-178).

Section 98-88. Table of permitted uses. A restaurant is permitted in the commercial zoning district. However, the ordinance (Section 98-1) doesn't define a restaurant or distinguish between different types of restaurants, such as fast food, sit-down, fine dining, to-go, or those with drive-through service. This lack of specific definitions creates ambiguity in the application of the ordinance. Therefore, without specific definitions, a determination has been made that if any use is not expressly permitted according to the use table or in the district use regulations, a special use permit is required. (Section 98-27)

Furthermore, in accordance with Section 98-27 of the City of Montgomery Code of Ordinances, the application request for special use permit must go through a public hearing conducted by the City Council prior to its adoption. A notice of the hearing must be published, with the hearing scheduled no earlier than 15 days from the date of publication.

The first call for a public hearing was tabled by the City Council at the March 25, 2025, City Council Meeting pending additional information and to be revisited on April 22, 2025.

In addition, in accordance with Section 98-27 of the City of Montgomery Code of Ordinances, the application request for special use permit ... the request 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.

On April 1, 2025, the Planning and Zoning Commission (P&Z) tabled their decision to make a recommendation to the City Council. The decision will be revisited at the P&Z meeting scheduled for June 3, 2025, pending receipt of additional information, including the site's traffic impact analysis, TXDOT comments, and potential easement agreements for P&Z review.

On April 22, 2025, the City Council approved the second call for a public hearing schedule for June 24, 2025 at 6:00 p.m. in the City Council Chambers of the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, TX 77316.

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Staff report and findings for the Planning and Zoning Commission:

Effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood:

According to the 2020 Comprehensive Plan, Chapter 3 Land Use Planning, Development Recommendations indicates promoting infill. Infill development encourages a more efficient investment in infrastructure because it encourages growth where there is existing infrastructure. This finding is met.

According to the 2020 Comprehensive Plan, Chapter 3 Land Use Planning, the Downtown Site Plan design based on community input to promote connectivity, safety, and increasing available parking in the historic downtown. The site plan was to stimulate commercial and residential growth by creating an inviting, walkable experience that allows residents and visitors to shop, relax, work, and play in a central area. Focusing on pedestrian accessibility, mixed land use, and enhancing physical appearance are crucial elements that will support this goal.

With proper site design layout, this finding can be met.

According to the 2020 Comprehensive Plan, Chapter 5 Transportation, the Future Thoroughfare Plan mentioned creating standards for sidewalk and bulb-outs. This specifically mentioned Liberty Street (FM 149) and Eva Street (SH105) as the ideal spot to introduce bulb-outs that would produce benefits for pedestrian safety, reducing turn speeds, additional space for landscaping, etc.

This finding is subject to a partnership with TXDOT.

In summary, although supporting documents such as the site's traffic impact analysis, TXDOT comments, and potential easement agreements have not yet been submitted for review, the proposed fast-food restaurant with drive-through service aligns with several key elements of the 2020 Comprehensive Plan; Infill Development, Downtown Site Plan, and the Future Thoroughfare Plan. The proposed use is consistent with the comprehensive plan's goals and can positively contribute to the character and development of the neighborhood, provided that the necessary design and partnership considerations are addressed.

Recommendation

Based on the findings, staff recommends that the Planning and Zoning Commission support the approval of a special use permit for a fast-food restaurant with drive-through service by the City Council, subject to the following conditions::

1. All development requirements of the City Ordinance must be strictly adhered to.
2. The development must comply with the recommendations and requirements outlined in the feasibility study.
3. The approval is contingent upon the results of the traffic impact analysis, ensuring that any necessary modifications or improvements are implemented to address pedestrian and traffic safety and circulation concerns.

By meeting these conditions, the proposed development will align with the comprehensive plan and contribute positively to the character and development of the neighborhood.

Montgomery Planning and Zoning Commission
AGENDA REPORT

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Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/28/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/28/2025

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding the installation of five new business signs (four wall and one hanging post sign) located at 21012 Eva Street in the Historic Preservation District.

Discussion

21012 Eva Street is located in the B-Commercial Zoning District and the Historical Preservation District.

This structure was previously occupied by a real estate office (Remax).

The new occupant proposes to install four new wall signs and one hanging post sign:

- South wall, East wall – 120”W x 37.5”H
- Second East wall - 120”W x 37.5”H (no previous sign on this wall)
- North wall – 72”W x 22.5”H (no previous sign on this wall)
- Hanging post sign – (post is existing) 56”W x 33.5”H

There is no proposal to illuminate the signs.

Note: For safety reasons, it’s recommended that the hanging sign be securely fastened to prevent excessive movement and minimize the risk of detachment from the post. Proper anchoring will help ensure stability and reduce potential hazards.

Recommendation

Staff recommends approval of the new signs at 21012 Eva Street.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/28/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/28/2025





WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, Texas 77356
936-597-6434

permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN
180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New	Pre-Existing <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>

Permit: MTG-25-

Date: 05/22/2025

JOB ADDRESS: 21012 Eva Street		BUSINESS NAME: HYCRAFT HOMES	
BUSINESS OWNER: Jordan McDonald	MAILING ADDRESS: 20350 FM 2854	TELEPHONE: 936-380-4198	
APPLICANT: Jordan MccDonald	MAILING ADDRESS: 20350 FM 2854	TELEPHONE: 936-380-4198	
CONTRACTOR LICENSE (if electrical):			
IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?
			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SIGN PLACEMENT: Signs on walls facing streets (see attached)		VALUATION: \$2350.00	
SIGN DESIGN & COLOR SCHEME: Black and White			
SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>		SIGN HEIGHT	37.5"
BUILDING WALL SIGN <input checked="" type="checkbox"/>		SIGN WIDTH	120"
BANNER <input type="checkbox"/>		TOTAL SQ FT	31.25
OTHER <input type="checkbox"/>		SET BACK	38' on bldg.
		LOT LINEAR FOOTAGE	428'
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.			
NAME: Jordan McDonald		SIGNATURE:	
OFFICE USE ONLY			
APPROVED		TOTAL FEE: * all fees paid by credit card are subject to a 5% merchant fee.	\$ 150.00
DATE			
COMMENTS:			

HYCRAFT HOMES

21012 Eva St

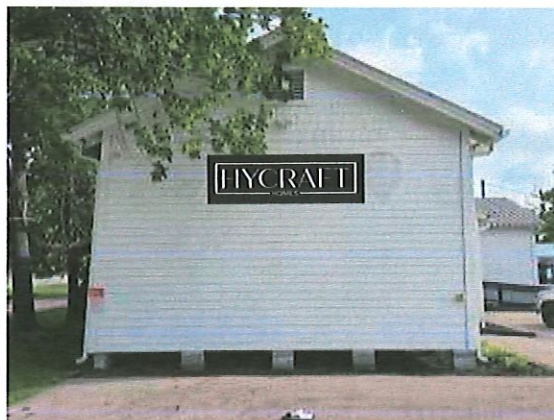
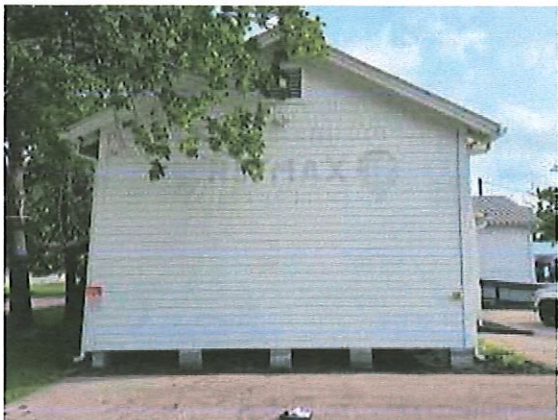
Contact: Milissa Somervill
Phone Number: (936) 534-9104

103228 - Exterior Signage

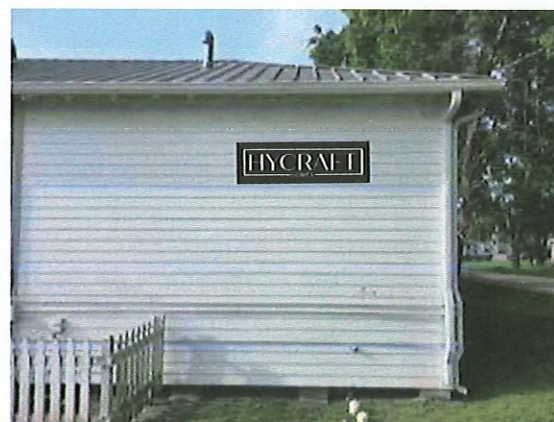
EXISTING

PROPOSED

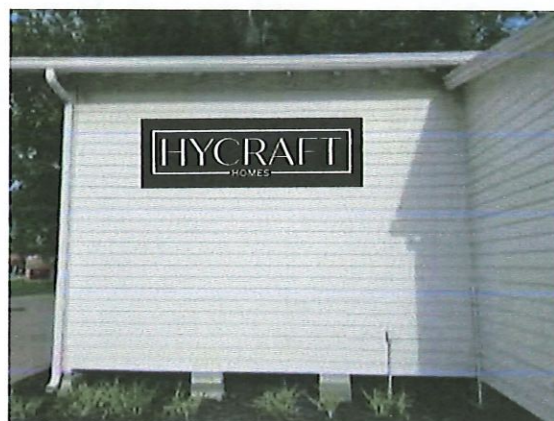
SOUTH (105 FACING) - 120"W x 37.5"H



NORTH (BACK OF BUILDING) - 72"W x 22.5"H



EAST - 120"W x 37.5"H

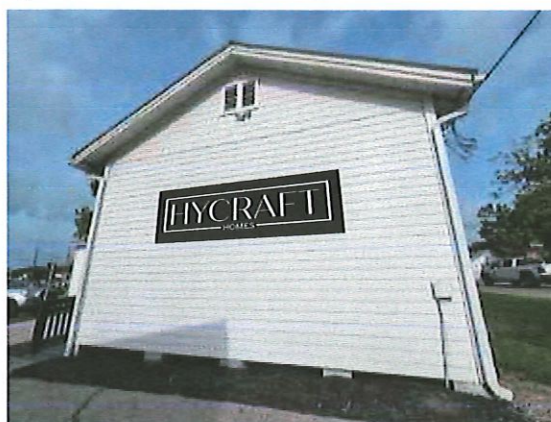
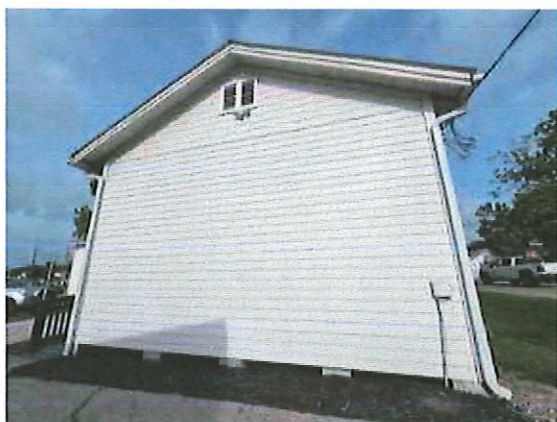


103228 - Exterior Signage

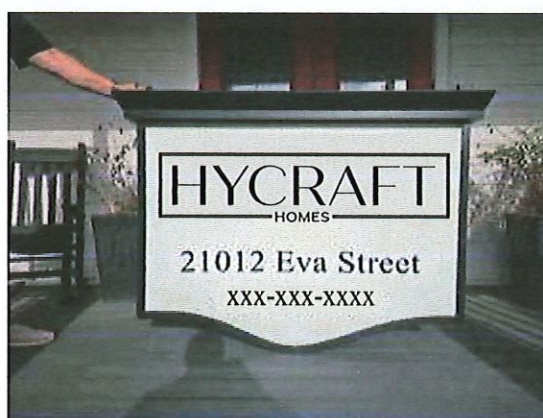
EXISTING

PROPOSED

EAST 2 (DRIVE THRU FACING) - 120"W x 37.5"H



HANGING SIGN - DS - 56"W x 33.5"H



Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a proposal to make improvements to a property located at 826 College Street, in the Historic Preservation District.

Discussion

826 College Street is located in the Residential Zoning District and the Historic Preservation District.

The property owner/applicant is proposing to make improvements to the existing single-family dwelling and property that will alter the appearance of the exterior elements visible from the public right-of-way. Specifically:

- Flatwork – front walkway, garden beds, driveway, dry river bed
- Front porch and lighting
- Side deck and back screened in porch
- Picket fence within a fully fenced property (wooden gates and brick columns)
- Two single pergolas
- Gutters with rain barrels
- Chimney work proposed in Phase 2

Note: Formal building permit plans have not yet been submitted for review by the City Building Official.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Recommendation

Staff recommends approval of the proposed improvements, subject to the following conditions:

1. Appropriate building and trade permits must be approved and issued prior to the commencement of any work.
2. The project must adhere to the Planning and Zoning Commission's approved design elements as submitted on June 3, 2025.
3. Any modifications to the approved plans that alter the appearance of exterior elements visible from the public right-of-way must be submitted to the Planning and Zoning Commission for review.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/29/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/29/2025

Proposal for 826 College Street, Montgomery, TX 77356

Home Owner Name/Applicant: Tiffany MacPherson

Property Address: 826 College Street, Montgomery

Current Address: 2 Forge Hill Place, The Woodlands, TX 77381

Contact Information: 713-594-9639, welcometopropertiesbytiffany@gmail.com (I am a local real estate agent so my email reflects that).

Objection: To give a clear understanding of intent for proposed work at subject property. Intent is to aesthetically improve property while maintaining and protecting historical value. When considering design and materials, historical integrity of both main home and entire property were considered. Extensive research has been done by the previous owner, Ms. Kay Piland (will be referred to as Miss Kay within this proposal), who still currently lives in property for a short time but has been instrumental in the design of landscaping and preservation of historical features on home. Our hope is to add enjoyable, attractive value to not only this property but also to the neighborhood and community.

Property Introduction & Background: Miss Kay, the previous owner, has spent years collecting historical documents through both the city of Montgomery and County records. She has been in contact with Larry Foerster to verify and learn more about the history of this home. She has begun the process for Historical Preservation. She is planning to pass the torch to me as well for this important process. She lovingly restored this home to the best of her abilities since she purchased this property in 2003. When she bought the home, it was yellow on the exterior which was not the original color, not well cared for, and needed both interior and exterior renovations. At the time of Miss Kay's purchase, the property had a side deck that wrapped around the back as well as a chimney off the back of the kitchen. The chimney was believed to have been added sometime in the late 1800's or early 1900's. Knowledge of both was considered of the design of this project and will be further explained below.

This home is a very special part of this community. Although it was in disrepair prior to Miss Kay's ownership, she saw the gem it was and saved it. My goal as the new homeowner is to continue the vision that saved it and bring additional life to this very special home, maintain both historical preservation, integrity of the structure and property, and complete the outside elements which are areas which were not yet enhanced. To me, I feel as though the

garden and landscape design is perfectly framing this unique home. It is an absolute honor to be a part of this home's history and that is the center of every decision we have made.

The property currently has a main house, a chicken coop that was moved from another property that would otherwise have been torn down (believed to have been from the mid 1940/50's), and a barn/shed that is believed to be from the 1980's. The property also features a Jug Cistern, commonly referred to as the well but not an actual well.

Preservation of the well was heavily considered during the planning of this project. Cistern will be referred to as "well" for purposed of this proposal.

Proposed Work: The scope of work will include the following:

- Replacing the front walkway that was made of wood boards, that were in need of replacement due to safety concerns and to be in same placement of wood walkway. The materials considered were based on the history of the property, include the "well" with a red toned brick. Rather than all new flagstone, reclaimed flagstone was sourced to add an aged element. Small grasses are designed to fill in between flagstones. Each entry point will be cobblestones, and the borders of the walkway will be a red toned brick, again all to tie in with the historical elements of the property. Soft outdoor lighting around walkways, driveway and garden are for safety and security.
- Front garden beds on either side of the steps up to the front porch. Crusted Limestone will be placed closest to the house to allow for proper drainage from roof as well as protecting structure from any plants contacting the structure. This was advised to protect the older wood on this historical home. Both limestone beds and flowerbeds will be lined with reclaimed brick that was found on property. Placement of plantings will be staggered to maintain view of beautiful stone work currently on piers that are located at front of home and around front porch. Dead shrub and overgrown yaupon both in front of the house will be removed and replaced and properly aligned in front of home but central to front fence with fig trees. Established fig trees will be transplanted from next door as they have outgrown their current spots. Fig trees are representative of security, peace, and faithfulness, which adds a welcoming element to the front of the house.
- Front porch is currently in good shape but a few elements will be added. Porch walls and ceiling will be hand scrubbed & cleaned, ceiling of porch will be painted to both add historical element and retract bugs. Color will be Sherwin Williams 7653 Silver Pointe. This is not visible from the street.

Current light on porch ceiling is a flood light. Decorative lighting with historical element will replace the flood light. The two original separate front doors and black screen doors will remain. Property currently has no mailbox. Antique mailbox, found at the Montgomery Antique festival this May will be attached to the porch railing on right side.

- Driveway currently made of crushed limestone will be extended as it does not fit even 2 cars properly, partially due to erosion. Driveway currently has railroad ties as a boarder, however they are in need of replacement. Reclaimed railroad ties will be used. In order not to intrude on yard, well area, and garden plan, driveway extension of crushed limestone will veer to the left in an L-shape to provide for additional parking spaces. 2-3 cars will then be able to be parked without using street parking.
- Side deck- Previously there was a side deck on the property that had to be removed due to poor condition. It was replaced with only steps at the side kitchen door. Side steps were leaning towards the house after time. To prevent water intrusion as well as condition of steps, steps needed to be removed. Idea of the previous side deck will be expanded upon to add outside areas to sit or enjoy a meal outside. This side of the home also has a beautiful sunset view which was taken into consideration. Deck drawing included and features the main area right outside the kitchen door with one step down from kitchen door, main area will be 16x30 with planter boxes that will line the edge to serve as more attractive guard rails. We will try to use Native in these to add more about our area. Our local A&A Nursery usually has a very good selection on native plants. The deck will then continue with 4 steps each 12 inches deep for ease of walking, side rails on steps that will tie into cedar planter boxes, and then eventually arriving at the lower level of the deck. The lower level will have 2 wrap around steps that will lead to garden. Width of deck was taken into consideration of both the “well” on right side and egress needs on other side. The deck will not be attached directly to the historic structure but be firmly supported by posts. The sides of the main level will feature cedar planter boxes rather than railing to add both a safety feature but also as the cedar ages it will match the current chicken cook on the property. The deck will be made of treated wood and not cedar as that is cost prohibited however, it will have a stain that will attempt to mimic the look of aged cedar. Again, consideration of not adding elements that look brand new were taken into consideration where possible.
- A beautiful garden will encompass the area beyond the deck. A small picket fence will be added from the place where the front porch meets the house,

extending left to 3 feet past the left side of the chicken coop line. The fence will continue at a 90 degree turn towards the chicken coop, ending with a right turn to the chicken coop. By bringing the small picket fence out a few feet from the chicken coop, it allows for a better aesthetic view of the chicken coop from the garden. 2 small gated will be included in the garden fence design. One at the front near the driveway and one to the left to lead to the rest of the yard. Garden will be open in back to rest of property. Within the garden, located between 2 existing pecan trees will be a lighter brick area which will hold a custom 16 ft farm table that is being built by a close friend. Table feature reclaimed barnwood which is included in photos. Garden floor will be washed limestone which is smaller and finer than crushed limestone in other areas. It is also easier to walk on. Picture included. Cedar planter boxes will be placed throughout the garden with proper walkways between. Planters will be approximately 4x8 and 2 feet tall. The planter boxes will be used for growing vegetables and flowers for enjoyment and cooking. Antique garden furniture was found at the Montgomery Antique festival to allow for sitting areas and drawing you in through the garden to enjoy. To the left of the deck on the garden ground floor closest to the house/screened in porch will be an antique large farm style sink to be used for washing vegetables and prepping food. The home has been update by previous owner, Miss Kay, with pex water pipers allowing for ease of adding plumbing. Sink has not been purchased yet as we are looking for something that will add to the overall design and history of the property. The front right side of the home, inside the garden area will have cedar planter boxes to match the ones planned for main level of deck. They will be placed slightly away from this house. This serves a few purposes; it blocks the unattractive blocks that the foundation sits on (the ones on the porch are made of beautiful stone) as well as the underneath view of home since this side is much more exposed due to elevation drop, it still provides access to underneath house if needed, and keeps foliage away from coming in contact with the home.

- Fencing- Fencing goal is to enclose the property, maintain the look of fencing in the neighborhood, and still make attractive areas of the property visible to the street for more appeal. Property next door is also owned by, myself, Tiffany MacPherson and desire is to fence in both properties together. Property has existing rear fence that is already contiguous with other property which is a 4 rail ranch/farm style fence. The left side of the property will be continued with this entire side. Front of property has existing shorter 2 rail farm/ranch style fence. We will add decorative wood caps to top of post

as they extend above the rails unlike the rear fence. Additional rail will be added to bottom to prevent neighborhood dogs from entering property. I have a smaller elderly female dog which they often come over running to see. We also have small children in our family and friends. Front fence will continue in same style across front of sister property that is also owned. Separate description for other property fence will be provided. Sliding, manual, wooden gate that will match front fence will be added to driveway area to fully enclose yard when needed. Open walkway at walkway to front of home will have gate added. Brick columns same height as existing fence will be added to hold gate. Brick will be in an antique style to try to match well. Gate is an antique black wrought iron fence that was also found at the recent Montgomery Antique festival. Gate was a perfect fit for this spot and the black matches the black screen front doors.

- Dry River Bed- It has been recommended to us that we create a dry riverbed made of either river rock or limestone along the back right side of the home around the back of the property. The property is not only on a hill, 1 ft off the ground on the right side of the home and over 3 feet on the left side of the home but there is a bit of run off from my property next door and there a huge amount of water that comes of the roof of this house on the side, particularly where the house curves left at the corner near the one interior bathroom. This water both runs off underneath the house and also does not allow this area to dry properly and stays wet. If we add the dry river bed this will help prevent erosion under the home and maintain the block and beam foundation longer over time. We are open to the committee's advise here and had planned to ask for more information from the city before finalizing this area.
- Gutters- we would like to install gutters along both sides and the front of the home where the water falls the most. They would be painted white to match the house. We feel this will also the roof that is a light silver metal. We would also like to use aesthetically pleasing rain barrels to catch the water to reuse in the garden areas,
- Sprinkler/drip system-We originally planned to only have a drip system for the garden areas with the additional use of the water collected from the roof runoff in the water barrels, however with the addition of the fig trees and the small grasses in the front walkway to the plan, we will need to have a sprinkler system with one zone for the front area. The rest of the garden areas will be on a drip system with a timer off of the hose. The rest of the grass areas seem to do ok with any type of sprinkler system.

- **Back Screened in Porch-** The back screened in porch is not original to the home or historic. It is in need of repair and also re-sloping of the roof. What we would like to do is make needed repairs, extend the 10 foot porch by an additional 10 feet, insulate it, enclose it with casement windows to go with the historic nature of the home so they can still be opened on a nice day, and add 2 doors for egress, one on the right and left of this room. We will add heat and AC to this area to use when the windows cannot be opened. This is exactly what was done at our property next door and made it much more usable for our climate. Because of the existing roof line, we would like to do a vaulted ceiling with reclaimed wood on the inside ceiling and floors. The main feature of this room and what inspired us to want to do this, is to add back the historical element of the chimney/fireplace that was previously attached to the home. It would be on the far side of the room so the chimney will be on the exterior and in the back of the home. We would use brick with an antique style to again tie in with the well and what it may have looked like so long ago. This was to be part of our Phase 2 of this property but we decided to include it as an overview of the entire scope of work we hope to do. We would hope we could start this project after the landscaping is complete. Due to both planning and financial reasons, we would need a bit more time on this part so if you need any additional information we can provide it as soon as possible.
- A final special element will be the addition of 2 single pergolas to the left of the property, closest to the fence, on either side of the large oak tree. These will hold antique style porch swings to help draw us out into the yard and enjoy the view of the very special home. Flowering shrubs and roses will be used in this area. Antique roses will be placed throughout the property including climbing roses along the front fence line inspired by both other beautiful homes on our street.

Additional Needs to Property:

- **Gas to property-** There is currently not a gas meter or gas run to the property. We have contacted CenterPoint to get on the wait list to get a quote for the gas line and meter. The previous owner, Miss Kay, had plans to remodel the kitchen to be more functional. She purchased a gas range which is in the kitchen but gas will need to be added before it can be installed.

- Ac- we will be replacing the entire existing ac system for the house as it does not work properly.
- Kitchen-kitchen will also be repaired/remodeled.

Photos of Subject Property: See Attached

Adject Properties: See Attached

Historical Photos: not available at this time, former owner is trying to see if they have any

Drawings of Proposed Changes: see attached

Description of Materials & Colors to be used:

Materials will consist of reclaimed products or extra products found on property when available. New products when needed will attempt to match old or reclaimed products as best as possible. Native products will also be used like limestone. This will include the bricks, flagstone, limestone, cedar among some items.

White limestone for drive way, boarder near house for proper drainage, washed or smaller limestone for garden floor.

Reclaimed Railroad ties near driveway, back of garden, and some that are currently being used at trash can area behind chicken coop, not visible from road, but will be relayed to make more presentable.

Cedar wood for planter boxes used to match cedar on chicken coop.

Colors-

Fence SW 7005 Pure White to match house

Ceiling of Front Porch SW 7653 Silverpointe

Deck Stain Color- SW 3540 Mountain Ash

Survey: see attached

Inspiration Photos/Vision for Project: see attached

About Home Owner/Applicant:

Thank you for taking the opportunity to read and consider this proposal. I am a long time Montgomery County resident, a native Houstonian and Texan. I purchased the property next door to this subject property 3 years ago and in that time have completely fallen in love

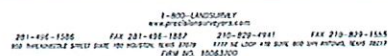
with this town and community. We have family that was married at the local historic church in downtown Montgomery and have always had some much admiration for this community. The original property I purchased next door is only 1200 sqft so living there fulltime was not an option. I had originally thought my mom would live there after my dad passed but she was not ready at the time to move. So we used the home as a get away, a place of healing and making memories with our family and friends. Our friends and even who we consider family has expanded to this town of Montgomery. Especially our close neighbors, and Miss Kay. We often joked we needed just a little more space. So when Miss Kay began taking a few years ago about finally retiring at 83, she wanted someone that she know would take care of this time. I having the home next door also wanted to know it would be taken care of. It was a blessing how it came together, truly for both of use. It was an opportunity that I could not pass and did what I could to find a way. The garden, where I am starting, even before the kitchen which I cant wait for, is for two reasons; the garden is where I spent so much time with both of my parents especially my late father, and secondly, it is the way a home feel more welcoming and enjoyable. That is exactly what I hope to do. We hope to continue to be a great addition of this community and honor it with the preservation and improvements of this home.

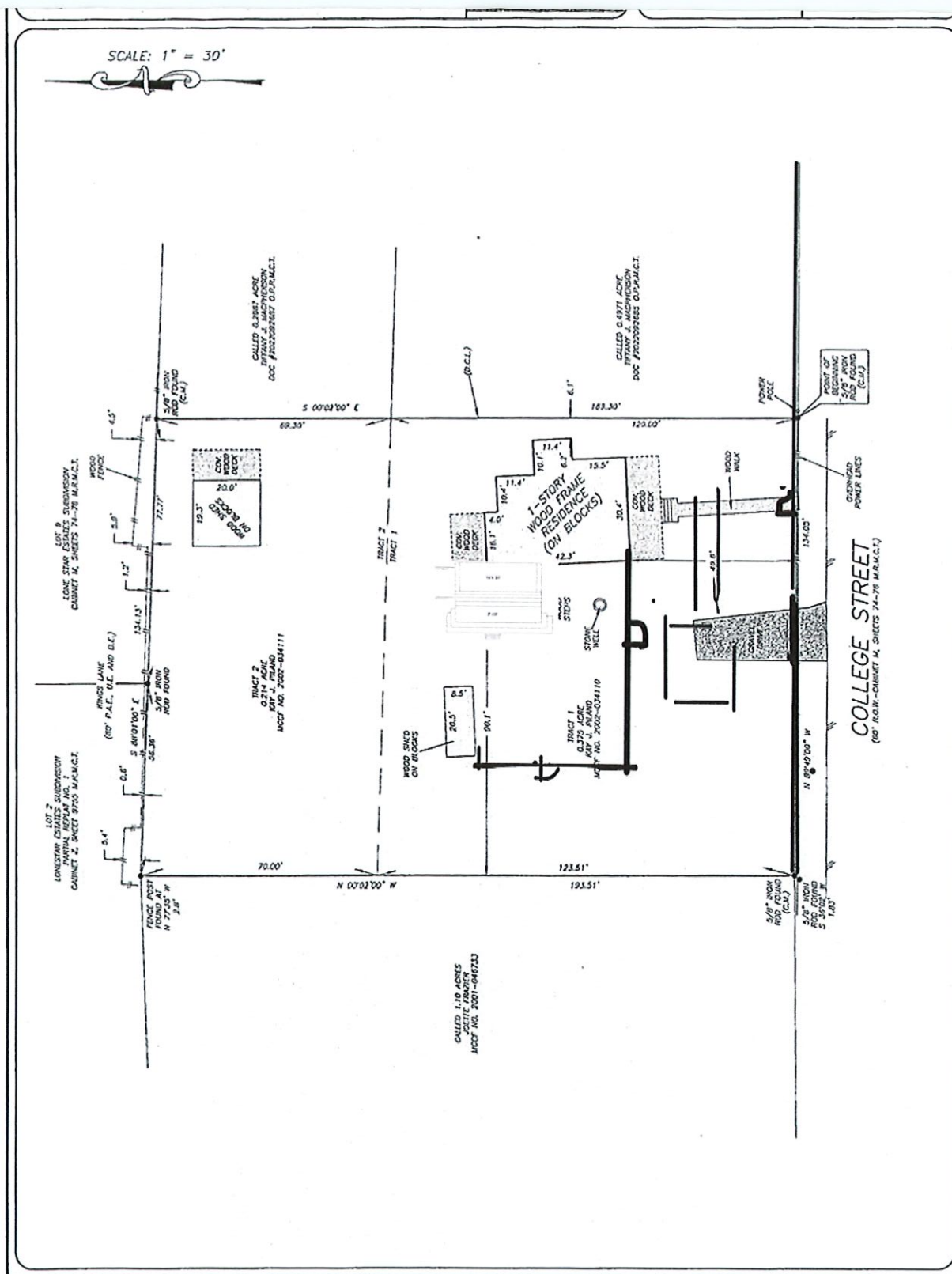
References:

- 1.) Kay Piland- Previous Owner of Subject Property- 936-828-6563
- 2.) Mark & Elizabeth Gess- Neighbors across at 819 College Street -936-697-1840
- 3.) Scott & Angela Love- Neighbors at 820 Caroline St. 936-203-2342

Additional Notes-

We appreciate your time and consideration of this project. As you can see we have put a great deal of thought into this project, have consulted with the previous owner Miss Kay for ideas, with other experts including our landscaping company and others who have helped us come up with a plan that will preserve the historical precedence of the home, and be attractive and enjoyable not just to our friends and family but also to our neighbors and community as well.

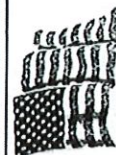




PRECISION
surveyors



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REBECCA CANNICCI
401.777.3100



Intergraded planter boxes
16' L x 18'W x 2' H

16'x 30'

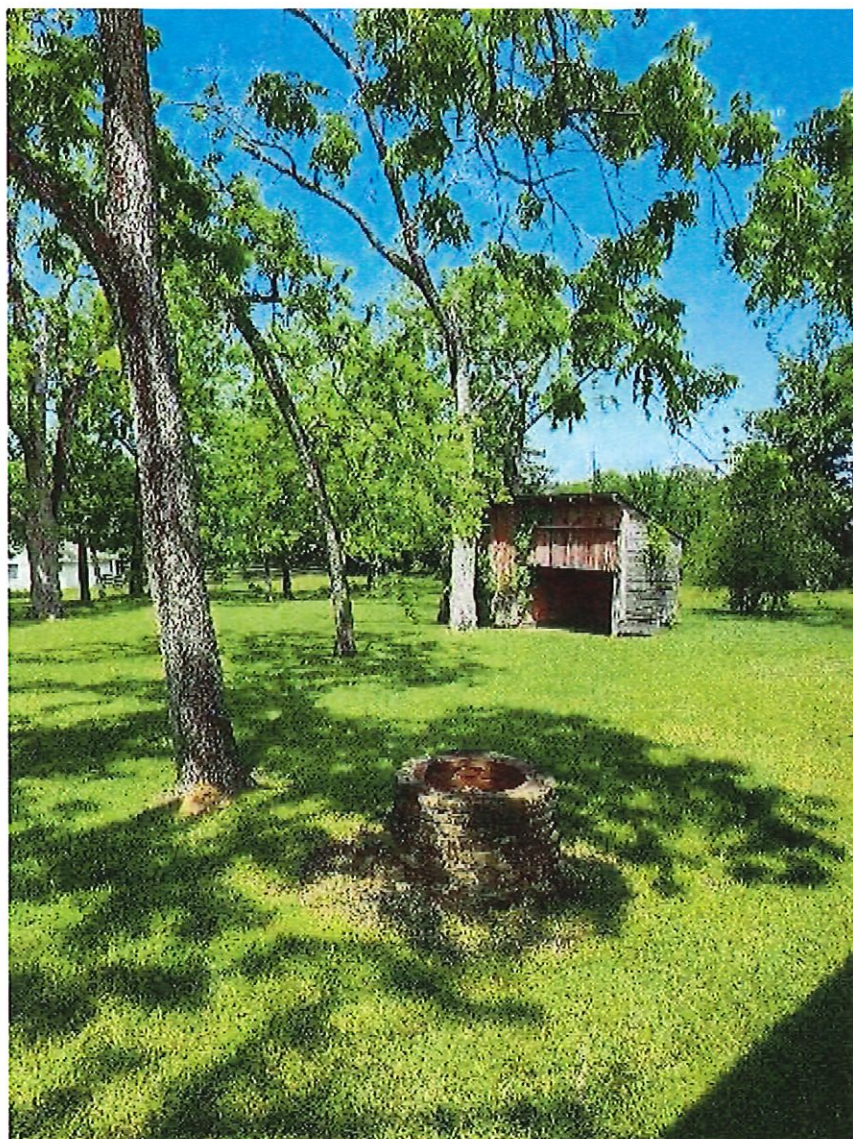
4 steps into secondary deck
30' L x 12' W x 7" H

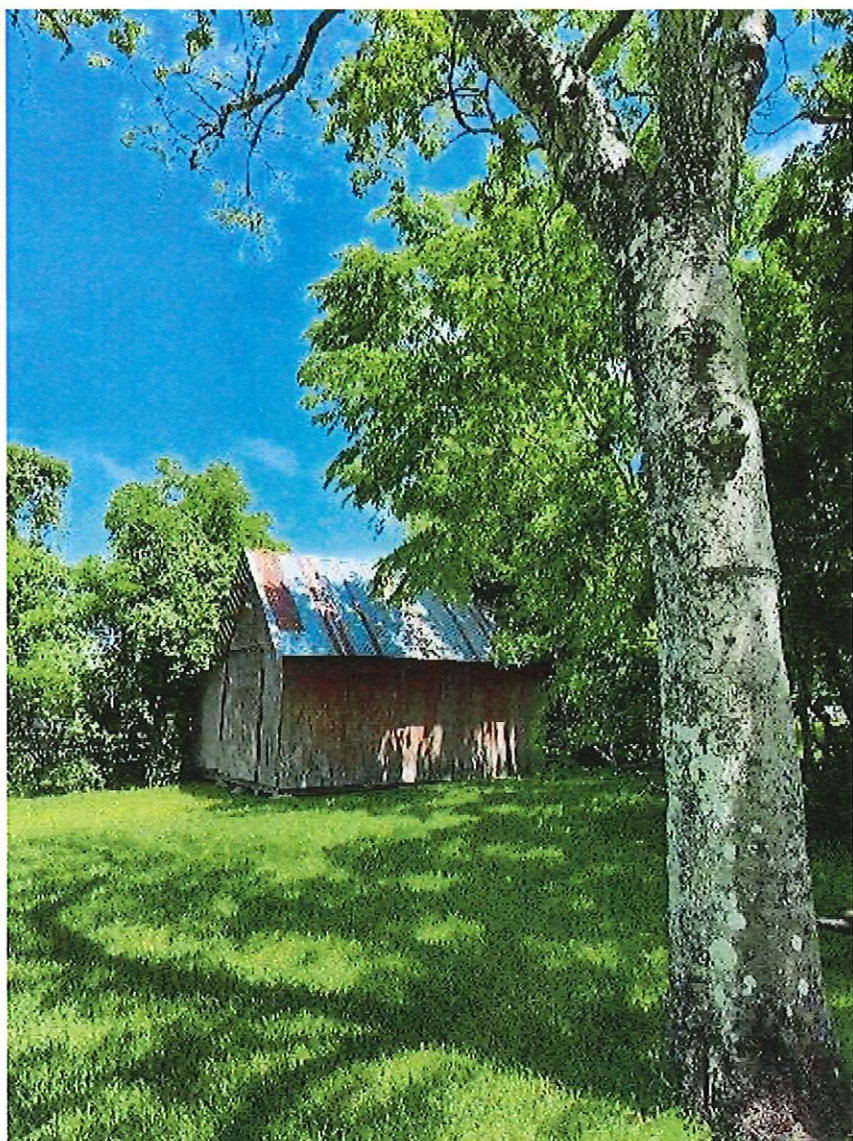
8'x30'

2 floating step into grade
1- 32' L x 12" W x 7" H
1- 34' L x 12" W x 7" H













Outlook

Adjacent property next door

From Properties By Tiffany, RE/MAX The Woodlands and Spring <welcometopropertiesbytiffany@gmail.com>

Date Thu 2025-05-22 17:05

To Corinne Tilley <ctilley@ci.montgomery.tx.us>

 10 attachments (21 MB)

IMG_3586.jpeg; IMG_3584.jpeg; IMG_3578.jpeg; IMG_3582.jpeg; IMG_3574.jpeg; IMG_3661.jpeg; IMG_3646.jpeg; IMG_3664.jpeg; IMG_3657.jpeg; IMG_3660.jpeg;

Hi,

Here are photos of the property next-door at 824 College St, which I also own. This also a testament to the type of landscaping and gardening that both my Contractor does and that I design and prefer. Hopefully that gives them an idea of the type of finishes and quality that I would like to complete for the exterior landscaping of the property at 826 College St.

Thank you!

Tiffany MacPherson
713-594-9639

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.























Outlook

Re: Continued Proposal for Improvements for 826 College Street.

From Properties By Tiffany, RE/MAX The Woodlands and Spring <welcometopropertiesbytiffany@gmail.com>

Date Thu 2025-05-22 16:57

To Corinne Tilley <ctilley@ci.montgomery.tx.us>

 6 attachments (4 MB)

IMG_9126.png; IMG_7706.png; IMG_8884.png; IMG_9010.png; IMG_9108.png; IMG_7434.png;

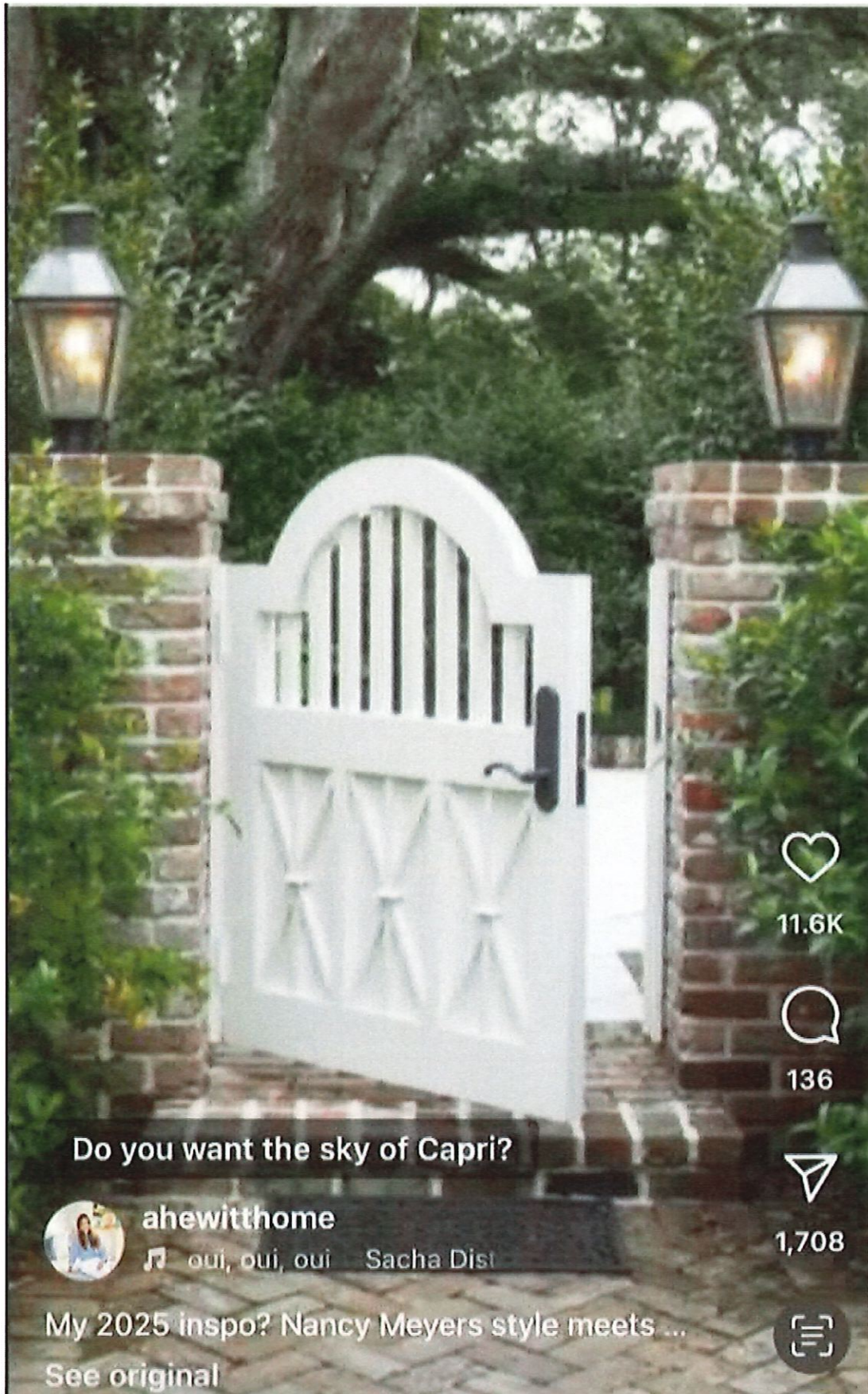
Apologies I sent the email for the inspiration pictures a little too quickly.

Tiffany MacPherson

On Thu, May 22, 2025 at 4:55 PM Properties By Tiffany, RE/MAX The Woodlands and Spring
<welcometopropertiesbytiffany@gmail.com> wrote:

Tiffany MacPherson

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.



Do you want the sky of Capri?



ahewitthome

🎵 oui, oui, oui Sacha Dist



11.6K



136

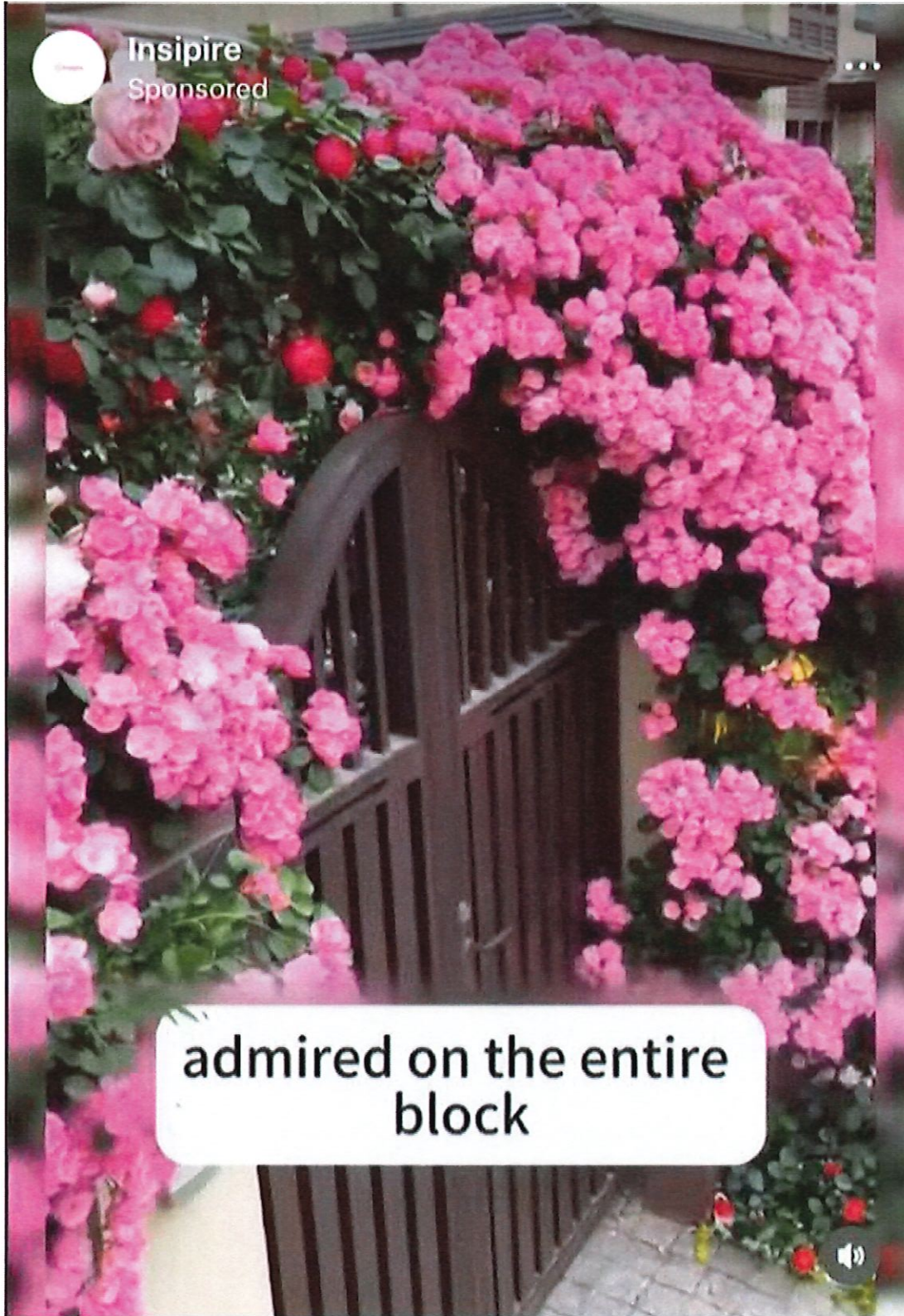


1,708



My 2025 inspo? Nancy Meyers style meets ...

[See original](#)











Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 06/11/2025	Budgeted Amount:
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the variance request related to the required utility easement and vegetative setback for the HEB development (Dev. No. 2402).

Recommendation

WGA and Staff recommend P&Z make a formal recommendation to Council on the variances related Section 78-92(a) and Section 78-162(a)

Discussion

The Engineer's Memo and the Variance Application are attached.

The Developer is requesting a variance to the City's code of ordinances Chapter 78 Ordinances related to the following:

- Section 78-92(a): Required 16' minimum utility easement: The Developer is requesting to remove the utility easement entirely along SH-105 and place all proposed public utilities within TxDOT right-of-way.
- Section 78-162 (a) Minimum Landscape Setback: Requesting a 20' setback in lieu of the 25' requirement to be maintained on all commercial properties abutting single-family properties.
- Section 78-185 Article VIII: Per the enclosed letter, the Developer is requesting to limit tree planting to 150' from the front door on all commercial pads.. This request is not an explicit variance of any City Code.

Approved By

City Staff	Ruby Beaven	Date:
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May 30, 2025

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
HEB Grocery LP(Dev. No. 2402)
City of Montgomery

Dear Commissioners:

HEB (the “Developer”) plans to proceed with the development of the approximately 17-acre commercial development located at the southeast corner of SH105 and FM 2854. The development consists 2 commercial pads, one being a proposed gas station/carwash and the HEB Grocery store. The Developer is requesting the following variances from the City’s Code of Ordinances:

- Section 78-92(a): Required 16’ minimum utility easement: The Developer is requesting to remove the utility easement entirely along SH-105 and place all proposed public utilities within TxDOT right-of-way. The variance is being requested by the Developer stating that there is sufficient space for the proposed utility extensions to be placed in TxDOT right of way, and if the proposed public utilities were placed in a utility easement they would be in conflict with the proposed private retaining walls located in that same area. It should be noted that if TxDOT were to ever expand SH-105 to the extent of where public utilities are located, all utilities not within an existing easement would be required to be relocated at the expense of the utility owner (The City).
- Section 78-162 (a) Minimum Landscape Setback: Requesting a 20’ setback in lieu of the 25’ requirement to be maintained on all commercial properties abutting single-family properties. The variance is being requested due to the proposed retaining walls located at the back of the property. It is important to note that the residential property abutting the development are not located within the City limits.
- Section 78-185 Article VIII: Per the enclosed letter, the Developer is requesting to limit tree planting to 150’ from the front door on all commercial pads. This request is not an explicit variance of any City Code. Section 78-166(d)(9) requires that “in the case of new parking lots, or additions to existing parking that expand the footprint of the parking lot by more than 30 percent, 60 square feet of tree canopy must be preserved or planted for each additional parking space. Parking lot trees must be located in the interior of the parking lot or in an area immediately adjacent to the parking lot. For parking lots of 250 spaces or more, at least 50 percent of the tree canopy must be located within the interior of the parking lot. Only trees of the preferred species listed in Table 2 of section 78-168 may be used to satisfy the planting requirements of this section; and all such trees must be at least two and a half-inch caliper and a minimum of ten feet in height. Additionally, no parking space shall be further than 125 feet away from the trunk of a tree.” Since this is not a direct variance to any City Code there is no action required for the variance related to Section 78-185 Article VIII at this time.

Variance Request – HEB
City of Montgomery
Page 2 of 2
May 30, 2025

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the Developer has not received plan approval for the site and the final layout of their site is contingent on the variances being requested at this time.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed plat and site plans, which will require the full review and approval of the City.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.05.30 MEMO to P&Z
HEB Variance Request.docx

Enclosures: Variance Request

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement
Officer

Mr. Anthony Solomon – City of Montgomery, Interim City Administrator and Police Chief

Ms. Ruby Beaven – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

May 21, 2025
WPS: 0040418.04

Development Services
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Re: Variance Request
HEB Montgomery
Montgomery, TX

To Whom It May Concern:

Please accept this letter as an official request for variance on the following items:

- Landscape setback along the southern property line shall be a minimum of 20 feet. A retaining wall and utilities may be installed within the proposed setback. This is in reference to city code section 78-162.
 - o The proposed alternate is to install a 20-foot landscape setback. Within the setback, a retaining wall and visual barrier will be provided. Visual barrier will be provided via landscape screening where possible, where landscape screening is not possible, a 6-foot fence will be installed for screening.
 - o The reason behind this request is due to the site conditions, i.e., the depth of the property and the significant grade difference from the front to the back of the site. The significant grade differences require the installation of retaining walls on the north, south and most of the west sides of the property. This limits the usable remaining space to properly develop the HEB Grocery Store, Fuel Station, and Car Wash to serve the needs of the community. Reducing the southern landscape setback by five feet creates the extra space needed for the development.
- No utility easement will be required along the northern property line along Highway 105 Right-of-Way. This is in reference to city code section 78-92.
 - o The existing utilities are within the TxDOT ROW. The Highway 105 ROW exceeds 100 feet in width, and there is sufficient space within the ROW for both water and sanitary sewer extensions to be installed.
 - o The reason behind this request is due to the site conditions, i.e., the depth of the property and the significant grade difference from the front to the back of the site. The significant grade differences require the installation of retaining walls on the north, south and most of the west sides of the property. This limits the usable remaining space to properly develop the HEB Grocery Store, Fuel Station, and Car Wash to serve the needs of the community.
- No trees will be installed within 150 feet of the front doors of the grocery store. This is in reference to city code section 78-185.

- The required number of trees by code will be installed within the limits of the development, except within 150 feet of the front doors.
- This is a public sanitation and safety concern. As this is a grocery store that regularly prepares and stocks fresh foods, having trees within 150 feet of the front doors introduces the opportunity for birds to fly into the store and contaminate food and products.

Sincerely,



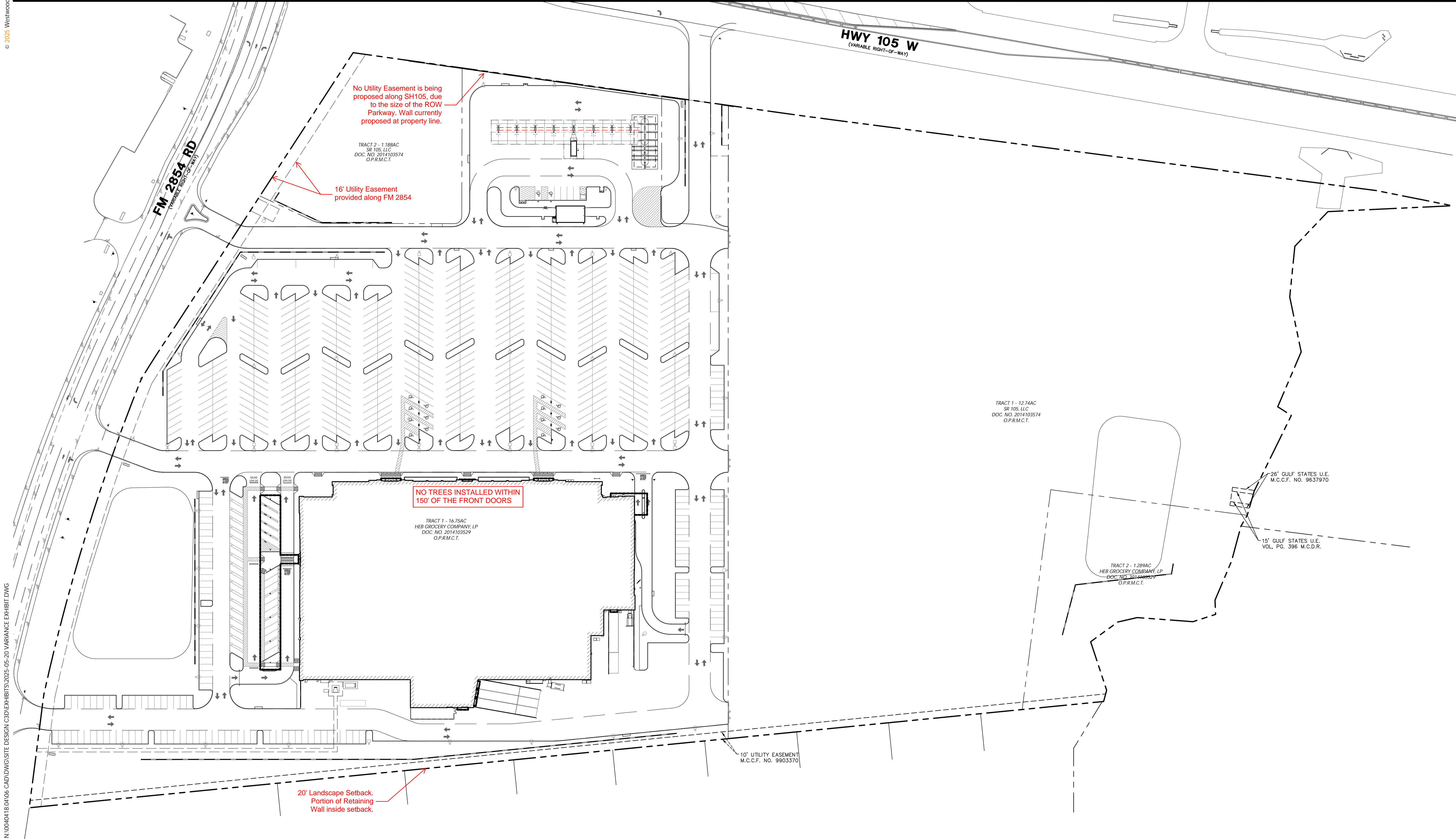
Hector Leon, P.E.

972-265-4862

hector.leon@westwoodps.com

HEB MONTGOMERY VARIANCE EXHIBIT

CITY OF MONTGOMERY, TEXAS



N:\0040418\04106 CAD\DWG\SITE DESIGN C3D\EXHIBITS\2025-05-20 VARIANCE EXHIBIT.DWG

Westwood

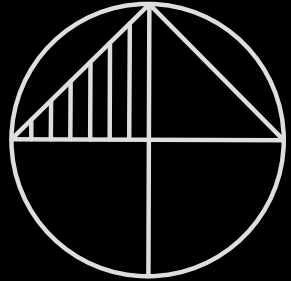
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
Firm No. F-11756 westwoodps.com

Westwood Professional Services, Inc.

VARIANCE EXHIBIT

60' _____
120' _____
180' _____

MAY 16, 2025
#0040418.04



Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 06/11/2025	Budgeted Amount:
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the acceptance of the Bi-Annual Water and Wastewater Impact Fees.

Recommendation

WGA and Staff recommends that the Capital Impact Advisory Commission take action on the impact fee update as presented or table for future action.

Discussion

Engineer's summary memo attached.

The Planning and Zoning Commission is acting as the Capital Impact Advisory Commission.

As a reminder, the last impact fee and land use assumptions update was completed in September 2024.

Approved By

City Staff	Ruby Beaven	Date: 06/04/2025
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EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees that were previously completed back in 2023. Water and wastewater system improvements necessary to serve the 10-year (2035) build-out and ultimate system needs were evaluated. Based on the City's 10-year growth projections and the associated demand (consumption) values, 3,923 additional service units will need water and wastewater service by the year 2035. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **\$4,788** per ESFC for water and sanitary sewer combined, which is a 17% increase to the 2023 impact fees.

UPDATES:

1. The City is anticipating an additional 3,923 connections within the next 10 years. 1,754 of which are currently tied to developments that are working towards or have executed Development Agreements.
2. We have updated the timing of projects based on upcoming and active developments within the City.
3. Updated estimated project costs based on current pricing.
4. Total updated costs for Water Improvements are **\$26,976,071 (\$21,153,000 is recoverable)**, which includes 5 projects that are currently in design or construction.
5. Total costs for Wastewater Improvements are **\$24,173,692 (\$15,007,230 is recoverable)**, which includes 3 projects that are currently in design or construction.

Meter Size	Maximum Capacity (GPM)	Existing Maximum Assessable Water Fee (\$/ESFC)	Proposed Maximum Assessable Water Fee (\$/ESFC)	Existing Maximum Assessable Wastewater Fee (\$/ESFC)	Proposed Maximum Assessable Wastewater Fee (\$/ESFC)	Existing Maximum Assessable Fee (\$/ESFC)	Proposed Maximum Assessable Fee (\$/ESFC)	% Difference
5/8" x 3/4" fitting	25	2,033	2,696	1,951	2,092	3,984	4,788	17%
3/4"	35	3,396	4,502	3,258	3,494	6,654	7,996	17%
1"	55	5,429	7,198	5,209	5,586	10,638	12,784	17%
1 1/2"	120	16,268	21,566	15,607	16,738	31,875	38,303	17%
2"	170	23,039	30,543	22,104	23,705	45,143	54,247	17%
3"	350	47,441	62,891	45,515	48,811	92,956	111,702	17%
4"	600	81,339	107,829	78,037	83,688	159,376	191,517	17%
6"	1,200	162,679	215,658	156,074	167,376	318,753	383,033	17%
8"	1,800	244,018	323,487	234,111	251,063	478,129	574,550	17%

Montgomery Impact Fee Summary

City of Montgomery

Page 2 of 4

May 29, 2025

WATER PROJECT DESCRIPTIONS (16)**1. WATER PLANT No. 4**

The design of Water Plant No. 4 with a 1000-gpm Jasper water well, booster pumps, a 500,000-gallon elevated storage tank, and general sitework.

Estimated Project Cost **\$11,543,700**

2. WATER PLANT No. 2 IMPROVEMENTS

Recoat tanks and pumps, generator addition, and replace and upsize the well rework to improve water quality and extend the life of existing facilities.

Estimated Project Cost **\$2,905,950**

3. ABNER LANE WATERLINE EXTENSION

Closes loop from Lone Star Parkway to Estates of Lake Creek Village at Abner Lane.

Estimated Project Cost **\$281,350**

4. CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION (12")

Closes loops from Estates of Lake Creek Village to SH 105 via CB Stewart Dr. and Buffalo Springs Dr.

Estimated Project Cost **\$696,065**

5. DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)

Upsize the existing 8" waterline to a 12" waterline along SH 105 from Pond Street to Prairie Street.

Estimated Project Cost **\$527,000**

6. EAST LONE STAR PARKWAY WATERLINE EXTENSION

Closes the loop from Town Creek Crossing Section 1 to FM 149.

Final Project Cost **\$877,000**

7. HOUSTON ST. WATERLINE REPLACEMENT

Upsize the existing 8" waterline to a 12" waterline from SH 105 to Water Plant No. 2.

Final Project Cost **\$498,000**

8. OLD PLANTERSVILLE RD. WATERLINE EXTENSION

Install 12" waterline from Womack Cemetery W to SH-105 along Old Plantersville Rd and Old Dobbin Plantersville Rd.

Estimated Project Cost **\$1,238,000**

9. POND STREET WATERLINE REPLACEMENT (SH 105 TO MONTGOMERY ELEMENTARY)

Upsize the existing 8" waterline to a 12" waterline from SH 105 to Montgomery Elementary.

Estimated Project Cost **\$1,125,000**

10. SH-105 WATERLINE EXTENSION

Extension of existing 12" waterline from Buffalo Springs to CB Stewart, via SH-105.

Estimated Project Cost **\$515,000**

Montgomery Impact Fee Summary

City of Montgomery

Page 3 of 4

May 29, 2025

11. WEST LONE STAR PARKWAY WATERLINE (12")

Closing the loop from Hills of Town Creek subdivision to the existing 12" line along Lone Star Parkway east of Town creek. Currently in design.

Estimated Project Cost **\$1,489,000**

12. McCOWN AND CAROLINE WATERLINE REPLACEMENT

Replace existing 4" and 6" waterlines with an 8" waterline east of FM 149. Currently in design.

Estimated Project Cost **\$492,000**

13. OLD PLANTERSVILLE ROAD WATERLINE REPLACEMENT (SH 105 TO WOMACK CEMETERY)

Upsize the existing 8" waterline to a 12" waterline along Old Plantersville Rd from SH 105 to Womack Cemetery.

Estimated Project Cost **\$2,453,000**

14. WATER PLANT No. 3 EXPANSION

Booster pump addition and misc. improvements.

Estimated Project Cost **\$233,500**

15. WATER PLANT No. 3 IMPROVEMENTS (COMPLETED)

210,000-gallon GST addition, 600 gpm cooling tower, generator addition, and misc. site work.

Estimated Project Cost **\$1,001,622**

16. DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)

Upsize the existing 4" and 6" waterlines to a 12" waterline along SH-105, Pond St. and FM 149 to Berkeley Dr.

Estimated Project Cost **\$1,099,884**

WASTEWATER DESCRIPTIONS (8)**1. TOWN CREEK WWTP IMPROVEMENTS**

LS2 and 0.3 MGD WWTP (Town Creek).

Estimated Project Cost **\$11,485,000**

2. 2023 SANITARY SEWER PHASE I (PIPE BURSTING)

Rehab and repair of gravity sanitary sewer system overall.

Estimated Project Cost **\$200,000**

3. GSA 1 GRAVITY SYSTEM IMPROVEMENTS

Replace existing 10" sanitary sewer line with 18" sanitary sewer from SH 105 to just north of Grandview Dr along Lone Star Parkway.

Estimated Project Cost **\$2,667,000**

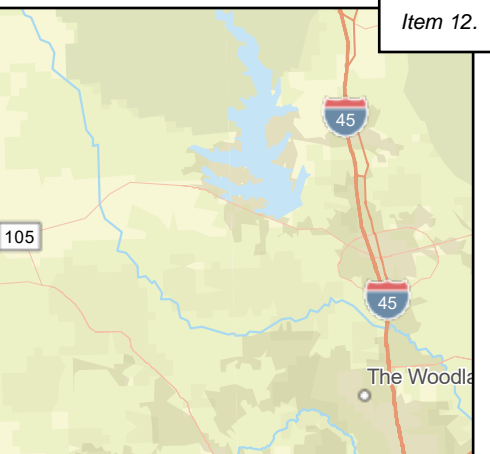
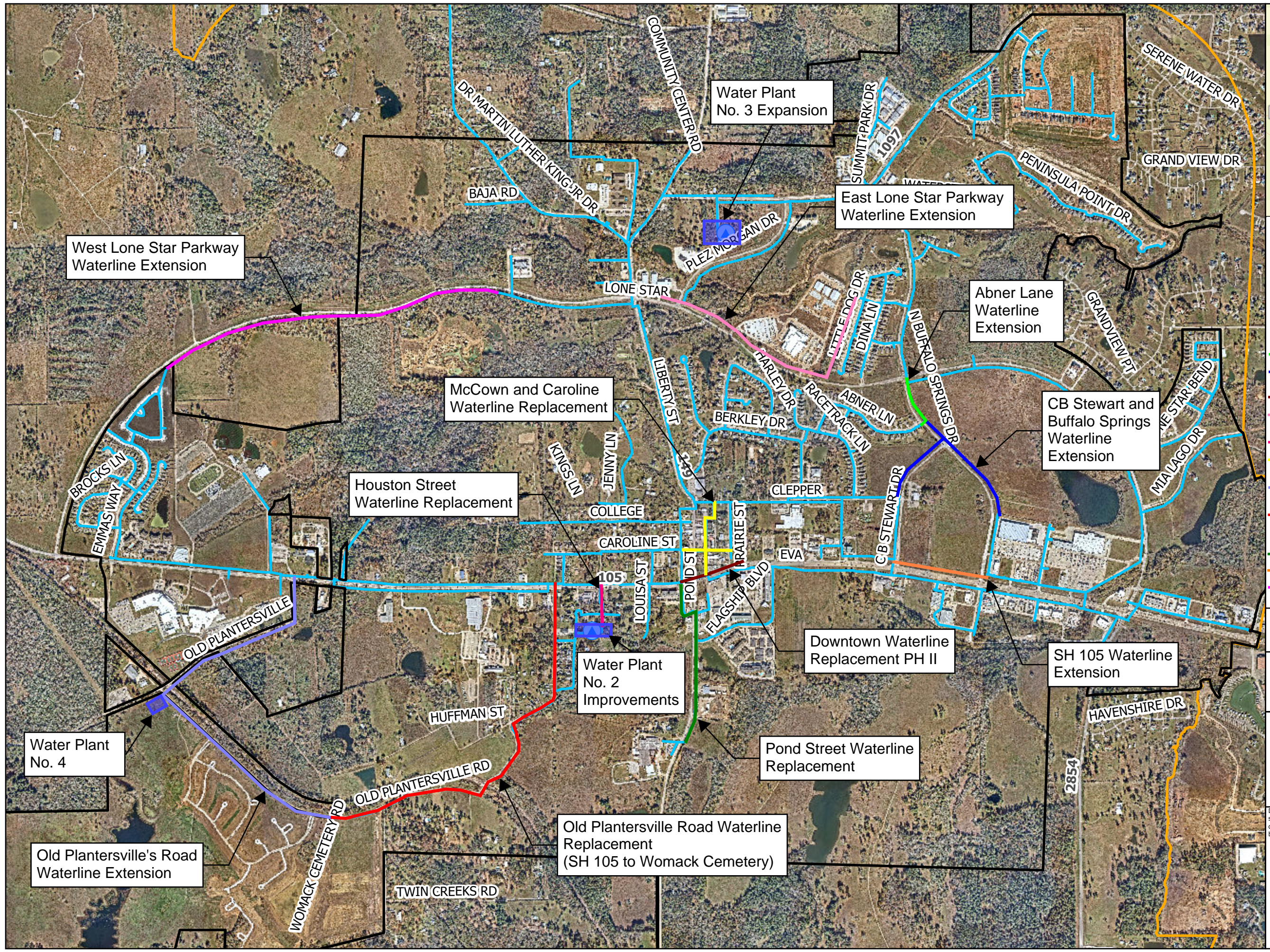
4. GSA 12 GRAVITY SYSTEM IMPROVEMENTS

Extend 8" gravity sanitary sewer along SH-105 from Buffalo Springs to CB Stewart to abandon Lift Station No. 12.

Estimated Project Cost **\$335,000**

Montgomery Impact Fee Summary
City of Montgomery
Page 4 of 4
May 29, 2025

- 5. GSA NO. 2S GRAVITY SYSTEM IMPROVEMENTS (2023 SANITARY SEWER REHABILITATION PHASE II) (COMPLETED)**
Upsize existing 8" and 10" sanitary sewer lines to a 12" sanitary sewer line from SH-105 to College St.
Final Project Cost **\$150,520**
- 6. GSA NO. 5 SYSTEM IMPROVEMENTS**
Extends 8" gravity sanitary sewer from Lift Station No. 5 past Lift Station B to abandon Lift Station B.
Estimated Project Cost **\$331,000**
- 7. LIFT STATION No. 3 FORCE MAIN REROUTE**
Abandons existing 4" force main along FM 149 to SH-105 and reroutes flow along SH-105 to Stewart Creek Wastewater Treatment Plant.
Estimated Project Cost **\$356,000**
- 8. TOWN CREEK WWTP UPSIZING TO ULTIMATE**
Upsizing of Town Creek WWTP and Lift Station No. 2 to 0.6MGD.
Estimated Project Cost **\$6,500,000**



Legend

- City Limits
- Water Infrastructure
 - Water Well
 - Water Plant Boundary
 - Water Main
- Proposed Capital Projects
 - Abner Lane Waterline Extension
 - CB Stewart and Buffalo Springs Waterline Extension
 - Downtown Waterline Replacement PH II
 - East Lone Star Parkway Waterline Extension
 - Houston Street Waterline Replacement
 - McCown and Caroline Waterline Replacement
 - Old Plantersville's Road Waterline Extension
 - Old Plantersville Road Waterline Replacement (SH 105 to Womack Cemetery)
 - Pond Street Waterline Replacement
 - SH 105 Waterline Extension
 - West Lone Star Parkway Waterline Extension

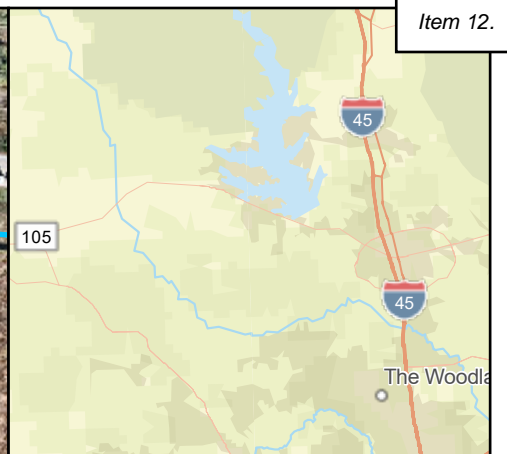
Exhibit No. 1

Water Impact Fee Overall Project Map



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - Abner Lane Waterline Extension

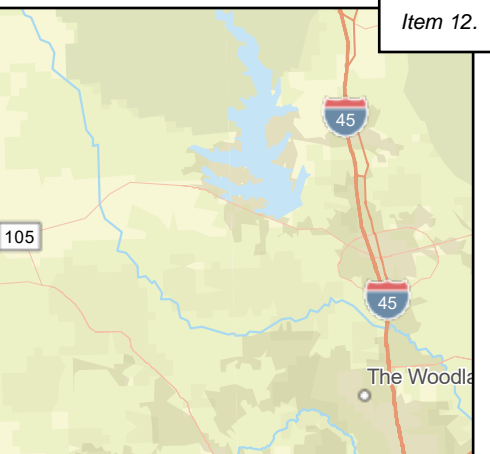
Exhibit No. 1A

Abner Lane Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - CB Stewart and Buffalo Springs Waterline Extension

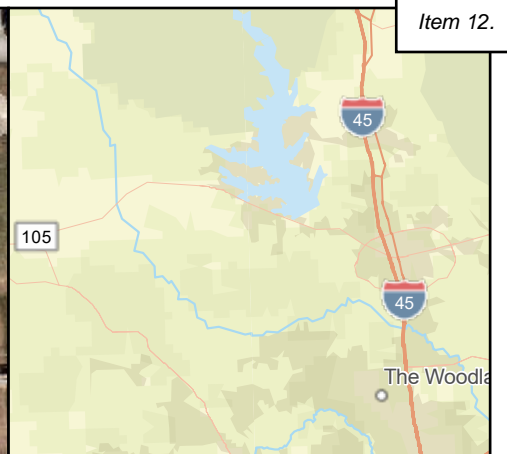
Exhibit No. 1B

CB Stewart and Buffalo Springs Waterline Extension



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Legend

- City Limits
- Water Infrastructure
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main

Proposed Capital Projects

- Downtown Waterline Replacement PH II

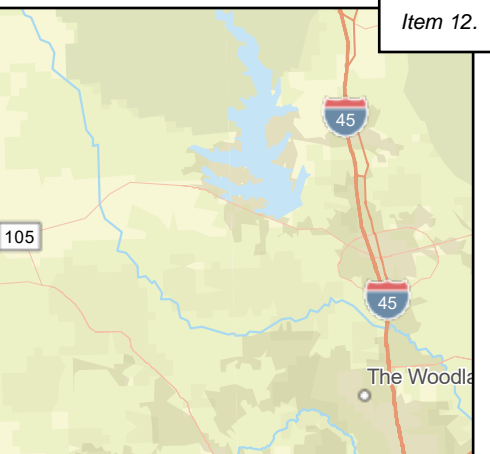
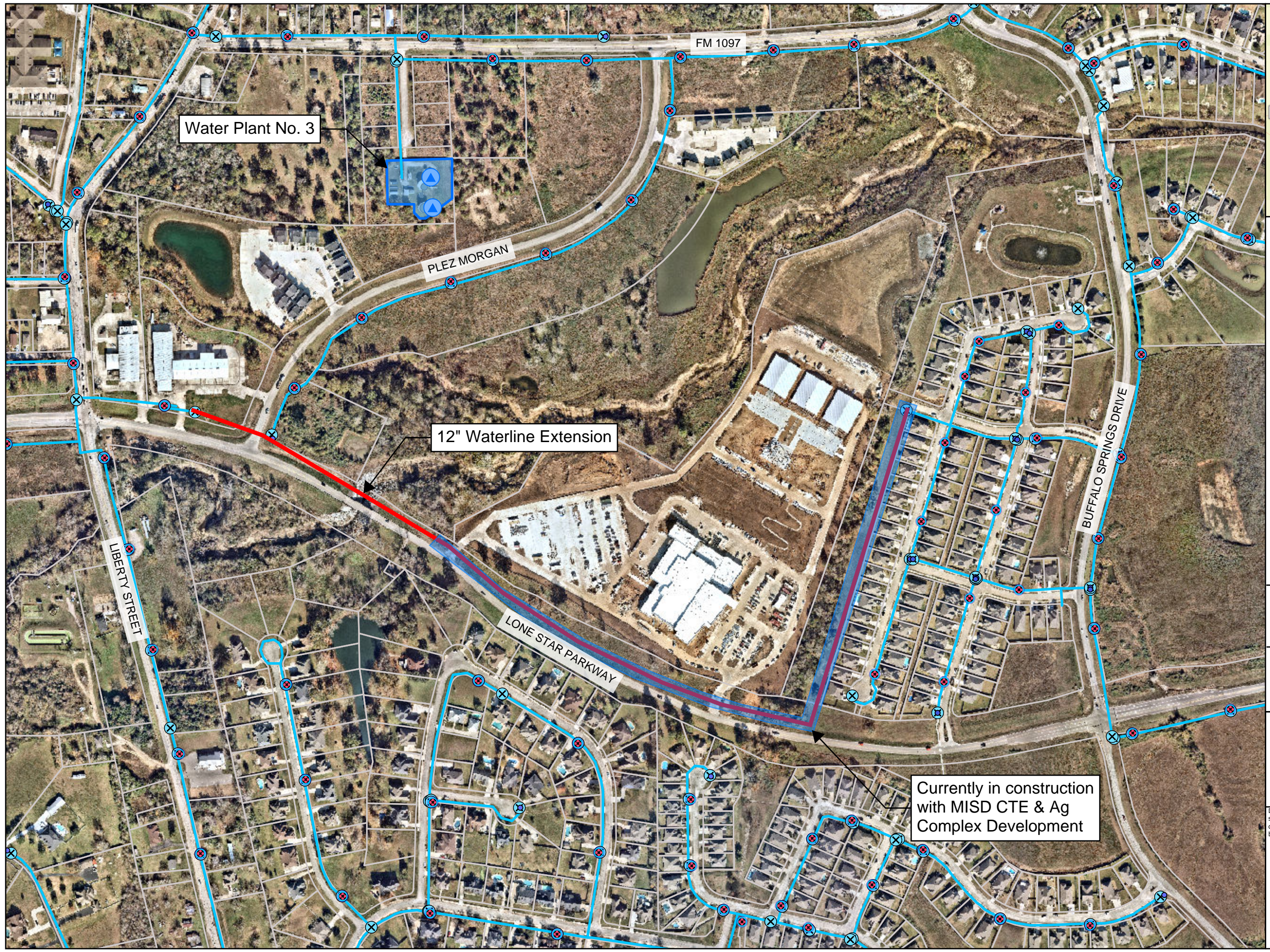
Exhibit No. 1C

Downtown Waterline Replacement PH II



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - East Lone Star Parkway Waterline Extension
 - Currently in construction with MISD CTE & Ag Complex Development

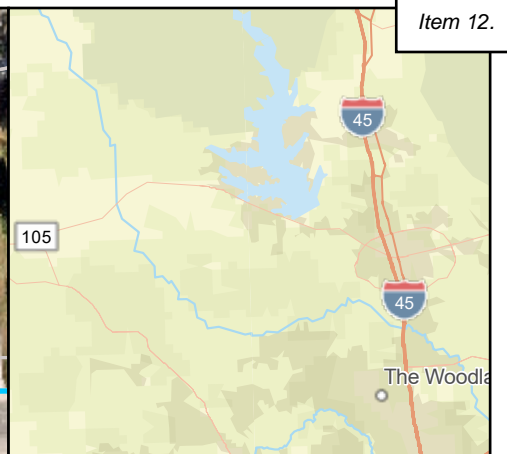
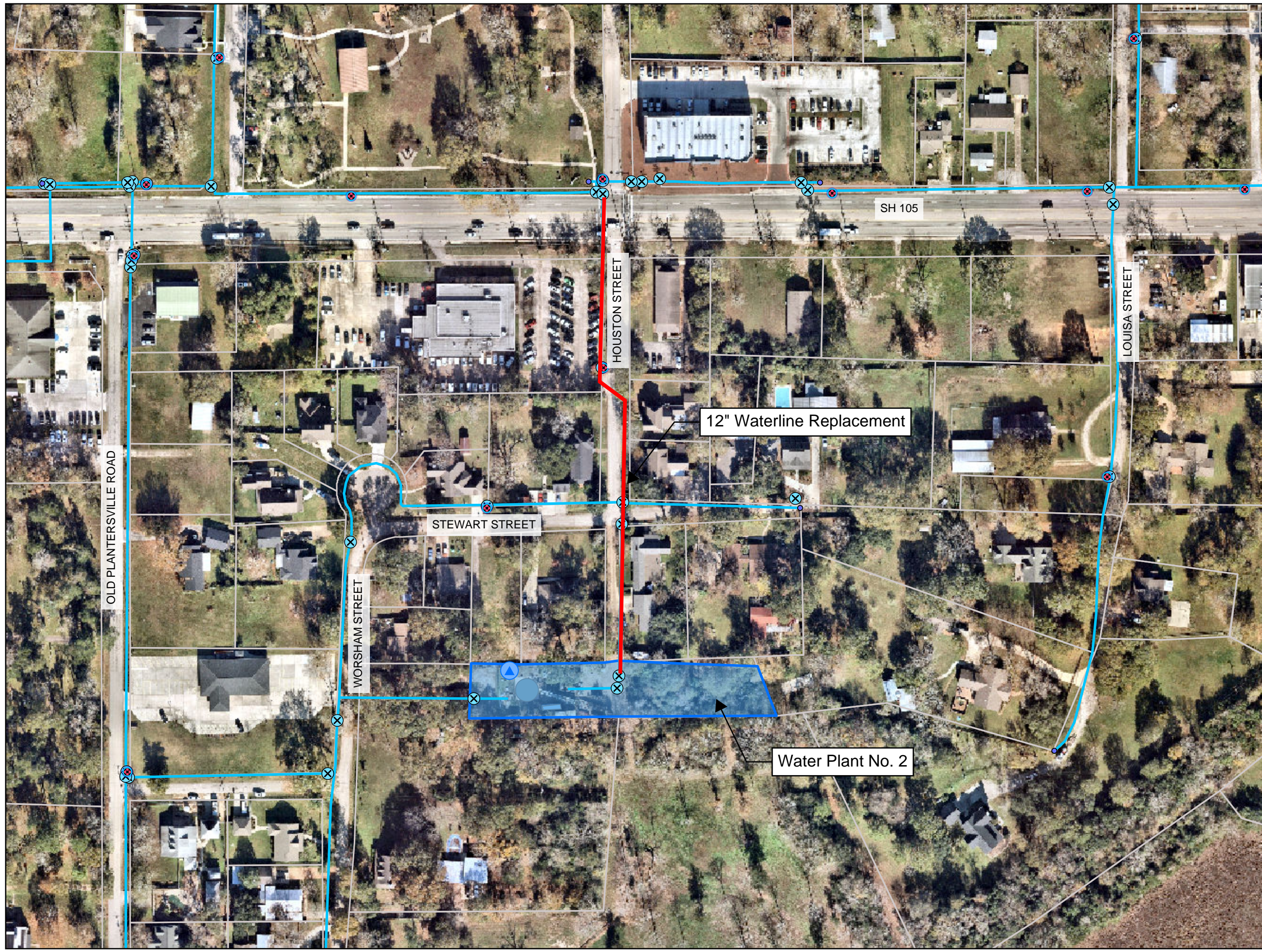
Exhibit No. 1D

East Lone Star Parkway Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main

Proposed Capital Projects

- Houston Street Waterline Replacement

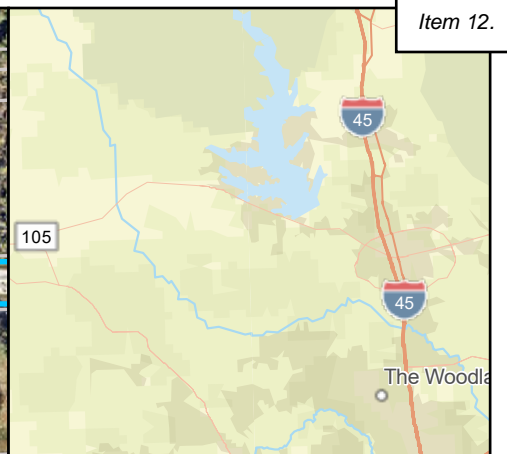
Exhibit No. 1E

Houston Street Waterline Replacement



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main

Proposed Capital Projects

- Old Plantersville Waterline Extension
- Currently in construction with Briarley Development

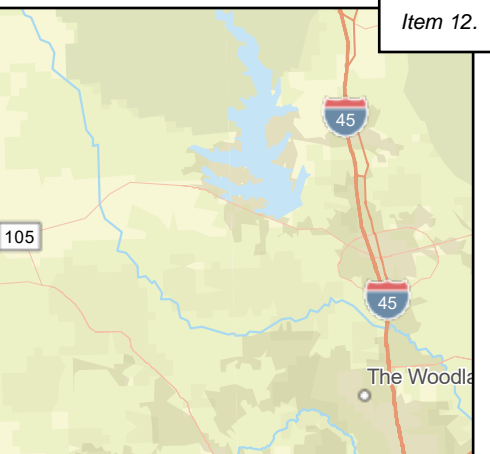
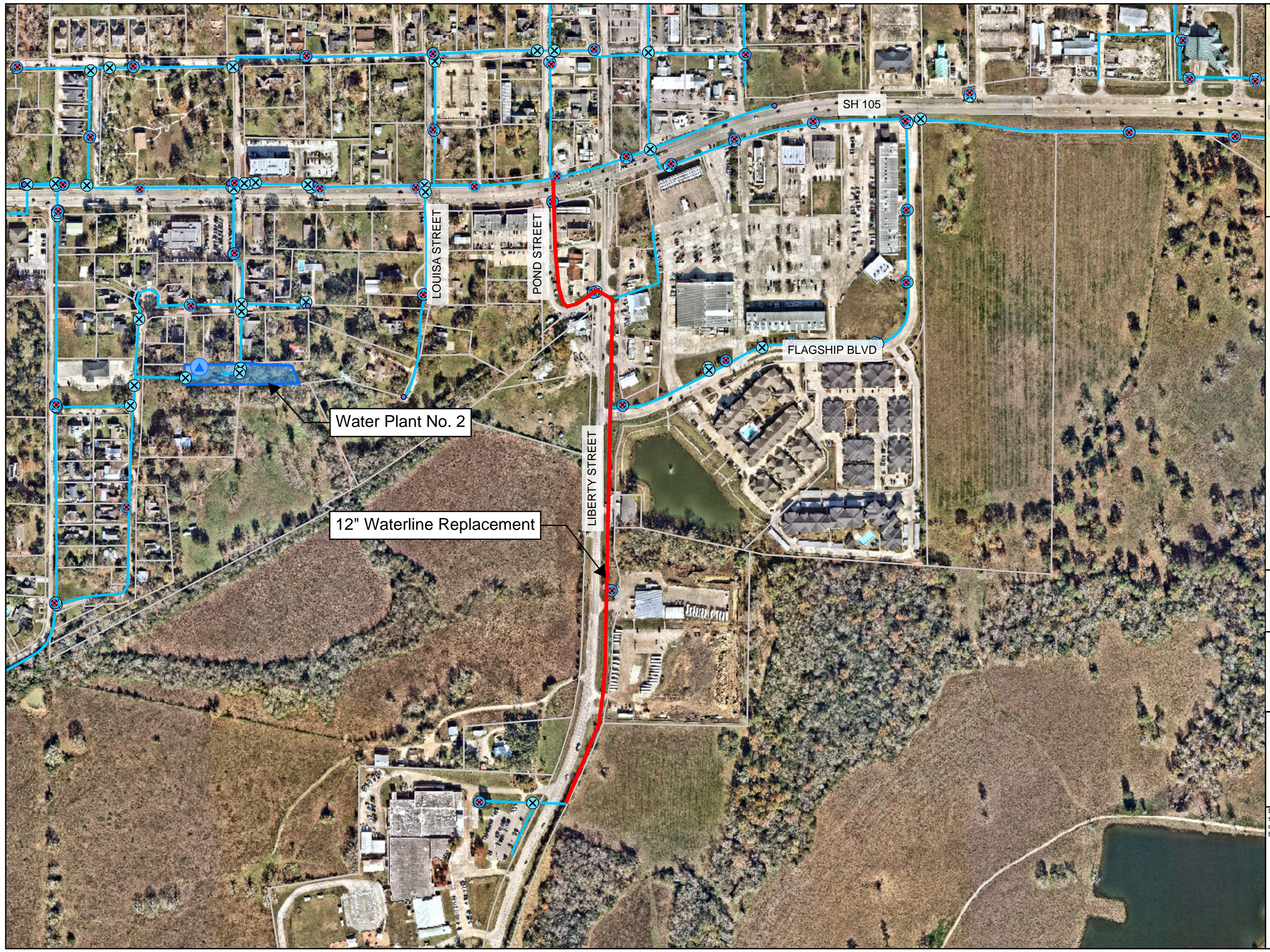
Exhibit No. 1F

Old Plantersville Road Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
 - Water Plant Boundary
 - Water Main
- Proposed Capital Projects**
 - Pond Street Waterline Replacement

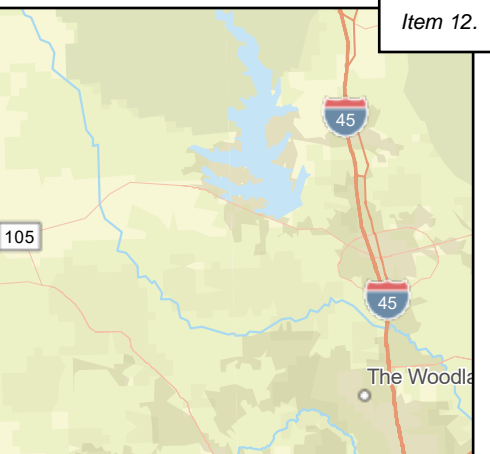
Exhibit No. 1G

Pond Street Waterline Replacement



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - SH 105 Waterline Extension

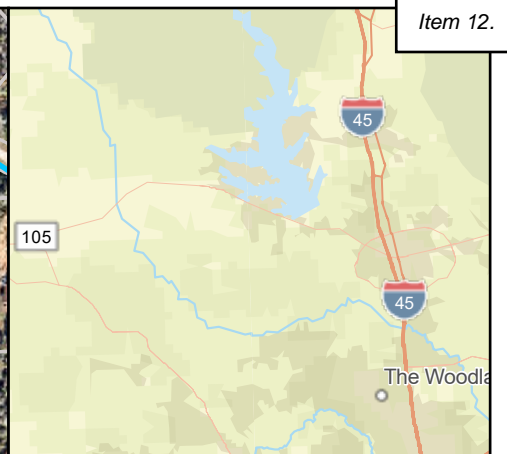
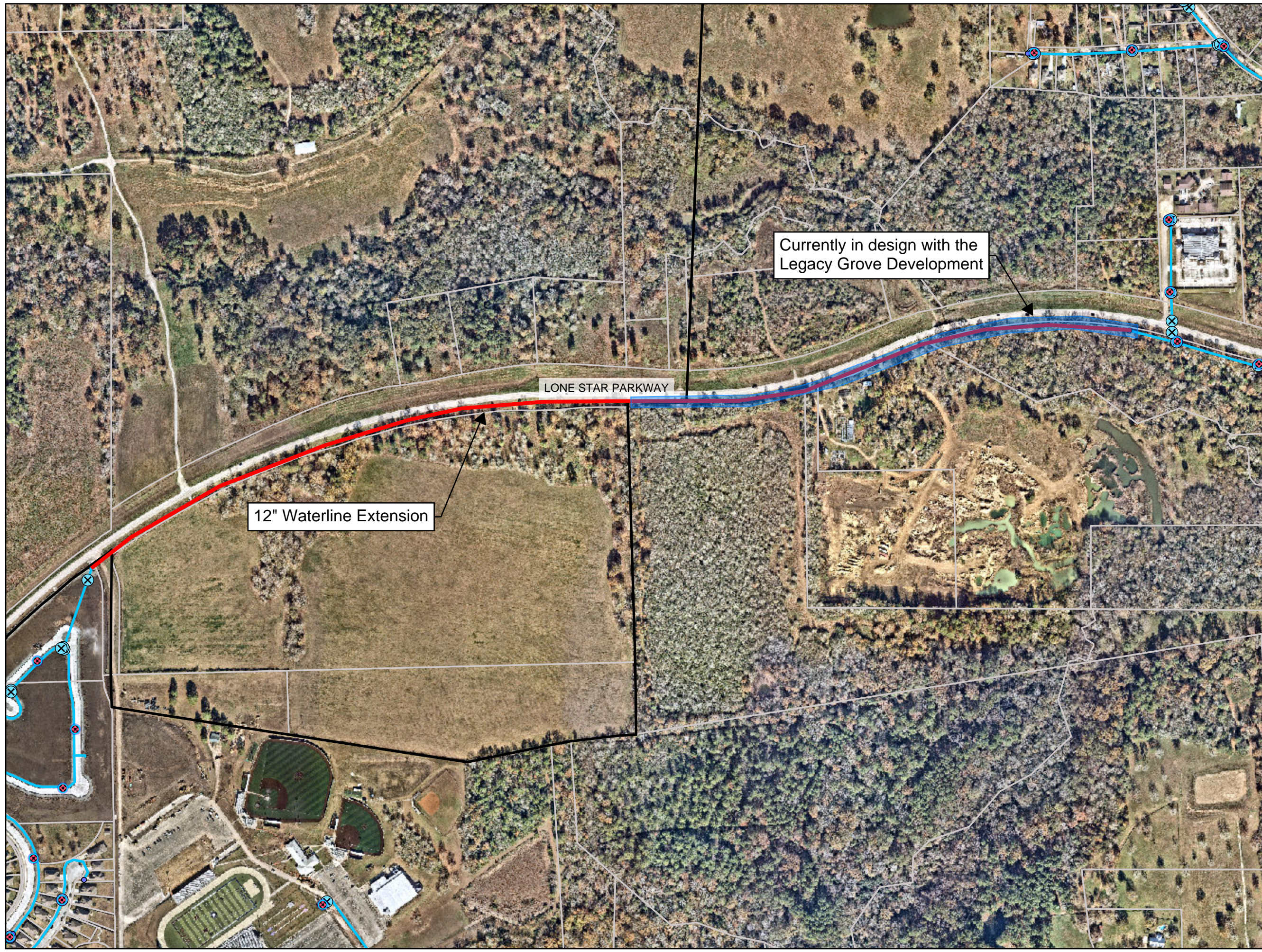
Exhibit No. 1H

SH 105 Waterline Extension



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Legend

- City Limits

Water Infrastructure

- Water Main Valve
- Blowoff Valve
- Hydrant
- Water Well
- Water Plant Boundary
- Water Main

Proposed Capital Projects


- West Lone Star Parkway Waterline Extension
- Currently in design with the Legacy Grove Development

Exhibit No. 11

West Lone Star Parkway Waterline Extension

CITY OF

MONTGOMERY

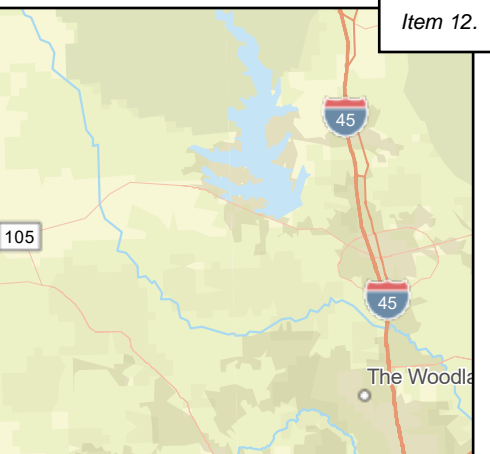
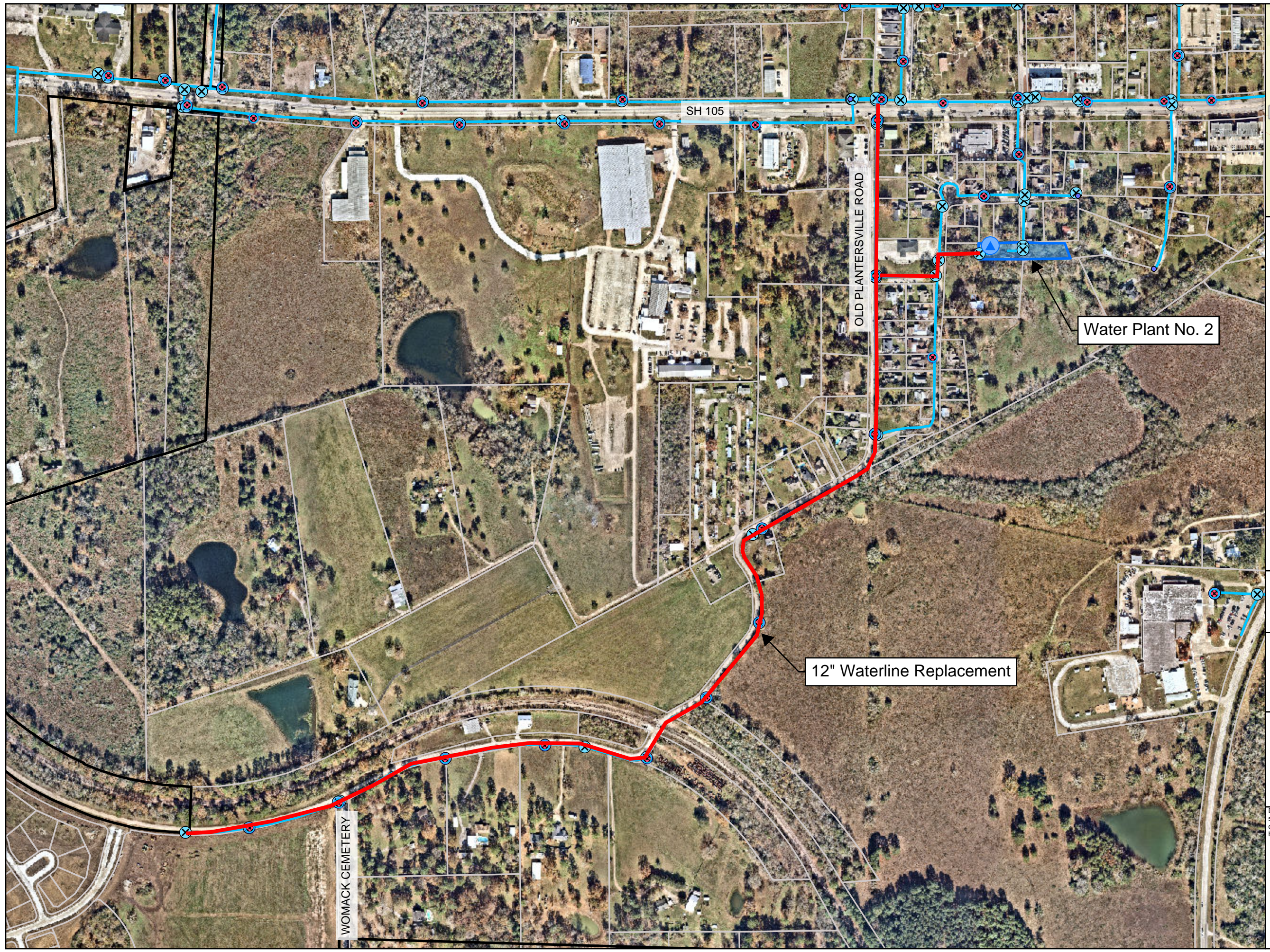
TEXAS  EST 1837

BIRTHPLACE OF THE TEXAS FLAG

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WGA

83



Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
 - Water Plant Boundary
 - Water Main
- Proposed Capital Projects**
 - Old Plantersville Road Waterline Replacement (SH 105 to Womack Cemetery)

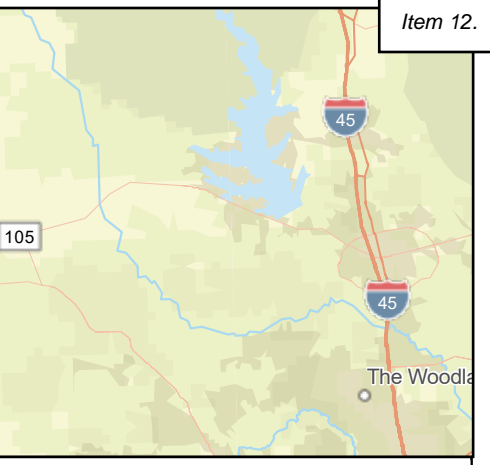
Exhibit No. 1J

Old Plantersville Road Waterline Replacement (SH 105 to Womack Cemetery)



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Legend

- City Limits

Water Infrastructure

- Water Main Valve
- Blowoff Valve
- Hydrant
- Water Well

Proposed Capital Projects

- Water Plant Boundary
- Water Main
- McCown and Caroline Waterline Replacement

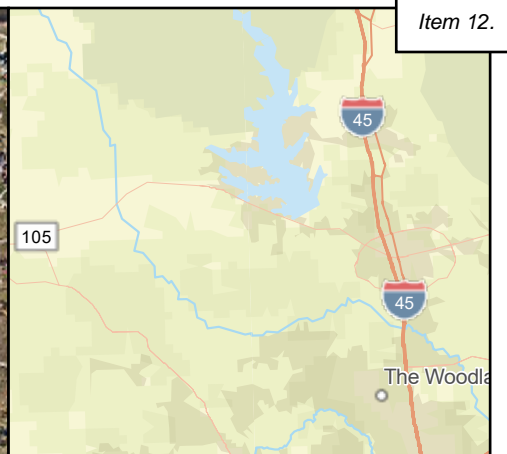
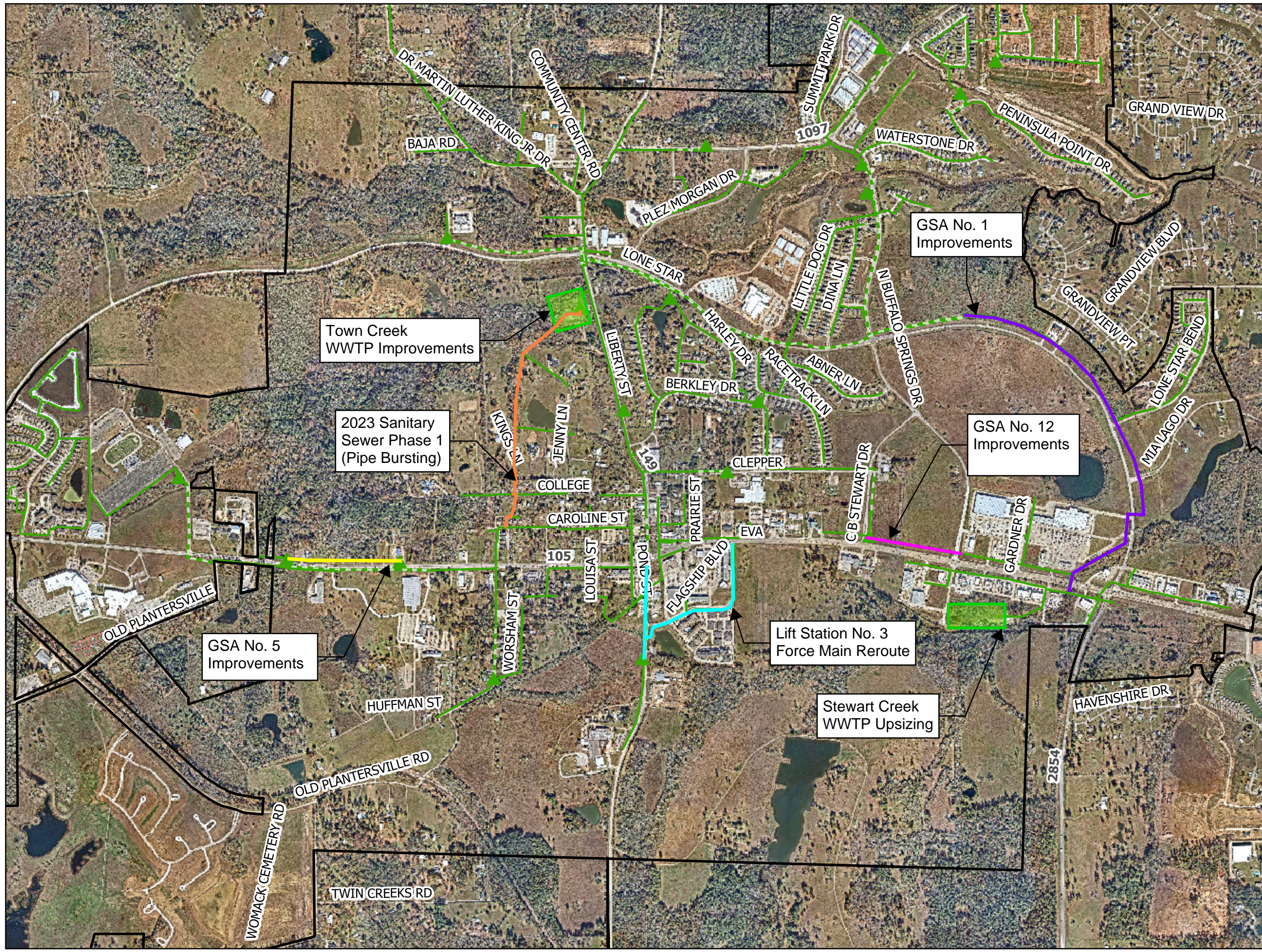
Exhibit No. 1K

McCown and Caroline Waterline Replacement



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Legend

- City Limits
- Sanitary Sewer Infrastructure
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects
 - GSA No. 1 Improvements
 - GSA No. 12 Improvements
 - 2023 Sanitary Sewer Phase 1
 - GSA No. 5 Improvements
 - Lift Station No. 3 Force Main Reroute

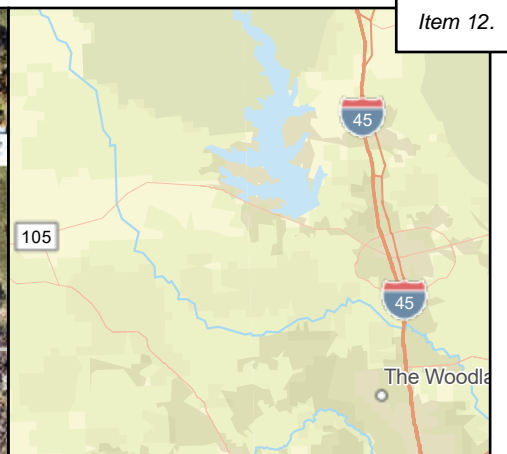
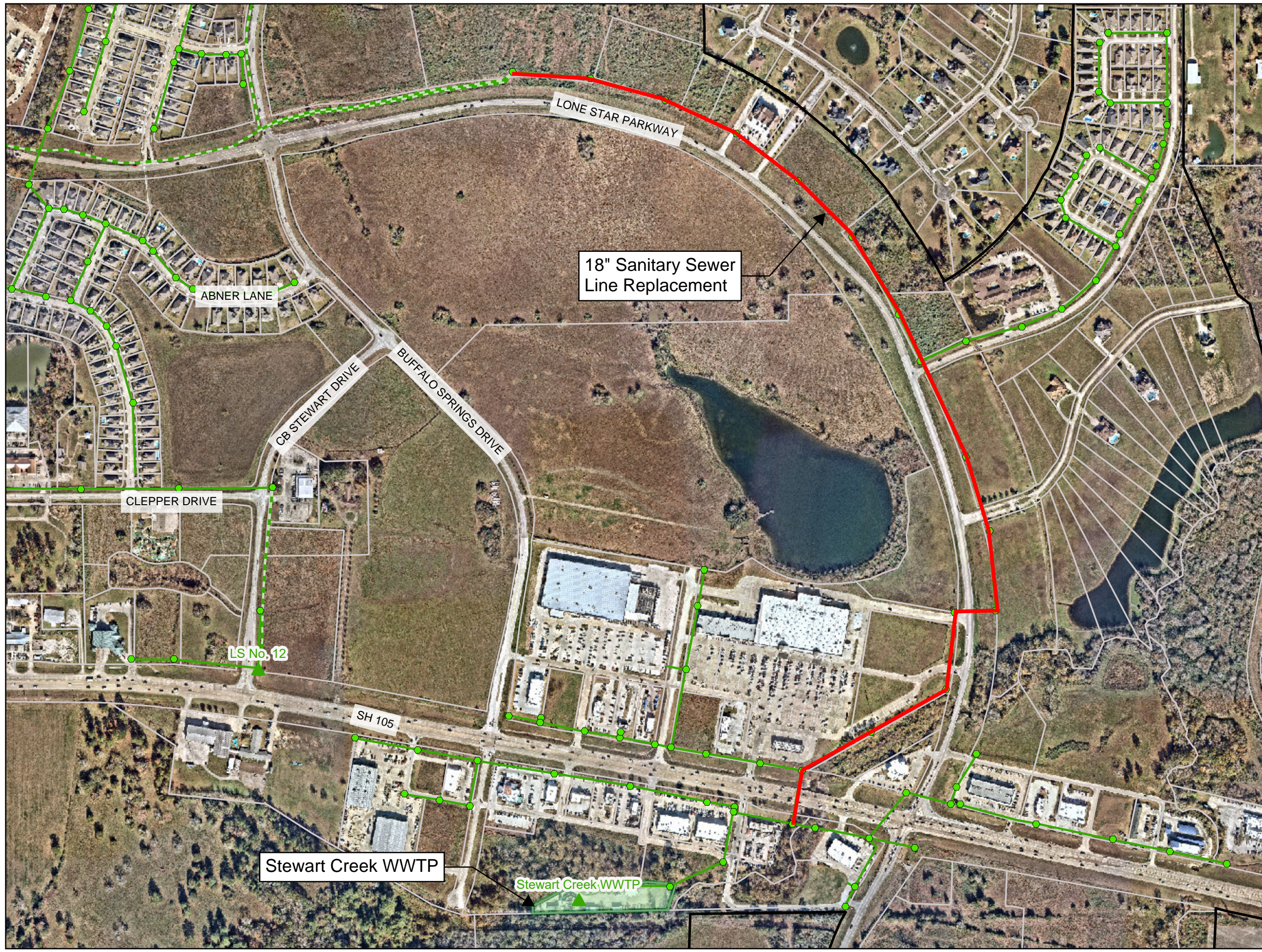
Exhibit No. 2

Sanitary Sewer Impact Fee Overall Map



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Legend

- City Limits
- Sanitary Sewer Infrastructure**
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gavity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects**
 - GSA No. 1 Improvements

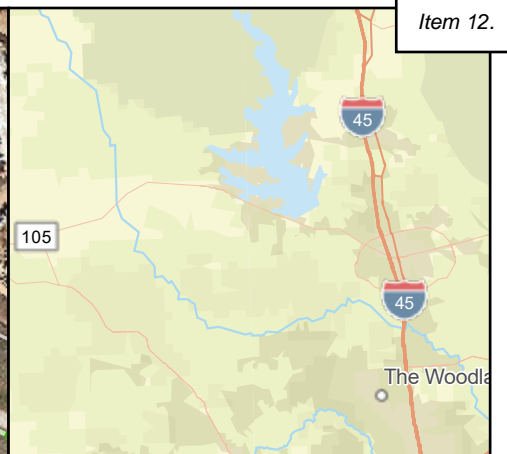
Exhibit No. 2A

GSA No. 1 Improvements



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Legend

- City Limits
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Gravity Main
- Sanitary Sewer Force Main
- Treatment Plant Boundary

Proposed Capital Projects

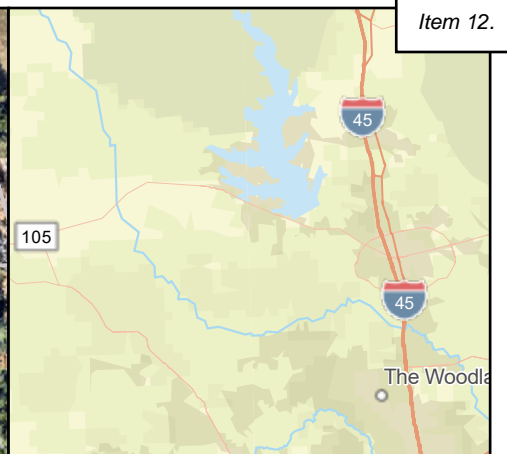
- 2023 Sanitary Sewer Rehab Phase 1 (Pipe Bursting)
- Currently in construction

Exhibit No. 2B

2023 Sanitary Sewer Phase 1 (Pipe Bursting)

CITY OF MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG

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Legend

- City Limits
- Sanitary Sewer Infrastructure**
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects**
 - GSA No. 5 Improvements

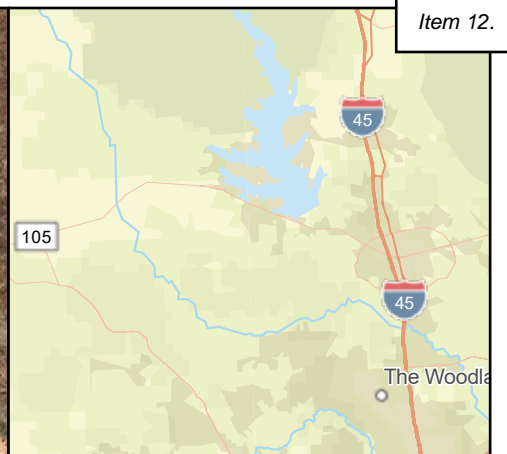
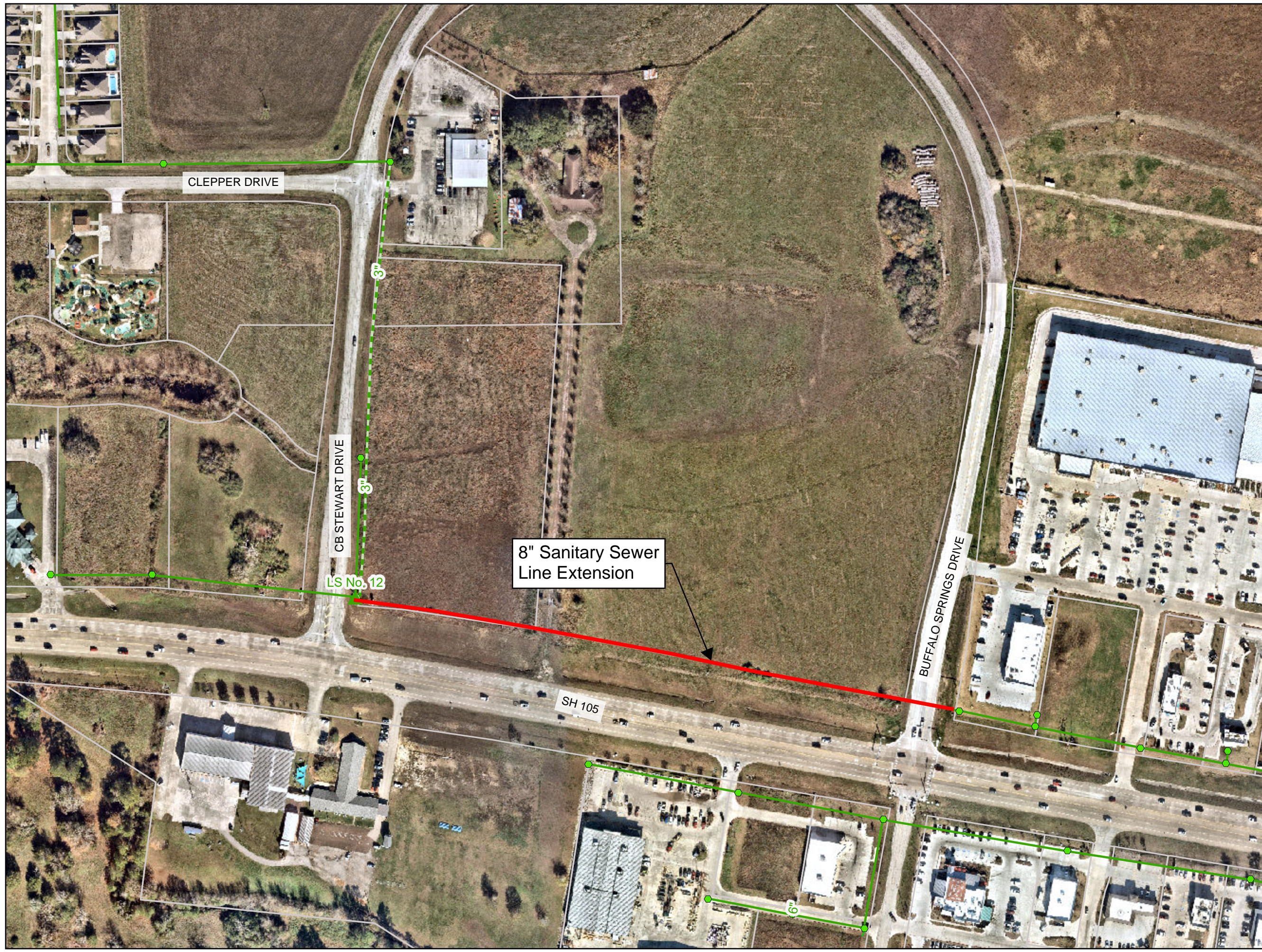
Exhibit No. 2C

GSA No. 5 Improvements



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

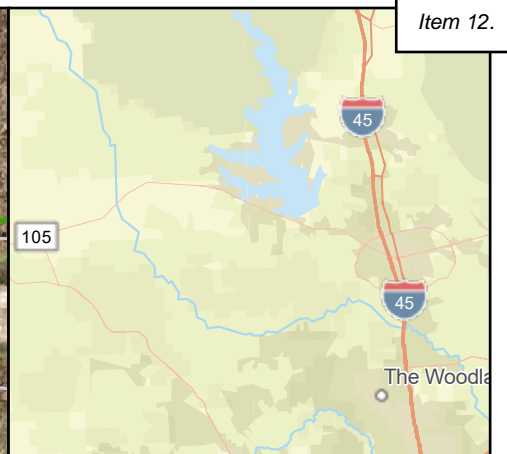
- City Limits
- Sanitary Sewer Infrastructure**
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects**
 - GSA No. 12 Improvements

Exhibit No. 2D

GSA No. 12 Improvements



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Legend

- City Limits
- Sanitary Sewer Infrastructure**
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects**
 - Lift Station No. 3 Force Main Reroute

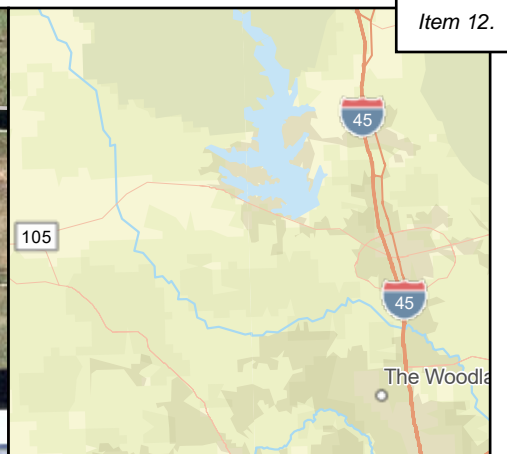
Exhibit No. 2E

Lift Station No. 3 Force Main Reroute



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Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - Water Plant No. 2 Improvements

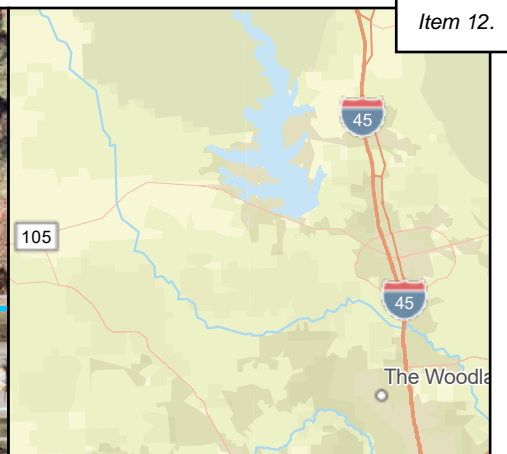
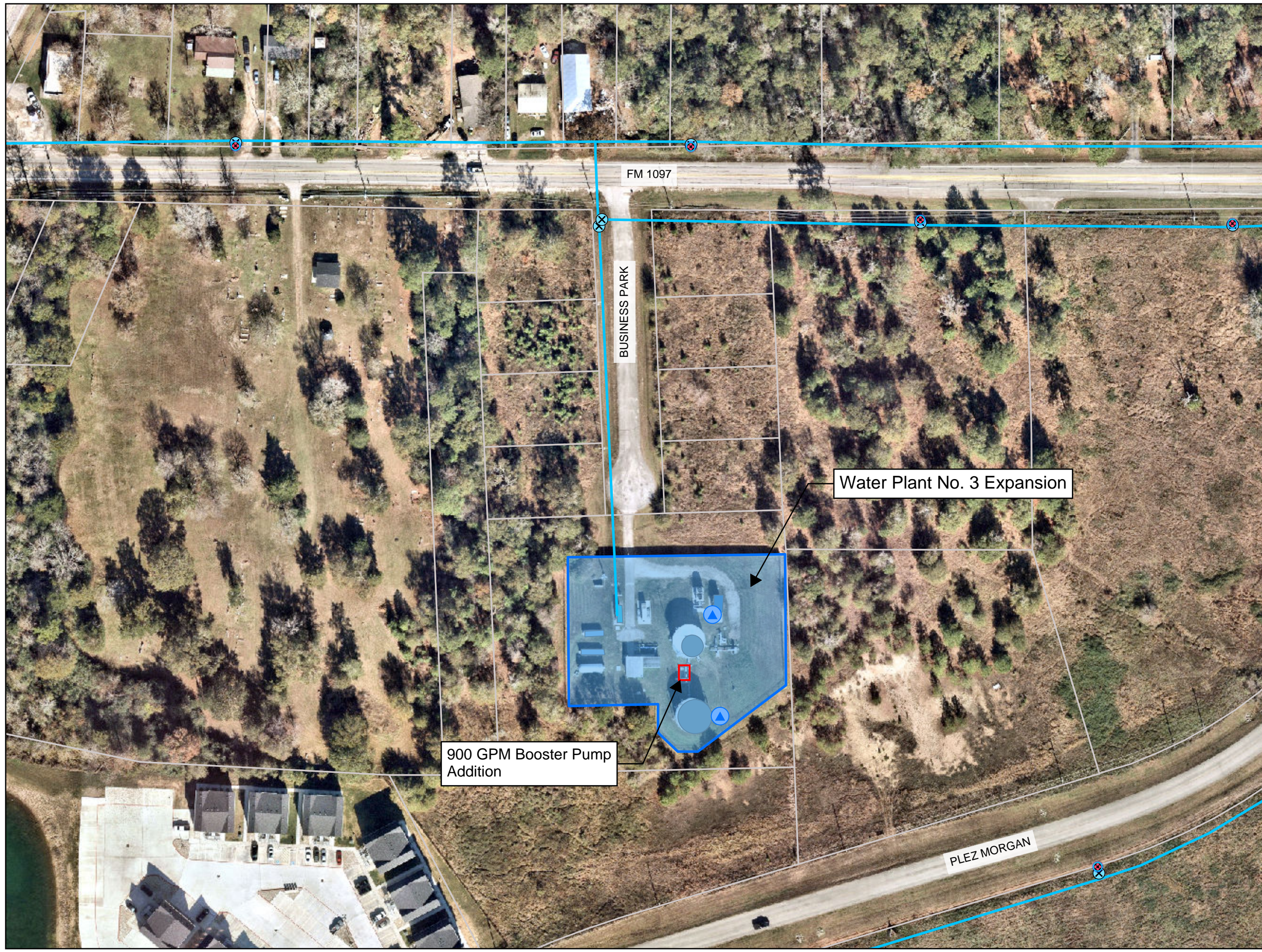
Exhibit No. 3A

Water Plant No. 2 Improvements



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Legend

- City Limits
- Water Infrastructure**
 - Water Main Valve
 - Blowoff Valve
 - Hydrant
 - Water Well
- Water Plant Boundary
- Water Main
- Proposed Capital Projects**
 - Water Plant No. 3 Expansion

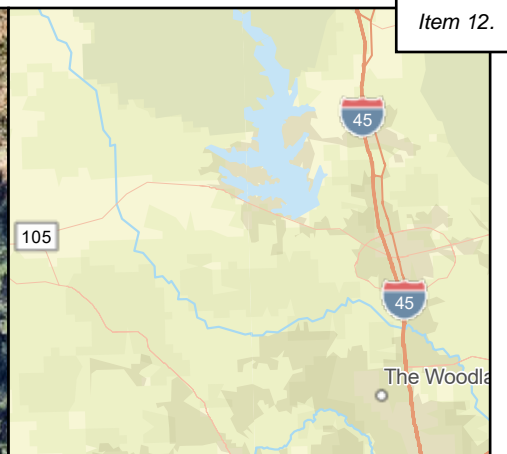
Exhibit No. 3B

Water Plant No. 3 Expansion



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Legend

- City Limits

Water Infrastructure

- Water Main Valve
- Blowoff Valve
- Hydrant
- Water Well

Water Plant Boundary

- Water Main

Proposed Capital Projects

- Water Plant No. 4

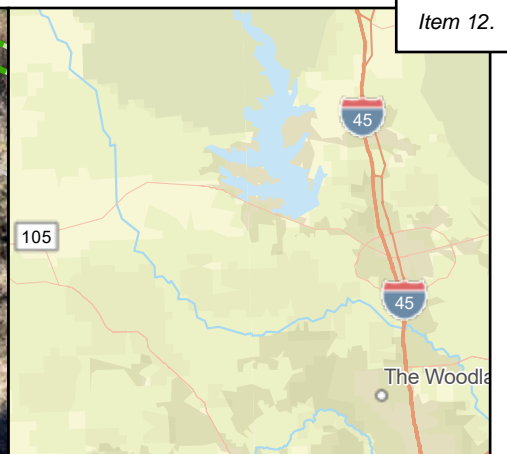
Exhibit No. 3C

Water Plant No. 4



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Legend

- City Limits
- Sanitary Sewer Infrastructure
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gavity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects
 - Town Creek WWTP Improvements

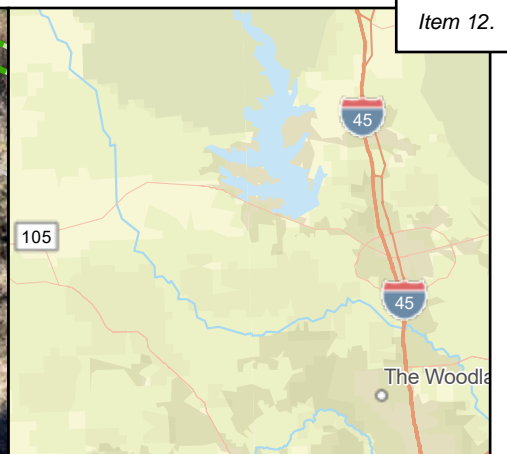
Exhibit No. 3D

Town Creek Wastewater Treatment Plant Improvements



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Legend

- City Limits
- Sanitary Sewer Infrastructure
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gavity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
- Proposed Capital Projects
 - Town Creek WWTP Upsizing to Ultimate

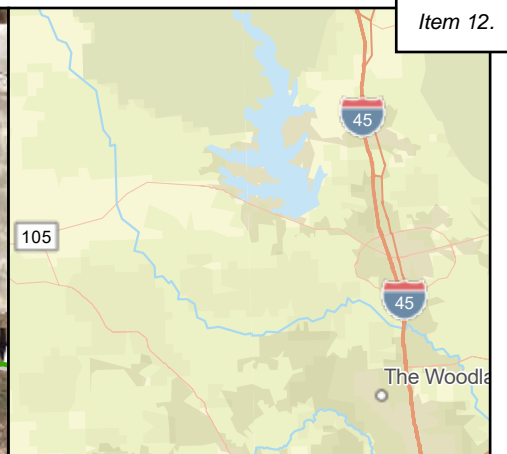
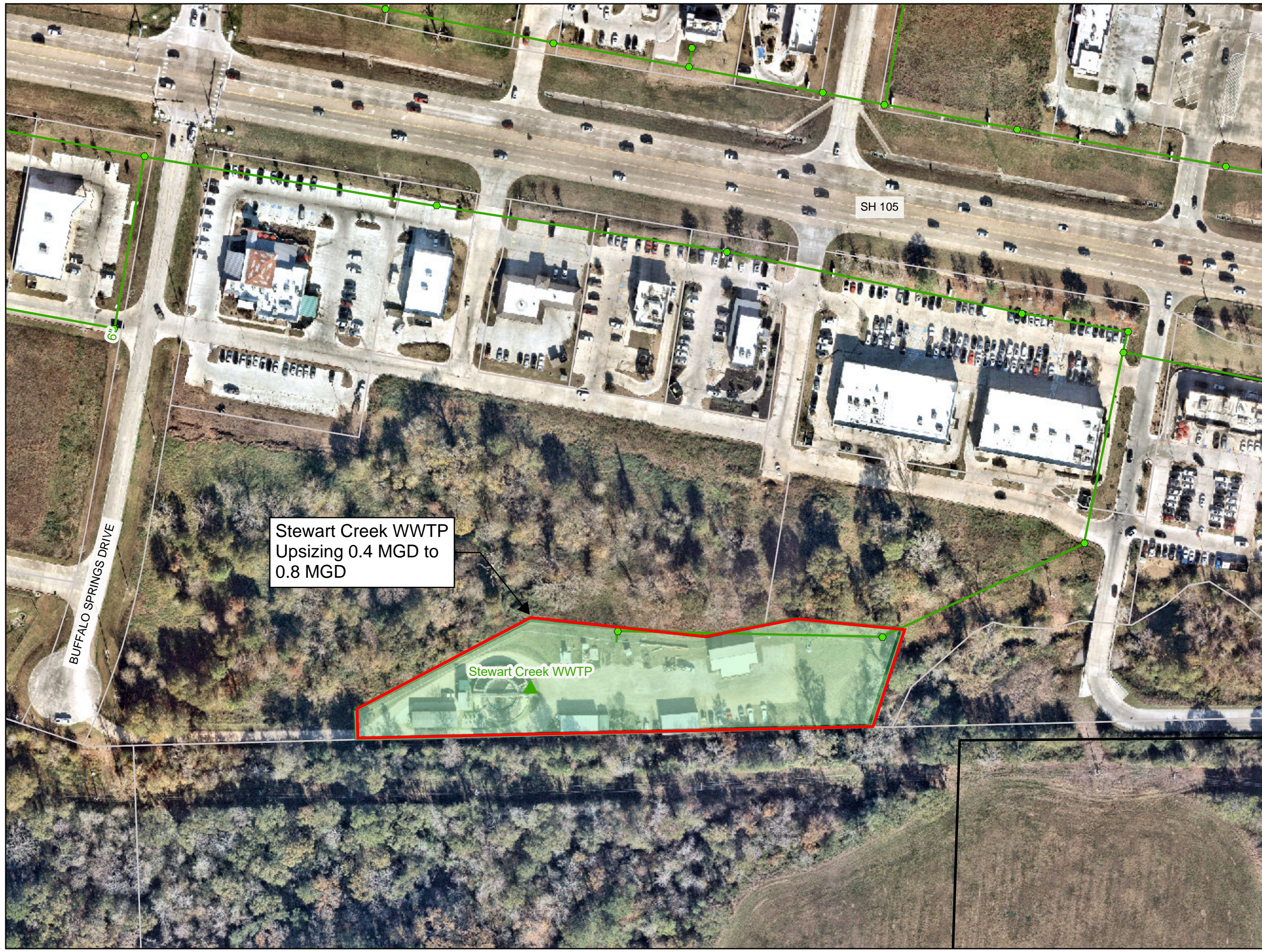
Exhibit No. 3E

Town Creek Wastewater Treatment Plant Upsizing to Ultimate



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- Legend**
- City Limits
 - Sanitary Sewer Infrastructure
 - Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Force Main
 - Treatment Plant Boundary
 - Proposed Capital Projects
 - Stewart Creek WWTP Upsizing

Exhibit No. 3F

Stewart Creek Wastewater Treatment Plant Upsizing



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Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 06/11/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Presentation regarding the MEDC wayfinding project in the Historic Preservation District.

Discussion

The goal of this project is to implement clear and effective signage that enhances navigation throughout the city and fosters community engagement.

The sign designs align with the character and aesthetic of the Historic Preservation District to maintain aesthetic consistency.

Efforts will be made to ensure minimal disruption to the downtown commercial businesses. And, the project will be coordinated to align with the ongoing Downtown Streetscape Project on McCown.

The MEDC will serve as the primary funding source for this project.

Recommendation

For discussion only.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/28/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/28/2025

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
003	Gateways / District ID
100	Vehicular
200	Parking
300	Pedestrian Directional
400	Pedestrian Kiosk
500	Parks - Trail Signage
600	Identification Signage

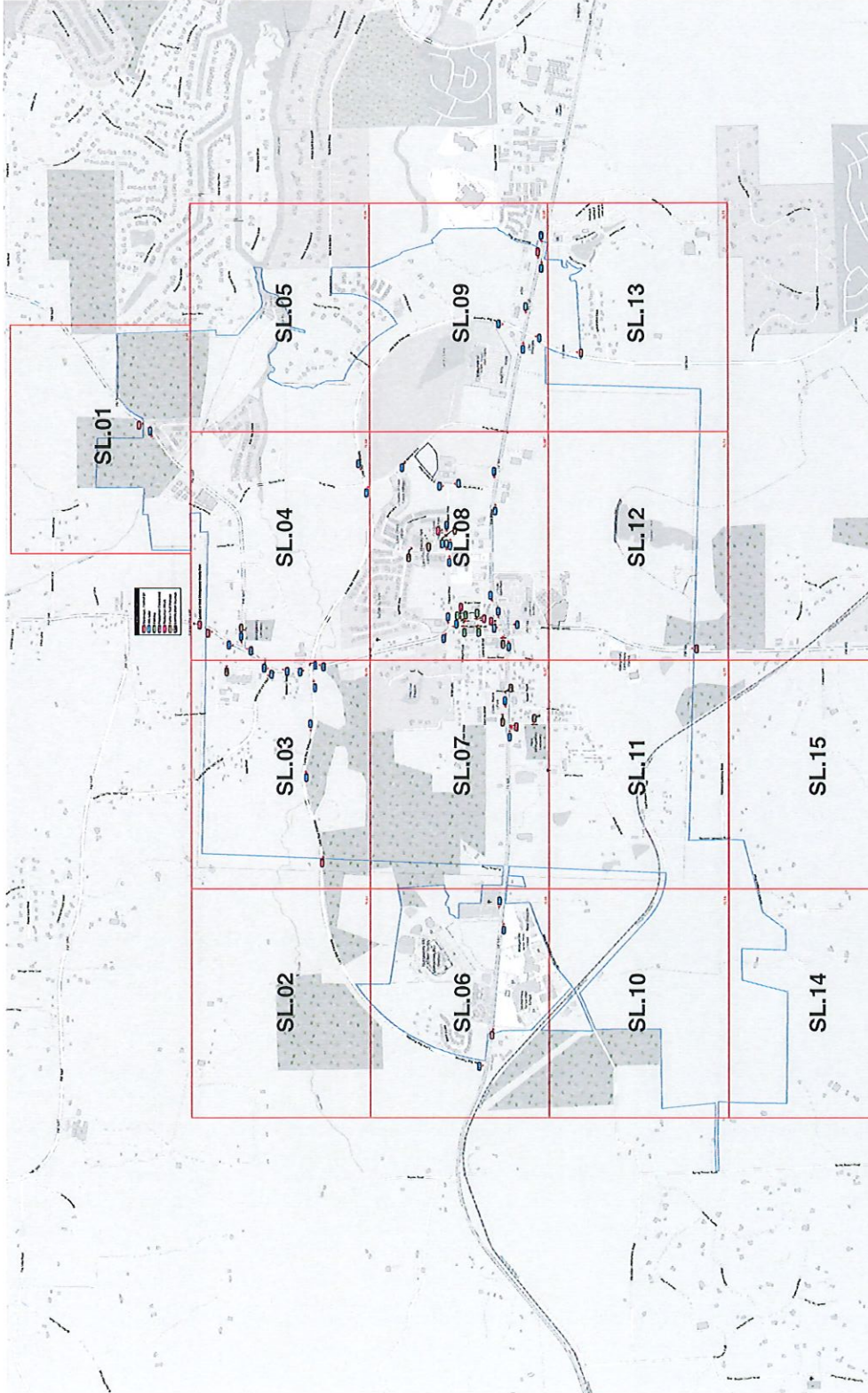
NOTES:
1. All sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final message of each sign.
4. Utilize the above Legend to help determine sign types and other details of location.

ENVIRONMENTS & EXPERIENCES

merve

120 North Church Street
Suite 208
West Chester, PA 19380
T 484-266-0048
www.mercedesign.com

DATE	07/13/23	CLIENT / PROJECT	Montgomery TX
DRAWN BY:	GS	Wayfinding and Signage System	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. They are provided as a guide for dimensions and conditions of the job. Contractor shall be familiar with the site and conditions if present. This office must be notified of any changes to the drawings. Since drawings and details must be submitted to this office for approval prior to construction, the contractor shall be responsible for obtaining all requirements checked by legal department.			
REVISIONS			
V2_09/13/23			
V3_08/16/24			
SHEET NO.		KEY	
211		KEY	



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

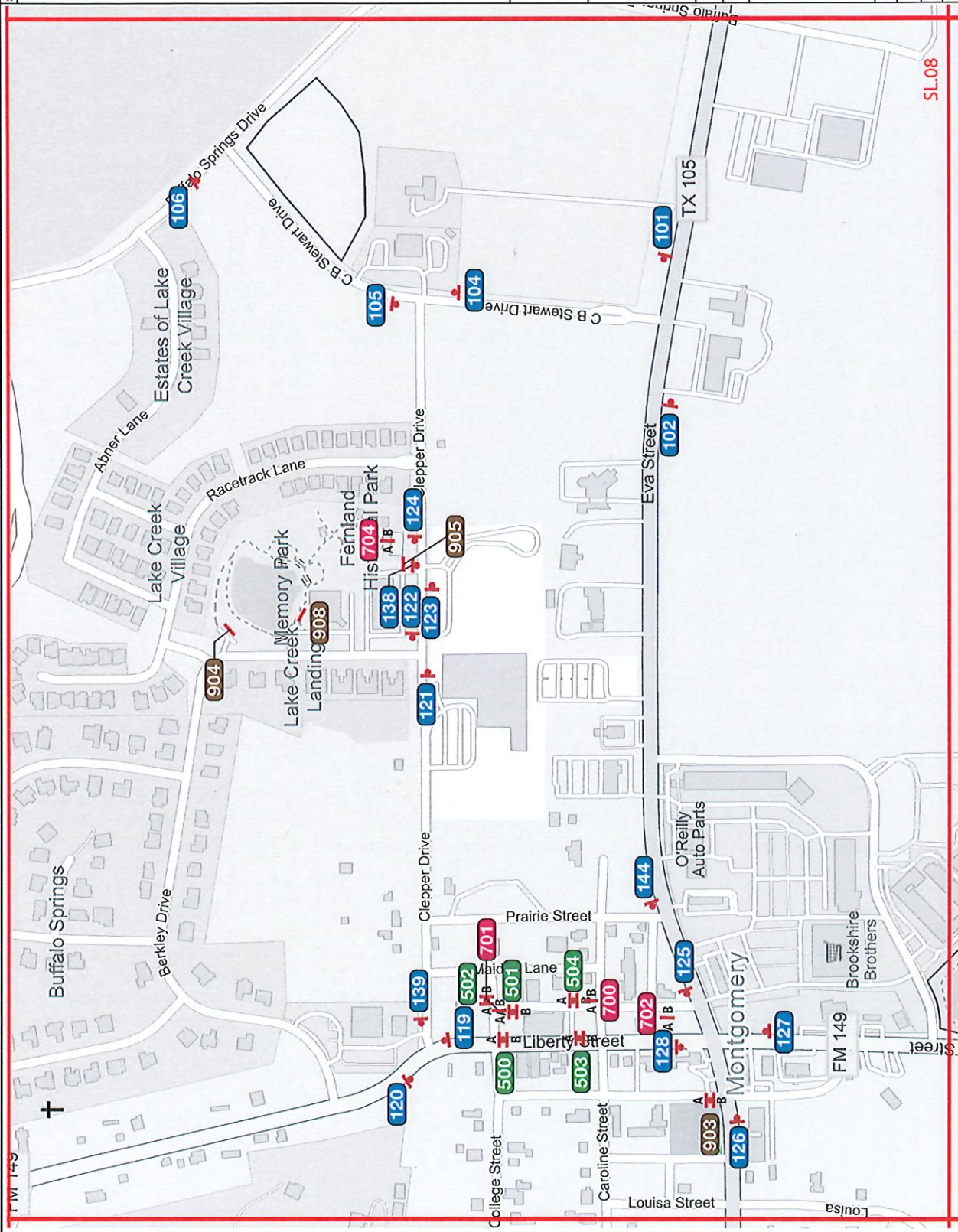
NOTES:
 1. General sign locations are provided on these plan sheets.
 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above legend to help determine sign types, and other details of location.

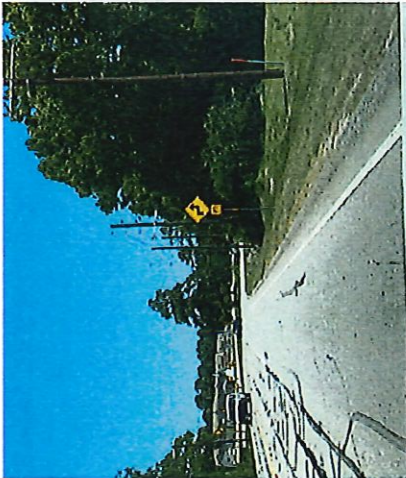
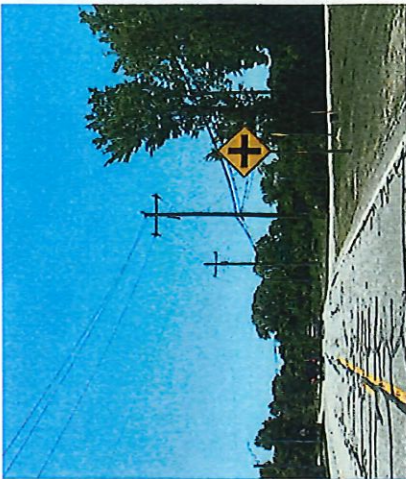
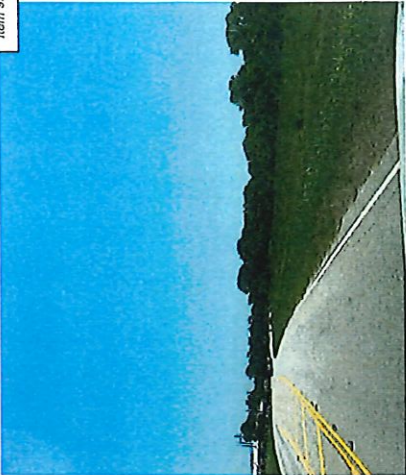
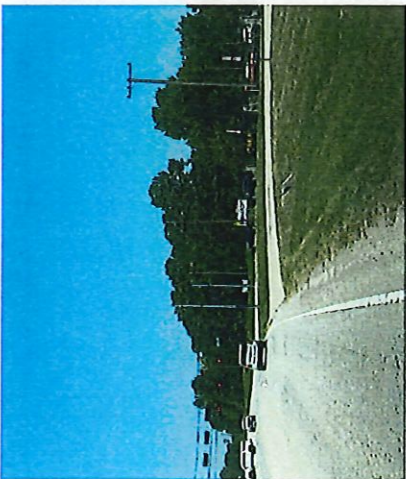


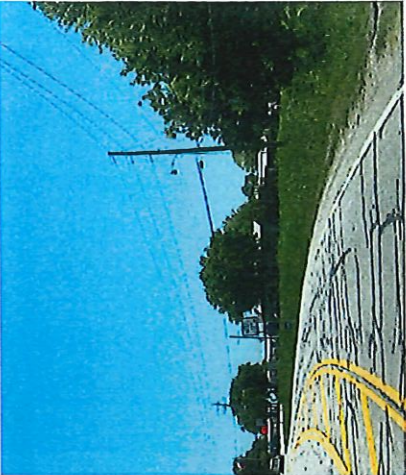
ENVIRONMENTS & EXPERIENCES

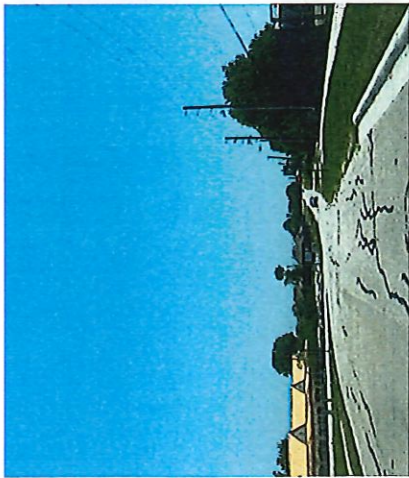
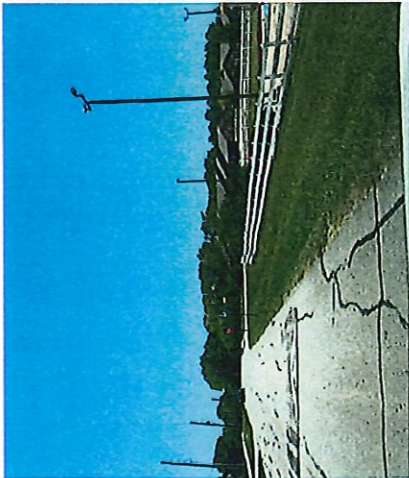
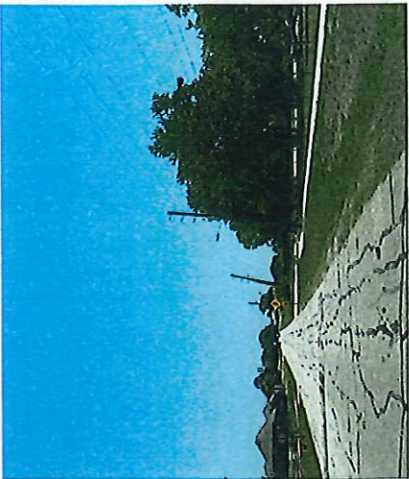
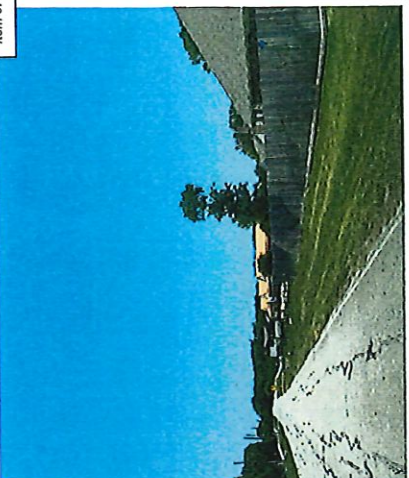

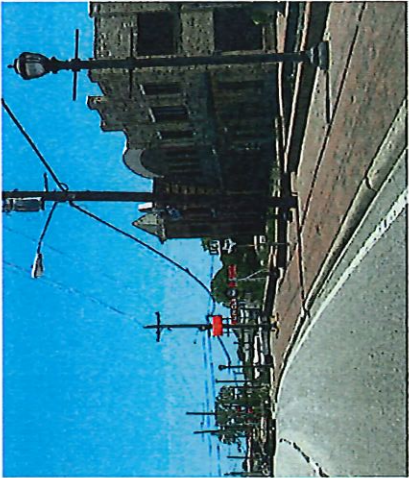
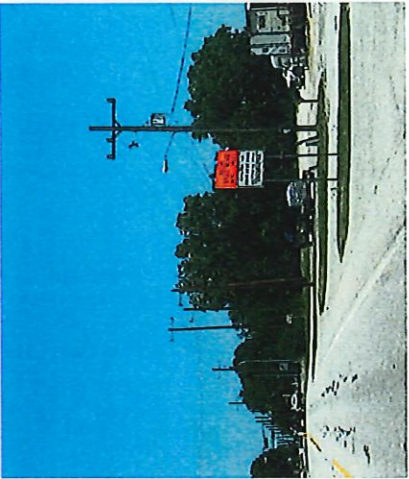

merje

120 North Church Street
 Suite 208
 West Chester, PA 19380
 T 484.265.0648
www.merjedesign.com

DATE	07/13/23	CLIENT / PROJECT	Montgomery TX
DRAWN BY:	GS		Wayfinding and Signage System
These drawings are meant for DESIGN PURPOSES ONLY. They are not to be used for construction. The Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be responsible for the final messages of each sign. All drawings are subject to change without notice and any variations from the dimensions and conditions shown on this drawing. Drawings and conditions shall be verified by the client and approved prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.			
PROJECT NO.		SHEET TITLE	Sign Location Plans
REVISIONS		SHEET NO.	SL.08
V2_09/13/23			
V3_08/16/24			



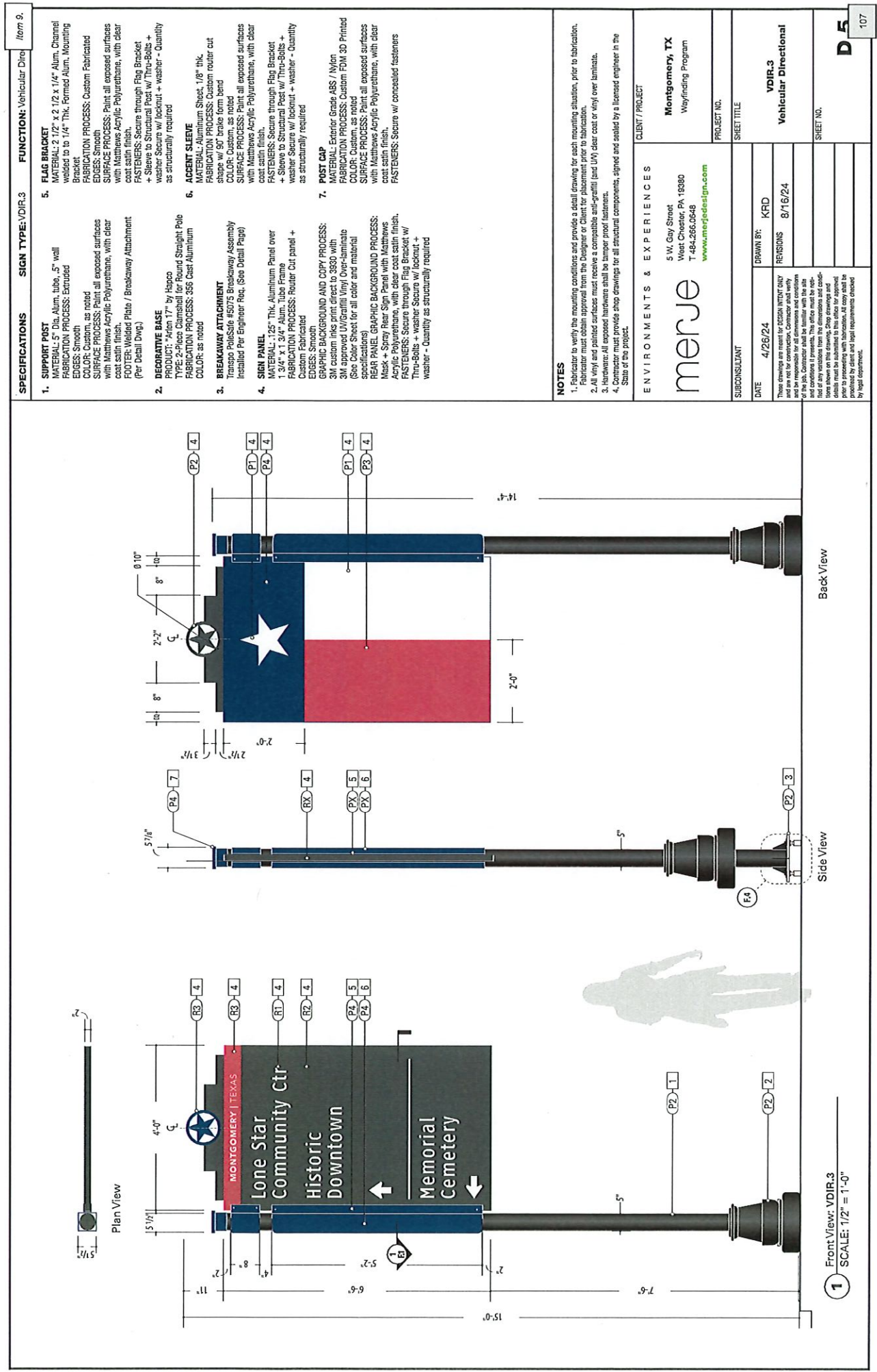
															
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<div>ENVIRONMENTS & EXPERIENCES</div> <div>merve</div> <div>5 W. Gay Street West Chester, PA 19380 T 484-286-0046 www.merivedesign.com</div>				<div>PHOTO DETAILS</div>				<div>CLIENT / PROJECT</div> <div>Montgomery, TX</div> <div>Wayfinding & Signage Program</div>				<div>DATE August 16, 2024</div> <div>DRAWN BY MP</div> <div>SHEET NO.</div>			
								LP4				232			

Item 9.																																			
																																			
<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>121</td></tr><tr><td>SIGN TYPE</td><td>VDIR.3</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <p>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</p>	PHASE	1	LOCATION NO.	121	SIGN TYPE	VDIR.3	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>122</td></tr><tr><td>SIGN TYPE</td><td>VDIR.3</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <p>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</p>	PHASE	1	LOCATION NO.	122	SIGN TYPE	VDIR.3	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>123</td></tr><tr><td>SIGN TYPE</td><td>RES.1</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <p>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</p>	PHASE	1	LOCATION NO.	123	SIGN TYPE	RES.1	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>124</td></tr><tr><td>SIGN TYPE</td><td>RES.1</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <p>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</p>	PHASE	1	LOCATION NO.	124	SIGN TYPE	RES.1	PLAN SHEET	SL08
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LOCATION NO.	121																																		
SIGN TYPE	VDIR.3																																		
PLAN SHEET	SL08																																		
PHASE	1																																		
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PLAN SHEET	SL08																																		
																																			
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LOCATION NO.	128																																		
SIGN TYPE	VDIR.3																																		
PLAN SHEET	SL08																																		
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<table><tr><td colspan="2">ENVIRONMENTS & EXPERIENCES</td><td colspan="2">merve</td><td colspan="2">5 W. Gay Street West Chester, PA 19380 T 484-266-0646 www.merfdesign.com</td><td colspan="2">Photo Details</td></tr><tr><td colspan="2">SHEET TITLE</td><td colspan="2">Montgomery, TX</td><td colspan="2">Wayfinding & Signage Program</td><td colspan="2">DATE August 16, 2024 DRAWN BY: MJP SHEET NO.</td></tr></table>				ENVIRONMENTS & EXPERIENCES		merve		5 W. Gay Street West Chester, PA 19380 T 484-266-0646 www.merfdesign.com		Photo Details		SHEET TITLE		Montgomery, TX		Wayfinding & Signage Program		DATE August 16, 2024 DRAWN BY: MJP SHEET NO.																	
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LP.5				233																															

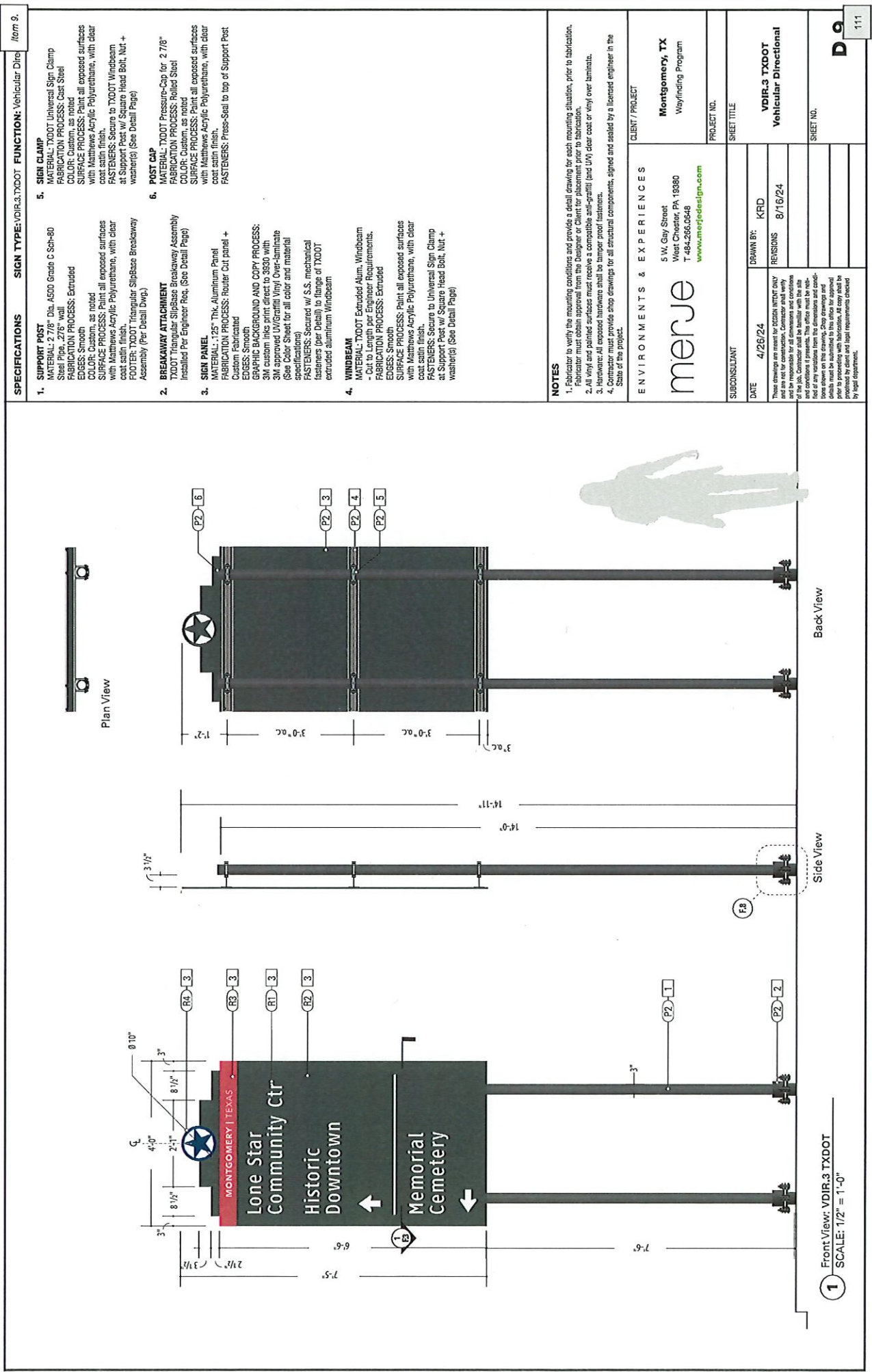
																																								
<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>138</td></tr><tr><td>SD TYPE</td><td>RES-1</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	138	SD TYPE	RES-1	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>139</td></tr><tr><td>SD TYPE</td><td>VDIR-3</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	139	SD TYPE	VDIR-3	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>140</td></tr><tr><td>SD TYPE</td><td>VDIR-5.TXDOT</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	140	SD TYPE	VDIR-5.TXDOT	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>141</td></tr><tr><td>SD TYPE</td><td>VDIR-5.TXDOT</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	141	SD TYPE	VDIR-5.TXDOT	PLAN SHEET	SL08					
PHASE	1																																							
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PLAN SHEET	SL08																																							
																																								
<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>142</td></tr><tr><td>SD TYPE</td><td>VDIR-5.TXDOT</td></tr><tr><td>PLAN SHEET</td><td>SL06</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	142	SD TYPE	VDIR-5.TXDOT	PLAN SHEET	SL06	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>143</td></tr><tr><td>SD TYPE</td><td>RES-1</td></tr><tr><td>PLAN SHEET</td><td>SL03</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	143	SD TYPE	RES-1	PLAN SHEET	SL03	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>144</td></tr><tr><td>SD TYPE</td><td>VDIR-2.TXDOT</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	144	SD TYPE	VDIR-2.TXDOT	PLAN SHEET	SL08	<table><tr><td>PHASE</td><td>1</td></tr><tr><td>LOCATION NO.</td><td>500</td></tr><tr><td>SD TYPE</td><td>PARK-2</td></tr><tr><td>PLAN SHEET</td><td>SL08</td></tr></table> <div>COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.</div>	PHASE	1	LOCATION NO.	500	SD TYPE	PARK-2	PLAN SHEET	SL08					
PHASE	1																																							
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PLAN SHEET	SL08																																							
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PLAN SHEET	SL08																																							
<table><tr><td>REVISIONS</td><td>DATE</td><td>BY</td><td>DESCRIPTION</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				REVISIONS	DATE	BY	DESCRIPTION					<table><tr><td colspan="2">ENVIRONMENTS & EXPERIENCES</td></tr><tr><td colspan="2">merve</td></tr><tr><td colspan="2">5 W. Gay Street West Chester, PA 19380 T 484.266.0048 www.mer/design.com</td></tr></table>		ENVIRONMENTS & EXPERIENCES		merve		5 W. Gay Street West Chester, PA 19380 T 484.266.0048 www.mer/design.com		<table><tr><td colspan="2">SHEET TITLE</td></tr><tr><td colspan="2">Photo Details</td></tr></table>		SHEET TITLE		Photo Details		<table><tr><td colspan="2">CLIENT / PROJECT</td></tr><tr><td colspan="2">Montgomery, TX Wayfinding & Signage Program</td></tr></table>		CLIENT / PROJECT		Montgomery, TX Wayfinding & Signage Program		<table><tr><td>DATE</td><td>August 16, 2024</td></tr><tr><td>DRAWN BY</td><td>MP</td></tr><tr><td>SHEET NO.</td><td>LP.7</td></tr></table>		DATE	August 16, 2024	DRAWN BY	MP	SHEET NO.	LP.7	235
REVISIONS	DATE	BY	DESCRIPTION																																					
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104

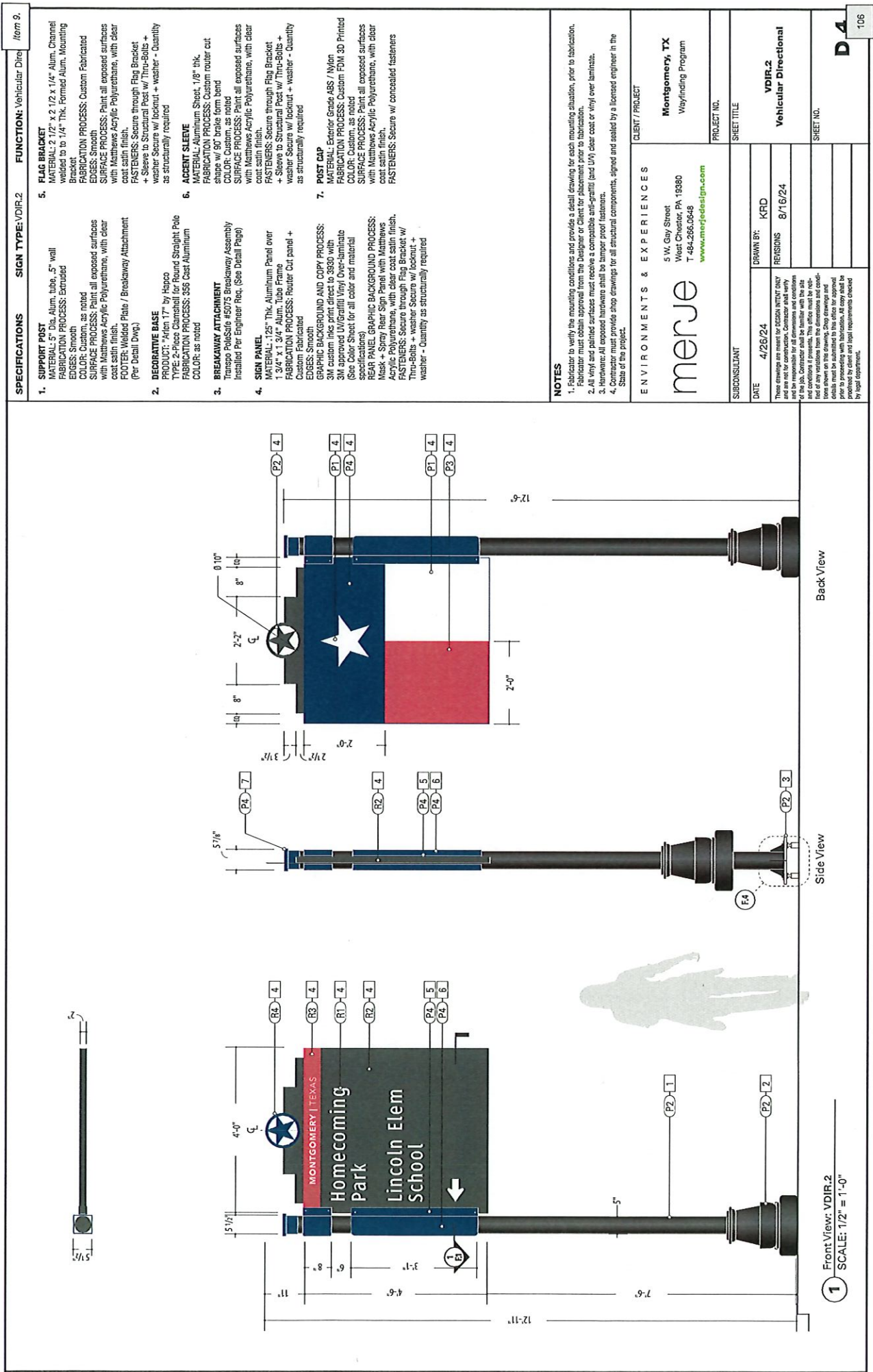
							
PHASE: 1		PHASE: 1		PHASE: 1		PHASE: 1	
LOCATION NO. 704		LOCATION NO. 705		LOCATION NO. 900		LOCATION NO. 901	
SIGN TYPE: KIOSK.1		SIGN TYPE: KIOSK.1		SIGN TYPE: PARK_ID.2		SIGN TYPE: PARK_ID.1	
PLAN SHEET: SL08		PLAN SHEET: SL04		PLAN SHEET: SL07		PLAN SHEET: SL07	
COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.		COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.		COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.		COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.	
							
PHASE: 1		PHASE: 1		PHASE: 1		PHASE: 1	
LOCATION NO. 902		LOCATION NO. 903		LOCATION NO. 904		LOCATION NO. 905	
SIGN TYPE: PARK_ID.1		SIGN TYPE: PARK_ID.2		SIGN TYPE: PARK_ID.1		SIGN TYPE: PARK_ID.1	
PLAN SHEET: SL07		PLAN SHEET: SL08		PLAN SHEET: SL08		PLAN SHEET: SL08	
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REVISIONS		REVISIONS		REVISIONS		REVISIONS	
DATE	BY	DESCRIPTION	SHEET TITLE		CLIENT / PROJECT		DATE
			ENVIRONMENTS & EXPERIENCES		Photo Details		August 16, 2024
		merje		Montgomery, TX		DRAWN BY: MP	
		5 W. Gay Street		Wayfinding & Signage Program		SHEET NO.	
		West Chester, PA 19380				LP.9	
		T 484.266.0648				237	
		www.merjedesign.com					



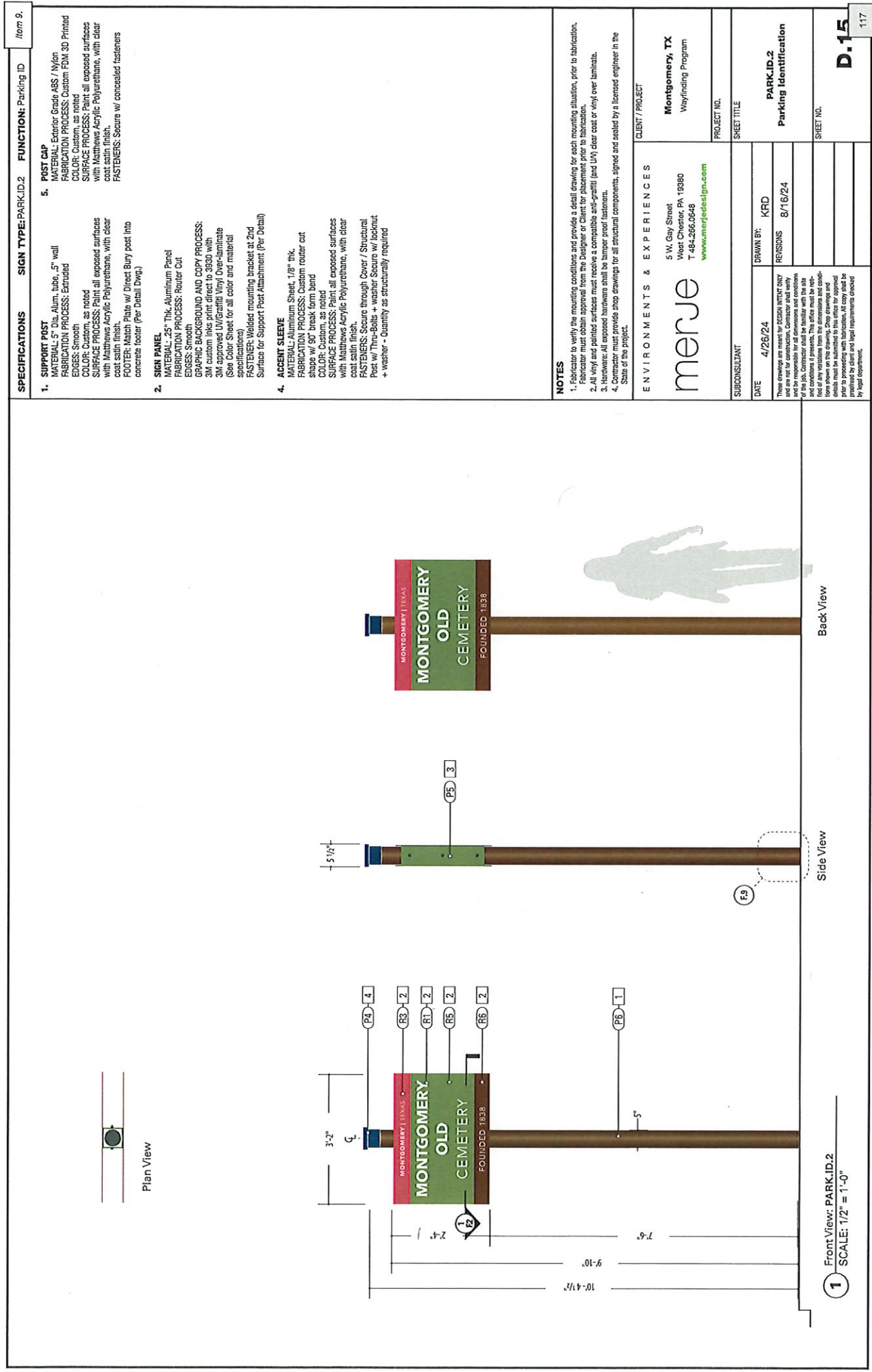
SPECIFICATIONS	SIGN TYPE: VDIR.3	FUNCTION: Vehicular Dir	Item 9.
1. SUPPORT POST MATERIAL: 5" Dia. Alum. Tube, .5" wall FABRICATION PROCESS: Extruded EDGES: Smooth FINISH: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)			
2. DECORATIVE BASE PRODUCT: "4in 17" by Hanco TYPE: 2-Piece Damshell for Round Straight Pole FABRICATION PROCESS: 305 Cast Aluminum COLOR: as noted			
3. BREAKAWAY ATTACHMENT Transpo PoleSide #507's Breakaway Assembly Installed Per Engineer Req. (See Detail Page)			
4. SIGN PANEL MATERIAL: .25" Thick Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame FABRICATION PROCESS: Router Cut panel + Custom Fabricated EDGES: Smooth GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications) REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required			
5. FLAG BRACKET MATERIAL: 2 1/2" x 2 1/2" x 1/4" Alum. Channel welded to 1/4" Thick Formed Alum. Mounting Bracket FABRICATION PROCESS: Custom Fabricated EDGES: Smooth FINISH: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required			
6. ACCENT SLEEVE MATERIAL: Aluminum Sheet, 1/8" thick FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required			
7. POST CAP MATERIAL: Exterior Grade ABS / Nylon FABRICATION PROCESS: Custom FDM 3D Printed COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure w/ concealed fasteners			
NOTES 1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication. 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate. 3. Hardware: All exposed hardware shall be tamper proof fasteners. 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.			
ENVIRONMENTS & EXPERIENCES merje 5 W. Gay Street West Chester, PA 19380 T 484-266-0648 www.merjedesign.com	CLIENT / PROJECT Montgomery, TX Wayfinding Program	PROJECT NO.	
SUBCONSULTANT	SHEET TITLE	DATE 4/26/24	DRAWN BY: KR.D
		REVISIONS	8/16/24
These drawings are for DESIGN INTENT ONLY and are not for construction. Contractor and vendor must verify all dimensions and materials with the site of the job. Contractor shall be familiar with the site and conditions of the project. The office must be notified of any changes or discrepancies. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All shop drawings shall be stamped and signed by a licensed engineer or architect by legal document.			
		SHEET NO.	D 5
			107



SPECIFICATIONS		SIGN TYPE: VDIR.3, TXDOT	FUNCTION: Vehicular Directional	Item 9.
1. SUPPORT POST	MATERIAL: 2 7/8" Dia. A500 Grade C Sch-80 FABRICATION PROCESS: Extruded EDGES: Smooth SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure to Universal Sign Clamp at Support Post w/ Square Head Bolt, Nut + Washer(s) (See Detail Page)			
2. BREAKAWAY ATTACHMENT	TXDOT Triangular SlipBase Breakaway Assembly Installed Per Engineer Rec. (See Detail Page)			
3. SIGN PANEL	MATERIAL: 1/2" Thk. Aluminum Panel FABRICATION PROCESS: Router Cut panel + Custom Fabricated EDGES: Smooth GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3830 with (See approved UV/Gratiff Vinyl Over-laminate (3M Color Sheet for all color and material specifications) FASTENERS: Secured w/ s.s. mechanical fasteners per Detail to flange of TXDOT extruded aluminum Windbeam			
4. WINDBEAM	MATERIAL: TXDOT Extruded Alum. Windbeam - Cut to Length per Engineer Requirements. FABRICATION PROCESS: Extruded EDGES: Smooth SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure to Universal Sign Clamp at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)			
5. SIGN CLAMP	MATERIAL: TXDOT Universal Sign Clamp FABRICATION PROCESS: Cast Steel COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure to TXDOT Windbeam at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)			
6. POST CAP	MATERIAL: TXDOT Pressure-Cap for 2 7/8" FABRICATION PROCESS: Rolled Steel COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Press-Seal to top of Support Post			
NOTES				
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.				
2. All Vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.				
3. Hardware: All exposed hardware shall be tamper proof fasteners.				
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.				
ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT		
merje		Montgomery, TX Wayfinding Program		
5 W. Gay Street West Chester, PA 19380 T 484-266.0548 www.merjedesig.com		PROJECT NO.		
SUBCONSULTANT		SHEET TITLE		
DATE		DRAWN BY: KRD		
4/26/24		REVISIONS 8/16/24		
DATE		VDIR.3 TXDOT Vehicular Directional		
SHEET NO.		SHEET NO.		
111		D 6		







SPECIFICATIONS		SIGN TYPE: PARK ID.2	FUNCTION: Parking ID	Item 9.
1. SUPPORT POST	5. POST CAP MATERIAL: Exterior Grade ABS / Nylon FABRICATION PROCESS: Custom FDM 3D Printed COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure w/ concealed fasteners			
2. SIGN PANEL				
MATERIAL: .25" Thk. Aluminum Panel FABRICATION PROCESS: Router Cut EDGES: Smooth GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom ink print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications) FASTENER: Welded mounting bracket at 2nd Surface for Support Post Attachment (Per Detail)				
4. ACCENT SLEEVE	NOTES 1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication. 2. All Vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate. 3. Hardware: All exposed hardware shall be tamper proof fasteners. 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.			
MATERIAL: Aluminum Sheet, 1/8" thick FABRICATION PROCESS: Custom router cut shape w/ 90° break form bend COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Cover / Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required				
ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT		
merje		Montgomery, TX Wayfinding Program		
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.		
SUBCONSULTANT		SHEET TITLE		
DATE	4/26/24	DRAWN BY: KRD		
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions and conditions if present. This office must be notified of any variations from the dimensions and conditions. All drawings are subject to change without notice. Details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be printed by client and legal requirements checked against experience.		REVISIONS		
		8/16/24		
		PARK ID.2 Parking Identification		
		SHEET NO.		
		D.15		
		117		

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES
 5 W. Gay Street
 East Chester, PA 19380
 484.266.0648
 www.merjedesign.com

Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	118	VDIR.3	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND ^ Homecoming Park ^ W. Montgomery County Park < Lone Star Community Ctr.	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude						
Grass	-95.699238						
Removal No:	Latitude						
	30.399576						
1	119	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude						
Grass	-95.696568						
Removal No:	Latitude						
	30.391520						
1	120	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas LEGEND < Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude						
Grass	-95.696989						
Removal No:	Latitude						
	30.391976						
1	121	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas LEGEND ^ Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude						
Grass	-95.691792						
Removal No:	Latitude						
	30.391817						
1	122	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas LEGEND ^ Historic Downtown < Charles B. Stewart Library ((Library Pictogram) < Memory Park	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude						
TBD	-95.691095						
Removal No:	Latitude						
0	30.391913						

SIGN MESSAGE SCHEDULE

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 484.266.0648
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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	123	RES.1	1	City ROW	SL.08	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
		Mounting Grass				LEGEND < Fernland Historical Park	
		Removal No: 0				Longitude -95.690610 Latitude 30.391824	
1	124	RES.1	1	City ROW	SL.08	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
		Mounting Grass				LEGEND > Fernland Historical Park	
		Removal No:				Longitude -95.690037 Latitude 30.391915	
1	125	VDIR.3.TXDOT	1	TXDOT	SL.08	HEADER Montgomery Texas	Replace Existing Texas Forest Trail Sign.
		Mounting Grass				LEGEND > Historic Downtown > Sam Houston National Forest > Texas Forest Trail	Client to confirm TXDOT right-of-way prior to installation.
		Removal No: 1				Latitude 30.388852	Client to review and confirm graphic layout prior to fabrication.
1	126	VDIR.3.TXDOT	1	TXDOT	SL.08	HEADER Montgomery Texas	Replace Existing Texas Forest Trail Sign
		Mounting Grass				LEGEND < Historic Downtown < Sam Houston National Forest < Texas Forest Trail	Client to confirm TXDOT right-of-way prior to installation.
		Removal No: 0				Latitude 30.388268	Client to review and confirm graphic layout prior to fabrication.
1	127	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
		Mounting Grass				LEGEND ^ Historic Downtown ^ Sam Houston National Forest < City Hall (i)	
		Removal No: 0				Longitude -95.696516 Latitude 30.387947	

SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: Wayfinding & Signage

Date: August 16, 2024

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	128	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude					LEGEND	
Grass	-95.696639					< Lake Conroe (Kayaking Pictogram)(Fishing Pictogram)	
Removal No:	Latitude					> City Hall (i)	
0	30.38895					> Montgomery High School	
1	129	VDIR.6.TXDOT	1	TXDOT ROW	SL.07	HEADER Montgomery Texas	Client to confirm TXDOT right-of-way prior to installation.
Mounting	Longitude					LEGEND	Client to review and confirm graphic layout prior to fabrication.
Grass	-95.702118					< City Hall (i)	
Removal No:	Latitude					< Old Cemetery	
0	30.388442					> Cedar Brake Park (Swing Pictogram)(Volleyball Pictogram)	
130	VDIR.6.TXDOT	1	TXDOT ROW	SL.07	HEADER Montgomery Texas	Client to confirm TXDOT right-of-way prior to installation.	
Mounting	Longitude					LEGEND	Client to review and confirm graphic layout prior to fabrication.
Grass	-95.703797					< Cedar Brake Park (Parking) (Picto)	
Removal No:	Latitude					> City Hall (i)	
	30.388217					> Old Cemetery	
1	131	VDIR.1	1	City ROW	SL.03	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude					LEGEND	
Grass	-95.703739					> Lone Star Community Ctr.	
Removal No:	Latitude						
1	30.400072						
1	132	VDIR.1	1	City ROW	SL.03	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
Mounting	Longitude					LEGEND	
Grass	-95.706518					< Lone Star Community Ctr.	
Removal No:	Latitude						
1	30.400433						

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES
 5 W. Gay Street
 West Chester, PA 19380
 314.266.0648
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Client: Montgomery TX
 Project: **Wayfinding & Signage**

Submittal: FINAL - V1
 Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	139	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas LEGEND < Historic Downtown < Community Building < Nathaniel Hart Davis Museum	Client to review and confirm graphic layout prior to fabrication.
Mounting		Longitude					
Grass		-95.696324					
Removal No:		Latitude					
		30.391869					
1	140	VDIR.5.TXDOT	1	TXDOT ROW	SL.09	HEADER Montgomery Texas LEGEND < Montgomery Jr High School < Stewart Creek Elem School	Client to confirm TXDOT right-of-way prior to installation.
Mounting		Longitude					Client to review and confirm graphic layout prior to fabrication.
Grass		-95.671510					
Removal No:		Latitude					
0		30.386256					
1	141	VDIR.5.TXDOT	1	TXDOT ROW	SL.09	HEADER Montgomery Texas LEGEND > Montgomery Jr High School > Stewart Creek Elem School	Locate at Existing Green TXDOT City Limits Sign.
Mounting		Longitude					Client to confirm TXDOT right-of-way prior to installation.
Grass		-95.670062					
Removal No:		Latitude					Client to review and confirm graphic layout prior to fabrication.
		30.386272					
1	142	VDIR.5.TXDOT	1	TXDOT ROW	SL.06	HEADER Montgomery Texas LEGEND ^ Montgomery H.S. > Athletic Complex	Client to review and confirm graphic layout prior to fabrication.
Mounting		Longitude					
Grass		-95.719524					
Removal No:		Latitude					
		30.389092					
1	143	RES.1	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND > Homecoming Park	Client to review and confirm graphic layout prior to fabrication.
Mounting		Longitude					
TBD		-95.699674					
Removal No:		Latitude					
0		30.402375					

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES
5 W. Gay Street
West Chester, PA 19380
610.426.0648
www.merjedesign.com

Client: Montgomery TX

Project: Wayfinding & Signage

Submittal: FINAL - V1

Date: August 16, 2024

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	144	VDIR.2.TXDOT	1	TXDOT	SL.08	HEADER Montgomery Texas	Replace existing sign.
Mounting		Longitude				LEGEND	Client to review and confirm graphic layout prior to fabrication.
Grass		-95.694809				> Antiques	
Removal No:		Latitude				> Gifts	
1		30.389212				> Bed & Breakfast	
1	500	PARK.2	1	Downtown	SL.08	SIDE (A)	Client to review and confirm graphic layout prior to fabrication.
Mounting		Longitude				HEADER	Client to provide parking rules and regulations.
Grass		-95.696537				(P)	
Removal No:		Latitude				LEGEND	
1		30.390933				Public Parking for Historic Downtown	
						SIDE (B)	
						HEADER	
						(P)	
						LEGEND	
						Public Parking for Historic Downtown	

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES
5 W. Gay Street
West Chester, PA 19380
610.426.0648
www.merjedesign.com

Client: Montgomery TX
Project: Wayfinding & Signage

Submittal: FINAL - V1
Date: August 16, 2024

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	501	PARK.2	1	Downtown	SL.08	SIDE (A) HEADER (P) LEGEND Public Parking for Historic Downtown	Client to review and confirm graphic layout prior to fabrication. Client to provide parking rules and regulations.
Mounting	Longitude						
TBD	-95.696203						
Removal No:	Latitude						
0	30.390832						
						SIDE (B) HEADER (P) LEGEND Public Parking for Historic Downtown	
1	502	PARK.2	1	Downtown	SL.08	SIDE (A) HEADER (P) LEGEND Public Parking for Historic Downtown	Client to review and confirm graphic layout prior to fabrication. Client to provide rules and regulations prior to fabrication. Client to provide parking rules and regulations.
Mounting	Longitude						
TBD	-95.696044						
Removal No:	Latitude						
0	30.391122						
						SIDE (B) HEADER (P) LEGEND Public Parking for Historic Downtown	

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1	503	PARK.2	1	Downtown	SL.08	SIDE (A) HEADER (P) LEGEND Public Parking for Historic Downtown	Client to review and confirm graphic layout prior to fabrication. Client to provide parking rules and regulations.
Mounting	Longitude						
TBD	-95.696528						
Removal No:	Latitude						
0	30.390064						
						SIDE (B) HEADER (P) LEGEND Public Parking for Historic Downtown	
1	504	PARK.2	1	Downtown	SL.08	SIDE (A) HEADER (P) LEGEND Public Parking for Historic Downtown	Client to review and confirm graphic layout prior to fabrication. Client to provide parking rules and regulations.
Mounting	Longitude						
TBD	-95.696028						
Removal No:	Latitude						
0	30.389965						
						SIDE (B) HEADER (P) LEGEND Public Parking for Historic Downtown	

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	700	KIOSK.1	1	Downtown	SL.08	SIDE (A) HEADER Historic Downtown LEGEND (Local Downtown Map) SIDE (B) HEADER Historic Downtown LEGEND (Events Shopping)	Alternate Retrofit existing Kiosk.
		Mounting TBD				Longitude -95.696042	
		Removal No: 0				Latitude 30.389890	
	701	KIOSK.1	1	Downtown	SL.08	SIDE (A) HEADER Historic Downtown LEGEND (Local Downtown Map) SIDE (B) HEADER Historic Downtown LEGEND (Events Shopping)	New - Coordinate with Streetscape Plan
		Mounting TBD				Longitude -95.696201	
		Removal No: 0				Latitude 30.390757	

SIGN MESSAGE SCHEDULE

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610.84.266.0648
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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
2	702	KIOSK.2	1	Downtown	SL.08	SIDE (A) HEADER Historic Downtown LEGEND (Local Downtown Map)	Move Gazebo - Coordinate with Streetscape. Alternate - NEW Large 4 Sided Kiosk.
Mounting	Longitude						
TBD	-95.696350						
Removal No:	Latitude						
0	30.389053						
						SIDE (B) HEADER Historic Downtown LEGEND (Events Shopping)	
						SIDE (C) HEADER Historic Downtown LEGEND (Local Downtown Map)	
						SIDE (D) HEADER Historic Downtown LEGEND (Events Shopping)	

SIGN MESSAGE SCHEDULE

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	902	PARK_ID.1	1	City	SL.07	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)</p>	Client to review and confirm graphic layout prior to fabrication.
		Mounting					
		TBD					
		Longitude					
		-95.702626					
		Removal No:					
		0					
		Latitude					
		30.388520					
1	903	PARK_ID.2	1	City	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Old Cemetery Founded 1838</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Old Cemetery Founded 1838</p>	Client to review and confirm graphic layout prior to fabrication.
		Mounting					
		TBD					
		Longitude					
		-95.697355					
		Removal No:					
		0					
		Latitude					
		30.388568					