

**Notice of Planning and Zoning Commission
AGENDA**

February 06, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, February 06, 2024** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download the agenda packet and view the meeting live via the City’s website under Agenda/Minutes by selecting **Live Stream Page** (located at the top of the page).

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the January 2, 2024 Regular Meeting Minutes.
- 2.** Consideration and possible action on a wall sign for Bar & Vines located at 401 College Street Suite 150 in the Historic Preservation District.
- 3.** Consideration and possible action on the Preliminary Plat for Hills of Town Creek Section Five.
- 4.** Consideration and possible action on a freestanding sign for 504 Caroline Street located in the Historic Preservation District.
- 5.** Consideration and possible action on a wall sign for 504 Caroline Street located in the Historic Preservation District.
- 6.** Review and discussion regarding Land Use Assumptions map to be used in the impact fee updates.

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.

ADJOURNMENT

/s/Nici Browe, TRMC

Nici Browe, TRMC, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on February 2, 2024 at 5:00 p.m.

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.

MINUTES OF REGULAR MEETING

January 2, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Vice-Chairman Simpson declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: Bill Simpson, Merriam Walker, Daniel Gazda, Thomas Czulewicz, John Fox

Absent: None

Also Present: Gary Palmer, City Administrator

Dave McCorquodale, Director of Planning & Development

Katherine Vu, PE, city consulting engineer

VISITOR/CITIZENS FORUM

None.

1. Election of Planning & Zoning Commission Officers.

Staff briefly reviewed the recommended nominating process. Bill Simpson opened the floor to nominations for Chairman. Thomas Czulewicz nominated Bill Simpson. No other nominations were made. Bill Simpson called for a vote on the nomination for Chairman, which carried unanimously (5-0). Bill Simpson was named Chairman.

Bill Simpson opened the floor to nominations for Vice-Chairman. Thomas Czulewicz nominated himself. No other nominations were made. Bill Simpson called for a vote on the nomination for Vice-Chairman, which carried unanimously (5-0). Thomas Czulewicz was named Vice-Chairman.

2. Consideration and possible action on the November 7, 2023 Regular Meeting Minutes.

Merriam Walker moved to approve the minutes as submitted. Dan Gazda seconded the motion, which carried unanimously. (5-0)

3. Consideration and possible action on the December 5, 2023 Regular Meeting Minutes.

Merriam Walker moved to approve the minutes as submitted. Tom Czulewicz seconded the motion, which carried unanimously. (5-0)

4. Consideration and possible action on a wall sign application for Wildly Wicked Cottagecore Shop located at 308 Pond Street Suite C in the Historic Preservation District as submitted by Tindy McPhate.

Staff reviewed the information and noted that city regulations allow wall signs can be 60% of the total wall area. The proposed sign equals about 5% of the wall area. Merriam Walker commented on an existing light on the wall and whether it would affect the location of the sign. Staff stated that it appears to work based on the images and description submitted by the applicant.

Merriam Walker moved to approve the wall sign as presented. Dan Gazda seconded the motion, which carried unanimously. (5-0)

5. Consideration and possible action on a backyard privacy fence at 820 Caroline Street located in the Historic Preservation District as submitted by Scott and Angela Love.

Staff reviewed the information submitted by the applicant. Tom Czulewicz stated he felt the horizontal boards in the proposed fence did not conform to the requirement that fences be installed and maintained in a vertical position. Mr. McCorquodale stated that the referenced section meant that the fence itself has to be vertical, not the orientation of boards in a privacy fence. Mr. Czulewicz disagreed. Merriam Walker said she had the same question and whether grandfathering was applicable. Bill Simpson noted the applicant was not proposing to enclose the entire property, but only the portion of the backyard that abuts a specific home directly behind him. He added he understood why the applicant wanted to install the fence. Merriam Walker asked what the Commission should do when presented with hearsay or other allegations. Bill Simpson said that is a code enforcement issue and staff confirmed it was outside the purview of the P&Z Commission and the Commission should make a decision based on the specific information in the request. Dan Gazda noted the fence was not particularly historic in style and that was reason for some concern. John Fox asked to confirm the application was for a 6-foot fence. Staff said the fence would vary in height from 6-ft to 12-ft. Mr. Czulewicz said the applicant appeared to want a fence that was level at the top and followed the slope of the ground at the bottom, which would result in a total height from 6-ft to 12-ft. John Fox said he saw an issue with a fence as tall as 12-ft tall being able to withstand a strong wind. Merriam Walker noted the proposed fence is not white like the rest of

the existing fence. She added that other privacy fences have more typical standard vertically oriented boards. Members of the Commission discussed the details of where the fence would end at the back of the home. Dan Gazda asked to confirm that a fence over 7-ft in height required a building permit. Staff said that was correct.

Tom Czulewicz moved to approve the privacy fence as submitted. John Fox seconded the motion, which carried unanimously. (5-0)

6. Discussion of the Planning & Zoning Commission’s participation in the Capital Improvements Plan update.

Katherine Vu, city consulting engineer, presented the item and noted that this update to the CIP is required as part of the city’s assessment of Impact Fees for new developments. She added that Impact Fees are determined by a set list of projects that are specifically related to new developments. She said the Capital Improvement Advisory Committee serves as an additional set of eyes and is required by state law to review the projections and analysis. Mrs. Vu said that in discussions with city staff it was determined that the Commission is best positioned to serve as the CIAC given their role in planning and land use decisions along with their regular meeting schedule.

Mrs. Vu said the purpose of tonight is to familiarize the Commission with the concept and role of the CIAC. She briefly touched on the upcoming steps over the next 3-4 months of the process that culminates in adoption of the update by City Council. Mrs. Vu said these Impact Fees only apply to new utility connections, and not existing connections. Bill Simpson asked what the Impact Fees include. Mrs. Vu said new connections are assessed Impact Fees depending on when the property was platted. She also briefly explained how the fees are calculated based on expected new connections over a 10-year period and are based on Equivalent Single-Family Connections. Dan Gazda asked when the city last did this. Mrs. Vu said 2018 was the last update. She explained the growth projections from 2018 are not drastically different than the current projections. John Fox asked if the process considers projected growth in different areas of the city. Mrs. Vu said that is correct—the Impact Fee is the same across all areas of the city while the projections account for growth in different areas of the city based on market conditions.

7. Update on the city’s call for Planning Services Request for Qualifications (RFQ).

City administrator Gary Palmer reviewed the item and noted the Council’s strategic planning session last summer and the need for a zoning update as a priority from Council. Mr. Palmer noted that staff would interview firms that submitted for the RFQ and that the city budgeted between \$100,000 and \$120,000 for this project. Mr. Palmer said that the Commission would be updated as the process moved forward and that he expected the Council to see a contract for approval in February.

Commission Inquiry

Bill Simpson asked Commissioners Daniel Gazda and Merriam Walker to serve on a working group aimed at bettering regulations for paint selections in the Historic Preservation District.

Bill Simpson asked Commissioners John Fox and Tom Czulewicz to serve on a working group aimed at updating the city’s commercial lighting regulations. Tom Czulewicz mentioned that he had received help from the electric company in the past when dealing with lighting regulations related to lighting installed by the power company.

Adjournment

Tom Czulewicz moved to adjourn the meeting at 7:01 p.m. Merriam Walker seconded the motion, which carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Bill Simpson, Chairman

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 02/05/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a wall sign for Bar & Vines located at 401 College Street Suite 150 in the Historic Preservation District.

Recommendation

Approve the sign as presented.

Discussion

H-Bistrot is rebranding to Bar & Vines. The new sign reflects the name change. Staff recommends approval of the sign.



Approved By

Director of Planning & Development

Dave McCorquodale

Date: 02/01/2024



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

Item 2.

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 type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New	Pre-Existing <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>

Permit:

Date: 1/12/2024

JOB ADDRESS: 401College St Suite 150		BUSINESS NAME: Bar & Vines	
BUSINESS OWNER: Harold Vines	MAILING ADDRESS: 28034 Comal Karst Dr Spring, TX 7738	TELEPHONE: 835-592-3306	
APPLICANT: Bar & Vines	MAILING ADDRESS: 28034 Comal Karst Dr Spring, TX 77386	TELEPHONE: 832-592-3306	

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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SIGN PLACEMENT: On the front side of the building; we used our old H-Bistrot signs	VALUATION: \$250
SIGN DESIGN & COLOR SCHEME: Same design/sign used for H-Bistrot new scheme black and gold (Bar&Vines)	

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>		SIGN HEIGHT	4'
BUILDING WALL SIGN <input checked="" type="checkbox"/>		SIGN WIDTH	4'
BANNER <input type="checkbox"/>		TOTAL SQ FT	16
OTHER <input type="checkbox"/>		SET BACK	
		LOT LINEAR FOOTAGE	

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: Harold Vines	SIGNATURE: <i>Harold Vines</i>
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OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 02/05/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the Preliminary Plat for Hills of Town Creek Section Five.

Recommendation

Approve the Preliminary Plat as submitted.

Discussion

The city engineer's memo is attached. Staff concurs with the engineers and recommends approval.

Approved By

Director of Planning &
Development

Dave McCorquodale

Date: 02/01/2024



January 31, 2024

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

Re: Submission of Preliminary Plat
Hills of Town Creek Sec. 5
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

The developer intends to plat the property with 5' side-yard setbacks, 100' minimum lot depths, 50' minimum lot widths, and a minimum lot area of 5,500 sq ft in accordance with the variances approved on December 14, 2021. We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu".

Katherine Vu, PE, CFM
Engineer for the City

KMV/akg

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.01.30 MEMO TO P&Z RE Hills of Town Creek Sec 5 Preliminary Plat.docx

Enclosures: Preliminary Plat – Hills of Town Creek Sec 5

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

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

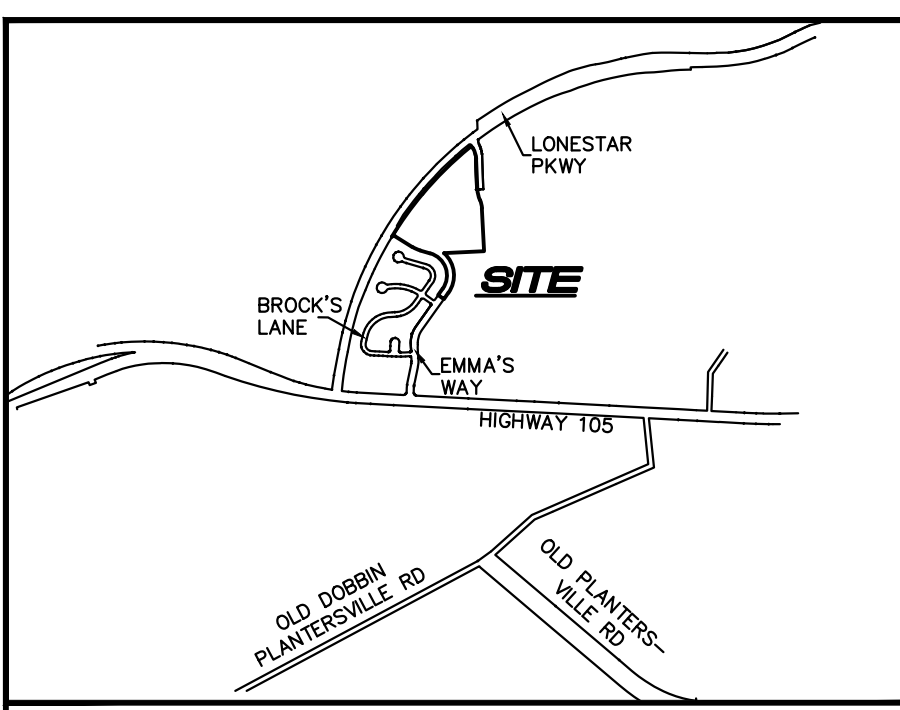
CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
 3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

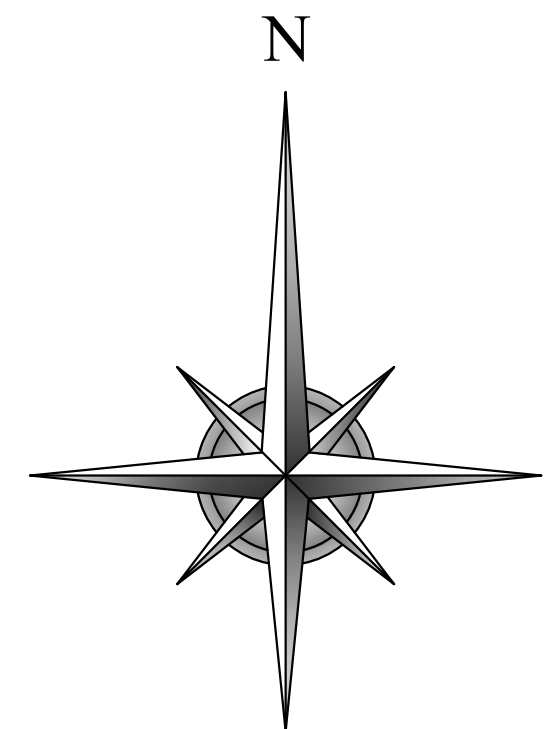
MONT 7 ELEV.=291.77'
 3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'
 BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809'31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND / ABBREVIATIONS

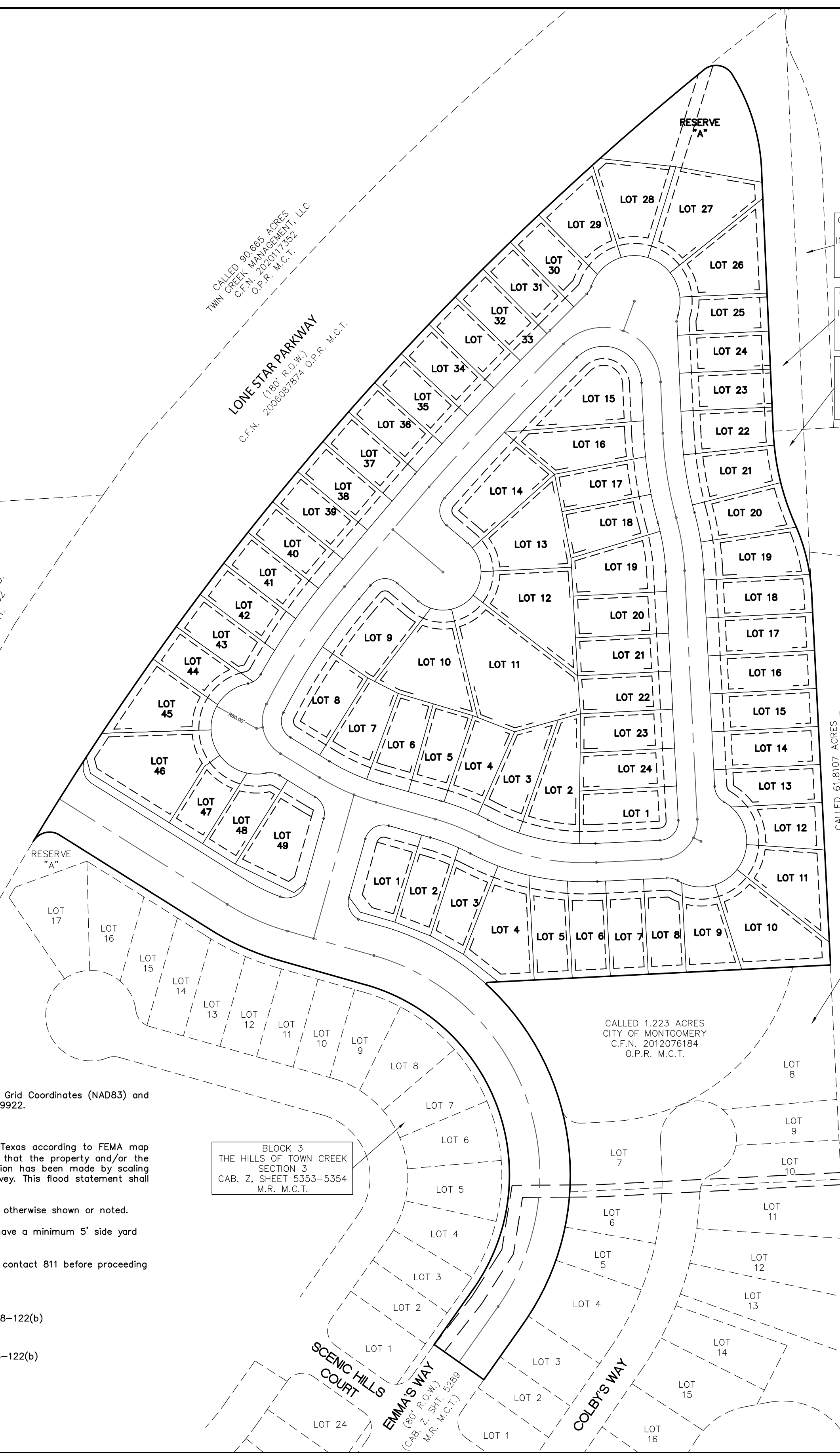
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|-----------------|--------------------------|
| CAB. | CABINET |
| C.F.N. | CLERK'S FILE NUMBER |
| FND. | FOUND |
| I.R. | IRON ROD |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| M.C.T. | MONTGOMERY COUNTY, TEXAS |
| M.R. | MAP RECORDS |
| R.O.W. | RIGHT OF WAY |
| (TYP.) | TYPICAL |
| V.S. | VEGETATION SETBACK |
| PROPERTY MARKER | ○ |

GENERAL NOTES:

- The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999922.
- Distances shown along curves are arc lengths.
- Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0200C dated August 18, 2014: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- All corners are set 5/8 inch iron rods with cap stamped "Core 6657" unless otherwise shown or noted.
- In addition to the building line shown on the face of the plat, all lots shall have a minimum 5' side yard setback and a minimum 10' rear yard setback, unless otherwise noted.
- Underground pipelines may exist that are not recorded and/or shown. Please contact 811 before proceeding with any type of digging.
- Variance (Approved December 14, 2021)

• SIDE YARD SETBACK - Sec. 98-122(a)	• MINIMUM LOT DEPTH - Sec. 98-122(b)
- Required 10'	- Required 120'
- Variance 5'	- Variance 100'
• MINIMUM LOT WIDTH - Sec. 98-122(b)	• MINIMUM LOT AREA - Sec. 98-122(b)
- Required 75'	- Required 9,000'
- Variance 50'	- Variance 5,500'

U21-00325 HILLS OF TOWN CREEK SEC 5_V6.dwg



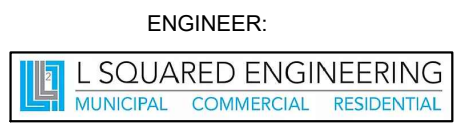
PRELIMINARY PLAT THE HILLS OF TOWN CREEK SECTION 5 A SUBDIVISION OF 18.5001 ACRES (805,863 SQ FT.) BENJAMIN RIGBY LEAGUE, ABSTRACT 31 MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

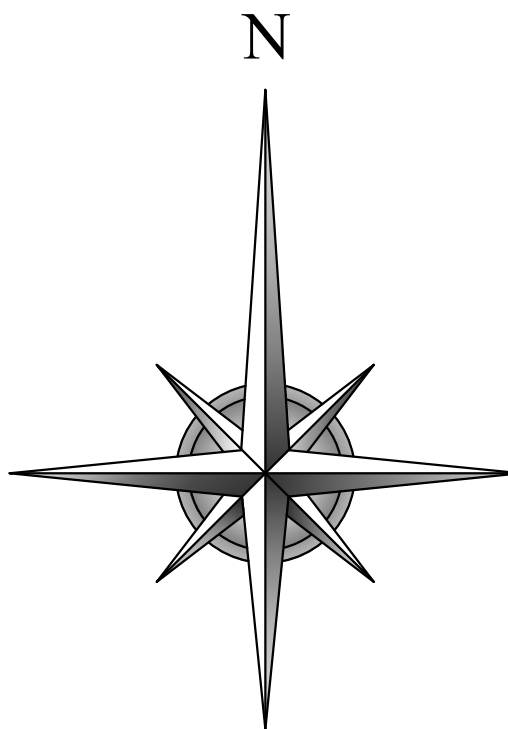
JANUARY 2024



LAND SURVEYING TBPLS REG NO. 10194560
 10210 GROGANS MILL ROAD, SUITE 120
 THE WOODLANDS, TX 77380
 T: 224.828.1208
 corelandsurveying.com



ENGINEER:
 3307 W. DAVIS STREET #100
 CONROE, TEXAS 77304
 OWNERS:
 WTB SECTOR, L.L.C., A TEXAS
 LIMITED LIABILITY COMPANY
 1927 WILLOW WISP LANE
 SPRING, TEXAS 77388-9244
 MONTGOMERY ENERGY
 RESOURCES, INC.
 P.O. BOX 234
 MONTGOMERY, TX 77356



GRAPHIC SCALE

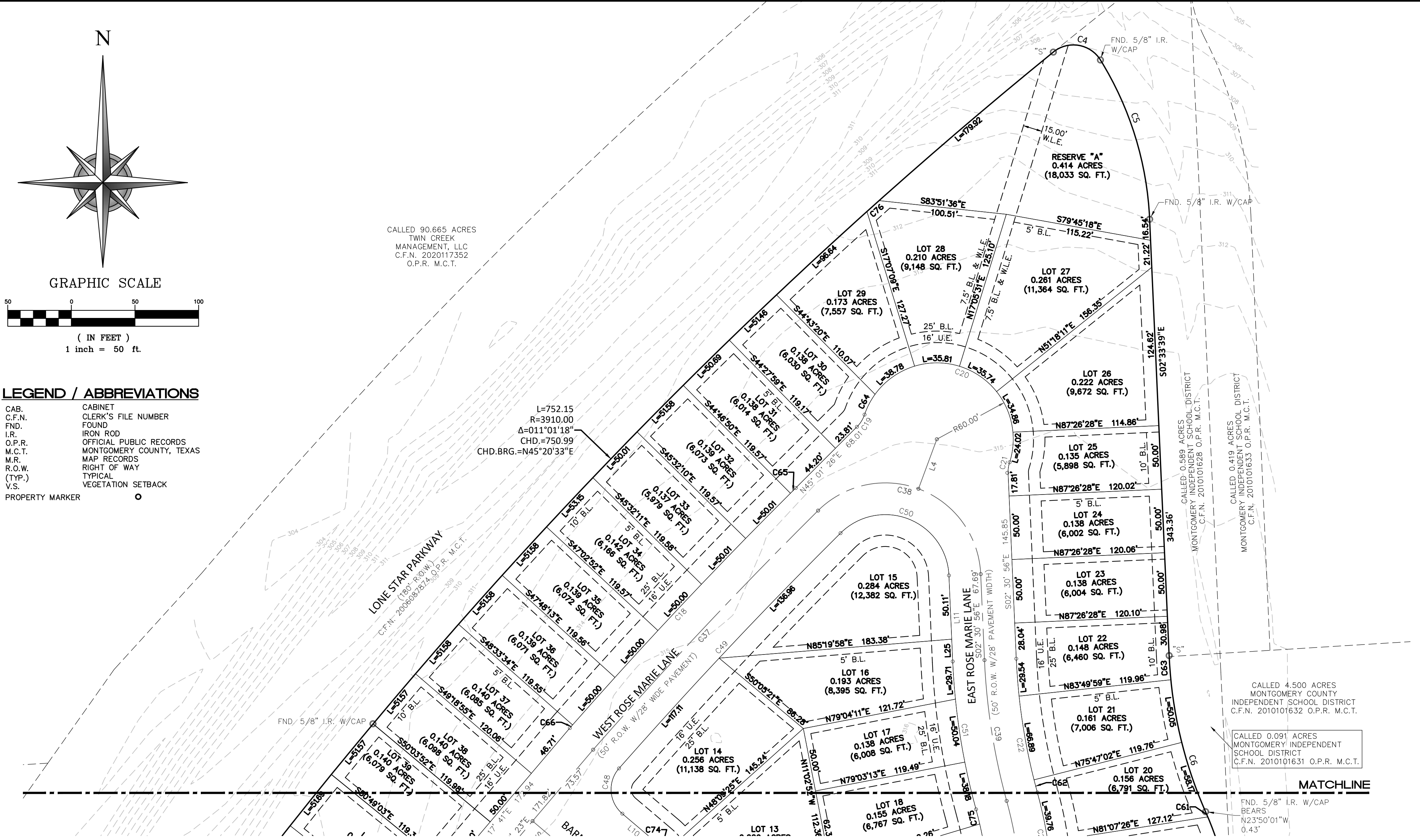


(IN FEET)
1 inch = 50 ft.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
- R.O.W. RIGHT OF WAY
- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- PROPERTY MARKER ○

CALLED 90.665 ACRES
TWIN CREEK
MANAGEMENT, LLC
C.F.N. 2020117352
O.P.R. M.C.T.



RESERVE "A"
0.414 ACRES
(18,033 SQ. FT.)

LOT 28
0.210 ACRES
(9,148 SQ. FT.)

LOT 27
0.261 ACRES
(11,364 SQ. FT.)

LOT 26
0.222 ACRES
(9,672 SQ. FT.)

LOT 25
0.135 ACRES
(5,898 SQ. FT.)

LOT 24
0.138 ACRES
(6,002 SQ. FT.)

LOT 23
0.138 ACRES
(6,004 SQ. FT.)

LOT 22
0.148 ACRES
(6,460 SQ. FT.)

LOT 21
0.161 ACRES
(7,006 SQ. FT.)

LOT 20
0.156 ACRES
(6,791 SQ. FT.)

LOT 16
0.193 ACRES
(8,395 SQ. FT.)

LOT 17
0.138 ACRES
(6,008 SQ. FT.)

LOT 18
0.155 ACRES
(6,767 SQ. FT.)

LOT 15
0.284 ACRES
(12,382 SQ. FT.)

LOT 38
0.140 ACRES
(6,098 SQ. FT.)

LOT 37
0.140 ACRES
(6,098 SQ. FT.)

LOT 36
0.139 ACRES
(6,072 SQ. FT.)

LOT 35
0.139 ACRES
(6,072 SQ. FT.)

LOT 34
0.142 ACRES
(6,166 SQ. FT.)

LOT 33
0.137 ACRES
(5,979 SQ. FT.)

LOT 32
0.139 ACRES
(6,073 SQ. FT.)

LOT 31
0.138 ACRES
(6,014 SQ. FT.)

LOT 30
0.138 ACRES
(6,000 SQ. FT.)

LOT 29
0.173 ACRES
(7,557 SQ. FT.)

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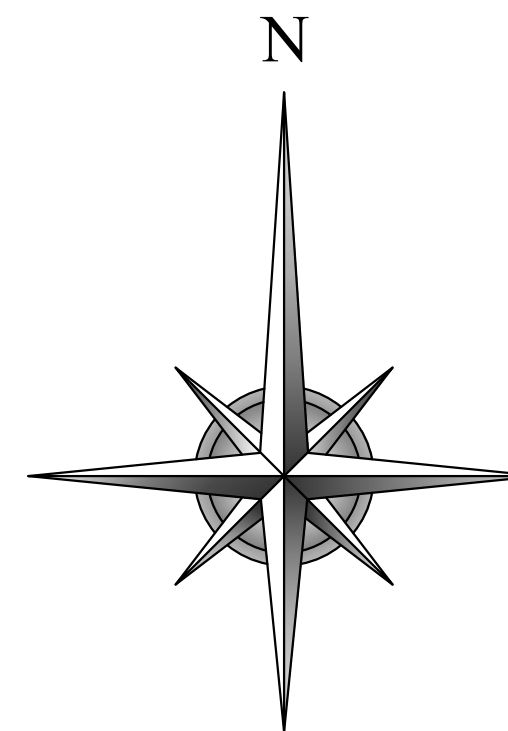
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SECTION 5
A SUBDIVISION OF
18.5001 ACRES (805,863 SQ. FT.)
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JANUARY 2024



GRAPHIC SCALE

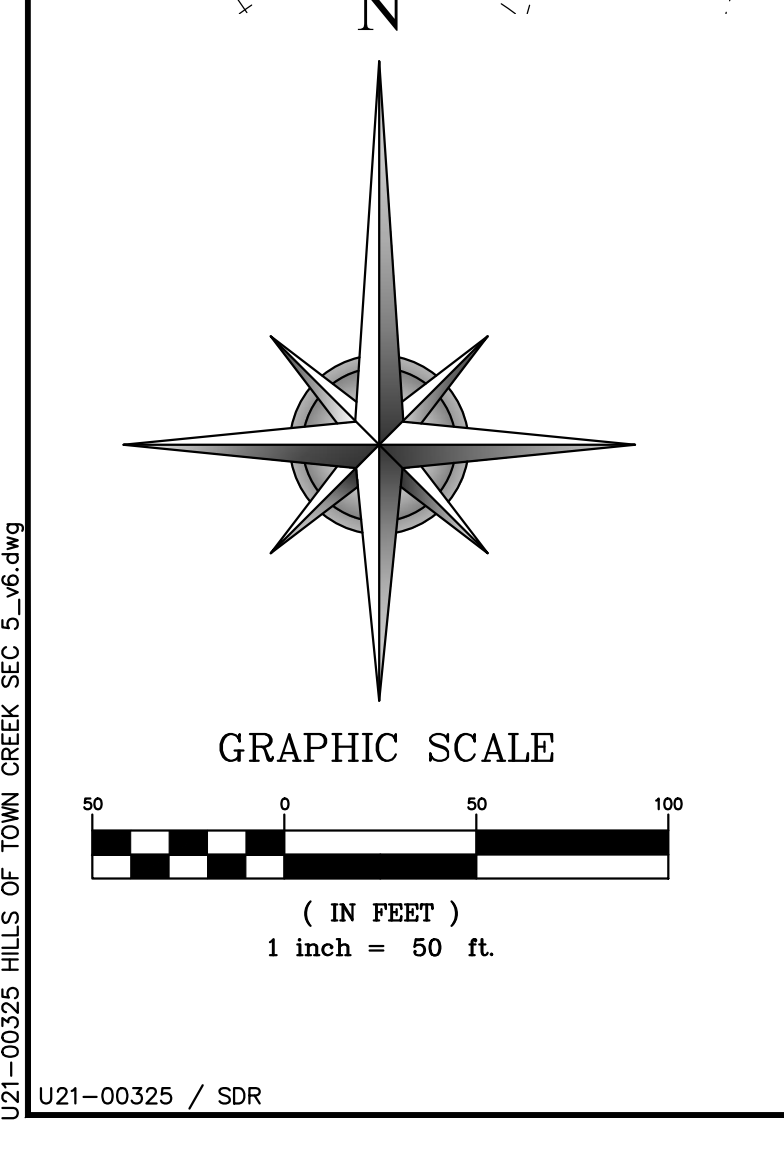
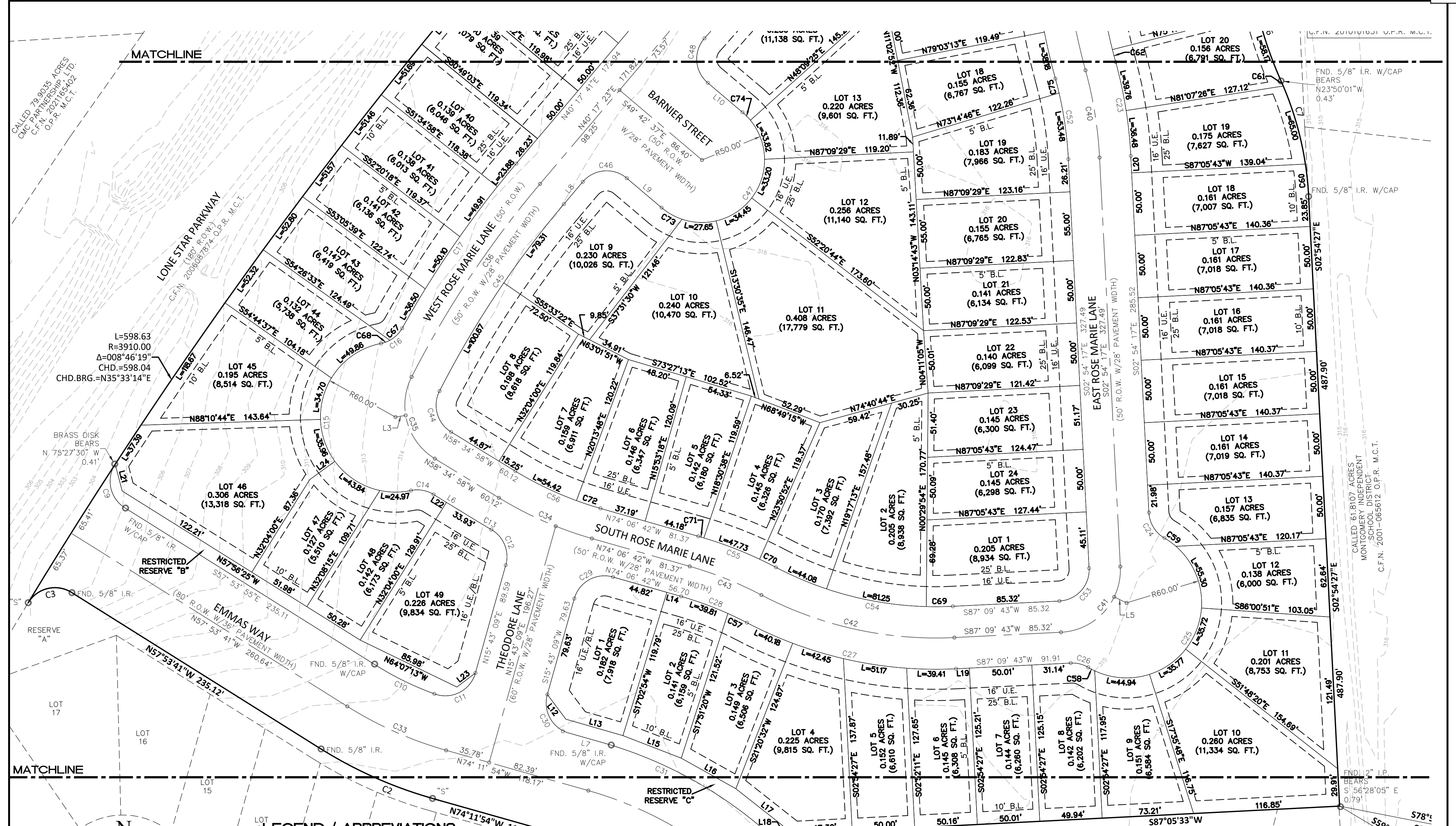


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SURVEYOR:
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LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
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ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

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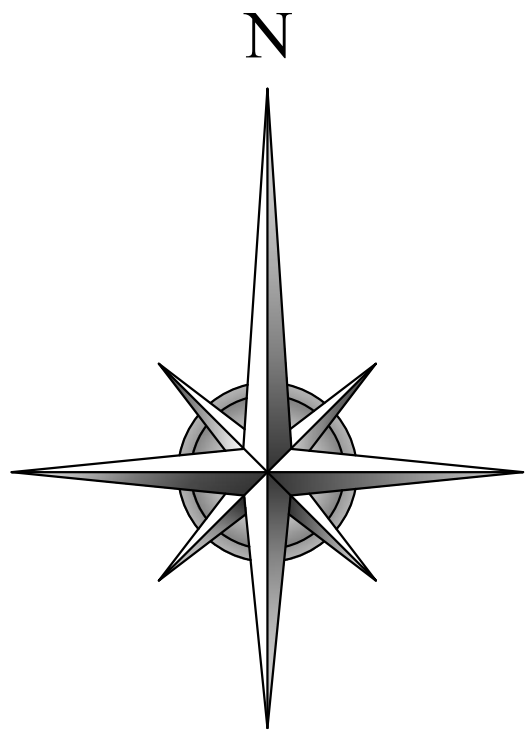
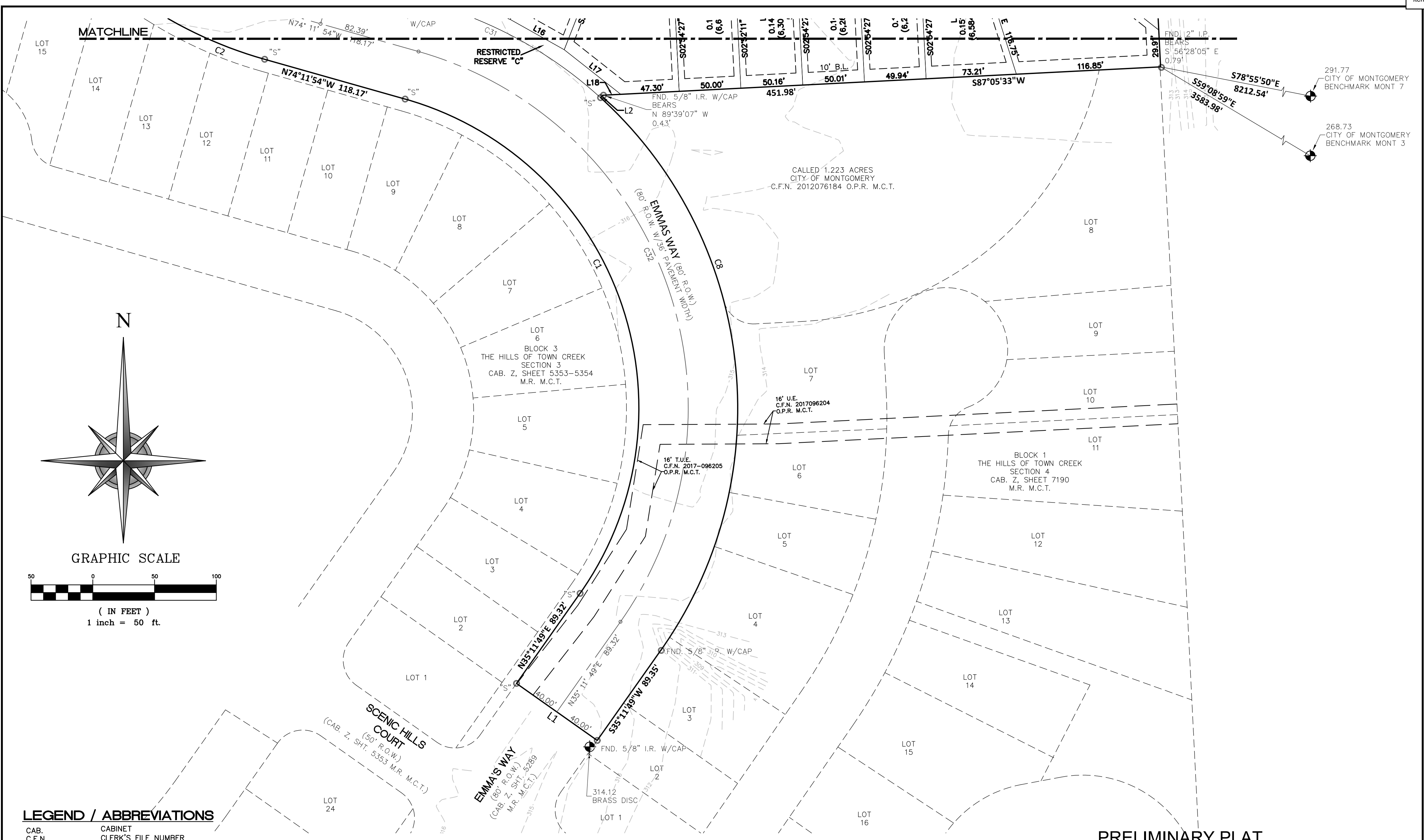
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ENGINEER:

 3307 W. DAVIS STREET #100
 CONROE, TEXAS 77304

OWNERS:
 WTB SECTOR, LLC, A TEXAS
 LIMITED LIABILITY COMPANY
 1927 WILLOW WISP LANE
 SPRING, TEXAS 77388-9244
 MONTGOMERY ENERGY
 RESOURCES, INC.
 P.O. BOX 234
 MONTGOMERY, TX 77356



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
- R.O.W. RIGHT OF WAY
- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- PROPERTY MARKER ○

CITY OF MONTGOMERY BENCHMARKS

- MONT 3 ELEV.=268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.
- MONT 7 ELEV.=291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

- BRASS DISK IN CONCRETE ELEV.=314.12'
BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809°31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

**PRELIMINARY PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.5001 ACRES (805,863 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

73 LOTS 3 RESERVES 2 BLOCKS

JANUARY 2024

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

OWNERS:
WTB SECTOR, LLC, A TEXAS
LIMITED LIABILITY COMPANY
1927 WILLOW WISP LANE
SPRING, TEXAS 77388-9244
MONTGOMERY ENERGY
RESOURCES, INC.
P.O. BOX 234
MONTGOMERY, TX 77356

U21-00325 HILLS OF TOWN CREEK SEC 5_v6.dwg

LOT TABLE - BLOCK 1
Table with 6 columns: LOT #, SQUARE FEET, ACRES, LOT #, SQUARE FEET, ACRES. Rows 1-25.

LOT TABLE - BLOCK 2
Table with 6 columns: LOT #, SQUARE FEET, ACRES, LOT #, SQUARE FEET, ACRES. Rows 1-24.

RESERVE TABLE
Table with 4 columns: NO., USE, ACRES, SQUARE FEET. Rows A, B, C.

CURVE TABLE
Table with 12 columns: NO., LENGTH, RADIUS, DELTA, CHD. BRG., CHORD. Rows C1-C52.

LINE TABLE
Table with 3 columns: NO., BEARING, LENGTH. Rows L1-L24.

PRELIMINARY PLAT
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SECTION 5
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73 LOTS 3 RESERVES 2 BLOCKS

JANUARY 2024

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10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
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ENGINEER: L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

OWNERS: WTB SECTOR, LLC, A TEXAS LIMITED LIABILITY COMPANY
1927 WILLOW WISP LANE
SPRING, TEXAS 77388-9244
MONTGOMERY ENERGY RESOURCES, INC.
P.O. BOX 234
MONTGOMERY, TX 77356

STATE OF TEXAS
COUNTY OF MONTGOMERY

That WTB Sector, LLC, a Texas Limited Liability Company, acting by and through _____ and Montgomery Energy Resources, Inc., acting by and through _____ herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating described real property as the Hills of Town Creek Section 5 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owners hereby certifies that the Owners have or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, WTB Sector, LLC, a Texas Limited Liability Company have caused these presents to be signed by _____, its _____ thereunto authorized, this _____ day of _____, 2024.

WTB Sector, LLC, a Texas Limited Liability Company

By: _____

IN TESTIMONY WHEREOF, Montgomery Energy Resources, Inc. have caused these presents to be signed by _____, its _____ thereunto authorized, this _____ day of _____, 2024.

Montgomery Energy Resources, Inc.

By: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____, of WTB Sector, LLC, a Texas Limited Liability Company, known to me to be the person(s) whose names is subscribed to the foregoing instrument and acknowledged to me that the same is the act of WTB Sector, LLC, a Texas Limited Liability Company, and that they executed the same as and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____, of Montgomery Energy Resources, Inc., known to me to be the person(s) whose names is subscribed to the foregoing instrument and acknowledged to me that the same is the act of WTB Sector, LLC, a Texas Limited Liability Company, and that they executed the same as and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

That I Tommy Q. Burks, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereof were property placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Tommy Q. Burks
Texas Registration No. 5509

CITY OF MONTGOMERY

I Chris Roznovsky, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

BY: _____
Chris Roznovsky, P.E.
City Engineer – City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission , and is hereby approved by such Commission.

Dated this _____ Day of _____, 2024

By: _____
Chairman
Planning and Zoning Commission

I, _____, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2024, at _____ o'clock, __M., and duly recorded on _____, 2024, at _____ o'clock, __M., in cabinet _____, sheet _____, of record of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

By: _____
L. Brandon Steinmann, Clerk County Court
Montgomery County, Texas

By: _____
Deputy

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas and is hereby approved by such council.

Dated this _____ Day of _____, 2024

By: _____
Byron Sanford, Mayor

Attest: _____
Nici Browe, City Secretary

PRELIMINARY PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.5001 ACRES (805,863 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

JANUARY 2024

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

ENGINEER:



3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

OWNERS:

WTB SECTOR, LLC, A TEXAS
LIMITED LIABILITY COMPANY
1927 WILLOW WISP LANE
SPRING, TEXAS 77388-9244
MONTGOMERY ENERGY
RESOURCES, INC.
P.O. BOX 234
MONTGOMERY, TX 77356

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 02/05/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a freestanding sign for 504 Caroline Street located in the Historic Preservation District.

Recommendation

Staff recommends approval of the sign as presented.

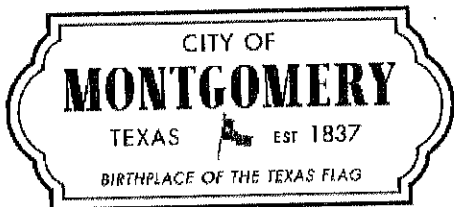
Discussion

The owner of the property has submitted an application for a freestanding sign to be located near the intersection of Caroline and Liberty Streets (southeast corner of the property).

A site plan and sign proof are attached. Staff has no objections to the proposed sign and recommend approval.

Approved By

Director of Planning & Development	Dave McCorquodale	Date: 02/01/2024
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**101 Old Plantersville Road,
Montgomery, Texas 77356**
Phone: 936-597-6434 Fax: 936-597-6437
permits@ci.montgomery.tx.us

**COMMERCIAL BUILDING
PERMIT APPLICATION**

For the erection of buildings, accessories, repairs, demolition,
moving, etc.
Expires in 6 months (180 days)
Non-Transferable

DATE: 01/30/2024

PERMIT NUMBER:

OWNER: Gracepoint Homes		
JOB SITE ADDRESS: 504 Caroline Street, Montgomery TX 77356		
CONTRACTOR: Onsight Industries, Inc.		
ADDRESS: 600 Kenrick Drive, Ste C-34, Houston TX 77060		
CONSTRUCTION TYPE(S) business signage		TELEPHONE: 281-730-2762
CLASS OF WORK (CHECK ALL THAT APPLY)		
NEW <input checked="" type="checkbox"/>	EXTERIOR <input checked="" type="checkbox"/>	
ADDITION <input type="checkbox"/>	INTERIOR <input type="checkbox"/>	
GROSS SQ FT: 32	ZONING DISTRICT:	VALUE OF TOTAL PROJECT: \$6000
Superintendent Email: trevor.clevenger@onsightindustries.com		

\$0.00 - \$1,000	\$60.00 FLAT FEE
\$1,001 - \$50,000	\$15.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
\$50,001 - \$100,000	\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
\$100,001 - \$500,000	\$460.00 FOR FIRST \$100,000 + \$3.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
OVER \$500,001	\$1,660.00 FOR FIRST \$500,000 + \$2.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL	

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS, LAWN SPRINKLERS AND POOLS.

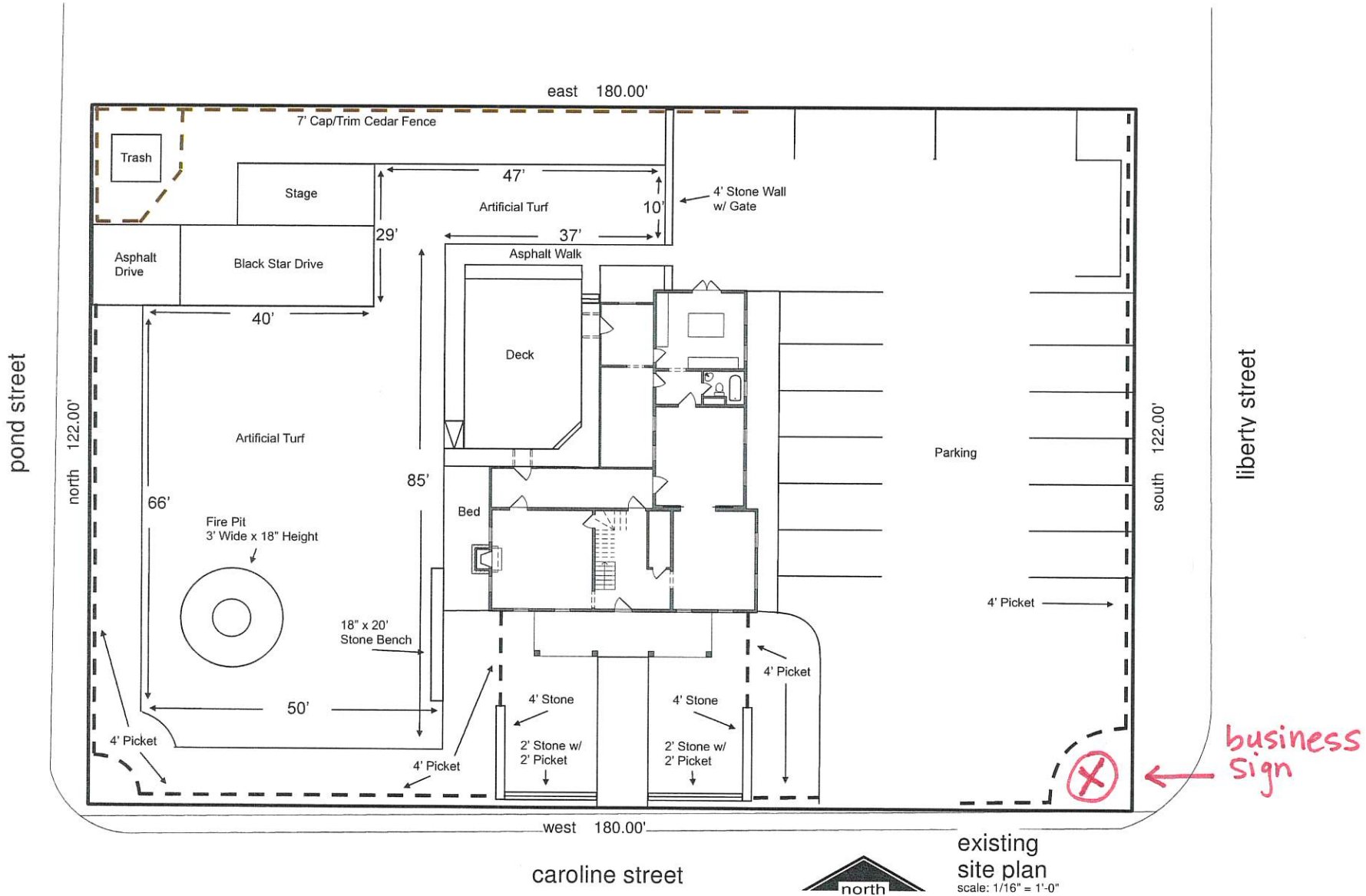
I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Name of Applicant:
Alison Cravey

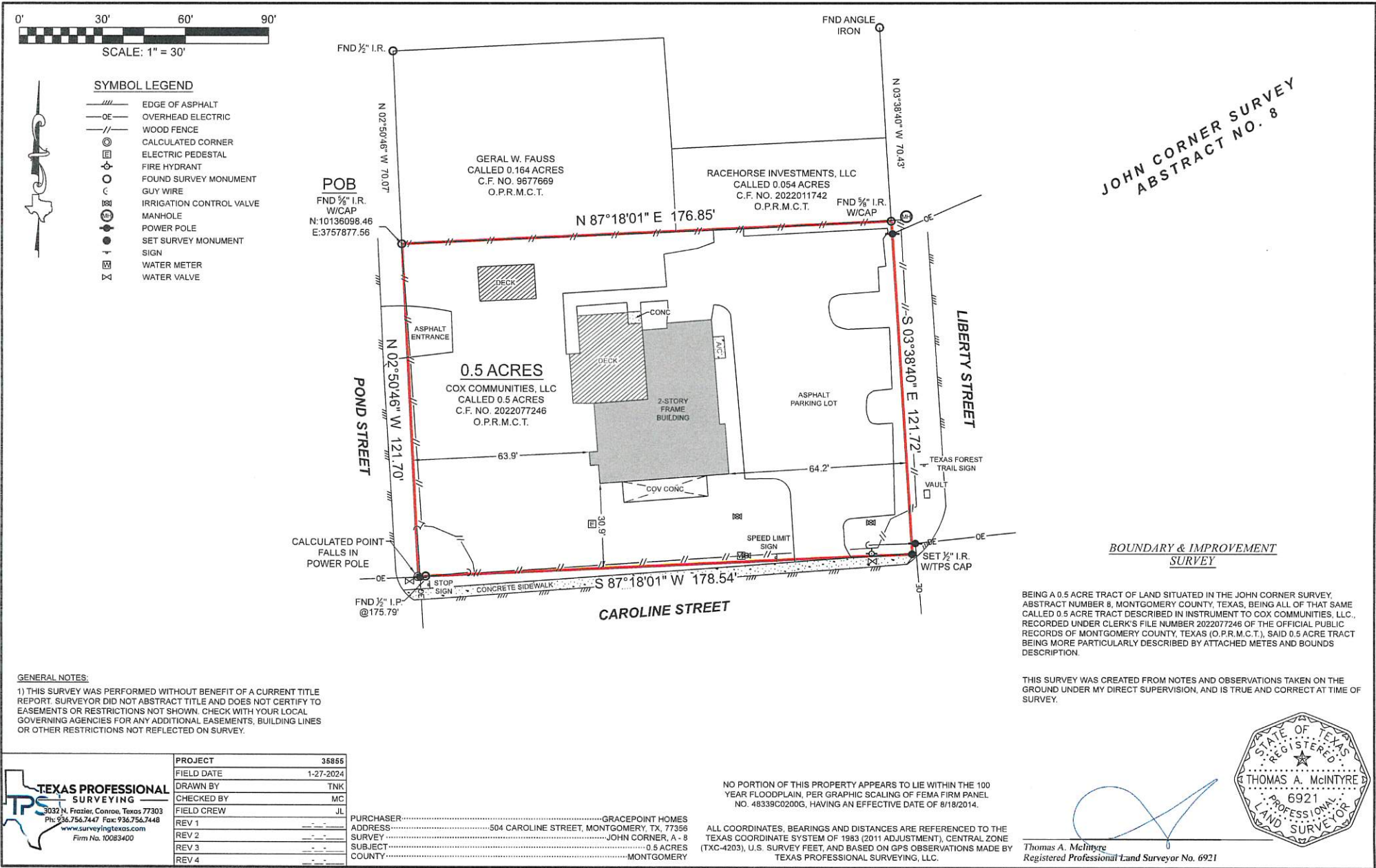
Applicant Signatures

APPROVED BY:
Date:

TOTAL:
DATE PAID:



existing site plan
scale: 1/16" = 1'-0"



TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT	35956
FIELD DATE	1-27-2024
DRAWN BY	TNK
CHECKED BY	MC
FIELD CREW	JL
REV 1	
REV 2	
REV 3	
REV 4	

PURCHASER.....GRACEPOINT HOMES
 ADDRESS.....504 CAROLINE STREET, MONTGOMERY, TX, 77356
 SURVEY.....JOHN CORNER, A - 8
 SUBJECT.....0.5 ACRES
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 4833C0200G, HAVING AN EFFECTIVE DATE OF 8/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.



BTB Multi Customer Sign

Qty: 1 (2 Faces)
48"x96"
Digital Print (Oracal)
w/Gloss Lam
on 3mm Dibond
w/ 3mm Dibond Backer
FOR SCREWLESS FACE

(2) 3"x3"x12'
Smooth Round Aluminum Posts
(5) 1"x1"x48" Alum Stringers
and Acorn Finials
Painted 1 Color

**PRINT
BLACK
GLOSS**

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 02/05/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a wall sign for 504 Caroline Street located in the Historic Preservation District.

Recommendation

Staff recommends approval of the sign as presented.

Discussion

The owner of the property has submitted an application for a wall sign for one of the tenants of the building. The proposed sign will hang from an ornamental iron bracket and be oriented perpendicular to the building wall (i.e., not mounted flat against the wall).

Approved By

Director of Planning & Development	Dave McCorquodale	Date: 02/01/2024
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BTB Hanging Tenant Sign

Qty: 1 (2 Faces)
 48"x36"
 Digital Print (Oracal)
 w/Gloss Lam
 on 3mm Dibond
 48"x36" 1/8" Alumn Backer
 Painted 1 Color

Mounted to 50"
 Classic Hanging Sign Bracket
 SBS - SKU: 376B-50
 w/Quick Links

Mechanically Fasten to Building

PRINT
BLACK
GLOSS





**101 Old Plantersville Road,
Montgomery, Texas 77356**
Phone: 936-597-6434 Fax: 936-597-6437
permits@ci.montgomery.tx.us

**COMMERCIAL BUILDING
PERMIT APPLICATION**

For the erection of buildings, accessories, repairs, demolition,
moving, etc.
Expires in 6 months (180 days)
Non-Transferable

DATE: 01/31/24

PERMIT NUMBER:

OWNER: Gracepoint Homes		
JOB SITE ADDRESS: 504 Caroline Street		
CONTRACTOR: OnSight Industries, Inc.		
ADDRESS: 600 Kenrick Drive, Ste C-34, Houston TX 77060		
CONSTRUCTION TYPE(S) hanging sign	TELEPHONE: 281-730-2762	
CLASS OF WORK (CHECK ALL THAT APPLY)		
NEW <input checked="" type="checkbox"/>	EXTERIOR <input checked="" type="checkbox"/>	
ADDITION <input type="checkbox"/>	INTERIOR <input type="checkbox"/>	
GROSS SQ FT:	ZONING DISTRICT:	VALUE OF TOTAL PROJECT:
Superintendent Email: trevor.clevenger@onsightindustries.com		

\$0.00 - \$1,000	\$60.00 FLAT FEE
\$1,001 - \$50,000	\$15.00 FOR FIRST \$1,000 + \$5.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
\$50,001 - \$100,000	\$260.00 FOR FIRST \$50,000 + \$4.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION THEREOF
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I hereby certify that I have read and examined this application and know the same to be true & correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction of the performance of construction.

Name of Applicant:

Alison Cravey

Applicant Signature:

APPROVED BY:
Date:

TOTAL:
DATE PAID:

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 02/05/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Review and discussion regarding Land Use Assumptions map to be used in the impact fee updates.

Recommendation

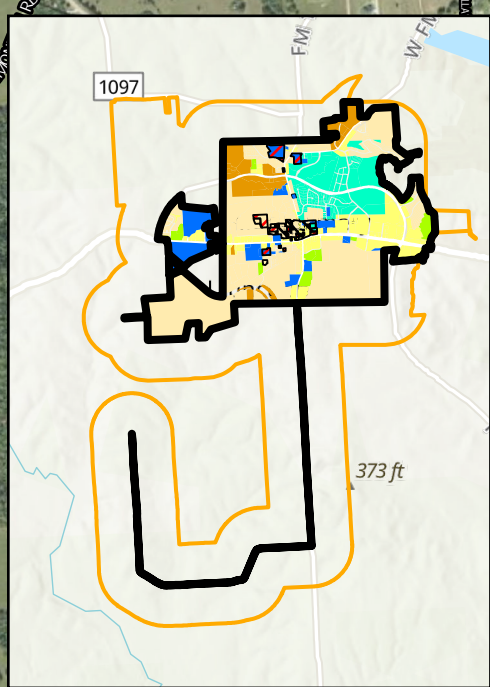
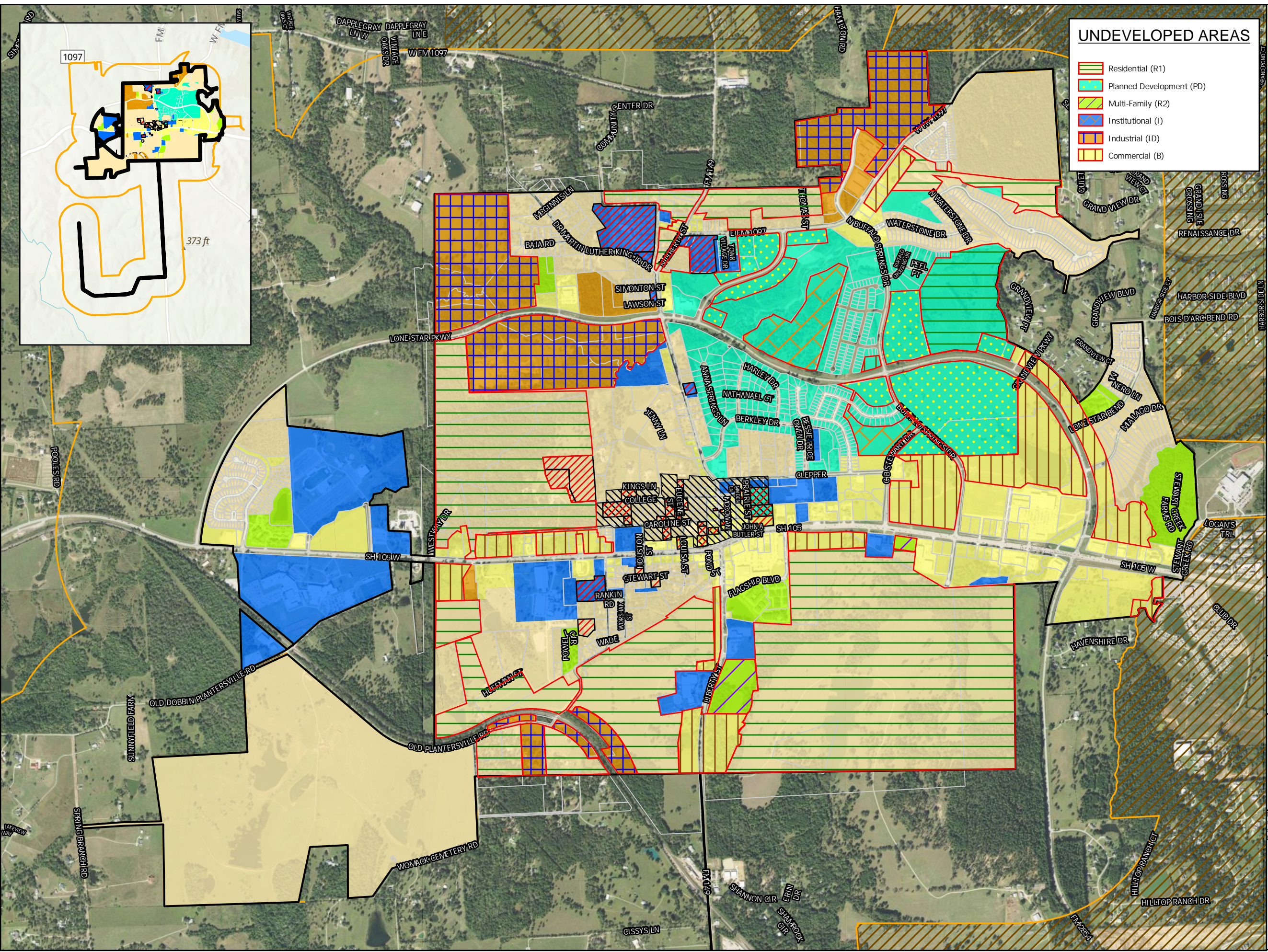
No formal action needed.

Discussion

The city engineers will discuss the attached information at the meeting with discussion from the Commission.

Approved By

Director of Planning & Development	Dave McCorquodale	Date: 02/01/2024
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UNDEVELOPED AREAS

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)



Legend

Jurisdictional Boundaries

- Montgomery City Limits
- Montgomery ETJ
- Parcel Boundary
- Conroe ETJ

Historical Preservation

- Historical Landmark
- Historical District

Zoning Classification

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)

LAST UPDATED NOVEMBER 07, 2023
 VIA ORDINANCE NO. 2023-21
 *2023 ERSI FIREFLY IMAGERY

1 inch equals 12,500 feet

CITY OF MONTGOMERY
OFFICIAL ZONING MAP
 (DECEMBER 2023)



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.

