

**Notice of Planning and Zoning Commission
AGENDA**

February 01, 2022 at 6:00 PM

NOTICE TO THE PUBLIC IS HEREBY GIVEN the Montgomery Planning and Zoning Commission will conduct its regular monthly meeting at **6:00 PM on Tuesday, February 01, 2022**, at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

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 4, 2022 Regular Meeting minutes.
- 2.** Consideration and possible action on the Preliminary Plat for Hills of Town Creek Section Five.
- 3.** Future Land Use Plan review and discussion.

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/ Diana Cooley

Deputy 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 January 28, 2022 at 5:00 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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 4, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson, Merriam Walker, Allyson Clark

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding approval of the December 7, 2021 Regular Meeting Minutes.

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

2. Convene into a Public Hearing regarding the rezoning requests for:

a. Hills of Town Creek Section Five from B-Commercial to R1-Single Family Residential, and

b. 14855 N. Liberty Street, Montgomery, Texas from R1-Single Family Residential to B-Commercial.

Commissioner Waddell open the floor for public comment at 6:04 p.m. Hills of Town Creek residents Debbie Trumbo and Stan Donaldson asked for more information regarding the location map included in the notification letter for Hills of Town Creek and the note labeled “City-owned parcel (future water plant). Staff explained while no plans were formalized for the property, the City had owned the property for a number of years with the general plan to locate a water facility on the west side of the City. The note was meant as a reference primarily for City elected officials who would be familiar with the property location. Staff clarified the reference to “water plant”

was for drinking/potable water and not wastewater treatment/sewer plant. Neither resident had comments on the rezoning action. Councilwoman Julie Davis asked if the developer or home builder had notified prospective owners of the subdivision that the City owned property with the intent of constructing a water plant on it. The residents said they were not. Commissioner Waddell closed the Public Hearing at 6:24 p.m.

3. Consideration and possible action regarding a Recommendation and Report for a rezoning request for Hills of Town Creek Section Five.

Discussion was had by the Commission on what items are appropriate to include in the report to City Council. Additional discussion was had on lot sizes in the City.

Britnee Ghutzman moved to recommend to City Council approval of the request to rezone the property from B – Commercial to R1 – Single-Family Residential. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action regarding a Recommendation and Report for a rezoning request for 14855 N. Liberty Street, Montgomery, Texas.

Merriam Walker asked if someone could live on the property if it was rezoned to B - Commercial. Staff confirmed they could. Jeffrey Waddell shared concern about the City’s adjacent property that could be reactivated as a sewer treatment facility. He also expressed concern about adjacent properties zoned residential and preferred a Special Use Permit for this property. Additional discussion was had on potential traffic impacts from the rezoning request.

Bill Simpson moved to recommend to City Council approval of the request to rezone the property from R1 – Single-Family Residential to B – Commercial. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

- 5. Convene into a Public Hearing regarding the rezoning requests for:**
 - a. Hills of Town Creek Section Five from B-Commercial to R1-Single Family Residential, and**
 - b. 14855 N. Liberty Street, Montgomery, Texas from R1-Single Family Residential to B-Commercial.**

Commissioner Waddell open the floor for public comment at 7:05 p.m. Mr. Waddell also noted an error on the draft report for the Liberty Street property, which staff noted for correction. Councilwoman Julie Davis commented by first thanking the Commission for their work. She also mentioned that she felt the City needed more affordable housing options and lot size and home design both affects home prices. Allyson Clark said she felt like the City sets a precedent to taxpayers if higher density residential developments had a negative effect on the City's water system. Additional discussion was had on the City's long-range infrastructure planning. Commissioner Waddell closed the Public Hearing at 7:26 p.m.

6. Consideration and possible action regarding a Report for City Council concerning a Special Use Permit application for Symmetry Brows located at 20165 Eva Street, Suite C, Montgomery, Texas 77356.

Staff explained the item by noting that microblading, or cosmetic tattooing, was licensed by the state as a tattoo parlor, which requires a Special Use Permit granted by City Council. Commissioner Walker asked to clarify whether the SUP would allow other types of tattooing. Staff confirmed it would not allow anything not specifically listed in the SUP. Discussion was had on the 5-year timeframe for the Special Use Permit.

Bill Simpson moved to recommend to City Council approval of the Special Use Permit for Symmetry Brows for a microblading business at 20165 Eva Street, Suite C, Montgomery, Texas. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

Britnee Ghutzman asked for clarification on the City's ETJ boundaries and whether they would expand in the future with future annexations. Staff stated they would expand, and that any ETJ or city limit expansions would be voluntary and that cities were recently prevented from involuntary annexations due to changes in state law. Additional discussion was had on adjacent city ETJ's with examples of Conroe's ETJ on Montgomery's eastern border.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 7:48 p.m. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Diana Cooley, Deputy City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: February 1, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

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

Recommendation

Approve the Preliminary Plat contingent on the engineer's comment being addressed.

Discussion

The engineer's memo is attached along with the Preliminary Plat. Some discussion was had on the conceptual land plan regarding the perceived need for additional cul-de-sacs or entry and exit points to adjacent streets. The City's engineer and staff have reviewed the design plan for compliance with City Code requirements and standard neighborhood design practices and offer no objections to the Preliminary Plat.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 01/26/2022
City Administrator	Richard Tramm	Date: 01/26/2022



January 28, 2022

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

Re: Preliminary Plat
The Hills of Town Creek Section 5 (Dev. No. 2102)

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.

We offer no objection to the preliminary plat once all outstanding comments, as shown on the redlined plat, are addressed. We recommend the Commission approve the preliminary plat contingent upon all comments being addressed.

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\107 Hills of Town Creek Sec. 5\Plat Review\Plan Review Letters\Preliminary Plat Approval Letter.docx

Enclosures: Redlined Preliminary Plat
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Diana Cooley – City of Montgomery, Deputy 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'

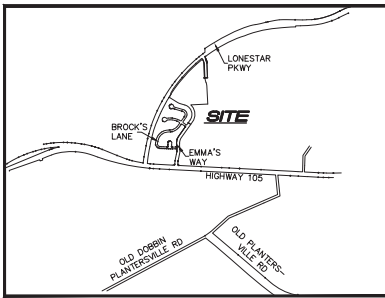
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

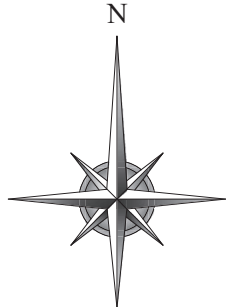
BRASS DISK IN CONCRETE ELEV.=314.12'

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 01°24'09"31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.

RESERVE TABLE		
NO.	USE	SQUARE FEET
A	OPEN SPACE	0.075' 3,263
B	OPEN SPACE	0.054' 2,336



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

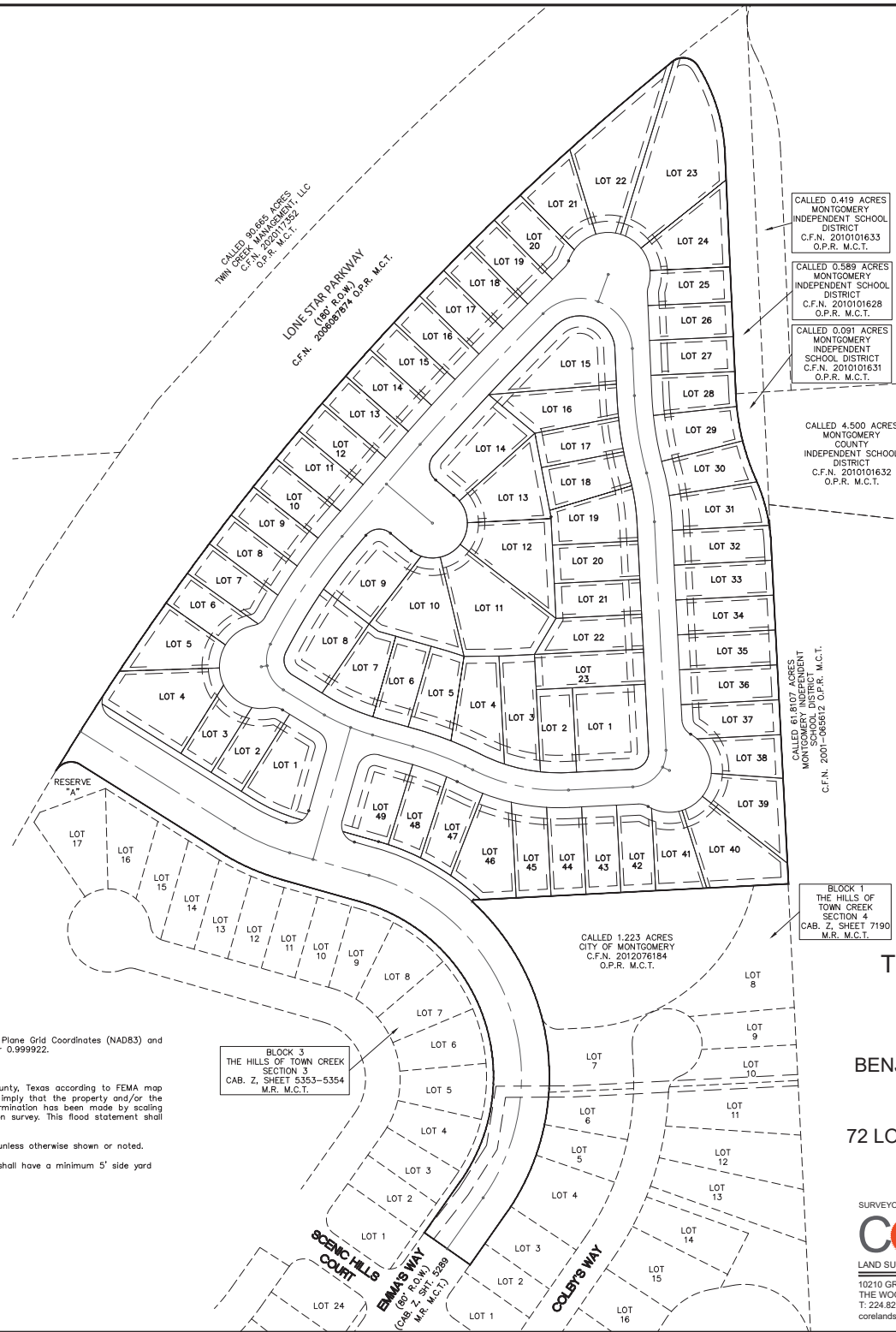
LEGEND / ABBREVIATIONS

- | | |
|-----------------|--------------------------|
| 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 | ○ |

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 48339C0200G 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.
- Variance (Approved December 14, 2021)
 - SIDE YARD SETBACK (Sec. 98-122.)
 - Required 10'
 - Variance 5'

Add lot width and lot size variances also approved at the same time.



CALLED 0.419 ACRES MONTGOMERY INDEPENDENT SCHOOL DISTRICT C.F.N. 2010101633 O.P.R. M.C.T.

CALLED 0.589 ACRES MONTGOMERY INDEPENDENT SCHOOL DISTRICT C.F.N. 2010101628 O.P.R. M.C.T.

CALLED 0.091 ACRES MONTGOMERY INDEPENDENT SCHOOL DISTRICT C.F.N. 2010101631 O.P.R. M.C.T.

CALLED 4.500 ACRES MONTGOMERY COUNTY INDEPENDENT SCHOOL DISTRICT C.F.N. 2010101632 O.P.R. M.C.T.

CALLED 61.670 ACRES MONTGOMERY INDEPENDENT SCHOOL DISTRICT C.F.N. 2001-068612 O.P.R. M.C.T.

BLOCK 1 THE HILLS OF TOWN CREEK SECTION 4 CAB. Z. SHEET 7190 M.R. M.C.T.

CALLED 1,223 ACRES CITY OF MONTGOMERY C.F.N. 2012076184 O.P.R. M.C.T.

BLOCK 3 THE HILLS OF TOWN CREEK SECTION 3 CAB. Z. SHEET 5353-5354 M.R. M.C.T.

U21-00325 HILLS OF TOWN CREEK SEC. 5, U3.dwg

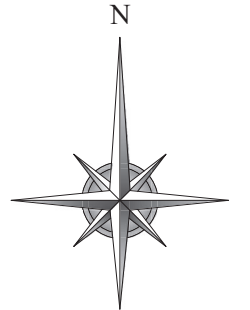
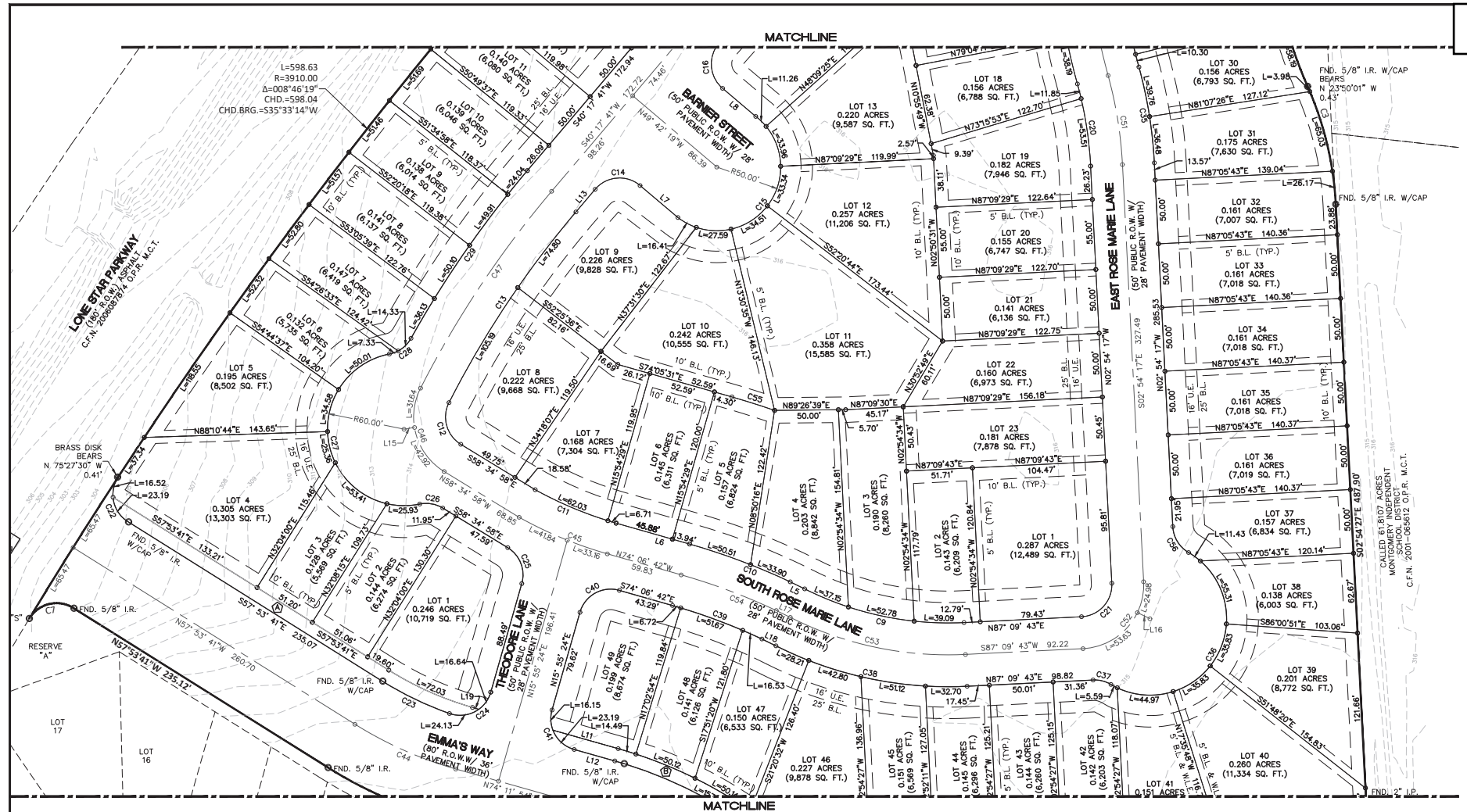
**PRELIMINARY PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.4998 ACRES (805,851 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

72 LOTS 2 RESERVES 1 BLOCK

JANUARY 2022

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGAN'S 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



LEGEND / ABBREVIATIONS

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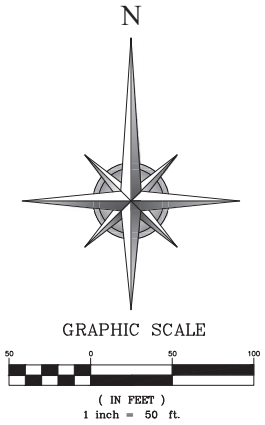
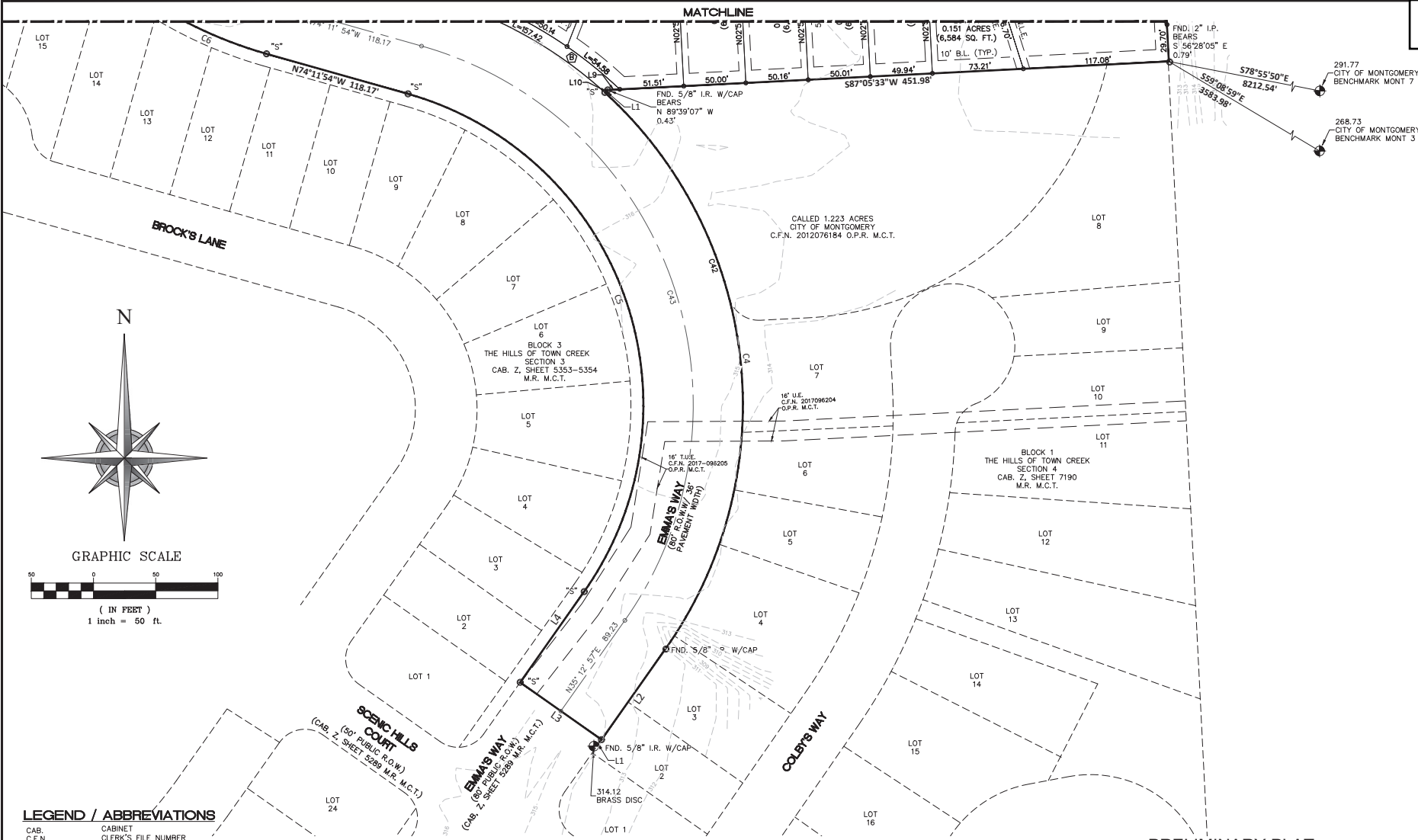
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 10210 GROGANS MILL ROAD, SUITE 120
 THE WOODLANDS, TX 77380
 T: 224.828.1208
 corelandsurveying.com CONROE, TEXAS 77304

U21-00325 HILLS OF TOWN CREEK SEC. 5, U3, 04W



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U21-00325 HILLS OF TOWN CREEK SEC. 5_u3.dwg

STATE OF TEXAS
COUNTY OF MONTGOMERY

That _____ 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 sold 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.

Owner hereby certifies that Owner has 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.

Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable, television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public service including law enforcement, fire protection, medical response, inspection and code enforcement.

IN TESTIMONY WHEREOF, _____ have caused these presents to be signed by _____ its President thereunto authorized, this _____ day of _____, 2022.

By: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

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

My Commission expires: _____

That I Clemente Turrubiarres Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Clemente Turrubiarres Jr.
Texas Registration No. 6657

CITY OF MONTGOMERY

I, THE UNDERSIGNED, 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 the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2022

ATTEST:

By: _____ Sara Countryman Mayor
By: _____ Jeffrey Waddell Chairman-Planning Zoning Commission

By: _____ Diana Cooley City Secretary

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 _____ 2022, at _____ o'clock, _____M., and duly recorded on _____ 2022, 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: _____ Mark Turnbull, Clerk County Court Montgomery County, Texas

By: _____ Deputy

CURVE TABLE											
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	132.50'	260.00	29°11'55"	S 17°09'39" E	131.07'	C29	160.15'	825.29	11°07'08"	S 34°43'51" W	159.90'
C2	127.25'	340.00	21°26'39"	S 13°09'19" E	126.51'	C30	259.10'	3,813.18	3°53'35"	S 43°14'48" W	259.05'
C3	95.16'	260.00	20°58'12"	S 13°23'33" E	94.63'	C31	11.44'	25.00	26°13'08"	S 31°54'52" W	11.34'
C4	491.64'	340.00	82°50'57"	S 06°13'51" E	449.91'	C32	187.27'	60.00	178°49'12"	N 71°47'06" W	120.00'
C5	496.51'	260.00	109°24'53"	N 19°29'29" W	424.43'	C33	8.79'	25.00	20°08'26"	N 07°33'17" E	8.74'
C6	98.17'	345.00	16°18'13"	N 66°02'47" W	97.84'	C34	106.69'	475.00	12°52'09"	N 08°57'00" W	106.47'
C7	39.64'	25.00	90°50'28"	S 76°40'47" W	35.61'	C35	76.24'	350.00	12°28'48"	N 09°08'41" W	76.09'
C8	42.49'	25.00	97°23'20"	S 80°27'13" E	37.56'	C36	188.93'	60.00	180°24'27"	N 30°28'09" E	120.00'
C9	129.01'	250.00	29°33'58"	S 78°03'18" E	127.58'	C37	14.62'	25.00	33°30'39"	S 76°04'57" E	14.41'
C10	84.39'	511.47	9°27'15"	S 69°24'16" E	84.30'	C38	154.81'	300.00	29°34'00"	S 78°03'17" E	153.10'
C11	68.73'	300.00	13°07'37"	S 67°32'53" E	68.58'	C39	74.90'	462.86	9°16'20"	S 69°26'59" E	74.82'
C12	37.33'	25.00	85°33'54"	S 15°48'01" E	33.96'	C40	39.29'	25.00	90°02'42"	N 60°53'09" E	35.37'
C13	179.98'	774.96	13°18'23"	N 33°38'19" E	179.57'	C41	39.32'	25.00	90°07'18"	S 29°08'15" E	35.39'
C14	39.27'	25.00	90°00'00"	S 85°17'41" W	35.36'	C42	649.12'	340.00	109°23'13"	S 19°29'59" E	554.93'
C15	157.04'	50.00	179°57'23"	S 37°34'23" W	100.00'	C43	572.89'	300.00	109°24'53"	N 19°29'29" W	489.73'
C16	38.14'	25.06	87°11'37"	S 06°02'58" E	34.56'	C44	86.79'	305.00	16°18'13"	N 66°02'47" W	86.50'
C17	255.70'	3,764.24	3°53'31"	S 43°14'48" W	255.65'	C45	74.99'	325.00	13°13'16"	N 67°30'04" W	74.83'
C18	115.45'	50.00	132°17'31"	N 68°39'41" W	91.46'	C46	74.67'	50.00	85°33'54"	N 15°48'01" W	67.92'
C19	88.22'	525.00	9°37'39"	N 10°34'15" W	88.11'	C47	185.79'	799.60	13°18'45"	S 33°38'19" W	185.37'
C20	65.35'	300.00	12°28'48"	N 09°08'41" W	65.22'	C48	257.18'	3,789.24	3°53'19"	S 43°14'54" W	257.13'
C21	39.30'	25.00	90°04'00"	S 42°07'43" W	35.38'	C49	173.17'	75.00	132°17'31"	N 68°39'41" W	137.19'
C22	39.57'	25.00	90°40'46"	S 12°33'15" E	35.57'	C50	112.30'	500.00	12°52'09"	S 08°57'01" E	112.07'
C23	58.85'	265.00	12°43'26"	S 64°15'23" E	58.73'	C51	70.79'	325.00	12°28'48"	S 09°08'41" E	70.65'
C24	40.78'	25.00	93°27'30"	N 62°39'09" E	36.41'	C52	78.60'	50.00	90°04'00"	S 42°07'43" W	70.75'
C25	32.51'	25.00	74°30'22"	N 21°19'47" W	30.27'	C53	141.91'	275.00	29°34'00"	S 78°03'17" E	140.34'
C26	18.85'	25.00	43°12'14"	S 80°11'05" E	18.41'	C54	79.93'	486.47	9°24'52"	N 69°23'04" W	79.84'
C27	189.26'	60.00	180°43'31"	S 11°25'26" E	120.00'	C55	35.02'	631.47	3°10'39"	S 72°30'11" E	35.02'
C28	21.65'	24.80	50°00'57"	S 53°56'03" W	20.97'	C56	24.80'	25.00	56°49'47"	N 31°19'11" W	23.79'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 43°49'12" W	2.77'
L2	S 35°11'49" W	89.35'
L3	N 54°47'09" W	80.00'
L4	N 35°12'57" E	89.23'
L5	N 63°58'27" W	12.55'
L6	S 74°06'42" E	59.83'
L7	N 49°42'19" W	38.79'
L8	S 49°42'19" E	34.04'
L9	N 87°05'33" E	10.08'
L10	N 43°49'12" E	2.77'
L11	N 74°11'54" W	53.13'
L12	S 74°11'54" E	33.22'
L13	S 40°17'41" W	23.32'
L14	S 20°18'05" W	41.55'
L15	N 80°29'19" E	8.37'
L16	N 64°17'06" W	10.94'
L17	S 63°58'28" E	12.24'
L18	S 63°58'59" E	12.24'
L19	S 74°04'36" E	5.19'

PRELIMINARY PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.4998 ACRES (805,851 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

72 LOTS 2 RESERVES 1 BLOCK

JANUARY 2022



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

Montgomery Planning and Zoning Commission
AGENDA REPORT

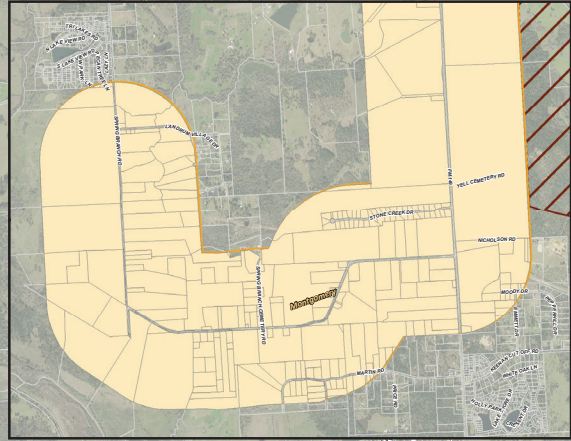
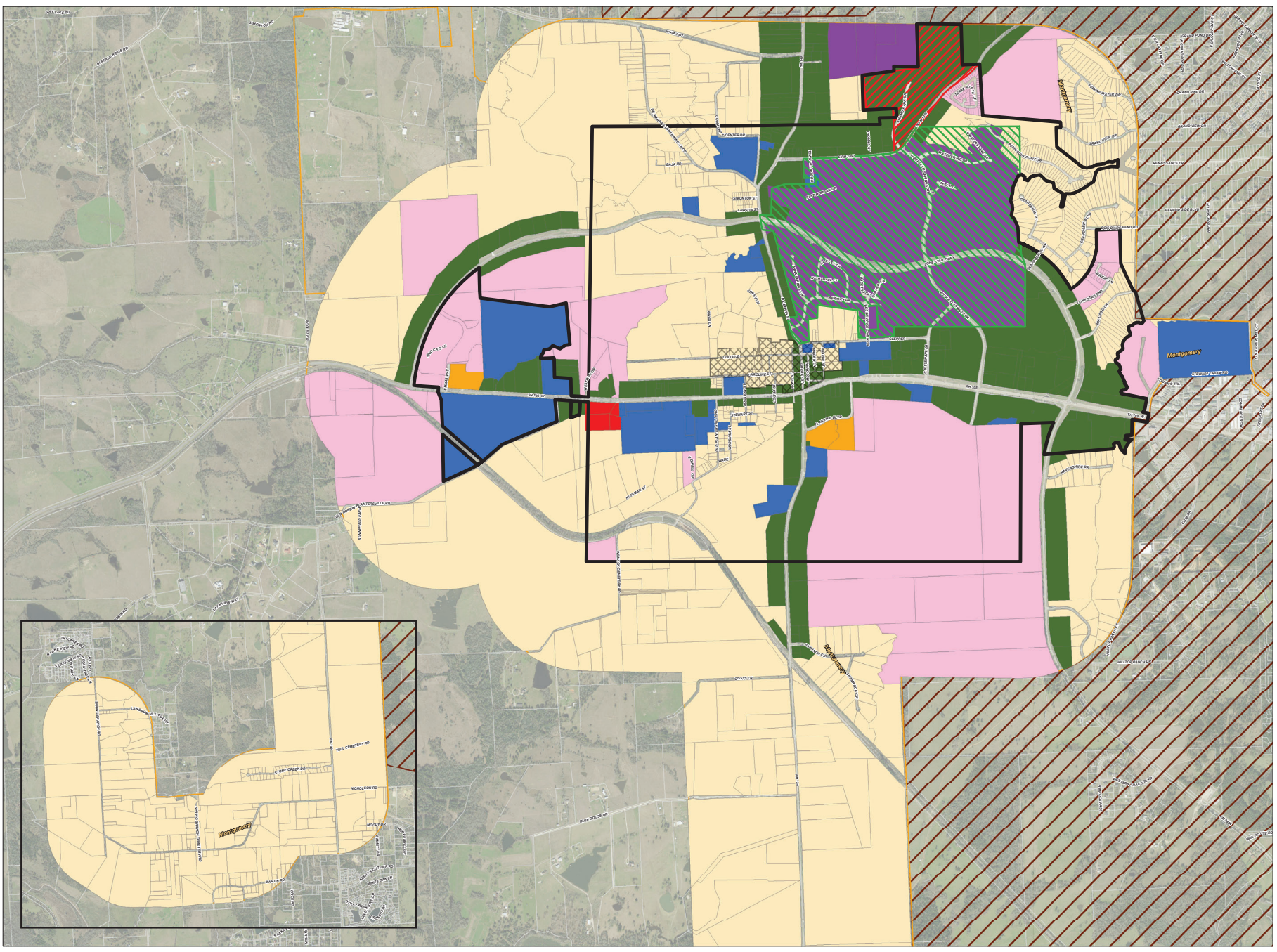
Meeting Date: February 1, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject
Future Land Use Plan review and discussion.

Recommendation
Consider the information provided and provide input to staff.

Discussion
<p>A Future Land Use Plan was put together by the city’s engineer and staff a number of years ago (2017-2018 timeframe). The plan is not an adopted City plan, though is still used by staff, consultants, and developers to guide the decision-making process when discussing proposed developments. The goal of this meeting’s discussion is to gain familiarity with the plan and discuss details. The process of revising and updating the plan is a longer process than one meeting, and staff will bring the plan back to a future meeting for review and further discussion before the Commission makes a recommendation to City Council to adopt the plan. Formal adoption of the Future Land Use Plan strengthens the City’s zoning and provides a clear roadmap for future developments.</p>

Approved By		
Asst. City Administrator	Dave McCorquodale	Date: 01/26/2022
City Administrator	Richard Tramm	Date: 01/26/2022



VICINITY MAP
Scale: 1 inch equals 10 miles

LEGEND

Base Layers

- City Limits
- Planned Development District No. 1 (LeFevre) - 2014
- Planned Improvement District No. 1 (Ogorchok) - 2014
- Historic District
- Commercial
- Industrial
- Institutional
- Multi-Family
- P.D.D.
- Residential - High
- Residential - Low
- City ETJ
- City of Conroe ETJ
- MCAD Parcels

*Aerial Imagery flown January 2016



FUTURE LAND USE LAYOUT (JANUARY 2019)



Disclaimer:
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundaries. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this report.

Coordinate System: NAD 83 TX CENTRAL 4203 FEET
Vertical Datum: NAVD 1988 - 2011 Adjustment