



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

October 08, 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, October 08, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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 www.montgomerytexas.gov. 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 P&Z Regular Meeting Minutes of September 02, 2025.
4. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).
5. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).
6. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).
7. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

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.

CLOSING AGENDA

8. Items to consider for placement on future agendas.
9. 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: **October 02, 2025 by 3:00 p.m.** and remained so posted continuously for at least three (3) business days preceding the scheduled time of said meeting.

/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: 10/08/2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the P&Z Regular Meeting Minutes of September 02, 2025.

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

P&Z Regular Meeting Minutes of September 02, 2025

Approved By

City Administrator	Brent Walker	Date: 10/02/2025
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**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
September 02, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on September 02, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a quorum was established.

Commission Members Present:

Place 2, Chairman	William (Bill) Simpson
Place 3, Vice Chairman	Daniel Gazda
Place 4, Commission Member	Merriam Walker
Place 5, Commission Member	Jeff Glaser

Commission Members Absent:

Place 1, Commission Member	John Fox
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2. Pledges of Allegiance.

Chairman Simpson led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

Brandon Huffman, 22530 FM 2854 Montgomery, TX, addressed the Commission to express concerns regarding recent development activities near his property. He addressed concerns with setbacks, visual barriers, and sound mitigation, emphasizing the importance of complying with ordinance provisions such as natural ground elevation, trees, fencing, or walls to ensure safety and privacy for his family. He also raised concerns about noise levels from ongoing construction and equipment, urging enforcement of sound ordinances, and discussed the removal of trees that previously provided natural screening, impacting the property's privacy and ecology. Huffman's detailed presentation included specific references to ordinance definitions, site plans, and the importance of maintaining environmental and visual integrity, advocating for collaborative solutions to address these development impacts.

REGULAR AGENDA

3. Consideration and possible action on the P&Z Regular Meeting Minutes of August 05, 2025.

Motion: Vice Chairman Gazda made a motion to accept the P&Z Regular Meeting Minutes of August 05, 2025. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

4. Consideration and possible action regarding a request for a special use permit for a restaurant with accessory drive-through service located at 22205 FM 1097 (legal description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2).

Corinne Tilley, P&D Administrator, addressed the Commission and reviewed the application request for a special use permit for a restaurant with accessory drive-thru service at 22205 FM 1097, Waterstone on Lake Conroe, which is located on a previously developed platted lot adjacent to Atkins Creek and surrounded by residential areas. The site plan indicates most of the drive-thru activity will occur behind the building, minimizing disruption to pedestrian traffic and neighboring properties, and the traffic flow appears well-designed, with drive-thru vehicles circulating behind the building and avoiding crossing pedestrian pathways. The Commission discussed potential impacts on neighboring residences, emphasizing the importance of vegetation buffers, noise control, and lighting, with the existing 25-foot vegetative setback being a key consideration. Concerns about the timing of construction, tenant specifics, and future development plans were raised, but the primary focus was on ensuring compliance with existing noise and lighting ordinances.

The commission agreed that the permit should be tied to the property owner, with stipulations requiring reapplication if ownership changes, including inheritance or sale, to maintain control over operations. They also discussed the length of the permit, ultimately recommending approval with conditions, including a requirement for the developer to specify vegetation buffers, lighting plans, and noise mitigation measures, and to confirm setbacks.

Motion: Vice Chairman Gazda made a motion to recommend a request for a special use permit for a restaurant with accessory drive-through service located at 22205 FM 1097 (legal description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2) with the stipulation that it ties to the owner and if the property owner sells a business, the new property owner will need to come back in and reapply for the special use permit. Commission Member Glaser seconded the motion. Motion carried with 3-Aye and 1-Nay by Commission Member Walker.

5. Consideration and Possible Action on the variance request related to the required off-street parking for the BCS Capital Multi-family development (Dev. No. 2415).

Zachary Timms of WGA addressed the Commission on the BCS Capital multifamily development's request for a variance to reduce off-street parking from the city's standard two spaces per unit to 1.5, citing practices in Houston and Conway where parking requirements are based on the number of bedrooms rather than units. WGA discussed that this reduction would optimize land use, reduce costs, and align with their typical Houston projects, where covered garage parking is included. Chris Roznosky of WGA addressed the Commission and emphasized that the community would be gated with two gates, which would help control access and overflow parking, and that reducing parking would prevent the need to buy additional land, which would decrease profitability and impact commercial space. A BCS representative addressed the Commission to discuss the impact of parking and the need for additional land based on current mandates. The Commission expressed concerns about potential parking shortages, especially during events or peak times, safety issues due to overflow parking on Buffalo Springs, and community harmony, fearing that insufficient parking could lead to disputes and safety hazards. The Commission also highlighted that Montgomery's current ordinance mandates two parking spaces per unit, and any deviation could set a problematic precedent. After extensive debate, the Commission was in consensus to make a recommendation to City Council to deny the variance, thus requiring the project to adhere to the existing two spaces per unit standard, prioritizing community safety, consistency with city standards, and long-term community well-being over potential land use efficiencies.

Motion: Commission Member Glaser made a motion to deny the variance request related to the required off-street parking for the BCS Capital Multi-family development (Dev. No. 2415). Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

6. Consideration and Possible Action by the Planning & Zoning Commission on the Final Plat for Legacy Grove Section 1 (Dev. No. 2409).

Zachary Timms of WGA addressed the Commission on the final plat for Legacy Grove Section 1, which comprises 65 lots with standard setbacks and no variances, and includes extensions of water and sanitary sewer lines, notably the Westar Parkway water line and relocation of station five, with construction already underway or imminent. They discussed site development specifics, such as lot sizes (ranging from a quarter to a third of an acre), and the importance of preserving existing trees—some retained on-site for tree reserves—highlighting the need for a deeper review of the city's Chapter 78 tree ordinance to protect Montgomery's historic and significant trees, with plans to request the City Council's attention on this. Concerns about downtown safety were voiced, particularly regarding dumpsters left unbarricaded and poorly lit streets along HWY 149, which pose safety risks for pedestrians and drivers. Questions about water capacity for firefighting were also addressed; the infrastructure master plan accounts for fire flow needs through multiple scenarios, including fire-specific tests required of developers, and recent water line extensions aim to improve fire protection, especially for larger structures, by creating loops and increasing capacity, ensuring the system can meet both daily and emergency demands.

Motion: Vice Chairman Gazda made a motion to recommend the Final Plat for Legacy Grove Section 1 (Dev. No. 2409). Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

No Commission Inquiry presented during this meeting.

CLOSING AGENDA

7. Items to consider for placement on future agendas.

No items presented for future agendas.

8. Adjourn.

Motion: Commission Member Walker made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:59 p.m. Vice Chairman Gazda seconded the motion. Motion carried with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 10/08/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

Recommendation

WGA recommends approval of the Preliminary Plats by the Planning & Zoning Commission.

Discussion

The Engineer's Memo and the Preliminary Plats are attached.

The Preliminary Plats for the Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 have been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plats are ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot sizes as described in the Development Agreement approved on August 8th, 2023, by City Council.

As a reminder, this development includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

Approved By

City Staff	Ruby Beaven	Date: 09/23/2025
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September 23, 2025

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

Re: Submission of Preliminary Plats
Briarley Phase 1B Section 4, 5, and 6 (Dev. No. 2006)
City of Montgomery

Dear Commission:

We reviewed the Preliminary Plat submission for Briarley Phase 1B, owned by Johnson Development ("the Owner"), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plats. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

As a reminder, this development includes 698 total single-family residential lots. The development also includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

Additionally, as part of the Development Agreement, the Developer is required to provide at least 20% of their lots with shared side yard lot lines of no less than 15'. To date they have 14%.

We offer no objection to the preliminary plats, and we recommend the Commission approve the preliminary plats as submitted.

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

Sincerely,

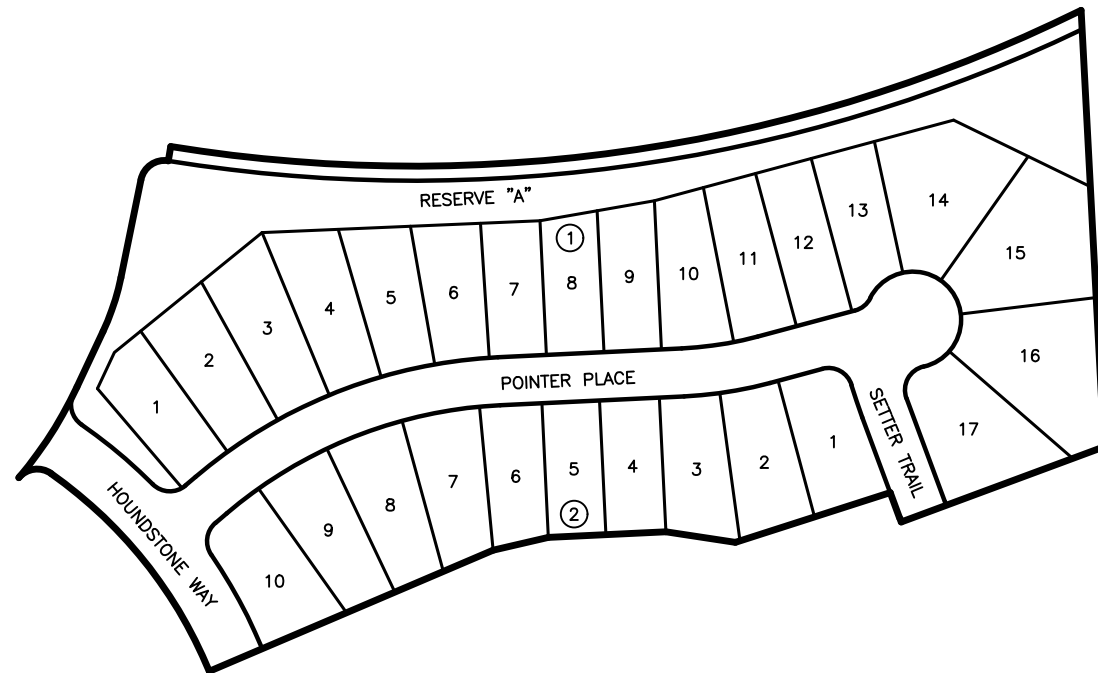
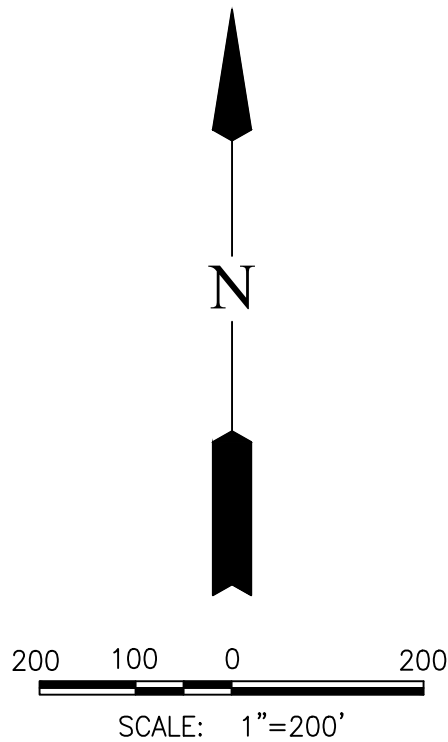
Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2025.09.23 MEMO TO P&Z Briarley Phase 1B Preliminary Plats.docx

Enclosure: Preliminary Plats

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



PRELIMINARY PLAT OF
BRIARLEY
SECTION FOUR
(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 10.448 ACRES OF LAND SITUATED IN THE
LANDRUM ZACHARIAS SURVEY, ABSTRACT NO. 22
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

27 LOTS
2 BLOCKS
1 RESERVES
1.404 ACRES IN RESERVE

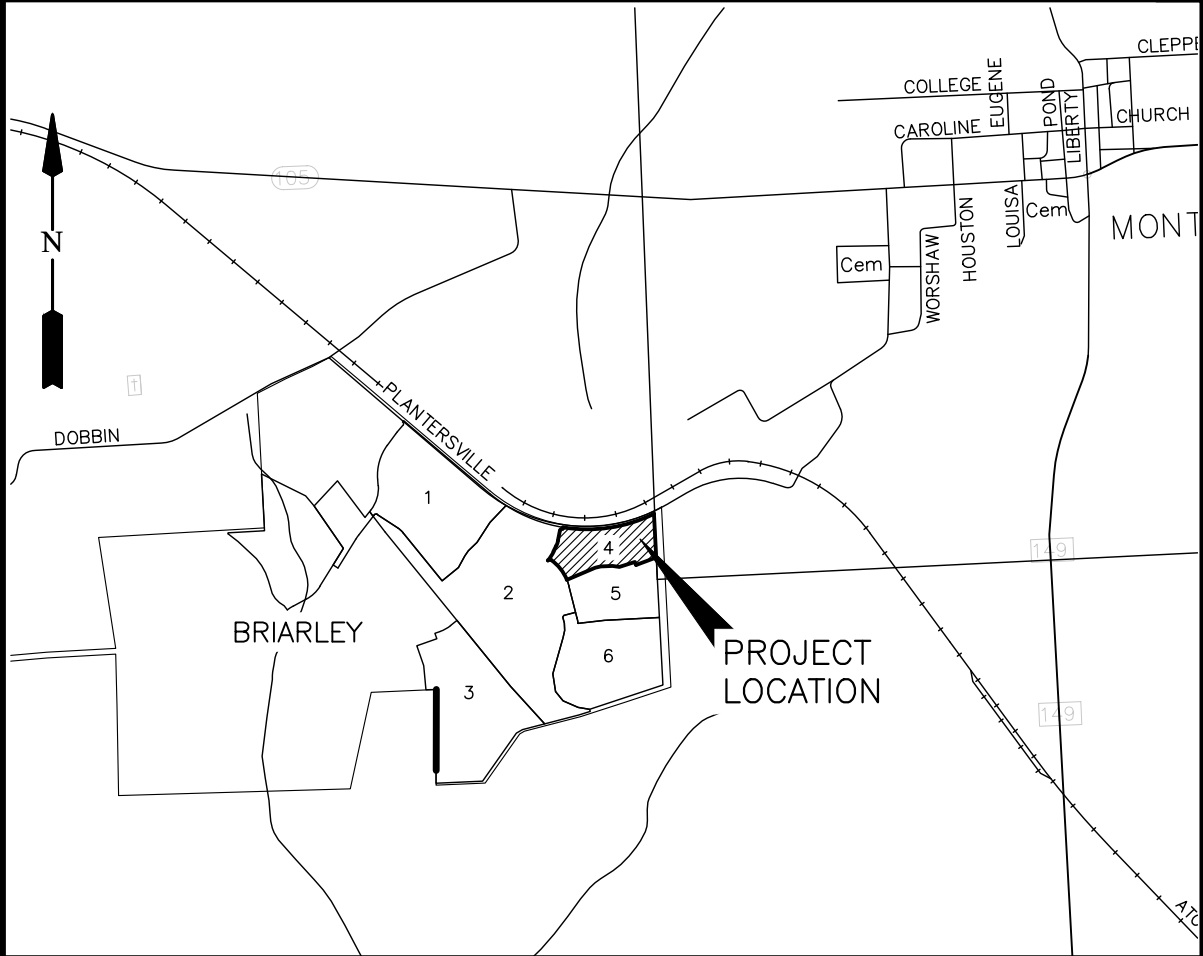
SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Pkwy S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386



VICINITY MAP
SCALE: 1"= 2,000'

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION FOUR 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.

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 SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
L. MICHAEL COX,
MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

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.

CITY ENGINEER – 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 _____, 2025.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

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 _____, 2025.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, 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 _____, 2025, AT _____ O'CLOCK _____.M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____.M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

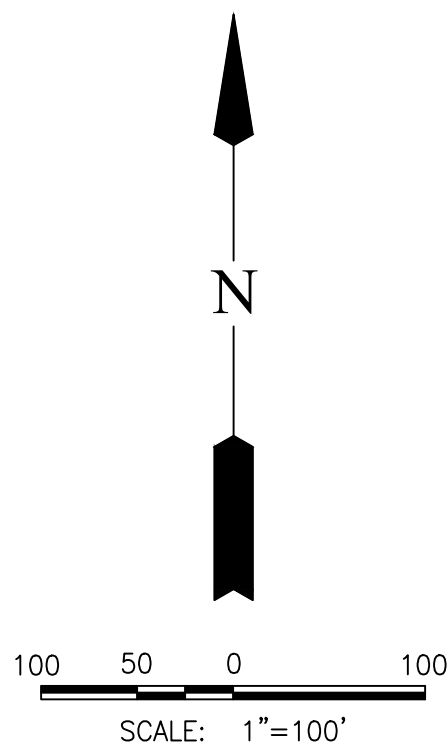
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262



LEGEND

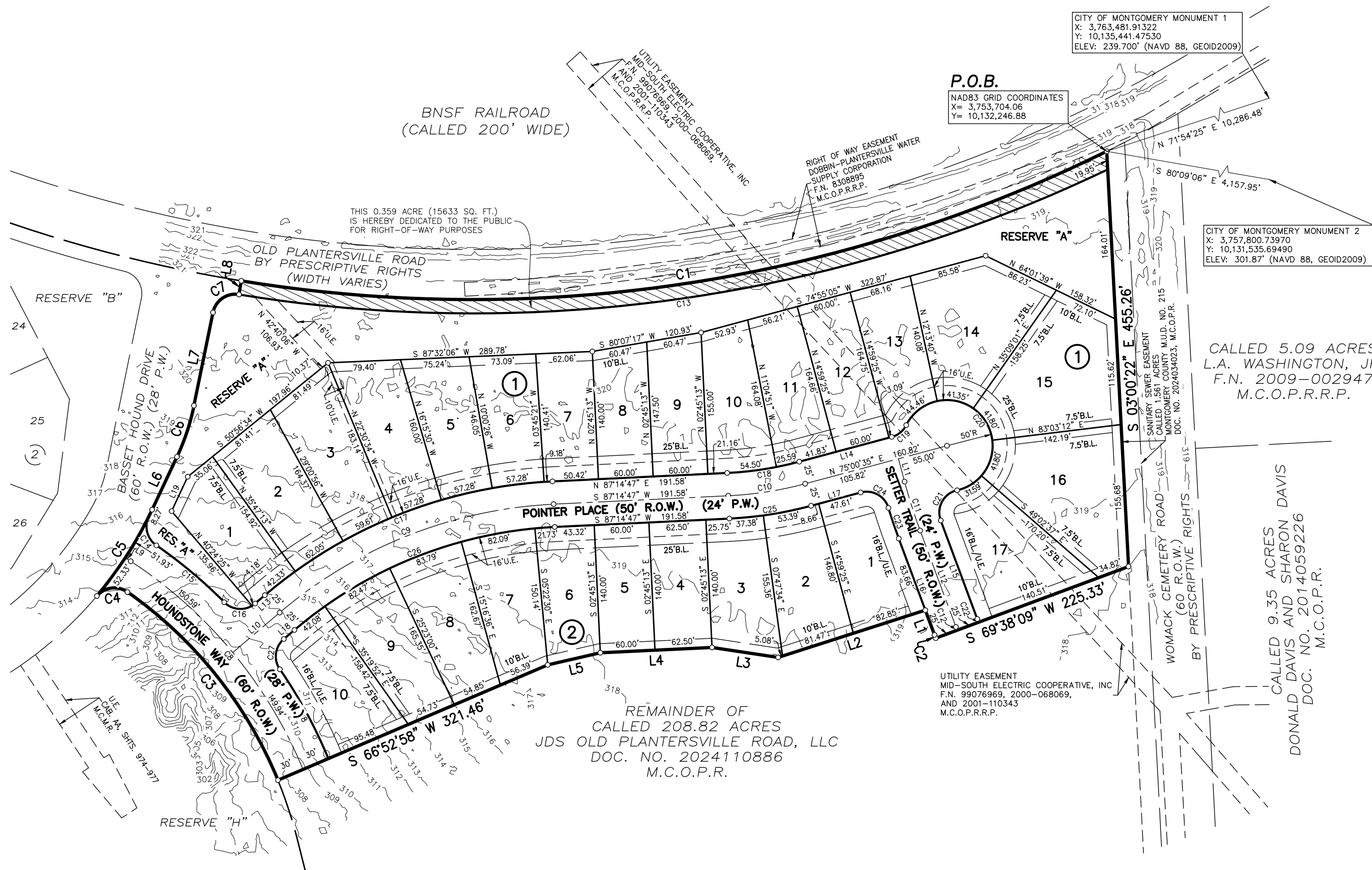
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
F.N.	INDICATES FILE NUMBER
DOC. NO.	INDICATES DOCUMENT NUMBER
CAB.	INDICATES CABINET
SHTS.	INDICATES SHEETS
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT OF WAY
P.W.	INDICATES PAVEMENT WIDTH
M.U.D.	INDICATES MUNICIPAL UTILITY DISTRICT
ELEV.	INDICATES ELEVATION
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.O.P.R.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
M.C.O.P.R.P.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.537	66,955	RESTRICTED TO LANDSCAPE/OPEN SPACE

NOTES:

- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
- ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ. FT.

REDBIRD MEADOWS
SECTION TWO
SHTS. 974-977
CAB. AA, M.C.M.R.



P.O.B.

NAD83 GRID COORDINATES
X= 3,753,704.06
Y= 10,132,246.88

CITY OF MONTGOMERY MONUMENT 1
X: 3,763,481.91322
Y: 10,135,441.47530
ELEV: 239.700' (NAVD 88, GEOID2009)

CITY OF MONTGOMERY MONUMENT 2
X: 3,757,800.73970
Y: 10,131,535.69490
ELEV: 301.87' (NAVD 88, GEOID2009)

CALLED 5.09 ACRES
L.A. WASHINGTON, JR.
F.N. 2009-002947
M.C.O.P.R.P.

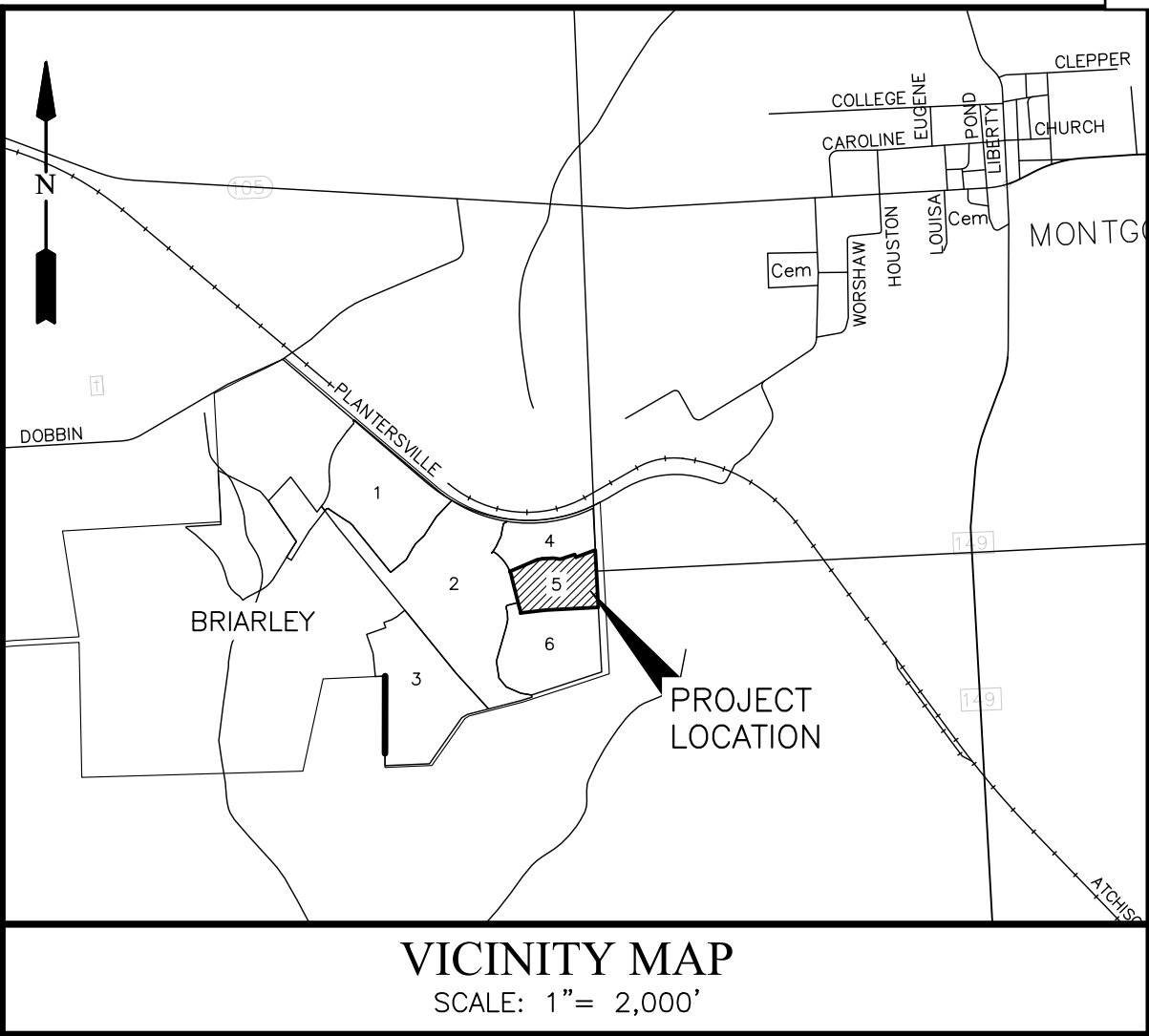
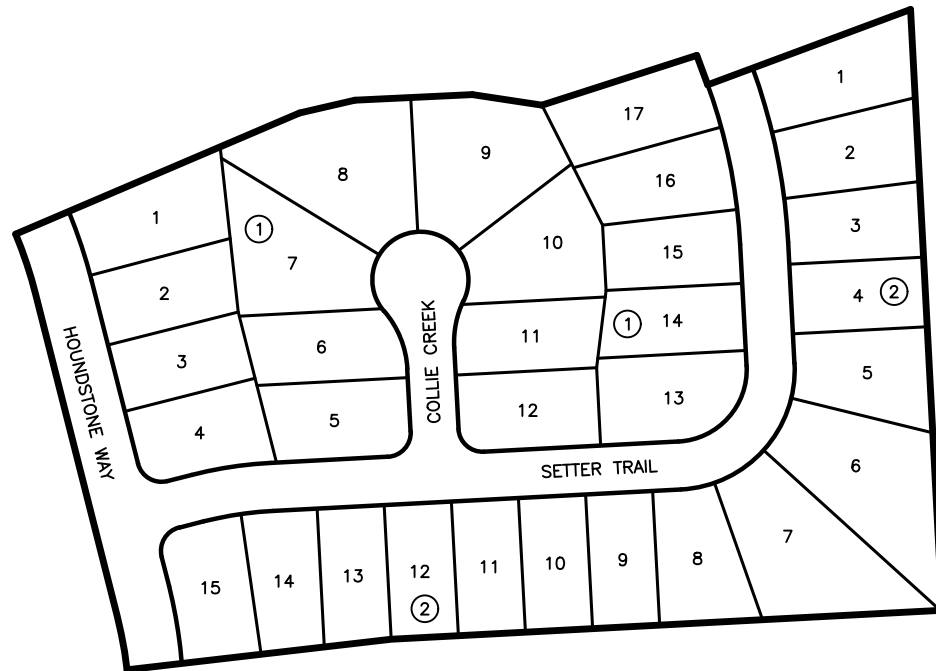
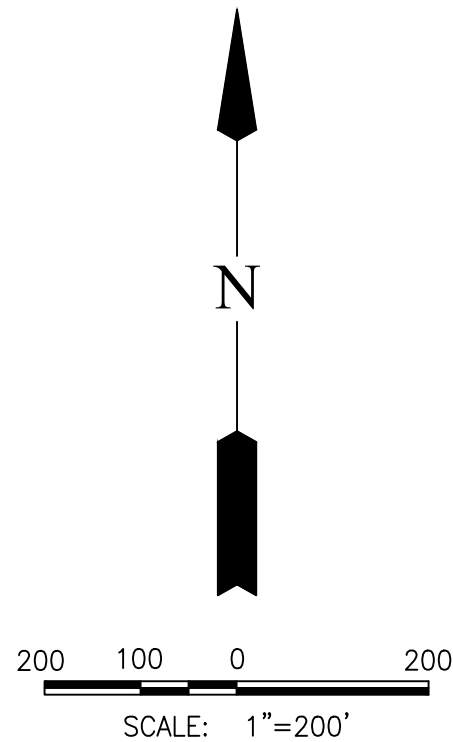
CALLED 9.35 ACRES
DONALD DAVIS AND SHARON DAVIS
DOC. NO. 2014059226
M.C.O.P.R.

UTILITY EASEMENT
MID-SOUTH ELECTRIC COOPERATIVE, INC
F.N. 99076969, 2000-068069,
AND 2001-110343
M.C.O.P.R.P.

REMAINDER OF
CALLED 208.82 ACRES
JDS OLD PLANTERSVILLE ROAD, LLC
DOC. NO. 2024110886
M.C.O.P.R.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1570.00'	35°33'26"	974.33'	N 81°29'36" E	958.77'
C2	575.00'	0°22'40"	3.79'	N 20°10'31" W	3.79'
C3	470.00'	32°36'05"	267.43'	N 38°40'10" W	263.84'
C4	25.00'	84°53'23"	37.04'	S 82°35'06" W	33.74'
C5	430.00'	14°59'37"	112.53'	N 32°38'36" E	112.20'
C6	250.00'	1°33'45"	59.18'	N 18°21'55" E	59.04'
C7	25.00'	87°36'01"	38.22'	N 55°23'04" E	34.61'
C8	500.00'	34°26'16"	300.53'	N 39°37'58" W	296.02'
C9	500.00'	37°39'12"	328.59'	S 68°25'11" W	322.71'
C10	400.00'	12°14'12"	85.43'	N 81°07'41" E	85.27'
C11	600.00'	5°22'26"	56.28'	S 17°40'38" E	56.26'
C12	600.00'	0°21'43"	3.79'	N 20°11'00" W	3.79'
C13	1610.29'	34°44'29"	976.40'	S 81°48'49" W	961.51'
C14	25.00'	81°34'58"	35.60'	S 14°32'34" E	32.67'
C15	530.00'	10°29'31"	97.05'	S 50°05'17" E	96.92'
C16	25.00'	85°33'55"	37.33'	S 87°37'29" E	33.96'
C17	525.00'	37°39'12"	345.02'	N 68°25'11" E	338.84'
C18	375.00'	12°14'12"	80.09'	N 81°07'41" E	79.94'
C19	25.00'	48°11'23"	21.03'	N 50°54'54" E	20.41'
C20	50.00'	230°20'27"	201.01'	S 38°00'34" E	90.50'
C21	25.00'	97°31'30"	42.55'	S 28°23'54" W	37.60'
C22	625.00'	0°20'51"	3.79'	S 20°11'26" E	3.79'
C23	625.00'	3°15'00"	35.45'	N 18°44'21" W	35.45'
C24	25.00'	87°52'33"	38.34'	N 61°03'08" W	34.69'
C25	425.00'	12°14'12"	90.77'	S 81°07'41" W	90.60'
C26	475.00'	37°39'12"	312.16'	S 68°25'11" W	306.57'
C27	25.00'	84°05'48"	36.69'	S 07°32'41" W	33.49'
C28	530.00'	12°03'00"	111.47'	S 28°28'43" E	111.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°21'51" W	28.90'
L2	S 72°11'59" W	169.40'
L3	N 81°23'11" W	73.26'
L4	S 87°14'47" W	122.50'
L5	S 77°02'14" W	59.12'
L6	N 25°08'48" E	64.05'
L7	N 11°35'03" E	104.05'
L8	N 09°16'19" E	15.21'
L9	S 56°51'06" E	7.01'
L10	S 49°35'35" W	67.40'
L11	N 14°59'25" W	25.91'
L12	N 20°21'51" W	112.56'
L13	N 49°35'35" E	14.02'
L14	N 75°00'35" E	104.92'
L15	S 20°21'51" E	115.04'
L16	N 20°21'51" W	112.56'
L17	S 49°00'35" W	56.27'
L18	S 75°35'35" W	15.30'
L19	S 25°08'48" W	41.62'



PRELIMINARY PLAT OF
BRIARLEY
SECTION FIVE

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 11.445 ACRES OF LAND SITUATED IN THE
LANDRUM ZACHARIAS SURVEY, ABSTRACT NO. 22
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DATE: AUGUST 18, 2025

32 LOTS
2 BLOCKS
0 RESERVES
0 ACRES IN RESERVE

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Pkwy S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION FIVE 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.

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 SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
L. MICHAEL COX,
MANAGER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

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.

CITY ENGINEER – 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 _____, 2025.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

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 _____, 2025.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, 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 _____, 2025, AT _____ O'CLOCK _____.M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____.M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

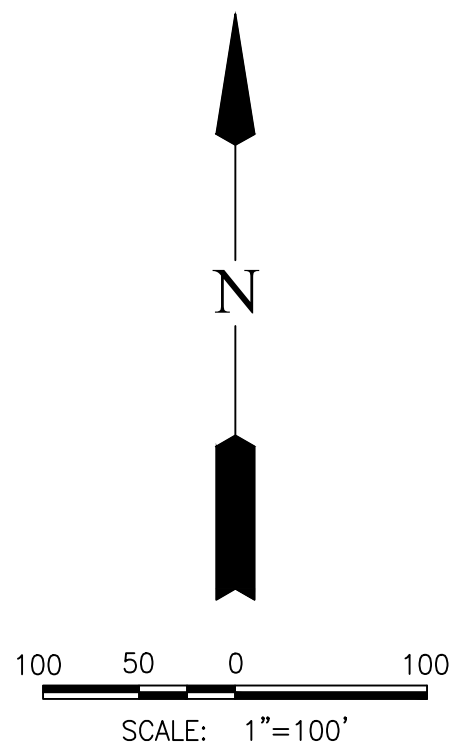
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

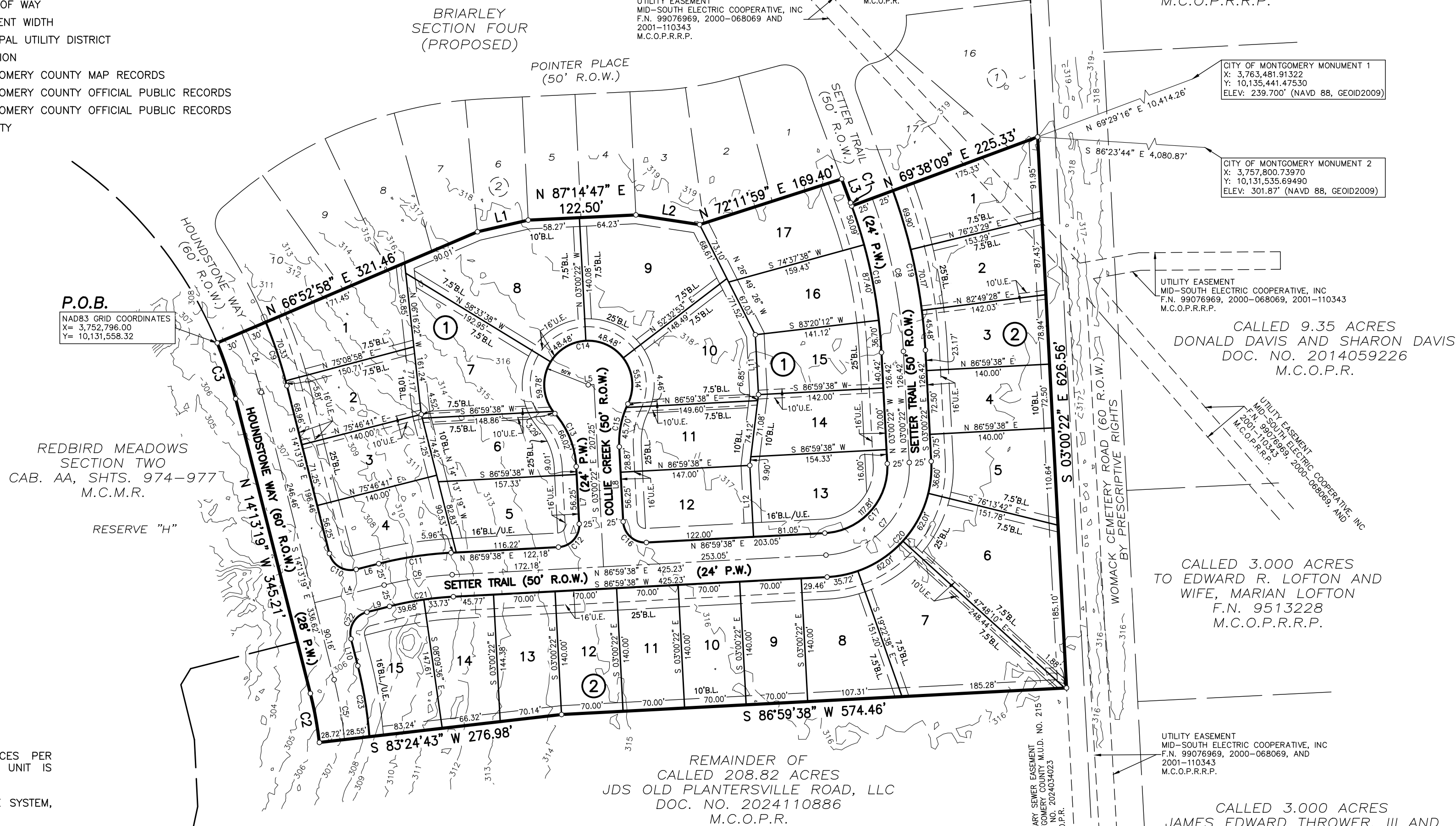


LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
F.N.	INDICATES FILE NUMBER
DOC. NO.	INDICATES DOCUMENT NUMBER
CAB.	INDICATES CABINET
SHTS.	INDICATES SHEETS
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT OF WAY
P.W.	INDICATES PAVEMENT WIDTH
M.U.D.	INDICATES MUNICIPAL UTILITY DISTRICT
ELEV.	INDICATES ELEVATION
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.O.P.R.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
M.C.O.P.R.R.P.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	13,093	0.301
2	10,983	0.252
3	9,975	0.229
4	11,515	0.264
5	11,994	0.275
6	11,545	0.265
7	16,519	0.379
8	20,711	0.475
9	18,868	0.433
10	14,800	0.340
11	11,053	0.254
12	11,810	0.271
13	12,985	0.298
14	10,372	0.238
15	10,299	0.236
16	11,477	0.263
17	12,447	0.286

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	12,995	0.298
2	11,513	0.264
3	10,362	0.238
4	10,150	0.233
5	12,603	0.289
6	20,899	0.480
7	20,673	0.475
8	12,207	0.280
9	9,800	0.225
10	9,800	0.225
11	9,800	0.225
12	9,800	0.225
13	9,953	0.228
14	10,672	0.245
15	12,066	0.277



NOTES:

- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
- ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ FT.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	575.00'	0°22'40"	3.79'	S 20°10'31" E	3.79'
C2	425.00'	7°38'02"	56.63'	N 10°24'18" W	56.58'
C3	470.00'	8°08'48"	66.83'	N 18°17'44" W	66.77'
C4	500.00'	8°11'30"	71.49'	N 18°19'04" W	71.42'
C5	450.00'	8°48'11"	69.14'	N 09°49'14" W	69.07'
C6	400.00'	11°12'57"	78.30'	S 81°23'09" W	78.18'
C7	100.00'	90°00'00"	157.08'	S 41°59'38" W	141.42'
C8	600.00'	16°59'45"	177.98'	S 11°30'15" E	177.33'
C9	530.00'	8°13'53"	76.14'	S 18°20'16" E	76.08'
C10	25.00'	90°00'00"	39.27'	S 59°13'19" E	35.36'
C11	425.00'	11°12'57"	83.20'	N 81°23'09" E	83.06'
C12	25.00'	90°00'00"	39.27'	N 41°59'38" E	35.36'
C13	100.00'	37°49'41"	66.02'	N 21°55'13" W	64.83'
C14	50.00'	246°34'05"	215.17'	N 82°26'59" E	83.60'
C15	100.00'	28°44'24"	50.16'	S 11°21'49" W	49.64'
C16	25.00'	90°00'00"	39.27'	S 48°00'22" E	35.36'
C17	75.00'	90°00'00"	117.81'	N 41°59'38" E	106.07'
C18	575.00'	16°58'49"	170.41'	N 11°29'47" W	169.78'
C19	625.00'	17°00'38"	185.56'	S 11°30'41" E	184.87'
C20	125.00'	90°00'00"	196.35'	S 41°59'38" W	176.78'
C21	375.00'	11°12'57"	73.41'	S 81°23'09" W	73.29'
C22	25.00'	90°00'00"	39.27'	S 30°46'41" W	35.36'
C23	475.00'	9°50'57"	81.65'	S 09°17'51" E	81.55'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°02'14" E	59.12'
L2	S 81°23'11" E	73.26'
L3	S 20°21'51" E	28.90'
L4	S 75°46'41" W	81.49'
L5	N 86°59'38" E	6.52'
L6	N 75°46'41" E	26.49'
L7	N 03°00'22" W	65.26'
L8	S 03°00'22" E	85.12'
L9	S 75°46'41" W	26.49'
L10	S 14°13'19" E	31.57'
L11	S 03°00'22" E	68.09'
L12	S 03°00'22" E	81.25'

SIDELINE SETBACKS
15' OR GREATER

BLOCK	LOT
1	LOT 1, LOT 2
1	LOT 6, LOT 7
1	LOT 7, LOT 8
1	LOT 8, LOT 9
1	LOT 9, LOT 10
1	LOT 10, LOT 11
2	LOT 1, LOT 2
2	LOT 5, LOT 6
2	LOT 6, LOT 7
2	LOT 7, LOT 8
TOTAL PERCENTAGE	44%

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

BRIARLEY
SECTION FIVE

SHEET 3 OF 3

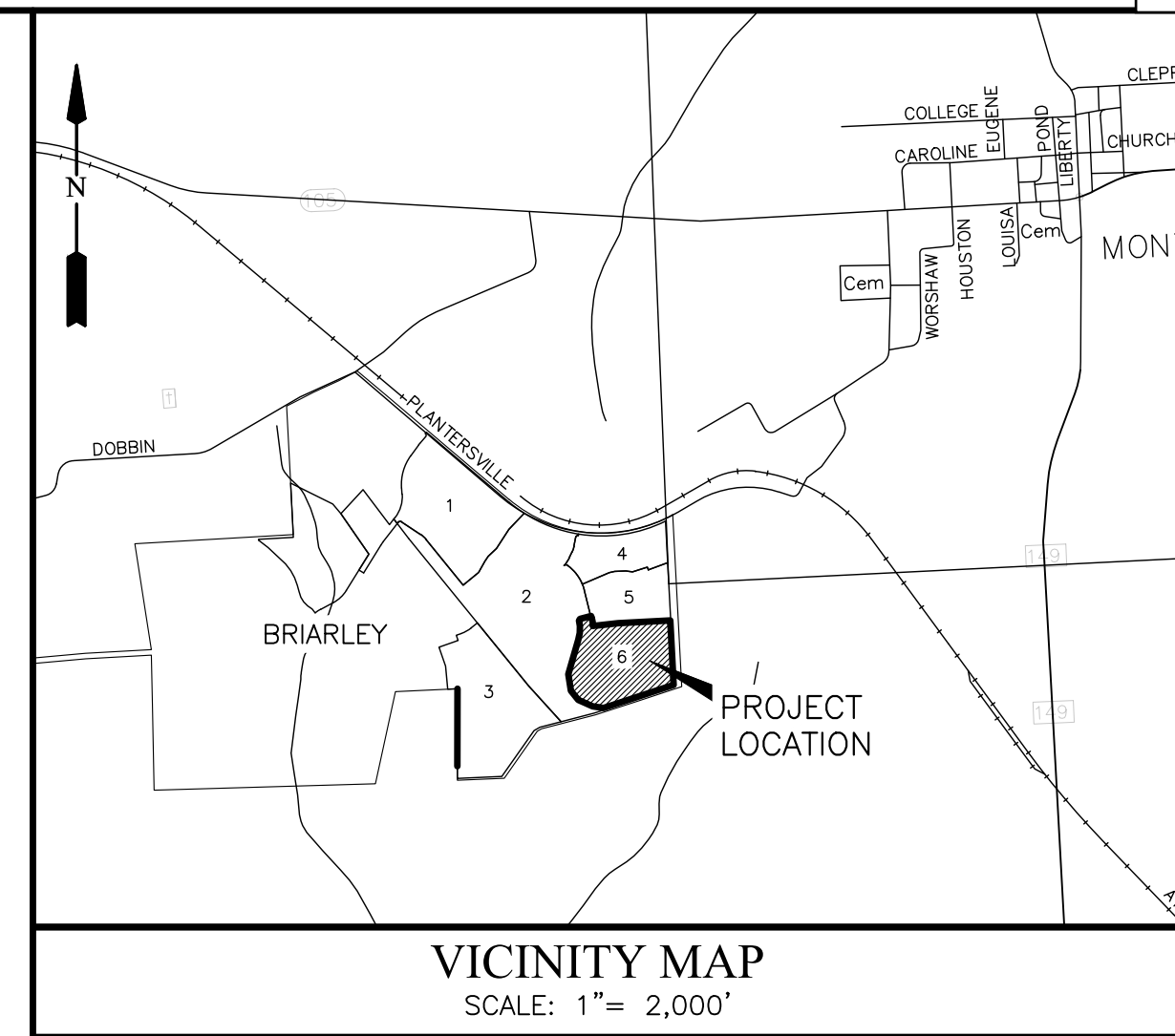
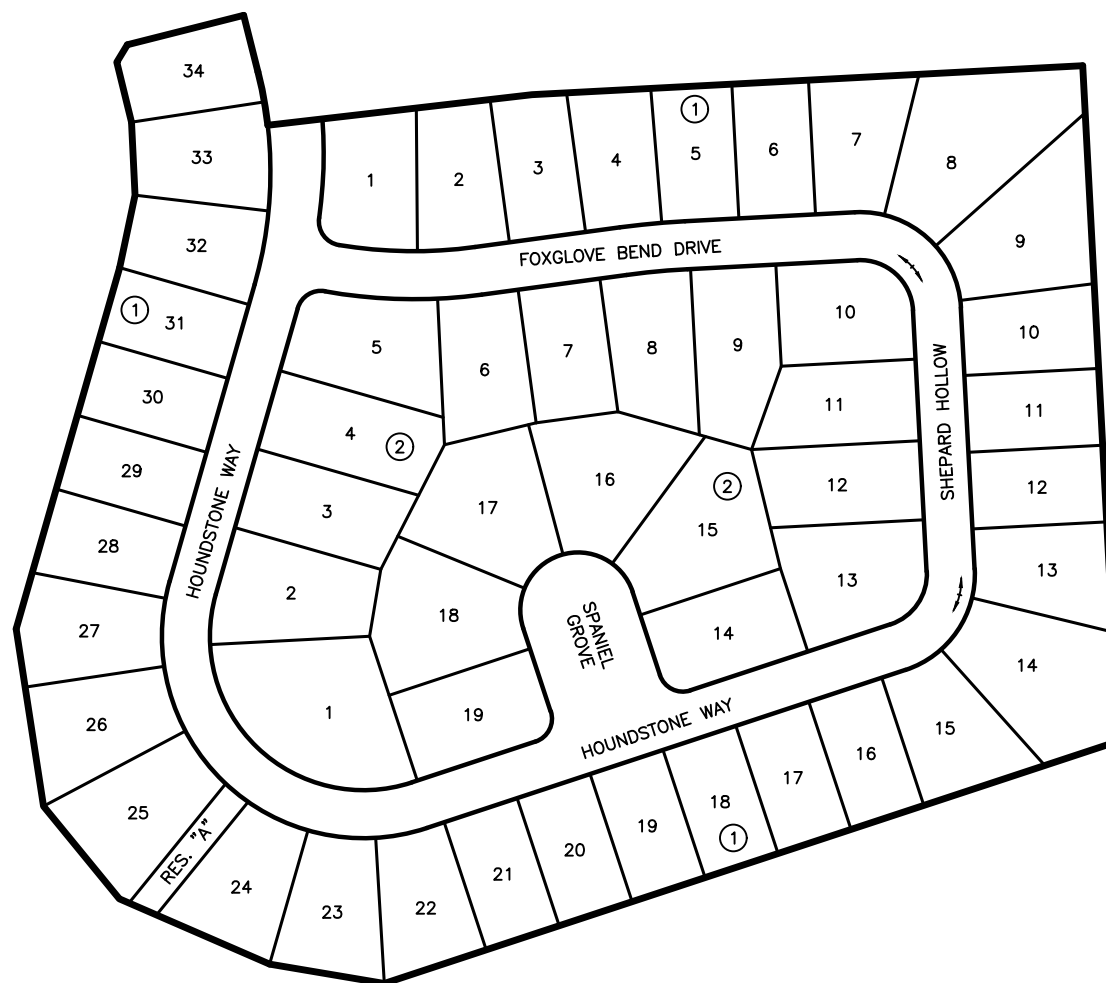
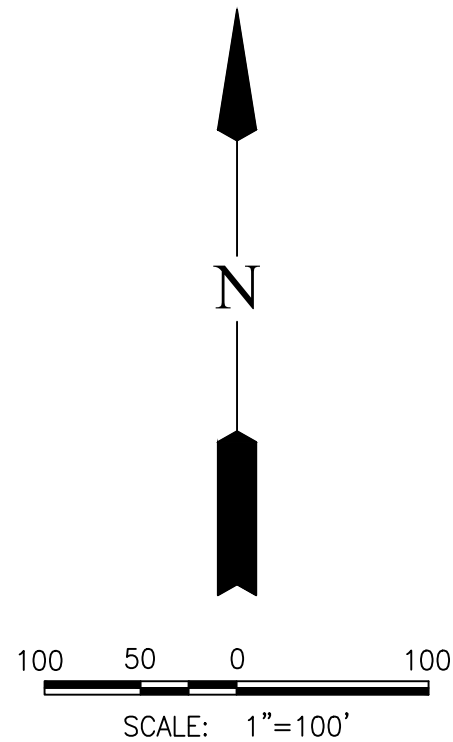
2980-0105P-309

DIR.

MYLAR CHECK: COORD.

File Name : I:\Projects\PLATTING\2980 PLATS\Briarley Sec 5.dwg
Plot Time : Wed, 27 Aug 2025 10:56:00
Plot Name : I:\Projects\PLATTING\2980 PLATS\Briarley Sec 5.dwg

14



PRELIMINARY PLAT OF BRIARLEY SECTION SIX

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 20.612 ACRES OF LAND SITUATED IN THE
LANDRUM ZACHARIAS SURVEY, ABSTRACT A-22
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DATE: AUGUST 18, 2025

53 LOTS
2 BLOCKS
1 RESERVES
0.107 ACRES IN RESERVE

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Pkwy S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

SHEET 1 OF 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION SIX 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.

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 SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

JDS OLD PLANTERSVILLE ROAD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
L. MICHAEL COX,
MANAGER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

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.

CITY ENGINEER – 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 _____, 2025.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

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 _____, 2025.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, 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 _____, 2025, AT _____ O'CLOCK _____.M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____.M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

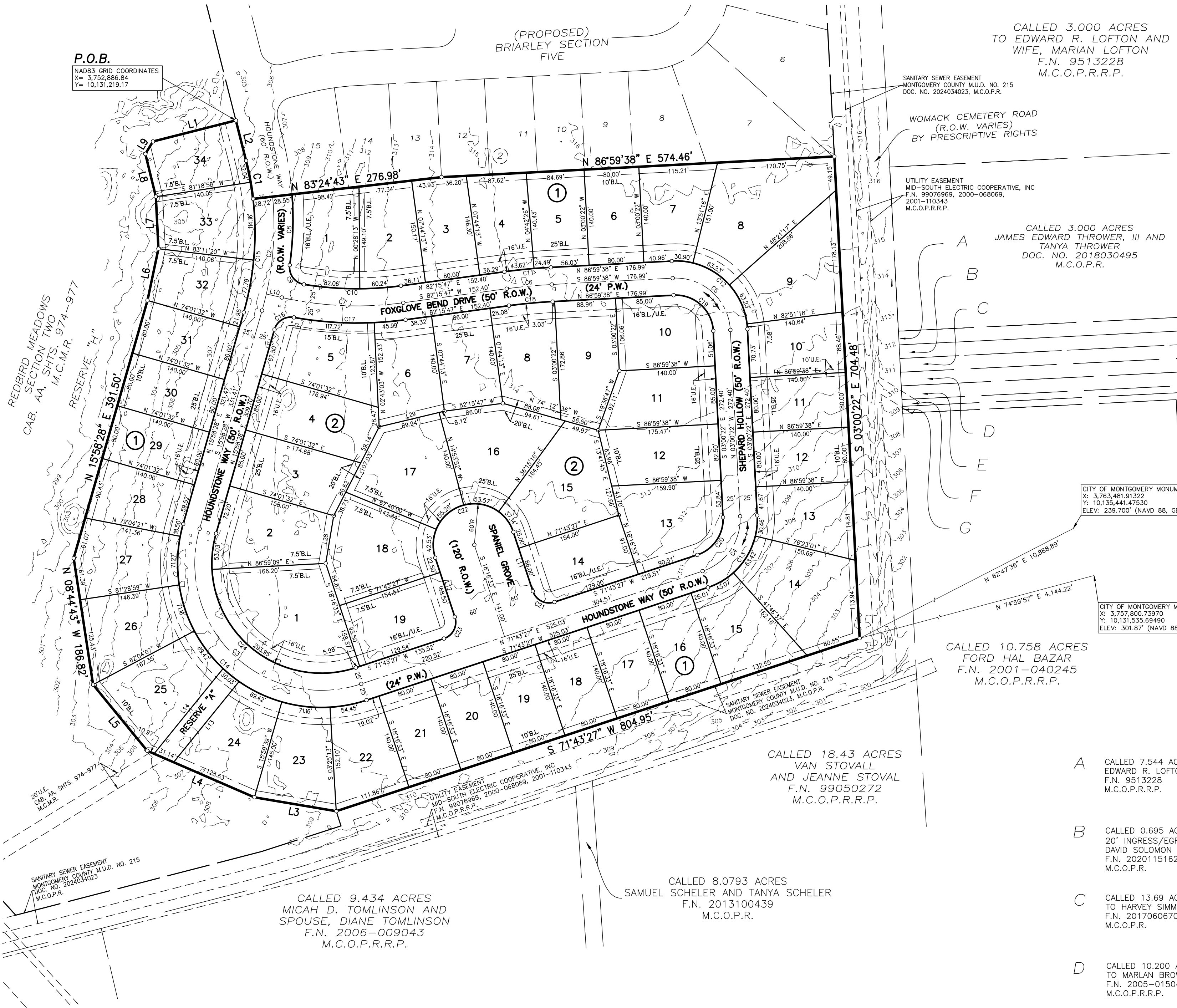
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262



P.O.B.
NAD83 GRID COORDINATES
X= 3,752,886.84
Y= 10,131,219.17

SANITARY SEWER EASEMENT
MONTGOMERY COUNTY M.U.D. NO. 215
DOC. NO. 2024034023, M.C.O.P.R.

WOMACK CEMETERY ROAD
(R.O.W. VARIES)
BY PRESCRIPTIVE RIGHTS

UTILITY EASEMENT
MID-SOUTH ELECTRIC COOPERATIVE, INC
F.N. 99076969, 2000-068069,
2001-110343
M.C.O.P.R.R.P.

CALLED 3.000 ACRES
TO EDWARD R. LOFTON AND
WIFE, MARIAN LOFTON
F.N. 9513228
M.C.O.P.R.R.P.

CALLED 3.000 ACRES
JAMES EDWARD THROWER, III AND
TANYA THROWER
DOC. NO. 2018030495
M.C.O.P.R.

CITY OF MONTGOMERY MONUMENT 1
X: 3,763,481.91322
Y: 10,135,441.47530
ELEV: 239.700' (NAVD 88, GEOID2009)

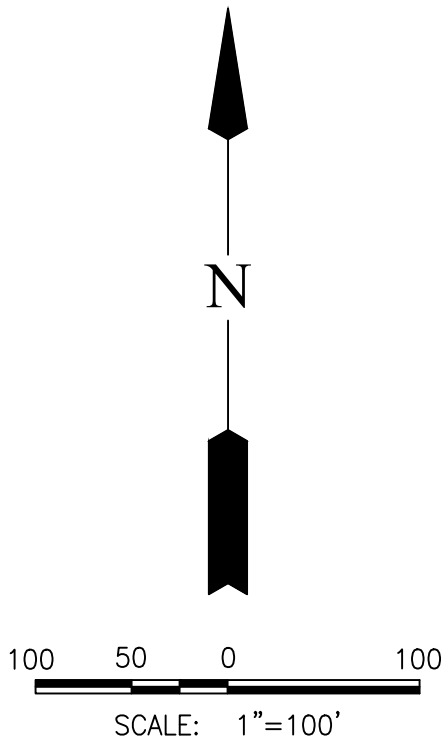
CITY OF MONTGOMERY MONUMENT 2
X: 3,757,800.73970
Y: 10,131,535.69490
ELEV: 301.87' (NAVD 88, GEOID2009)

CALLED 10.758 ACRES
FORD HAL BAZAR
F.N. 2001-040245
M.C.O.P.R.R.P.

CALLED 18.43 ACRES
VAN STOVALL
AND JEANNE STOVALL
F.N. 99050272
M.C.O.P.R.R.P.

CALLED 8.0793 ACRES
SAMUEL SCHELER AND TANYA SCHELER
F.N. 2013100439
M.C.O.P.R.

CALLED 9.434 ACRES
MICAH D. TOMLINSON AND
SPOUSE, DIANE TOMLINSON
F.N. 2006-009043
M.C.O.P.R.R.P.



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- F.N. INDICATES FILE NUMBER
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT OF WAY
- P.W. INDICATES PAVEMENT WIDTH
- M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT
- ELEV. INDICATES ELEVATION
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- INDICATES STREET NAME CHANGE

OWNERSHIP TABLE

- | | | | |
|---|---|---|---|
| A | CALLED 7.544 ACRES (TRACT 1)
EDWARD R. LOFTON AND MARIAN LOFTON
F.N. 9513228
M.C.O.P.R.R.P. | E | CALLED 2.650 ACRES
EVAN LYLE HOLLAND AND
SARAH MEGHAN HOLLAND
F.N. 2020021511
M.C.O.P.R. |
| B | CALLED 0.695 ACRES (TRACT 2)
20' INGRESS/EGRESS EASEMENT
DAVID SOLOMON
F.N. 2020115162
M.C.O.P.R. | F | CALLED 5.365 ACRES
LARRY L. JOHNSTON AND
JUDY R. JOHNSTON
F.N. 2006-142590
M.C.O.P.R.R.P. |
| C | CALLED 13.69 ACRES
TO HARVEY SIMMONS AND JUANITA SIMMONS
F.N. 2017060670
M.C.O.P.R. | G | CALLED 4.2241 ACRES
JAMES ANTHONY WIERZBICKI, MATTHEW
EATON, AND ASHLEY WIERZBICKI
F.N. 2018100999
M.C.O.P.R. |
| D | CALLED 10.200 ACRES
TO MARLAN BROWN
F.N. 2005-015049
M.C.O.P.R.R.P. | | |

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.107	4,666	RESTRICTED TO OPEN SPACE/UTILITIES

BLOCK 1			BLOCK 1			BLOCK 2			SIDELINE SETBACKS 15' OR GREATER	
LOT NO.	SQ.FT.	ACREAGE	LOT NO.	SQ.FT.	ACREAGE	LOT NO.	SQ.FT.	ACREAGE	BLOCK	LOT
1	13,797	0.317	18	11,200	0.257	1	24,468	0.562	1	LOT 1, LOT 2
2	13,063	0.300	19	11,200	0.257	2	15,936	0.366	1	LOT 32, LOT 33
3	11,908	0.273	20	11,200	0.257	3	14,139	0.325	1	LOT 33, LOT 34
4	11,964	0.275	21	11,200	0.257	4	15,362	0.353	2	LOT 1, LOT 2
5	11,569	0.266	22	13,192	0.303	5	16,050	0.368	2	LOT 17, LOT 18
6	11,200	0.257	23	13,893	0.319	6	13,182	0.303	2	LOT 18, LOT 19
7	13,208	0.303	24	14,210	0.326	7	12,040	0.276	TOTAL PERCENTAGE	
8	23,617	0.542	25	16,501	0.379	8	13,931	0.320	19%	
9	18,501	0.425	26	14,880	0.342	9	15,002	0.344		
10	11,676	0.268	27	14,144	0.325	10	14,200	0.326		
11	11,200	0.257	28	11,799	0.271	11	13,408	0.308		
12	11,200	0.257	29	11,200	0.257	12	13,834	0.318		
13	13,194	0.303	30	11,200	0.257	13	16,399	0.376		
14	20,495	0.470	31	11,200	0.257	14	13,880	0.319		
15	14,431	0.331	32	12,505	0.287	15	19,058	0.438		
16	11,200	0.257	33	13,461	0.309	16	17,720	0.407		
17	11,200	0.257	34	11,948	0.274	17	18,152	0.417		
						18	18,057	0.415		
						19	14,315	0.329		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	425.00'	7°38'02"	56.63'	S 10°24'18" E	56.58'
C2	450.00'	21°23'37"	168.02'	N 05°16'40" E	167.05'
C3	185.00'	124°15'01"	401.19'	S 46°09'02" E	327.07'
C4	80.00'	74°43'50"	104.34'	N 34°21'32" E	97.10'
C5	80.00'	90°00'00"	125.66'	N 48°00'22" W	113.14'
C6	800.00'	4°43'50"	66.05'	S 84°37'42" W	66.03'
C7	500.00'	20°26'51"	178.44'	N 87°30'47" W	177.49'
C8	475.00'	12°28'53"	103.47'	S 01°52'04" W	103.27'
C9	25.00'	88°40'49"	38.69'	S 36°13'54" E	34.95'
C10	475.00'	17°09'54"	142.30'	S 89°09'16" E	141.77'
C11	825.00'	4°43'50"	68.12'	N 84°37'42" E	68.10'
C12	105.00'	90°00'00"	164.93'	S 48°00'22" E	148.49'
C13	105.00'	74°43'50"	136.95'	S 34°21'32" W	127.45'
C14	210.00'	124°15'01"	455.40'	N 46°09'02" W	371.27'
C15	425.00'	22°33'45"	167.36'	N 04°41'36" E	166.28'
C16	25.00'	84°09'19"	36.72'	N 58°03'08" E	33.51'
C17	525.00'	17°52'00"	163.71'	S 88°48'13" E	163.05'
C18	775.00'	4°43'50"	63.99'	N 84°37'42" E	63.97'
C19	55.00'	90°00'00"	86.39'	S 48°00'22" E	77.78'
C20	55.00'	74°43'50"	71.74'	S 34°21'32" W	66.76'
C21	25.00'	90°00'00"	39.27'	N 63°16'33" W	35.36'
C22	60.00'	180°00'00"	188.50'	S 71°43'27" W	120.00'
C23	25.00'	90°00'00"	39.27'	S 26°43'27" W	35.36'
C24	160.00'	124°15'01"	346.97'	N 46°09'02" W	282.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°46'41" E	124.91'
L2	S 14°13'19" E	60.74'
L3	N 80°23'56" W	121.11'
L4	N 66°30'56" W	170.73'
L5	N 39°18'37" W	124.68'
L6	N 11°59'15" E	77.19'
L7	N 02°49'53" W	76.07'
L8	N 13°45'56" W	64.30'
L9	N 31°13'55" E	21.30'
L10	N 77°17'22" W	23.19'
L11	N 18°16'33" W	91.00'
L12	S 18°16'33" E	91.00'
L13	S 39°01'53" W	151.70'
L14	S 39°01'53" W	160.05'
L28	S 09°34'53" W	70.63'
L29	S 76°33'57" W	98.06'

- NOTES:
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
 - ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
 - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
 - PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
 - THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
 - ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND CUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ FT.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 10/08/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council of the request for a special use permit to place a temporary construction trailer on the residential lot at 703 Gunner Court, subject to the following conditions:

1. This special use permit shall expire on June 30, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Discussion

703 Gunner Court is located in the R-1 Single-Family Residential Zoning district.

The builder, Weekly Homes, has submitted a request to place a temporary construction trailer on the vacant residential lot in the Redbird Meadows Subdivision. The temporary construction trailer will serve as a base for operations over the next two years or until the developer deems it necessary to relocate to a new location. Since it's not being used as a single-family home, a special use permit is required to allow this accessory use within the development during the phased construction.

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

- Even though the trailer is temporary, it could affect the neighborhood's residential character.
- It may change the visual appearance of the area and influence property appeal or value.
- Construction-related outdoor storage, traffic, noise, and lighting might disrupt the neighborhood's peace and comfort.
- Residents may be concerned if the trailer stays longer than expected, so it's important to clearly define the timeframe.

Montgomery Planning and Zoning Commission
AGENDA REPORT

The temporary construction trailer is useful for the builder, but it's important to consider its impact. Steps should be taken to reduce any negative effects and make sure it aligns with the community's goals.

The developer has planned for the temporary construction trailers by setting aside specific lots to centralize construction management during each phase. A designated area was chosen where the trailers will stay throughout construction. This approach helps reduce disruption, keeps the neighborhood clean, and maintains the development's overall appearance. The builder has undergone review and received approval from the Architectural Review Board, confirming that the trailer placement complies with the development's design standards and community guidelines.

Given the scale of the development, using the temporary construction trailers are standard and an effective way to keep construction moving forward.

Code References:

Sec. 98-27. Special use permits.

Sec. 98-88. Table of permitted uses and special uses. (accessory use for the development).

Approved By

City Administrator

Brent Walker

Date: 09/30/2025

DWHT - Construction trailer

Item 5.



Special Use Permit

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

Applicant Information

Owner/leaseholder Name: Wachley Homes
Address: 14444 Northwest Freeway Houston TX 77040
Email: norman@wachleyhomes.com Phone: 281/249-7769
Name of owner (if different): Johnson Dev.
Contact person (if different): Matt Banks
Address: 5005 Riverway Suite 500 Houston TX 77056
Email: matt@johnsondev.com Phone: 281/797-4426

Parcel Information

Type of Business: Home builder
Legal Description: 1-2-1 Briarley
Street Address or Location: 703 Runner Court

Special Use Permit Request

Description of request:

Temporary location for our construction team to office. We intend to occupy this space until the developer deems we need to move to a new section. At this time 2 years / 24 months is my estimated time need. Trailer will be removed and a home will be built when deemed appropriate by developer.

Applicant's Signature

Norman

Date

7/17/25

→ All builders are in Cuddosac to mitigate disruption to community + residents.

Submission Information

Submit the completed application with supporting documentation to:

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

Or via email: cfilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

<h2 style="margin: 0;">Date Received</h2>

<p><i>Office Use</i></p>



www.montgomerytexas.gov
 101 Old Plantersville Road
 Montgomery, TX 77316
 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.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: _____

Legal Property Description: _____

Lot: 1 Block: 2 Section: 1

Property Owner: _____

Phone: 281/249-7769

Email: nomano@dukhomes.com

Property Owner Mailing Address: _____

Contractor: Same

Company Email: _____

Company Address: _____

Field Supervisor Name: Steven Speer

Email: SSpeer@dukhomes.com

Cell Phone: 713/299-8820

Construction Type(s): ☒ New ☐ Addition

☒ Exterior ☒ Interior

Gross Square Foot (sf) of Structure: 896

☐ Proof of Ownership / Deed Attached

\$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

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application 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.

Applicant Signature: _____ Printed Name: _____ Date: _____

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

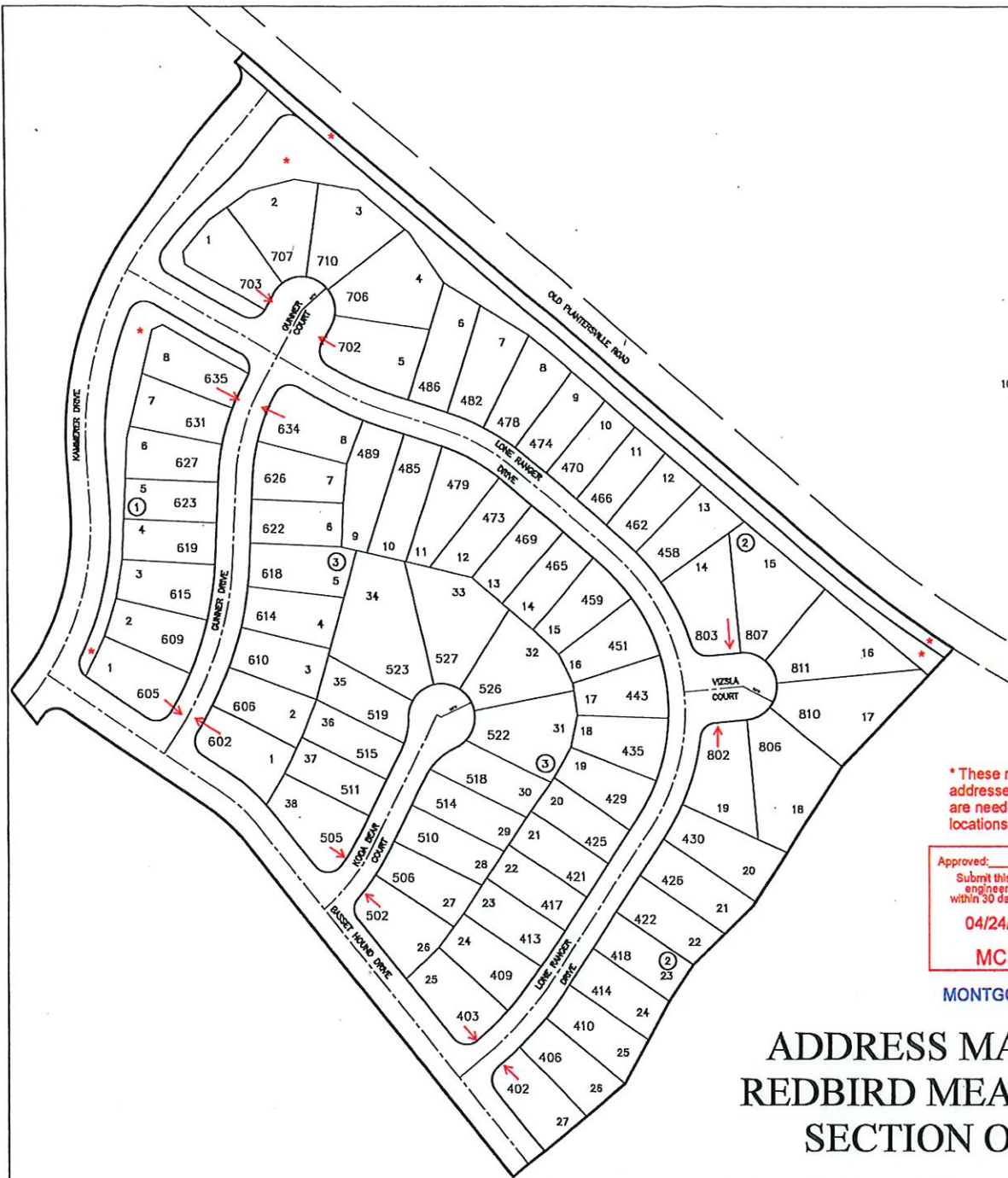
Re-inspections=\$75 each.

Additional Inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



* These reserves will be addressed as utilities are needed at specific locations.

Approved: TD
 Submit this address plat to the engineer's office for review within 30 days of the date below.
 04/24/2024 10:31
 MCECD - 911

MONTGOMERY, 77316

ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE
 ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
 MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

LJA SURVEYING, INC.
 3500 W Sam Houston Parkway S
 Suite 175
 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5026
 TSP/ELS Firm No. 10194352

LJA Engineering, Inc.
 3500 W Sam Houston Parkway S
 Suite 600
 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5028
 FRN - F-1335

[illegible]

RESERVE TABLE		
RESERVE	AMOUNT	TYPE
10000	10000	RESERVE TO AMOUNT-LOAN ONLY
10000	10000	RESERVE TO AMOUNT-LOAN ONLY

[illegible]

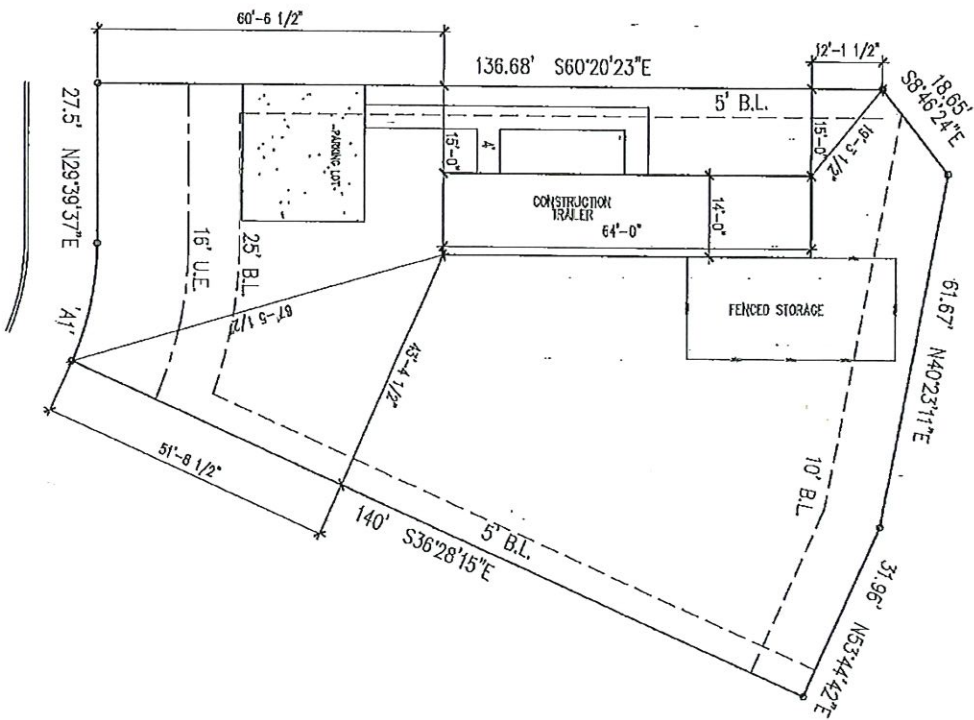
OWNER: REDWOOD MEADOWS DEVELOPMENT, LLC
A THOMAS LIMITED LIABILITY COMPANY
5910 FM 2030 RD, SUITE E
SPRING, TX 77182
(281) 350-6262

ARC TABLE			
ARC	LEN.	RAD.	CHORD. ENG.
14'	20.83'	50'	54.3541'



703 GUNNER COURT

11164 SQFT



NORTH	
PLT. PLAN	
TRAILER	
HOUSTON	

BRIARLEY	
703 GUNNER COURT	
MONTGOMERY, TX	

Proj. No.:	7034	Lot: 1
Job No.:	0000	Blk: 2
		Sect: 1

David Weekley Homes	
JLH	Scale: 1/8" = 1'-0"
Date:	Rev: 01/09/24 JLH

© Weekley Homes LP, 2015
The measurements, dimensions, and other
specifications shown on this document
are a guide for construction use only.
The actual specifications of the finished
structure may vary. This document may
not be relied on as a representation of
what the completed structure will look like.

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 10/08/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council of the request for a special use permit to place a temporary construction trailer on the residential lot at 707 Gunner Court, subject to the following conditions:

1. This special use permit shall expire on June 30, 2028.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Discussion

707 Gunner Court is located in the R-1 Single-Family Residential Zoning district.

The builder, J. Patrick Homes, has submitted a request to place a temporary construction trailer on the vacant residential lot in the Redbird Meadows Subdivision. The temporary construction trailer will serve as a base for operations over the next three years. Since it's not being used as a single-family home, a special use permit is required to allow this accessory use within the development during the phased construction.

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

- Even though the trailer is temporary, it could affect the neighborhood's residential character.
- It may change the visual appearance of the area and influence property appeal or value.
- Construction-related outdoor storage, traffic, noise, and lighting might disrupt the neighborhood's peace and comfort.
- Residents may be concerned if the trailer stays longer than expected, so it's important to clearly define the timeframe.

Montgomery Planning and Zoning Commission
AGENDA REPORT

The temporary construction trailer is useful for the builder, but it's important to consider its impact. Steps should be taken to reduce any negative effects and make sure it aligns with the community's goals.

The developer has planned for the temporary construction trailers by setting aside specific lots to centralize construction management during each phase. A designated area was chosen where the trailers will stay throughout construction. This approach helps reduce disruption, keeps the neighborhood clean, and maintains the development's overall appearance. The builder has undergone review and received approval from the Architectural Review Board, confirming that the trailer placement complies with the development's design standards and community guidelines.

Given the scale of the development, using the temporary construction trailers are standard and an effective way to keep construction moving forward.

Code References:

Sec. 98-27. Special use permits.

Sec. 98-88. Table of permitted uses and special uses. (accessory use for the development).

Approved By

City Administrator

Brent Walker

Date: 09/30/2025



Special Use Permit

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

Contact Information

Property Owner(s): J. PATRICK HOMES, LTD.

Address: 1500 CITYWEST BLVD., SUITE 540

Zip Code: 77042 Phone: 713-789-8004 EXT. 221

Email Address: JPHPRODUCTION@JPHOMES.COM

Applicants: _____

Address: _____

Zip Code: _____ Phone: _____

Email Address: _____

Parcel Information

Type of Business: RESIDENTIAL CONSTRUCTION

Legal Description: 02/02/01

Street Address or Location: 707 GUNNER COURT

Special Use Permit Request

Description of request: BRIARLEY CONSTRUCTION TRAILER

Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Additional Information

Date Application received by the City of Montgomery: _____

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

<div>Date Received</div> <div>Office Use</div>	
--	--



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

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.

Building Permit # _____

Application Date: _____

E-911 Designated Jobsite Address: 707 GUNNER COURT

Legal Property Description: CONSTRUCTION TRAILER Lot: 02 Block: 02 Section: 01

Property Owner: J. PATRICK HOMES, LTD. Phone: 713-789-8004 Email: JPHPRODUCTION@JPHOMES.COM

Property Owner Mailing Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Contractor: J. PATRICK HOMES, LTD. Company Email: JPHPRODUCTION@JPHOMES.COM

Company Address: 1500 CITYWEST BLVD., STE 540, HOUSTON, TX 77042

Field Supervisor Name: JOE MATLEGA Email: JMATLEGA@JPHOMES.COM

Cell Phone: 713-259-0555

☐ Proof of Ownership: Deed/Lease Attached

Type(s): ☐ New ☐ Addition ☐ Shell Build-Out ☐ Remodel ☐ Exterior ☐ Interior Gross Square Footage: _____

Project Valuation: \$ _____ Type of Construction (IBC 602): _____

Occupancy Classification (IBC 302): _____

\$0.00 - \$1,000 = \$60.00 Flat Fee (Permit Fee is based on Valuation plus \$300 Base Application 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 TOTAL PERMIT FEE - DUE UPON SUBMITTAL

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application 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.

Applicant Signature: _____ Printed Name: _____ Date: _____

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

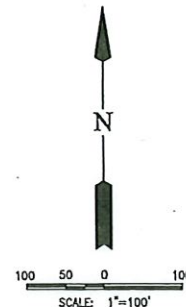
Re-inspections=\$75 each.

Additional inspections required during project = \$100 each.

☐ Fire Marshall Approval

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Building Permit Fee	\$
Plan Review Fee	\$
Receipt #:	

Revision: 05/21/2025



* These reserves will be addressed as utilities are needed at specific locations.

Approved: **TD**
 Submit this address plat to the engineer's office for review within 50 days of the date below.
04/24/2024 10:31
MCECD - 911

MONTGOMERY, 77316

ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
MONTGOMERY COUNTY, TEXAS.

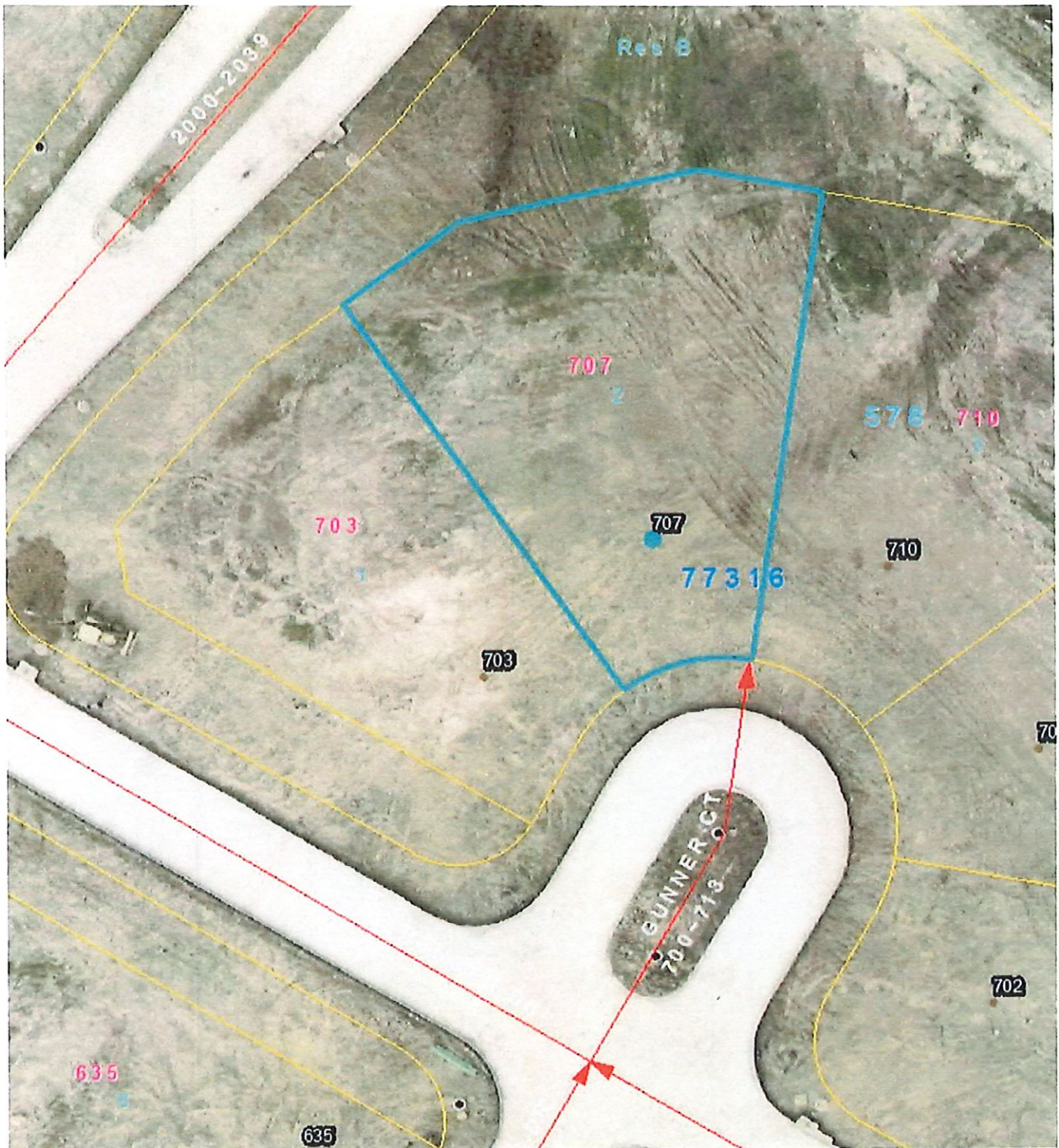
OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

LJA SURVEYING, INC.
 3500 W Sam Houston Parkway S
 Suite 175
 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5206
 TEP/ELS Firm No. 10194382

ENGINEER: LJA Engineering, Inc.
 3500 W Sam Houston Parkway S
 Suite 600
 Houston, Texas 77042
 Phone 713.553.5200
 Fax 713.553.5206
 FRN - F-1386

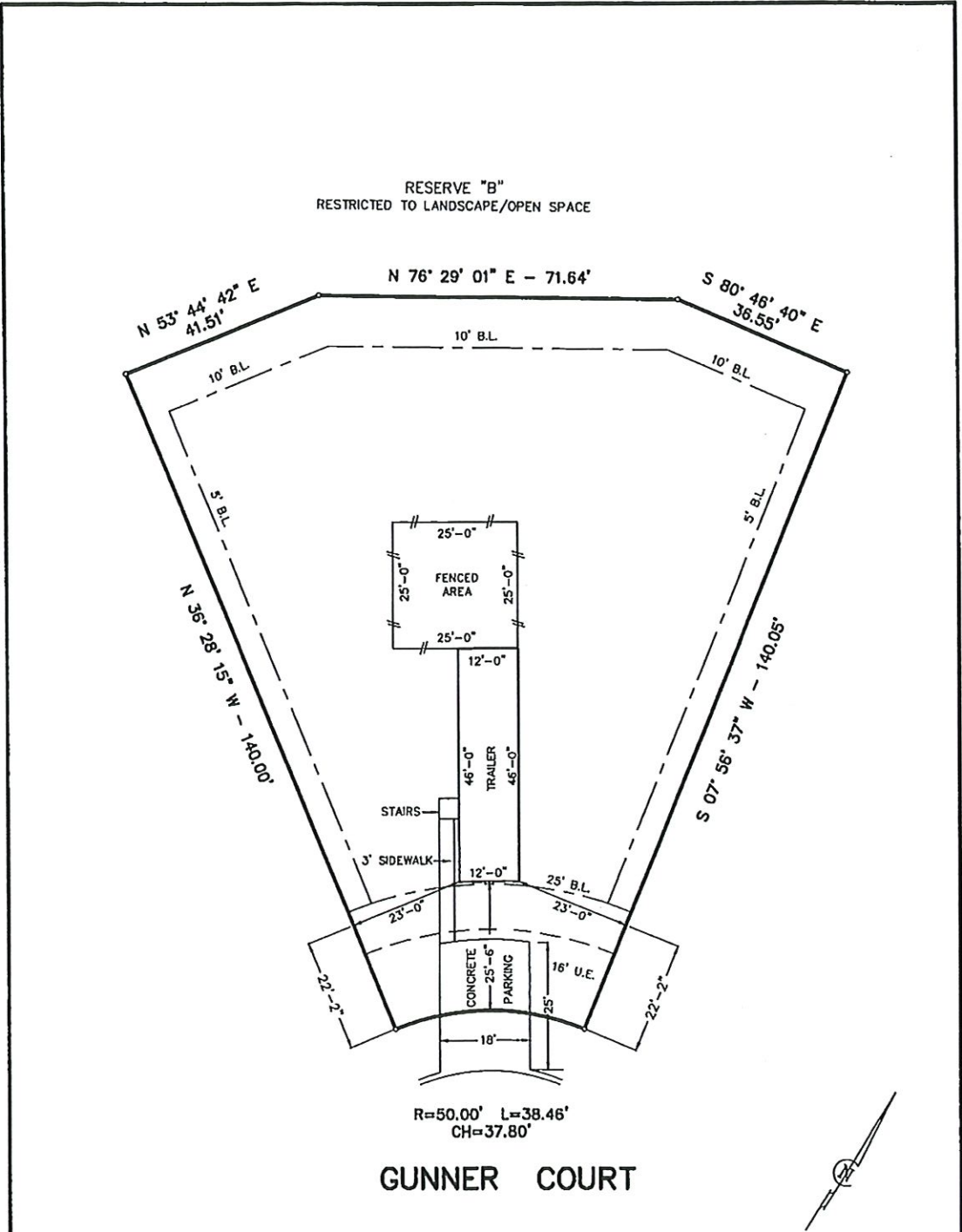




**This email serves as your official 911 letter for address verification purposes.*

Sincerely,

Evan Guderian
GIS Analyst I
936-523-5911
eguderian@mc911.org



LOT AREA=13,288 SQ. FT./0.3050 AC.

<div>SITE PLAN</div> <div>THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.</div> <div>NOTE: BUILDER SHOULD VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.</div> <div>FINAL PLACEMENT OF STRUCTURES ON LOT WILL BE DETERMINED BASED ON SPECIFIC LOT CONDITIONS.</div> <div>THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY.</div>		SCALE: 1"=20'		J. PATRICK HOMES	
		DATE: 8-1-25			
		SUBDIVISION: REDBIRD MEADOWS SECTION ONE			
		LOT: 2	BLOCK: 2	COUNTY: MONTGOMERY	
		ADDRESS: 707 GUNNER COURT			
		JOB NO. 4638	PLAN: CONSTRUCTION TRAILER	DWG. RBM1L2B2-SITE	

<div>CHECKED BY: _____</div> <div>REKHA ENGINEERING, INC.</div> <div>CPA, ENGINEERS AND LAND SURVEYORS</div> <div>TEPLS FIRM REGISTRATION NO. 10133000 TYPE FIRM REGISTRATION NO. F-3712</div> <div>7878 Hickmont, Suite 350 Houston, Texas 77040 (713)995-0000</div>	
--	--

CHECKED BY: _____
PRELIMINARY
REKHA ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

TBPLS FRM REGISTRATION NO. 10133800
7878 Hillmont, Suite 350 Houston, Texas 77040 (713)993-0000

TBPE FRM REGISTRATION NO. F-3712
(713)993-0000

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 10/08/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council of the request for a special use permit to place a temporary construction trailer on the residential lot at 710 Gunner Court, subject to the following conditions:

1. This special use permit shall expire on June 30, 2028.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Discussion

710 Gunner Court is located in the R-1 Single-Family Residential Zoning district.

The builder, Perry Homes, has submitted a request to place a temporary construction trailer on the vacant residential lot in the Briarley Subdivision. The temporary construction trailer will serve as a base for operations over the next three years. Since it's not being used as a single-family home, a special use permit is required to allow this accessory use within the development during the phased construction.

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

- Even though the trailer is temporary, it could affect the neighborhood's residential character.
- It may change the visual appearance of the area and influence property appeal or value.
- Construction-related outdoor storage, traffic, noise, and lighting might disrupt the neighborhood's peace and comfort.
- Residents may be concerned if the trailer stays longer than expected, so it's important to clearly define the timeframe.

Montgomery Planning and Zoning Commission
AGENDA REPORT

The temporary construction trailer is useful for the builder, but it's important to consider its impact. Steps should be taken to reduce any negative effects and make sure it aligns with the community's goals.

The developer has planned for the temporary construction trailers by setting aside specific lots to centralize construction management during each phase. A designated area was chosen where the trailers will stay throughout construction. This approach helps reduce disruption, keeps the neighborhood clean, and maintains the development's overall appearance. The builder has undergone review and received approval from the Architectural Review Board, confirming that the trailer placement complies with the development's design standards and community guidelines.

Given the scale of the development, using the temporary construction trailers are standard and an effective way to keep construction moving forward.

Code References:

Sec. 98-27. Special use permits.

Sec. 98-88. Table of permitted uses and special uses. (accessory use for the development)

Approved By

City Administrator

Brent Walker

Date: 09/30/2025



Special Use Permit

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

Applicant Information

Owner/leaseholder Name: PAULA FOSTER

Address: 3200 SOUTHWEST FWY, STE. 2800, HOUSTON, TX 77027

Email: PAULA.FOSTER@PERRYHOMES.COM

Phone: 936-447-4010

Name of owner (if different): PERRY HOMES LLC

Contact person (if different): CHRIS HAWKINS

Address: _____

Email: CHRIS.HAWKINS@PERRYHOMES.COM

Phone: 346-867-4967

Parcel Information

Type of Business: HOME BUILDER

Legal Description: CONSTRUCTION/SALES TRAILER

Street Address or Location: 710 GUNNER COURT

Special Use Permit Request

Description of request:

REQUEST TO USE SITE UNTIL JUN 30, 2028 AS AN OFFICE FOR THE CONSTRUCTION TEAM TO HOLD PLANS, CONDUCT MEETINGS, AND TO USE AS A WORKING SPACE.

Applicant's Signature Paula Foster

Signer ID: K71FNSW911...

Date 7/11/2025

Submission Information

Submit the completed application with supporting documentation to:

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

Or via email: ctilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

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

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

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

<h2>Date Received</h2> <p>Office Use</p>



www.montgomerytexas.gov
101 Old Plantersville Road
Montgomery, TX 77316
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.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 710 GUNNER

Legal Property Description: CONSTRUCTION/SALES TRAILER Lot: 3 Block: 2 Section: 1

Property Owner: PERRY HOMES, Phone: 936-447-4010 Email: PAULA.FOSTER@PERRYHOMES.COM

Property Owner Mailing Address: 3200 SOUTHWEST FWY, STE 2800, HOUSTON, TX, 77027

Contractor: PERRY HOMES Company Email: _____

Company Address: _____

Field Supervisor Name: CHRIS HAWKINS Email: CHRIS.HAWKINS@PERRYHOMES.COM

Cell Phone: 346-867-4967

Construction Type(s): ☒ New ☐ Addition ☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: _____ ☐ Proof of Ownership / Deed Attached

\$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

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application 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.

Applicant Signature: Paula Foster Printed Name: PAULA FOSTER Date: 7/11/2025
Signer ID: K71FNSW911...

OFFICE USE ONLY

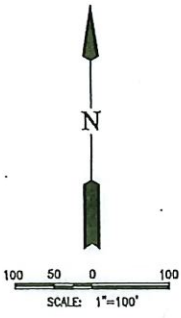
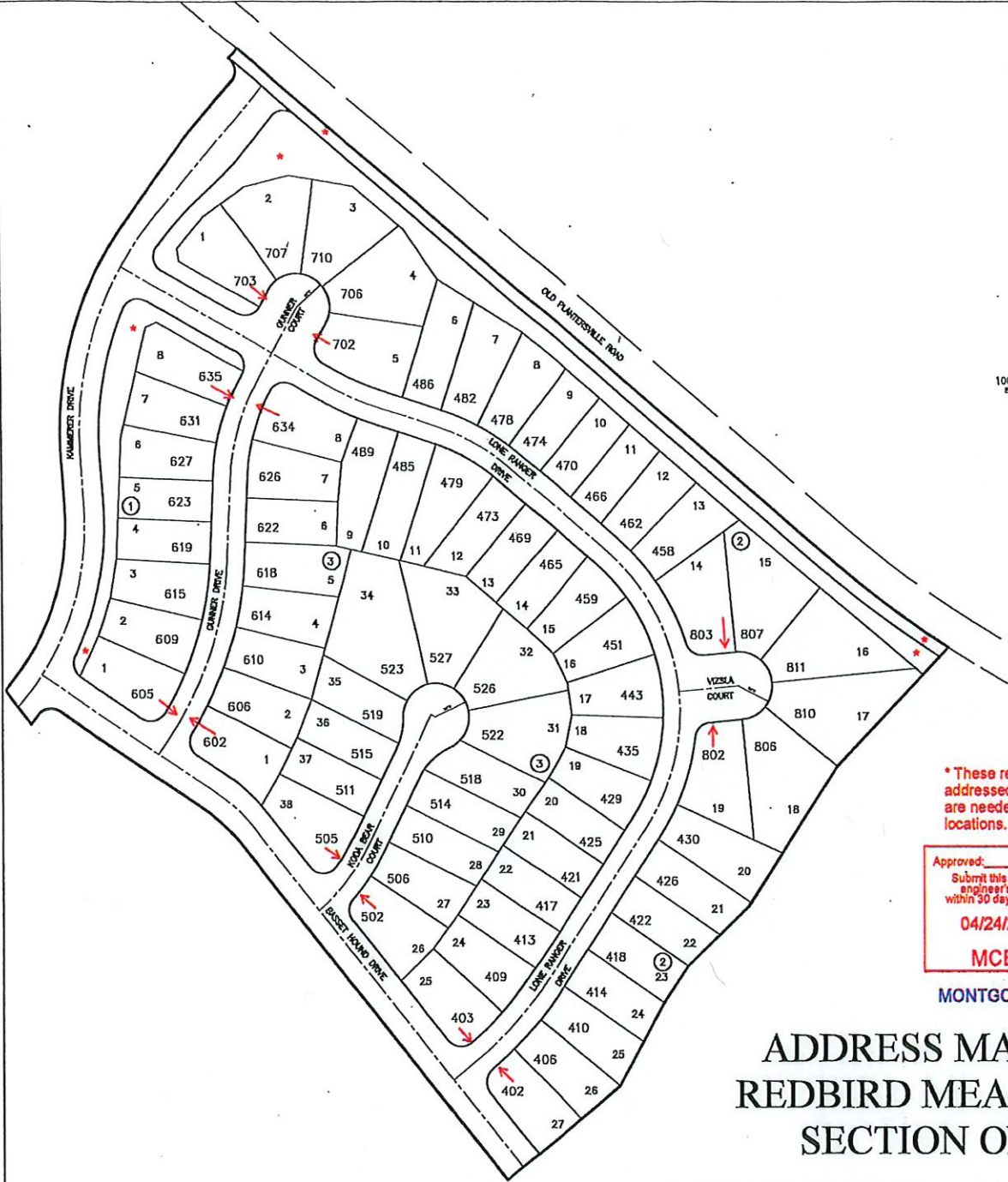
☐ Receipted for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

Re-inspections=\$75 each.
Additional inspections required during project=\$100 each.

☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	



* These reserves will be addressed as utilities are needed at specific locations.

Approved: TD
Submit this address plat to the engineer's office for review within 30 days of the date below.
04/24/2024 10:31
MCECD - 911

MONTGOMERY, 77316

ADDRESS MAP OF REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22 MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

SURVEYOR:
LJA SURVEYING, INC.
3000 W Sam Houston Parkway S
Suite 115
Houston, Texas 77042
Phone 713.653.5200
Fax 713.653.5204
TIFELS Firm No. 16194382

ENGINEER:
LJA Engineering, Inc.
3500 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.653.6200
Fax 713.653.6028
FRN - F-1389

MEAL CHECKED BY: DATE: PLATTING SIZE: 11x17

DATE: 04/24/2024
DRAWN BY: JLD
CHECKED BY: JLD
DATE: 04/24/2024
SCALE: 1"=100'

BLOCK 3		DATE	TIME	STATUS	REMARKS
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13	14	15	16	17	18
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BLOCK 3	
UNIT NO.	UNIT NAME
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4	UNIT 4
5	UNIT 5
6	UNIT 6
7	UNIT 7
8	UNIT 8
9	UNIT 9
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98	UNIT 98
99	UNIT 99
100	UNIT 100

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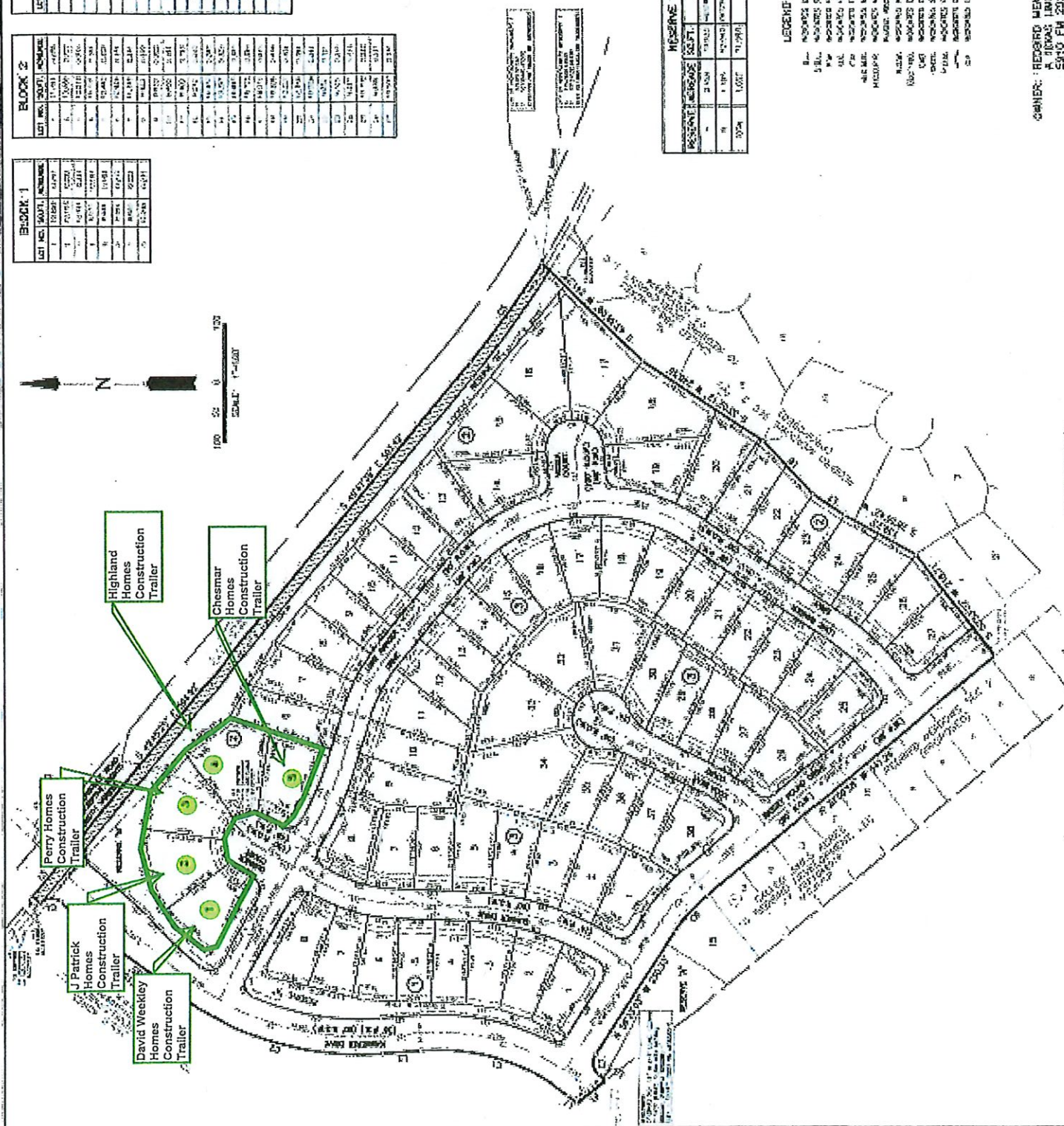
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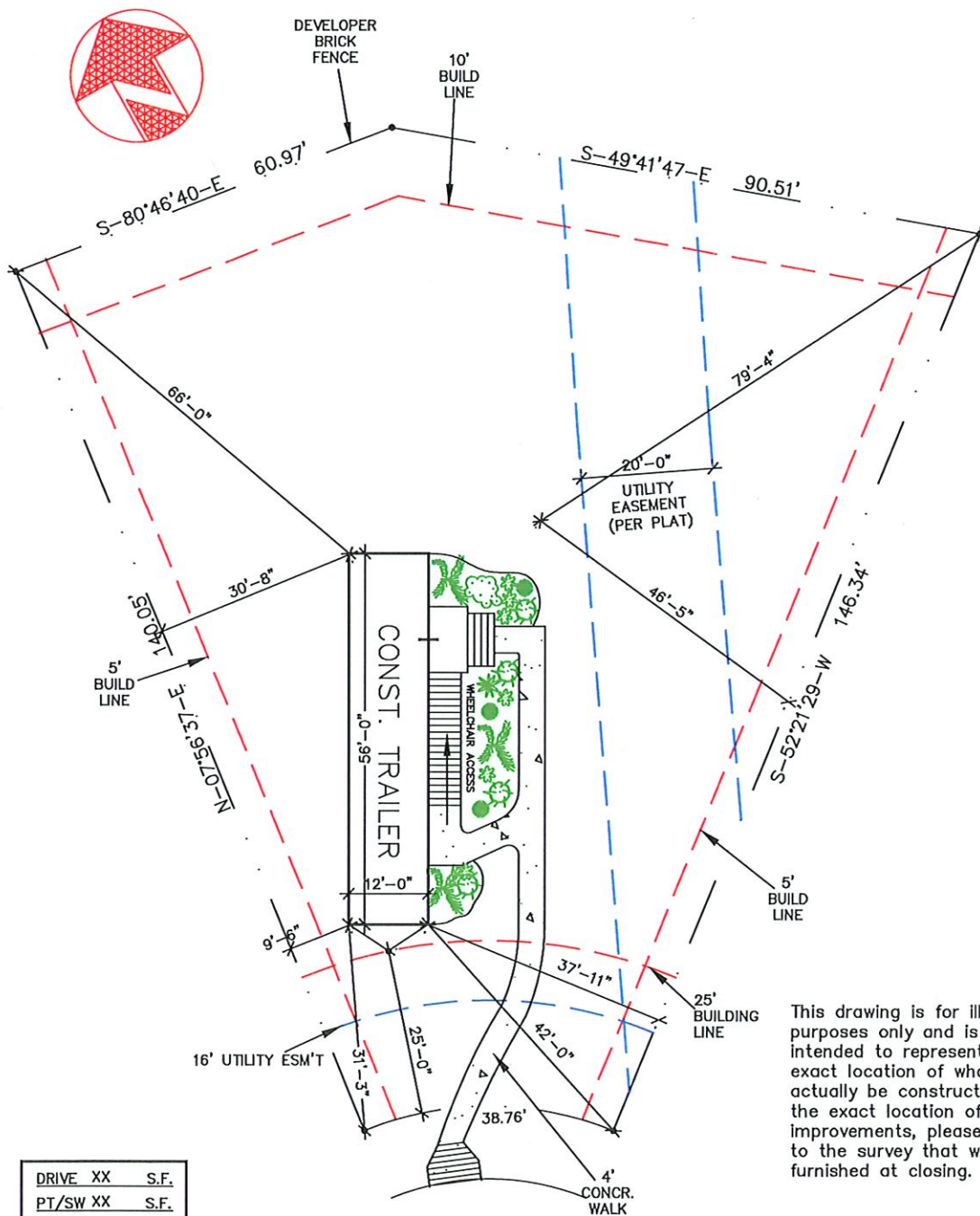
043007

- [illegible]

OWNER: REDGORD WINDOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2933 RD, SUITE E
SPRING, TX 77388
(281) 550-6267

DocId:37191806





This drawing is for illustration purposes only and is not intended to represent the exact location of what may actually be constructed. For the exact location of all improvements, please refer to the survey that will be furnished at closing.

DRIVE XX S.F.
PT/SW XX S.F.
B/W+ 0.00 L.F.

LOT SIZE= 13512 S.F.
BUILDING COVERAGE= XX S.F.
TOTAL=XX S.F. XX %

GUNNER COURT
50' R.O.W.

PERRY HOMES DESIGN

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ARCHITECTURE & INTERIORS

3200 SOUTHWEST FWY, STE 2800

HOUSTON, TEXAS

Address: 710 GUNNER COURT

Lot: 03

Block: 02

Section: 01

Subdivision: BRIARLEY

Panel No.

COUNTY: MONTGOMERY COUNTY, TEXAS

Job Number: 20388.0007

Scale: 1" = 20'-0"

Drawn By: SAJ

Date: 02/06/25

BA030201.DWG