



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

September 02, 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 **Tuesday, September 02, 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 August 05, 2025.
- [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).
- [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).
- [6.](#) Consideration and Possible Action by the Planning & Zoning Commission on the Final Plat for Legacy Grove Section 1 (Dev. No. 2409).

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

7. Items to consider for placement on future agendas.

8. 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, certify that this notice of a public 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: **August 26, 2025 by 5:00 PM** and remained so posted continuously for at least three 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: 09/02/2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

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

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

P&Z Regular Meeting Minutes of August 05, 2025

Approved By

City Administrator	Brent Walker	Date: 08/14/2025
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**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
August 05, 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 August 05, 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 1, Commission Member	John Fox
Place 2, Chairman	William (Bill) Simpson
Place 3, Vice Chairman	Daniel Gazda
Place 5, Commission Member	Jeff Glaser

Commission Members Absent:

Place 4, Commission Member	Merriam Walker
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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:

Stephen Progule was called to speak and wanted to speak during Item 11.

Mike Newman, 708 Caroline Street, addressed the Commission and raised concerns about his neighbor's proposed 35x45 building on the property line, emphasizing that their property is within a historical district and is subject to local ordinances, particularly regarding visibility from the street. He acknowledged that the proposal seems compliant with regulations but wanted to ensure that any impact on his are considered.

CONSENT AGENDA:

- 3. Consideration and possible action on the P&Z Regular Meeting Minutes of July 01, 2025.**
- 4. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22, submitted by Lone Star Cowboy Church (Dev. No. 2407).**
- 5. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8, submitted by BCS Capital LLC (Dev. No. 2415).**

Motion: Vice Chairman Gazda made a motion to accept the consent agenda as presented. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

PUBLIC HEARING:

6. **Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

Chairman Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:05 p.m.

Speaking For: None
Speaking Against: None

Chairman Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:06 p.m.

7. **Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.**

Chairman Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:06 PM.

Speaking For: None
Speaking Against: None

Chairman Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:07 PM.

REGULAR AGENDA

8. **Consideration and possible action on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.**

The Commission considered the rezoning request for Lone Star Cowboy Church's 58.952-acre property, which is currently zoned with a mix of R1 Single-Family Residential, B Commercial, and I Institutional designations. The proposed rezoning aims to reclassify most of the land as institutional to facilitate the church's development plans, including a new building and parking area to better accommodate the church's future expansion within the existing development framework.

Motion: Vice Chairman Gazda made a motion to recommend approval on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

9. **Consideration and possible action on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.**

The Commission reviewed the rezoning request from BCS Capital LLC for a 12.15-acre property at the intersection of CV Stewart, Buffalo Springs, and Highway 105, proposing to reduce the multifamily development area from approximately 12.15 acres to 11.084 acres, shifting the remaining portion back to commercial zoning. This adjustment simplifies notification requirements and aligns with existing development agreements, with no legal issues anticipated.

Motion: Vice Chairman Gazda made a motion to recommend approval on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 11.084-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action regarding a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas).

The Commission reviewed the request for a special use permit for a restaurant with a drive-thru service at the new HEB grocery store located off 2854 and Highway 105, noting that this accessory use aligns with the commercial zoning and the comprehensive plan. The proposed drive-thru is strategically located away from major highways, with safe stacking and parking plans, and has received no traffic impact objections from the Texas Department of Transportation, which will also be adding turn lanes for entry.

Motion: Vice Chairman Gazda made a motion to recommend a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas). Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

11. Consideration and possible action on a proposal to construct a new accessory structure (30'x45') in the rear yard of the property located at 706 Caroline Street.

The Commission discussed the proposed construction of a 30x45-foot accessory structure at 706 Caroline Street, located within the historic district. Concerns were raised about the metal siding, its visibility from neighboring properties and the street, and how it aligns with historic guidelines favoring wood siding to maintain the area's aesthetic. Stephen Progule, owner, provided details about the structure, paint color, and materials for metal siding, with suggestions to consider wood siding, such as vertical lap or batten, to better fit the historic character. Ultimately, the commission decided to take no action, allowing the property owner to revise the plans with more historically appropriate siding options and return for further review.

12. Consideration and Possible Action by the Planning & Zoning Commission on the Partial Replat for Hills of Town Creek Section 5 (Dev. No. 2406).

The Commission reviewed the partial replat of Hills of Town Creek Section 5, which involved reconfiguring lots 27 and 28 to facilitate a shared access path leading to a nearby park and playground, enhancing community connectivity within the subdivision. The project had previously secured variances for setbacks, lot depth, and minimum lot size, and the revised plat adhered to these variances.

Motion: Vice Chairman Gazda made a motion to recommend approval on the Partial Re-plat for Hills of Town Creek Section 5 (Dev. No. 2406). Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

13. Discussion on the Utility and Economic Feasibility Study Amendment for the BCS Capital development (Dev. No. 2415).

The Commission discussed the amended feasibility study for BCS Capital project, which expanded from 32 to 39 acres, with updated water and sewer demand projections reflecting an increase of approximately 17,000 gallons per day. The study outlines infrastructure improvements, including water, sanitary sewer, and road enhancements, with ongoing projects to expedite capacity and supply, such as new wells and plant expansions. The project also involves traffic impact analyses and improvements along CB Stewart and Buffalo Springs, with potential intersection upgrades like a roundabout, pending geotechnical and traffic studies. The commission acknowledged ongoing efforts to advance infrastructure and utilities to support growth.

14. Consideration and possible action on a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m.

The Commission discussed the request to reschedule the October 7, 2025, Planning and Zoning meeting to October 8, 2025, at 6:00 p.m., accommodating staff participation in the City's Faith in Blue event.

Motion: Vice Chairman Gazda made a motion to recommend a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

CLOSING AGENDA

15. Items to consider for placement on future agendas.

No items presented for future agendas.

16. Adjourn.

Motion: Vice Chairman Gazda made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:54 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 09/02/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

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

Discussion

This tract of land is the location of a proposed new retail center. The tract of land is located in the B-Commercial Zoning District.

The B-Commercial zoning district is designated for a wide range of business uses within enclosed areas as well as the other uses provided for in the zoning code (Sec. 98-178, 179).

The proposed development consists of a retail center that will include a restaurant tenant offering drive-through service.

References:

Zoning Code Sections 98-1, 98-27, 98-88, 98-178, 98-179
2020 Comprehensive Plan

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

The drive-through service is accessory to the principal use of the restaurant. According to the definition of "Accessory Use" in Section 98-1, these services are subordinate to or customarily incidental to and located on the same lot occupied by the principal use. Therefore, this required Special Use Permit is consistent with the intent of the zoning ordinance.

Findings:

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

According to the 2020 Comprehensive Plan on transportation and traffic flow. The plan identifies traffic congestion and mobility as concerns. A drive-through lane for a restaurant may contribute to and exacerbate the concerns.

After reviewing the submitted site plan, it appears that the developer has proposed a traffic circulation plan that routes vehicles behind and around the building to access the drive-through lane. It's designed to minimize disruption to customer parking and pedestrian pathways within the retail center. Any vehicle

Montgomery Planning and Zoning Commission **AGENDA REPORT**

stacking associated with the drive-through lane will occur in a designated area that is well-separated from customer parking and general traffic flow within the lot.

The proposed drive-thru lane, part of a new restaurant within the planned retail center, is located adjacent to a vacant residentially zoned lot to the southeast and a vacant commercially zoned lot to the southwest. Although the residential lot is currently undeveloped, the plan will include the required 25-foot vegetative setback to help buffer future residential use. The drive-through is designed to minimize impact on nearby properties by keeping traffic flow and vehicle stacking away from pedestrian areas and customer parking. With the required 25-foot vegetative setback in place, the layout will help reduce potential effects on future residential development.

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council, the 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).

Approved By

City Administrator	Brent Walker	Date: 08/26/2025
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Special Use Permit

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

Applicant Information

Owner/leaseholder Name: Cruz Real Estate Ventures LLC

Address: 18 E Ambassador Bend, Spring, TX 77382

Email: simcruz99@gmail.com Phone: 281-541-2702

Name of owner (if different): N/A

Contact person (if different): N/A

Address: N/A

Email: N/A Phone: N/A

Parcel Information

Type of Business: Retail Center - Drivethrough to serves morning food / beverage unit

Legal Description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2

Street Address or Location: 22205 FM 1097, Montgomery, TX 77356

Special Use Permit Request

Description of request:

This request is for a drive-through lane for a single tenant at the northeast elevation of the building. The intended use of this unit is for a morning food or beverage tenant. The drive-through lane will support the business and operations of the future tenant and provide a convenient option for busy residents. The drive-through lane will reduce wait times and promote accessibility. Due to the nature of the tenant, we assume the drive-through would be busier in the morning, and quieter after breakfast.

Applicant's Signature

A handwritten signature in black ink, appearing to be "M. M. G.", is written over a horizontal line.

Date 06-04-2025

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: Cruz Real Estate Ventures LLC

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

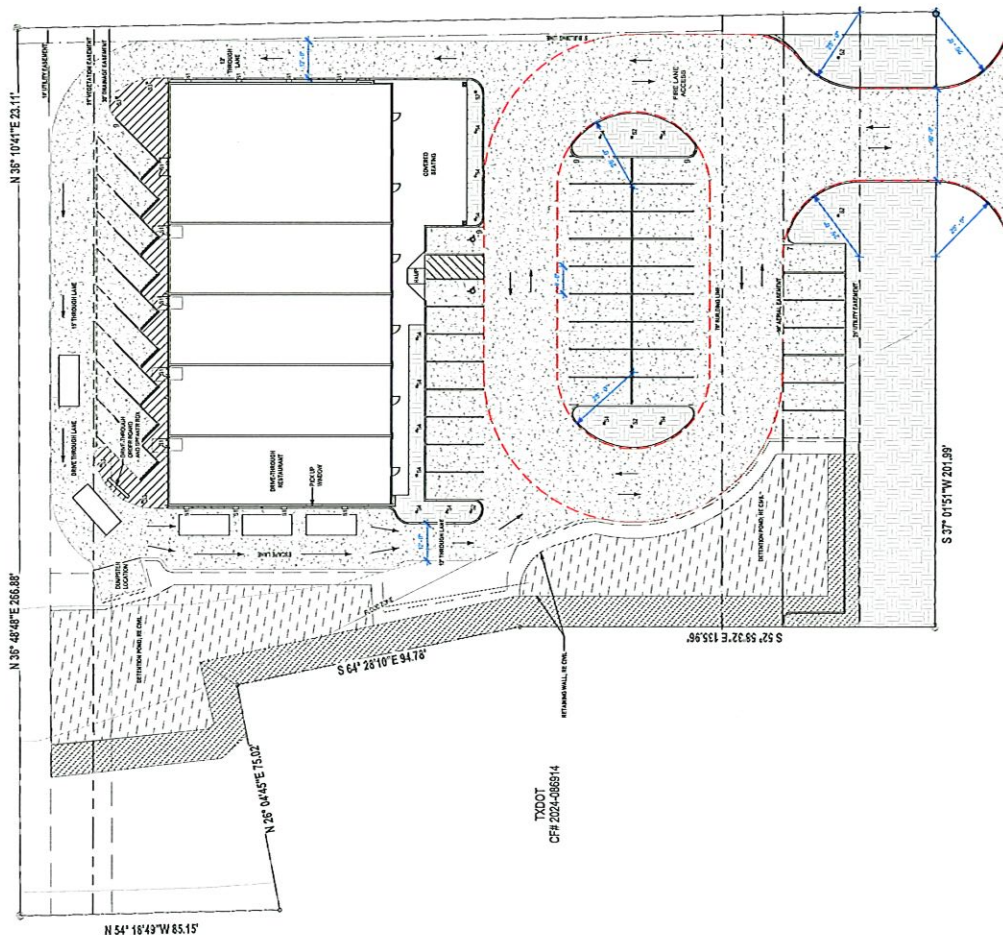
Signature:  Managing Member Date: 6/4/2025
Signature:  Trustee, Buddys Living Trust Date: 6/4/2025
Signature: _____ Date: _____

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

Date Received

Office Use

FM 1097



TXDOT
CF# 2024-086814

DRIVE THROUGH INFORMATION

NOT FOR PERMITTING OR

- 1. MAIN DRIVE
- 2. STREET LANE LAYOUT
- 3. PARKING LANE
- 4. LANDSCAPE LAYOUT

FM 1097 RETAIL CENTER
22205 FM 1097
MONTGOMERY, TX 77356

ARCHITECT



VAST
Engineering & Consulting
MONTGOMERY, TX 77356



NOT FOR
CONSTRUCTION
PERMITTING OR
UTILITY
APPROVAL
MATTHEW GARDNER
TX 77356

PROJECT NO. 2020

SITE PLAN & GENERAL
NOTES

AS1.12

DATE: 01/11/2024

BY: M. GARDNER



Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 09/02/2025	Budgeted Amount:
Department: Administration	Prepared By: WGA

Subject

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).

Recommendation

City Engineer and Staff recommend P&Z make a formal recommendation to Council on the variance related to Section 98-286.

Discussion

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

The Developer is requesting a variance to the City's code of ordinances Chapter 98 Ordinances related to the following:

- Section 98-286: Each apartment or townhouse unit shall have off-street parking for 2 vehicles. The Developer is requesting to provide a parking ratio of 1.5 spaces for each apartment unit.

Approved By

City Staff	Ruby Beaven	Date: 08/20/2025
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August 20, 2025

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

Re: Variance Request
BCS Capital (Dev. No. 2415)
City of Montgomery

Dear Commissioners:

BCS Capital (the “Developer”) plans to proceed with the development of the approximately 11-acre multi-family development located south of the intersection of CB Stewart Drive and Buffalo Springs Drive. The Developer is requesting the following variance from the City’s Code of Ordinances:

- Section 98-286: Each apartment or townhouse unit shall have off-street parking for 2 vehicles. The Developer is requesting to provide a parking ratio of 1.5 spaces for each apartment unit.

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

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

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\148 BCS Capital\Correspondence\Letters\2025.08.20 MEMO to P&Z BCS Variance Request.docx

Enclosures: Variance Request

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. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

August 6, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Buffalo Springs Drive Apartments (BCS Capital, LLC)

According to Chapter 98-286 of the City of Montgomery Code of Ordinances, any development in the Multi-family district (R-2) is required to have off-street parking for two vehicles for each apartment or townhouse unit. The proposed development will consist of 192 1 bedroom units and 120 2 bedroom units. The existing ordinance has the set parking ratio, independent of the size of unit, number of bedrooms, etc. A parking ratio of 1.5 spaces for each unit has been proposed for this development.

We believe the variance requests are justified for the following reasons:

- The development is providing sufficient parking more than equal to 2 spaces for each of the 2-bedroom units however, 1-bedroom units should not need 2 parking spaces per unit.
- Due to the size of the master planned development, the developer is proposing to more closely align with the current City of Houston parking requirements (1.333 parking spaces for each 1-bedroom unit and 1.666 parking spaces for each 2-bedroom unit). Based on this requirement, a total of 456 spaces would be required.
- Using City of Houston criteria, the proposed site plan shows 27 more parking spaces than required.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE
L Squared Engineering
Vice President
936-647-0420
Jwhite@L2engineering.com

Attachments: Variance Request Applications, Land Plan, City of Houston Parking Requirements



Sec. 26-492. Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Use Classification	Required Number of Parking Spaces
Class 1. Office:	
a. Office	2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1,000 square feet of UFA
b. Financial facility	4.0 parking spaces for every 1,000 square feet of GFA
Class 2. Residential:	
a. Apartment	1.250 parking spaces for each efficiency dwelling unit
	1.333 parking spaces for each one-bedroom dwelling unit
	1.666 parking spaces for each two-bedroom dwelling unit
	2.0 parking spaces for each dwelling unit with 3 or more bedrooms
b. Single-family residential or manufactured home	2.0 parking spaces for each dwelling unit, except that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1.0 parking space
c. Special residential	0.3 parking spaces per sleeping room, plus 1.0 parking space per employee on largest shift
d. Retirement community (with kitchen facilities)	0.75 parking spaces per dwelling unit, plus 1.0 space per employee on the largest shift
e. Retirement community (without kitchen facilities)	1.0 parking space for every 6 beds, plus 1.0 parking space per employee on largest shift
f. Hotel or motel	1.0 parking space for each sleeping room up and including 250 rooms;
	0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms;
	0.50 parking spaces for each sleeping room in excess of 500 rooms
Class 3. Health Care Facilities:	
a. Hospital	2.2 parking spaces for each bed
b. Psychiatric hospital	1.0 parking space for every 4 beds and 1.0 parking space for every 4 employees
c. Clinic (medical complex)	2.7 parking spaces for every 1,000 square feet of GFA
d. Clinic (medical or dental)	3.5 parking spaces for every 1,000 square feet of GFA
e. Nursing home	1.0 parking space for every 3 beds and 1.0 parking space for every 4 employees
f. Funeral home or mortuary	0.5 parking spaces for every chapel seat
g. Veterinary clinic	5.0 parking spaces for every 1,000 square feet of UFA
Class 4. Industrial and Commercial Manufacturing:	
a. Multi-tenant (or multi-building project):	
1. At grade (no docks)	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space

2. Semi-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
3. Full-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
b. Bulk warehouse	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
c. Heavy manufacturing and industrial	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 2,000 square feet of GFA of warehouse space
d. Light manufacturing assembly and research and development	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 1,500 square feet of GFA of assembly space
e. Transportation terminal	6.5 parking spaces per 1,000 square feet of GFA of waiting area
f. Truck terminal	1.0 parking space per 2,000 square feet of GFA
g. Mini-warehouse facility	1.0 parking space for every 50 storage units or bays
Class 5. Religious and Educational:	
a. Church	1.0 parking space for every 5 fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 parking space for every 40 square feet of GFA in the main auditorium or sanctuary
b. Nursery school or day care center	1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity
	1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided
c. School (public, denominational or private):	
1. Elementary school	1.0 parking space per every 12 occupants
2. Junior high school (including a school for 9 th grade only)	1.0 parking space per every 7 occupants
3. Senior high school	1.0 parking space per every 3 occupants
d. College, university, or trade school	1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus
e. Library	1.2 parking spaces for every 1,000 square feet of GFA
f. Art gallery or museum	3.0 parking spaces for every 1,000 square feet of GFA of exhibit area or gallery space
Class 6. Recreation and Entertainment:	
a. Golf course	5.0 parking spaces for every green
b. Movie theater	0.3 parking spaces for every seat
c. Bowling alley	5.0 parking spaces per lane
d. Theater, auditorium or arena	1.0 parking space for every 3 seats
e. Tennis or racquet club	3.0 parking spaces per court
f.	5.0 parking spaces for every 1,000 square feet of GFA

	Sports club or health spa	
g.	Roller or ice skating rink	5.0 parking spaces for every 1,000 square feet of GFA
h.	Swimming club	9.0 parking spaces per employee
i.	Park (5 to 10 acres)	1.0 parking space for the first 2 acres and 1.0 parking space for each additional acre and additional parking spaces must be provided for each separate use classification constructed in the park
j.	Park (over 10 acres)	5.0 spaces for the first acre; and 1.0 space for each additional 10.0 acres and additional parking spaces must be provided for each separate use classification constructed in the park
k.	Park pavilion	1.0 parking space for each picnic table
l.	Sports complex	1.0 parking space for every 40 square feet of seating
m.	Miniature golf	1.0 parking space for each hole
n.	Driving range (golf)	1.0 parking space for each tee
o.	Arcade or game room	5.0 parking spaces for every 1,000 square feet of GFA
Class 7. Food and Beverage:		
a.	Take-out restaurant	4.0 parking spaces for every 1,000 square feet of GFA
b.	Dessert shop	6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
c.	Small restaurant	8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
d.	Neighborhood restaurant	9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
e.	Restaurant	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
f.	Tavern or pub	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
g.	Small bar	12.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
h.	Bar, club or lounge	14.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patios and seating areas
Class 8. Retail Services:		
a.	Supermarket	5.0 parking spaces for every 1,000 square feet of GFA
b.	Furniture store	2.0 parking spaces for every 1,000 square feet of GFA
c.	Retail store	4.0 parking spaces for every 1,000 square feet of GFA
d.	Building materials or home improvement store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area
e.	Barber or beauty shop	8.0 parking spaces for every 1,000 square feet of GFA
f.	Shopping center (strip) (up to 25,000 square feet of GFA)	4.0 parking spaces for every 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by 26-495(a)
g.	Shopping center (neighborhood) (25,000–100,000 square feet of GFA)	4.0 parking spaces per 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by 26-495(b)
h.	Shopping center (regional) (over	4.0 parking spaces for every 1,000 square feet of GFA

	100,000 square feet of GFA)	
Class 9. Automobiles:		
a.	Auto sales dealer	5.5 parking spaces for every 1,000 square feet of GFA
b.	Auto repair establishment	5.0 parking spaces for every 1,000 square feet of GFA
c.	Car wash (automated)	2.5 parking spaces for each bay or stall for stacking space
d.	Car wash (all other)	1.0 parking space per bay or stall
e.	Service station	3.0 parking spaces for each service stall and 1.0 space for each employee on duty during largest shift
f.	Auto parts and supply store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area

(Ord. No. 2013-208, § 2(Exh. A), 3-6-2013)



Variance Request Application

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

Item 5.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): BCS Montgomery LLC

Address: 194 Fountain View Drive Suite 220 Zip Code: 77057

Email Address: jack.burgher@bcscapitalgroup.com Phone: (713)- 703-9730

Applicants: L Squared Engineering

Address: 3307 W Davis Street #100 Conroe, TX

Email Address: Lreel@L2engineering.com Phone: (936)-647-0420

Parcel Information

Property Identification Number (MCAD R#): 33179, 392833

Legal Description: A portion of Tract 2-G, John Corner Survey , Abstract 8

Street Address or Location: Property south of the intersection of C B Stewart Drive and N Buffalo Springs Drive

Acreage: 11.09 acres Present Zoning: B and PD (currently going through rezoning process to become R2) Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 98 Section(s): 286

Ordinance wording as stated in Section (286):

Multifamily district (R-2). Each apartment or townhouse unit shall have off-street parking for two vehicles

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

The applicant is requesting a parking ratio of 1.5 spaces for each unit

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

DocuSigned by:
6A8208A9953C4B8...

Signature: Jack Burger

Date: 8/19/2025

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Additional Information

The following information must also be submitted:

☒ Cover letter on company letterhead stating what is being asked. ☒

A site plan.

☐ All applicable fees and payments. **All fees paid by credit card are subject to a 5% merchant fee.**

☒ The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

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

Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any variance to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **1st Tuesday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

Finding of Undue Hardship

In order to grant a variance, the Board must make the following findings to determine that an undue hardship exists:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
5. Financial hardship alone is not an “undue hardship” if the property can be used, meeting the requirements of the zoning district it is located in.

Factors not Considered

A variance shall not:

1. Be granted to relieve a self-created or personal hardship,
2. Be based solely upon economic gain or loss,
3. Permit or allow any person a privilege or advantage in developing a parcel of land not permitted or allowed by these Regulations to other parcels of land in the same particular zoning district,
4. Result in undue hardship upon another parcel of land.



BUFFALO SPRINGS DR. APARTMENTS																			
UNIT															TOTALS				
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	BLDG NO												NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE	TOTAL UNITS	%
					1	2	3	4	5	6	7	8	9	10	11				
				BLDG TYP.	II	I	II	I	I	II	I	I	II	I	I	No of Units			
A0	1 BED / 1 BATH	719	719		12	6	12	6	6	12	6	6	12	6	6	90	64,710	64,710	192
A1	1 BED / 1 BATH	812	812		12	6	12	6	6	12	6	6	12	6	6	90	73,080	73,080	
A1A	1 BED / 1 BATH	794	794		3	0	3	0	0	3	0	0	3	0	0	12	9,528	9,528	
B1	2 BED / 2 BATH	1,077	1,077		9	6	9	6	6	9	6	6	9	6	6	78	84,006	84,006	120
B1A	2 BED / 2 BATH	1,121	1,121		0	3	0	3	3	0	3	3	0	3	3	21	23,541	23,541	
B1B	2 BED / 2 BATH	1,153	1,153		0	3	0	3	3	0	3	3	0	3	3	21	24,213	24,213	
AVERAGE UNIT SIZE					36	24	36	24	24	36	24	24	36	24	24	312	279,078	279,078	312
PARKING PROVIDED					482 (50 GARAGES)														
PARKING RATIO					1.54														

These are conceptual and are subject to change without notice. The information is not intended to be used for any purpose other than that for which it was prepared. The information is not intended to be used for any purpose other than that for which it was prepared. The information is not intended to be used for any purpose other than that for which it was prepared.

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 09/02/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

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

Recommendation

City Engineer and Staff recommends approval of the Final Plat by the Planning & Zoning Commission as presented.

Discussion

The Engineer's memo and supporting documents are attached.

The Final Plat for Legacy Grove Section 1 has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plat is 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 61 of the City's Code of Ordinances.

Prior to recordation of the final plat the Developer must:

1. Pay impact fees.
2. Pay all plat fees.
3. Provide a financial guarantee for 100% of the remaining construction cost for the public infrastructure in this section.

Texas Local Government Code 212.014 (2) requires final plats to be approved by the municipal authority responsible for approving plats.

Remaining Steps:

September 2nd: P&Z action on final plat

September 9th: City Council action on final plat

Approved By

City Staff	Ruby Beaven	Date: 08/20/2025
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Planning & Zoning Commission
AGENDA REPORT



August 20, 2025

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

Re: Submission of Legacy Grove Section 1 Final Plat
Legacy Grove Section 1 (Dev. No. 2409)

Dear Commissioners:

We reviewed the final 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 61 and any other applicable chapters.

Prior to recordation of the final plat the Developer must:

1. Pay impact fees.
2. Pay all plat fees.
3. Provide a financial guarantee for 100% of the remaining construction cost for the public infrastructure in this section.

We offer no objection to the final plat, and we recommend the Commission approve the final plat as submitted.

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\143 Legacy Grove (Tri-Pointe)\Correspondence\Letters\2025.08.19 MEMO TO P&Z Legacy Grove Section 1 Final Plat .docx

Enclosures: Final Plat

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. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819--PLAT--LEGACY GROVE S1--59962--P131063.DWG - SHENDERSON - 08/20/25

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE HOMES TEXAS, INC. a Texas corporation, hereinafter referred to as the owner of the property subdivided in the above and foregoing map of LEGACY GROVE SEC 1, do hereby make subdivision of said property for and on behalf of said TRI POINTE HOMES TEXAS, INC. a Texas corporation, according to the lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as LEGACY GROVE SEC 1, in the BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, and on behalf of said TRI POINTE HOMES TEXAS, INC. a Texas corporation, dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do 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 do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE 108 HOMES OF TEXAS, INC. a Texas corporation, owners of the property subdivided in the above and foregoing map of LEGACY GROVE SEC 1 have complied with or will comply with all regulations heretofore adopted by the City of Montgomery, Montgomery County, Texas.

FURTHER, WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE HOMES OF TEXAS, INC. a Texas corporation, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of all gullies, ravines, draws, sloughs, regulatory floodway, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

IN TESTIMONY WHEREOF, WE, TRI POINTE HOMES TEXAS, INC. a Texas corporation, acting by and through Joe Mandola, President, and Collins Pier, Vice President, being officers of TRI POINTE 108 HOMES OF TEXAS, INC. a Texas corporation, thereunto authorized, and its common seal

hereunto affixed this the ____ of _____, 20____.

By: TRI POINTE HOMES TEXAS, INC. a Texas corporation

By: _____
Joe Mandola
President

By: _____
Collins Pier
Vice President

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Joe Mandola, President, and Collins Pier, Vice President, of TRI POINTE HOMES OF TEXAS, INC. a Texas corporation, known 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, LUCAS G. DAVIS, a Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Planning and Zoning Commission of the City of Montgomery, Texas, has approved this plat and subdivision of TRI POINTE 108 SEC 1 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signature of the Planning and Zoning Chairperson of the City of Montgomery, Texas, this

the ____ day of _____, 20____, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

William (Bill) Simpson
Planning and Zoning Chairperson

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.

Chris Roznovsky, P.E.
City Engineer - Montgomery

This is to certify that the City Council of the City of Montgomery, Texas, has approved this plat and subdivision of LEGACY GROVE SEC 1 as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signature of the Mayor of the City of Montgomery, Texas, this the ____ day of _____, 20____, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

Sara Countryman
Mayor

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for

registration in my office on _____, 20____, at o'clock, ____M.,

and duly recorded on _____, 20____, 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.

L. Brandonn Steinmann, County Clerk
Montgomery County, Texas

By: _____
Deputy

GENERAL NOTES

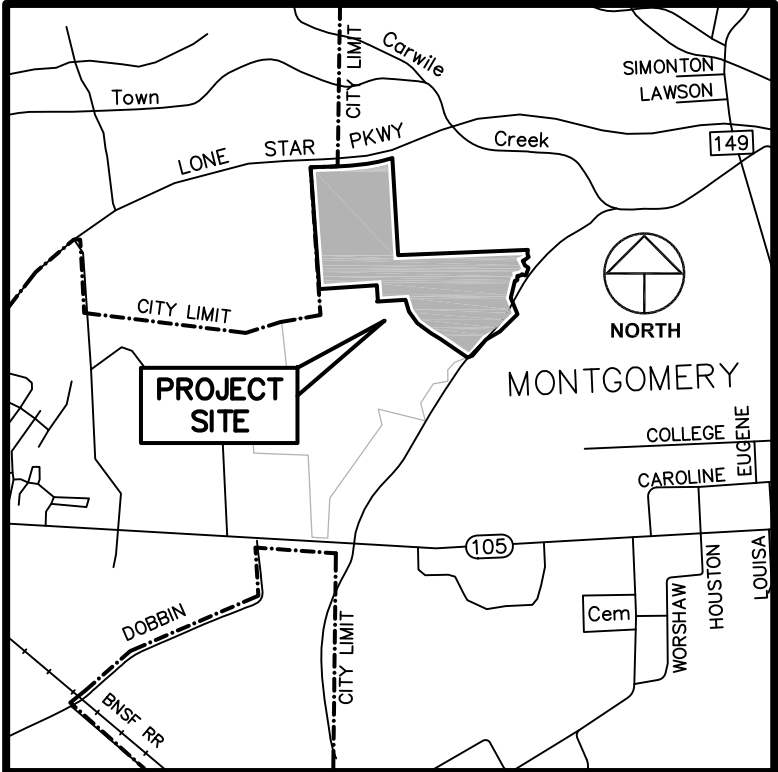
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999928436.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48339C0200G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE "X", ZONE "AE", AND ZONE "AE FLOODWAY", WITH A BFE OF 245' - 254'. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- ALL SIDE AND REAR BUILDING LINES ARE 10'.
- ONE-FOOT RESERVE TO BECOME AUTOMATICALLY DEDICATED FOR STREET PURPOSES WHEN ADJACENT PROPERTY IS RECORDED IN A PLAT.
- SUBJECT TO EASEMENT, RIGHT OF WAY AND/OR AGREEMENT RECORDED UNDER M.C.C.F. NO. 8536725. (BLANKET IN NATURE)
- SUBJECT TO EASEMENT, RIGHT OF WAY AND/OR AGREEMENT RECORDED UNDER M.C.C.F. NO. 9809863. (BLANKET IN NATURE)

CITY OF MONTGOMERY BM NO. 3 ELEV: 268.73'

CITY OF MONTGOMERY BENCHMARK NO. 3, BEING A BRASS DESK SET IN CONCRETE WITH A 6" X 5/8" IRON REBAR DROVE INTO IT, WITH A PUNCH HOLE IN THE CENTER OF DISK. FROM THE INTERSECTION OF HWY 105 AND HWY 149, TRAVEL WEST +/- 4700' TO THE PARKING LOT OF THE 'THE HERITAGE HOUSE RESTAURANT' WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105. FROM THE FLAG POLE IN FRONT OF RESTAURANT A DISTANCE OF +/- 30.5' IN THE WSW DIRECTION. FROM THE SOUTH END OF THE FURTHEST SOUTH RAILROAD TIE IN A SE DIRECTION A DISTANCE OF 3'. FROM THE SW CORNER OF THE COVERED CONCRETE AREA OF THE RESTAURANT +/- 43'. THIS MARK IS +/- 300' EAST OF THE WEST CITY LIMITS LINE.(PER MONTGOMERY BENCHMARK DATA SHEET, VERTICAL DATUM IS GEOID '09)

TEMPORARY BENCHMARK "A" ELEVATION - 282.12'

TEMPORARY BENCHMARK "A" IS A RAILROAD SPIKE IN A POWER POLE LOCATED ON THE NORTH SIDE OF LONE STAR PARKWAY, APPROXIMATELY 1.2 MILES NORTH OF THE INTERSECTION OF LONE STAR PARKWAY AND STATE HIGHWAY NO. 105, APPROXIMATELY 16 FEET WEST OF A GRAVEL DRIVE, AND APPROXIMATELY 113 FEET NORTH OF THE EDGE OF PAVING OF LONE STAR PARKWAY.



CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

BLOCK 1 LOT AREAS

LOT	SQ. FT.	ACRES
1	17,100	0.3926
2	17,100	0.3926
3	17,100	0.3926
4	17,100	0.3926
5	16,458	0.3778
6	21,695	0.4980
7	21,860	0.5018
8	16,959	0.3893
9	17,180	0.3944
10	17,037	0.3911
11	16,894	0.3878
12	19,057	0.4375
13	19,409	0.4456
14	16,981	0.3898
15	17,147	0.3936
16	17,313	0.3975
17	16,873	0.3874
18	21,733	0.4989
19	19,996	0.4590
20	15,983	0.3669
21	16,625	0.3817
22	16,625	0.3817
23	16,625	0.3817
24	19,101	0.4385
25	18,874	0.4333
26	16,625	0.3817
27	16,625	0.3817
28	16,625	0.3817
29	19,926	0.4656
30	19,936	0.4577
31	19,285	0.4427
32	15,835	0.3635
33	16,625	0.3817
34	16,625	0.3817
35	16,625	0.3817
36	19,101	0.4385

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
L18	N 86°10'18" E	21.76'
L19	S 06°49'42" W	3.01'
L20	N 71°47'17" W	44.16'
L21	N 51°43'42" W	53.64'
L22	S 51°43'42" E	43.82'
L23	N 51°43'42" W	82.06'
L24	N 85°53'10" E	39.95'
L25	N 85°53'10" E	40.02'
L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

BLOCK 2 LOT AREAS

LOT	SQ. FT.	ACRES
1	15,982	0.3669
2	16,199	0.3719
3	16,199	0.3719
4	16,199	0.3719
5	16,199	0.3719
6	16,199	0.3719
7	16,199	0.3719
8	16,199	0.3719
9	16,199	0.3719
10	16,199	0.3719
11	19,446	0.4464
12	27,723	0.6364
13	25,452	0.5843
14	23,662	0.5432
15	23,134	0.5311
16	23,698	0.5440
17	24,943	0.5726
18	29,351	0.6738
19	23,700	0.5441
20	22,718	0.5215
21	26,204	0.6016
22	28,604	0.6567
23	28,280	0.6492
24	26,138	0.6000
25	29,094	0.6679
26	31,404	0.7209
27	21,541	0.4945
28	22,747	0.5222
29	26,632	0.6114

ABBREVIATIONS

FND - FOUND
M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRIC EASEMENT

FINAL PLAT OF LEGACY GROVE SEC 1

A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

AUGUST 2025

Owner

TRI POINTE HOMES TEXAS, INC.

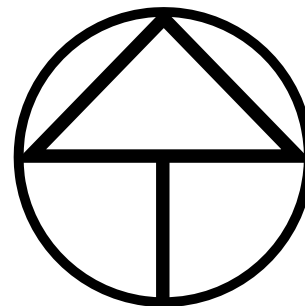
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

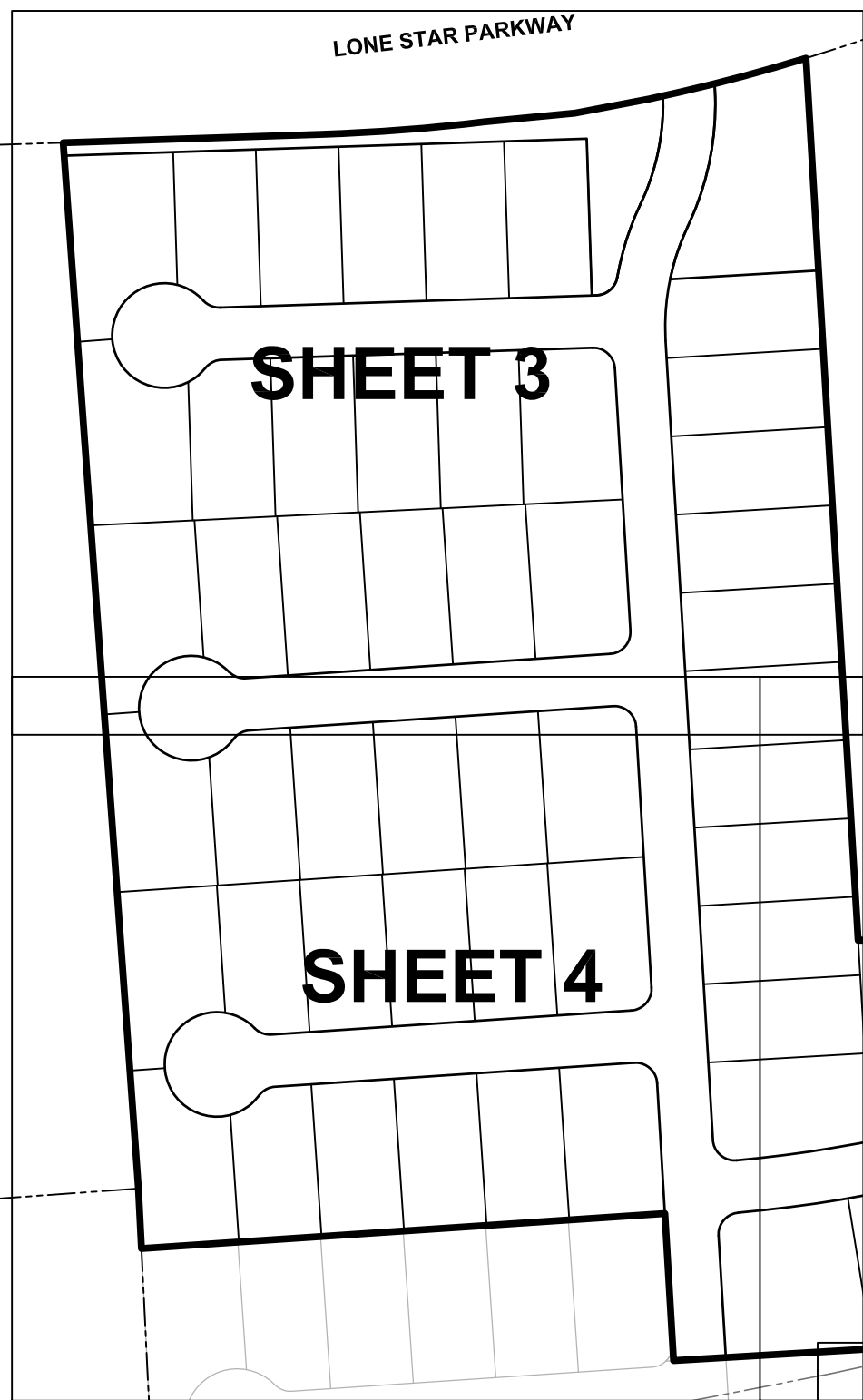
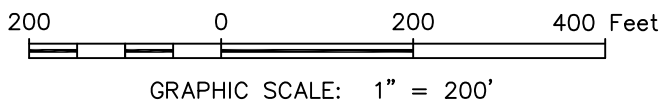
WINDROSE

LAND SURVEYING & PLATING

FIRM REGISTRATION NO. 10108800
713.485.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



NORTH



SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 8

SHEET 7

SECTION 2

FINAL PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

AUGUST 2025

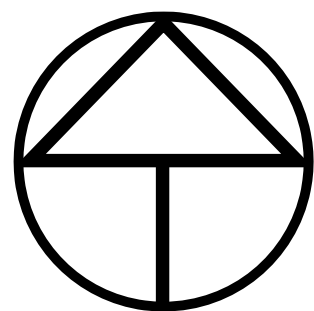
Owner
TRI POINTE HOMES TEXAS, INC.

a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

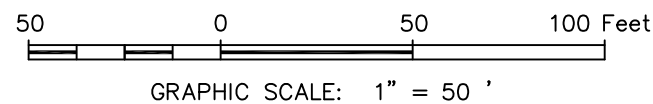
Surveyor



FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



NORTH



GRAPHIC SCALE: 1" = 50'

ACREAGE

RESIDUE OF
CALLED 92.23 AC.
MARTIN CLAY SIMMONS
M.C.C.F. NO. 2005-080735

FINAL PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
49.834 AC. / 2,170,768 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS
AUGUST 2025

Owner
TRI POINTE HOMES TEXAS, INC.

a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

WINDROSE
LAND SURVEYING & PLATING
FIRM REGISTRATION NO. 10106800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N. SUITE 150, HOUSTON TX 77041

LONE STAR PARKWAY
WIDTH VARIES - PUBLIC R.O.W.
M.C.C.F. NOS. 200142417, 2006024865, 2006077576

FND CAPPED 1/2" IR

FND CAPPED 5/8" IR
"CARTER BURGESS"

FND 5/8" IR

FND CAPPED 5/8" IR
"CARTER BURGESS"

FND CAPPED 5/8" IR
"CARTER BURGESS"

**UNRESTRICTED
RESERVE "A"**
0.5501 AC.
23,961 SQ. FT.

**UNRESTRICTED
RESERVE "B"**
0.6879 AC.
29,966 SQ. FT.

APPROXIMATE CITY LIMIT LINE

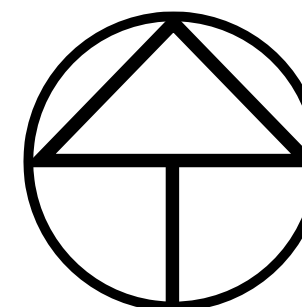
ACREAGE

RESIDUE OF AC.
CALLED 135.63 AC.
CARWILE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-05857

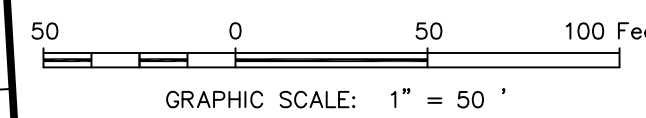
HERITAGE GROVE CT
(60' ROW, 28' PVMT.)

LEGACY GROVE DRIVE
(60' ROW, 28' PVMT.)

ESTATE GROVE CT
(60' ROW, 28' PVMT.)



NORTH

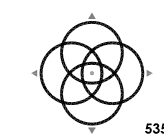


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RESIDUE OF
CALLED 94.899 AC.
NORMAN R. STEWART, JR., AND WIFE,
JENNIFER H. STEWART
M.C.C.F. NO. 9357628

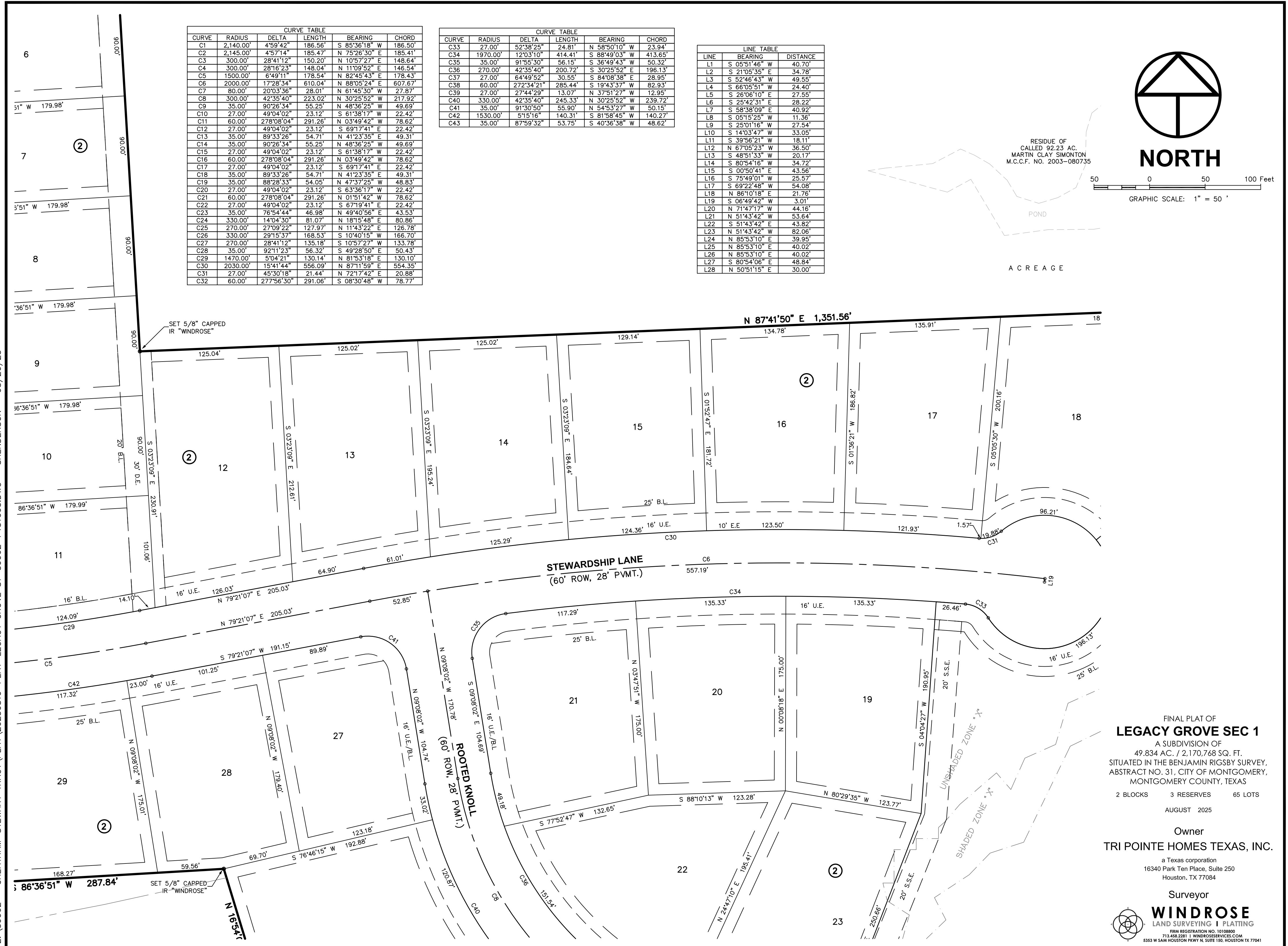
RESIDUE OF
CALLED 19.000 AC.
CARWILE FAMILY PARTNERS, L.P.
H & S MANAGEMENT, LLC
M.C.C.F. NO. 2004-135858

RESIDUE OF
CALLED 135.63 AC.
CARWILE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-135857

ACREAGE

ACREAGE

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/20/25



Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 08/20/25

RESIDUE OF
CALLED 92.23 AC.
MARTIN CLAY SIMONTON
M.C.C.F. NO. 2003-080735

POND

POND

CALLED 12.9097 AC.
ERIC LOPEZ
M.C.C.F. NO. 2022129018

ACREAGE

18

ZONE "AE"

ZONE "AE" FLOODWAY

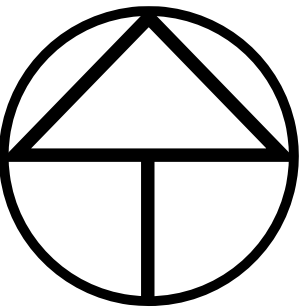
ACREAGE

RESTRICTED
RESERVE "C"
11.9744 AC.
521,604 SQ. FT.
(DRAINAGE AND DETENTION)

SET 5/8" CAPPED
IR "WINDROSE"

CALLED 62.6147 AC.
JAY RICHARD RAY II, et al
M.C.C.F. NO. 2021056260

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E
C3	300.00'	28°41'12"	150.20'	N 10°57'27" E
C4	300.00'	28°16'23"	148.04'	N 11°09'52" E
C5	1500.00'	6°49'11"	178.54'	N 82°45'43" E
C6	2000.00'	17°28'34"	610.04'	N 88°05'24" E
C7	80.00'	20°03'36"	28.01'	N 61°45'30" W
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W
C9	35.00'	90°26'34"	55.25'	N 48°36'25" W
C10	27.00'	49°04'02"	23.12'	S 61°38'17" W
C11	60.00'	278°08'04"	291.26'	N 03°49'42" W
C12	27.00'	49°04'02"	23.12'	S 69°17'41" E
C13	35.00'	89°33'26"	54.71'	N 41°23'35" E
C14	35.00'	90°26'34"	55.25'	N 48°36'25" W
C15	27.00'	49°04'02"	23.12'	S 61°38'17" W
C16	60.00'	278°08'04"	291.26'	N 03°49'42" W
C17	27.00'	49°04'02"	23.12'	S 69°17'41" E
C18	35.00'	89°33'26"	54.71'	N 41°23'35" E
C19	35.00'	88°28'33"	54.05'	N 47°37'25" W
C20	27.00'	49°04'02"	23.12'	S 63°36'17" W
C21	60.00'	278°08'04"	291.26'	N 01°51'42" W
C22	27.00'	49°04'02"	23.12'	S 67°19'41" E
C23	35.00'	76°54'44"	46.98'	N 49°40'56" E
C24	330.00'	14°04'30"	81.07'	N 18°15'48" E
C25	270.00'	27°09'22"	127.97'	N 11°43'22" E
C26	330.00'	29°15'37"	168.53'	S 10°40'15" W
C27	270.00'	28°41'12"	135.18'	S 10°57'27" W
C28	35.00'	92°11'23"	56.32'	S 49°28'50" E
C29	1470.00'	5°04'21"	130.14'	N 81°53'18" E
C30	2030.00'	15°41'44"	556.09'	N 87°11'59" E
C31	27.00'	45°30'18"	21.44'	N 72°17'42" E
C32	60.00'	277°56'30"	291.06'	S 08°30'48" W
C33	27.00'	52°38'25"	24.81'	N 58°50'10" W
C34	1970.00'	12°03'10"	414.41'	S 88°49'03" W
C35	35.00'	91°55'30"	56.15'	S 36°49'43" W
C36	270.00'	42°35'40"	200.72'	S 30°25'52" E
C37	27.00'	64°49'52"	30.55'	S 84°08'38" E
C38	60.00'	272°34'21"	285.44'	S 19°43'37" W
C39	27.00'	27°44'29"	13.07'	N 37°51'27" W
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W
C41	35.00'	91°30'50"	55.90'	N 54°53'27" W
C42	1530.00'	5°15'16"	140.31'	S 81°58'45" W
C43	35.00'	87°59'32"	53.75'	S 40°36'38" W



NORTH

50 0 50 100 Feet
GRAPHIC SCALE: 1" = 50 '

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°51'46" W	40.70'
L2	S 21°05'35" E	34.78'
L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
L10	S 14°03'47" W	33.05'
L11	S 39°56'21" W	18.11'
L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
L18	N 86°10'18" E	21.76'
L19	S 06°49'42" W	3.01'
L20	N 71°47'17" W	44.16'
L21	N 51°43'42" W	53.64'
L22	S 51°43'42" E	43.82'
L23	N 51°43'42" W	82.06'
L24	N 85°53'10" E	39.95'
L25	N 85°53'10" E	40.02'
L26	N 85°53'10" E	40.02'
L27	S 80°54'06" E	48.84'
L28	N 50°51'15" E	30.00'

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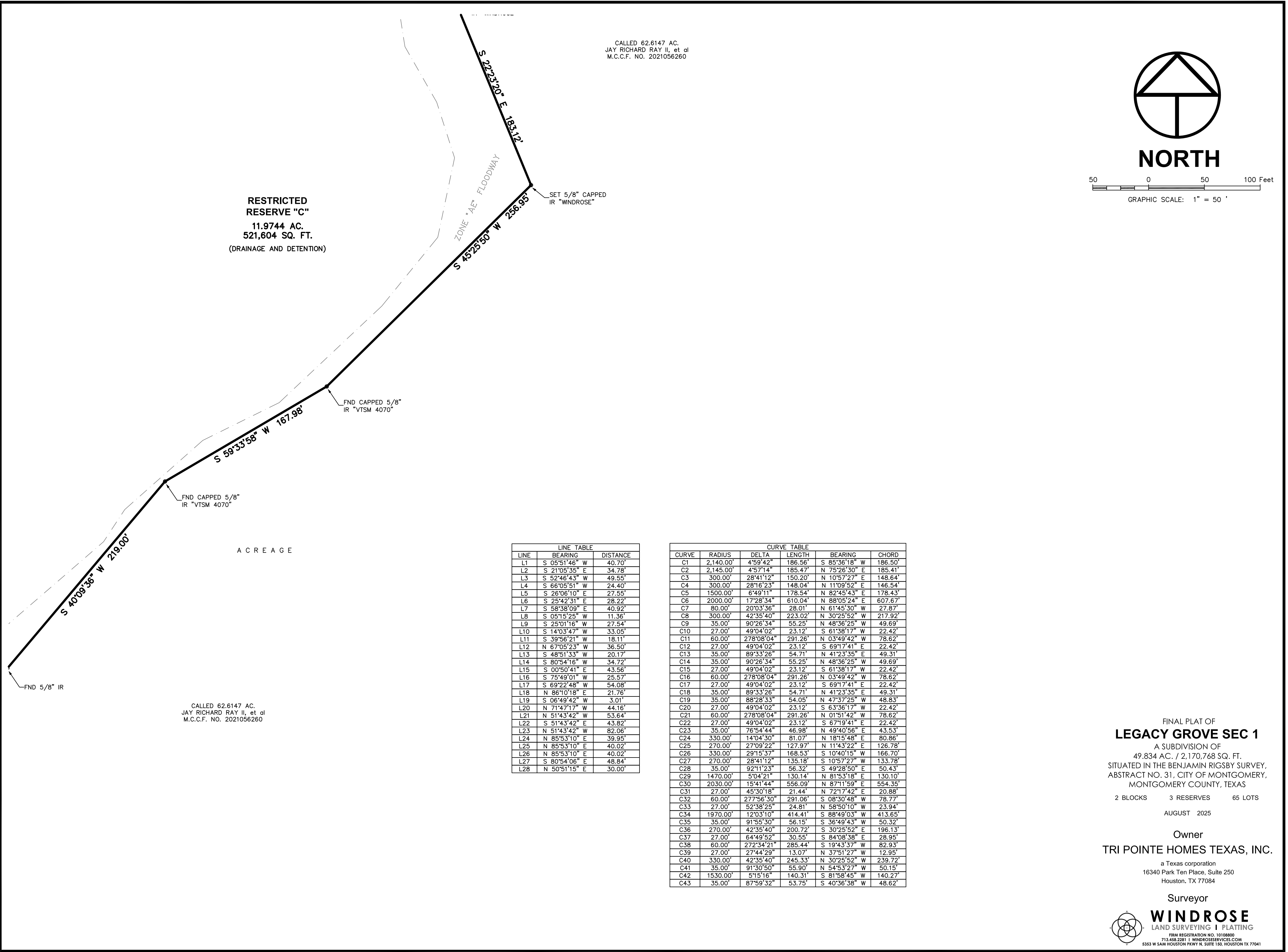
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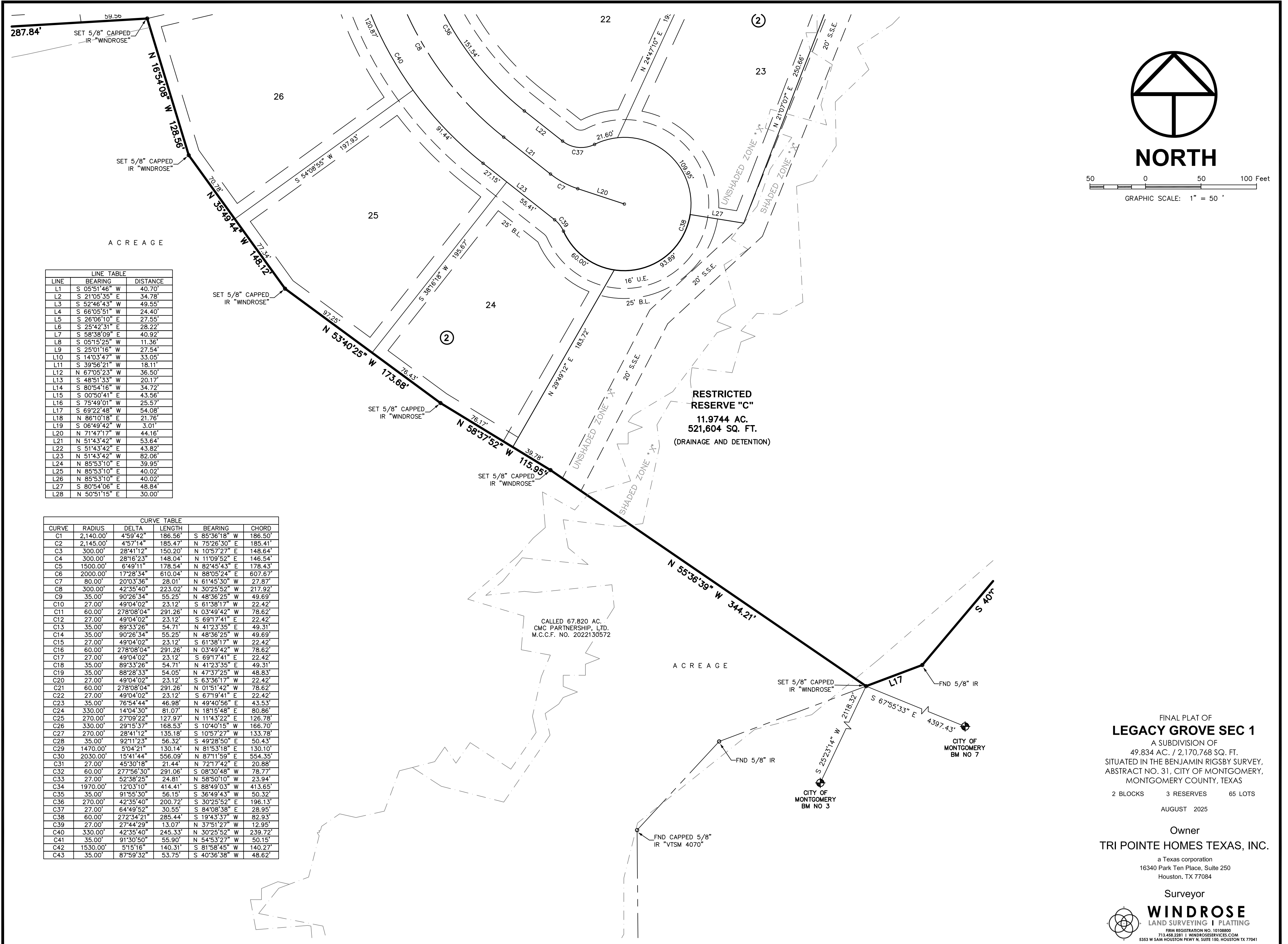
Surveyor
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Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250819-PLAT-LEGACY GROVE SEC 1-59962-P131063.DWG -- SHENDERSON -- 08/20/25



LINE TABLE		
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L1	S 05°51'46" W	40.70'
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L3	S 52°46'43" W	49.55'
L4	S 66°05'51" W	24.40'
L5	S 26°06'10" E	27.55'
L6	S 25°42'31" E	28.22'
L7	S 58°38'09" E	40.92'
L8	S 05°15'25" W	11.36'
L9	S 25°01'16" W	27.54'
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L12	N 67°05'23" W	36.50'
L13	S 48°51'33" W	20.17'
L14	S 80°54'16" W	34.72'
L15	S 00°50'41" E	43.56'
L16	S 75°49'01" W	25.57'
L17	S 69°22'48" W	54.08'
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