

**Notice of Planning and Zoning Commission
AGENDA**

April 05, 2022 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, April 05, 2022** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

VISITOR/CITIZENS FORUM:

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

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the February 1, 2022 and March 1, 2022 Regular Meeting minutes.
- 2.** Consideration and possible action on the Porter Farms Preliminary Plat, a proposed 27.315-acre, 90-lot single family residential subdivision north of FM 1097 East and east of FM 149.
- 3.** Redbird Meadows Development update.

COMMISSION INQUIRY:

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

ADJOURNMENT

/s/Nici Browe

Nici Browe, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on April 1, 2022 at 5:00 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

MINUTES OF REGULAR MEETING

February 1, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:06 p.m.

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

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development
Katherine Vu, P.E., WGA Consulting Engineers

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding approval of the January 4, 2022 Regular Meeting Minutes.

Bill Simpson moved to approve the minutes as submitted. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

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

Staff introduced the item and noted Katherine Vu was at the meeting to answer engineering questions. Discussion was had on the single entrance being enough for the 72 lots in the neighborhood. Jeff Waddell raised the point that the neighborhood only has one entrance and exit and asked what the lot count is that requires a second entrance to the neighborhood. Mrs. Vu said the engineers are not reviewing the design of the neighborhood if it's not an ordinance requirement. She suggested a traffic trip count could help guide the discussion on whether a proposed development should have more than one entrance. She added she was not aware of a standard or regulation that requires multiple entrances into neighborhoods. Merriam Walker asked if the roadways are able to handle a fire truck or oversize emergency vehicles. Mrs. Vu said the streets are according to our City standards and the fire department or fire marshal for the county does have

a review period before the plats are finalized. Jeffrey Waddell asked to confirm that the overall development meets the greenspace requirements of the City. Mrs. Vu stated the overall development does meet the requirements and that sidewalks were proposed by the developer to connect residents to open spaces.

Britnee Ghutzman moved to approve the Preliminary Plat for Hills of Town Creek Section Five. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

3. Future Land Use Plan review and discussion.

Staff introduced the item and noted the City's Future Land Use Plan underpins many of the important decisions on development in the City, though the Plan was not adopted by the City. Staff mentioned this is a beginning of a conversation that updates the Plan and is ultimately presented to City Council for review and adoption. Bill Simpson asked for clarity in the requirements of the Buffalo Springs Planned Development District. He also stated the need for residents and stakeholders to engage and participate in the process of updating City regulations. More discussion was had on how changes in the Future Land Use Plan would be formalized in the City Zoning Ordinance, and whether developers are granted blanket variances for future sections. Staff stated the only variances that are granted are specifically what's been asked for, not future sections if they are not designed and submitted for City review. The Commission appreciated the idea of placing restrictions on areas in the City where higher density single family residential could occur. Bill Simpson suggested looking at the percentages of each district the recommendations may be easier to make. The Commission generally agreed, and staff said they would begin pulling the data together. Dave McCorquodale said one of the primary goals of the revisions to the Future Land Use Plan would be to create a new higher density residential district. This would help inform potential developers of what the City's regulations are up front and where the City will consider smaller lot single family homes. Jeffery Waddell stressed the importance of building and maintaining good relationships with quality developers who build great projects. Staff stated they would work on the percentages of each district and a few easily identifiable revisions for the Commission to look at.

Commission Inquiry

Jeffrey Waddell asked Dave McCorquodale to discuss any updates that he could share on the Adams property leases at the northeast corner of SH105 & FM 149. Mr. McCorquodale confirmed the property had been recently listed for sale and agreed with Jeffrey Waddell that the lot seems to have great potential for outdoor public space with shade trees and the downtown design plan undertaken by the MEDC identified the property as a key location in the downtown area.

Staff asked the Commission if they would prefer to reschedule the March meeting or meet at an alternate location since the Primary Election will take place at City Hall on March 1st. The Commission felt that holding the meeting on the regular date and finding an alternative location like the Montgomery Community Building would be preferable. Staff noted the proper arrangements would be made to hold the meeting at the Community Building.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 7:26 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

MINUTES OF REGULAR MEETING

March 1, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:08 p.m.

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

Absent: Allyson Clark

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

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding a proposed balcony roof for the Kemifer Building located at 401 College Street in the Historic Preservation District.

Staff reviewed the included information and noted Mr. Barnes was in attendance to answer questions. Mr. Barnes spoke about the need for rain protection above the emergency access stairs at the upper balcony to prevent the balcony wood from rotting at this location. He also stated his intent is to match the existing building materials as closely as possible. Commissioners Waddell and Walker asked if the new roof would match the existing and if the height of an existing door would allow the roof to be the same height as the existing roof on the other side of the façade. Mr. Barnes said they would match and his intent is to use the same lumber sizes and roof material to maintain a consistent look. Merriam Walker asked Mr. Barnes what the timeline is for his project and Mr. Barnes stated he was talking to contractors now to determine costs. Mrs. Walker also asked to ensure that he consider overhead safety when working above the entrances to the lower businesses on the ground floor. Mr. Barnes appreciated the advice and will talk to the affected businesses to coordinate construction timing. He also stated that he understood the requirements for obtaining a building permit for the work.

Britnee Ghutzman moved to approve the proposed exterior modifications contingent on the applicant obtaining a building permit and staff ensuring final details were consistent with the information presented to the Commission. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action regarding a Report for City Council concerning a Special Use Permit application for Tony Jackson related to firewood sales at 22868 FM 1097 East, Montgomery, Texas 77356.

Staff reviewed the packet information and explained how a Special Use Permit would bring the applicant into compliance with the City's zoning requirements and why it was needed. Although the firewood business had been in operation for a number of years, the property was zoned R1-Single Family Residential and commercial activity is not allowed. Staff provided options on possible conditions to include in the recommendation and the Commission was in favor of conditions that would ensure safety of patrons, employees, and motorists in the immediate vicinity of the business. The Commission discussed the points they felt were necessary and came to consensus on which to include in the recommendation to City Council.

Merriam Walker moved to recommend to City Council approval of the Special Use Permit for firewood sales to Mr. Tony Jackson at 22868 FM 1097 East, Montgomery, Texas 77356 with the following conditions:

- ensuring an all-weather entry and exit for vehicles,
- all activity must be located out of the road right-of-way
- equipment used must be behind the 35-foot building line applicable to commercial properties in the City
- annual review by the City to ensure compliance

Britnee Ghutzman seconded the motion, the motion carried unanimously (4-0)

Commission Inquiry

Jeffrey Waddell asked staff to follow up on whether there should be a standard for number of homes per neighborhood entrance. Staff will follow up next month after consulting with the city engineer and researching neighborhood design standards.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 6:57 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the Porter Farms Preliminary Plat, a proposed 27.315-acre, 90-lot single family residential subdivision north of FM 1097 East and east of FM 149.

Recommendation

Approve the preliminary plat.

Discussion

The engineer's memo is attached for review.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 04/01/2022
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March 29, 2022

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

Re: Submission of Preliminary Plat
Porter Farms Development (Dev. No. 2101)

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters.

We offer no objection to the preliminary plat as submitted. We recommend the Commission approve the preliminary plat.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\108 Porter Farms Development\Plat Review\Plan Review Letters\Preliminary Plat Approval Letter.docx

Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

LEGEND

- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- M.C.P.R. = MONTGOMERY COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- BM = BENCHMARK
- D.&D.E. = DRAINAGE AND DETENTION EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. Pg. = VOLUME, PAGE
- C.I.R. = CAPPED IRON ROD
- P.T.P. = PINCH TOP PIPE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊙ = (TBM) TEMPORARY BENCHMARK



Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	60.65'	264.00'	13°09'47"	S85°35'41"E	60.52'
C2	198.50'	525.00'	21°39'46"	N28°29'59"W	197.32'
C3	137.54'	525.00'	19°00'36"	S31°49'35"E	137.14'
C4	60.96'	525.00'	6°39'10"	S20°59'41"E	60.93'
C5	198.58'	1000.00'	11°22'40"	N84°57'34"E	198.25'
C6	150.19'	275.00'	31°17'34"	S73°42'20"E	148.33'
C7	113.08'	239.00'	27°06'31"	S78°37'19"E	112.03'
C8	66.39'	289.00'	13°09'47"	S85°35'41"E	66.25'
C9	89.75'	239.00'	21°30'54"	S75°49'31"E	89.22'
C10	23.33'	239.00'	5°35'37"	S89°22'46"E	23.32'
C11	25.37'	517.46'	2°48'33"	N20°44'51"E	25.37'
C12	47.49'	517.46'	5°15'28"	N16°42'51"E	47.47'
C13	13.96'	517.46'	1°32'43"	N13°18'45"E	13.96'
C14	33.21'	289.00'	6°34'59"	S82°18'17"E	33.19'
C15	33.19'	289.00'	6°34'48"	S88°53'11"E	33.17'
C16	131.73'	517.46'	14°35'08"	N29°26'42"E	131.37'
C17	15.50'	20.00'	44°24'55"	N65°36'58"E	15.12'
C18	123.64'	50.00'	141°40'32"	N65°45'14"W	94.46'
C19	5.63'	20.00'	16°07'02"	N51°28'02"E	5.61'
C20	15.50'	20.00'	44°24'55"	S17°07'25"E	15.12'
C21	18.45'	20.00'	52°50'42"	N65°45'14"W	17.80'
C22	56.86'	49.98'	65°10'24"	N75°58'59"E	53.84'
C23	43.25'	50.00'	49°33'36"	S46°39'45"E	41.91'
C24	23.53'	50.00'	26°57'59"	S08°23'57"E	23.32'
C25	207.95'	550.00'	21°39'46"	N28°29'59"W	206.71'
C26	70.39'	500.00'	8°04'00"	N35°17'53"W	70.34'
C27	38.58'	20.00'	110°32'07"	N24°00'10"E	32.87'
C28	28.14'	20.00'	80°36'09"	N60°25'42"W	25.87'
C29	21.46'	500.00'	2°27'31"	N18°53'52"W	21.45'
C30	61.44'	45.00'	78°13'44"	S56°46'58"E	56.78'
C31	95.57'	70.00'	78°13'44"	S56°46'58"E	88.32'
C33	27.31'	20.00'	78°13'44"	S56°46'58"E	25.23'
C34	17.45'	20.00'	49°59'41"	N59°06'19"E	16.90'
C35	244.34'	50.00'	279°59'23"	N05°53'51"W	64.29'
C36	17.45'	20.00'	49°59'41"	N70°54'00"W	16.90'
C37	33.47'	550.00'	3°29'11"	S37°35'17"E	33.46'
C38	50.00'	550.00'	5°12'31"	S33°14'26"E	49.98'
C39	50.00'	550.00'	5°12'31"	S28°01'55"E	49.98'
C40	50.00'	550.00'	5°12'31"	S22°49'23"E	49.98'
C41	24.48'	550.00'	2°33'01"	S18°56'37"E	24.48'
C42	43.29'	50.00'	49°36'06"	N58°54'31"E	41.95'
C43	77.21'	50.00'	88°28'19"	S52°03'17"E	69.76'
C44	45.56'	50.00'	52°12'29"	S18°17'07"W	44.00'

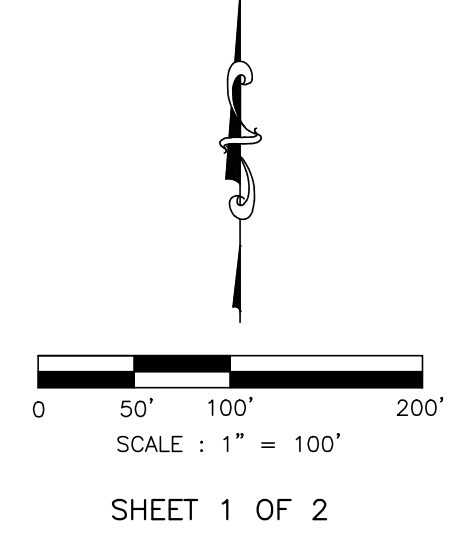
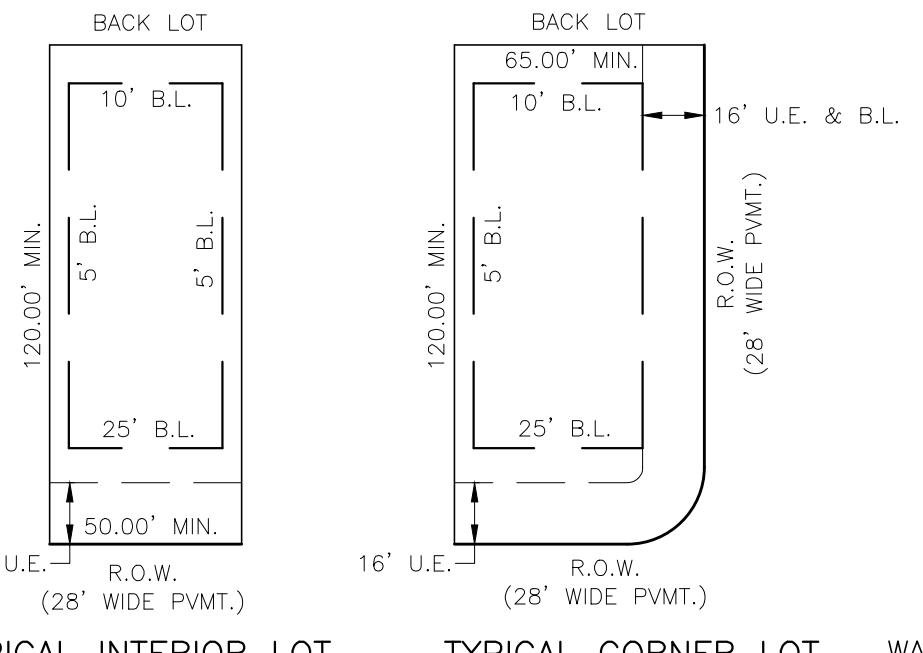
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C45	32.68'	50.00'	37°27'00"	S63°06'52"W	32.10'
C46	45.60'	50.00'	52°15'29"	N72°01'54"W	44.04'
C47	4.80'	70.00'	3°55'35"	S86°03'57"W	4.80'
C48	36.07'	70.00'	29°31'36"	N77°12'28"W	35.68'
C49	36.07'	70.00'	29°31'36"	N47°40'52"W	35.68'
C50	18.63'	70.00'	15°14'57"	N25°17'35"W	18.58'
C53	193.62'	975.00'	11°22'40"	N84°57'34"E	193.30'
C54	203.54'	1025.00'	11°22'40"	N84°57'34"E	203.21'
C55	35.32'	975.00'	2°04'33"	N89°36'37"E	35.32'
C56	54.64'	975.00'	3°12'38"	N86°58'02"E	54.63'
C57	54.75'	975.00'	3°13'04"	N83°45'11"E	54.75'
C58	48.90'	975.00'	2°52'26"	N80°42'26"E	48.90'
C59	9.88'	20.00'	28°17'53"	S73°40'29"W	9.78'
C60	10.63'	1025.00'	0°35'39"	S79°34'03"W	10.63'
C61	50.68'	1025.00'	2°49'59"	S81°16'51"W	50.68'
C62	50.33'	1025.00'	2°48'49"	S84°06'15"W	50.33'
C63	50.11'	1025.00'	2°48'04"	S86°54'42"W	50.11'
C64	41.79'	1025.00'	2°20'10"	S89°28'49"W	41.79'
C65	126.13'	250.00'	28°54'26"	N72°30'46"W	124.80'
C66	10.41'	250.00'	2°23'08"	N88°09'33"W	10.41'
C67	163.85'	300.00'	31°17'34"	S73°42'20"E	161.82'
C68	136.54'	250.00'	31°17'34"	S73°42'20"E	134.85'
C69	41.42'	1105.92'	2°08'46"	N35°36'19"E	41.42'
C70	25.01'	1105.92'	1°17'46"	N33°53'03"E	25.01'
C71	25.00'	1105.92'	1°17'43"	N32°35'19"E	25.00'
C72	20.84'	1105.92'	1°04'46"	N31°24'04"E	20.84'

Line No.	Length	Direction
L1	33.46'	S79°00'47"E
L2	5.58'	S24°14'46"W
L3	13.42'	N58°03'33"W
L4	18.02'	N65°04'04"W
L5	37.76'	S79°00'47"E
L6	26.70'	N87°49'25"E
L7	72.58'	N80°23'47"W
L8	100.77'	N39°19'53"W
L9	27.07'	S89°21'06"E
L10	14.27'	N58°03'33"W
L11	13.14'	N58°03'33"W
L12	112.30'	N50°40'07"E
L13	124.29'	N50°40'07"E
L14	140.05'	S59°41'41"E
L15	91.24'	S30°18'19"W
L16	105.12'	S08°09'38"E

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48339C0200G, REVISED AUGUST 18, 2014, THE SITE LIES FULLY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- REFERENCE BENCHMARK: MONUMENT #5 MONTGOMERY COUNTY: A 3" BRASS DISK IN NE CORNER OF INTERSECTION OF HWY 149 AND LONESTAR PKWY. ELEVATION = 245.59 FEET GEOD '09
MONUMENT #7 MONTGOMERY COUNTY: A 3" BRASS DISK LOCATED NEAR THE CENTER OF THE GRASS MEDIAN BETWEEN THE 2 ENTRANCES FROM HWY 105 TO THE BROOKSHIRE BROTHERS GAS PUMPS. BENCHMARK IS LOCATED BETWEEN THE HEDGES IN THE MEDIAN ABOUT 3 FEET NORTH OF THE BACK-OF-CURB ON GAS PUMP SIDE. ELEVATION = 291.77 GEOD '09
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 16 FEET FOR CORNER LOTS ADJACENT TO PORTER FARMS ROAD AND 25 FEET FOR CORNER LOTS ADJACENT TO FM 149. THE FRONT OF THE BUILDING LINE SHALL BE 25 FEET.
- TRACT DESCRIPTION AND BOUNDARY VERIFICATION BASED ON SURVEY PROVIDED BY CLIENT. 27.33 ACRE SURVEY WAS COMPLETED JUNE 20, 2019 BY STEVEN LAUGHLIN, RPLS 5178.
- BLOCK 1, LOT 1 AND BLOCK 2, LOTS 1 AND 40 SHALL NOT HAVE DRIVEWAY ACCESS TO F.M. 149.
- PAVEMENT WIDTH SHALL BE 28' MEASURED FROM BACK-OF-CURB.

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE	RESTRICTED TO DETENTION & DRAINAGE USE	7.625 AC.
(B)	RESTRICTED RESERVE	RESTRICTED TO LANDSCAPE USE	0.081 AC.



REVISED:

PRELIMINARY PLAT

PORTER FARMS SUBDIVISION

A 27.315 ACRE, 90-LOT, 4 BLOCK, 2 RESERVE SUBDIVISION

BEING ALL OF A 27.33 ACRE TRACT LOCATED IN THE OWEN SHANNON SURVEY, ABSTRACT No. 36 MONTGOMERY COUNTY, TEXAS

B & L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 15049	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 15049 PLAT.DWG	DATE: 03/25/2022	CHECKED BY: LJD

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

FIELD NOTES FOR 27.315 ACRE

BEING A TRACT OF LAND CONTAINING 27.315 ACRES, LOCATED WITHIN THE OWEN SHANNON SURVEY, ABSTRACT NO. 36, MONTGOMERY COUNTY, TEXAS; SAID 27.315 ACRE TRACT, BEING OUT OF AND A PART OF THE "PORTER DEED" PROPERTY CONVEYED TO NANNIE B. PORTER, AS RECORDED IN VOLUME 1120, PAGE 612 OF THE MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.), SAID 27.315 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE EAST RIGHT-OF-WAY R.O.W. LINE OF F.M. 149, BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO FRANK CARRINGTON, AS RECORDED IN VOLUME 628, PAGE 99 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°49'25" EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1678.81 FEET TO A 1/2-INCH IRON PINCHED TOP PIPE FOUND IN THE WEST LINE OF A CALLED 9.7 ACRE TRACT CONVEYED TO BRIAN LEE MOSER AS RECORDED IN M.C.C.F. NO. 2002061439, FOR THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO MINOR THOMAS IN VOLUME 358, PAGE 22 OF THE M.C.D.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°28'41" EAST, ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 92.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

THENCE SOUTH 05°28'56" EAST, CONTINUING ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

THENCE SOUTH 07°43'10" EAST, CONTINUING ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 158.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 3.66 ACRE TRACT CONVEYED TO LILLIE WILLIAMS, AS RECORDED IN VOLUME 825, PAGE 874 OF THE M.C.D.R AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84°06'09" WEST, ALONG THE NORTH LINE OF SAID 3.66 ACRE TRACT, A DISTANCE OF 794.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE NORTHWEST CORNER OF SAID 3.66 ACRE TRACT AND THE SOUTHEAST CORNER OF A 1-ACRE EXCEPTED TRACT TO SUSIE E. LANCASTER AS DESCRIBED IN VOLUME 1120, PAGE 612 OF THE M.C.C.F.;

THENCE, WITH THE EAST, NORTH, AND WEST LINES OF SAID EXCEPTED TRACT, THE FOLLOWING 3 COURSES:

NORTH 00°07'25" EAST, A DISTANCE OF 214.97 FEET TO A 1 1/2-INCH IRON PIPE FOUND;

SOUTH 79°16'13" WEST, A DISTANCE OF 212.97 FEET TO AN IRON ROD FOUND;

SOUTH 00°56'36" EAST, A DISTANCE OF 175.66 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SUSIE E. LANCASTER TRACT AND THE NORTHEAST CORNER OF THE EAST 1/2 OF A 2 ACRE TRACT CONVEYED TO CARRIE JONES, AS RECORDED IN VOLUME Y, PAGE 91 M.C.D.R.;

THENCE SOUTH 89°54'40" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 414.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 89°17'11" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 241.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 87°58'45" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 210.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING THE NORTHWEST CORNER OF A CALLED 0.25 ACRE TRACT, CONVEYED TO DAN H. DAVIS, AS RECORDED IN VOLUME M.C.C.F. NO. 8717648 AND THE SOUTHEAST CORNER OF A 0.5 ACRE TRACT CONVEYED TO PAUL AND DORIS ALLEN, AS RECORDED IN M.C.C.F. NO. 2014113769;

THENCE NORTH 28°52'38" EAST, ALONG A SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 126.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 80°23'47" WEST, ALONG THE NORTH LINE OF SAID 0.182 ACRE TRACT, A DISTANCE OF 212.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET IN THE EAST R.O.W. LINE OF THE AFOREMENTIONED F.M. 149 FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1105.92 FEET;

THENCE NORTHEASTERLY, ALONG SAID F.M. 149 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°49'01" (THE CHORD BEARS NORTH 33°46'11" EAST A DISTANCE OF 112.23 FEET) AN ARC DISTANCE OF 112.28 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 36°49'46" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF F.M. 149, A DISTANCE OF 163.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 517.46 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID F.M. 149 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°11'52" (THE CHORD BEARS NORTH 24°38'20" EAST A DISTANCE OF 216.92 FEET) AN ARC DISTANCE OF 218.54 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 12°34'26" EAST, CONTINUING ALONG SAID F.M. 149, A DISTANCE OF 90.05 FEET TO THE POINT OF BEGINNING, CONTAINING 27.315 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

THAT CHARLES VON SCHMIDT HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE PORTER FARMS 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.

CHARLES VON SCHMIDT

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHARLES VON SCHMIDT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____.

NOTARY PUBLIC
STATE OF TEXAS

VARIANCES (APPROVED DECEMBER 14, 2021 BY COUNCIL):

MINIMUM LOT WIDTH (SECTION 98-122)
- REQUIRED: 75'
- VARIANCE: 50'

MINIMUM LOT AREA (SECTION 98-122)
- REQUIRED: 9,000 SF
- VARIANCE: 6,500 SF MINIMUM

RIGHT OF WAY WIDTH (SECTION 78-87)
- REQUIRED: 60'
- VARIANCE: 50'

SIDE BUILDING LINES (SECTION 98-122)
- REQUIRED: 10'
- VARIANCE: 5'

Table with 4 columns: SYMBOL, DESCRIPTION, RESERVE USE, AREA. Contains rows for Restricted Reserve (A) and (B).

COUNTY CLERK

I, MARK TURNBULL, CLERK OF THE COUNTY OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ___ DAY OF _____, 2022, AT ___ O'CLOCK ___M., AND DULY RECORDED ON ___ DAY OF _____, 2022, AT ___ O'CLOCK ___M., IN CABINET _____, SHEET _____ OF RECORDS OF _____ FOR SAID COUNTY.

BY: _____
MARK TURNBULL, CLERK, COUNTY COURT, MONTGOMERY COUNTY, TEXAS

BY: _____ DEPUTY

CITY OF MONTGOMERY

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: _____
CHRIS ROZNOVSKY, P.E.
CITY ENGINEER - CITY OF MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____, 2022.

BY: _____
JEFFREY WADDELL, CHAIRMAN
PLANNING AND ZONING COMMISSION

CITY OF MONTGOMERY

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 _____, 2022.

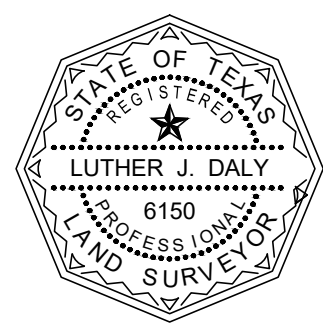
BY: _____
SARA COUNTRYMAN, MAYOR

ATTEST: _____
NICOLA BROWNE, CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

THAT I LUTHER J. DALY, 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.

SIGNED: _____ DATE _____
LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150



LEGEND

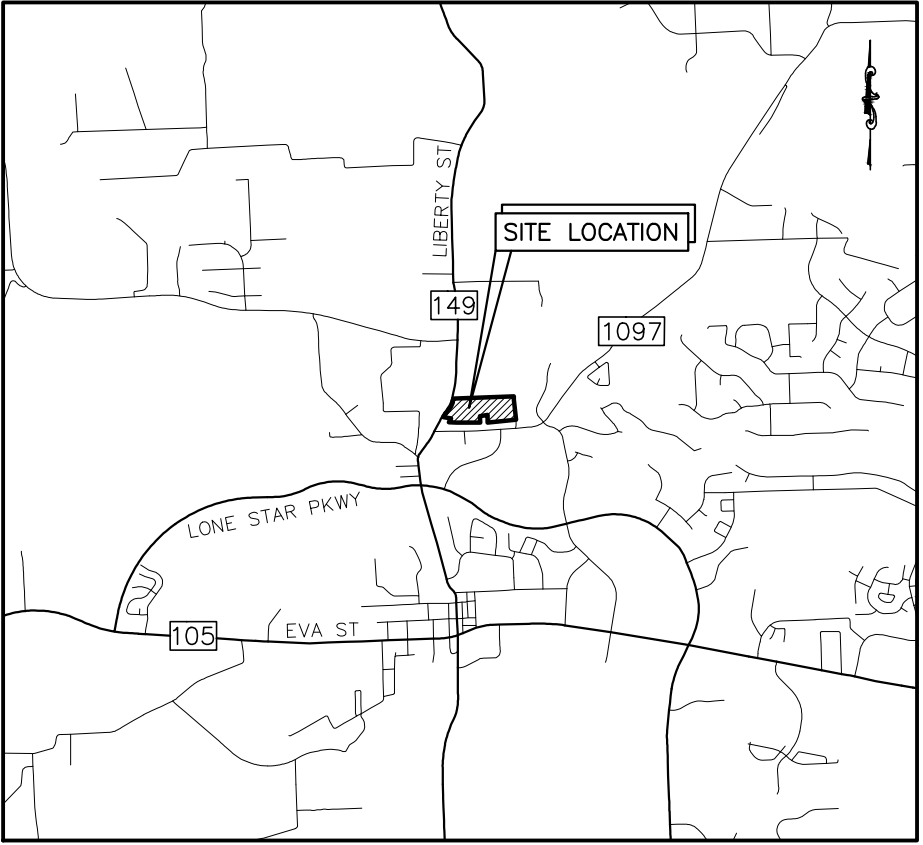
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
M.C.P.R. = MONTGOMERY COUNTY PLAT RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.&D.E. = DRAINAGE AND DETENTION EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
VOL., Pg. = VOLUME, PAGE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

SHEET 2 OF 2

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

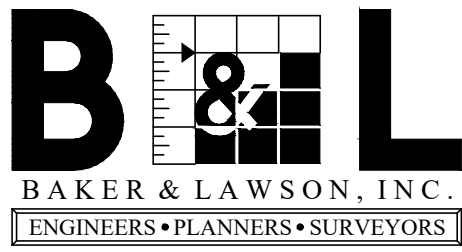


VICINITY MAP

Parcel Table with 4 columns: BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4. Each block has sub-columns for PARCEL TABLE, LOT NO., and AREA S.F. Lists 17 parcels per block.

REVISED:

PRELIMINARY PLAT
PORTER FARMS SUBDIVISION
A 27.315 ACRE, 90-LOT, 4 BLOCK,
2 RESERVE SUBDIVISION
BEING ALL OF A 27.33 ACRE TRACT
LOCATED IN THE OWEN SHANNON SURVEY,
ABSTRACT No. 36
MONTGOMERY COUNTY, TEXAS



4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

Table with 3 columns: PROJECT NO.: 15049, DRAWING NO.: 15049 PLAT.DWG; SCALE: 1" = 100', DATE: 03/25/2022; DRAWN BY: BT, CHECKED BY: LJD

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Redbird Meadows Development update.

Recommendation

No formal action needed.

Discussion

Staff and the city engineer will provide an update on the development's progress and cover some of the main points of discussions between the City and the developer's project team.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 04/01/2022
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