



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

May 06, 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, May 06, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

www.montgomerytexas.gov 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 . 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 by the Planning & Zoning Commission on the Partial Replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street.
4. Consideration and Possible action by the Planning & Zoning Commission on the Partial Replat for Buffalo Springs Section 2.
5. Consideration and possible action regarding a proposal to make improvements to a property located at 602 College Street, in the Historic Preservation District.
6. Consideration and possible action regarding a proposal to install a roof over the existing patio area at 14335 Liberty Street, in the Historic Preservation District.
7. Consideration and possible action regarding a request for a special use permit to place a temporary construction/sales trailer on a residential lot located at 235 South Rose Marie Lane in the Hills of Town Creek Section 5 Subdivision.
8. Discussion of the Villages of Montgomery (Dev. No. 2502) development status and next steps.

- 9.** Consideration and Possible action by the Planning & Zoning Commission to make a recommendation to City Council for a variance request related to the required minimum lot size, frontage and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).
- 10.** Consideration and Possible action by the Planning & Zoning Commission on the Preliminary Plat approval extension for Section 2 of the Lone Star Ridge Single Family Development (Dev. No. 2404).
- 11.** Consideration and Possible action by the Planning & Zoning Commission on the Preliminary Plat for Legacy Grove (formerly known as Heritage Grove) Section 1 (Dev. No. 2409).
- 12.** Discussion and update on development status and proposed variance related to individual septic systems for Mia Lago Reserve development (Dev. No. 2411).
- 13.** Consideration and possible action on the acceptance of the Bi-Annual Water and Wastewater Land Use Assumptions.
- 14.** Consideration and possible action on the Regular Meeting Minutes of April 01, 2025.

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

- 15.** Items to consider for placement on future agendas.
- 16.** Adjourn.

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **May 02, 2025 by 10:00 AM** and remained so posted continuously for at least 72 hours 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: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action by the Planning & Zoning Commission on the Partial Replat for Jadak Manor Section 1 Tract 2, located at 1005 College Street.

Recommendation

WGA recommends approval of the Partial Replat by the Planning & Zoning Commission.

Discussion

The purpose of this replat is to divide the tract into 2 lots.

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

May 6th: P&Z action on Replat

May 27th: City Council action on Replat

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
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April 30, 2025

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

Re: Submission of Partial Replat Jadak Manor Section 1
1005 College Street
City of Montgomery

Dear Commissioners:

We reviewed the partial replat 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. The purpose of this replat is to divide the tract into 2 lots with one fronting College St. and one fronting Caroline St. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat 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/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29
MEMO to P&Z 1005 College Street Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

STATE OF TEXAS

CITY OF MONTGOMERY
I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, OWNER OF THE PROPERTY SUBMITTED IN THE ABOVE AND FOREGOING MAP OF JADAK MANOR I DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID JERRY A. KULLOS AND WIFE PAULETTE KULLOS, ACCORDING TO LINES, STREETS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JADAK MANOR I IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31 CITY OF MONTGOMERY, TEXAS; AND 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE CITY OF MONTGOMERY ENGINEER AND ADOPTED BY THE CITY OF MONTGOMERY.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, I DO HEREBY DEDICATE FOREVER TO THE PUBLIC STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING CITY OF MONTGOMERY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL THE PROPERTY SUBMITTED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF CITY OF MONTGOMERY, BY CITY OF MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT)

FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS TRACTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTIONS OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTED FILE SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN CONROE, MONTGOMERY COUNTY, TEXAS, THIS 2 DAY OF May, 2006.

Jerry A. Kullos
JERRY A. KULLOS
Paulette Kullos
PAULETTE KULLOS

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY A. KULLOS AND WIFE PAULETTE KULLOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF May, 2006.

Carl S. Thompson
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS
Notary Public, State of Texas
My Comm. Expires May 14, 2011

THAT I, EDILBERTO V. BARRIENTOS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREOF WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.



Edilberto V. Barrientos
EDILBERTO V. BARRIENTOS
PROFESSIONAL LAND SURVEYOR
NO. 5364

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

William H. Kahan
CITY ENGINEER MONTGOMERY

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

Vicky H. Rudy
CITY ADMINISTRATOR MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY, COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 6-6 2006, AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON 6-6 2006 AT 10:00 O'CLOCK P.M. IN CABINET 2, SHEET 345 OF RECORD OF MONTGOMERY FOR SAID COUNTY.

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

MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS.
BY: *Lemuel Muehl* DEPUTY

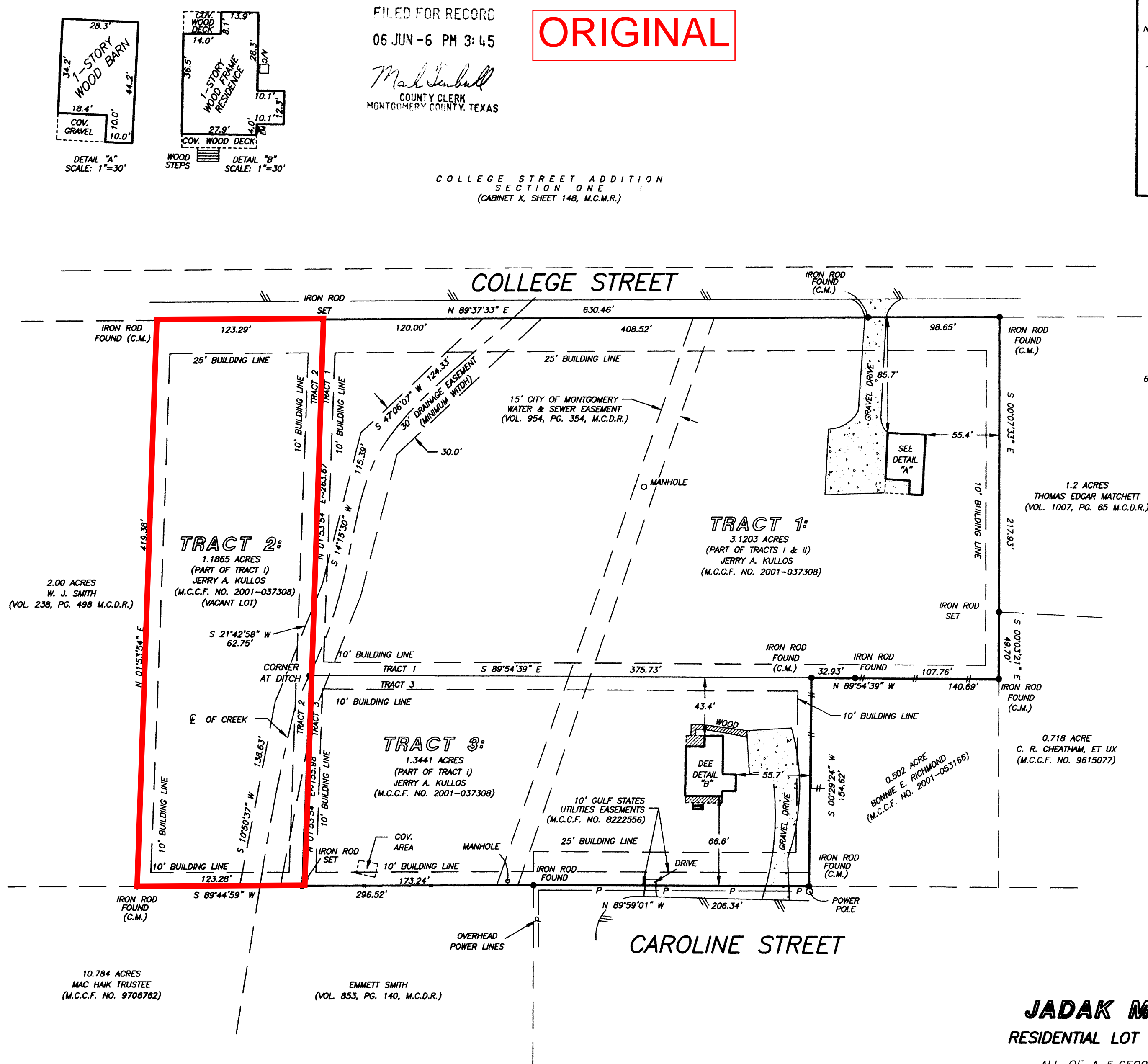
FILED FOR RECORD

06 JUN -6 PM 3:45

ORIGINAL

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

COLLEGE STREET ADDITION
SECTION ONE
(CABINET X, SHEET 148, M.C.D.R.)



JADAK MANOR I RESIDENTIAL LOT DEVELOPMENT

ALL OF A 5.6509 ACRE TRACT
RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2001-037308
SITUATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31
MONTGOMERY COUNTY, TEXAS

CONTAINING 3 TRACTS 0 RESERVES 1 BLOCK

OWNER: JERRY A. KULLOS AND WIFE PAULETTE KULLOS
905 COLLEGE STREET
MONTGOMERY, TEXAS 77356

DATE: APRIL 28, 2006

SURVEYOR: PRECISION SURVEYORS, INC.
14925 MEMORIAL DRIVE, SUITE B100
HOUSTON, TEXAS 77079

PHONE: 281-496-1586 FAX: 281-496-1867

SHEET ONE OF ONE

NOTES:

1. 25' BUILDING LINE ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
2. 10' BUILDING LINE ALONG THE REAR PROPERTY LINES OF ALL LOTS.
3. 10' BUILDING LINE ALONG ALL INTERIOR LOT LINES.
4. 16' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
5. THIS PROPERTY LIES IN ZONE "X" TO FIRM PANEL NO. 48339 C0189 F.

LEGEND:

M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
(C.M.) CONTROL MONUMENT
R.O.W. RIGHT-OF-WAY

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action by the Planning & Zoning Commission on the Partial Replat for Buffalo Springs Section 2.

Recommendation

WGA recommends approval of the Partial Replat by the Planning & Zoning Commission.

Discussion

The purpose of this replat is to combine Lots 28, 29, and 30 and adjust the lot line between the combined lots 1 and 2.

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

May 6th: P&Z action on Replat

May 27th: City Council action on Replat

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
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April 30, 2025

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

Re: Submission of Partial Replat
Buffalo Springs Section 2
City of Montgomery

Dear Commission:

We reviewed the partial replat 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. The purpose of this replat is to combine Lots 28, 29, and 30 into the proposed combined Lots 1 and 2. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat 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/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.28
MEMO to P&Z Buffalo Springs Partial Replat.docx

Enclosure: Original Plat
Partial Replat

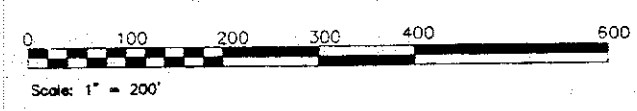
Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

FINAL PLAT
BUFFALO SPRINGS
SECTION 2
A SUBDIVISION OF 47.886 ACRES
OF LAND IN THE
JOHN CORNER SURVEY, A - 8 AND
THE BENJAMIN RIGSBY SURVEY, A - 31
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 65 LOTS, 2 BLOCKS,
3 RESTRICTED RESERVES &
1 UNRESTRICTED RESERVE

FEBRUARY, 2007
OWNER/DEVELOPER

Lefco Investments, Inc.
Philip Lefevre, President
15001 Walden Road, Suite. 203
Montgomery, Texas 77356
(936) 582 - 1088
Fax (936) 582 - 1099
Email: hldumas@lefc0-inc.com

ORIGINAL



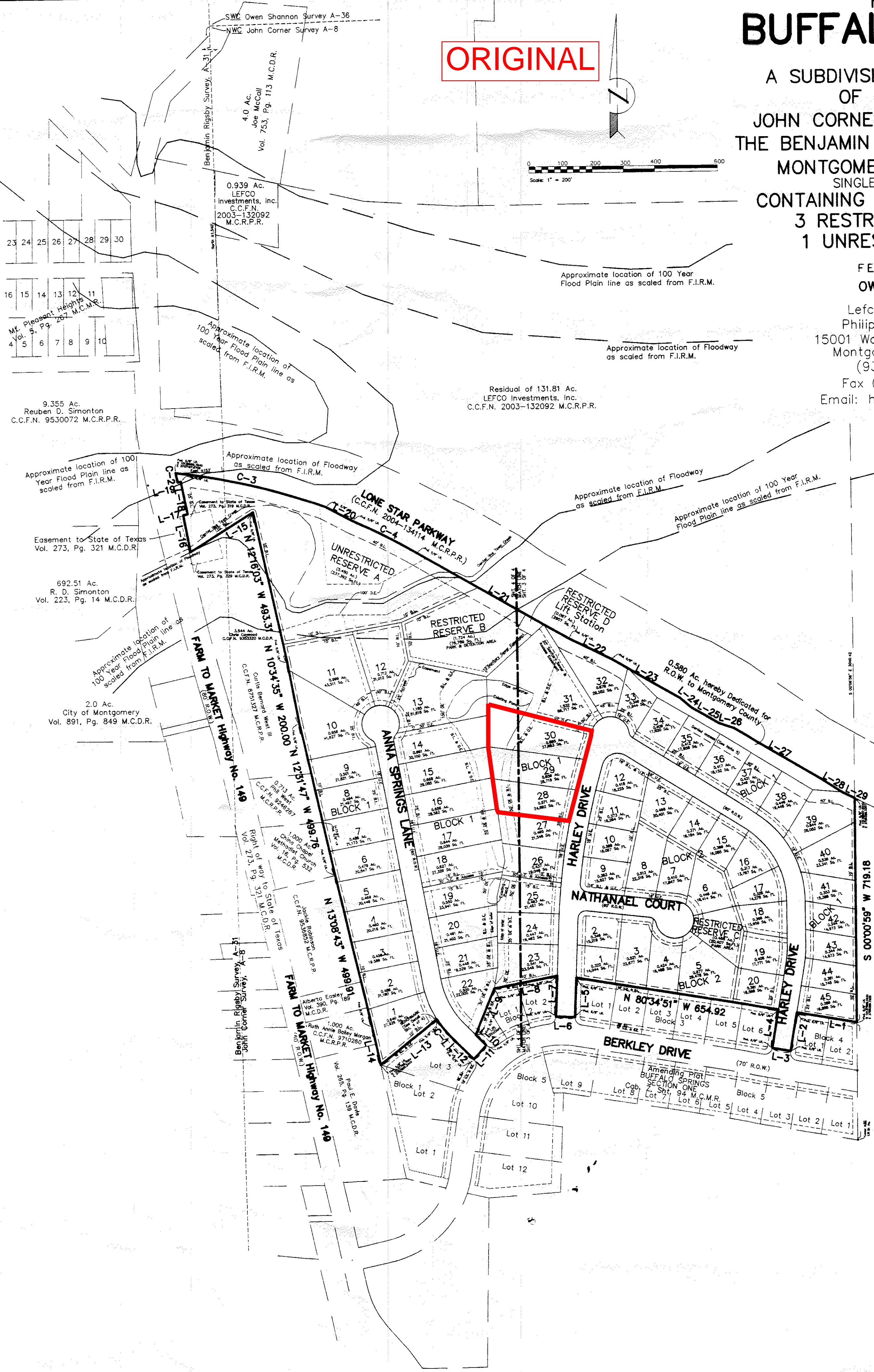
Approximate location of 100 Year
Flood Plain line as scaled from F.I.R.M.

Approximate location of Floodway
as scaled from F.I.R.M.

Residual of 131.81 Ac.
LEFCO Investments, Inc.
C.C.F.N. 2003-132092 M.C.R.P.R.

734.721 Ac.
Phillip Lefevre & wife
Holly Lefevre
C.C.F.N. 99058838 M.C.R.P.R.

Phillip Lefevre & wife
Holly Lefevre
734.721 Ac.
C.C.F.N. 99058838 M.C.R.P.R.



JEFFREY MOON
AND ASSOCIATES INC.
LAND SURVEYORS
P.O. Box 2501
Conroe, Tx 77305
(936) 756-5266
FAX (936) 756-5281

THE STATE OF TEXAS:
COUNTY OF MONTGOMERY:
THAT RANDY BURLEIGH, LORETTA BURLEIGH AND HERSEL HARRISONHEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1 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.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS, MY HAND IN THE CITY OF _____, MONTGOMERY COUNTY, TEXAS,
THIS _____ DAY OF _____, 20_____.

BY: _____ BY: _____
RANDY BURLEIGH, OWNER LORETTA BURLEIGH, OWNER

WITNESS, MY HAND IN THE CITY OF _____, MONTGOMERY COUNTY, TEXAS,
THIS _____ DAY OF _____, 20_____.

BY: _____
HERSHEL HARRISON, OWNER

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY BURLEIGH AND LORETTA BURLEIGH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH AND THE SAME SAID LORETTA BURLEIGH, HAVING BEEN EXAMINED BY ME PRIVATELY AND APART FROM HER HUSBAND AND HAVING THE SAME FULLY EXPLAINED TO HER BY ME, ACKNOWLEDGED SAID INSTRUMENT TO BE HER ACT AND DEED, AND THAT SHE HAD WILLINGLY SIGNED THE SAME.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERSEL HARRISON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR

COUNTY, TEXAS
MY COMMISSION EXPIRES _____

BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 2.095 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A - 8,
IN THE CITY OF MONYGOMERY
IN MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 28, 29 AND 30 IN BLOCK 1
OF BUFFALO SPRINGS, SECTION 2, A SUBDIVISION
ACCORDING TO THE MAP AND OR PLAT THEREOF
RECORDED IN CABINET Z, SHEET 641 OF THE
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

CONTAINING: 2 RESIDENTIAL LOTS
IN 1 BLOCK

OWNER/DEVELOPER
HERSEL HARRISON
122 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (936) 346-1739
EMAIL: WEN.DELL57@YAHOO.COM
(AS TO LOT 28, BLOCK 1)

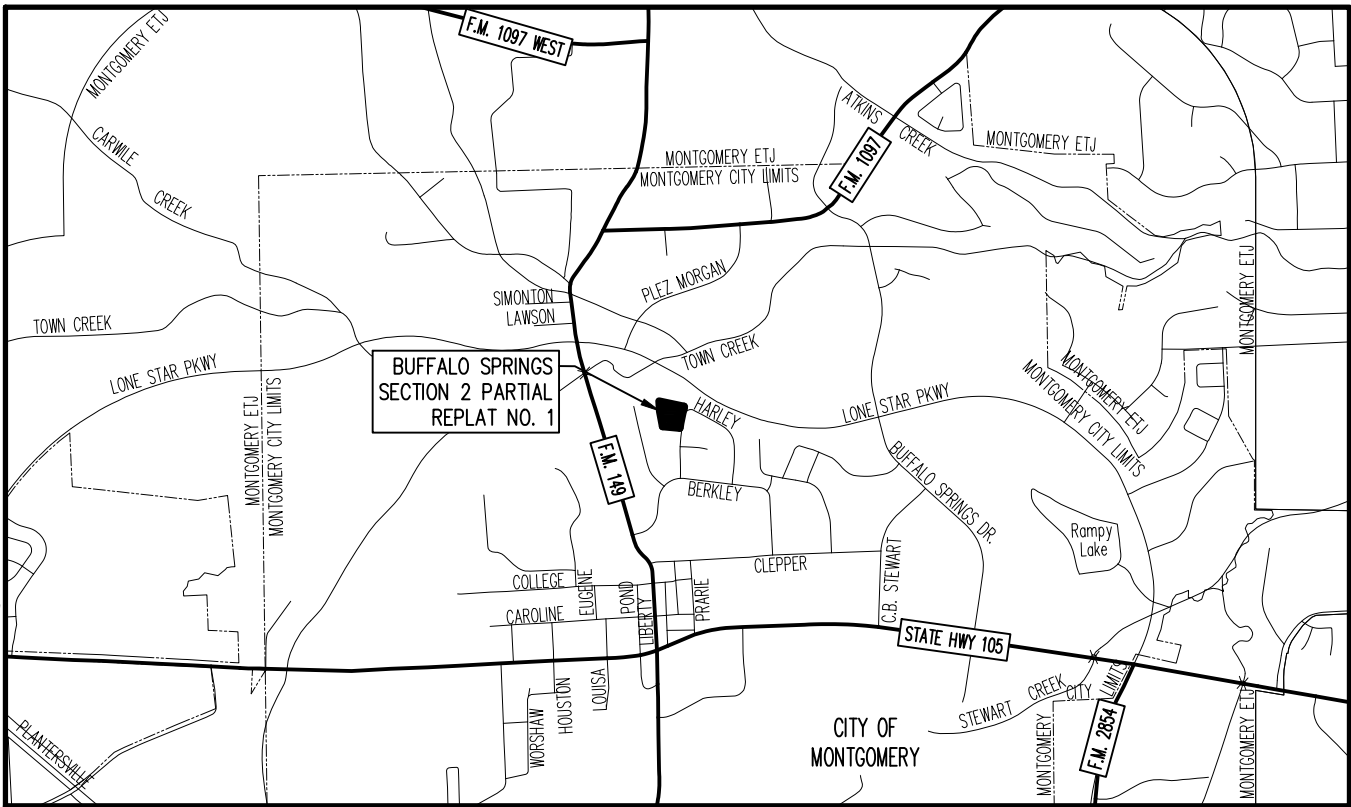
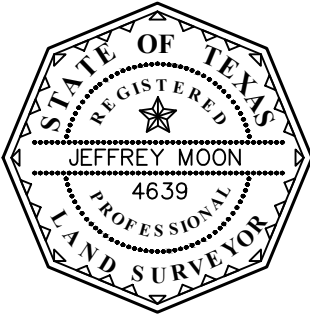
MARCH 2025

OWNER/DEVELOPER
RANDY & LORETTA BURLEIGH
130 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (832) 217-8462
EMAIL: RLBURLE1@GMAIL.COM
(AS TO LOTS 29 & 30, BLOCK 1)

SURVEYOR’S CERTIFICATION

THAT I JEFFREY MOON, 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. THE PURPOSE OF THIS REPLAT IS TO COMBINE EXISTING LOTS 28, 29 AND 30 IN BLOCK 1 OF BUFFALO SPRINGS, SECTION 2 SUBDIVISION INTO 2 LOTS.

JEFFREY MOON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4639



VICINITY MAP = NOT TO SCALE
MONTGOMERY COUNTY, TEXAS

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: _____
CITY ENGINEER – MONTGOMERY, TEXAS

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 _____, 20_____.

BY: _____
CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
SARA COUNTRYMAN, MAYOR

ATTEST: _____
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT’S 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 WRITTEN ABOVE.

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

BY: _____ DEPUTY

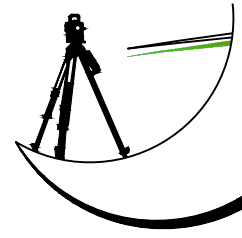
BENCHMARK DETAIL (NOT TO SCALE)

THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "BS2R1" ELEV. = 263.67 BASED ON NAVD88 GEOID 12B.

BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:

- A) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 1) ELEVATION= 239.70’ BASED ON NAVD88 GEOID 99
- B) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 5) ELEVATION= 245.59’ BASED ON NAVD88 GEOID 99

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 2.095 ACRES OF LAND
IN THE JOHN CORNER SURVEY, A - 8,
IN THE CITY OF MONTGOMERY
IN MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 28, 29 AND 30 IN BLOCK 1
OF BUFFALO SPRINGS, SECTION 2, A SUBDIVISION
ACCORDING TO THE MAP AND OR PLAT THEREOF
RECORDED IN CABINET Z, SHEET 641 OF THE
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

CONTAINING: 2 RESIDENTIAL LOTS
IN 1 BLOCK

OWNER/DEVELOPER
HERSHEL HARRISON
122 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (936) 346-1739
EMAIL: WEN.DELL57@YAHOO.COM
(AS TO LOT 28, BLOCK 1)

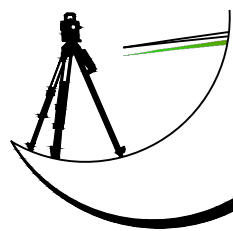
MARCH 2025

OWNER/DEVELOPER
RANDY & LORETTA BURLEIGH
130 HARLEY DRIVE
MONTGOMERY, TEXAS, 77356
PHONE: (832) 217-8462
EMAIL: RLBURLE1@GMAIL.COM
(AS TO LOTS 29 & 30, BLOCK 1)

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2002 ADJ.) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00006296. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 5/8 INCH IRON RODS 18 INCHES IN LENGTH WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
 - THE SUBJECT PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0200G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - ALL LOTS WITHIN THIS SUBDIVSION ARE SUBJECT TO A FIVE FOOT (5') SIDE BUILDING LINE, DRAINAGE EASEMENT AND UTILITY EASEMENTS
 - (LOT 28) CONVEYED IN DEED TO HERSHEL HARRISON RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022-059085 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - (LOTS 29 & 30) CONVEYED IN DEED TO RANDY AND LORETTA BURLEIGH RECORDED UNDER COUNTY CLERK'S FILE NUMBERS 2009-038391 AND 2013-063682 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT UNDER CLERK'S FILE NUMBERS 2007-024054, 2013-063682, 2019-024679, 2021-165171, 2021-165172, 2021-165173, 2021-165174, 2021-165182, 2023-113396, 2023-113397, 2023-113398, 2023-113399 AND 2023-113400 AND PER PLAT OF BUFFALO SPRINGS, SECTION 2 AS RECORDED IN CABINET Z, SHEET 641 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - STANDARD ABBREVIATIONS:
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
FND. FOUND
I.R. IRON ROD
I.P. IRON PIPE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
CAB. CABINET
SHT. SHEET
C.C.F.N. COUNTY CLERK'S FILE NUMBER
D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	16.13	60.00	015° 24' 11"	S07° 28' 59"W 16.08
C2	8.17	25.00	018° 43' 54"	S09° 08' 51"W 8.14
C3	272.96	2100.00	007° 26' 51"	S14° 47' 23"W 272.77

JEFFREY MOON & ASSOCIATES, INC.



LAND SURVEYORS
www.moonsurveying.com
TBPELS FIRM No. 10112200
P.O. Box 2501 Conroe Texas 77305
PHONE: (936)756-5266
FAX: (936)756-5281

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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a proposal to make improvements to a property located at 602 College Street, in the Historic Preservation District.

Discussion

602 College Street is located in the Residential Zoning District and the Historic Preservation District.

The applicant proposes to make improvements to the existing single-family dwelling and property that will alter the appearance of the exterior elements visible from the public right-of-way.

Note: The plans in this packet have not been formally reviewed by the City Building Official.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Recommendation

Staff recommends approval of the proposed improvements to the existing single-family dwelling and property, subject to the following conditions:

1. Appropriate building and trade permits must be approved and issued prior to the commencement of any work.
2. The project must adhere to the Planning and Zoning Commission's approved design elements as submitted on May 6, 2025 and based on the adopted design guidelines for the City of Montgomery.
3. Any modifications to the approved plans that alter the appearance of exterior elements visible from the public right-of-way must be resubmitted to the Planning and Zoning Commission for review.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025

602 College Street is located in the Residential Zoning District and Historic Preservation District.

Findings:

The applicant has followed standard procedures and submitted information for review by the Planning and Zoning Commission.

Criteria for approval, guided by the adopted design guidelines:

1. Building placement form and treatment.

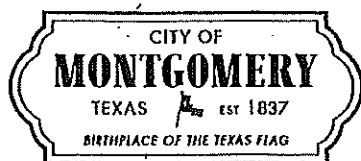
Architectural detail, awnings, color, columns, façade materials, front entrances and porches, windows and doors, front façade openings

This finding is met. The proposed use of hardi plank cement siding with wood grain and painted with "bungalow blue" Sherwin Williams paint are similar to other structures in the district. Other elements such as the windows, trim, soffit, eaves, and the front porch will be replaced with new, low-maintenance materials, painted white, while maintaining the original style of each. There is no proposed change to the existing gutters and downspouts and existing roof.

2. Fences

Form, height, location, materials, wooden fences

This finding is met. The proposed wood privacy fence is similar to other properties in the district.



www.montgomerytexas.gov
101 Old Plantersville Road
Montgomery, TX 77316
Phone: 936-597-6434
Fax: 936-597-6437
permits@ci.montgomery.tx.us

RESIDENTIAL BUILDING PERMIT APPLICATION

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

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 602 College St, Montgomery, TX 77356

Legal Property Description: S 910200 - Super Subdivision Lot: 1 Block: 1 Section: 17

Property Owner: Robert Brad Rice Phone: _____ Email: _____

Property Owner Mailing Address: 602 College St, Montgomery, TX 77356

Contractor: J-G & Company Company Email: alistarmiller@gmail.com

Company Address: 26935 Hufsmith Conroe Rd, Magnolia, TX 77354

Field Supervisor Name: Alistar Miller Email: alistarmiller@gmail.com

Cell Phone: 346-274-3936

Construction Type(s): ☐ New ☐ Addition

☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: 1,686 ☐ Proof of Ownership / Deed Attached

Gross Min sf	Gross Max sf	Permit Fee
<	1,000	\$770.00
1,000	1,499	\$1,084.00
1,500	1,999	\$1,369.00
2,000	2,499	\$1,624.00
2,500	2,999	\$1,849.00
3,000	3,499	\$2,044.00
3,500	3,999	\$2,209.00
4,000	4,499	\$2,344.00
4,500	4,999	\$2,450.00

5,000	5,499	\$2,607.00
5,500	5,999	\$2,750.00
6,000	6,499	\$2,877.00
6,500	6,999	\$2,990.00
7,000	7,499	\$3,087.00
7,500	7,999	\$3,170.00
8,000	8,499	\$3,237.00
8,500	8,999	\$3,290.00
9,000	9,999	\$3,500.00
>	10,000	\$3,800.00+

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

Applicant Signature: Alistar Miller Printed Name: Alistar Miller Date: 4/7/25

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

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

Total Fees Due:	\$
Receipt #:	

Building Permit Application

1) Owner of 602 College St. is Robert Brad Rice

Contractor is Alister Miller of J - G & company
26935 Hufsmith Conroe Rd, Magnolia, TX 77354
email alistermiller0@gmail.com
(346) 274-3936

2) Description of work proposed

Phase 1

Remove and replace siding on the house and garage with Hardi Plank cement siding with wood grain, to be painted with light blue Sherwin Williams exterior paint.

Remove and replace 23 existing windows with new white vinyl replacement windows, double pane and argon filled, single hung. These windows will be the exact same size and location of existing windows.

All trim, soffits, eaves and overhangs will be James Hardi products and the trim will be painted white.

The front porch will be removed and replaced with all new material and will remain in the exact same style, to include railings and stairs. The railing and trim will remain white.

Phase 2

Remove the existing chain link fence and replace it with a 6 foot wooden fence with a 2 x 6 "rot board" at the bottom and three 2 x 4 stringers between 4 x 4 wooden posts.

4 corner posts will be 6 x 6 wood posts. The portion of the fence facing College St. will be 4 feet tall and there will be 3 gates, one on the west side of the house, one on the east side of the garage and one between the house and the garage. All front facing 4 ft fencing will have the finished side showing.

Remove the existing deck and replace with a smaller deck measuring 14 ft x 27 ft, with two stairways to the backyard, one facing north and one facing west. The deck is constructed with 2 x 6 treated lumber and 1" thick treated deck boards. The new deck, just as the old deck, is attached to the back of the garage and is 21" off grade.

The small deck between the house and the garage (30' x 6') will be replaced and it will abutt the main deck.

3. Photographs of property





4. Design intent

The design intent is to replicate the style and form of the current home but with updates to siding material and window material. The only change will be the change in color from yellow and white to light blue and white.

5. Elevation drawing:

Elevation drawings of the new deck project will be submitted with actual application.

6. Description of materials and colors:

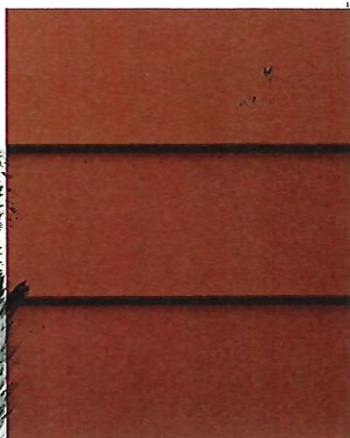
The siding material is James Hardy cement siding which will be painted light blue with Sherwin Williams paint. A color sample will be provided.

The trim, soffit and eave material is also James Hardy brand and the trim portions around the doors and windows will be painted white.

The porch material will be treated lumber and the railings and trim will be the same as the original and painted white.

The deck material is treated lumber and treated deck boards and will be sealed with an appropriate sealer.

The fence material will be treated wood, with 6 ft and 4 ft pickets, 2 x 4 treated stringers, 4 x 4 treated posts and 6 x 6 treated corner posts.

SELECT CEDARMILL®**Woodstock Brown***SMOOTH®***Countrylane Red*

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

CUSTOM BEADED CEDARMILL®*Light Mist***CUSTOM BEADED SMOOTH***Heathered Moss*

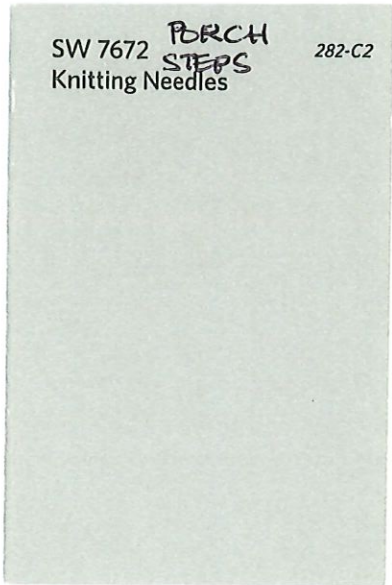
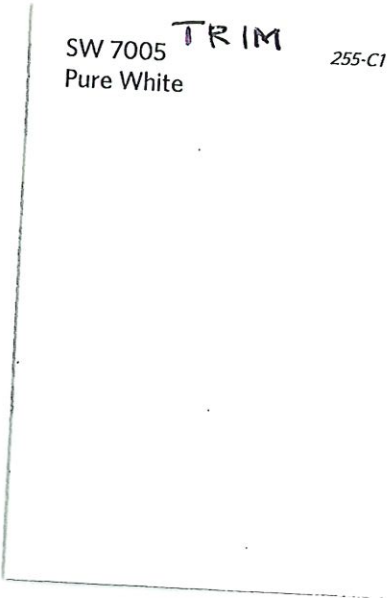
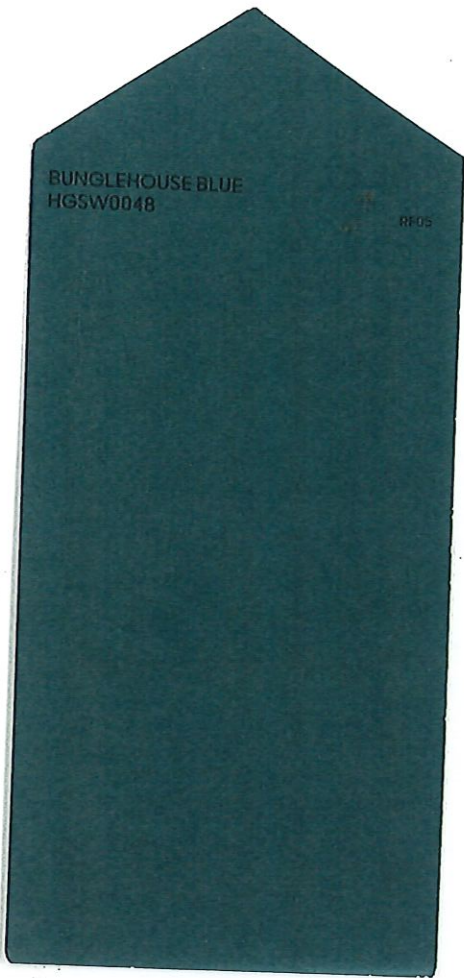
Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

CUSTOM COLONIAL™ ROUGHSAWN*Mountain Sage***CUSTOM COLONIAL™ SMOOTH***Timber Bark*

Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com





Hover Image to Zoom

Close X

32 in. x 60 in. 62-Series Double Glazed Single Hung Vinyl Window with Tempered Glass, White
by ARK DESIGN

Related Videos & 360° View

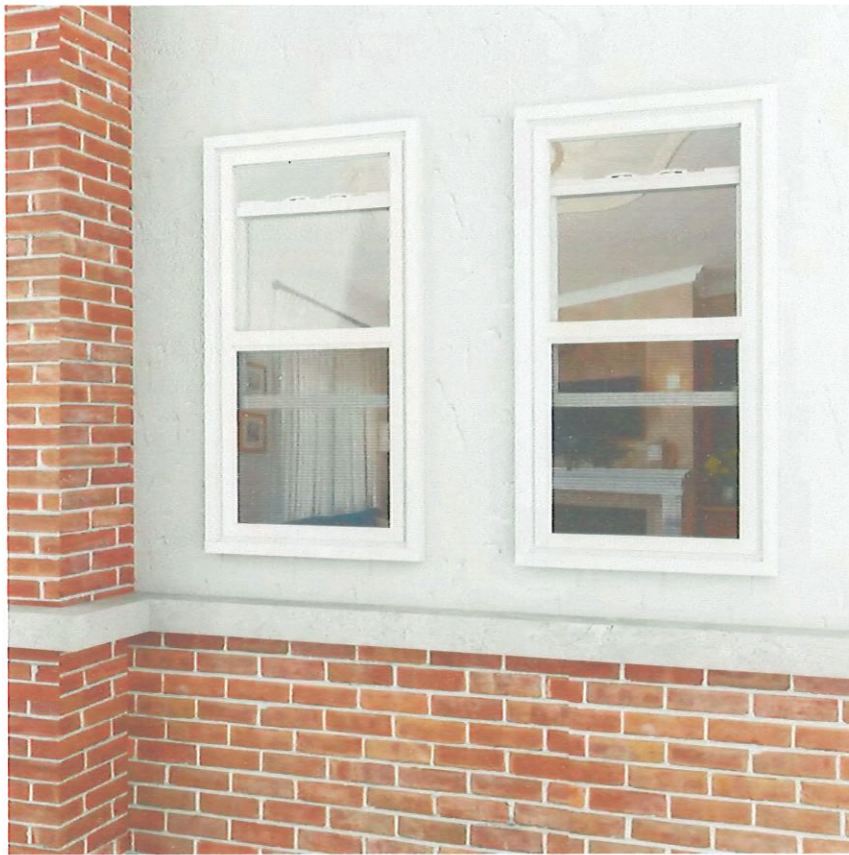


Product Images



Feedback

Close X



Hover Image to Zoom

32 in. x 60 in. 62-Series Double Glazed Single Hung Vinyl Window with Tempered Glass, White

by ARK DESIGN

Related Videos & 360° View



Product Images



Feedback

HardieTrim[®]

Form meets function at every angle with HardieTrim[®] boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding — adding punctuation to your design statement.



Item 5.

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

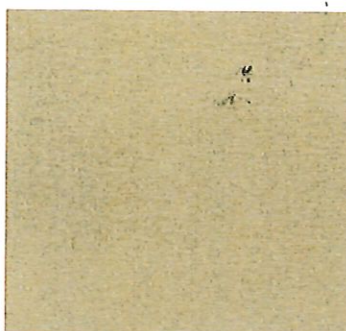
4/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



Thickness .75 in.

Length 12 ft. boards

Width 1.65 in. 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.

Pcs./Pallet 405 322 184 138 115 92

5/4 RUSTIC GRAIN®

Autumn Tan



5/4 SMOOTH

Autumn Tan



Thickness 1 in.

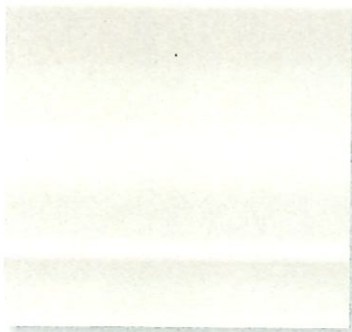
Length 12 ft. boards

Width 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.

Pcs./Pallet 238 136 102 85 68

CROWN MOULDING

Arctic White



Thickness .75 in.

Length 12 ft. boards

Width 3.25 in. 5.25 in.

Pcs./Pallet 50 48

HARDIETRIM® BATTEN BOARDS

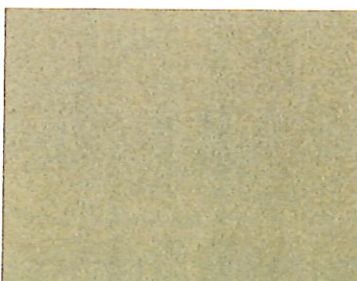
RUSTIC GRAIN®

Autumn Tan



SMOOTH

Autumn Tan



Thickness .75 in.

Length 12 ft. boards

Width 2.5 in.

Pcs./Pallet 437

Products are available primed or with ColorPlus Technology finishes. For more details on availability of sizes, textures and additional HardieTrim Moulding profiles in your area, visit jameshardie.com

HardieSoffit[®]

A home is only as strong as its weakest point. HardieSoffit[®] panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.

VENTILATION BENEFITS

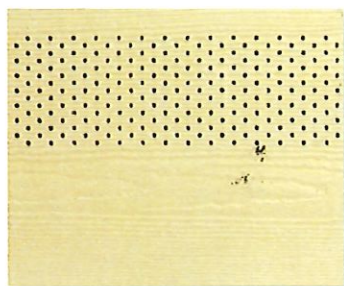
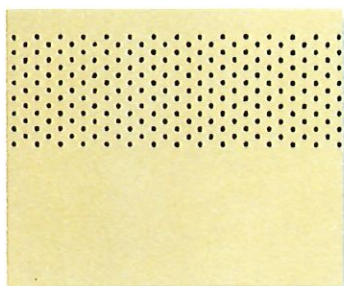
Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

HardieSoffit[®]
16 in. Vented
Smooth
Arctic White

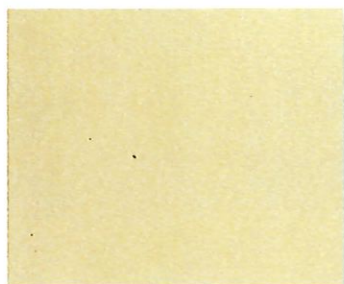
For complete confidence
EVERY DETAIL MATTERS.



VENTED SMOOTH & CEDARMILL®

Sail Cloth

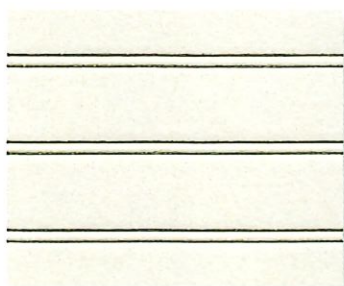
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100



NON-VENTED SMOOTH & CEDARMILL®

Sail Cloth

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.*
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50



BEADED PORCH PANEL**

Arctic White

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Pcs./Pallet	50

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

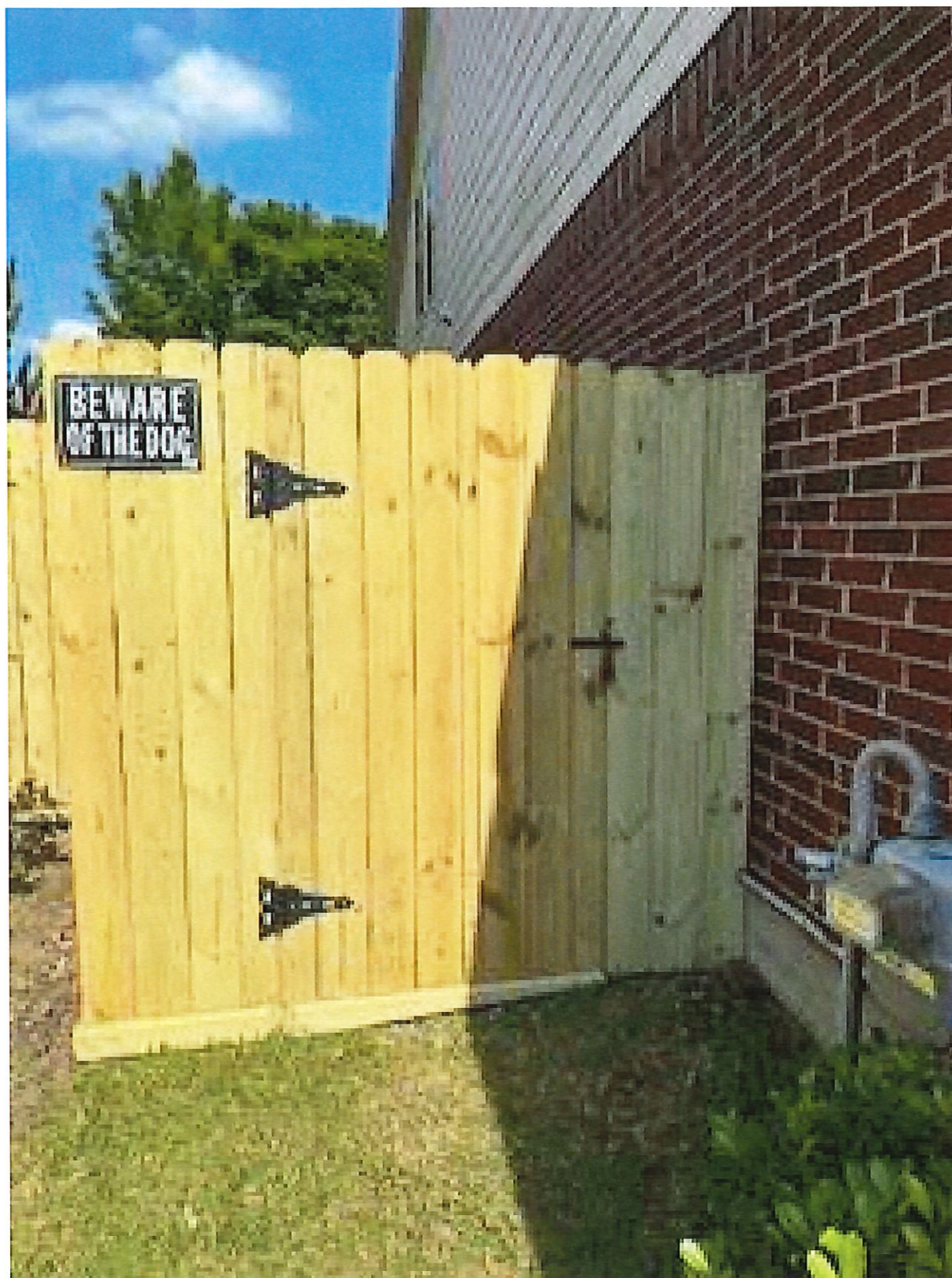
*These 48 in. x 8 ft. panels only available primed.

**Beaded Porch Panel is available in all 10 standard soffit colors, as well as Cool Breeze.

***Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2, with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



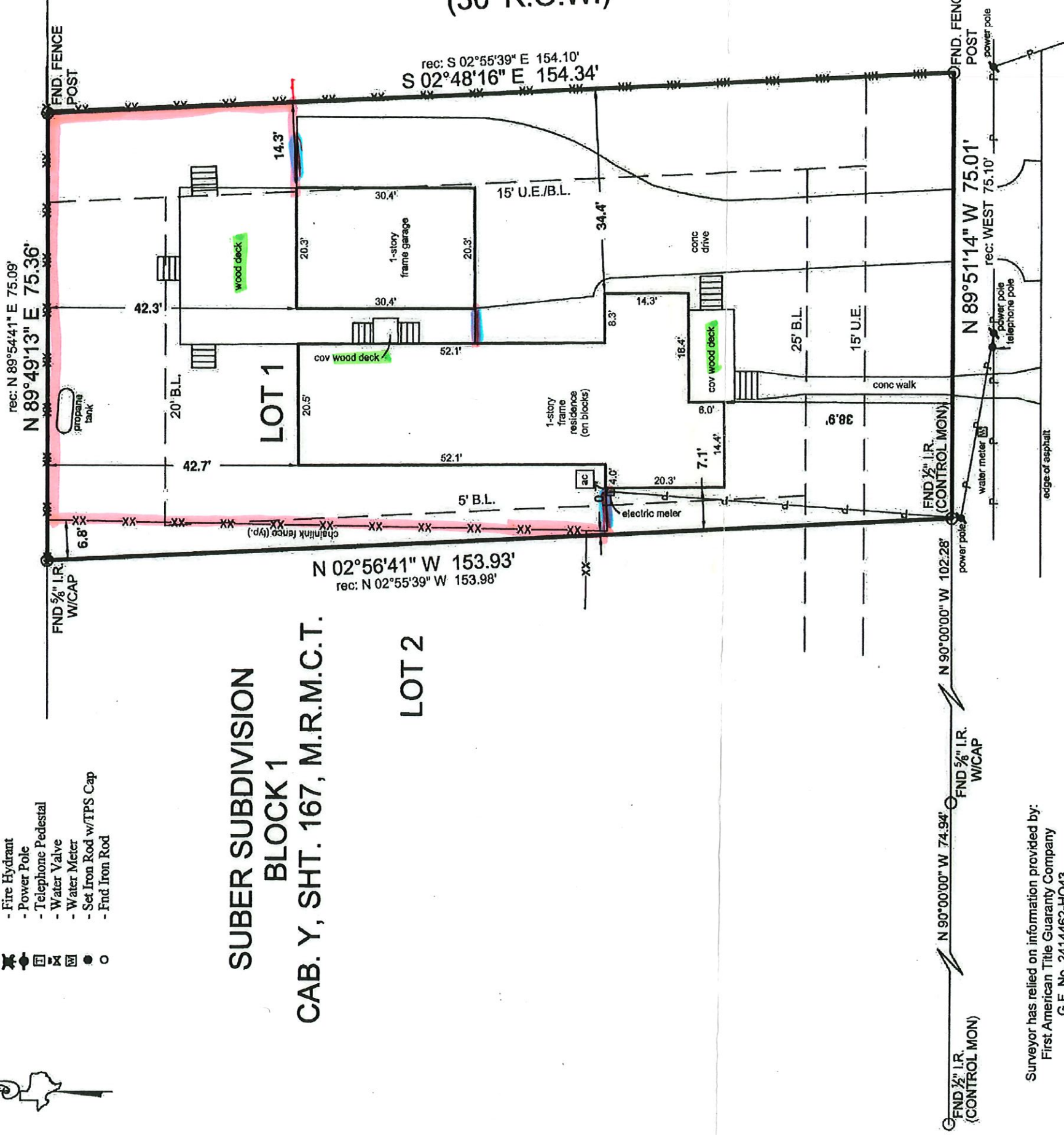




SYMBOL LEGEND

- P- Overhead Power Line
- G- Guy Wire
- //- Wood Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Fire Hydrant
- X- Fire Hydrant
- X- Power Pole
- X- Telephone Pedestal
- X- Water Valve
- X- Water Meter
- X- Set Iron Rod w/TPS Cap
- X- End Iron Rod

JEFFREY ADAM BUTLER, et. al.
MCAD ID# R123932



Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2414462-HO43
Effective date: June 10, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per Item 10(a), Schedule B, of said Title Commitment.
- An unrecorded Aerial Easement 5' wide from a plane 20' above the ground 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0200G having an effective date 08/18/2014.

Job No.: F127-554
Scale: 1"=20'
Date: 06/21/2019
Drawn By: RHC
Field Crew: RH
Revised:

Purchaser Robert B. Brice
Address 602 College Street, Montgomery, TX 77356
Lot 1, Block 1, Section A, 8
Survey John Corner
Area
Subdivision Suber Subdivision
Cabinet Y, Sheet 167, Map Records
Montgomery County, Texas

Basis of Bearings Monumented Northerly right-of-way line of College Street.

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936) 756-7447 - FAX (936) 756-7448
www.surveyingtexas.com
FIRM REGISTRATION NO. 100634-00

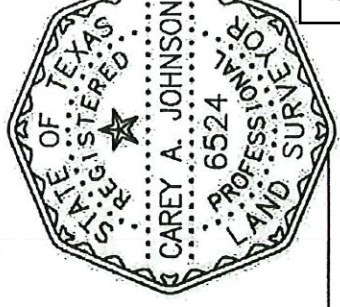
BOUNDARY & IMPROVEMENT SURVEY

General Notes:

- © 2019, Texas Professional Surveying, LLC. All Right Reserved.
- Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- Fences as shown.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a proposal to install a roof over the existing patio area at 14335 Liberty Street, in the Historic Preservation District.

Discussion

14335 Liberty Street is located in the B-Commercial Zoning District and the Historical Preservation District.

The property owner is proposing to remove the existing sun shade sail over the existing patio area and replace it with a clear hard top (corrugated roof cover).

History:

On November 7, 2023, the Planning and Zoning Commission considered a proposal to extend the front porch roof at 14335 Liberty Street. Staff recommended not approving the roof extension in accordance with Sec. 98-351. - Special setback provisions. New commercial structures or improvements being built in the historic downtown commercial area (i.e., any building with front and/or rear façades facing Liberty, Caroline, Prairie, Maiden, McCown, John Butler, or College Streets, and which are located between State Highway 105 on the south and Clepper Street on the north) will be required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street. If new commercial structures or improvements are being constructed between existing buildings or structures whose setback lines do not match, the new building or structure's front (main entrance) setback line must match the adjacent building or structure whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces. The decision was to table the roof approval pending additional drawings submitted to better illustrate the project. Then the Planning and Zoning Commission considered and approved the extension of the front porch.

I have included a copy of the 2023 agenda item and meeting minutes for your reference.

I was unable to locate any follow-up or additional information regarding the tabled roof proposal.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Sec. 98-351. Special setback provisions.

Recommendation

Based on Ordinance Sec. 98.351, staff recommends not approving this request.

The special setback provision states that in the historic downtown commercial area (any building with front façades facing Liberty and are located between State Highway 105 on the south and Clepper Street on the north) is required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street. I believe this regulation is designed to maintain the

Montgomery Planning and Zoning Commission
AGENDA REPORT

architectural harmony and historical integrity of the district. The proposed extension of the front porch roof would result in increasing the nonconforming setback created in 2023 that was inconsistent with the adjacent building. Approving this request would compromise the uniformity and aesthetic continuity that the setback provision aims to preserve.

Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

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

Building Permit # _____

Application Date: 4-1-25

911 Designated Jobsite Address: 14335 Liberty St.

Legal Property Description: 14335 Liberty St.

Lot: _____ Block: _____ Section: _____

Property Owner: Acchorse Investments LLC Phone: 932-372-0450 Email: damonhaynes44@hotmail.com

Property Owner Mailing Address: 1817 SAINT BENEDICT Chapel Rd

Contractor: TBD Company Email: _____

Company Address: TBD

Field Supervisor Name: TBD Email: damonhaynes44@hotmail.com

Cell Phone: 932-372-0450

Construction Type(s): ☐ New ☒ Addition

☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: 432

☒ Proof of Ownership / ~~Deed Attached~~

\$0.00 - \$1,000 = \$60.00 Flat Fee
 \$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof
 \$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof
 \$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof
 OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

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

Applicant Signature: Damon Haynes Printed Name: Damon Haynes Date: 4-1-25

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

Re-inspections=\$75 each.

Additional Inspections required during project=\$100 each.

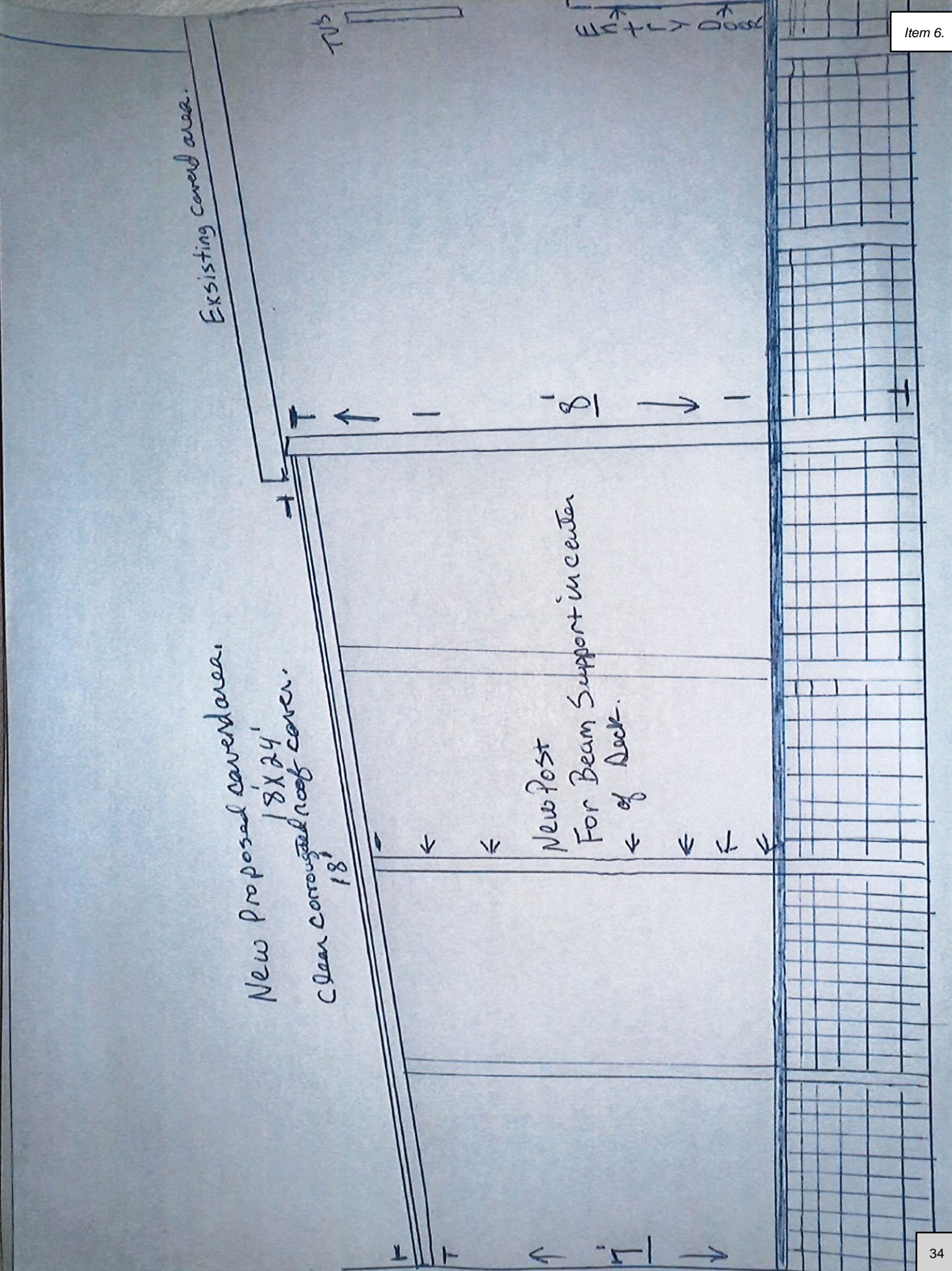
☐ Fire Marshall Notification

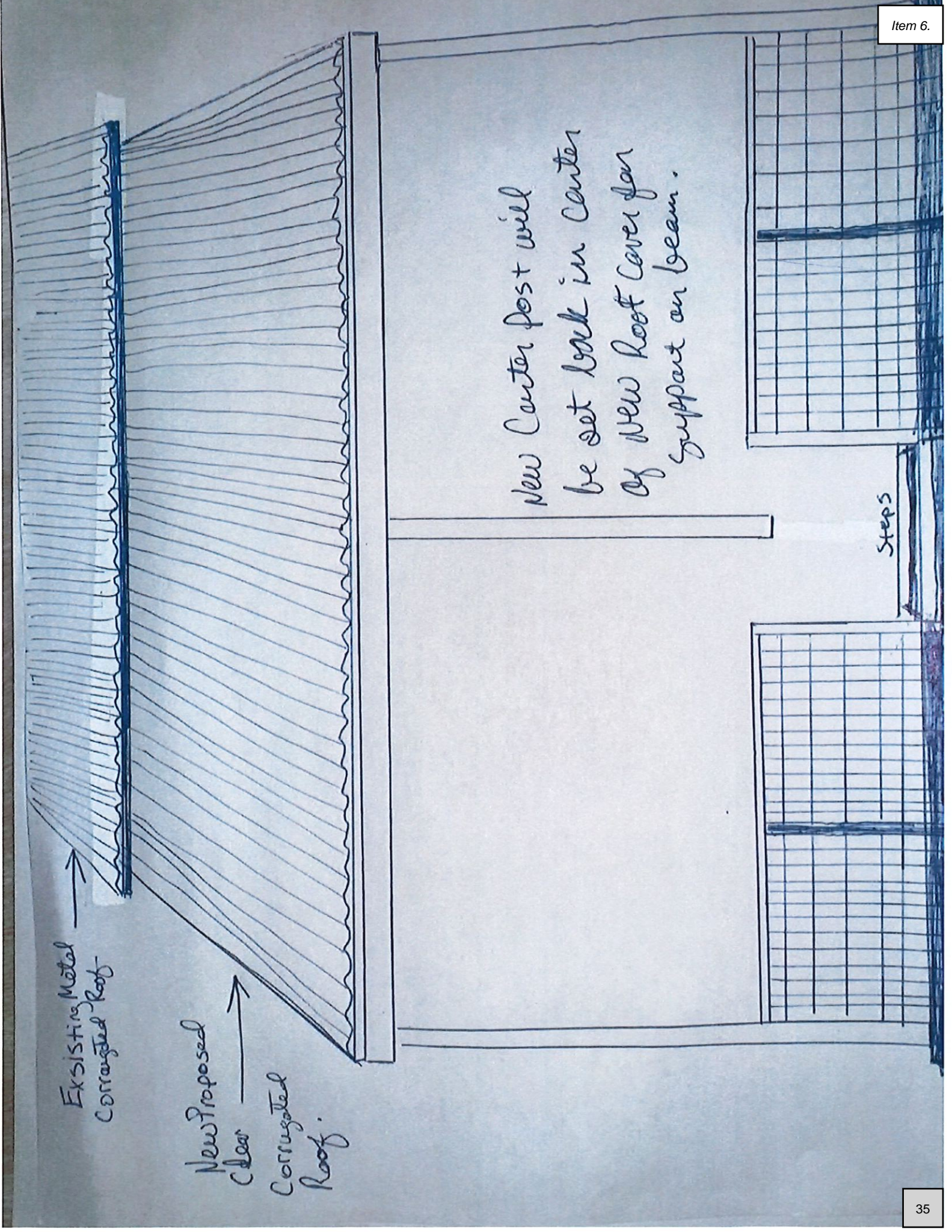
Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Existing covered area.

New Proposed covered area.
18' x 24'
Clear corrugated roof cover.
18'

New Post
For Beam Support in center
of Deck.







Outlook

Re: 14335 Liberty St

From Damon Haynes <damonhaynes44@hotmail.com>**Date** Tue 2025-04-01 13:10**To** Corinne Tilley <ctilley@ci.montgomery.tx.us> 3 attachments (356 KB)

IMG_4751.jpeg; IMG_4750.jpeg; IMG_4752.jpeg;

Thank you for asking! I am excited to announce that all of the support posts for this project are 6x6 post, the post will be secured to existing deck and sourced from the finest, centuries-old Swiss forests (yes, the trees there are practically ancient). These include the sturdy 2x4 beams for the clear corrugated roof, which, by the way, will also be imported for maximum transparency—so clear, you'll wonder if it's invisible to the naked eye.

Now, here's the pièce de résistance: each nail that holds this entire masterpiece together is individually handcrafted by a world-renowned nail artisan. I am not kidding—these nails have more craftsmanship than most fine art that will secure each piece of ancient wood.

And, to top it all off, the posts will be painted to resemble the grand pillars holding up the pearly gates of heaven, with a touch of snow- bound paint capped with elegance.

If this doesn't sound like the most divine structure ever built, I don't know what does!

I have included the perfect pictures for anyone who doesn't understand what materials are used to extend a roof.

Regards

Damon Haynes

14335 Liberty St

Montgomery, TX 77356

Get [Outlook for iOS](#)

From: Corinne Tilley <ctilley@ci.montgomery.tx.us>**Sent:** Tuesday, April 1, 2025 12:33:04 PM**To:** Damon Haynes <damonhaynes44@hotmail.com>**Subject:** Re: 14335 Liberty St

Thank you for submitting the application.

As we talked about on the phone yesterday, to help the Planning and Zoning Commission get a comprehensive understanding of your proposal, would you please provide a picture example of the materials proposed? This will give a helpful visual reference.

Respectfully,

Corinne Tilley #1635

Code Enforcement Officer







Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: November 7, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on exterior modifications for the proposed Krawfish Kai restaurant located at 14335 Liberty Street in the Historic Preservation District, as submitted by Ryan Routt.

Recommendation

Consider the modifications and act on each by approving/approving with modifications, tabling action on any of the items and requesting more information, and/or denying any of the items.

Discussion

Issue:

The former Wings Over Montgomery restaurant is being leased by Ryan Routt, the owner of Krawfish Kai. Mr. Routt has planned exterior modifications to the property that require P&Z approval.

Regulations:

Chapter 98 of the City Code of Ordinances regulates exterior improvements within the Historic Preservation District. The Historic District Guidelines provide guidance for architectural design elements to be consistent with the overall character of the district. The guidelines are written to provide specific direction on certain elements while providing the Commission wide latitude to consider other improvements within the Historic Preservation District.

Analysis:

The applicant is proposing the following improvements:

1. New sign to replace the Wings Over Montgomery Sign above porch.
 - Staff recommends approval.
2. New sign under the porch on the front wall of the building.
 - Staff recommends approval.
3. Demo side wooden deck – replace with concrete patio.
 - Staff recommends approval.
4. Extend front porch roof (Still will require drawings and building permits).
 - Staff does not recommend approval of the roof extension based on the façade setback of the First State Bank building next door. The extended patio roof will block visibility of the bank building and conflicts with the Historic Preservation Ordinance. Front building setbacks are unique in the Historic Downtown area:
 - Sec. 98-351. - Special setback provisions. New commercial structures or improvements being built in the historic downtown commercial area (i.e., any building with front and/or rear façades facing Liberty, Caroline, Prairie, Maiden, McCown, John Butler, or College Streets, and which are located between State Highway 105 on the south and Clepper Street on the north) will be **required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street.** If new

Montgomery Planning and Zoning Commission

AGENDA REPORT

commercial structures or improvements are being constructed between existing buildings or structures whose setback lines do not match, the new building or structure's front (main entrance) setback line must match the adjacent building or structure whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces.
<div>5. New patio cover roof over south side (to property line; still requires drawings and building permits).</div> <div> <div>• Staff recommends approval contingent on adequate design description and provisions for stormwater runoff from the roof. There are no side yard setback requirements for the property.</div> </div>
<div>6. Extend wood fence to match 504 Caroline on south side of building (not all the way forward).</div> <div> <div>• Staff recommends approval.</div> </div>
<div>7. New 4-ft ht. black wrought iron style metal fence along south patio.</div> <div> <div>• Staff recommends approval.</div> </div>
<div>8. Repaint exterior of building (same white/black color scheme with the addition of red trim the applicant will provide in printed form at the meeting).</div> <div> <div>• The back and white elements do not require P&Z approval.</div> <div>• The addition of red trim will need to be reviewed and approved by P&Z.</div> </div>
<div>Conclusion:</div> <div>The improvements are generally small in scope and consistent with the downtown area. Increasing customer seating and an active property is a positive outcome for all stakeholders.</div>

Approved By		
Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/02/2023

Planning and Zoning Brief for:
Krawfish Kai, 14335 Liberty Street, Montgomery, TX, 77356

Good evening, we would like to present for the planning and zoning committee to review our following request for 14335 Liberty Street, Montgomery, TX.

Krawfish Kai have leased the above noted location and are planning renovations indoors and outdoors.

We have submitted an occupancy permit and are awaiting Fire Marshall inspection, Health department inspection, prior to the occupancy permit inspection.

1. Remove the current Wings of Montgomery sign that is displayed on the front of the building. See attachment 1.
2. Demolish the side deck located on the South side of the building next to the white house currently under renovation. We would like to demolish the deck and pour concrete that would make a level seating area for more outdoor dining. The concrete will be level with the current concrete associated with the building on the South side and will be painted the same black that is currently on the concrete exterior floors. See attachment 2 and 2.1, showing the decking to be removed and the concrete that it will match. Size will be 26' wide by 5' deep, 10" shallower than current wood deck.
3. Extend front deck another 30" to the current posts on the property of 14335 Liberty Street, the decking will be exactly the same as now, the railings will be the same, the paint will be the same. Please see attachment 3, showing the current decking and the extension drawing, total new size 30" deeper by 24' wide.
4. Build hard patio cover over the front decking area reaching as far as the decking on the property of 14335 Liberty Street. Total depth will be 14'6" deep by 24' wide. Previous is 12' by 24'. See attachment 4 and 4.1.
5. Build hard patio cover over the Southside deck extending over the concreted area on the property of 14335 Liberty Street. Size will be 5' deep by 26' wide. See attachment 5 and 5.1.
6. Extend the 8' wooden fence on the property line between 14335 Liberty street and the renovated white house on the south side another 8' along property line and 5' along front and a 36" gate along the front to enclose the side kitchen door area. See attachment 6, 6.1, 6.2.
7. Paint exterior of building in the same pure white paint, paint the exterior trim areas black with the same black magic Sherwin Williams paint on the floors and side rails and window trim. Paint the exterior trim of windows, rails, framing of sign on top of building. See attachment 7, 7.1, 7.2, 7.3 for color sample, drawings of painted areas.

8. Install a 4' black aluminum ornamental fence surrounding the new concrete decking adding a beautiful historical charm. See attachment 8 and 8.1.

Attachment 1.

Remove sign.

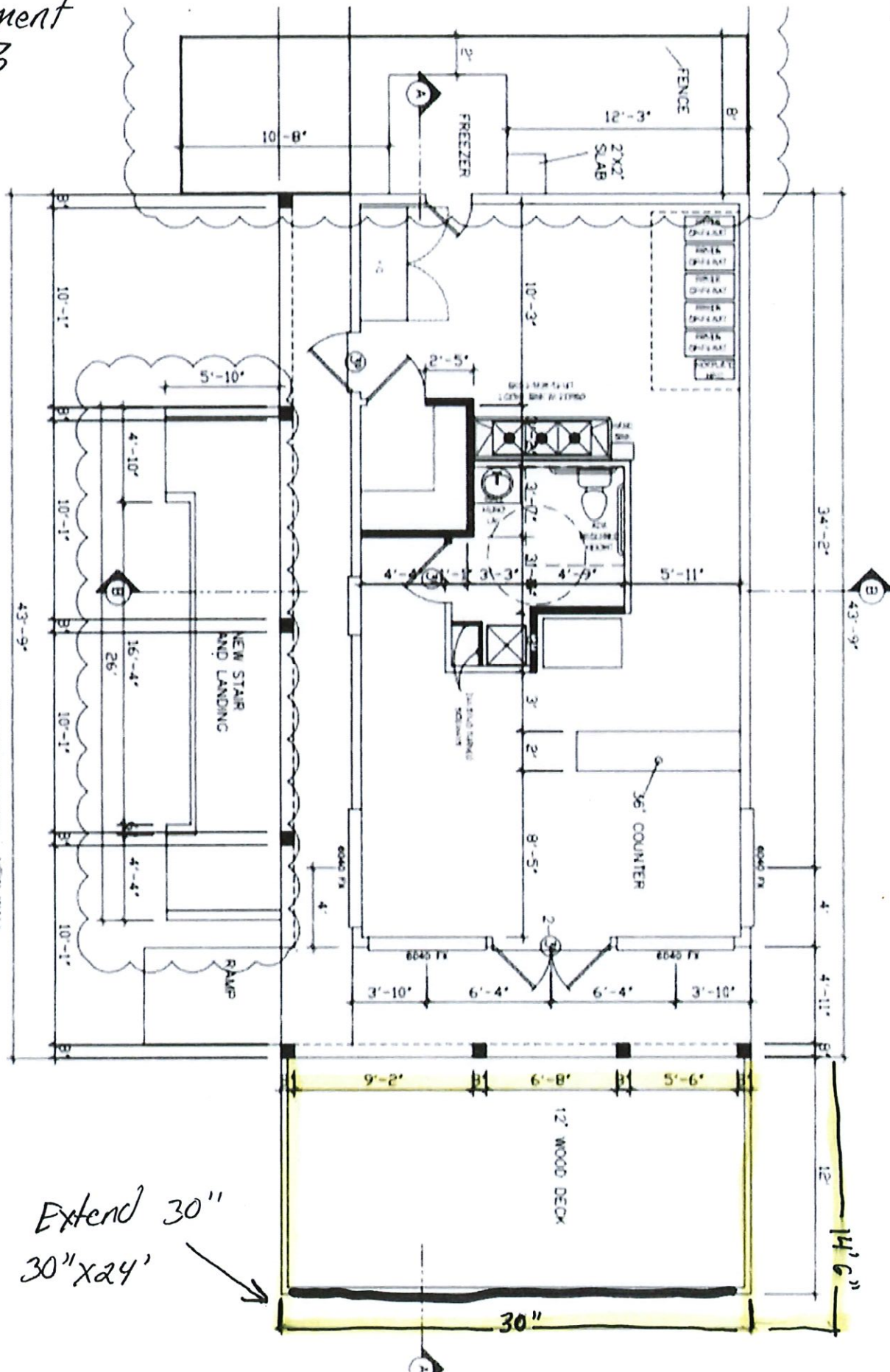


Attachment #3

Item 6.
Item 5.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW WALL
EXISTING TO REMAIN



Extend 30"
30"x24'

Attachment 3.1.

Item 5.



current

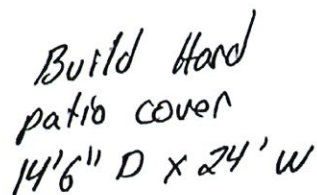
will be built to
current code.
will get building permit.
as required.

New: extend
30" still within
property lines of
14335 Liberty Street.
30" x 24' wide

Item 6.

37

FLOOR PLAN
SCALE: 1/4" = 1'-0"



Attachment 4.1.

Build permanent
patio cover to
extend length
of decking on front
of building.
Liberty Street.

wood framing and
tin roofing keeping
in current look.
painted to match.

24'w x 22' Deep



Attachment 7.3

Item 6.
Item 5.



5. Consideration and possible action on exterior modifications for the proposed Krawfish Kai restaurant located at 14335 Liberty Street in the Historic Preservation District, as submitted by Ryan Routt.

Staff introduced the item and noted the applicant was in attendance to discuss the request. Mr. McCorquodale referenced the agenda packet and the listed items requested for review by the Commission. The Commission addressed each item individually.

Merriam Walker asked Mr. Routt if he'd signed a lease for the property, to which he affirmed he had. Mrs. Walker asked about the start date of the lease. Staff drew the Commission's attention back to the application packet and the proposed sign information. Merriam Walker asked if the sign was comparable in size to the existing Wings sign. Mr. Routt said it was. Mr. Routt also clarified the background of the sign would be white to blend into the building better. Merriam Walker said she noticed a banner installed the other day. Mr. Routt said the sign would be laser cut and mounted to the wall with bolts. Merriam Walker asked if the business was open yet and when he would install the sign. Mr. Routt said the sign was currently being shipped and he would install it after it arrived if approved.

Merriam Walker approved the installation of the new sign with white background as requested. Dan Gazda seconded the motion, which carried unanimously (3-0).

No action was needed on the temporary sign (#2) as the grand opening banner was approved by staff for 30 days.

Item #3 was a request to remove an existing wood deck on the south side of the building and replace it with concrete paving at the level of the existing concrete porch on the building. Dan Gazda asked what was under the existing wood deck. Mr. Routt stated the grease trap was under the deck and the deck would be at the height of lids of the grease trap. Merriam Walker asked how the grease trap would be maintained, and Mr. Routt said it would be accessed from Liberty Street. Merriam Walker asked how soon he would like to begin as soon as possible.

Dan Gazda moved to approve the removal of the deck and replacement with concrete. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #4 was to extend the front porch roof over the existing wood deck. Mr. McCorquodale noted that for clarification the porch roof would also require building permits that show compliance with

the 2018 International Building Code if approved. The action before the Commission tonight was the approval of the concept of the roof, not the permit to build the roof. Mr. McCorquodale continued by stating staff's recommendation to deny the request was based on the city ordinance requiring front façade setbacks to match adjacent buildings in downtown and the proposed roof did not align with the First State Bank building next door. Mr. Routt explained he would like to replace the existing shade sail cover with a solid roof. Bill Simpson noted the new roof would extend about 6-8 feet beyond the bank building. Mr. Routt noted the other buildings in downtown that extended to the front property line and the request was to extend the patio approximately 30 inches and also extend a new roof over the entire front porch. Dan moved to table the roof approval pending additional drawings submitted to better illustrate the project. Merriam Walker seconded the motion, which carried unanimously (3-0). The Commission then addressed the front porch extension and noted the agenda packet didn't explicitly mention the porch extension but the applicant's request did. Dan Gazda moved to approve the front porch to the bollards approximately 30 inches. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #5 was related to requested a new patio roof over the south patio of the property. Dan Gazda moved to table the roof request pending additional drawing submitted to better illustrate the project. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #6 was related to a request to extend the adjacent side wood fence approximately 8-ft toward the front of the property. A side discussion between the applicant, the Commission, and adjacent property owners occurred that was not relevant to the agenda items. Following that, the Commission returned to the fence discussion. Mr. McCorquodale explained the details of the proposed fence. Merriam noted the fence was a proposed 8-foot height to match the existing fence on 504 Caroline Street. Dan Gazda confirmed the fence would have a 36-inch gate and would be stained to match the adjacent fence. The applicant confirmed. Dan Gazda moved to approve the fence to match 504 Caroline as presented. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #7 related to a requested 4-ft wrought iron-style fence on the southeast corner of the property around the patio on the south side of the building. The applicant noted it would connect to the proposed wood fence and enclose the patio. Dan Gazda asked if the applicant had considered matching the picket fence at 504 Caroline Street. Mr. Routt said he had and had settled on the iron fence. The Commission noted that while there were several examples of wrought iron in the historic district there were not any in the immediate area. The Commission suggested extending the same style of front porch railing as the fence. The applicant stated he would agree to that. Dan

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit to place a temporary construction/sales trailer on a residential lot located at 235 South Rose Marie Lane in the Hills of Town Creek Section 5 Subdivision.

Discussion

The builder has submitted a request to place a temporary construction/sales trailer on one of their vacant residential lots. This trailer is intended to be used for at least one year or until their model homes are completed and their sales staff can occupy them. The trailer will serve as a base for construction and sales operations. It will provide a work area for staff and a point of contact for potential buyers during the construction phase of the model homes.

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

- Although the trailer is temporary, it may cause an impact on the residential character/feel of the neighborhood.
- The trailer may alter the visual landscape of the neighborhood, potentially affecting the appeal and perceived value of nearby properties.
- Traffic, noise, and lighting associated with construction activities and sales operations could affect the peace and livability of the neighborhood.
- Residents may have concerns about the temporary use, especially if it extends beyond the anticipated timeframe. It's important to establish a clear timeframe.

While the temporary construction/sales trailer serves a practical purpose for the builder, it's important to consider the possible impacts. Steps should be considered to minimize any adverse effects and to ensure that the temporary use fits with the goals of the community.

Code References:

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

Sec. 98-27. Special use permits.

Recommendation

Staff recommends approval of the proposed temporary construction/sales trailer, subject to the following conditions:

1. Appropriate building and trade permits must be approved and issued prior to the commencement of any work.
2. The expiration of this special use permit, established by the Planning and Zoning Commission or City Council, must be adhered to. Upon expiration, the trailer must be disconnected, utilities properly capped, and the trailer removed. The vacant lot must be cleared free of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

permits@ci.montgomery.tx.us

RESIDENTIAL BUILDING PERMIT APPLICATION

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

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 235 SOUTH ROSE MARIE LANE TEMPORARY TRAILER PLACEMENT

Legal Property Description: THE HILLS OF TOWN CREEK Lot: 02 Block: 01 Section: 05

Property Owner: K. Hovnanian of Houston II, LLC Phone: 713-460-0264 Email: vohare@khov.com

Property Owner Mailing Address: 13111 Northwest Freeway; Suite 200; Houston, TX 77040

Contractor: K. Hovnanian of Houston II, LLC Company Email: vohare@khov.com

Company Address: 13111 Northwest Freeway; Suite 200; Houston, TX 77040

Field Supervisor Name: Matt Mueller Email: mmueller@khov.com

Cell Phone: 281-652-6546 TEMPORARY TRAILER PLACEMENT

Construction Type(s): ☒ New ☐ Addition

☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: 517

☒ Proof of Ownership / Deed Attached

Gross Min sf	Gross Max sf	Permit Fee
<	1,000	\$770.00
1,000	1,499	\$1,084.00
1,500	1,999	\$1,369.00
2,000	2,499	\$1,624.00
2,500	2,999	\$1,849.00
3,000	3,499	\$2,044.00
3,500	3,999	\$2,209.00
4,000	4,499	\$2,344.00
4,500	4,999	\$2,450.00

5,000	5,499	\$2,607.00
5,500	5,999	\$2,750.00
6,000	6,499	\$2,877.00
6,500	6,999	\$2,990.00
7,000	7,499	\$3,087.00
7,500	7,999	\$3,170.00
8,000	8,499	\$3,237.00
8,500	8,999	\$3,290.00
9,000	9,999	\$3,500.00
>	10,000	\$3,800.00+

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

Applicant Signature: Veronica O'Hare Printed Name: Veronica O'Hare - Agent for Owner Date: 4/16/2025

OFFICE USE ONLY

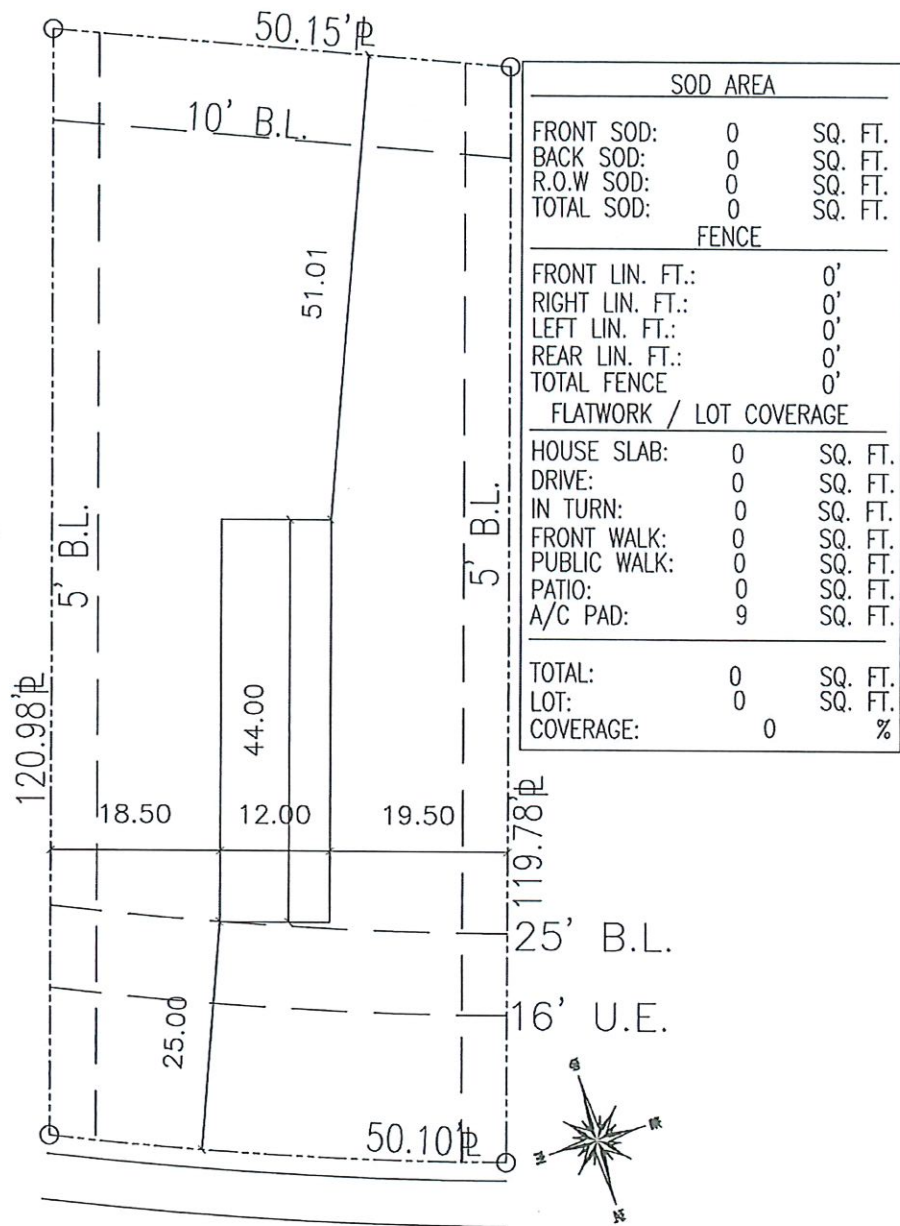
☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

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

Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



235 SOUTH ROSE MARIE LANE

ALL STRUCTURAL OPTIONS MAY NOT BE LISTED ON THE PLOT PLAN.
PLEASE REFER TO THE SELECTION SHEET FOR ALL OPTIONS.



ADDRESS
235 SOUTH ROSE MARIE LANE

01/08/25

JOB NO.
234780002(002)

DATE
2/17/2025

SUBDIVISION
THE HILLS OF TOWN CREEK

PLAN NO.
TRAILER

GARAGE

D.B.
PRD

C.B.
PRD

SCALE
1/16"=1'-0"

LOT
2

BLOCK
1

SECT.
5

The information contained in this plot plan is subject to reasonable construction tolerances and is subject to change without notice. Notwithstanding, K. Hovnanian Homes will comply with all building codes and easements applicable to this subdivision and address

DRAWING INDEX

SHEET 1 SPECIFICATIONS AND CONDITIONS
SHEET 2 FLOOR PLAN, FLOOR PLAN LEGEND
SHEET 3 ELEVATIONS
SHEET 4 ELECTRICAL PLAN, ELECTRICAL LEGEND,
ELECTRICAL CALLS AND ELECTRICAL NOTES,
HVAC PLAN AND PLUMBING SCHEMATICS
SHEET 5 REFLECTED CEILING PLAN, SUGGESTED
BLOCKING PLAN AND PLUMBING SCHEMATICS
SHEET 6 BUILDING CROSS-SECTION

DEALER:
MOBILE MODULAR MANAGEMENT
PROJECT:
STOCK 12X44 DOUBLE OFFICE
12 X 48 (44)
XX-XXX

FRAME / CHASSIS:

Frame Type Outpost
Quantity 1 (1x4)
Size 12x412
Type Outpost and crossmember @ 48 in. O.C. main beams to be 89 10 in. O.C.
Beam Size 12 in. x 4 in.
Adhes Out 6000 rated with (2) breaks (2) bag
High Detachable underlayment
Trest 6x4x5 14 plywood

FLOOR CONSTRUCTION:

Floor Jank 2x4 #2 DVP equal or better
Joist 16 in. O.C.
Floor Single layer 3/4 in. T&G Durock floor plywood.
Insulation R-30 unfaced fiberglass batt (24 layers of R-15)
Bottom Moisture or equal

Floor Covering Type 1:

517 SF 16 in. commercial grade tile, NO CHECKERBOARD OR OFF SET,
Color to be (SEE SCHEDULE)

Additional Floor Items Included in Quoted Price:

Item 1 All floor perimeter rails to be precision braced Number and further more set FF at ALL perimeter rails 12 in. up from bottom of the perimeter rail.

EXTERIOR WALL CONSTRUCTION:

Roofing 2x12 DVP equal or better @ 16 in. O.C. w/ double 2x12 DVP equal or better top plate and single 2x12 DVP or better bottom plate, (3-2x6 header with (2) 10 in. rim joist at all exterior opening unless otherwise noted)
Insulation 38 in. COT plywood at eave/ends ONLY
Siding R-13 Kraft back fiberglass batt and R-5 Poly IsoG.
7/16 in. LP Extruded polystyrene sheathing with house wrap underlayment.
Siding body color (SCHEDULE WALLS MATCH TO WALL - CAMEL)
6 in. (4x) corner trim color (SCHEDULE WALLS MATCH TO WALL - CAMEL)
4 in. (4x) door trim color (SCHEDULE WALLS MATCH TO WALL - OFFROAD)
8 in. (4x) bottom horizontal trim color (SCHEDULE WALLS MATCH TO WALL - OFFROAD)
4 in. (4x) immediate horizontal trim color (SCHEDULE WALLS MATCH TO WALL - CAMEL)
8 in. (4x) top horizontal trim color (SCHEDULE WALLS MATCH TO WALL - OFFROAD)

Wall Covering 16 in. vinyl covered gypsum wrapped battens. Color to be (HAMPTON GRAY)
Siding Height See exterior section for heights
Siding NONE

Additional Exterior Wall Items Included in Quoted Price:

Item 1 HVAC trim w/7x7 Galvanized flashing.
Item 2 R5 Poly IsoG to be installed on inside of wall below VCG.

INTERIOR WALL CONSTRUCTION:

Roofing 2x12 DVP equal or better @ 16 in. O.C. w/ double 2x12 DVP equal or better top plate and single 2x12 DVP or better bottom plate
Overall Height 7'10" (Exterior plumbing wall and sheathing)
Insulation NONE
Wall Covering 1 16 in. vinyl covered gypsum wrapped battens. Color to be (HAMPTON GRAY)
Wall Covering 2 Standard White FRP panels over 1/2 in. MR Board @ Restroom
Ceiling Height 4 ft.
Ceiling Type 4 in. vinyl covered. Color to be (SCHEDULE CEILING)
Trim Package Inside and outside corners to be 3 in. round batten. Top and window trim to be 1 1/2 in. batten. Color to be (HAMPTON GRAY)

Additional Interior Wall Items Included in Quoted Price:

Item 1 Interior sheetrock to extend to rafters with 3/8 in. COT plywood on one side of the wall she floor plan for location of interior sheetrock.
Item 2 Interior sheetrock to extend to double floor joists with 1/2 inch sheetrock per stud bay and fastened to double batten with 16d nails at 6 in. o.c.
Item 3 Interior sheetrock - fasten to double floor joists. Fasten to double batten and install Simpson HTTS 1/8 dia. bolt and 3/4 plate as shown on detail 2 sheet 2.

ROOF CONSTRUCTION:

Roof Type Single slope roof sloping away from exterior doors
Roofing 2x12 DVP equal or better (DUALY BLOCKED)
Siding 16 in. O.C.
Ceiling 517 SF 24 in. x 4 ft. Standard T-Gird @ 7'-10" (Joists over rafters) (Fiberglass #2015) installed in factory
Insulation R-40D unfaced fiberglass batt with support railing
Sheathing 7/16 in. GSB with Multiple "YR" adhesive Class C1
Roofing 45 ml white on black EPDM 3 year aged Solar reflective index 77

EXTERIOR/INTERIOR DOORS: (SEE DOOR SCHEDULE)

WINDOWS: (SEE WINDOW SCHEDULE)

ELECTRICAL:

Type	Qty	Note	Description
Blind Service	1		120/240V 60 HZ, single phase
Blind Panel	1	125 amp	1 PH w/125 main breaker, Exterior mount NEMA 3R (Brand Outer Hammer) (Mounted 20 in. AFF)
Blind Raceway	1		E&T, 1/2 in. wall conduit with separate green ground and neutrals
Light	2		8 watt LED exterior with photocell
Light	1	(240 Lumens)	24 in. LED flat panel recessed lay-in
Light	4	(5000 Lumens)	48 in. LED flat panel recessed lay-in
Receptacle	1		20A/125V GFI W/ reset exterior receptacle with weatherproof plastic 1/2 in. box cover
Receptacle	13		20A/125V duplex
Receptacle	1		20A/125V GFI protected
Receptacle	4		20A/125V GFI protected W/ reset heat tape receptacle below unit with weatherproof cover
Phone Comm.	1	34 in.	Single gang box stubbed above ceiling with EMT conduit
Box	1	(Box with letter J)	Empty 1/2 in. blank cover above 7'4 in. T&G to panel for future use
Switches	3		Wall vacancy sensor switch at door (Automatic SOS-DOV) (3-Door factory set to manual on - auto off)
Occupancy Sensor	1		Ceiling mounted occupancy sensor (plug and G) 305 IV B2 50 power 185A
Device Color	1		Color to be (GUY)

PLUMBING:

Type	Qty	Note	Description
Supply	1		Type L hard copper
DWV System	1		Poly vinyl chloride schedule 40
Water Closet	1		Handicap elongated tank type with shut off valve
Lavatory	1		13 in. x 17 in. white vitreous wall hung with ADA handles and shut off valve
Water Heater	1	M-20L	Instant Hot (Electric - 240V) with a 170 Lbs rated tempering valve with access panel
Paper Holder	1		Single roll chrome wall mount
Grab Bar	1		6 ft x 1 in
Mirror	1		13 in. x 36 in. with dips
Floor Drain	1	Size = 2 in.	Floor drain with trap guard

HVAC:

Type	Qty	Note	Description
HVAC Unit Type	1	24x36 Top cooling with 15kW electric	End mount unit (Exterior condenser to below bottom trim). Color to be (HIDE)
T-Stat	1	(TH4113)/2000	Programmable T-Stat (Honeywell 4000 series)
Exhaust Fan	1	112 CFM	Ceiling mounted
Heat Duct	1	11x9 and 11x9	Fold faced fiberglass 1-1/2 in. thick (146 ft)
Supply Duct	1	SS-3	First 4 ft. to be metal with insulation wrap
Controls	1		24 in. x 24 in. Army Army adjustable damper
R/R Grids	4		24 in. x 24 in. Perforated lay-in
Duct System	1		Plenum walls with fully ducted supply and return air
HVAC Raising	1		2x2 galvanized or aluminum flashing above HVAC unit (putty top on lap side edge and slope leading HVAC unit)

CABINETS: NONE

MANUFACTURER:

INDOCOM BUILDINGS INC.
721 N. BUCKINGHAM BLVD.
BURLINGTON, TX 76008
PH: 817-445-2113 FAX: 817-445-2121

DESIGN CRITERIA / LOADS:

NO OF MODULES 1
BUILDING SQ. FT. 157
TYPE OF CONSTRUCTION 1/8
OCCUPANCY USE GROUP 8
OCCUPANCY LOAD 8
FLOOR LIVE LOAD 50 psf (5000 lb concentrated)
ROOF DEAD LOAD 45 psf
ROOF LIVE LOAD 20 psf
ROOF DEAD LOAD 13 psf
WIND LOAD 152 MPH (1400 EXH. C)
170 MPH (1400 EXH. C)
OCCUPANCY PRECIP. CAT. 1
SPE. CLASS 1
SEISMIC DESIGN CATEGORY C
SEISMIC 14
SEISMIC 11
PERMISSIBLE GAS TYPE A-1

NAME AND DATE OF CODES:

TX: 2015 IBC, 2015 IRC, 2015 IECC, 2015 IECC, 2014 NEC
AND 2012 T&E

SPECIAL CONDITIONS AND OR LIMITATIONS:

THESE DRAWINGS REMAIN THE PROPERTY OF INDOCOM BUILDINGS INC. AND ARE NOT TO BE USED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

NOT INCLUDED IN SCOPE OF WORK:

1. PORCHES, STEPS, AND RAMPS TO BE SUPPLIED AND INSTALLED BY OTHERS IN ACCORDANCE WITH THE IBC.
2. PORTABLE FIRE EXTINGUISHERS TO BE SUPPLIED AND INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH SECTION 904 OF THE IBC.
3. ACCESSIBLE DRINKING FOUNTAIN TO BE PROVIDED ON SITE BY OWNER LOCATED WITHIN 50 FEET ON AN ACCESSIBLE ROUTE.
4. THE BUILDING OWNER IS RESPONSIBLE FOR THE DEVELOPMENT AND DESIGN OF ALL SITE REQUIRED ACCESSIBILITY ELEMENTS. THESE ELEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS DESIGN. SUBMITTALS ARE REQUIRED BY OWNER THROUGH THEIR DESIGN PROFESSIONAL IN ACCORDANCE WITH THE TEXAS ARCHITECTURAL BARBERS ACT 10.

TEXAS DEPT. OF LICENSING AND REGULATIONS
ARCHITECTURAL BARBERS SECTION
P.O. BOX 10117, AUSTIN, TX 78711

IDENTIFICATION:

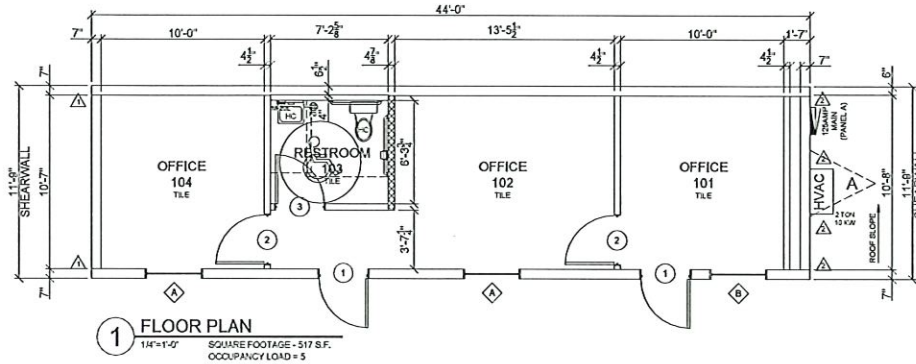
NOTE: DATA PLATE, PRELIMINARY AND ALL STATE DECALS (EXCEPTED TO BE LOCATED ON PANEL, BOX DOOR OR SHALL BE PLACED ON THE INTERIOR SIDE OF THE EXTERIOR WALL @ THE BOTTOM END AND IN THE T&G LOCATION. THIS DECAL TO BE LOCATED ON THE INTERIOR END OF THE WALL AS SHOWN.

NOTES:

1. SITE PLAN NOT AVAILABLE AT THIS TIME. BUILDING DESIGNED TO MAINTAIN MINIMUM CLEARANCE DISTANCE GREATER THAN 18 FT. IN ACCORDANCE WITH THE IBC. 3 DOOR CLOSURES SHALL COMPLY WITH THE REQUIREMENTS IN THE IBC 404.2.1 AND 404.2.2 FOR CLOSING PRESSURE AND OPENING FORCE.

IECC REQUIREMENTS:

BUILDING TYPE: FOR BUILDING, RAIN-UP
FUTURE TYPES: 10-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-12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SHEAR WALL HOLD DOWNS
2. CENTER TRAPS WITH 2/3" P-TRAP PIPES AT EACH END.

SHEAR WALL HOLD DOWNS
2. CENTER TRAPS WITH 2/3" P-TRAP PIPES AT EACH END.

WINDOWS:

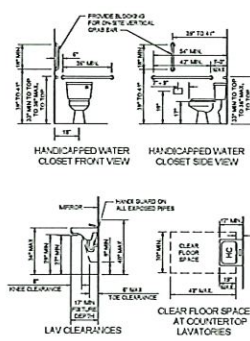
Qty	NO.	Type	Glazing	Size	Rough Opening	U-Factor	SHGC	Min-Blind	Notes
2	A	WHL VERTICAL SLIDER WITH 28 IN. BADA (PAINTED GR 225, COLOR TO BE ASSESS)	CLEAR, DUAL GLAZED, LOW-E	42"X57"	49 1/4"X10 1/4"	.31	.24	NONE	TOP OF WINDOW AT 4'-4" AFF, VINYL COVERED PANELING ABOVE WINDOW, PAINTED MINISUTTER ABOVE TOP TRIM AND P-FLASHING TAPE AT ALL EXTERIOR WINDOWS
1	B	WHL VERTICAL SLIDER WITH 28 IN. BADA (PAINTED GR 225, COLOR TO BE ASSESS)	CLEAR, DUAL GLAZED, LOW-E AND THERMALLY	42"X57"	49 1/4"X10 1/4"	.31	.24	NONE	TOP OF WINDOW AT 4'-4" AFF, VINYL COVERED PANELING ABOVE WINDOW, PAINTED MINISUTTER ABOVE TOP TRIM AND P-FLASHING TAPE AT ALL EXTERIOR WINDOWS

DOORS:

Qty	NO.	Type	Jamb	Glazing	Wall Thickness	Size	Rough Opening	U-Factor	Color	Closer	Hardware	Keying	Notes
2	1	TELESTAR PRO INSULATED 20 GA.	13 GA.	13/16" THERMOPLASTIC VINYL (INSULATED GLASS BY OTHERS)	7"	36 x 80	37 1/4"X81"	.8	COLOR TO BE (7700A BRONZE)	HYPHALL CLOSER (10541)	SPACOLE ACTION LEVER DECELYT GROUND TELL BRAND, GRADE 2 (LOCK/STAY)	ALUM.	PAINTED MINISUTTER INSTALLED ABOVE TOP TRIM WITH MAXIMUM DETAILS
2	2	LEGACY ALUMINUM PREFABRICATED HOLLOW CORE	WITH BROWNTONE METAL JAMB	NONE	4 1/2"	36 x 80	37 1/4"X81"	N/A	N/A	NONE	PASSAGE LEVER, TELL BRAND, GRADE 2 (LOCK/STAY)		FLOOR MOUNT STOPS
1	3	LEGACY ALUMINUM PREFABRICATED HOLLOW CORE	WITH BROWNTONE METAL JAMB	NONE	4 1/2"	36 x 80	37 1/4"X81"	N/A	N/A	NONE	PRIVACY LEVER, TELL BRAND, GRADE 2 (LOCK/STAY)		FLOOR MOUNT STOPS

FASTENING SCHEDULE		TYPE	FASTENERS
FLOOR DECKING	EXTERIOR WALLS	1" X 12" SPLY. FLOOR PLYWOOD	1" X 12" SPLY. FLOOR PLYWOOD 2" BROWNTONE GLUE ADHESIVE 8" O.C. AT PANEL EDGE AND 6" O.C. AT INTERMEDIATE SPLICERS
	INTERIOR WALLS	NO PLYWOOD	NONE
ROOF DECKING	EXTERIOR WALLS	3" X 12" SPLY. FLOOR PLYWOOD	3" X 12" SPLY. FLOOR PLYWOOD 2" BROWNTONE GLUE ADHESIVE 8" O.C. AT PANEL EDGE AND 6" O.C. AT INTERMEDIATE SPLICERS
	INTERIOR WALLS	NO PLYWOOD	NONE
ROOF DECKING	EXTERIOR WALLS	3" X 12" SPLY. FLOOR PLYWOOD	3" X 12" SPLY. FLOOR PLYWOOD 2" BROWNTONE GLUE ADHESIVE 8" O.C. AT PANEL EDGE AND 6" O.C. AT INTERMEDIATE SPLICERS
	INTERIOR WALLS	NO PLYWOOD	NONE
ROOF DECKING	EXTERIOR WALLS	3" X 12" SPLY. FLOOR PLYWOOD	3" X 12" SPLY. FLOOR PLYWOOD 2" BROWNTONE GLUE ADHESIVE 8" O.C. AT PANEL EDGE AND 6" O.C. AT INTERMEDIATE SPLICERS
	INTERIOR WALLS	NO PLYWOOD	NONE

FLOOR PLAN LEGEND	
	HANDICAP ELEVATED TANK TYPE WATER CLOSET WITH OPEN FRONT SEAT
	36" GRAB BAR
	42" GRAB BAR
	TOILET PAPER DISPENSER
	LAVATORY 18" X 12" WHITE VITREOUS WALL P-NO WITH ADA HANDLES WITH SHUT-OFF VALVES
	FLOOR DRAIN WITH TRAP GUARD
	INSTA-HOT ELECTRIC WATER HEATER WITH A 170 LEAD-AND THERMIST VALVE AND ACCESS PANEL
	INDICATES INTERIOR SHEARWALL TO BOTTOM OF RAFTERS



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DEALER: MOBILE MODULAR MANAGEMENT

PROJECT: STOCK 12X44 DOUBLE OFFICE

PROJECT #: XX-XXX

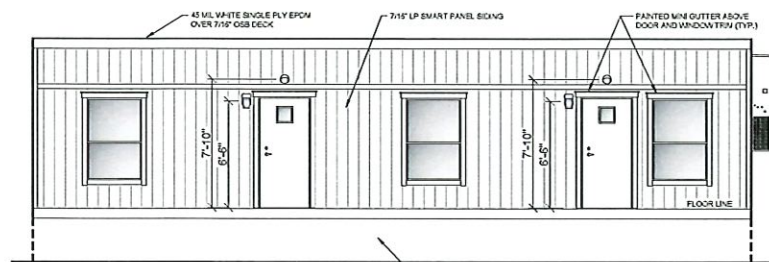
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SERIAL NUMBERS: ---

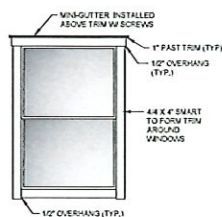
DRAWN BY: JGM

PLOT DATE: 10/11/2022

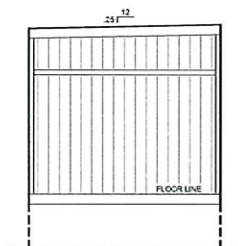
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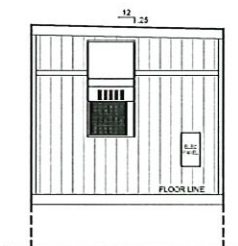
1 FRONT ELEVATION
1/4"=1'-0"



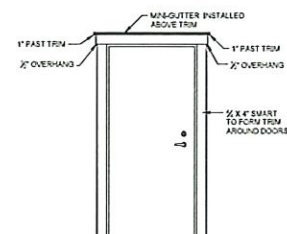
- INSTALLATION NOTES:
1) PUTTY TAPE TO BE APPLIED TO THE DOOR'S INSTALLATION FLANGE PRIOR TO MOUNTING AND FASTENING.
2) CAULK ABOVE TOP TRIM BEFORE INSTALLING Drip RAIL.
3) APPLY PUTTY TAPE UNDER MINI-GUTTER BEFORE INSTALLING.
4) SEAL ALL AROUND MINI-GUTTER WITH CAULK.



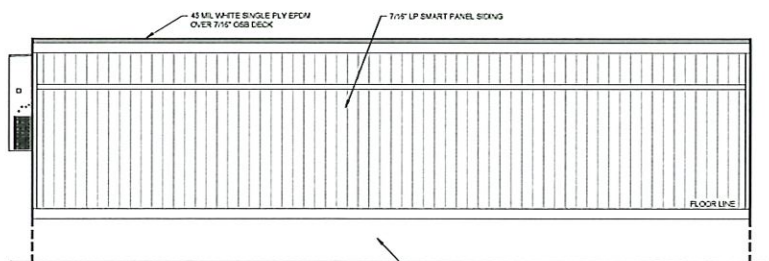
2 LEFT ELEVATION
1/4"=1'-0"



3 RIGHT ELEVATION
1/4"=1'-0"



- INSTALLATION NOTES:
1) PUTTY TAPE TO BE APPLIED TO THE DOOR'S INSTALLATION FLANGE PRIOR TO MOUNTING AND FASTENING.
2) CAULK ABOVE TOP TRIM BEFORE INSTALLING Drip RAIL.
3) APPLY PUTTY TAPE UNDER MINI-GUTTER BEFORE INSTALLING.
4) SEAL ALL AROUND MINI-GUTTER WITH CAULK.



4 REAR ELEVATION
1/4"=1'-0"



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ANYWAY WITHOUT WRITTEN
PERMISSION

DEALER:
MOBILE MODULAR
MANAGEMENT

PROJECT:
STOCK 12X44 DOUBLE
OFFICE

PROJECT #: XX-XXX

STATES:
TX

SERIAL NUMBERS:
—

DRAWN BY:
JGM

PLOT DATE:
10/11/2022

REV # / DATE:
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ROGER DE CHAVEZ, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
5331 W. MADISON AVE.
PHOENIX, AZ 85045
(602) 447-6460

SHEET:

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OF
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USC AND USMC T-1000S						
FACILITY		TYPE		ASIAN PACIFIC JAPAN JMS		
WS	Description	Count	Value	Count	Description	WS
1	1000 Breaker	2	0			
11	1000 Breaker	2	0			
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ELECTRICAL CALCULATION

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274,000 VA = 250 kVA

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ELEC LEGEND

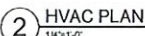
	300 LED (400 LUMENS) DIFFUSE 4000 K LIGHT FIXTURE (20 WATT WATTAGE = 30)
	224 LED (2000 LUMENS) FLAT PLATE, 1600 K LIGHT FIXTURE (20 WATT WATTAGE = 40)
	1-WATT LED, INTERIOR LIGHT WITH PHOTOCELL WATTAGE = 50
	LIGHT SWITCH = 40 AMP
	OCCUPANCY OR VACANCY SENSOR SWITCH = 40 AMP
	DISCONNECT SWITCH WITH 20 AMP CIRCUIT BREAKER
	CEILING OCCUPANCY SENSORS WITH POWER FAULT-MONIT- ORING OF CIRCUIT
	CEILING MOUNTED EXHAUST FAN
	ELECTRICAL PANEL, BOILER PLANS AND PANEL SCHEDULES APPLIED
	20x15x3, DUPLEX RECEPTACLE = 15 AMP
	20x15x3, GFCI W/ RATED EIGHT CIRCUIT AMP, 120V, 1-POLE RECEPTACLE WITH GROUND EXTRA OUTLET COVER = 15 AMP
	20x15x3, GFCI PROTECTED DUPLEX RECEPTACLE
	20x15x3, GFCI PROTECTED 120V 15A RECEPTACLE E80M120V 15A WITH GROUND EXTRA OUTLET COVER
	120V 15A 1P30A RECEPTACLE STUBBED ABOVE, 1500 FOR GFCI DATA JACK BY THE MANUFACTURER = 15 AMP
	PROGRAMMABLE THERMOSTAT MOUNTED = 1500 TO CENTER
	EMPTY 1500A WITH BLANK COVER MOUNTED 1500 WITH 15 AMP RECEPTACLE TO PANEL FOR FUTURE

NOTE:

1. ALL OFF DIMENSIONS ARE TO THE BOTTOM OF THE DEVICE BOX UNLESS NOTED TO CENTER.
2. BLANK COVERS SHALL BE ADDED TO ANY A-BOX THAT IS FOR FUTURE USE.

HVAC LEGEND	
	BAO HVAC UNIT WITH ELECTRIC HEAT STRIP (SEE HVAC PLAN FOR SIZES)
	FLEX DUCT
	24 X 24 4-WAY LAY-IN DIFFUSER WITH R-42 RADIAL DAMPER
	24 X 24 PERFORATED LAY-IN R/A GRILLE

NOTE: ALL MECHANICAL VENTS (EXHAUST FAN) MUST TERMINATE MIN. 10 FEET HORIZONTALLY AWAY FROM ANY AIR INTAKE OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING. EXHAUST FAN SHALL TERMINATE THROUGH ROOF UNLESS OTHERWISE NOTED.



Texas Industrialized
Building Code Council
IBC ☒ IRC ☐
Approval Date:
11-8-22
APPROVED
IFC CORPORATION
MORA 7

MECHANICAL VENTILATION		
$V_{10} = P_1 + P_2 + P_3 + P_4$		
AREA (A)		512 SF.
OCCUPANCY LOAD (P)		5
OUTDOOR AIR REQUIRED (P ₁)	0.15 CFM X 5 (P)	28 CFM
AREA OUTDOOR AIRFLOW RATE (P ₂)	0.28 X (A)	21 CFM
TOTAL FRESH AIR (P ₁ + P ₂)		57 CFM
APPROX. CFM AVAILABLE		803 CFM
FRESH AIR TAKE UP	57 / 803	7%

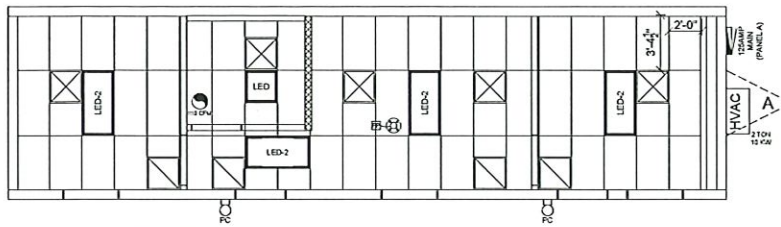
STANDARD WITH BARD UNIT IS A BAROMETRIC DAMPER WHICH PROVIDES UP TO 25% OF OUTDOOR FRESH AIR. CRV REPLACES THE BAROMETRIC DAMPER AND THE CRV PROVIDES UP TO 15% OF OUTDOOR FRESH AIR.

"MECHANICAL VENTILATION SHALL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH TABLE 403.3 OF THE IBC CODE OR NATURAL VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 402.4 OF THE IBC CODE."

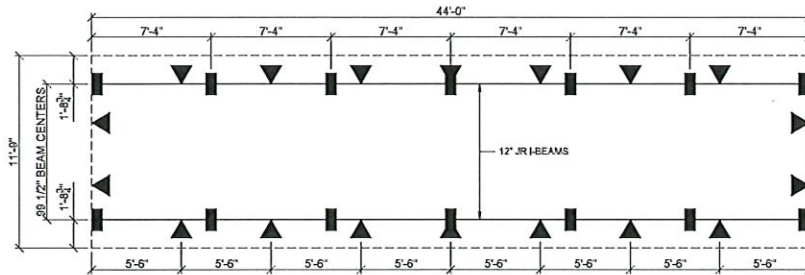
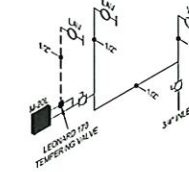
ROGER DE CHAVEZ, P.E.
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PHOENIX, AZ 85043
(602) 447-6460

SHEET:

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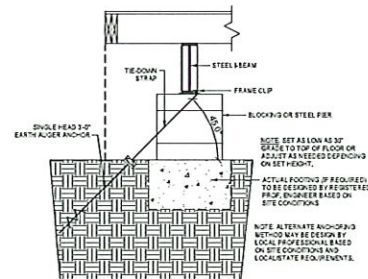
1 REFLECTED CEILING PLAN
1/4"=1'-0"



2 SUGGESTED BLOCKING PLAN
1/4"=1'-0"

- INDICATES SUGGESTED MAXIMUM BEAM BLOCKING SPACING - PIERIS AND FOOTINGS DESIGNED BY LOCAL PROFESSIONAL IN ACCORD WITH ALL LOCAL AND STATE REQUIREMENTS BASED ON SITE CONDITIONS.
- ▲ INDICATES REQUIRED FRAME-TIE GROUND ANCHOR (MIN. 4725 LBS. HOLDING STRENGTH) LOCATION FOR ALL WIND LOADS - NOTE: ALTERNATE ANCHORING DESIGN MAY BE MADE BY REGISTERED PROFESSIONAL ENGINEER.

- LEGEND:
- SHUT-OFF VALVE AT EACH FITTURE
- SHUT-OFF VALVE
- SIZING BASED ON TABLE E301.1 PRESSURE RANGE 40 TO 49 PSI AND MAXIMUM DEVELOPED LENGTH OF 20 FT.
- NOTES:
1. ALL PLUMBING VENTS MUST TERMINATE MIN. 10 FEET HORIZONTALLY AWAY FROM ANY AIR INTAKE OPENING UNLESS IT IS AT LEAST 3 FEET ABOVE THE TOP OF SUCH OPENING.
 2. LEADING TO AND FROM TEMPERING VALVES ARE ASSESS TO COMPLIANT.
 3. ALL BUT TANKLESS WATER HEATERS ARE FACTORY SET @ 110°.
 4. ALL SUPPLY PIPES ARE INSTALLED IN THE FLOOR UNLESS OTHERWISE NOTED. ANY SUPPLY PIPES UNDER THE FLOOR SHALL BE INSULATED ON-SITE BY OTHERS PER IECC SECTION C404.4.
 5. ALL SUPPLY PIPES RAN OVER-HEAD SHALL BE INSULATED. HOT WATER TEMPERED PIPES UP TO 1 1/2" DIA. WITH 1" MIN. THICK INSULATION AND COLD WATER PIPES UP TO 1 1/2" DIA. WITH 1/2" MIN. THICK INSULATION.



3 SUGGESTED ANCHORING METHOD
3/4"=1'-0"



THESE DRAWINGS REMAIN THE PROPERTY OF INDICOM BUILDINGS INC. AND ARE NOT TO BE USED IN ANYWAY WITHOUT WRITTEN PERMISSION.

DEALER: MOBILE MODULAR MANAGEMENT

PROJECT: STOCK 12X44 DOUBLE OFFICE

PROJECT #: XX-XXX

STATES: TX

SERIAL NUMBERS: —

DRAWN BY: JGM

PLOT DATE: 10/11/2022

REV # / DATE: —

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SHEET: 5

OF 6

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1 TOP TRIM DETAIL AT SIDEWALL
NTS

2 TOP TRIM DETAIL AT ENDWALL

3 INTERMEDIATE HORIZONTAL
NTS TRIM DETAIL AT SIDEWALL

4 INTERMEDIATE HORIZONTAL
NTS TRIM DETAIL AT ENDWALL

6 BOTTOM TRIM DETAIL
NTS AT SIDEWALL

7 BOTTOM TRIM DETAIL
NTS AT ENDWALL

5 BUILDING CROSS SECTION
36"=1'-0"

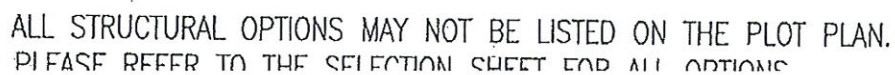
8 FLASHING DETAIL AT PERIMETER RAILS
NTS



ROGER DE CHAVEZ, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
5301 W. MADISON AVE.
PHOENIX, AZ. 85043
(602) 447-6460

SHEET:

6
OF
6





Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Discussion of the Villages of Montgomery (Dev. No. 2502) development status and next steps.

Recommendation

No action is required. Discussion only.

Discussion

This agenda item includes information from the new developer of the Villages of Montgomery development (Parkside Capital) including:

- A Draft Memorandum of Understanding (“MOU”) (Not reviewed by City Staff)
- Latest Land Plan
- Variance Request

As a reminder, City Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented to the Planning and Zoning Commission on October 1, 2024. This development was previously funded by Gracepoint Homes.

Approved By

City Staff	Ruby Beaven	Date: 4/29/2025
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April 30, 2025

City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Development Update and MOU
Villages of Montgomery (Dev. No. 2502)
City of Montgomery

Dear Commissioners:

We were recently notified that Parkside Capital, the Developer of Villages of Montgomery, on their interest to continue with the development of the 51-ac single family and commercial development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. This development was previously being funded by Devpoint, LLC.

As outlined in the feasibility study, the development would require public utility extensions to be funded by the developer. The developer intends to request variances to the following. These will be submitted separately.

- Minimum Lot Area: Requesting 4,950 sf from 9,000sf requirement
- Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement
- Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement
- Minimum Front Setback: Requesting 10' front setback from 25' requirement

There is no action being requested at this meeting. The intent of this agenda item is to obtain feedback on the proposed development and draft MOU in order for City staff to prepare an updated MOU for Council and Developer approval.

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO To Council Villages of Montgomery Development Update.docx.

Enclosures: Draft MOU
Variance Application
Current Land Plan
Project Rendering



Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Ms. Corinne Tilley– City of Montgomery, Code Enforcement Officer & Planning &
Development Administrator
Chief Anthony Solomon – City of Montgomery, Interim City Administrator & Chief of Police
Ms. Ruby Beaven – City of Montgomery, Interim City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on _____ (herein referred to as the “Effective Date”) by and between:

Brett Walker, President & Managing Member, Parkside Capital, Manager of Parkside Montgomery 51, LLC, 3003 W Alabama, Houston, Texas 77098 (herein referred to as “Party”); and the

City of Montgomery, City Council, by affirmative vote for motion to accept this Memorandum of Understanding and authorize the Mayor, Sara Countryman, to sign same, 101 Old Plantersville Road, Montgomery, Texas 77316 (herein referred to as the “City”).

Parties may be referenced individually as “Party” and collectively as “Parties.”

PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party’s individual goals and the collective goals of the partnership.

This MOU is designed to detail the specifics of meeting requirements for development between the Parties to the mutual benefit of the parties and the communities they serve.

DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. It remains in force unless explicitly terminated, in writing, by both parties.

DEFINITIONS

Subject Tract - Approximately 50.3 acres, within the Benjamin Rigsby Survey, Abstract 31, in Montgomery County, Texas.

Feasibility Study – Study prepared by the City Engineer, WGA, on serviceability of Subject Tract by the City. The study is dated September 2024 and was presented and approved by City Council at the September 10th, 2024 Council meeting.

ROLES AND RESPONSIBILITIES

To achieve Parties’ mutual desires, each party agrees to the following roles and responsibilities:

1. The Subject Tract is proposed to have approximately 140+/- single family residential lots, approximately 7.3 acres of commercial property along State Highway 105 that will be for retail and / or professional use,

associated drainage infrastructure, etc. The single-family lots will consist of alley loaded lots being 45'x110' and traditionally front-loaded lots being 50'x100' with an average price point of approximately \$700,000.

2. The City understands the Party will submit the following variance requests:
 - a. Proposed Minimum Lot Size: 4,950 square feet
 - b. Proposed Side Lot Setback: 5 feet
 - c. Proposed Minimum Lot Width: 45 feet
 - d. Proposed Front Setback for Alley Loaded Lots only: 10 feet
3. The City understands and accepts the Subject Development will petition for annexation into an existing Municipal Utility District (MUD), or petition for the creation of a new MUD.
4. Party understands and accepts that certain waterline improvements are required for development of the Subject Tract. The waterline improvements as described in the Feasibility Study will be designed and constructed by the Party at the Parties' expense.
5. Party understands and accepts that certain sewer improvements are required for development of the Subject Tract. The gravity sewer improvements as described in the Feasibility Study will be designed and constructed by the City at the Parties' expense.
6. Party understands and accepts that Shepperd Street will need to be expanded for the proposed lots along Sheperd Street. The roadway improvements will be designed and constructed by the Party at the Parties' expense.
7. Party understands and accepts that an extension of and a connection to College Street will not be proposed as a part of the Subject Development.
8. The City understands the Subject Tract will be proposing private on-site detention, which will ultimately be owned and maintained by the MUD, in accordance with all current local criteria. Once approved, the drainage report addressing the Subject Tract will not expire.

COMMUNICATION BETWEEN PARTIES

The stated purpose and roles and responsibilities of the MOU will likely drive the level of communication necessary for a successful understanding between Parties. Once lines of communication are established, it will be critical for each Party to be diligent in their efforts to communicate with the other Party or parties.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original Parties and their designated representatives.

SIGNATURES

FOR City of Montgomery

Sara Countryman, Mayor

FOR Parkside Capital

Brett Walker, President & Managing Member



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

March 11, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for The Villages of Montgomery

According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75 feet, a minimum lot size of 9,000 square feet, front setback of 25' and side lot setbacks of 10 feet. The proposed development includes approximately 71 single-family residential lots with a minimum lot size of 45 feet by 110 feet with 10' front setbacks and 5-foot side setbacks, designed as alley-loaded lots. Additionally, approximately 65 single-family lots will have a minimum lot size of 50 feet by 100 feet with 5-foot side setbacks and will be garage-loaded.

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

- The proposed development will incorporate both residential and commercial components. Most of the residential homes will feature enhanced streetscapes with landscaping, trees, and other aesthetic elements, as they will be rear-loaded via alleys, eliminating the need for front-facing driveways and garages.
- The developer is dedicating additional developable space to include a boulevard road with landscaped medians, further enhancing the streetscape for alley-loaded homes.
- The boulevard roadway for alley-loaded homes will also prevent on-street parking, ensuring a safer and more aesthetically pleasing neighborhood environment.

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





Variance Request Application

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

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

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

Ordinance wording as stated in Section (98-122):

(a)(1) There shall be a front yard having a depth of not less than 25' from the property line.

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

The request is for a 10' front building line

Signatures

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

Signature: [Signature] Date: 3/12/25

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.

☐ 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>	
--	--



Variance Request Application

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

Item 8.

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

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Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88):
(C) Minimum lot width is 75'

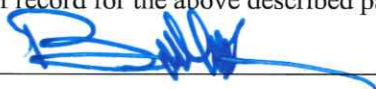
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

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

Signature: _____



Date: _____

3/7/25

Signature: _____

Date: _____

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Date Received

Office Use



Variance Request Application

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

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Applicant is requesting a variance from the following:

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Ordinance wording as stated in Section (98-122):

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

See cover letter

Signatures

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Signature:  Date: 3/7/25

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Variance Request Application

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

Item 8.

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Address: _____
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Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

Ordinance wording as stated in Section (78-88): _____

(e) No building shall be constructed on or moved onto any lots of less than 9,000 square feet

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

See cover letter

Signatures

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

Signature:  Date: 3/7/25

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.

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Date Received

Office Use



LOT SUMMARY

45'x110' (ALLEY LOAD)	69 LOTS	50%
50'x110' (FRONT LOAD)	68 LOTS	50%

TOTAL 137 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic plan for

VILLAGES AT MONTGOMERY

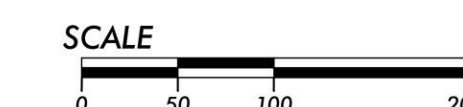
±50.4 ACRES OF LAND

prepared for

GRACEPOINT HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-730A
APRIL 21, 2025



Parkland Row 42' – Abney 4867



Parkland Row 50' – Crowson 4188





Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action on a variance request related to the required minimum lot size, front yard setback and side yard setbacks for The Villages of Montgomery development (Dev. No. 2502).

Recommendation

WGA has no objections to the variance request and recommends the Commission approve the variances as presented.

Discussion

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

The Developer is requesting a variance to the City's code of ordinances Section 98-122 (a) & (b) for lot sizes, building lines and side yard setbacks for 71 single-family residential lots.

Section 98-122 (a)(1): This variance would allow for 10' front yard setbacks from the typical 25' setback.

Section 98-122 (a)(2): This variance would allow for 5' side yard setbacks from the typical 10' setbacks.

Section 98-122(b)(1): The proposed variances would allow for the minimum lot size to be 4,950sf from the typical 9,000sf.

Section 98-122 (b)(2): This variance request is to allow for a minimum 45' lot width from the typical 75' width, and 110' depth from the typical 120' depth.

Approved By

City Staff	Ruby Beaven	Date: 04/29/2025
------------	-------------	------------------



April 30, 2025

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

Re: Variance Request
Villages of Montgomery (Dev. No. 2502)
City of Montgomery

Dear Commissioners:

Parkside Capital (the "Developer") plans to proceed with the Villages of Montgomery. The development will consist of approximately 7.3 acres of commercial and 42.7 acres of single-family development. The Developer is requesting the following variances from the City's Code of Ordinances:

- Section 98-122 (a)(1) Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement.
- Section 98-122 (a)(2) Minimum Front Setback: Requesting 10' front setback from 25' requirement.
- Section 98-122 (b)(1) Minimum Lot Area: Requesting 4,950 sf from 9,000 sf requirement.
- Section 98-122 (b)(2) Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the Developer is proposing more than the minimum required compensating green space for the lot size variance as well as dedicating additional right-of-way for the proposed boulevard. We do not offer any engineering objections to the variances as requested.

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/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO to P&Z Villages of Montgomery Variance Request.docx

Enclosures: Variance Request

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer

Mr. Anthony Solomon – City of Montgomery, Interim City Administrator and Police Chief

Ms. Ruby Beaven – City of Montgomery, City Secretary

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

March 11, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for The Villages of Montgomery

According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75 feet, a minimum lot size of 9,000 square feet, front setback of 25' and side lot setbacks of 10 feet. The proposed development includes approximately 71 single-family residential lots with a minimum lot size of 45 feet by 110 feet with 10' front setbacks and 5-foot side setbacks, designed as alley-loaded lots. Additionally, approximately 65 single-family lots will have a minimum lot size of 50 feet by 100 feet with 5-foot side setbacks and will be garage-loaded.

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

- The proposed development will incorporate both residential and commercial components. Most of the residential homes will feature enhanced streetscapes with landscaping, trees, and other aesthetic elements, as they will be rear-loaded via alleys, eliminating the need for front-facing driveways and garages.
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- The boulevard roadway for alley-loaded homes will also prevent on-street parking, ensuring a safer and more aesthetically pleasing neighborhood environment.

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





Variance Request Application

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

Item 9.

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

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

Ordinance wording as stated in Section (98-122):

(a)(1) There shall be a front yard having a depth of not less than 25' from the property line.

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

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Signatures

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

Signature: [Signature] Date: 3/12/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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Additional Information

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[] All applicable fees and payments.

[] 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.

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



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
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Applicant is requesting a variance from the following:

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Ordinance wording as stated in Section (78-88):
(C) Minimum lot width is 75'

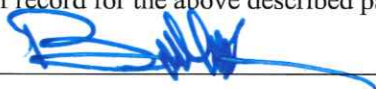
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Date: _____

3/7/25

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101 Old Plantersville Road
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Applicant is requesting a variance from the following:

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Ordinance wording as stated in Section (98-122):

(a)(2) There shall be a side yard on each side of the lot having a width of not less than 10'

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See cover letter

Signatures

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Office Use



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LOT SUMMARY

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50'x110' (FRONT LOAD)	68 LOTS	50%

TOTAL 137 LOTS

a schematic plan for

VILLAGES AT MONTGOMERY

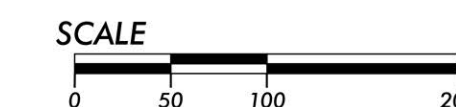
±50.4 ACRES OF LAND

prepared for

GRACEPOINT HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-730A
APRIL 21, 2025



Parkland Row 42' – Abney 4867



Parkland Row 50' – Crowson 4188





Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible action by the Planning & Zoning Commission on the Preliminary Plat approval extension for Section 2 of the Lone Star Ridge Single Family Development (Dev. No. 2404)

Recommendation

WGA recommends approval of the Preliminary Plat approval extension as submitted.

Discussion

The Developer of the referenced development is requesting an extension to the previous preliminary plat approval. The Planning & Zoning Commission previously approved the preliminary plat on April 8, 2024. The Developer is actively working on the development and is requesting an approval extension not to exceed an additional year (April 8, 2026)

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
------------	-------------	-----------------



April 30, 2025

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

Re: Preliminary Plat Approval Extension
Lone Star Ridge Section 2 (Dev. No. 2404)
City of Montgomery

Dear Commissioners:

The Developer of the referenced development is requesting an extension to the previous preliminary plat approval. The Planning & Zoning Commission previously approved the preliminary plat on April 8, 2024. The Developer is actively working on the development and is about to begin mass grading & detention on the site. It is our understanding that the Developer is currently revising the Civil plans for Lone Star Ridge Section 2 and expect to resubmit in the next week.

Per Section 78-60(d) of the City's Code of Ordinances:

"Preliminary approval will expire 12 months after the approval of the planning and zoning commission of the preliminary plat or the final sections thereof except that, if the subdivider shall apply in writing prior to the end of such 12-month period stating reasons for needing the extension, this period may be extended for another 12 months, but not beyond the total of two years"

Though the approval was submitted 21 days after the formal expiration of the preliminary plat, we offer no objection to the preliminary plat approval extension, and we recommend the Commission approve an extension of the approval to a date no later than April 8, 2026.

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/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.28

MEMO TO P&Z Legacy Grove Prelim Plat.docx

Enclosure: Preliminary Plat
Extension Request Letter



Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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

April 22, 2025

The City of Montgomery
101 Old Plantersville Rd
Montgomery, TX 77356

Re: Preliminary Plat Extension Request – Lone Star Ridge Section 2

To Whom It May Concern:

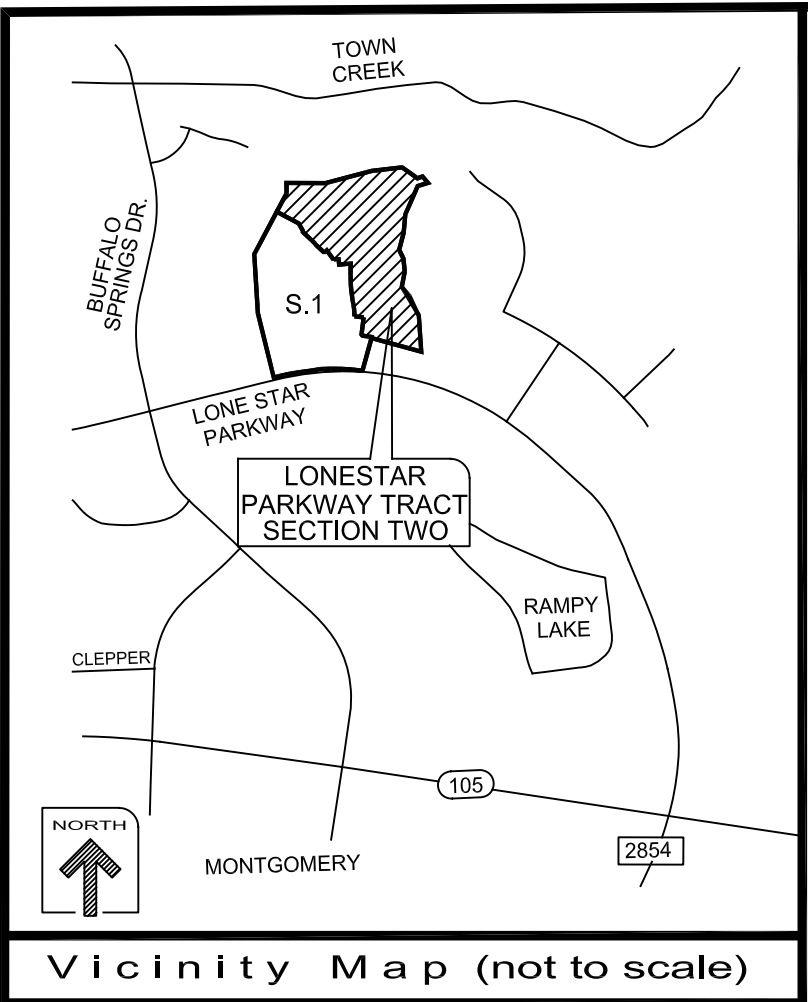
The above mentioned plat was submitted to the City of Montgomery for consideration and ultimately approved by the Planning and Zoning Commission on April 08, 2024. According to Section 78.60D of the City's Code of Ordinances, the preliminary plat is only valid for 12 months, but the approval can be extended. The purpose of this letter is to formally request an extension of this approved preliminary plat for 12 months.

Section 2 plans have been submitted and reviewed and revisions are expected to be resubmitted to the City in the next week. We would anticipate final plan approval sometime in June, then Construction and Final Plats would follow.

Thank you,

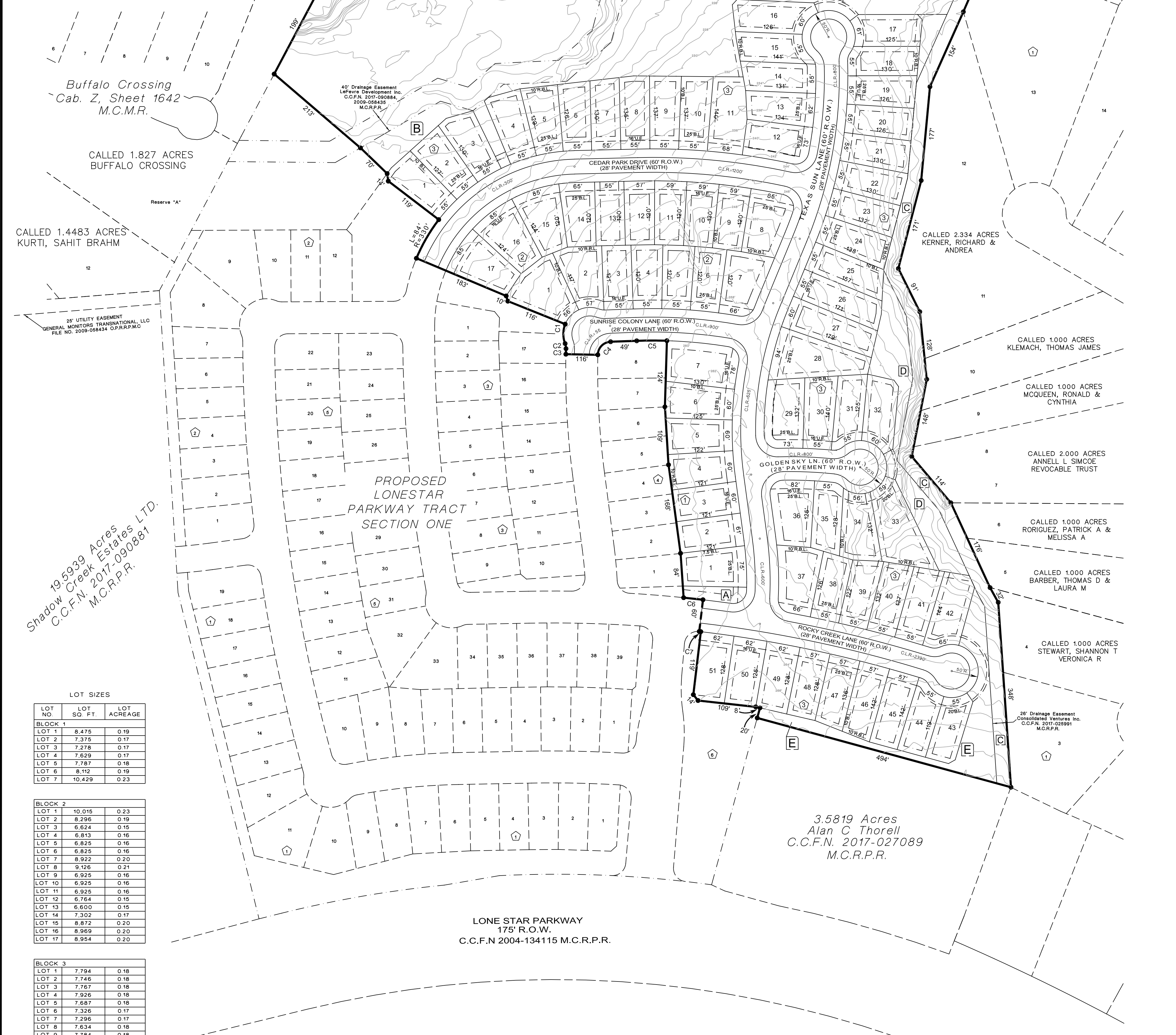
Jonathan White
Vice President





Amending Plat of
Waterstone on Lake Conroe
Section One
Cab. Z, Sheet 1356 M.C.M.R.

Residual 155.2494 Acres
Waterstone on Lake Conroe Inc.
C.C.F.N. 2008-023660
M.C.R.P.R.



3.5819 Acres
Alan C Thorell
C.C.F.N. 2017-027089
M.C.R.P.R.

LOT SIZES

LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1		
LOT 1	8,475	0.19
LOT 2	7,375	0.17
LOT 3	7,278	0.17
LOT 4	7,629	0.17
LOT 5	7,787	0.18
LOT 6	8,112	0.19
LOT 7	10,429	0.23

BLOCK 2		
LOT 1	10,015	0.23
LOT 2	8,296	0.19
LOT 3	6,624	0.15
LOT 4	6,813	0.16
LOT 5	6,825	0.16
LOT 6	6,825	0.16
LOT 7	8,922	0.20
LOT 8	9,126	0.21
LOT 9	6,925	0.16
LOT 10	6,925	0.16
LOT 11	6,925	0.16
LOT 12	6,764	0.15
LOT 13	6,600	0.15
LOT 14	7,302	0.17
LOT 15	8,872	0.20
LOT 16	8,969	0.20
LOT 17	8,954	0.20

BLOCK 3		
LOT 1	7,794	0.18
LOT 2	7,746	0.18
LOT 3	7,767	0.18
LOT 4	7,926	0.18
LOT 5	7,687	0.18
LOT 6	7,326	0.17
LOT 7	7,296	0.17
LOT 8	7,634	0.18
LOT 9	7,784	0.18
LOT 10	7,784	0.18
LOT 11	9,425	0.22
LOT 12	8,450	0.20
LOT 13	7,546	0.17
LOT 14	7,533	0.17
LOT 15	7,142	0.16
LOT 16	8,557	0.20
LOT 17	7,535	0.17
LOT 18	7,194	0.17
LOT 19	7,349	0.17
LOT 20	7,234	0.17
LOT 21	7,363	0.17
LOT 22	7,507	0.17
LOT 23	7,535	0.17
LOT 24	7,770	0.18
LOT 25	8,168	0.19
LOT 26	9,101	0.21
LOT 27	9,868	0.23
LOT 28	12,235	0.28
LOT 29	9,337	0.21
LOT 30	7,841	0.18
LOT 31	7,275	0.17
LOT 32	7,771	0.18
LOT 33	12,007	0.27
LOT 34	8,271	0.19
LOT 35	7,160	0.17
LOT 36	9,177	0.21
LOT 37	9,193	0.21
LOT 38	6,898	0.16
LOT 39	7,085	0.16
LOT 40	7,532	0.17
LOT 41	7,884	0.18
LOT 42	9,787	0.23
LOT 43	6,895	0.16
LOT 44	7,143	0.16
LOT 45	7,952	0.18
LOT 46	7,806	0.18
LOT 47	7,425	0.17
LOT 48	7,190	0.17
LOT 49	7,742	0.18
LOT 50	7,753	0.18
LOT 51	7,829	0.18

GREEN SPACE NEEDED
LOTS>9000 REQUIRED PROVIDED

64	77,846	91,476
----	--------	--------

- NOTE:
- A** RESTRICTED RESERVE "A" COMPENSATING/OPEN SPACE ±0.07 ACRE
 - B** RESTRICTED RESERVE "B" DETENTION ±9.63 ACRES
 - C** RESTRICTED RESERVE "C" DRAINAGE/ C.O.S. ±1.07 ACRES
 - D** RESTRICTED RESERVE "D" COMPENSATING/OPEN SPACE ±0.53 ACRE
 - E** RESTRICTED RESERVE "E" COMPENSATING/OPEN SPACE ±0.50 ACRE

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE
 - "UE" INDICATES UTILITY EASEMENT.
 - "1' RES" INDICATES ONE FOOT RESERVE
 - dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING OR SIDING LONE STAR PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD)
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE. SHOULD THEY BE AN OBSTRUCTION, PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: .XXXXXXXXXXXXX.
 - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00003
 - ALL DISTANCES SHOWN ARE SURFACE DISTANCES
 - SURVEYING MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED
 - THE PROPERTY LIES WITHIN ZONE AE SHOWN ON FEMA FIRM MAP NO. 48339C0200G LAST REVISED AUGUST 18TH, 2014.
 - ALL SINGLE FAMILY LOTS SHALL BE A MINIMUM OF 55 FEET WIDE AND 120 FEET LONG. APPROVED MARCH 12TH, 2024.
 - ALL LOTS SHALL HAVE A REDUCED MINIMUM LOT AREA. APPROVED MARCH 12TH, 2024.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50'	425041"	37'	20'	N 002°13' E	37'
C2	25'	223134"	10'	5'	N 094°75' W	10'
C3	1530'	002324"	10'	5'	N 0116°09' E	10'
C4	25'	865151"	38'	24'	N 4430°23' E	34'
C5	870'	034354"	57'	28'	N 8948°16' E	57'
C6	2420'	005157"	37'	18'	S 8345°13' E	37'
C7	2360'	000415"	3'	1'	S 8317°07' E	3'

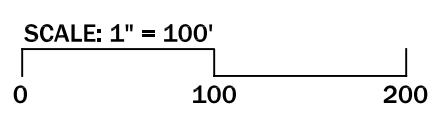
A PRELIMINARY PLAT OF

LONESTAR PARKWAY TRACT SECTION TWO

BEING 29.9± ACRES OF LAND CONTAINING 75 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN THREE BLOCKS.

OUT OF THE
JOHN CORNER SURVEY, A-8
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS
OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DRIVE, SUITE 400
HOUSTON, TX 77042
(281) 598-3000

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



MARCH 27, 2024

MTA-I-765A

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES. IN EFFECT AT THE TIME THIS PLAT WAS PREPARED, ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

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

Recommendation

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

Discussion

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

The Preliminary Plat for the Legacy Grove (formerly known as Heritage 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 60 of the City Code of Ordinances.

This development does not have any approved variances, nor are they requesting any at this time.

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
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April 30, 2025

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

Re: Submission of Preliminary Plat
Legacy Grove Section 1 (Dev. No. 2409)
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. The development does not have any proposed variances at this time. This section includes 65 lots over 49.8 acres

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

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.28
MEMO TO P&Z Legacy Grove Prelim Plat.docx

Enclosure: Preliminary Plat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, TRI POINTE 108 HOMES OF 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, hereinafter referred to as the owner of the property subdivided in the above and foregoing map ofLEGACY GROVE SEC 1, do hereby make subdivision of said property for and on behalf of said TRI POINTE 108 HOMES OF 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 108 HOMES OF 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 108 HOMES OF 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 ofLEGACY 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 108 HOMES OF 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, 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 108 HOMES OF 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 108 HOMES OF 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 108 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'.
- 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. 4 ELEV: 285.97'

CITY OF MONTGOMERY BENCHMARK NO. 4, BEING A BRASS DISK 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 149 AND LONESTAR PKWY, WEST ALONG PKWY +/- 4,300 FEET TO AN ASPHALT DRIVE THAT LEADS NOWHERE ON THE SOUTH SIDE OF ROAD. DRIVEWAY IS WEST OF AN OLD WOOD FRAME BUILDING THAT SITS UPON THE TOP BANK OF TEH SLOPE THAT GOES DOWN TO THE ROAD. BUILDING IS BELIEVED TO HAVE BEEN FOR A NURSERY. DRIVEWAY IS ALS0 ACROSS THE STREET FROM WHAT LOOKS TO BE AN UNOCCUPIED MOBILE HOME WITH THE ADDRESS 3300 ON THE MAILBOX. FROM THE SW CORNER OF ASPHALT DRIVE IN A SW DIRECTION +/- 5 FEET. MARK IS +/- 100 FEET EAST OF THE WEST CITY LIMITS LINE. (PER CITY OF MONTGOMERY BENCHMARK DATA SHEET, VERTICAL DATUM IS GEOID '09)

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.

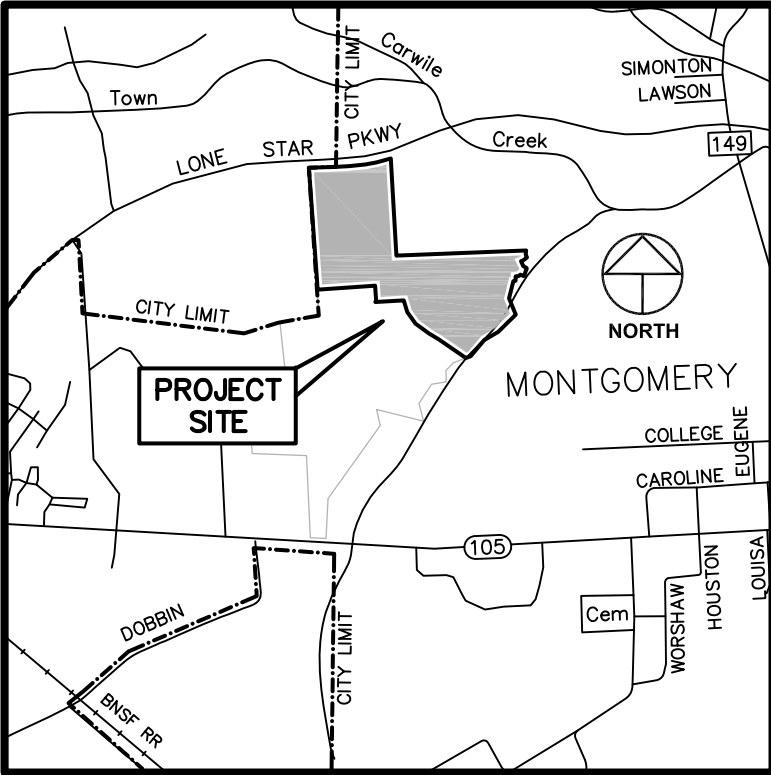
BLOCK	1	LOT AREAS
LOT	AC.	SQ. FT.
1	0.3926	17,100
2	0.3926	17,100
3	0.3926	17,100
4	0.3926	17,100
5	0.3779	16,461
6	0.4980	21,695
7	0.4947	21,548
8	0.3884	16,918
9	0.3944	17,182
10	0.3912	17,039
11	0.3879	16,895
12	0.4483	19,528
13	0.4565	19,887
14	0.3899	16,983
15	0.3937	17,150
16	0.3975	17,316
17	0.3862	16,825
18	0.4918	21,425
19	0.4590	19,996
20	0.3670	15,986
21	0.3817	16,625
22	0.3817	16,625
23	0.3817	16,625
24	0.4415	19,232
25	0.4362	19,001
26	0.3817	16,625
27	0.3817	16,625
28	0.3817	16,625
29	0.3657	15,929
30	0.4577	19,936
31	0.4427	19,285
32	0.3636	15,838
33	0.3817	16,625
34	0.3817	16,625
35	0.3817	16,625
36	0.4415	19,232

BLOCK	2	LOT AREAS
LOT	AC.	SQ. FT.
1	0.3669	15,982
2	0.3719	16,199
3	0.3719	16,199
4	0.3719	16,199
5	0.3719	16,199
6	0.3719	16,199
7	0.3719	16,199
8	0.3719	16,199
9	0.3719	16,199
10	0.3719	16,199
11	0.4496	19,585
12	0.6364	27,723
13	0.5843	25,452
14	0.5432	23,662
15	0.5311	23,134
16	0.5440	23,698
17	0.5726	24,944
18	0.6739	29,353
19	0.5441	23,700
20	0.5215	22,718
21	0.6047	26,342
22	0.7487	32,614
23	0.5573	24,277
24	0.6001	26,139
25	0.6679	29,094
26	0.7209	31,404
27	0.5039	21,948
28	0.5160	22,477
29	0.6141	26,752

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	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
L23	N 85°53'10" E	40.02'
L24	N 85°53'10" E	40.02'
L25	S 80°54'06" E	48.84'
L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
L28	N 85°53'10" E	39.95'

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



CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2,000'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W	186.50'
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E	185.41'
C3	25.00'	49°38'07"	21.66'	S 21°25'55" W	20.99'
C4	300.00'	28°16'23"	148.04'	S 11°09'52" W	146.54'
C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'
C10	270.00'	27°09'22"	127.97'	S 11°43'22" W	126.78'
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'
C15	60.00'	27°21'34"	292.54'	S 01°51'42" E	77.65'
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C20	60.00'	27°21'34"	292.54'	S 03°49'42" E	77.65'
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C25	60.00'	27°21'34"	292.54'	S 03°49'42" E	77.65'
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'
C34	60.00'	27°10'06"	292.34'	S 08°33'49" W	77.80'
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'
C37	25.00'	91°37'13"	39.98'	N 36°40'34" E	35.85'
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'
C42	60.00'	27°34'52"	286.68'	S 19°27'57" W	82.03'
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'

PRELIMINARY PLAT OF

LEGACY GROVE SEC 1

A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

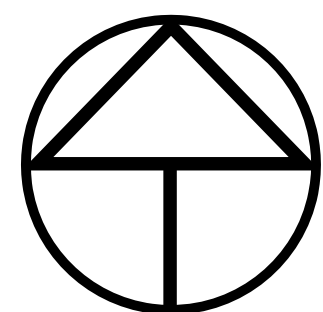
APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

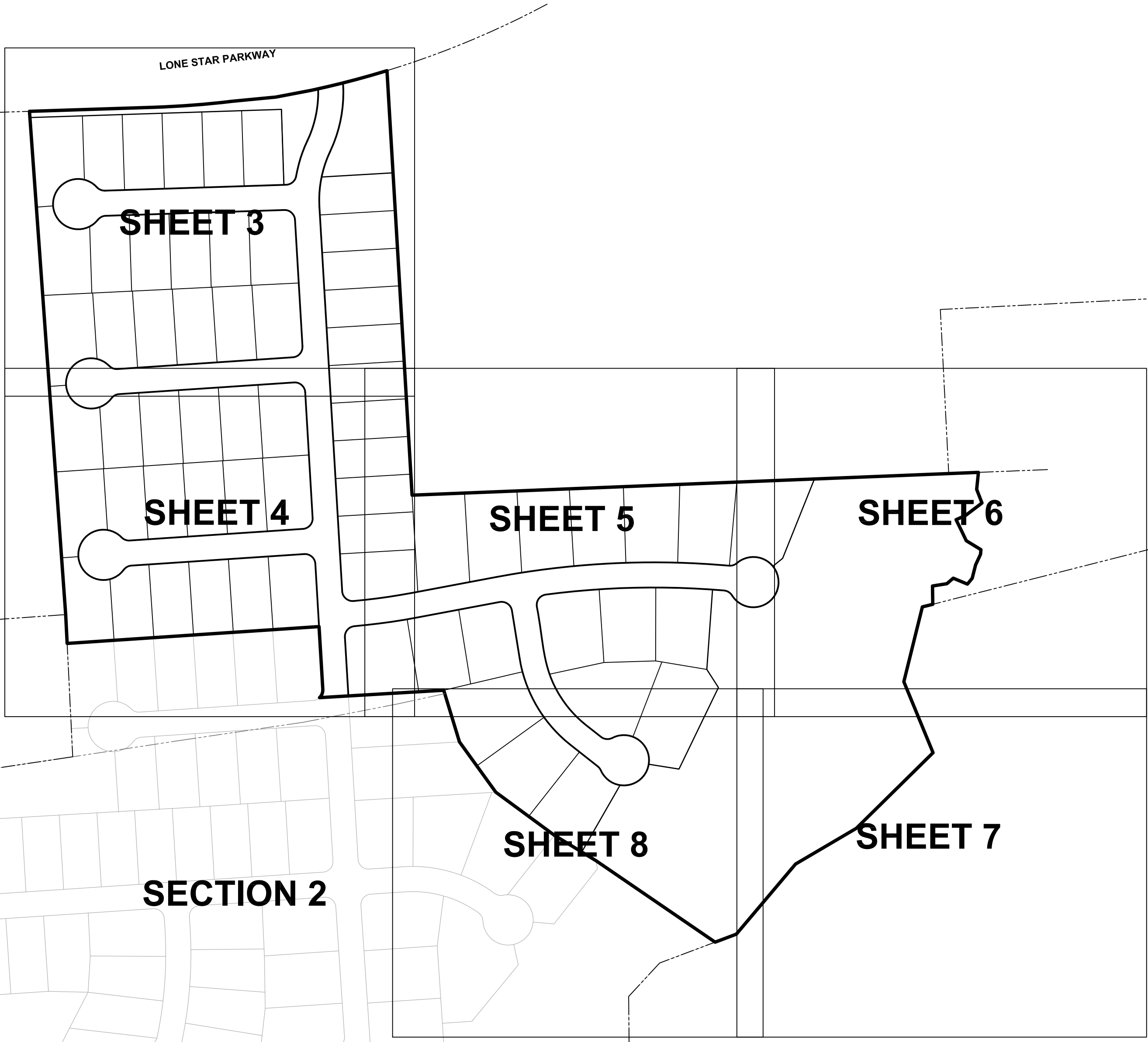
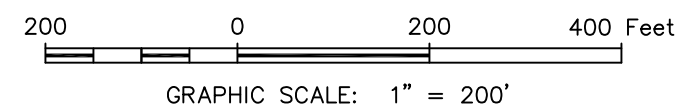
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5355 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



NORTH



PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
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SITUATED IN THE BENJAMIN RIGSBY SURVEY,
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APRIL 2025

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5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

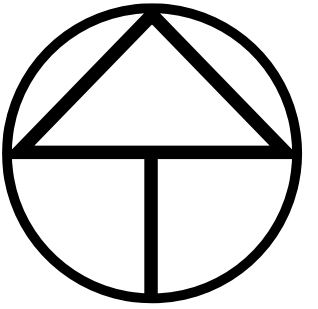
Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25

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

ACREAGE

APPROXIMATE CITY LIMIT LINE

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



NORTH

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



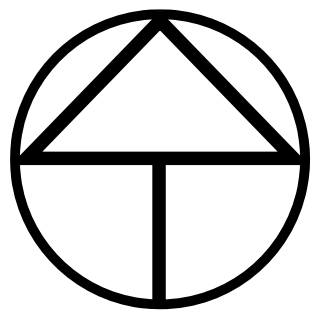
PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS
APRIL 2025

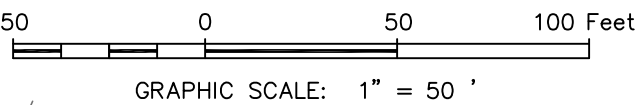
Owner
TRI POINTE HOMES TEXAS, INC.

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

Surveyor
WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061



NORTH



PRELIMINARY PLAT OF
LEGACY GROVE SEC 1

A SUBDIVISION OF
49.835 AC. / 2,170,820 SQ. FT.
SITUATED IN THE BENJAMIN RIGSBY SURVEY,
ABSTRACT NO. 31, CITY OF MONTGOMERY,
MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

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

Surveyor

WINDROSE
LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77061



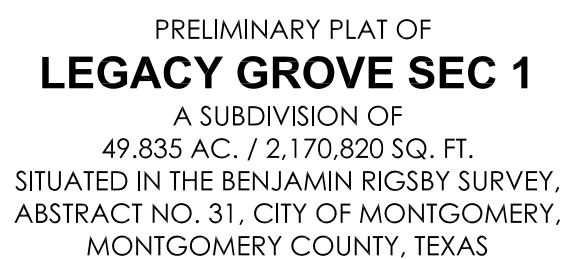
RESIDUE OF
CALLED 135.63 AC.
CARMLE FAMILY PARTNERS, L.P.
M.C.C.F. NO. 2004-135657

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.
CARMLE FAMILY PARTNERS, L.P.
H & S MANAGEMENT, LLC
M.C.C.F. NO. 2004-135858



ACREAGE



2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.

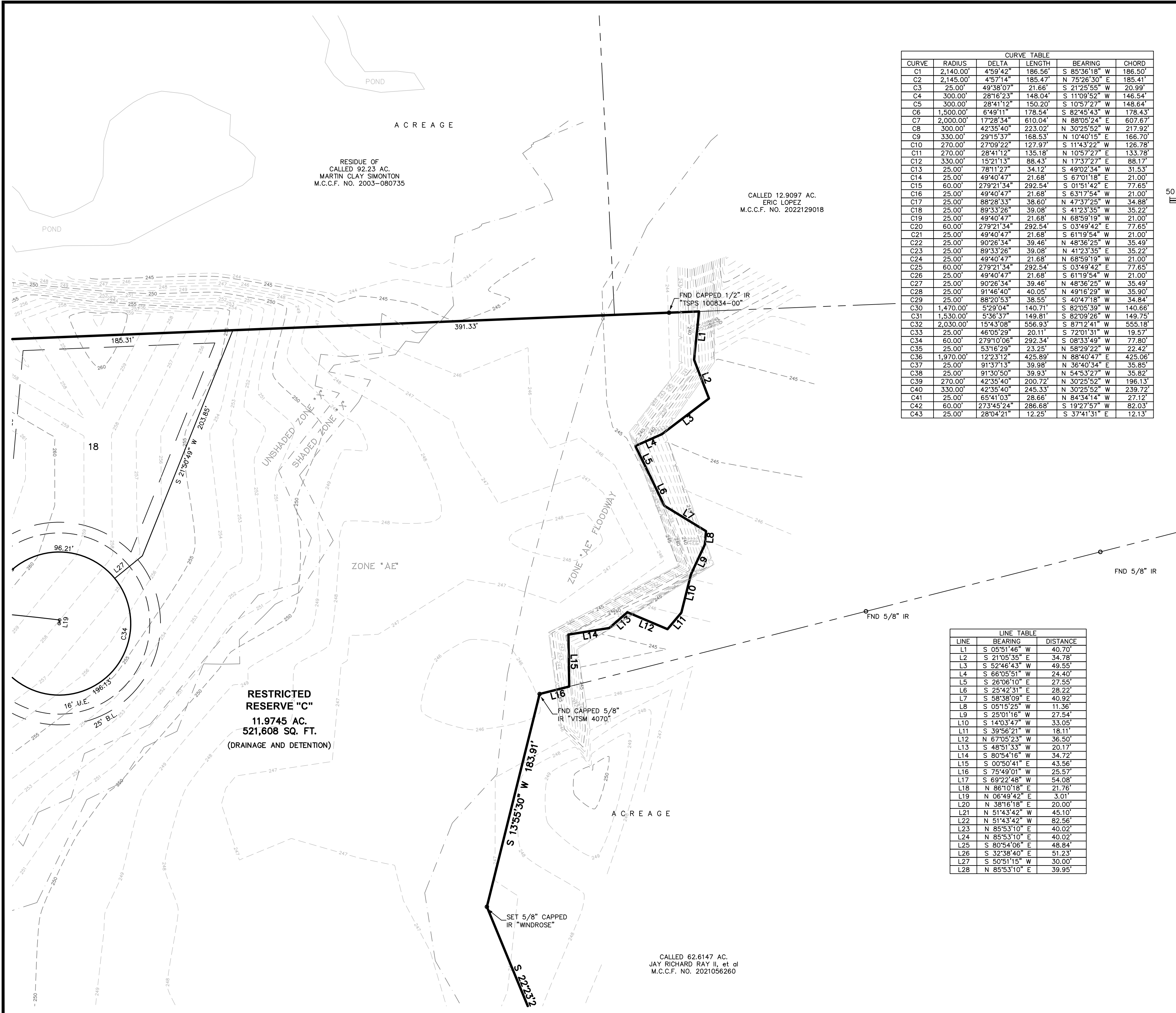
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

WINDROSE
LAND SURVEYING | PLATTING

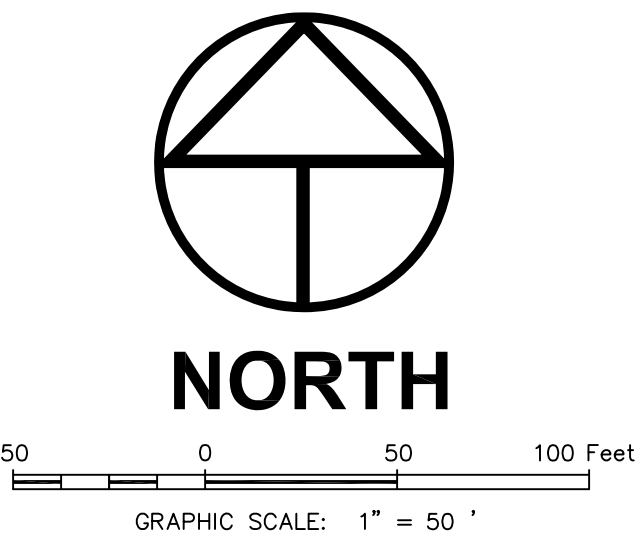
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5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,140.00'	4°59'42"	186.56'	S 85°36'18" W	186.50'
C2	2,145.00'	4°57'14"	185.47'	N 75°26'30" E	185.41'
C3	25.00'	49°38'07"	21.66'	S 21°25'55" W	20.99'
C4	300.00'	28°16'23"	148.04'	S 11°09'52" W	146.54'
C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'
C10	270.00'	27°09'22"	127.97'	S 11°43'22" W	126.78'
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'
C15	60.00'	279°21'34"	292.54'	S 01°51'42" E	77.65'
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C20	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'
C25	60.00'	279°21'34"	292.54'	S 03°49'42" E	77.65'
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'
C34	60.00'	279°10'06"	292.34'	S 08°33'49" W	77.80'
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'
C37	25.00'	91°37'13"	39.98'	N 36°40'34" E	35.85'
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'
C42	60.00'	273°45'24"	286.68'	S 19°27'57" W	82.03'
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'

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	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
L23	N 85°53'10" E	40.02'
L24	N 85°53'10" E	40.02'
L25	S 80°54'06" E	48.84'
L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
L28	N 85°53'10" E	39.95'

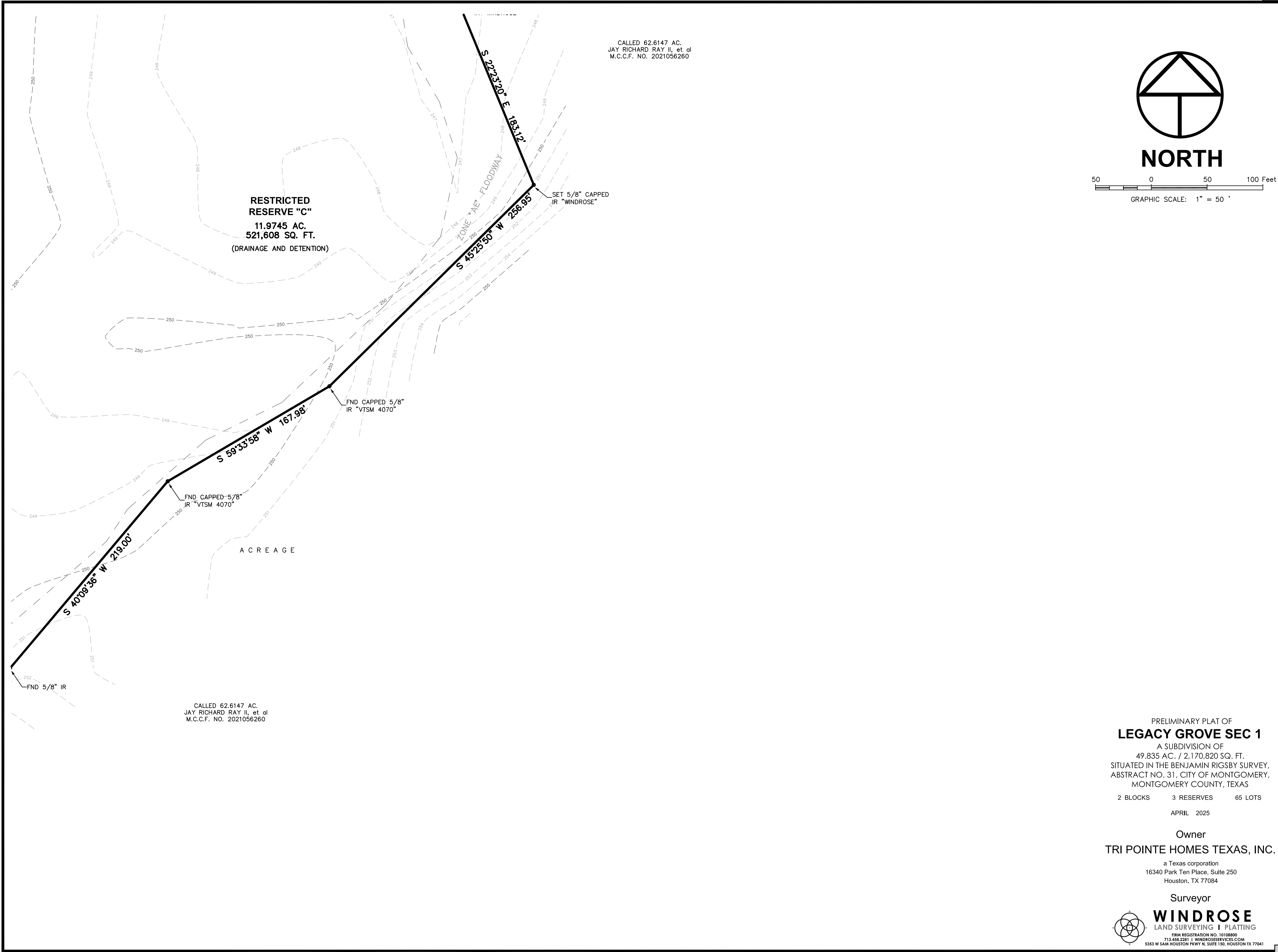


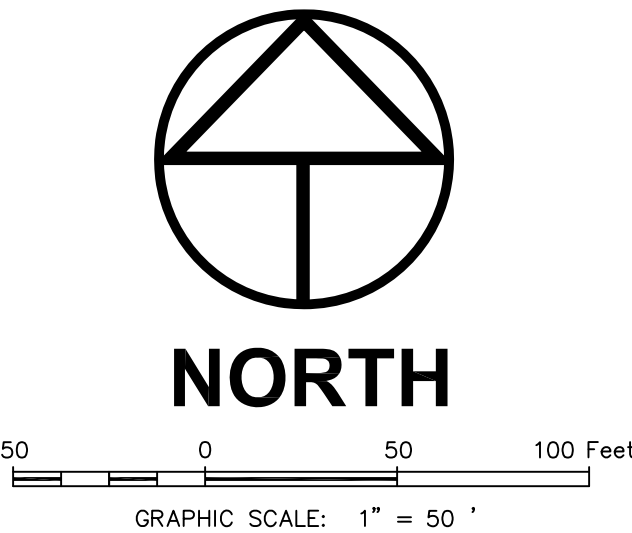
PRELIMINARY PLAT OF
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ABSTRACT NO. 31, CITY OF MONTGOMERY,
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APRIL 2025

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Surveyor
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FIRM REGISTRATION NO. 10108800
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5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\59962 - CHEATHAM-STEWART TRACT\PLAT\20250417-PLAT-LEGACY GROVE S1-59962-P131063.DWG - SHENDERSON - 04/17/25





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'
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L18	N 86°10'41" E	21.76'
L19	N 06°49'42" E	3.01'
L20	N 38°16'18" E	20.00'
L21	N 51°43'42" W	45.10'
L22	N 51°43'42" W	82.56'
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L26	S 32°38'40" E	51.23'
L27	S 50°51'15" W	30.00'
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CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	
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C5	300.00'	28°41'12"	150.20'	S 10°57'27" W	148.64'	
C6	1,500.00'	6°49'11"	178.54'	S 82°45'43" W	178.43'	
C7	2,000.00'	17°28'34"	610.04'	N 88°05'24" E	607.67'	
C8	300.00'	42°35'40"	223.02'	N 30°25'52" W	217.92'	
C9	330.00'	29°15'37"	168.53'	N 10°40'15" E	166.70'	
C10	270.00'	27°09'22"	127.99'	S 11°43'22" W	126.78'	
C11	270.00'	28°41'12"	135.18'	N 10°57'27" E	133.78'	
C12	330.00'	15°21'13"	88.43'	N 17°37'27" E	88.17'	
C13	25.00'	78°11'27"	34.12'	S 49°02'34" W	31.53'	
C14	25.00'	49°40'47"	21.68'	S 67°01'18" E	21.00'	
C15	60.00'	27°29'13"	292.54'	S 01°51'42" E	77.65'	
C16	25.00'	49°40'47"	21.68'	S 63°17'54" W	21.00'	
C17	25.00'	88°28'33"	38.60'	N 47°37'25" W	34.88'	
C18	25.00'	89°33'26"	39.08'	S 41°23'35" W	35.22'	
C19	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'	
C20	60.00'	27°29'13"	292.54'	S 03°49'42" E	77.65'	
C21	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'	
C22	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'	
C23	25.00'	89°33'26"	39.08'	N 41°23'35" E	35.22'	
C24	25.00'	49°40'47"	21.68'	N 68°59'19" W	21.00'	
C25	60.00'	27°29'13"	292.54'	S 03°49'42" E	77.65'	
C26	25.00'	49°40'47"	21.68'	S 61°19'54" W	21.00'	
C27	25.00'	90°26'34"	39.46'	N 48°36'25" W	35.49'	
C28	25.00'	91°46'40"	40.05'	N 49°16'29" W	35.90'	
C29	25.00'	88°20'53"	38.55'	S 40°47'18" W	34.84'	
C30	1,470.00'	5°29'04"	140.71'	S 82°05'39" W	140.66'	
C31	1,530.00'	5°36'37"	149.81'	S 82°09'26" W	149.75'	
C32	2,030.00'	15°43'08"	556.93'	S 87°12'41" W	555.18'	
C33	25.00'	46°05'29"	20.11'	S 72°01'31" W	19.57'	
C34	60.00'	27°10'06"	292.34'	S 08°33'49" W	77.80'	
C35	25.00'	53°16'29"	23.25'	N 58°29'22" W	22.42'	
C36	1,970.00'	12°23'12"	425.89'	N 88°40'47" E	425.06'	
C37	25.00'	91°37'13"	39.98'	S 36°40'34" E	35.85'	
C38	25.00'	91°30'50"	39.93'	N 54°53'27" W	35.82'	
C39	270.00'	42°35'40"	200.72'	N 30°25'52" W	196.13'	
C40	330.00'	42°35'40"	245.33'	N 30°25'52" W	239.72'	
C41	25.00'	65°41'03"	28.66'	N 84°34'14" W	27.12'	
C42	60.00'	27°34'54"	286.68'	S 19°27'57" W	82.03'	
C43	25.00'	28°04'21"	12.25'	S 37°41'31" E	12.13'	

PRELIMINARY PLAT OF
LEGACY GROVE SEC 1
 A SUBDIVISION OF
 49.835 AC. / 2,170,820 SQ. FT.
 SITUATED IN THE BENJAMIN RIGSBY SURVEY,
 ABSTRACT NO. 31, CITY OF MONTGOMERY,
 MONTGOMERY COUNTY, TEXAS

2 BLOCKS 3 RESERVES 65 LOTS

APRIL 2025

Owner
TRI POINTE HOMES TEXAS, INC.
a Texas corporation
16340 Park Ten Place, Suite 250
Houston, TX 77084

Surveyor

WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77057

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Discussion and update on development status and proposed variance related to individual septic systems for Mia Lago Reserve development (Dev. No. 2411).

Recommendation

No action required. Discussion only.

Discussion

This agenda item includes information from the developer of the Mia Lago Reserve development (Dunhill Builders) including:

- A Draft MOU (Not reviewed by City Staff)
- Latest Land Plan
- Variance Request (Not reviewed by City Staff)

The purpose of this item is to refamiliarize P&Z with the development as the Developer looks to move forward with the development. As a reminder City Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented to the Planning & Zoning Commission on October 1, 2024. Since the date of the feasibility study, the development has been confirmed to be removed from the City of Conroe's ETJ, which allows the Developer to continue with the development process, including being annexed into the City of Montgomery and submission of proposed variance requests.

The Engineer's memo is attached.

The Variances will not be formally submitted for consideration until the property has been (1) annexed and (2) an exhibit showing the proposed septic layout has been submitted.

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
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April 30, 2025

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

Re: Development Update
Mia Lago Reserve (Dev. No. 2411)
City of Montgomery

Dear Commissioners:

We received an update from Dunhill Builders, LLC, the Developer of Mia Lago Reserve, on their interest to continue with the development of the 74-ac single family development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. Since the date of the feasibility study, the development has been confirmed to be removed from the City of Conroe's ETJ, which allows the City of Montgomery to consider annexation of the tract.

As outlined in the feasibility study, the development would require public utility extensions, and annexation into the City Limits. It is our understanding the developer intends to request a variance from the City's Code of Ordinances to allow private onsite septic systems for each lot. We have requested additional information from the Developer to ensure this is a feasible option. Should this not be feasible the developer will be required to extend a force main to an onsite lift station to provide public sanitary sewer service to the development.

There is no action being requested at this meeting. The intent of this agenda item is to obtain feedback on the proposed development and draft MOU in order for City staff to prepare an updated MOU for Council and Developer approval.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO To P&Z Mia Lago Reserve.docx.

Enclosures: Draft MOU
Variance Application
Current Land Plan

Cc (via email): Ms. Corinne Tilley– City of Montgomery, Code Enforcement Officer & Director of Planning & Development
Chief Anthony Solomon – City of Montgomery, Interim City Administrator & Chief of Police
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on _____ (herein referred to as the “Effective Date”) by and between:

Aaron Polatsek, Partner, Dunhill Builders, LLC , 408 Woodway Dr Suite 425, Houston, Texas 77056 (herein referred to as “Party”); and the

City of Montgomery, City Council, by affirmative vote for motion to accept this Memorandum of Understanding and authorize the Mayor, Sara Countryman, to sign same, 101 Old Plantersville Road, Montgomery, Texas 77316 (herein referred to as the “City”).

Parties may be referenced individually as “Party” and collectively as “Parties.”

PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party’s individual goals and the collective goals of the partnership.

This MOU is designed to detail the specifics of meeting requirements for development between the Parties to the mutual benefit of the parties and the communities they serve.

DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. It remains in force unless explicitly terminated, in writing, by both parties.

DEFINITIONS

Subject Tract - Approximately 73.7195 acres, within the John Corner Survey, Abstract 8, in Montgomery County Clerk’s File (MCCF) Number 2024018462.

Feasibility Study – Study prepared by the City Engineer, WGA, on serviceability of Subject Tract by the City. The study is dated September 2024 and was presented to City Council at the September 10th, 2024 Council meeting.

ROLES AND RESPONSIBILITIES

To achieve Parties’ mutual desires, each party agrees to the following roles and responsibilities:

1. The Subject Tract is proposed to have approximately 51 – ¾ acre lots. All lots will meet the City minimum frontage, lot size and side setbacks.

- 2. The Subject Tract would submit a petition for voluntary annexation into the City of Montgomery upon completion of the Development Agreement.
- 3. The Subject Development will request only public water service from the City in accordance with the City’s Feasibility Study.
- 4. Sewer service is proposed by onsite sewer facility (septic) on a per lot basis. It is important to note that individual onsite sewer facilities will require a variance application and approval through City Council.

COMMUNICATION BETWEEN PARTIES

The stated purpose and roles and responsibilities of the MOU will likely drive the level of communication necessary for a successful understanding between Parties. Once lines of communication are established, it will be critical for each Party to be diligent in their efforts to communicate with the other Party or parties.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original Parties and their designated representatives.

SIGNATURES

FOR City of Montgomery

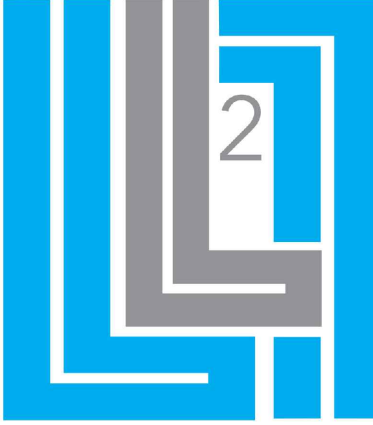
Sara Countryman, Mayor

FOR Dunhill Builders, LLC

Aaron Polatsek, Partner

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11000-ESTATES OF MIA LAGO EXPANSION\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Oct. 9, 2024-7:55 AM CHRIS HURTADO





L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.LZENGEERING.COM
3307 W. DAVIS STREET #100
CONROE, TEXAS 77384
OFFICE: 281-467-0800

CLIENT INFORMATION
DUNHILL BUILDERS
GREG KATT
4801 WOODWAY DR. SUITE 425
HOUSTON, TX 77056
PROJECT ADDRESS
LONE STAR BEND
MONTGOMERY, TX

ESTATES OF MIA LAGO EXPANSION PRIVATE IMPROVEMENTS

OVERALL SITE PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	10/9/24	JMP	FOR REVIEW ONLY 50%

DRAWING INFORMATION

PROJECT	11000	TDLR	**
DRAWN	CAH	CHECKED BY	JTW
SCALE	SHEET		
1" = 100' (24x36)	04		
1" = 200' (11x17)			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
JONATHAN WHITE, PE #127058
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

10/9/2024

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



Variance Request Application

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

Item 12.

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

Contact Information

DEVELOPER: (s): Dunhill Builders, LLC

Address: 408 Woodway Dr Suite 425 Houston, TX Zip Code: 77056

Email Address: aaron@dunhillconstruction.com Phone: _____

Applicants: Same As Above

Address: _____

Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R338625

Legal Description: 74 acres in the John Corner Survey

Street Address or Location: Lone Star Bend and the end of Mia Lago Drive

Acreage: 74+/- Present Zoning: N/A Present Land Use: Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 1996-5 & 2011-09 Section(s): 90-22 & 78-94

Ordinance wording as stated in Section (90-22): & 78-94

Each structure within the City shall be connected to the system of the City as soon as each structure is occupied.

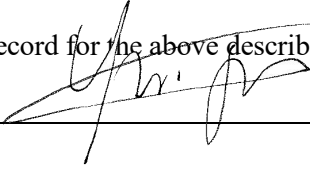
No plat may be approved with an on-site sewer facility unless no alternative source is available

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

The request is for each lot in the subdivision to have individual septic systems in lieu of a sewer collection system

Signatures

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

Signature:  Date: 03.07.25

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.

☐ 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.

Date Received

Office Use

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action on the acceptance of the Bi-Annual Water and Wastewater Land Use Assumptions.

Recommendation

WGA and Staff recommends that the Capital Impact Advisory Commission take action on the land use assumptions as presented or table for future action.

Discussion

Exhibits will be provided has handouts during the meeting for the Bi-Annual Water and Wastewater Land Use Assumptions used to update the City's Impact Fees, for consideration and possible action.

The Planning and Zoning Commission is acting as the Capital Impact Advisory Commission.

As a reminder, the last impact fee and land use assumptions update was completed in September 2024.

Approved By

City Staff	Ruby Beaven	Date: 4/30/2025
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Planning & Zoning Commission
AGENDA REPORT

Meeting Date: May 06, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes of April 01, 2025.

Recommendation

Staff recommend approval of meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

Regular Meeting Minutes of April 01, 2025

Approved By

Interim City Administrator	Anthony Solomon	Date: 05/01/2025
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**CITY OF MONTGOMERY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 01, 2025**

OPENING AGENDA

1. Call meeting to order.

Chairman Simpson called the meeting to order at 5:59 p.m.

Present: Commission Member Daniel Gazda, Chairman Bill Simpson, Commission Member Merriam Walker, Vice Chairman Tom Czulewicz, Commission Member Fox

Absent: None

2. Pledges of Allegiance.

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

PUBLIC FORUM:

No citizen comments presented for this meeting.

REGULAR AGENDA

3. Consideration and possible action on the Regular Meeting Minutes of March 04, 2025.

Motion: Vice Chairman Czulewicz made a motion to approve the regular meeting minutes of March 04, 2025. Commission Member Walker seconded the motion. Motion carries with all present voting in favor.

4. Consideration and possible action regarding the relocation of an existing sign in the Historic Preservation District from 305 Prairie Street to an existing sign post at 301 Prairie Street.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said there is a representative here from Lola & Viv Designs. Her name is Ms. Patricia Roebuck. They are proposing to relocate an existing sign Lola & Viv, the exact same sign just to another post. If you look at the pictures from where they are relocating it from on 305, the post sign is just a little bit wider. When they move it to 301, that existing post sign is just a bit more narrow. They are chopping off each side equally and then reattaching it to that existing sign. The reason why nonconforming is mentioned is our freestanding sign ordinance states that freestanding signs have to be monument looking, so these are just on posts. It has been there for quite a bit of time. I was not going ask them to create a monument sign for that

relocation of the existing. My recommendation is to approve the relocation. Commission Member Walker asked Ms. Roebuck would you be interested in sometime in the near future maybe in improving on the aesthetics of the post where the signs are going? Ms. Roebuck said absolutely. Commission Member Walker said we are working towards that, like where we have a design for the downtown and where it flows. I was just wondering if you would be interested in replicating a monument style, maybe caps on it. Ms. Roebuck asked are there examples somewhere that I can see? Commission Member Walker said I am just asking if you are interested. Ms. Roebuck said she was just curious. Chairman Simpson said I went through the ordinances and I know I have been through this before down SH-105, in the Historical District. Chairman Simpson asked Code Enforcement Officer and Planning/Zoning Administrator Tilley in that section N2 A through G statement that this freestanding sign does not apply to the Historical District, is that still in effect? Code Enforcement Officer and Planning/Zoning Administrator Tilley said I am not aware of that but can take a look. Chairman Simpson said I know it was before that monument signs were not required in the downtown Historical District. I have been through that two or three different times. What I am reading, it is only required on SH-105 and the major highways, if you want to check in on that. Maybe I am reading it wrong or I am reading something old. Commission Member Walker said I would be interested in knowing why it was one way and now it is not because the deterioration of the downtown, we do not want that to happen because so many new businesses are coming in there adhering to aesthetically pleasing in the historic downtown, but if you are not opposed to it, again, you have to submit or you can call Code Enforcement Officer and Planning/Zoning Administrator Tilley and she can help you with that too. Chairman Simpson said I think one reason why it has not been done is there is so much buried that you could not put in a monument sign with the foundation. You can paint the poles yes, but I think it is almost impossible to put a monument sign in some of those streets in the Historical District. Ms. Roebuck said I know that corner had a lot of work done. Commission Member Walker said just remember when you choose to do that, you can bring it up to the Planning and Zoning or address Code Enforcement Officer and Planning/Zoning Administrator Tilley.

Motion: Vice Chairman Czulewicz made a motion to approve the relocation of an existing sign in the Historic Preservation District from 305 Prairie Street to an existing sign post at 301 Prairie Street. Commission Member Gazda seconded the motion. Motion carries with all present voting in favor.

5. Consideration and possible action regarding installation of a new wall sign at 308 Caroline Street.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said what the new tenants for this building are proposing is a new wall sign. Unless I am missing something again in the ordinance, this wall sign would be nonconforming because you cannot be above the roof line typically on a building, even though there is a parapet on there and because there used to be signage on that parapet, we are going to go ahead and allow having this new sign put in. I recommend approval for this installation of this new sign.

Commission Member Walker asked do you want to take down the old one and put a new one up where the old one is? Ms. Amy Kienholz said the old one has already been taken down. It is going to go in the same spot. Commission Member Walker asked so you are telling us that in an ordinance it is not supposed to be there originally? Code Enforcement Officer and Planning/Zoning Administrator Tilley said originally, yes. Commission Member Walker asked can you tell me how long you have had your sign up there previously? Ms. Kienholz said I just moved in. Commission Member Walker said I mean before you came? Ms. Kienholz said it was up there for three years. Chairman Simpson said if you take a look, every building downtown in that shape has a sign up there. Vice Chairman Czulewicz said you said that it cannot be above the roof line. It is not above the roof line, it is above the roof line of the porch, but not the building. Code Enforcement Officer and Planning/Zoning Administrator Tilley said it is above just a little bit of that roof line. If the whole sign is not, it does look a little bit deceiving because of the parapet. Commission Member Walker said we need to look into that ordinance for such reasons as we have tonight. You would hate to take a sign down and put the same exact sign back up, only prettier, and someone comes along and says no, you cannot put it up there. Are we looking into that ordinance so that we can address it if the next person comes along and says that sign was there? Code Enforcement Officer and Planning/Zoning Administrator Tilley said the way the nonconforming signs work is that let us say that she decided to put lighting on it. It changes because of any lighting on there now. Let us say they wanted to make it larger. Again, that changes a nonconforming. You would not be able to make it larger. You can make it smaller, but by that time, then you cannot enlarge it again. As it gets closer to being conforming, you just cannot go back to a nonconforming status. Vice Chairman Czulewicz asked is the new sign the exact same size as the old one? Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes. Commission Member Gazda said I like the design of it.

Motion: Commission Member Gazda made a motion to approve installation of a new wall sign at 308 Caroline Street. Vice Chairman Czulewicz seconded the motion. Motion carries with all present voting in favor.

6. Consideration and possible action regarding the installation of two new shingle type signs at 401 College Street on the second floor for Suite 260.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said it is a shingle type sign where it hangs directly off of the roof over the second floor balcony. We can call it an awning or roof. It does have the columns that reaches down. It is going to hang just below that. The only requirement that we really have, we do not have the design guidelines in the Historic District for signage, but the percentage of sign coverage based on the wall size. It definitely does not exceed the 60 percent required.

Commission Member Walker asked the representative did you think of anywhere else to hang it besides on the awning, or do you own the brick portion of it right before it gets to the awning? Or, maybe underneath the awning and putting it on the bricks instead of hanging it from that awning and possibly it swinging? Ms. Lisa Gregory said I cannot really do it below because I do not lease that space. Commission Member Walker said right

underneath the awning there are windows and bricks, and then on the side that is facing the Community Center, there is a solid brick wall before you get to that awning, before you round that corner. Is that part of your lease? Ms. Gregory said not downstairs, but upstairs I do not know how he would feel about something permanently affixed to the brick. Commission Member said he is a real nice man. Ms. Gregory said he is. He helped me do the design and these were his suggestions. Commission Member Walker said I feel it would be aesthetically better presented on a wall. Ms. Gregory said if it were on a brick wall, I do not know if it would be visible from below. My guess is it probably would not. Chairman Simpson said she is applying for a shingle type sign, which there are many of them throughout the City that hang. For a shingle type sign which I am in favor of, it is a little large. If you could knock that down by moving the logo to 16 by whatever, I think as a shingle type sign, it would possibly not look as large up there. I know there are no dimensions on a shingle type sign. There are many throughout the City and they range in size. Ms. Gregory said I think the main reason for the sign, because we did measure and visualize, it was just the lack of visibility since it is on the second floor. If it were on the first level, then it would be readable, but once you get to that height, it is just a visibility issue. Chairman Simpson said I know that is the reason for the shingle type signs, especially with the buildings with overhangs. If you mount them on the wall, you cannot see the signage. It is a good looking sign. Commission Member Walker asked would you consider anything else, or you like it where you have it? Ms. Gregory said they met with the owner of the building and tried to come up with better options, but the concern is from a visibility standpoint. Vice Chairman Czulewicz asked is that sign that is shown in the photograph to scale? Ms. Gregory said no. The actual dimensions are in the application. Vice Chairman Czulewicz said looking at the photograph, it looks larger than 24x36. The picture is deceiving. Ms. Gregory said that was done just to show location.

Motion: Vice Chairman Czulewicz made a motion to approve the installation of two new shingle type signs at 401 College Street on the second floor for suite 260. Commission Member Fox seconded the motion. The Motion carried 4-Ayes and 1-Nay vote by Commission Member Walker.

7. Consideration and possible action regarding a proposed new single-family dwelling located at 990 Caroline Street in the Historic Preservation District.

Code Enforcement Officer and Planning/Zoning Administrator Tilley said for this property if you recall back in November of 2024, you all reviewed a proposal. Originally, the address was 10005 College, but because this lot is being split, the new address is 990 Caroline and that will be the south portion of this lot that is being split. I went through a list of the findings. It is quite a list if we want to go through each item, but if there is a specific item on that list that you have a question on, I can answer that. I did find the majority of the findings have been met based on their proposal. Chairman Simpson said I think the house looks gorgeous. Code Enforcement Officer and Planning/Zoning Administrator Tilley said my recommendation would be approval of the proposed design with possibly some spec sheets that would detail what the gutters and down spouts would look like, maybe some of the side materials, making sure they meet the design guidelines, the facade openings, getting a detail on any of those openings, and making sure that they meet the design guidelines. Then, if there is going to be screens, storm doors, and storm windows, make sure that we get that addressed. Commission Member Walker asked the home owners about

the driveway. Ms. Toni Cates said gravel stones, at least in the beginning. Code Enforcement Officer and Planning/Zoning Administrator Tilley said that is permitted for a single family dwelling. Commission Member Walker asked do you have a carport or garage? Ms. Cates said yes, a carport. Commission Member Walker asked what type of lighting will you have around your home? Is it going to be on the corners or are you going to have posts? Ms. Cates said there are flood lights on the corners of the house. Commission Member Walker asked are you planning on fencing back and front? Ms. Cates said there is no fencing. Commission Member Walker said that is different. Most people want to put a fence up. Ms. Cates said we are looking to retire and have no maintenance. Commission Member Walker asked do you have a generator? Ms. Cates said no, we do not. We are going to have a little pad built for when we can afford one in the back. Commission Member Walker asked did anyone go over with you the setback on the sides of houses, whether it is the five foot or the 10 foot? Ms. Cates said yes, 10 foot.

Motion: Commission Member Gazda made a motion to approve a proposed new single-family dwelling located at 990 Caroline Street in the Historic Preservation District. Commission Member Fox seconded the motion. Motion carries with all present voting in favor.

8. Consideration and possible action regarding a request for a special use permit for a fast-food restaurant with drive-through service at 21049 Eva Street.

Commission Member Walker asked do we have anything back from TxDot on the drain? Code Enforcement Officer and Planning/Zoning Administrator Tilley said we have not received anything back. Nothing on the traffic impact analysis. Commission Member Walker asked you are wanting us to say yes or no tonight? Code Enforcement Officer and Planning/Zoning Administrator Tilley said this is just a recommendation that you would make to City Council. It is not for approving the special use permit, it is just a recommendation. What I did was I wrote it down based on the 2020 comprehensive plan, if you want as a reference, but otherwise, what I placed here in the report where the findings are met, came directly from the comprehensive plan. If there are any other areas of the comprehensive plan that you feel that should be on this report, that can also be added. Chairman Simpson asked so there has been no impact study at all done on anything at this point? Code Enforcement Officer and Planning/Zoning Administrator Tilley said no. Just last week, City Council tabled the request to place the public hearing. Chairman Simpson said if City Council put it on hold for a reason, then there is a good reason to be doing that. My thoughts are that corner is going to put a big strain on traffic issues. I would like before I approve anything, to see the impact study from the developer. We have traffic issues on FM 149 and SH-105 access cuts, we have parking issues without an easement agreement possibly. My feeling is if a new construction building is coming in, we should not need to have easement parking on a freestanding building on a piece of property. That is just going to cause problems down the road for the Chief and everybody else with the problems on that. Commission Member Fox said I would like to remind the rest of the committee that the City purchased this lot at one time in the past just so to give TxDot access to a right hand turn lane, and then we granted that they took their turn lane, and now here we are

trying to crowd something else in the corner. Chairman Simpson said we do not know what TxDot's plans are. They may need to have more. Commission Member Fox said we keep looking at the opposite corner diagonally where the old cemetery is and how narrow the whole thing is. It is just too small with the amount of traffic. Vice Chairman Czulewicz asked is this land, or a portion of this land where they want to put this in FM 149 easement? Does the state have an easement there? Code Enforcement Officer and Planning/Zoning Administrator Tilley said no. What they did was purchase a portion of that land so that they could have the right turn lane. Vice Chairman Czulewicz asked so where we are talking about the Jack in the Box going is not physically in a roadway easement? Code Enforcement Officer and Planning/Zoning Administrator Tilley said no. Vice Chairman Czulewicz said I know this has had a lot of discussion about whether or not a special use permit is needed. Do you know from your research which seems to be extensive, has the donut shop or McDonald's or the other places, have they had to get a special use permit? Code Enforcement Officer and Planning/Zoning Administrator Tilley said they have not. Vice Chairman Czulewicz said this would be a first of its kind because we are starting to enforce the rules. I read exactly what you did and I agree that a special use permit is required by the ordinance without doing a variance from the ordinance. Commission Member Walker said we have experienced since we had the new transition of employees the squeeze. We are following the rules now and the people that live in Montgomery are like why are you now putting this in here? We have to start somewhere for our City to be better, safer, prettier, welcoming and want people to move here, and it to be better. We have to have some type of rules that are set forth. Chairman Simpson said I agree totally. It is this situation where the traffic in this area is only going to get worse. It is not so much from the City of Montgomery is four square miles, it is the outside traffic coming in from all directions. For me to sit here and pass something that I do not know anything about, especially if they have not done the impact studies with TxDot and drainage, and whatever is required, I cannot consciously sit here and give a permit because if we give a permit, then we are sunk. Commission Member Walker asked how long is that special use permit for if we give it to them? Code Enforcement Officer and Planning/Zoning Administrator Tilley said you can place an expiration on that special use permit. It is kind of tough when the drive-thru is going to be built. Chairman Simpson said my feeling is if somebody wants to come into Montgomery so bad, they ought to go through the steps prior and show us what they are wanting to do. If the developer wants to put a Jack in the Box in there that badly, have him bring all the studies to us and let us decide at that time.

Vice Chairman Czulewicz said I make a motion that we table this item until after a public hearing if one is held. Chairman Simpson said we need to deny the special permit first. Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes. If we are looking at timing for tabling this, the next Planning Commission would be May 6th. Chairman Simpson said I would say once they have all their studies done and not until then. Commission Member Walker said I would like to deny it. Code Enforcement Officer and Planning/Zoning Administrator Tilley said when you table it you do have to set a date. City Secretary Beaven said otherwise, it comes back at the very next meeting. Commission Member Gazda asked when the public hearing is? City Secretary Beaven said City Council

has tabled the public hearing. Code Enforcement Officer and Planning/Zoning Administrator Tilley said it will come back at the end of April. What we have to do in the end of April, City Council would announce when their public hearing would be held. If their decision is based on what kind of recommendation the Planning and Zoning Commission has, that means they would have to announce a public hearing after Planning and Zoning Commission has made a recommendation. Let us say May 6th is when you make the recommendation. I think the next possible public hearing would be June because we are required to do a 15-day notification of the public hearing. If you make the decision on the 6th, 15 days from there would bring you past the actual public hearing date for City Council, so then we would have to move City Council public hearing to June. Commission Member Walker asked if we deny the permit, if we say as the Planning and Zoning part of the special use permit, we deny it, then they can do the public hearing, they can do whatever they want to. My fear is like you said. If they say anything and they start construction and they build the drive-thru, why not we just deny the special use permit and let it go through all the other motions that it has to go through? It still has to come back to us for a special use permit, but if we deny it tonight, then it is up to City Council what it is that they are going to do as far as their public hearing. Code Enforcement Officer and Planning/Zoning Administrator Tilley said what you are denying then is your recommendation that you are going to recommend that City Council denies the special use permit. If we want to recommend denial, do we have the reasons for denial? Commission Member Walker said we do not have any studies. We cannot even drive through there now. Chairman Simpson said the main reason is we do not have information to make a logical decision. City Secretary Beaven said with that being said, my recommendation would be to just table this until those items come in, and then bring this item back. We can put a date for it to come back to see where we are on the follow-up of the feasibility and that other information, so that way you can make a determination at that point. Council Member Gazda said I will make a motion that we table it until June 3, 2025. City Secretary Beaven said we already had a motion on the table. Vice Chairman Czulewicz said I will withdraw my motion.

Motion: Commission Member Gazda made a motion to table a request for a special use permit for fast food restaurant with drive-through service at 21049 Eva Street until June 3, 2025. Commission Member Walker seconded the motion. Motion carries with all present voting in favor.

COMMISSION INQUIRY

Vice Chairman Czulewicz asked Code Enforcement Officer and Planning/Zoning Administrator Tilley if she is aware that the flag flying in front of Krawfish Kai's place is an illegal sign? Code Enforcement Officer and Planning/Zoning Administrator Tilley asked illegal in what way? Vice Chairman Czulewicz said illegal in respect to signs in use in the Historic District. Code Enforcement Officer and Planning/Zoning Administrator Tilley said for temporary signage it is committed, but because it is in the Historic District, it should have come to you for review even though it is a temporary sign. Chairman Czulewicz said so I request that you take action accordingly. Commission Member Walker

asked Code Enforcement Officer and Planning/Zoning Administrator Tilly have you done a tour of the town lately of the signs? I know briefly we spoke prior to the meeting starting. I was just wondering, if we are going to look at Krawfish Kai, can we just go ahead and do the City and bring back your findings for us please? Code Enforcement Officer and Planning/Zoning Administrator Tilley said yes.

CLOSING AGENDA

9. Items to consider for placement on future agendas.

Commission Member Gazda asked do we need to add to the next meeting's agenda to be re-sworn? City Secretary Beaven said she will take care of it.

10. Adjourn.

Motion: Vice Chairman Czulewicz made a motion to adjourned the regular meeting of the Planning and Zoning Commission at 6:35 p.m. Commission Member Gazda seconded the motion. Motion carries with all present voting in favor.

APPROVED:

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary