

**Notice of Planning and Zoning Commission Regular Meeting
AGENDA**

July 05, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Regular Meeting will be held on **Wednesday, July 05, 2023** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at . The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

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

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the Regular Meeting Minutes of June 6, 2023.
- 2.** Consideration and possible action on Lone Star Estates Partial Replat No. 1.
- 3.** Consideration and possible action on a recommendation to City Council act related to a parking variance request for Home Depot USA, Inc.

COMMISSION INQUIRY:

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

ADJOURNMENT

/s/Nici Browe

Nici Browe, TRMC, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on June 30, 2023 at 5:00 p.m.

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

MINUTES OF REGULAR MEETING

June 6, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:00 p.m.

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

Absent: Daniel Gazda

Also Present: Gary Palmer, City Administrator, Chris Roznovsky, City Engineer

VISITOR/CITIZENS FORUM

None.

1. Approval of the meeting minutes for May 2, 2023.

Britnee Ghutzman moved to approve the minutes with two revisions clarifying comments made on agenda items 6 & 7. Bill Simpson seconded the motion, which carried unanimously. (4-0)

2. Consideration and possible action on rescheduling the July 2023 Regular Meeting.

With the July regular meeting falling on July 4th, staff recommended rescheduling the meeting date to July 3rd or July 5th. Merriam Walker moved to reschedule the meeting to July 5th. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

3. Consideration and possible action on a recommendation to City Council on a Special Use Permit application for 14640 Liberty Street as submitted by Evan Ballew.

The applicant presented his concept of using the property as a real estate office for his business. The Commission discussed the details of the request with the applicant. Jeff Waddell noted that the SUP is a tool that has been utilized in past similar situations. As opposed to unrestricted commercial zoning, it allows the city to have desirable controls and apply all the normal city

ordinances that protect residential areas. The SUP works well for a small business that operates during daytime hours, is quiet by nature, and meets all enforceable city ordinances such as low lighting, etc. concerning residential neighbors. It was also noted that this could be a good first step in helping to clean up the area. After further discussion, Britnee Ghutzman noted the proposed use is consistent with commercial property regulations and moved to recommend approval of the SUP with the following conditions:

- The SUP runs with the applicant, not the use of the property.
- Require the same buffer, setbacks, and other regulations that pertain to commercial properties that abut residential areas in the city.
- Allow the existing accessory shed within the rear setback to remain.

Motion was seconded by Merriam Walker, which carried (3-1) with a dissenting vote by Bill Simpson.

4. Consideration and possible action on exterior renovations to 14259 Liberty Street, located in the Historic Preservation District, as submitted by Tony & Rebecca Noriega.

The applicants presented the information and proposed alternate colors for the building exterior if the Commission felt that the submitted colors were not acceptable. After discussion with the applicants, Britnee Ghutzman moved to approve the renovations as presented with the alternate exterior colors of “Jazzy Blue” for the walls and “Gray Cloth” trim. Bill Simpson seconded the motion, which carried unanimously. (4-0)

5. Consideration and possible action on approval of construction plans for Montgomery Bend Section One (Dev. No. 2203).

Chris Roznovsky presented the plans and answered questions from the Commission. Discussion was had on all drainage areas, including the detention pond and outfall, curb and gutter design, width of streets, adjoining properties, all easements and the future Section Two. The Commission also discussed the double lane boulevard entry, lot setbacks, and green space of the 2 lots adjacent to the entry.

Overall recreation and green space areas were reviewed, especially focusing on quality of life and quality of development and construction from a reputable developer. Following discussion, Bill

Simpson moved to approve the construction plans as presented. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

Commission Inquiry

A question about activity at a residence on College Street was asked of staff. No information was known at the meeting and Mr. Palmer stated that staff would look at the property in question and get more information.

Adjournment

Bill Simpson moved to adjourn the meeting at 7:45 p.m. Britnee Ghutzman seconded the motion, which carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on Lone Star Estates Partial Replat No. 1.

Recommendation

Approve Lone Star Estates Partial Replat No. 1 as presented.

Discussion

The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11. See the location map for reference. The city engineers have reviewed the plat and all comments have been addressed.

Texas Local Government Code 212.015 (f) requires a Public Hearing and notices for replats involving certain residentially zoned properties. Staff will follow the process and timeline below:

7/5: P&Z action on Replat

[1st week in July]: staff publishes legal notices and mails letters to property owners within 200-feet

7/25: City Council holds Public Hearing and action on Replat

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 06/30/2023

Lone Star Estates Subdivision



Lone Star Estates Subdivision

Lots 10, 11, & 12

6/30/2023, 12:04:41 PM

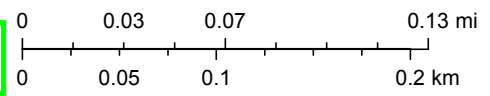
1:4,514

Abstracts

World Transportation

Parcels

Lot Lines



© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, iPC



May 31, 2023

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

Re: Plat Review (Partial Replat)
Lonestar Estates
City of Montgomery

Dear Commission:

We reviewed the 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 Section 63 and any other applicable chapters. The purpose of the replat is to combine Lots 10 and 11 and adjust the lot line between Lot 12 and the combined Lots 10 and 11.

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". The signature is written in a cursive, flowing style.

Chris Roznovsky, PE
Engineer for the City

CR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\05.31.2023 MEMO to P&Z Lonestar Estates Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development,
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Norman R. Stewart, Jr. and wife Jennifer H. Stewart along with S. Clay Robinson, Jr. owners hereinafter referred to as Owners (whether one or more) of the 60.6651 acre tract described in the above and foregoing map of Lone Star Estates, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plan sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Lone Star Estates where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that those private access easements located within the boundaries of this plat specifically noted as private access easements, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private access easements.

WITNESS our hands in the City of Montgomery, Texas, this day of September, 1998.

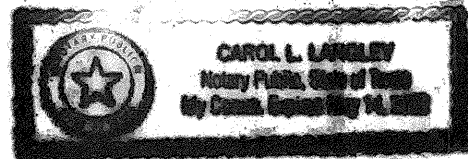
Norman R. Stewart, Jennifer H. Stewart, S. Clay Robinson, Jr. (Signatures)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer H. Stewart, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas

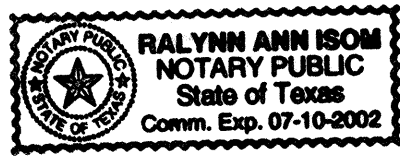


THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared S. Clay Robinson Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of April, 1998.

Notary Public in and for Montgomery County, Texas



THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Norman R. Stewart Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of December, 1998.

Notary Public in and for Montgomery County, Texas



I, Farm Credit Bank of Texas, owner and holder of a lien against the property described in the plat known as Lone Star Estates, said lien being evidenced by instrument of record in the Clerk's File No. 92-01-1527 of the O.P.R.O.R.P. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Signature of Travis, Vice-President

STATE OF TEXAS
COUNTY OF MONTGOMERY TRAVIS

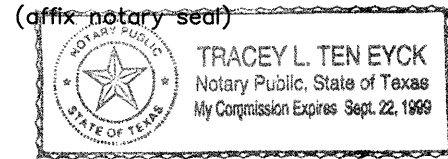
BEFORE ME the undersigned authority, on this day personally appeared Travis, known to me to be the person, I whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of November, 1998.

State of Texas

Notary Public in and for the

Tracey L. Ten Eyck, 9-22-99 (Signature and Commission Expires)



I, Ronald A. Saikowski, P.E. hereby certify that I as City Engineer have reviewed this Subdivision Plat and find it to meet Montgomery Requirements.

Ronald A. Saikowski, P.E., City Engineer

Approved by City of Montgomery

CITY PLANNING COMMISSION

By: Sharon Miller, Chairperson

CITY COUNCIL

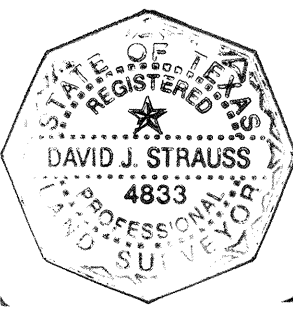
By: Mayor William Cummings

Attested By: Carol Langley, City Secretary

Carol Langley, City Secretary

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of the survey, and there were no encroachments visible on the ground unless otherwise shown. DATE: October, 1998

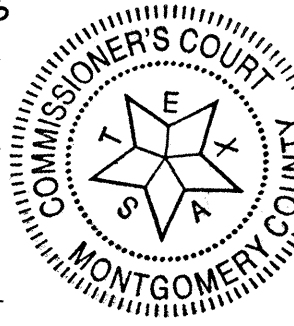
David J. Strauss, R.P.L.S. 4833 (Signature)



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 6-22-1998 at 4:30 o'clock, P.M. and duly recorded on 6-23-1998 at 1:41 o'clock, P.M. in cabinet M sheet 14-16 of record of Maps 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 Clerk Montgomery County, Texas (Signature)



LEGEND:

- B.L. DENOTES BUILDING LINE
P.A.E. DENOTES PRIVATE ACCESS EASEMENT
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

KEY MAP

GRAPHIC SCALE

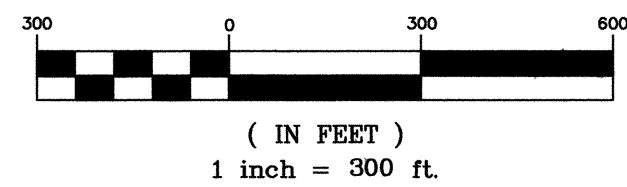


Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows L1 to L5.

Table with 8 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows C1 to C6.

BASIS OF BEARINGS:

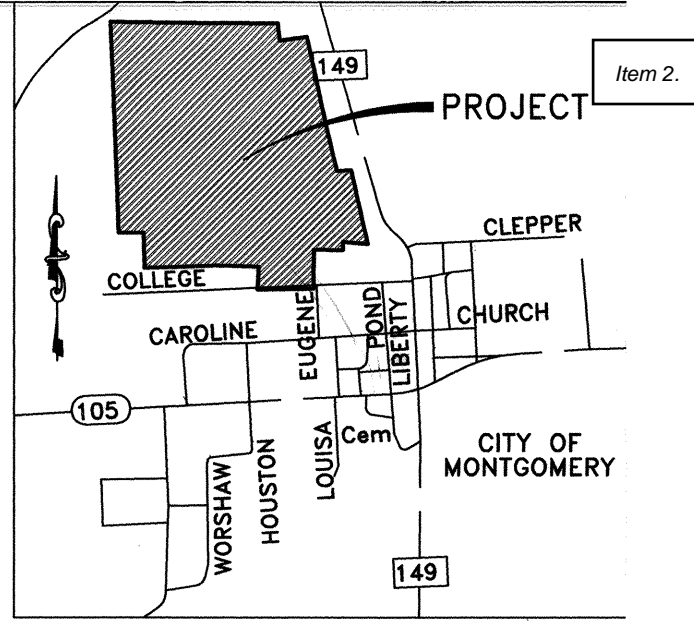
WEST LINE OF THE CALLED 20.248 ACRE STEGER TRACT TO ROBINSON TRACT AS DESCRIBED IN DEED RECORDED UNDER C.C.F. NO. 9357632, M.C.D.R.

BENCHMARK:

SET BRASS DISC IN CONCRETE, 82.21' WEST OF C OF JENNY LANE, 39' EAST OF A FENCE, 23.' NORTH OF COLLEGE STREET. ELEV. = 306.32'

OWNERS:

NORMAN R. STEWART, JR. AND WIFE JENNIFER H. STEWART
40.4330 ACRES (1,761,263 SQ.FT.)
S. CLAY ROBINSON JR.
20.2321 ACRES (881,308 SQ.FT.)



VICINITY MAP (NOT TO SCALE)

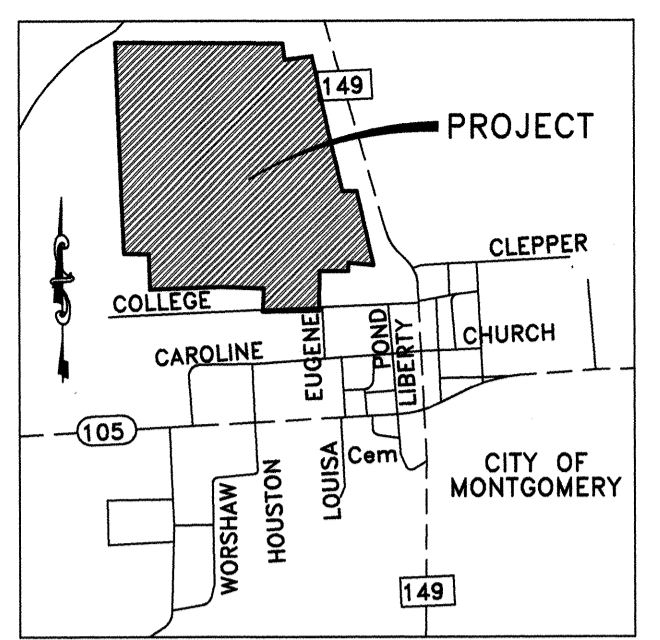
Original Plat

FINAL PLAT
LONE STAR ESTATES SUBDIVISION
60.6651 ACRES (2,642,571 SQ.FT.)
OUT OF THE
BENJAMIN RIGBY SURVEY A - 31
AND
JOHN CORNER SURVEY A - 8
1-BLOCK 13 LOTS- 1 RESERVE
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

R.D. SIMONTON
C.C.F. No. 9751462
R.P.R.M.C.T.

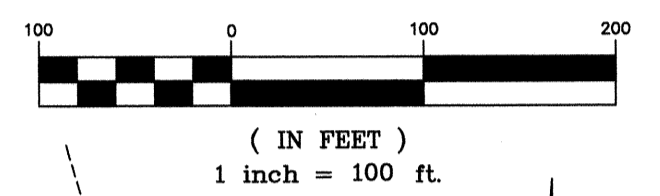
CITY OF MONTGOMERY
C.C.F. No. 8701042
R.P.R.M.C.T.

NOW OR FORMERLY
TIMOTHY HATCHETT
NO OWNER OF
RECORD FOUND



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE



S89°17'30"E
3410.49'

3410.49'

S89°17'30"E
346.00'

831.00'
485.00'

NOW OR FORMERLY
R.H. WRIGHT
VOL. 271, PG. 288
M.C.D.R.
210.03'
N83°19'06"E

NOW OR FORMERLY
REBECCA SMITH ET AL
NO OWNER OF
RECORD FOUND

F.M. - 149 (LIBERTY STREET)

SURVEY LINE
(APPROXIMATE)

MICHAEL BROOKS
C.C.F. No. 9806762
R.P.R.M.C.T.

NOW OR FORMERLY
MARGARET TATE
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
ESTATE OF CORA BOLDEN
NO OWNER OF
RECORD FOUND

NOW OR FORMERLY
REOLA B. SHELTON
NO OWNER OF
RECORD FOUND

EDWARD O. ARNSWORTH
C.C.F. No. 8921530
R.P.R.M.C.T.

NOW OR FORMERLY
PEARLIE HATCHETT
NO OWNER OF
RECORD FOUND

JOHN CORNER SURVEY A - 8
(60' R.O.W.)

S81°39'55"W
3004.35'

S.C. ROBINSON
F.C. No. 970-00-616
R.P.R.M.C.T.

NORMAN R. STEWART, JR. ET UX
C.C.F. No. 9357628
R.P.R.M.C.T.

DRAINAGE ESMT.
165,772 sq.ft.
3.8056 acres

LOT 8
194,639 sq.ft.
4.4683 acres

LOT 4
140,505 sq.ft.
3.2256 acres

LOT 5
145,206 sq.ft.
3.3335 acres

LOT 6
174,109 sq.ft.
3.9970 acres

LOT 7
419,113 sq.ft.
9.6215 acres

LOT 13
52,034 sq.ft.
1.1945 acres

MATCHLINE SEE SHEET 3 OF 3

LEGEND:

- B.L. DENOTES BUILDING LINE
- P.A.E. DENOTES PRIVATE ACCESS EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT

ENGINEER AND SURVEYOR

Sitech ENGINEERING CORP.

"The Site Technology Group"
1544 SANDUST ROAD SUITE 100
THE WOODLANDS, TEXAS 77380
OFF. # (281) 363-4039 FAX # (281) 363-3459
e-mail: sittech@flex.net
© COPYRIGHT 1999

OWNERS:
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JENNIFER H. STEWART
40.4330 ACRES (1,761,263 SQ.FT.)
S. CLAY ROBINSON JR.
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13 LOTS - 1 BLOCK - 1 RESERVE
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MONTGOMERY COUNTY, TEXAS

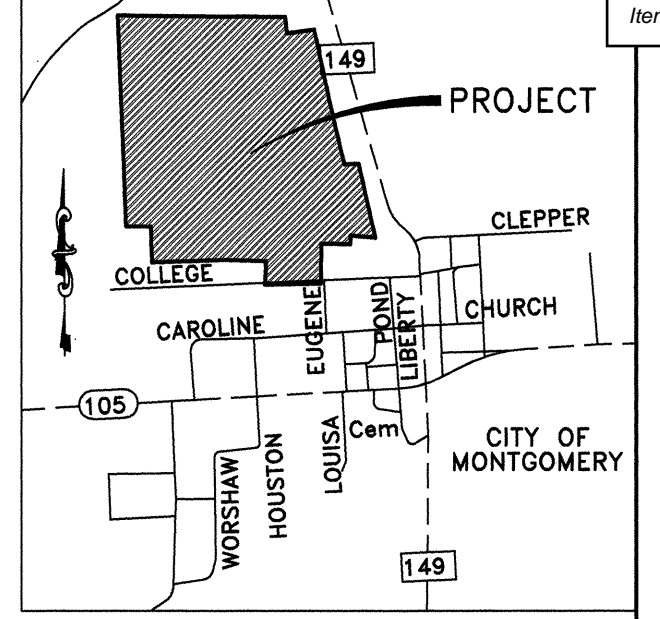
LINE	DIRECTION	DISTANCE
L1	N03°30'29"E	152.94'
L2	N07°42'25"W	496.84'
L3	N08°35'37"W	88.19'
L4	N22°58'53"W	321.09'
L5	N85°17'38"W	158.44'

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	250.00'	48.93'	11°12'54"	48.86'	N02°05'58"W
C2	200.00'	158.09'	45°17'24"	154.01'	N14°56'17"E
C3	200.00'	94.07'	26°57'01"	93.21'	N51°03'30"E
C4	100.00'	127.63'	73°07'37"	119.14'	N27°58'12"E
C5	200.00'	50.22'	14°23'16"	50.09'	N15°47'15"W
C6	250.00'	271.89'	62°18'45"	258.69'	N54°08'15"W

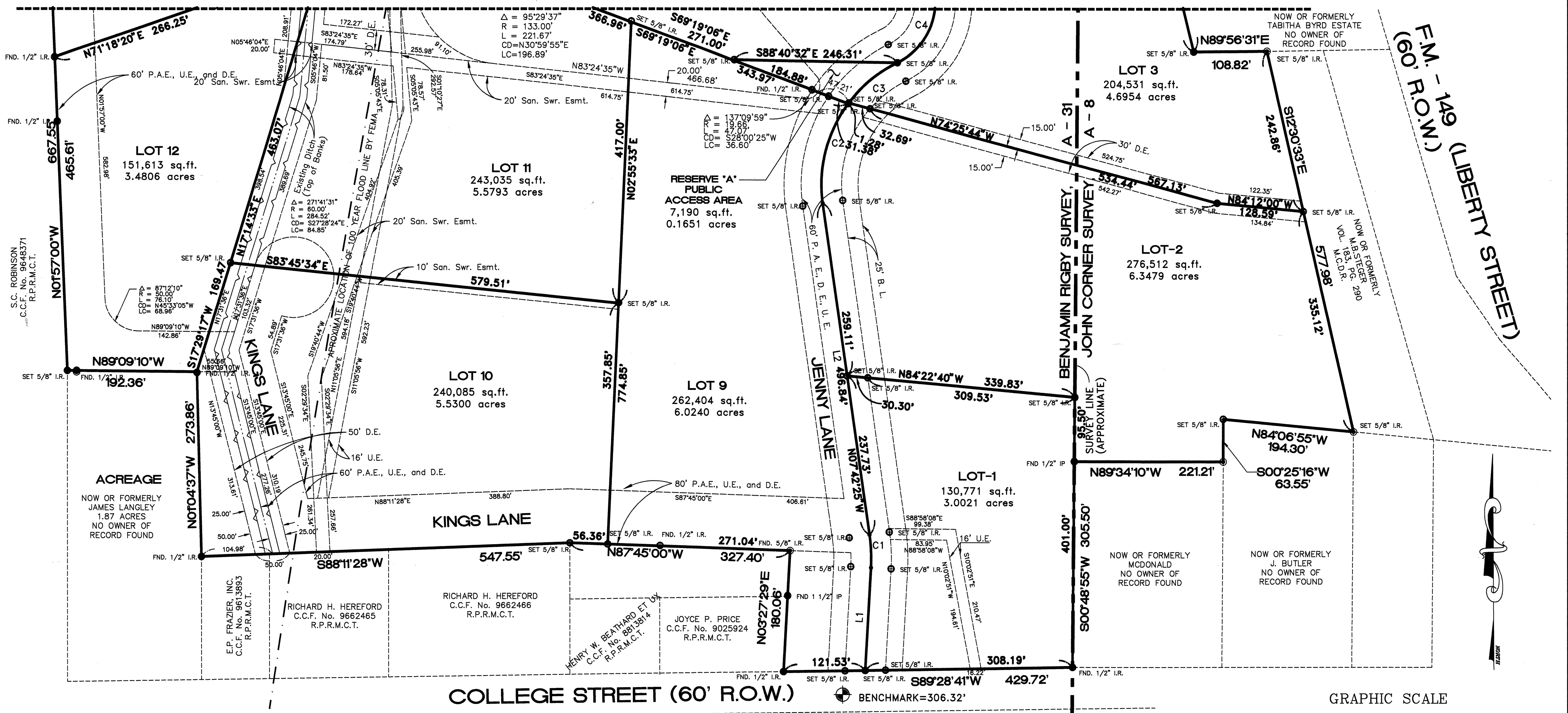
File No. 99050849 Cab.M sheet 75

LEGEND:

- B.L. DENOTES BUILDING LINE
- P.A.E. DENOTES PRIVATE ACCESS EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- San.Swr.Esmt. DENOTES SANITARY SEWER EASEMENT



MATCHLINE SEE SHEET 2 OF 3



LINE	DIRECTION	DISTANCE
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C2	200.00'	158.09'	45°17'24"	154.01'	N14°56'17" E
C3	200.00'	94.07'	28°57'01"	93.21'	N51°03'30" E
C4	100.00'	127.63'	73°07'37"	119.14'	N27°58'12" E
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C6	250.00'	271.89'	62°18'45"	258.69'	N54°08'15" W

ENGINEER AND SURVEYOR
Sitech ENGINEERING CORP.
 "The Site Technology Group"
 1544 SAWDUST ROAD SUITE 100
 THE WOODLANDS, TEXAS 77380
 OFF. # (281) 363-4039 FAX # (281) 363-3459
 e-mail: sitech@flex.net
 © COPYRIGHT 1999

OWNERS:
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 JENNIFER H. STEWART
 40.4330 ACRES (1,761,263 SQ.FT.)
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 13 LOTS - 1 BLOCK - 1 RESERVE
 CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS

File No. 99050849 Cab.M Sheet 76

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

That TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST & CHARLES F. ROLLINS IV and SAMANTHA ROLLINS herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the LONESTAR ESTATES 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.

TDP REVOCABLE TRUST

TROY JOSEPH PATIN
CO-TRUSTEE

DEBORAH LYNN
CO-TRUSTEES

CHARLES F. ROLLINS
OWNER

SAMANTHA ROLLINS
OWNER

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES F. ROLLINS IV & SAMANTHA ROLLINS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

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

Notary Public in and for _____
County, Texas

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared TROY JOSEPH PATIN and DEBORAH LYNN BENARD PATIN, CO-TRUSTEES OF THE TDP REVOCABLE TRUST, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

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

Notary Public in and for _____
County, Texas

SURVEYOR'S ACKNOWLEDGEMENT

I, Thomas A. McIntyre, 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.



PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

City Engineer

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: _____
Mayor

ATTEST: _____
City Secretary

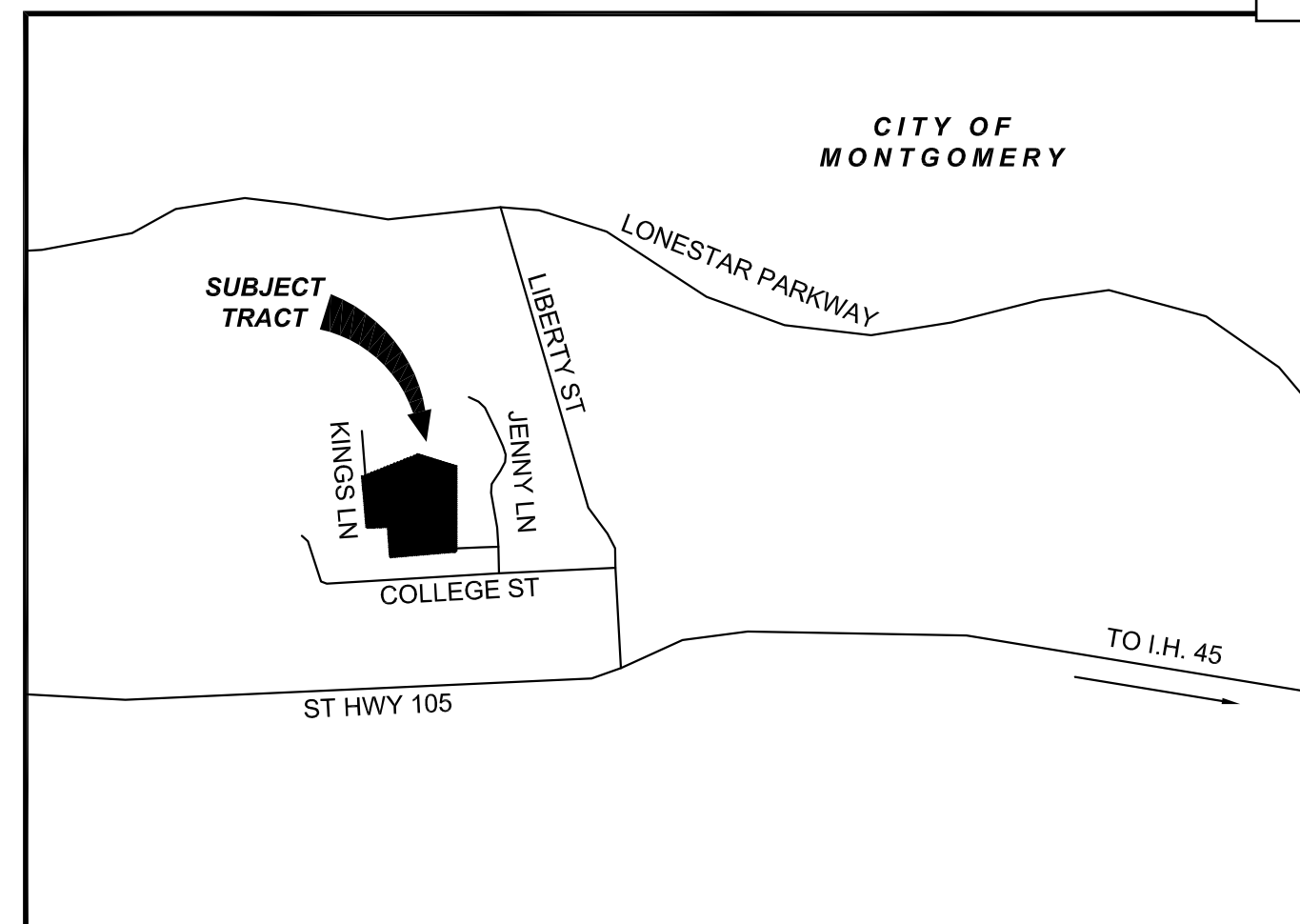
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 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. Brandon Steinmann, Clerk, County Court
Montgomery County, Texas

By: _____
Deputy



VICINITY MAP
NOT TO SCALE

General Notes:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER CITY OF MONTGOMERY COMMUNITY MAP NO. 481483, FEMA FIRM PANEL NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (2002 ADJUSTMENT)(FIPS 4203), AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.
- ALL MEASUREMENTS ARE GRID VALUES. SURFACE VALUES MAY BE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00006912.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF CITY OF MONTGOMERY BENCHMARK NUMBER 2, HAVING A PUBLISHED ELEVATION OF 301.87', OBSERVED ELEVATION OF 301.88', AND CITY OF MONTGOMERY BENCHMARK NUMBER 7, HAVING A PUBLISHED ELEVATION OF 291.77', OBSERVED ELEVATION OF 291.33'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

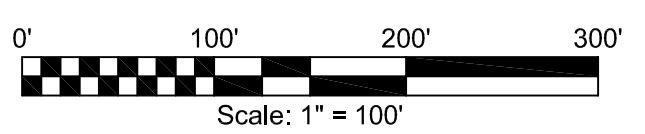
REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.

2 LOTS 1 BLOCK
MAY 2023

OWNER

CHARLES F. ROLLINS IV
SAMANTHA ROLLINS
106 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356
AND
TROY JOSEPH PATIN
DEBORAH LYNN BENARD PATIN
CO-TRUSTEES OF THE
TDP REVOCABLE TRUST
204 KINGS LANE
MONTGOMERY COUNTY, TEXAS 77356



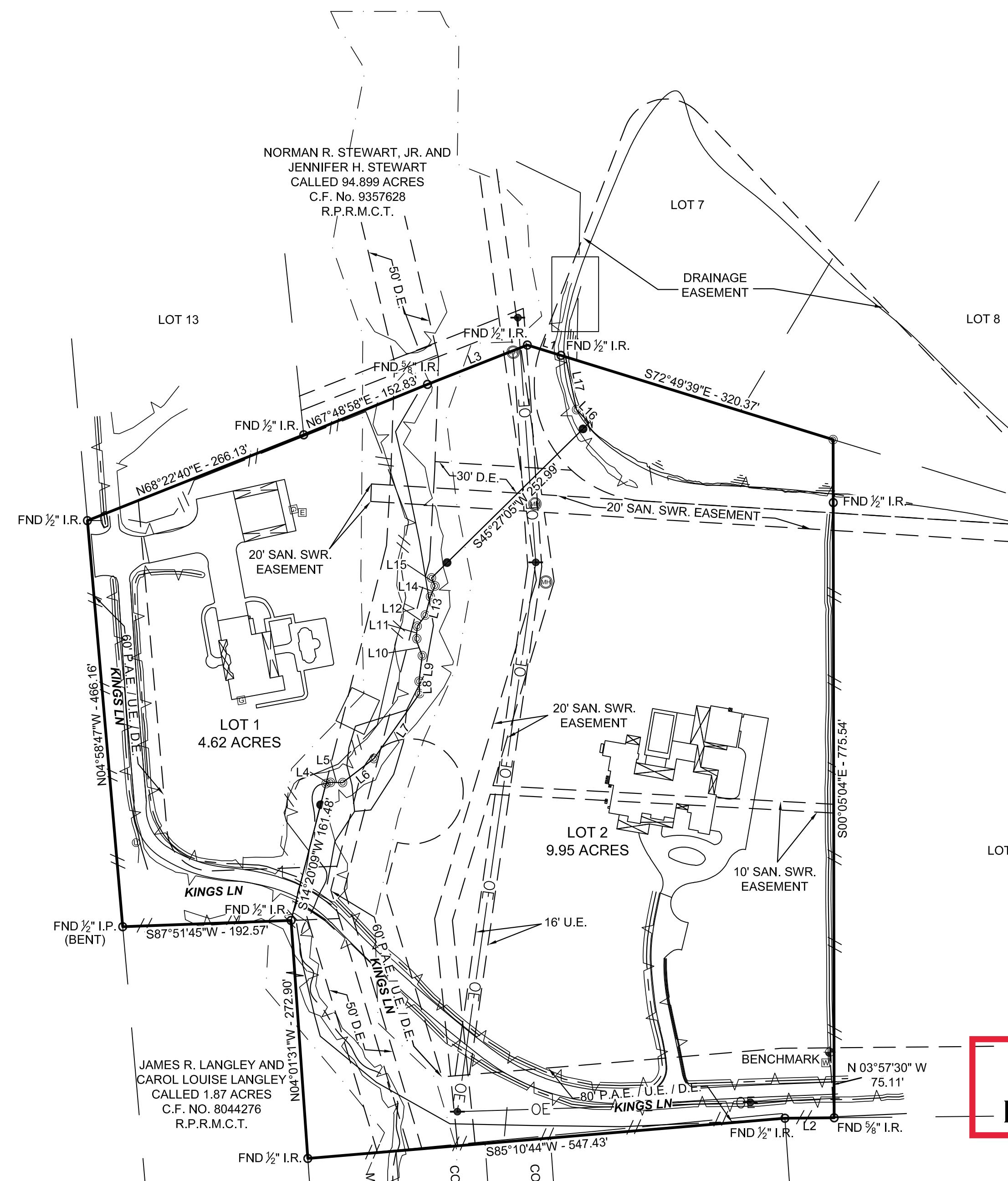


LEGEND

- Set 3/8" Iron Rod w/Cap "TPS 100834-00"
- Found Survey Monument (described)
- Calculated Corner
- ⊕ 3-inch Brass Disk in 6-inch Concrete Monument
- I.R. Iron Rod
- W/CAP With Cap
- CON MON Concrete Monument
- VOL. / PG. Volume / Page
- CAB. / SHEET Cabinet / Sheet
- O.P.R.M.C.T. Official Public Records of Montgomery County, Texas
- R.P.R.M.C.T. Real Property Records of Montgomery County, Texas
- D.R.M.C.T. Deed Records of Montgomery County, Texas
- M.R.M.C.T. Map Records of Montgomery County, Texas
- M.C.A.D. Montgomery County Appraisal District
- C.F. NO. Clerk's File Number
- R.O.W. Right-of-Way
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- Approximate Survey Line
- Approximate 100-year Floodplain
- Easement
- Building Line
- Top Of Bank
- Edge of Water

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 49' 39.48"E	45.59'
L2	S89° 27' 07.27"W	56.36'
L3	N68° 31' 20.71"E	122.72'

LOTS LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S75° 25' 17.05"W	5.29'
L5	N89° 32' 42.42"W	13.86'
L6	S52° 31' 01.63"W	45.24'
L7	S35° 02' 09.49"W	90.78'
L8	S02° 28' 28.79"E	13.87'
L9	S07° 04' 46.37"W	29.70'
L10	S21° 31' 41.96"E	19.29'
L11	S04° 52' 47.31"W	15.65'
L12	S37° 49' 45.57"W	15.41'
L13	S14° 20' 34.35"W	22.39'
L14	S23° 37' 45.76"W	13.36'
L15	S23° 37' 31.55"E	9.98'
L16	S44° 20' 42.99"E	21.01'
L17	S11° 40' 44.81"E	61.60'



JAY RICHARD RAY II AND
 CARISSA CYD RAY
 CALLED 62.6147 ACRES
 C.F. No. 2021056260
 O.P.R.M.C.T.

JAMES R. LANGLEY AND
 CAROL LOUISE LANGLEY
 CALLED 1.87 ACRES
 C.F. NO. 8044276
 R.P.R.M.C.T.

MERRILY A. THOMPSON
 CALLED .39 ACRES
 C.F. No. 2014027278
 O.P.R.M.C.T.

LOT 1
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X. SHEET 148
 M.R.M.C.T.

LOT 2
 COLLEGE STREET ADDITION
 SECTION 1
 CAB. X. SHEET 148
 M.R.M.C.T.

PENNY DOVEY
 CALLED 1.10 ACRES
 C.F. No. 2019061823
 O.P.R.M.C.T.

KAY J. PILAND
 CALLED .375 ACRES
 C.F. No. 2002034110
 O.P.R.M.C.T.

LONESTAR ESTATES PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 14.57 ACRES SITUATED IN THE BENJAMIN RIGSBY SURVEY, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS. BEING A REPLAT OF LOTS 10, 11 AND 12 OF LONESTAR ESTATES RECORDED IN CABINET M, SHEET 74, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO RECONFIGURE LOT LINES BETWEEN LOTS 10, 11 AND 12.
 2 LOTS 1 BLOCK
 MAY 2023

OWNER
 CHARLES F. ROLLINS IV
 SAMANTHA ROLLINS
 106 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356
 AND
 TROY JOSEPH PATIN
 DEBORAH LYNN BENARD PATIN
 CO-TRUSTEES OF THE
 TDP REVOCABLE TRUST
 204 KINGS LANE
 MONTGOMERY COUNTY, TEXAS 77356

TEXAS PROFESSIONAL SURVEYING

3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

-BENCH MARK-
 3" BRASS DISK SET IN 6" CONCRETE COLUMN
 STAMPED: LSEPR
 ELEVATION: 286.148', NAVD88, 2009 ADJUSTMENT
 NAVD88 GEOID18 TEXAS CENTRAL ZONE 4203

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a recommendation to City Council act related to a parking variance request for Home Depot USA, Inc.

Recommendation

Form a recommendation to approve or deny the parking variance request.

Discussion

The Home Depot is in the early stages of development on the pad site immediately west of Kroger behind the BlueWave Car Wash and the Dutch Bros/Popeye’s projects currently under construction. They have applied for a parking variance, which is decided by City Council acting as the Zoning Board of Adjustment. The parking variance is the only variance the developer is requesting for the project. The attached plans and documents detail the request, and as a summary:

CITY REQUIREMENTS:

B – Commercial (Sec. 98-286.3) Each lot plan shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area.

PROJECT AREA CALCS:

Gross building area = 137,812 square feet
 Required parking space area = 103,359 square feet
 @ 9’ x 19’ (171 sqft) stall dimensions = **604 parking spaces**

VARIANCE REQUEST:

Proposed number of customer-available parking = **399 spaces** (206 spaces less than required by code)
 Parking dedicated for seasonal display, etc. = 43 spaces
 Total parking spaces on site = 442 spaces

The Commission can recommend approval (with or without conditions) or denial of the variance request. Staff and the city engineers have no objections to the proposed number of parking spaces.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 06/30/2023
---	-------------------	------------------



Variance Request Application

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

Item 3.

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

Contact Information

Property Owner(s): Milestone 105 Investments LTD, a Texas limited partnership.

Address: 9800 Richmond Ave., Suite 490, Houston, TX Zip Code: 77042

Email Address: Jordan.Corbitt@kimley-horn.com Phone: (770) 545-6103
The Home Depot U.S.A., Inc.

Applicants: Kimley-Horn as project representative for both Owner and Home Depot

Address: 11720 Amber Park Dr, Suite 600, Alpharetta, GA, 30009

Email Address: Jordan.Corbitt@Kimley-Horn.com Phone: (770) 545-6103

Parcel Information

Property Identification Number (MCAD R#): 3014-02-00500

Legal Description: provided to city via land survey

Street Address or Location: NEQ Hwy 105 and Buffalo Springs Drive

Acreage: 11.81 Present Zoning: B - Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

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

Ordinance wording as stated in Section (98-286):

Commercial District (B). Each lot plan for professional or commercial use (B) shall have off-street parking at a ratio of not less then 0.75 square feet of parking space for each one square foot of gross building area.

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

Per Section 98-286 & 98-289, the prototypical Home Depot store is required to provide a minimum of 605 parking stalls with 9'x18' dimensions. The Home Depot requires 9'x19' parking stalls and a minimum 25' drive aisle to ensure safety and provide a better customer experience. Using 9'x19' stalls, and due to topography constraints, Home Depot's site can only accommodate 442 stalls, 43 of which will be needed by Home Depot for storage/display of their typical outdoor uses such as rental trucks, trailers, equipment, and other display items. Total parking available to customers will be 399 stalls. The intent of this variance request is to allow Home Depot to operate beneath code parking requirements by 206 stalls.

Public Hearings

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

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

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

Finding of Undue Hardship

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

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

Factors not Considered

A variance shall not:

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



May 12, 2023

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: *Variance Request Narrative*
Home Depot Parking Variance – Buffalo Springs Drive and Highway 105

To Whom it May Concern:

This variance request application is being submitted to the City of Montgomery on behalf of the current property owner, Milestone 105 Investments LTD, and the potential developer, The Home Depot, who proposes to construct a prototypical Home Depot retail store with an attached garden center at the intersection of Buffalo Springs Drive and Highway 105. The intent for the proposed store is to serve the community of Montgomery, TX by offering services and goods typical of a home improvement store.

Per Section 98-286 in the City of Montgomery Code of Ordinances, "Each lot plan for professional or commercial use (B) shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area." The total area of building, vestibules, and garden center equals 137,812 square feet. At a ratio of 0.75, the total required parking square footage is 103,359 square feet. This equates to 605 parking stalls at 171 square feet each (9'x19').

This variance application is to request that Home Depot be allowed to operate at 399 customer-available stalls, for the following reasons.

- With 350 front field stalls being adequate to service the Home Depot, adding an additional 206 to meet code requirements will not increase customer experience or operational efficiency.
- Due to site constraints, such as topography, requiring any more parking stalls will force Home Depot to decrease the size of their retail center and/or garden center, which would also decrease the amount, and quality, of services they could offer to the Montgomery community. Reducing the store size would also negatively impact the city and community from the amount of sales and revenue that the store will generate for the city.

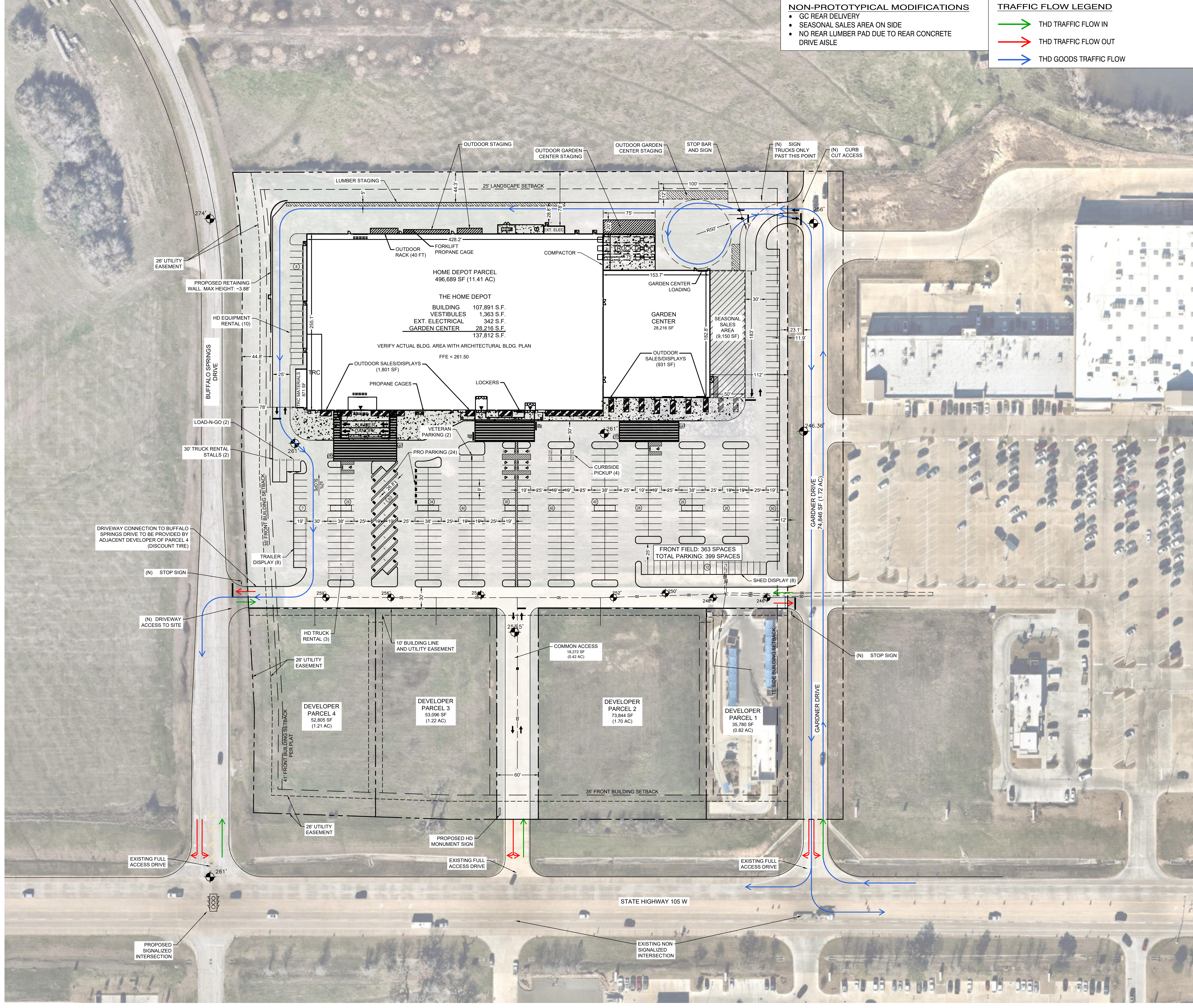
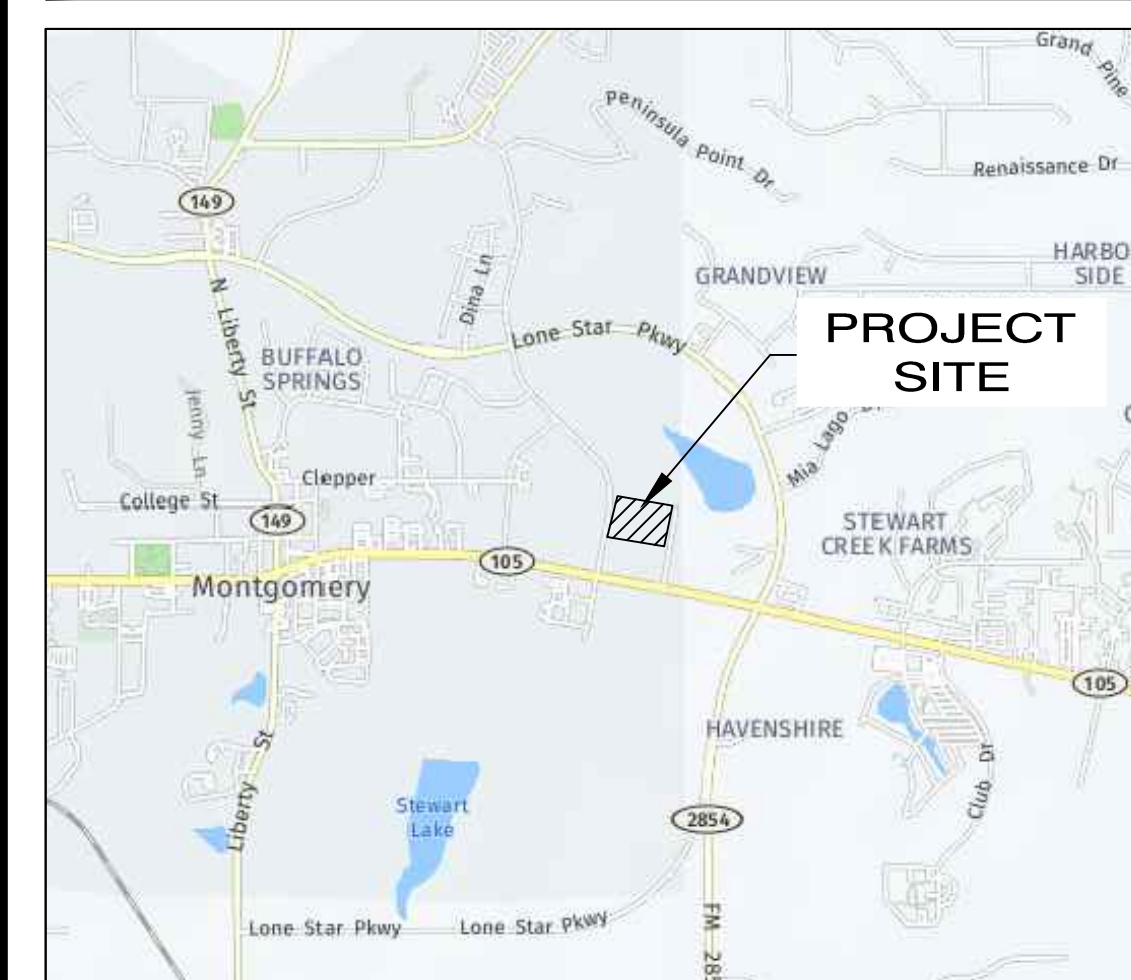
Please do not hesitate to contact me at 770-545-6103 or at Jordan.Corbitt@kimley-horn.com should you have any questions regarding our application.

Sincerely,

Jordan Corbitt, P.E.
Authorized Representative

- NON-PROTOTYPICAL MODIFICATIONS**
- GC REAR DELIVERY
 - SEASONAL SALES AREA ON SIDE
 - NO REAR LUMBER PAD DUE TO REAR CONCRETE DRIVE AISLE

- TRAFFIC FLOW LEGEND**
- THD TRAFFIC FLOW IN
 - THD TRAFFIC FLOW OUT
 - THD GOODS TRAFFIC FLOW



SITE AREA

THE HOME DEPOT PARCEL	11.39 AC	496,240 SF
THD UNUSABLE AREA	0.42 AC	18,272 SF
TOTAL THD SITE AREA	11.81 AC	514,512 SF
DEVELOPER PARCEL 1	0.82 AC	35,780 SF
DEVELOPER PARCEL 2	1.70 AC	73,844 SF
DEVELOPER PARCEL 3	1.22 AC	53,096 SF
DEVELOPER PARCEL 4	1.21 AC	52,805 SF
MILESTONE BOULEVARD	1.72 AC	74,846 SF
TOTAL SITE AREA	18.48 AC	804,883 SF

BUILDING AREA

THE HOME DEPOT	107,891 SF
GARDEN CENTER	28,216 SF
EXTERIOR ELECTRICAL ROOM	342 SF
VESTIBULES	1,363 SF
TOTAL THD AREA	137,812 SF

PARKING REQUIRED
0.75 SF PER 1 SF OF GROSS BUILDING AREA
USING 9x19' PARKING STALLS

PARKING REQUIRED

THE HOME DEPOT	481 STALLS
GARDEN CENTER	124 STALLS
TOTAL THD PARKING	605 STALLS

PARKING PROVIDED

FRONT FIELD	363 STALLS
SIDE FIELD / REAR	36 STALLS
TOTAL THD PARKING	399 STALLS

INCLUDED IN PARKING PROVIDED

ACCESSIBLE STALLS (8 REQ @ 301-400)	10 STALLS
PRO PARKING	24 STALLS
VETERAN PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	9,150 SF
	0 STALLS

NOT INCLUDED IN PARKING PROVIDED

LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	5 STALLS
TRAILER DISPLAY	8 STALLS
SHED DISPLAY	8 STALLS
THD EQUIPMENT RENTAL	10 STALLS
CART CORRALS	10 STALLS
ACCESSORY PARKING NOT INCLUDED	43 STALLS
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ZONING CLASSIFICATION

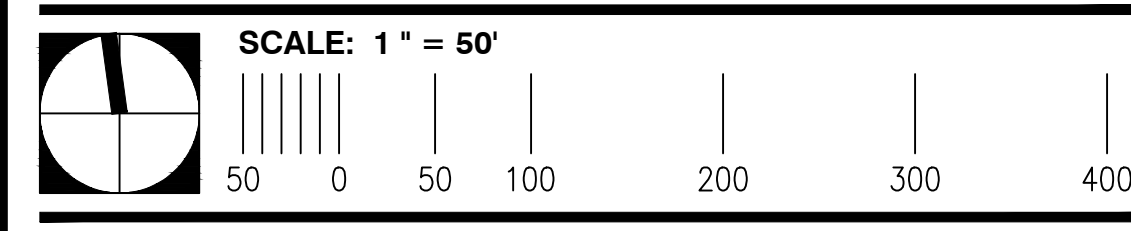
JURISDICTION	CITY OF MONTGOMERY
ZONING CLASSIFICATION	COMMERCIAL (B)
THD USE PERMITTED BY RIGHT	YES
OUTDOOR STORAGE/DISPLAY PERMITTED BY RIGHT	NO

BULK REGULATIONS

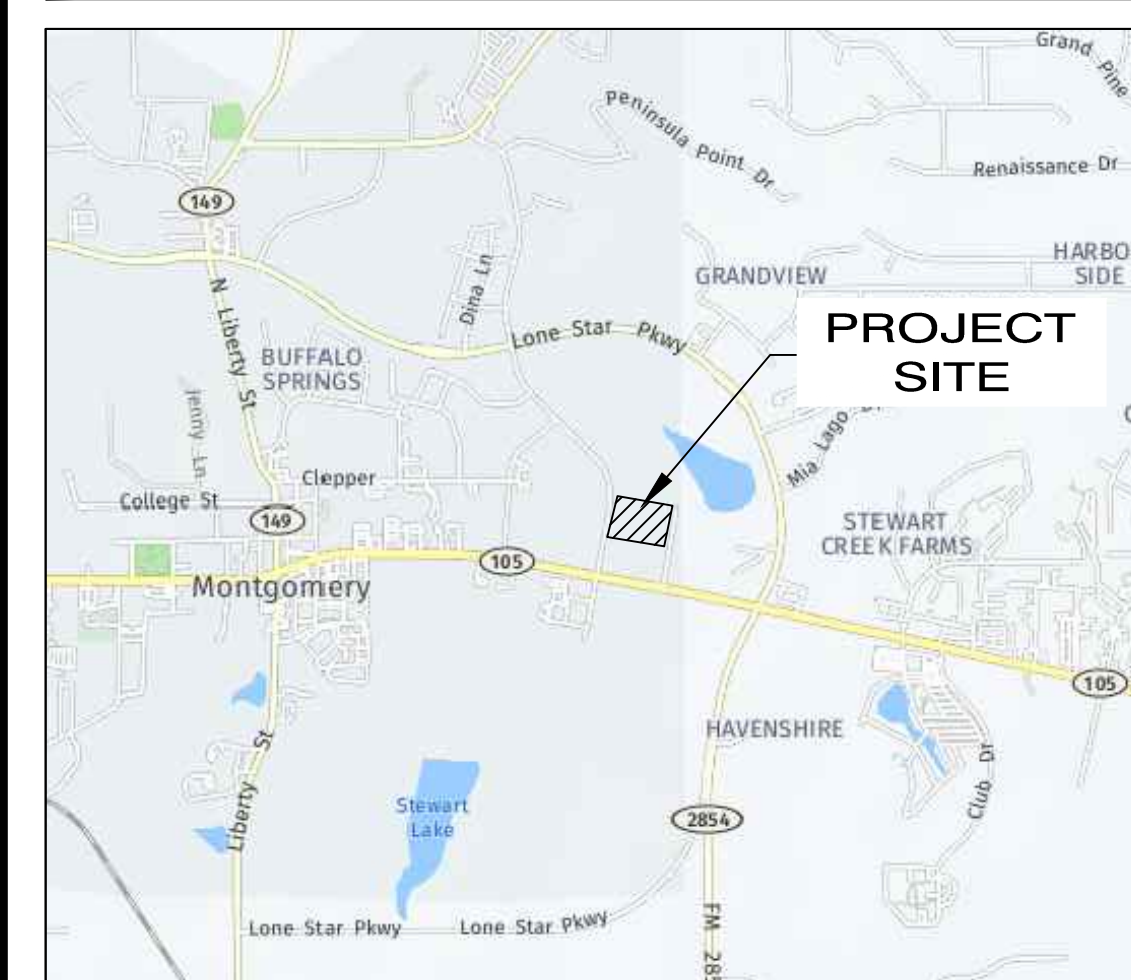
	REQUIRED	PROVIDED
MIN. FRONT SETBACK (BLDG.)	35'	108'
MIN. SIDE SETBACK (BLDG.)	15'	78'
MIN. REAR SETBACK (BLDG.)	25'	N/A
MIN. LANDSCAPE BUFFER	25'	44'
MAX. IMPERVIOUS COVERAGE	SILENT	TBD
MAX. FLOOR AREA RATIO	SILENT	0.28
MAX. BUILDING HEIGHT	45'	24'

THE HOME DEPOT
MONTGOMERY, TX
HIGHWAY 105 &
BUFFALO SPRINGS DRIVE

DRAWING ISSUE DATE: 06.27.2023
HD SITE SELECTION NUMBER: SS-02885.0001



- NON-PROTOTYPICAL MODIFICATIONS**
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 - SEASONAL SALES AREA ON SIDE
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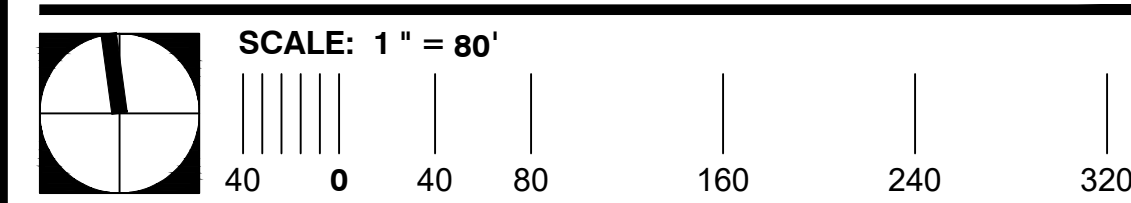
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THD USE PERMITTED BY RIGHT	YES
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BULK REGULATIONS

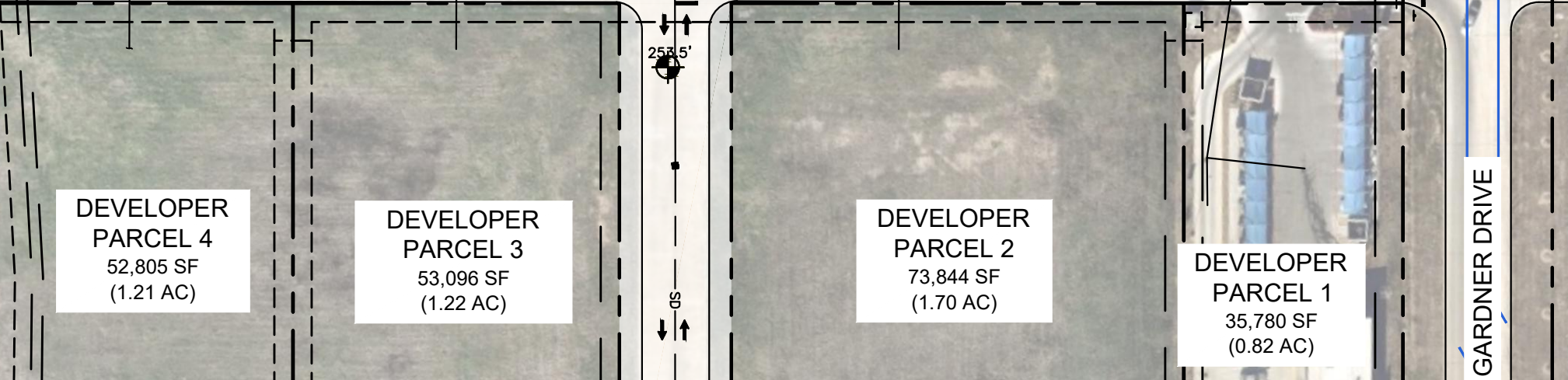
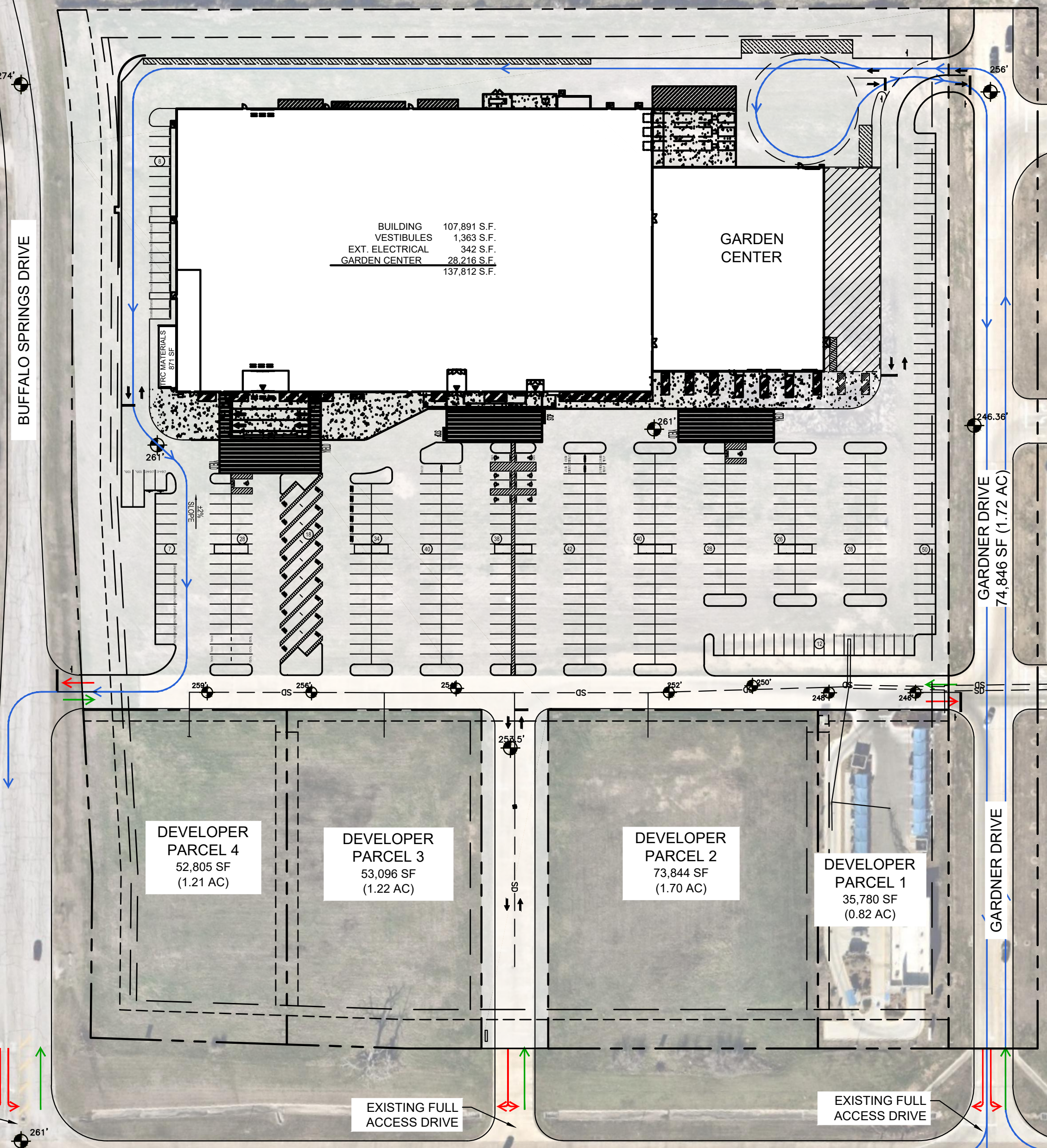
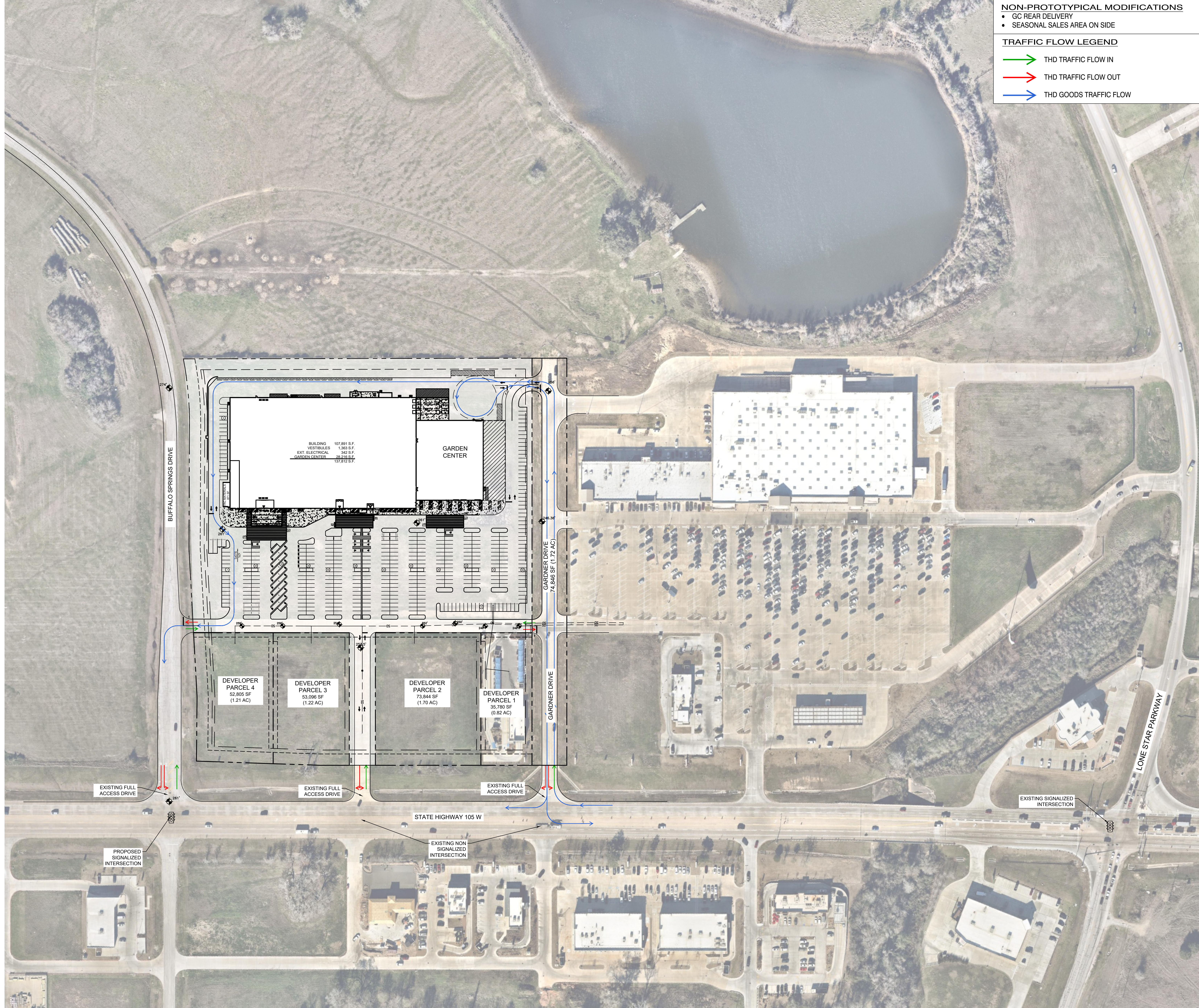
	REQUIRED	PROVIDED
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MIN. REAR SETBACK (BLDG.)	25'	N/A
MIN. LANDSCAPE BUFFER	25'	44'
MAX. IMPERVIOUS COVERAGE	SILENT	TBD
MAX. FLOOR AREA RATIO	SILENT	0.28
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THE HOME DEPOT
MONTGOMERY, TX
 HIGHWAY 105 &
 BUFFALO SPRINGS DRIVE

DRAWING ISSUE DATE: 06.27.2023
 HD SITE SELECTION NUMBER: SS-02885.0001



TX - SITE PLAN 5



EXISTING FULL ACCESS DRIVE

EXISTING FULL ACCESS DRIVE

EXISTING FULL ACCESS DRIVE

PROPOSED SIGNALIZED INTERSECTION

EXISTING NON SIGNALIZED INTERSECTION

EXISTING SIGNALIZED INTERSECTION

STATE HIGHWAY 105 W

LONE STAR PARKWAY

BUFFALO SPRINGS DRIVE

GARDNER DRIVE

74,846 SF (1.72 AC)

BUILDING 107,891 S.F.
 VESTIBULES 1,363 S.F.
 EXT. ELECTRICAL 342 S.F.
 GARDEN CENTER 28,216 S.F.

GARDEN CENTER

DEVELOPER PARCEL 4
 52,805 SF
 (1.21 AC)

DEVELOPER PARCEL 3
 53,096 SF
 (1.22 AC)

DEVELOPER PARCEL 2
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 (1.70 AC)

DEVELOPER PARCEL 1
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 (0.82 AC)

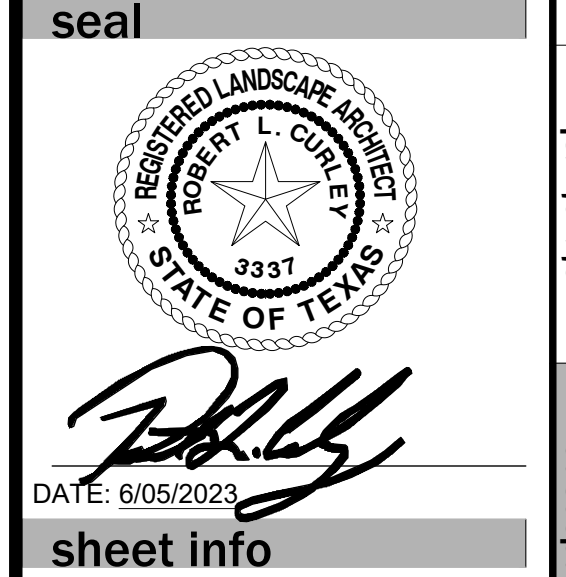


THE HOME DEPOT
2455 PACES FERRY ROAD, C-19
ATLANTA, GA 30339-4024
PHONE: (770) 433-8211

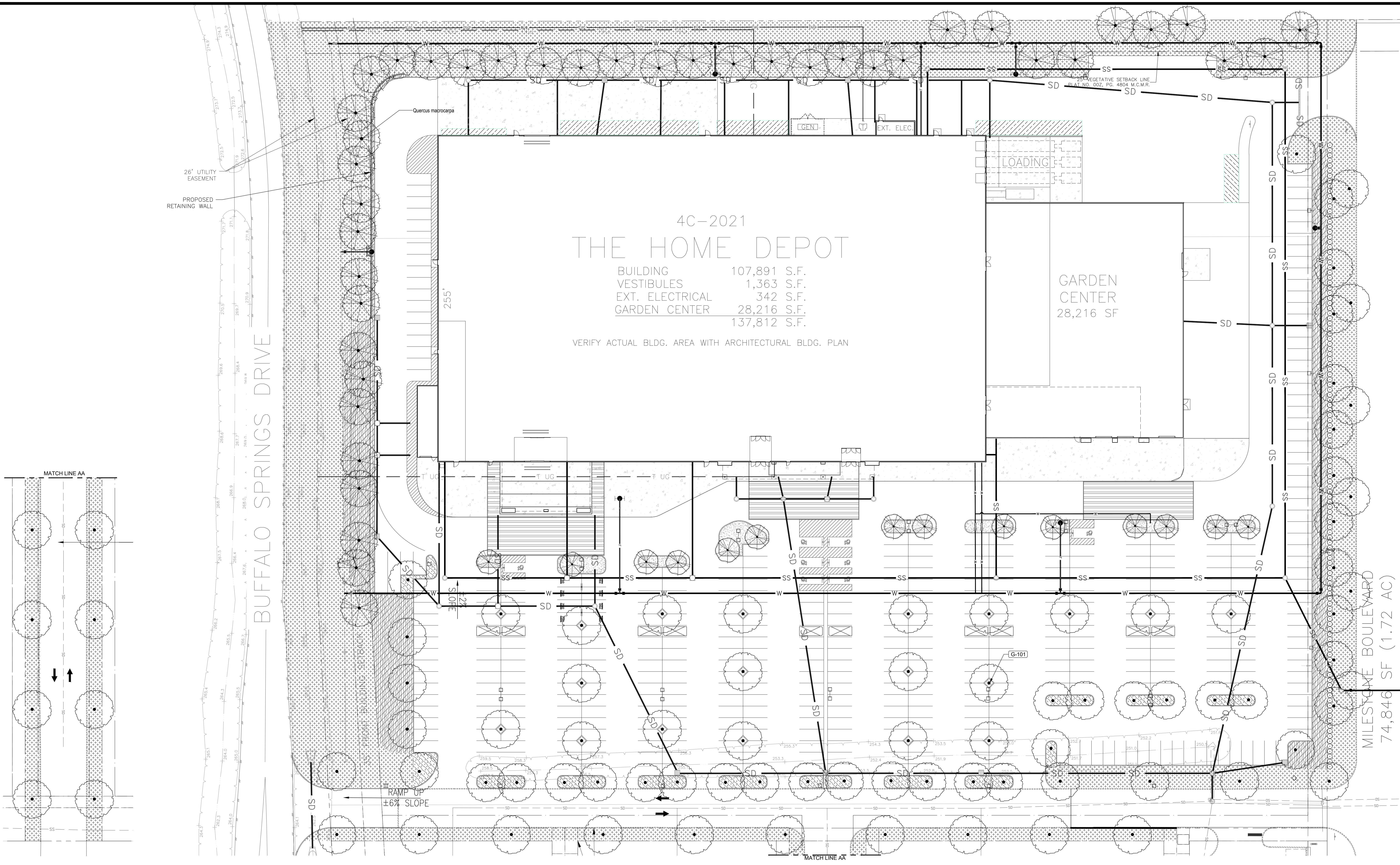
project info
HD-MONTGOMERY
HIGHWAY 105 BUFFALO SPRINGS
DRIVE
STORE: 0000
prototype:
4C-2021.01 | 3/11/22

issue dates		date
submission:		06/05/2023
PERMIT		00/00/00
BID		00/00/00
CONSTRUCTION		00/00/00
revisions:		date
PLAN CHECK		06/05/2023

designed by:	RC
checked by:	RC



DATE: 6/05/2023
sheet info
PLANTING PLAN
L1.0



Tree canopy coverage requirements
Twenty percent of the gross property area in a district B=commercial zoning district the tree canopy must be located within the interior of the parking lot

Category	Quantity	Area (sf)	Canopy Provided	Canopy Required
Large Trees 800 sf	62	49,600	46,400.00	49,624.00
Medium Trees 600 sf				
Small Trees 300 sf	14	4,200		
Total		53,800.00	46,400.00	53,800.00

Category	Quantity	Area (sf)	Canopy Provided	Canopy Required
Provided Parking	58	46,400	46,400.00	49,624.00
Provided Site				
Total			46,400.00	49,624.00

AREA CALCULATIONS:

Category	Area (AC)	Area (SF)
SITE AREA		
THE HOME DEPOT PARCEL:	11.39 AC	486,240 SF
THD UNUSABLE AREA:	0.42 AC	18,272 SF
TOTAL SITE AREA:	11.81 AC	514,512 SF
LANDSCAPE AREA:	114.571.33SF	22.3%

TREE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	H/S	MATURE CANOPY
	14	Cercis canadensis texensis	Texas Redbud	B&B	2"Cal		25
	41	Quercus macrocarpa	Burr Oak	B&B	2"Cal		60
	87	Ulmus americana	American Elm	B&B	2"Cal	7' x 2.5'	50

PLANT SCHEDULE

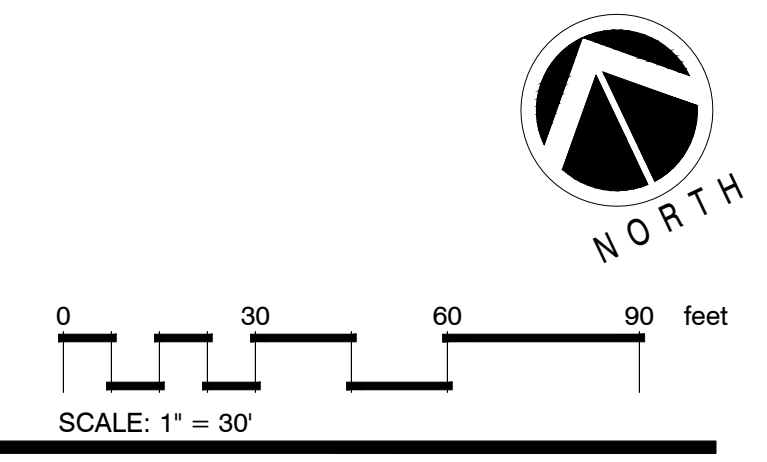
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	123	Leucophyllum frutescens 'Bertstar Dwarf'	Bertstar Dwarf Texas Sage	3 gal	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	3,492 sf	Lantana urticoides	Texas Lantana	1 gal	36" o.c.

GROUND COVER SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
	14,917 sf	Glandularia bipinnatifida	Prarie Verbena	1 gal	24" oc
TURF LAWN GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
	97,752 sf	Zoysia x Zeon®	Zeon® Zoysia	Hydro Seed	
	3,117 sf	Zoysia x Zeon®	Zeon® Zoysia	Sod	

NON-LIVING GROUND COVER SCHEDULE

SYMBOL	DESCRIPTION	QTY
	(G-101) Rainbow Rock. Pea-sized gravel to 2" rocks. 2" layer.	2.93 cy



PLANT SCHEDULE

Table with columns: TREES, QTY, BOTANICAL NAME, COMMON NAME, ROOT, CALIPER, H/S, MATURE CANOPY. Includes rows for Cercis canadensis texensis, Quercus macrocarpa, Ulmus americana, Leucophyllum frutescens 'Bertstar Dwarf', Lantana urticoides, Glandularia bipinnatifida, Zeoysia x Zeon®, and Zeoysia x Zeon®.

GENERAL PLANTING NOTES

- 1. Installer shall be responsible for making himself familiar with all underground utilities, pipes and structures.
2. The installer shall make himself familiar with all local, regional, County, State and Federal regulations, requirements etc.
3. Installer shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design.
4. Installer shall have soils tested by a qualified agronomy laboratory.
5. The installer shall secure all plant material for the project upon award of contract but in no instances less than 120 days prior to installation.
6. All plant material shall be approved by the Landscape Architect, Owner or Owner's representative prior to installation.
7. Final location of all plant material shall be subject to the approval of the Construction Manager.
8. See details for staking method and plant pit dimensions.
9. If conflicts arise between size of areas and plans, Installer to contact Construction Manager for resolution.
10. All ground covers to be held back 4" from edge of new shrubs typical and 2" from back of curbs or edge of walks at time of planting.
11. Ground covers shall be triangularly spaced per detail.
12. Trees shall be located minimum 4' from walls, overhead, walks, headers and other trees within the project, unless otherwise shown.
13. Place Deep Root Barrier at new trees that are with in 5' of Curbs or paving unless noted otherwise on the plans.
14. Separate all ground cover and shrub areas from lawn areas with headers as per the installation details.
15. All slopes greater than 3:1 in shrub areas shall be covered jute mesh to prevent soil erosion during plant establishment
16. Remove stakes and trellis from vines and espaliers and secure to walls, fences and posts as per detail
17. In all cases "Root Bound" plant material will not be accepted.
18. No trees are to be planted within or above site storm drain pipes, swales or retention basins.
19. All planting areas including pots irrigated with drip irrigation or low volume irrigation components shall be hand watered by the installer until the plant materials root zones have established enough to effectively access the irrigation water from the drip systems.
20. Planting areas (except lawn and hydroseed areas) to be top dressed with 3" (three inch) min. layer of mulch Shredded Hardwood by Denton Sand & Gravel Inc. or equal.

- 21. Suitable Soil Import
a. General - Topsoil shall be free of roots, clods, stones larger than 1-inch in the greatest dimension, pockets of coarse sand, noxious weeds, sticks, lumber, brush and other litter.
b. Topsoil shall be friable and have sufficient structure in order to give good tilth and aeration to the soil.
c. Gradation limits - soil shall be a sandy loam.
d. Permeability Rate - Hydraulic conductivity rate shall be not less than one inch per hour nor more than 10 inches per hour when tested in accordance with the USDA Handbook Number 60, method 34b or other approved methods.
e. Fertility - The range of the essential elemental concentration in soil shall be as follows for approval of source soil:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram) dry weight basis

Table listing nutrient levels: phosphorus 10-40, potassium 100-220, iron 5-35, manganese 0.6-6, zinc 1-8, copper 0.3-5, boron 0.2-1, magnesium 50-150, sodium 0-100, sulfur 25-500, molybdenum 0.1-2.

- f. Acidity - The soil pH range measured in the saturation extract (Method 21a, USDA Handbook Number 60) shall be 6.0 - 7.9.
g. Salinity - The salinity range measured in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 0.5 - 2.5 dS/m.
h. Chloride - The maximum concentration of soluble chloride in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 150 mg/l (parts per million).
i. Boron - The maximum concentration of soluble boron in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 1 mg/l (parts per million).
j. Sodium Adsorption Ratio (SAR) - The maximum SAR shall be 3 measured per Method 20b, USDA Handbook Number 60.
k. Aluminum - Available aluminum measured with the Ammonium Bicarbonate/DTPA Extraction shall be less than 3 parts per million.
l. Soil Organic Matter Content - Sufficient soil organic matter shall be present to impart good physical soil properties but not be excessive to cause toxicity or cause excessive reduction in the volume of soil due to decomposition of organic matter.
m. Calcium Carbonate Content - Free calcium carbonate (limestone) shall not be present for acid-loving plants.
n. Heavy Metals - The maximum permissible elemental concentration in the soil shall not exceed the following concentrations:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram) dry weight basis

Table listing heavy metal levels: arsenic 1, cadmium 1, chromium 10, cobalt 2, lead 30, mercury 1, nickel 5, selenium 3, silver 0.5, vanadium 3.

- o. If the soil pH is between 6 and 7, the maximum permissible elemental concentration shall be reduced 50%. If the soil pH is less than 6.0, the maximum permissible elemental concentration shall be reduced 75%. No more than three metals shall be present at 50% or more of the above values.

Phytotoxic constituent, herbicides, hydrocarbons etc. - Germination and growth of monocots and dicots shall not be restricted more than 10% compared to the reference soil. Growth inhibiting constituents must not be present.

- 20. Organic soil amendment
a. Composted aerobic humus compost without presence of decomposition products. The organic matter content shall be at least 50% on dry weight basis.
b. The pH of the material shall be between 6 and 7.5.
c. The salt content shall be less than 6 millimol/cm @ 25° C. (ECe less than 6) in a saturated paste extract.
d. Boron content of the saturated extract shall be less than 1.0 part per million.
e. Silicon content (acid-insoluble ash) shall be less than 50%.
f. Calcium carbonate shall not be present if to be applied on alkaline soils.
g. Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
h. Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
i. Sludge-based materials are not acceptable.
j. Carbon:nitrogen ratio is between 8:0 and 20:1.
k. SAR (sodium adsorption ratio) less than 5.
l. Seed germination - over 80% germination in saturation extract diluted 1 to 3 in water compared to seeds germinated in deionized water.
m. Germination vigor - equal to or better than seed length for seeds germinated in deionized water.
n. Maturity and stability - Solvita 5 or higher.
o. Molar ratio of ammoniacal nitrogen to nitrate nitrogen less than 2.
p. The compost shall be aerobic without malodorous presence of decomposition products.
q. The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

Table listing pollutant levels: arsenic 12, cadmium 15, chromium 100, cobalt 50, nickel 100, copper 100, lead 100, mercury 10, zinc 200, selenium 20, silver 10, vanadium 50, molybdenum 20.

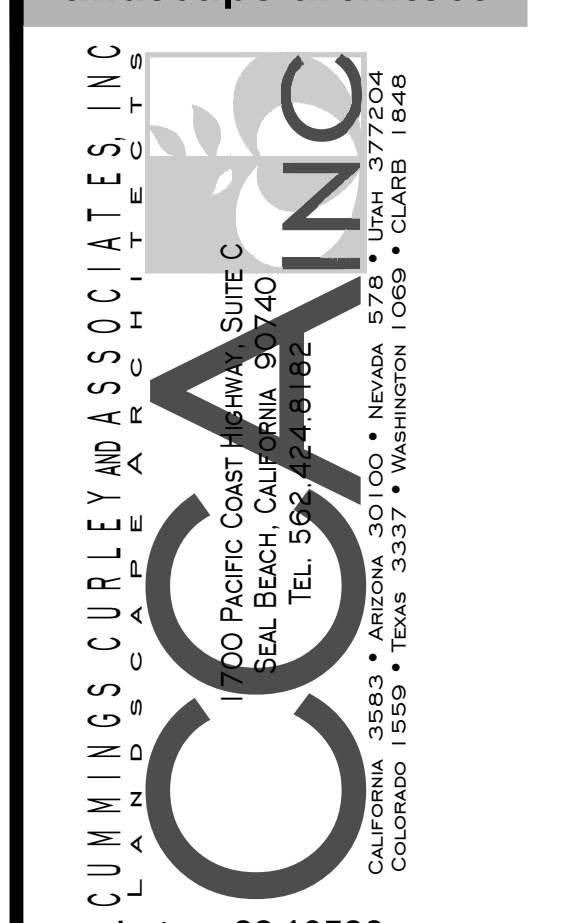
SOIL TESTS FOR SOIL MANAGEMENT

- 1. The Contractor shall be responsible for obtaining soils testing and soil amendment recommendations. Soils testing shall be completed and test results and amendment recommendations submitted to the Owner's Representative a minimum of sixty (60) days before commencement of any planting.
2. The testing laboratory shall be Texas A&M AgriLife Extension Service Soil, Water and Forage Testing Laboratory, 2610 F&B Road College Station, TX 77845 or approved equal as approved by the Owner's Representative.
3. The testing laboratory for soils analysis shall use the following criteria for soil testing: USDA Agricultural Suitability Test per Handbook 60, to include Boron presence and content; and University of California Soil Fertility Test.
4. Interpretations, fertilization and soil amendment recommendations, and comments regarding these tests are required.
5. Infiltration Rate determined by laboratory test or Soil Texture and Infiltration Rate table
6. Soils test sites shall occur not more than 250 feet on center in the planting areas, unless otherwise noted on plans.
7. Samples of all import soil from each source shall also be submitted to the soils testing laboratory for analysis, interpretation and recommendations prior to placement, blending or back-filling.
8. A copy of the plant schedule shall be provided to the lab for review and comment in relation to the results of the soils tests.

PERCOLATION TEST

- 1. The landscape installer shall dig (as test areas) four (4) plant pits of 24" box size, or larger, at four (4) locations minimum within the job site. Pits are to be filled with water. The results of this test shall be reported to the Landscape Architect and owner 48 hours after initiating. Test pits shall be in actual location of trees as shown on the plan. Failure to carry out this test shall make the landscape installer liable for any and all trees that die due to poor water percolation beyond the agreed guarantee period.

landscape architect



project no. 22-10526

owner

THE HOME DEPOT 2455 PACES FERRY ROAD, C-19 ATLANTA, GA 30339-4024 PHONE: (770) 433-8211



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project info

HD-MONTGOMERY HIGHWAY 105 BUFFALO SPRINGS DRIVE STORE: 0000 prototype: 4C-2021.01 | 3/11/22

issue dates

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designed by: RC checked by: RC

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DATE: 6/05/2023 sheet info

PLANTING NOTES & SCHEDULES

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