

NOTICE OF PUBLIC HEARING and SPECIAL MEETING

July 31, 2019

MONTGOMERY BOARD OF ADJUSTMENT

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Public Hearing and Special Meeting of the Montgomery Board of Adjustment will be held on Wednesday, July 31, 2019 at 3:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

CONSIDERATION AND POSSIBLE ACTION:

1. Approval of the minutes from Public Hearing and Special Meeting held on June 12, 2019 and Special Meeting held on July 8, 2019.

PUBLIC HEARING:

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

2. **Public Hearing:** A height variance of 85-feet for a 130-foot flagpole, instead of the maximum 45-feet, to be located at 20168 Eva Street, Montgomery, between Kroger Marketplace and Spirit of Texas Bank by Milestone 105 Investments, Ltd.

Adjourn Public Hearing.

Reconvene into Open Session

3. Consideration and possible action regarding a height variance of 85-feet for a 130-foot flagpole, instead of the maximum 45-feet, to be located at 20168 Eva Street, Montgomery, between Kroger Marketplace and Spirit of Texas Bank by Milestone 105 Investments, Ltd.
4. Adjourn



Susan Hensley, 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 the 26th day of July 2019 at 2:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

MINUTES OF SPECIAL MEETING
June 12, 2019
MONTGOMERY BOARD OF ADJUSTMENT

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 3:00 p.m.

Present:	Nelson Cox	Chairman
	Rebecca Huss	Member
	Carol Raica	Secretary
	John Fox	Alternate Member

Absent:	Jennifer Stewart	Member
	Tommy Hauser	Member

Also Present:	Jack Yates	City Administrator
	Susan Hensley	City Secretary

CONSIDERATION AND POSSIBLE ACTION:

1. Approval of the minutes from the Special Meeting held on November 26, 2018, and Special Meeting held on May 15, 2019.

Rebecca Huss moved to approve the minutes as presented. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

PUBLIC HEARINGS:

Convene into Public Hearings for the purpose of giving all interested persons the right to appear and be heard regarding the following:

2. Public Hearing: Regarding a parking requirement variance from 9-spaces to 7-spaces for 20998 Eva Street, Montgomery, as submitted by Samdana Investment, LLC.

Chairman Cox convened into the Public Hearing at 3:04 p.m.

Mr. Jeffrey Waddell stated he knew the history of this item from serving on the Planning and Zoning Commission since 2014. Mr. Waddell said he was glad to see this item come to this point where it looks like something might happen. Mr. Waddell said there was a lot of time and engineering that went into this project. Mr. Waddell said this project has also been looked at many times by Mr. Yates. Mr. Waddell said he was not sure what happened and why the delays, but that area has been a real eyesore and they have been trying to get it cleaned up, so hopefully if something goes in there it will be a real addition.

Mr. Waddell said his main point is this project looks like a quality product and common sense will tell you it is a drive-thru where parking should not be an issue going from nine to seven spaces. Mr. Waddell said he feels this will be a great addition to the City and a great location. Mr. Waddell said he would like to see something get done that is a quality product.

Chairman Cox asked Mr. Yates if staff had any comments to add to this since they are not hearing from Samdana. Mr. Yates said in his notes he had the Section of the City Code, which states that variances are all considered as literal enforcement of the provisions of this Chapter and will result in unnecessary hardship, and so the spirit of this chapter shall be observed, and substantial justice is done. Mr. Yates said part of the reason a variance is being considered is because of the odd shape of the piece of property because the ordinance states they are allowed to permit variances for a property that is unusual or has practical difficulties or particular hardship due to the shape of the lot or the topographical conditions. Mr. Yates said this is a triangular-shaped lot and opens the door for a variance. Mr. Yates said as far as the number of parking spaces, he would only say there won't be a lot of dining because of the shortage of space that is in the area for people to sit.

Carol Raica commented that in Mr. Yates notes he stated the ordinance requires eight spaces instead of nine and asked which one it is. Mr. Yates said it is nine spaces.

Mr. Greg Carls, with Urban Constructors, and said while he is not a representative of Samdana, they are the general contractor that will be building the Best Donuts building. Mr. Carls said they are excited to get the project going and look forward to a good quality product.

Mr. Yates said the approval of the appearance of the building will have to go before the Planning and Zoning Commission because they are in the Historic District. Mr. Yates advised the City has not received a copy of the plans as of this time.

Adjourn Public Hearing.

Chairman Cox adjourned the Public Hearing at 3:09 p.m.

3. **Public Hearing:** Regarding a variance for the building facade located at 20210 Eva Street, Montgomery, as submitted by Blue Wave Car Wash.

Chairman Cox convened the Public Hearing at 3:09 p.m.

Ms. Helen Stallkamp, P.E., with Stentec, representing Blue Wave Car Wash said she was present to go over the variance they would like to have concerning Ordinance 2017-03, Section 98-390(a), which prohibits exposed concrete masonry units of any kind. Ms. Stallkamp said the car wash was permitted and is constructed now. Ms. Stallkamp said it has a split-faced block facade, that has six courses on the bottom section, and they have a ground four-inch trim block, and then they go up with the remainder of the split block. Ms. Stallkamp said Blue Wave has developed a lot of car washes throughout Texas and they make it a point of trying to be a good neighbor and a good business community.

Ms. Stallkamp said she brought additional plans to show and not only is Blue Wave interested in presenting a good building, but they are also looking at a full landscape plan, which they are only required to plant 10% and they have 34% of their landscaping. Ms. Stallkamp said she had plans that would show what the full landscaping would look like. Ms. Stallkamp said there was a full-color photo of the type of materials that would be used. Ms. Stallkamp said Blue Wave has planned for Magnolia trees, Live Oak trees, and some Shumard Oak around the perimeter of the property so when it is fully developed, there will be shade trees. Ms. Stallkamp said they are also prepared to put in full landscaping so that it will not be just a plain blank building there for their car wash. Ms. Stallkamp said it is not the type of car wash where people just drive in and take care of their car wash by themselves, it is a tunnel car wash with new technology where you drive through and you do not have to get out of your car, and then there are free vacuums to use.

Ms. Stallkamp said the other thing she brought was the construction costs to retrofit now, stating that it was not only the finish they would have to apply, but there is also the awnings that have to be replaced, the electrical fittings for the sign, the landscaping, and the cleanup. Ms. Stallkamp said the total cost of the change to the property would be approximately \$104,000 which they feel is a hardship at this time since the project was approved and they secured all the permits for the

project prior to it being built. Ms. Stallkamp said the other thing that was brought to their attention was the fact there is a House Bill in front of the State Senate at this time that has been processed through the House of Representatives at the State level and is on Governor Abbott's desk to sign. Ms. Stallkamp said the Bill was put there May 29 and the Governor can either sign, veto or allow it to become an Ordinance. Ms. Stallkamp said what this does, it will prohibit the City's ordinance that prohibits split-faced block or any type of concrete masonry for construction because it is approved by the National Building Code. Rebecca Huss said she thought it might also allow aluminum wiring, so they might not be too keen to sign that into law and said the Bill has been sitting on the Governor's desk for a couple of weeks now. Ms. Stallkamp said that was true. Rebecca Huss said they were in a bind and asked if the split-faced CMU was their main concern. Ms. Stallkamp said yes and the cost to retrofit it at this time. Ms. Stallkamp said the price tag was for the entire area to have stucco, which would have to be a thick base of stucco in order to smooth over all the split-faced rock. Rebecca Huss said the person that did Bubble King put another surface over the top before the stucco, so he did not have to apply a thick layer of stucco that was specially engineered and a laser leveled product. Ms. Stallkamp said she imagined this would have to be laser leveled because of irregularities.

John Fox said he was curious why they were at this point because Ms. Stallkamp said they had a set of approved plans and asked if they did not understand what the finish was supposed to be from the approved plans. Ms. Stallkamp said the approved plans are exactly what they built. Rebecca Huss said they should have had constructive knowledge of what the City's ordinances require. Ms. Stallkamp said they asked for architectural and they did not honestly think it would be a building type of construction. Ms. Stallkamp said they asked if there were architectural renderings and at previous locations, they have had to go before an architectural review committee and they have percentages of openings and recesses and things like that, but never has it been anything that has been a structural member of the actual building. Ms. Stallkamp said they requested a variance on the overall appearance of the building and the landscape in the area because it is not only the building, but they must do the vacuuming and the dumpsters, so everything is uniform.

Mr. Waddell said he did not know where the Board was getting their information, stating that nobody was going to let anybody do aluminum wiring here in the City, it is just a scare tactic to him and he did not know why that was brought up. Mr. Waddell said he and his wife moved here from The Woodlands and as they move forward through development, this helps us all to take a step back and look. Mr. Waddell said the City of Montgomery is just a nice little average Texas town, which is why they moved here, and they are not going to be Vail, Colorado, Fredericksburg or a Market Place in The Woodlands. Mr. Waddell said he has been on the Planning and Zoning

Commission long enough to see things and he is going to start speaking up because they need a good working relationship with developers. Mr. Waddell said a lot of people say Blue Wave Car Wash blends in perfectly with Kroger and Burger King, the coloring is very similar and the way they have done it looks like they are bending over backward to make a finished product with the landscaping and they are trying to work with the Board.

Mr. Waddell said he would suggest they need to get with the City Administrator because there are some gray areas which he remembered when they went through this ordinance, and the one line that has been highlighted in yellow by the City is "prohibit exposed concrete masonry units" (CMU's). Mr. Waddell said when the Planning and Zoning Commission went through this, he knows clearly in his mind they meant exposed cement, unfinished. Mr. Waddell said in the ordinance it also states, "of any kind" and asked what they meant because it could be construed in many ways. Mr. Waddell said maybe they need to go back and look at this because he does not know why they are here; this should have never gotten this far. Mr. Waddell said this is not exposed concrete brick, this was listed as a certain color, certain type, and if they can visualize the difference, when you get colored brick from the factory it is finished, and the mortar is a different color from the brick. Mr. Waddell said it does not look like exposed concrete when you are done. Mr. Waddell said the intention of the ordinance was unexposed concrete, and that is not what they have here. Mr. Waddell said they are wasting a lot of time on this and he has spoken to a lot of people that do not want to build here anymore because they are getting the runaround and getting too much hassle and what is going to happen is we are going to get poor quality. Mr. Waddell said they want to attract good builders. Mr. Waddell said he gets upset because he sees things that could lead to litigation and legal fees and who needs that.

John Fox said he had a real problem with this item first with it being approved and completely constructed and now the issues they are addressing here. John Fox said no one has been by that building from the City that had any power to say what they are doing is wrong. John Fox said now they are down to the end of the project and now they are saying the project is all wrong and it must be changed for \$300,000. John Fox said this is going too far. Mr. Waddell said when it is all said and done, it is going to look fine. Mr. Waddell said he did not want to see things slow down and they needed to work on communication.

Mr. Yates said the plans for the building clearly show the CMU's on the plans, and the only update to the information is the House Bill 2439, which states the City can't enforce prohibition of the building material that is otherwise approved by the National Building Code effective September 1,

2019. Mr. Yates said they do not know if the Bill has been signed by the Governor and the other thing is that it is not effective until September 1, 2019, so it will not affect the Board's decision, although it could if it is the intent of the State to prohibit this action. Rebecca Huss said the Bill is not signed as of 35 minutes ago.

Adjourn Public Hearing

Chairman Cox adjourned the Public Hearing at 3:26 p.m.

Reconvene into Open Session

Chairman Cox reconvened the Open Session at 3:26 p.m.

4. Consideration and possible action regarding a parking requirement variance from 9-spaces to 7-spaces for 20998 Eva Street, Montgomery, as submitted by Samdana Investment, LLC.

Rebecca Huss stated the reason for having a variance is that it is a hardship. Rebecca Huss said they purchased a strangely shaped piece of property. Rebecca Huss said it is not like the piece of the property changed in shape between when they bought it for a certain purpose and when they intend to use it. Rebecca Huss said there is not a creek bed running through the property that requires them to have huge amounts of dirt work which they did not know about, etc. Rebecca Huss said in her opinion, the use of the property does not require large amounts of people to be parking there. Rebecca Huss said as long as the City can support two donut shops, and we are not going to have something that requires nine parking spots in its next iteration, which is the only risk that you have is a shortage of parking spaces because it goes through another ownership you obviously can't create spaces if you variance them.

John Fox said the fact that it is a drive-thru, the seven spaces will be adequate, obviously, you will see in that neighborhood almost all the surrounding businesses do not have nine spaces. John Fox said after hearing Mr. Waddell talk about how slow everything moves, he stated they need to get some blueprints for this job, get them approved, and get it built. John Fox said you can blame the City if you want to, but it sounds like the owners are dragging their feet too. Rebecca Huss said the City has had months of no submitted plans, so it is not necessarily the City's fault.

Rebecca Huss moved to approve the parking variance to reduce the parking requirement from nine spaces to seven spaces for 20998 Eva Street, Montgomery as submitted by Samdana Investment, LLC. John Fox seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action regarding a variance for the building facade located at 20210 Eva Street, Montgomery, as submitted by Blue Wave Car Wash.

Rebecca Huss asked whether a formal landscape plan had been submitted by Blue Wave. Mr. Yates advised they had not received a plan. Ms. Stallkamp advised they had submitted the landscape plans as part of the plans, the only thing additional is the colored sheet she brought today. Rebecca Huss asked Mr. Yates if the 10% coverage versus 35% coverage sounds correct to him. Mr. Yates said yes it does. Rebecca Huss said the City's ordinance requires 10% landscape coverage and 35% coverage is approximately what it looks like Blue Wave is going to provide. Mr. Yates said that was correct. Rebecca Huss asked what type of landscaping was along the sides of the building. Ms. Stallkamp advised they have shrubs along the side of the building, with the type of shrub listed according to the City Code which states pink flamingo shrubs. Ms. Stallkamp reviewed the landscaping plans with the Board.

John Fox asked when construction approval was granted for this project. Ms. Stallkamp said she believed the dates are in the plans. Mr. Yates said he did not have that information but said it was easily four or five months ago. Ms. Stallkamp said it was between December 2018 and January 2019. Ms. Stallkamp said they had two submittals because the plans did not go through the first time. John Fox asked what the difference was between the two submittals. Ms. Stallkamp said they made the driveway narrower on the site plan. Rebecca Huss asked if it would be possible to add one or two more trees to do more screening that might solve the issue. Ms. Stallkamp said they also have utility easements on the east side and said the trees are spaced so they can spread once they mature.

Mr. Yates asked if they would consider a mural on the side of the building, which is commonly called a wrap, that would cover up the appearance of the cement block. Ms. Stallkamp said it was not a smooth surface, it is rough and is a split-faced rock that would get moisture behind it. Rebecca Huss said that was an interesting idea though because the MEDC has discussed public art and asked if that would be something they would be willing to explore, using the east side of the building as a public art installation. Ms. Stallkamp said yes, they could explore that. Rebecca Huss said it sounds like they have the landscaping down and the public art might be an interesting option if they

are open to it. Mr. Yates said they could have a blue background, and then in the corner, they could have "Birthplace of the Texas Flag." John Fox said he would object to that because there is nothing wrong with the way this building looks, nothing wrong with the materials used and it fits in well with the rest of the shopping center. John Fox said all the confusion with the type of materials and whether it is cement or not cement needs to come to an end. John Fox said if you try to make all the adjustments like murals and all these things, you won't know what it is going to look like in the end, and they are going to be spending more money trying to do it.

Rebecca Huss said she would like to nail down the landscaping plan of 35% coverage in the motion so they would have it on record. Ms. Stallkamp said that was quite all right because it is part of the plans and is acceptable.

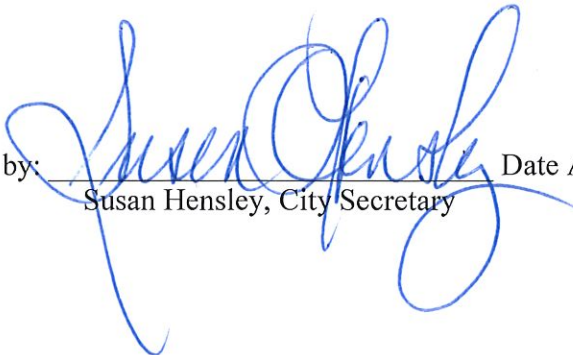
Carol Raica moved to approve the variance for the building with the addition of the 35% landscaping coverage in the landscape plan for 20210 Eva Street, Montgomery for Blue Wave Car Wash. John Fox seconded the motion.

Discussion: Rebecca Huss thanked Ms. Stallkamp for bringing in the additional information which was very helpful and provided a different way of looking at the variance.

The motion carried unanimously. (4-0)

6. Adjourn

Rebecca Huss moved to adjourn the meeting at 3:40 p.m. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  Date Approved: _____
Susan Hensley, City Secretary

Nelson Cox, Chairman

MINUTES OF SPECIAL MEETING
July 8, 2019
MONTGOMERY BOARD OF ADJUSTMENT

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 3:00 p.m.

Present:	Nelson Cox	Chairman
	Carol Raica	Secretary
	Rebecca Huss	Member
	Jennifer Stewart	Member
Absent:	Tommy Hauser	Member
Also Present:	Richard Tramm	City Administrator
	Susan Hensley	City Secretary

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding calling a Public Hearing regarding a height variance of 90 feet for a 130-foot flagpole, instead of the maximum height of 40 feet, to be located at 20168 Eva Street, Montgomery, between Kroger Market Place and Spirit of Texas Bank by Milestone 105 Investments, Ltd.

Mr. Tramm stated they were considering publishing the first legal notice on July 12th and the second notice on July 19th. Mr. Tramm said you must wait at least 15 days from the date of publication before you can have the meeting, which would be the week of July 29th through August 2nd.

Carol Raica stated she could attend the afternoon on Monday, July 29th. Rebecca Huss said she is not available any of those days. Chairman Cox stated he is available any of those days. Ms. Hensley stated since it is a special meeting and will be a Public Hearing, there must be a super majority present so they would need to have four members present for the meeting. Ms. Hensley advised they could call in the alternate members, which would be John Fox and/or

Carol Langley. Rebecca Huss asked Jennifer Stewart if she and Carol Raica were available on the same days. Jennifer Stewart stated she was available that entire week, except up until noon on Monday morning. Rebecca Huss said it looks like Wednesday would be good for everyone. Ms. Hensley asked if the Board wanted to keep the time at 3:00 p.m. on Wednesday like the other meetings are scheduled. Chairman Cox stated 3:00 p.m. was fine with him if it's fine with everyone. Jennifer Stewart said she didn't mind, it's just that a lot of people can't come in the middle of the afternoon, but it's whatever everybody wants. Carol Raica said 3:00 p.m. was fine. Rebecca Huss stated she can't make it because she is out of town all week. Chairman Cox said if we can get an alternate, we can set this for the 31st. Mr. Tramm said they will make those arrangements.

Chairman Cox called for a motion to set the hearing.

Rebecca Huss moved to set the Public Hearing for the height variance of an additional 90 feet for a total height of 130-foot flagpole, instead of the maximum height of 40 feet to be located at 20168 Eva Street, Montgomery, between Kroger Marketplace and Spirit of Texas Bank by Milestone 105 Investments, Ltd. The Public Hearing is to be held on Wednesday at 3:00 p.m. on the 31st of July at 101 Old Plantersville Road, Montgomery, Texas. Carol Raica seconded the motion.

Discussion: Ms. Hensley stated there is a correction on the Agenda. Ms. Hensley said it was thought to be 40 feet, but the actual maximum height is 45 feet, so we'll correct that in the wording of the legal notice. Mr. Tramm stated the variance is really for 85-feet not for 90-feet.

Rebecca Huss corrected her motion, but for the total of the 130-foot flagpole as originally stated. Mr. Tramm said yes, that is correct, and we'll get that changed in the documentation for the Public Hearing. Rebecca Huss asked Carol Raica if she would allow her second to be corrected. Carol Raica stated yes she would correct her second.

The motion carried unanimously (4-0).

2. Consideration and possible action regarding calling a Public Hearing regarding a parking requirement variance from the required 11 parking spaces to 10 parking spaces located at 21012 Eva Street, Montgomery, as submitted by Michelle Cannon, RE/MAX Distinction.

Mr. Tramm said Ms. Cannon contacted his office this afternoon and said she was able to do a redesign for the parking area to accommodate the 11 spaces and no action will be necessary for a variance. Chairman Cox asked if they need a motion to do that. Mr. Tramm said no.

Mr. Tramm advised the Board Members he received the resignation of one of the members which they will be taking to Council, Tommy Hauser who has moved out of the City. Rebecca Huss asked whether this will go on the next Council Agenda for appointment. Mr. Tramm said yes, and he plans to make an announcement to the City Council at the meeting tomorrow night, but it will be on the Agenda for the following meeting.

No action was taken.

3. Adjournment

Rebecca Huss moved to adjourn the meeting at 3:07 p.m. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

Submitted by:  Date Approved: _____
Susan Hensley, City Secretary

Nelson Cox, Chairman

NOTICE OF PUBLIC HEARINGS

The **City of Montgomery Board of Adjustment** will hold a **Public Hearing at 3:00 p.m.** on the **31st day of July, 2019** at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas in the City Council Chambers for the purpose of giving all interested persons the right to appear and be heard regarding the following items:

1. A height variance of 85-feet for a 130-foot flagpole, instead of the maximum 45-feet, to be located at 20168 Eva Street, Montgomery, between Kroger Marketplace and Spirit of Texas Bank by Milestone 105 Investments, Ltd.

For additional information, please call City Hall at (936) 597-6434.

/s/ Susan Hensley, City Secretary
City of Montgomery, Texas
shensley@ci.montgomery.tx.us

Publication Dates: Friday, July 12, 2019 and Friday, July 19, 2019

Montgomery Board of Adjustment
AGENDA REPORT

Meeting Date: July 31, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Engineering details, site plan with location, notification boundary map
Date Prepared: July 25, 2019	

Subject

Consideration and possible action regarding a height variance of 85 feet for a 130-foot flagpole, instead of the maximum height of 45 feet, to be located at 20168 Eva Street, Montgomery, between Kroger Marketplace and Spirit of Texas Bank by Milestone 105 Investments, Ltd.



Description

Milestone 105 Investments, Ltd. (the developer of the Kroger center), in partnership with the Spirit of Texas Bank, is requesting to place a 130-foot flagpole behind the Spirit of Texas Bank location. The land use zoning district is B—Commercial, which sets a maximum height of 45 feet for structures of any kind. The proposed flagpole is 130 feet high, which requires a variance from the ordinance of 85 feet.

Recommendation

Consider any comments received during the Public Hearing along with the included information and act as you see fit.

Approved By

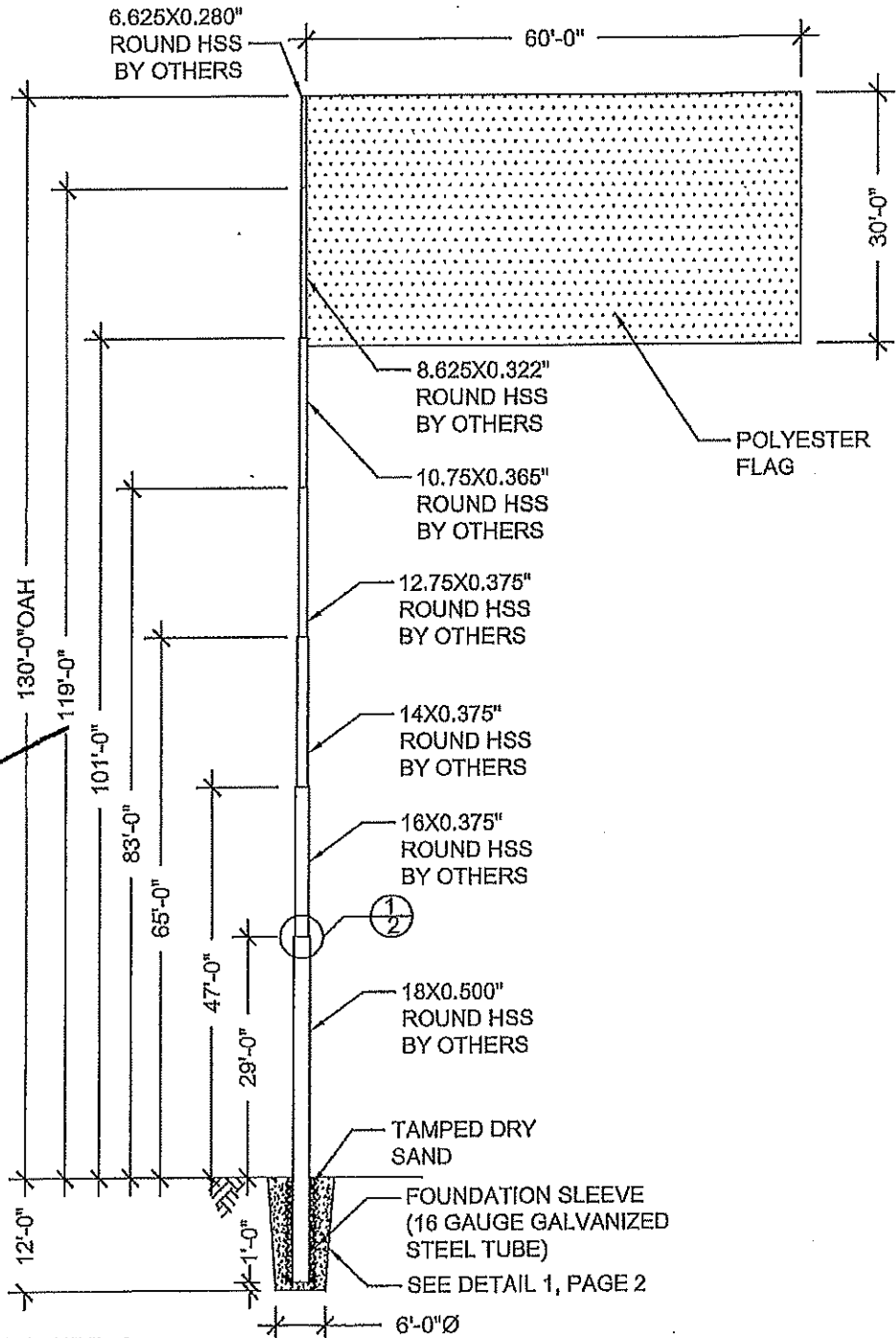
Asst. to City Admin.	Dave McCorquodale 	Date: 7/25/19
City Administrator	Richard Tramm 	Date: 7/25/19



10815 Rancho Bernardo RD., San Diego, CA 92127
 projectmanager@sullawayeng.com
 phone: 1-858-312-5150 fax: 1-858-777-3534

PROJECT: KROGER CENTER, STATE HIGHWAY 105 AND LONE STAR PARKWAY, MONTGOMERY, TX
 PROJECT #: 21749R1
 CLIENT: FLAG AND FLAGPOLE SUPPLY

DATE: 7-2-19
 ENGINEER: MFS



CERTIFICATE OF AUTHORITY
 NO. F-14143

GENERAL NOTES

1. DESIGN CODE: IBC 2015
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 125 MPH EXPOSURE C
4. FLAG LOADS PER ANSI/NAAMM FP 1001-07
5. CONCRETE 2500 PSI MINIMUM
6. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
7. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS

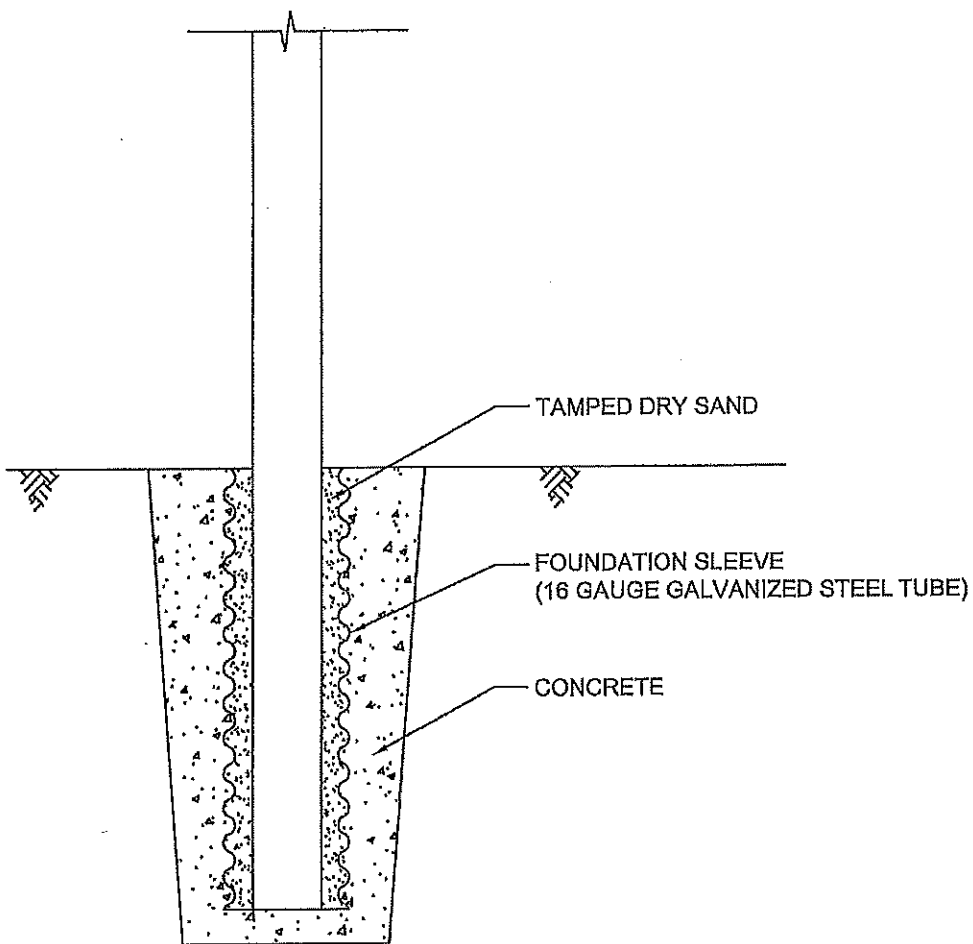
① ELEVATION



10815 Rancho Bernardo RD., San Diego, CA 92127
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PROJECT: KROGER CENTER, STATE HIGHWAY 105 AND LONE STAR PARKWAY, MONTGOMERY, TX
PROJECT #: 21749
CLIENT: FLAG AND FLAGPOLE SUPPLY

DATE: 7-2-19
ENGINEER: MFS



① DETAIL



To: The City of Montgomery, TX
Date: June 21st, 2019

Project: Kroger Center, State Highway 105 and Lone Star Parkway, Montgomery, TX
Project #: 21749R1

Subject: Foundation Design

Note #7 in the general notes states that 3" concrete cover is required for all steel in concrete. This means that a concrete cover is required for all steel in the footing, including the pole.

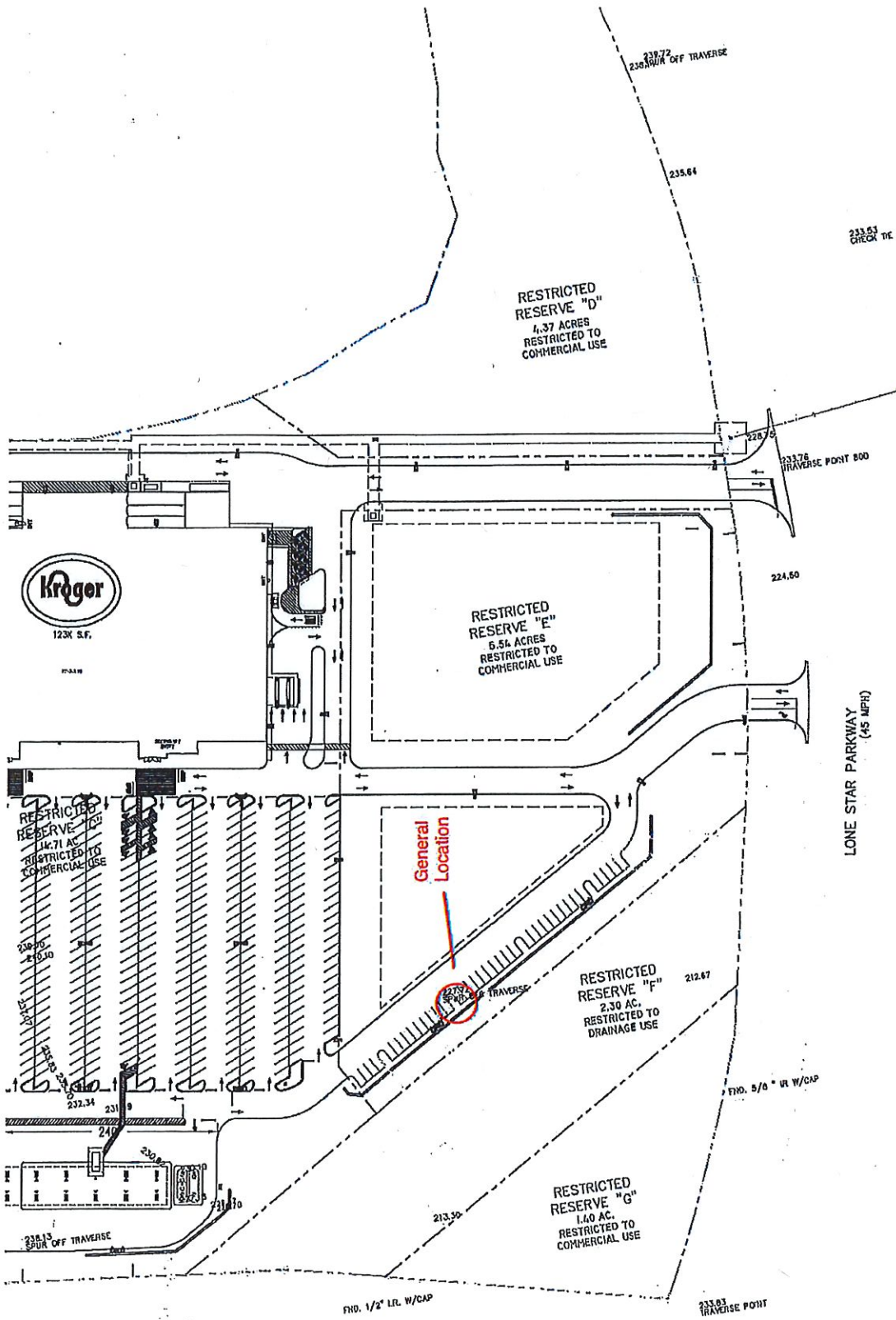
There is no rebar in the footing. The reinforcement for the footing is the pole.

Thank You,

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Sullaway', is written over a horizontal line.

Michael Sullaway, P.E.
President



STATE HIGHWAY 105 (45 MPH)

Milestone 200-foot Notification Boundary Map



LEGEND: Tract Boundary 200-ft Notification Boundary

Board of Adjustments Public Hearing:

July xx, 2019 at 3:00 p.m.
 Montgomery City Hall
 101 Old Plantersville Road
 Montgomery, Texas

