

MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF
MONDAY, MARCH 25, 2019 AT 6:00 P.M.
CITY HALL COUNCIL CHAMBERS, 101 OLD PLANTERSVILLE ROAD, MONTGOMERY,
TEXAS.

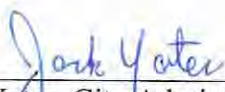
CALL TO ORDER

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 any item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

1. Consideration and possible action regarding regular meeting minutes of February 25, 2019.
2. Consideration and possible action regarding request for tree variance – The Shoppes at Montgomery development.
3. Consideration and possible action regarding approval an exterior freestanding ATM and canopy at the Cozy Grape Restaurant.
4. Consideration and possible action regarding painting of building, replacing existing windows, rebuilding the ADA ramp and handrail at 21012 Eva Street. (Northeast corner of McCown and SH 105)
5. Consideration and possible action regarding approval of a sign at 21012 Eva Street.
6. Consideration and possible action regarding approval of a sign at 14740 N. Liberty Street-China Chapel Church.
7. Consideration and possible action regarding approval of a sign at 305 Caroline Street -- Heritage Insurance Services.
8. Discussion regarding proposed schedule for City-initiated rezoning.
9. Report regarding the Tree Ordinance.
10. Adjournment.





Jack Yates, City Administrator

Posted March 22, 2019 at 2:40 p.m. This facility is wheelchair accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

MINUTES OF REGULAR MEETING

February 25, 2019

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 6:02 p.m.

Present: Nelson Cox, Jeffrey Waddell, William Simpson Arnette Easley and Carol Langley

Absent:

Also Present: Jack Yates, City Administrator
Susan Hensley, City Secretary
Dave McCorquodale, Assistant to City Administrator
Chris Roznovsky, City Engineer

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. Commission may not discuss or take any action on any item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

1. Consideration and possible action regarding public hearing and special meeting minutes of January 14, 2019.

Jeffrey Waddell asked that a correction be made to the minutes on page 4, second paragraph, last line, to change where it states “on the railroad tracks” to state “on Old Plantersville Road.” Ms. Hensley advised she would make the change.

Jeffrey Waddell moved to approve the minutes dated January 14, 2019 from the public hearing and special meeting, with the recommended correction. William Simpson seconded the motion, the motion carried unanimously. (5-0)

2. Presentation regarding the State of the Community Report and Comprehensive Plan Community Meeting scheduled to be held on Thursday February 28, 2019 at 6:00 p.m. at City Hall.-Walter Peacock

Mr. Peacock advised that he was not making a presentation he just wanted to invite everyone to attend the State of the Community Report and Comprehensive Plan Community Meeting to be held on Thursday, February 28th at 6 p.m. at City Hall. Mr. Peacock said he wanted to introduce himself to the Planning and Zoning Commission. Mr. Peacock advised he works at Texas A&M and with Texas Sea Grant. Mr. Peacock said the meeting on Thursday will be the kickoff meeting for what they will be doing in the City of Montgomery. Mr. Peacock said after the presentation they will have a couple different activities that the citizens will be participating in and to talk about what is going on in the City, the strengths and weaknesses of the City. Mr. Peacock said they will have poster boards where everyone can post their comments. Mr. Peacock said the presentation and activities should take about one hour and 15 minutes. Mr. Peacock said then they will discuss future meetings and future process for the Comprehensive Plan for the City. Mr. Peacock said he will be going over the importance of and what is included in a Comprehensive Plan, and the benefits of having a Comprehensive Plan.

William Simpson asked how long Mr. Peacock has been working on this information. Mr. Peacock said officially they have been working on it since the agreement was signed in October, 2018. Mr. Peacock said he is also working with three other communities doing different projects.

3. Report regarding scheduling public hearings for city-initiated rezoning of properties.

Dave McCorquodale advised that he has contacted most of the property owners involved in the City initiated rezoning of properties. Dave McCorquodale said they have gathered a third or half of the tax information that is needed to update the map and the next step in the process is to set public hearings, which they are not asking to set tonight, but they are laying out the

process. Dave McCorquodale said their goal is to be as efficient with the notices and hearings, both with the Commission and City Council in order to put everything under one legal notice.

Mr. Yates stated that the Commission would have to conduct two public hearings and City Council only has to conduct one public hearing. Mr. Yates said they want to get all this together so they can call the public hearings and have one letter of notice to all the people involved, to include both the City Council and Commission legal notices. Mr. Yates said the legal notice has to be 15 days before the Public Hearing. Mr. Yates said there are going to be a lot of letters to prepare, so before they call the Public Hearing they need to know that they can get those letters printed and accomplished by staff, so they need to do some more scheduling. Mr. Yates said each one of the properties will have to read aloud on the agenda separately, and preparing the agenda itself will be a bit of a project. Mr. Yates said they are working out the details and he felt by next month they should be able to have that item on the agenda.

Chairman Cox asked if it would be possible to have a public hearing including more than one property. Mr. Yates said yes, that is the thought of having them all on the agenda, which is the reason behind talking to all the property owners and said they have not had any one that was against the rezoning. Dave McCorquodale said they have had no opposition to the project.

Jeffrey Waddell asked about how large of a percentage of owners have been talked to out of the total properties. Dave McCorquodale said maybe a more accurate way of saying is that he has talked to all but three in the Hills of Town Creek, but using a percentage would seem very low because out of 75 or so properties, about 60 of them are in the Hills of Town Creek. Dave McCorquodale said he has reached out to their HOA, but he is having a hard time connecting with the right person.

William Simpson asked if they had to go to each property. Dave McCorquodale said his plan is to be able to contact them through the HOA, that way they will have an opportunity to reach out individually should they have any issues or specific questions regarding their property. Jeffrey Waddell said since they have had no opposition up to this point he felt that was positive. Jeffrey Waddell said they appreciate staff trying to do this as efficiently as they can, because the biggest challenge is doing it all at one time, but it would save the City quite a bit by doing it that way.

Arnette Easley asked why a parcel on the map that has already been rezoned is showing to be scheduled to be rezoned. Dave McCorquodale said it was just a scale overlap that they are looking at and said the small easements that are already commercial will not be changed from what it is, it is the property just to the north of that property. Dave McCorquodale said 10 years or so ago they had a very imprecise brush just because even Montgomery County Appraisal District did not have the mapping capability that they have today. Arnette Easley said on one map that he saw, his property and T.J. Wilkerson's property was the only property on the north that was officially rezoned, and said that Ms. Hensley has the paperwork stating that information. Arnette Easley said his question was why it was showing it to be rezoned if it is already rezoned and asked if Dave McCorquodale was going by the County information. Dave McCorquodale said the piece that is commercial now is going to stay commercial, even though the map shows different, and noted that it was more the scale of the map. Dave McCorquodale said if they looked at a larger scale map, it would show what he and Arnette Easley had discussed. Arnette Easley said Mr. Donald Allen was okay with rezoning his property. Dave McCorquodale said in the future land use plan, which is not anything that they are tackling right now, that is just the best guess on what they believe that land use is going to go to. Dave McCorquodale said the future land use plan is not driving these specific changes. Dave McCorquodale said he would come back to the Commission one or two more times before they have the absolute final information.

Arnette Easley said along with the homestead exemption at 15275 Martin Luther King Jr. Drive, which is the one that Mr. Yates is referring to that is not rezoned, and since the City will do the rezoning they can go ahead and do it at that point.

4. Report regarding tree ordinance.

Dave McCorquodale reviewed the report, stating that residents in Single Family R1 zones are exempt from this ordinance, which is not a change from the previous ordinance, and said the Historic District is a little different because trees in the Historic District are considered structures or a different type of resource that makes up the Historic District. Dave McCorquodale said in the changes they are going to a canopy coverage versus a caliper inch, which allows them to get away from the tree survey and they can use aerial photography or

numbers calculation based on the size of the tree. Dave McCorquodale said they previously had protected trees, which they have been narrowed down to a list of trees that are not protected.

Dave McCorquodale said with residential development they are showing three trees on each lot, one in the front yard and two in the back yard or side yard. Dave McCorquodale said they have a residential buffer zone on nonresidential property that abuts residential property. Dave McCorquodale said they are requiring parking lot trees, and as an example, the new Kroger would need three trees on each one of their rows, which would be one on each end and one in the middle, nothing that would increase the construction cost, development cost or the size of the parking lot. Dave McCorquodale said the new ordinance provides for pre-development clearing, with incentives to preserve trees, and, with the exception of the residential buffer zone, you do not have to keep any of the trees on the site. Dave McCorquodale said the new ordinance incentivizes the developers to keep those trees.

Dave McCorquodale said the tree preservation plan is very consistent with what it was in the current ordinance; they do want the trees to be spread out over the lot as opposed to all in one area. Dave McCorquodale said they do allow for forest management activities on land that is appraised as timberland with the County or is working toward an appraisal with the County; they would also accept that information and they would still be able to manage their forest operations.

Mr. Yates said the reason they are giving this information in this fashion is because they are going to be meeting with the developers between now and the next Planning and Zoning Commission Meeting, and a lot of the items being mentioned came about because of the last meeting they had with the developers in late September, 2018. Mr. Yates said one thing that came out of that meeting was how expensive these tree inventories are, which he did not realize at the time that he prepared that last ordinance. Mr. Yates said some of the tree surveys cost between \$15,000 and \$20,000. Mr. Yates said in the old ordinance, if the developer had no trees on their property, there was no requirement to place trees, so that was discussed with the developers and with the Commission about whether they wanted to have trees everywhere or do they want to save the trees where they are and get them in other areas. Mr. Yates said the thought of the developers was to have more shade trees throughout the City rather than just protecting the areas where there are trees. Mr. Yates said they would probably bring back the

information next month unless they get more comments from the developers and they have to revise the information. Dave McCorquodale said the only change since the last Commission meeting was the timberland provision.

Chairman Cox said the Commission appreciates the work that was put into this information.

5. Consideration and possible action regarding a Variance request of six feet of canopy overhang into the building line setback and utility easement in The Shoppes of Montgomery subdivision - Stantec Consulting/Chick-Fil -A.

Mr. Yates advised the letter of request came from the consultant regarding the Chick-Fil-A. Mr. Yates said the building itself has a setback of about 37 or 38 feet from the front of the property, which is more than enough, but the canopy of the drive-in window juts out about nine feet, which gets it out into the front building line by about six feet. Mr. Yates said it will also be an encroachment into the easement, but that is a City Council issue to be handled with an Encroachment Agreement. Mr. Yates said the water and sewer line is away from the canopy and is not that close to the south end of the easement of the right-of-way.

Carol Langley asked where the property was located. Mr. Yates said it is immediately west of the CVS Store, between the CVS Store and the new street. Carol Langley asked where the entrance would be, off of SH 105 or the new street. Mr. Yates said the entrance would be off of the new street to get in line for the drive in window. Carol Langley said if they want to park and go inside they could go in the first entrance. Mr. Yates said there is supposed to be the ability to stack 25 cars. Carol Langley asked if all of the property was Chick-Fil-A. Mr. Yates said all the property shown is Chick-Fil-A. Carol Langley asked if the reason they did not move the area six or seven feet was because they would lose parking spaces. Dave McCorquodale said it was because they are in the 100-year Flood Plain to the south of them, so he felt they were trying to stay out of the Flood Plain. Carol Langley said when they call it a canopy it is actually a cover over the drive through windows. Mr. Yates said yes. Carol Langley said the cars are actually in that area too. Mr. Yates said the cars would be under the canopy, which is where the encroachment comes in, and said they can pave over the easement but they can't put any structures over it without a variance. William Simpson asked if the canopy would be cantilevered from the building, so there would be no poles or structures into

the concrete. Mr. Yates said that is correct. Carol Langley said once you come around that corner it is one line, with one vehicle, and asked if there would be two cars in that encroachment area of six feet. Mr. Yates said yes. William Simpson said there would be a bypass lane. Carol Langley said then there would be vehicles in that area. Mr. Yates said if they had food that had to be taken out to the vehicle, they would be able to pull over and the other vehicles could pass them. William Simpson said they are just discussing the canopy, the City Council would handle the other items.

William Simpson moved to approve the variance for the 6-foot canopy overhang into the building line set back utility easement at The Shoppes of Montgomery, Chick-Fil-A. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

Chairman Cox stated, for the record, the Commission had a full quorum present at the meeting tonight.

6. Adjournment

William Simpson moved to adjourn the meeting at 6:38 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

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

Chairman Nelson Cox

Montgomery City Council
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineers memo, Letter of request, Development plan of the area
Date Prepared: March 21, 2019	

Subject

This is a request for a variance from the tree ordinance requirements

Description

The request is a variance to a 45% canopy coverage across the side instead of the 100% replacement rate is required in the present ordinance. The details are in the request letter.

Recommendation

Consider and act as you think appropriate..

Approved By

City Administrator	Jack Yates	Date: March 21, 2019
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1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

March 21, 2019

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

Re: Variance Request
The Shoppes at Montgomery Development (Dev. No. 1018)
City of Montgomery

Commission Members:

As you are aware, the Developer of the proposed commercial development on SH-105 plans to proceed with the development as a multi-use commercial site. The Developer is requesting the following variances from the City's Code of Ordinances and Design Manual:

- Section 78-175 (g): The Code of Ordinances requires all tree removal above 20 percent of the total existing caliper-inches of trees to be replaced on a 100 percent replacement rate. The Developer is requesting a variance to allow for 45 percent canopy coverage across the site instead of the required 100 percent replacement.

Enclosed you will find a request for variance as submitted by the engineer for the development and a preliminary tree preservation plan. It is important to note, it is our understanding the City is working to prepare a modified tree ordinance that would require 20 percent canopy coverage in place of the existing caliper-inch replacement requirement.

Assuming the City is in agreeance with proceeding with a coverage requirement in place of a replacement requirement, we offer no objection to the requested variance. Approval of the requested variance does not constitute plan approval and only allows the Developer to further refine the proposed site plans, which will require the full review and approval of the City.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2019\MEMO to P&Z RE Shoppes at Montgomery Tree Ordinance Variance Request.doc



JONES | CARTER

City of Montgomery
Shoppes at Montgomery Development Variance Request
Page 2
March 21, 2019

Enclosures: The Shoppes at Montgomery Development – Variance Request
 The Shoppes at Montgomery Development – Preliminary Tree Preservation Plan

cc: The Honorable Mayor and City Council, City of Montgomery
 Mr. Jack Yates – City of Montgomery, City Administrator
 Ms. Susan Hensley– City of Montgomery, City Secretary
 Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney



March 11, 2019

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

RE: Variance request regarding tree replacement for The Shoppes at Montgomery

According to Sections 78-172 through 78-179 of the City of Montgomery Code of Ordinances, tree replacement is required for the removal of any protected trees for any development. The Shoppes at Montgomery Phase III will need to remove several trees along SH 105 for two proposed driveways. These driveways were placed at this particular location as a requirement from Texas Department of Transportation to align with the existing driveways across SH 105. It is our understanding that there is a proposed ordinance in place that will likely replace the existing ordinance. We would like to request a variance that would allow the removal of the protected trees for the construction of the two driveways under the new proposed ordinance in lieu of the existing ordinance.

If we were to design to the existing ordinance, the construction of the proposed driveways will require the removal of 108 total caliper inches of existing protected trees. Under the current ordinance, this will require a replacement of 96 total caliper inches. This also requires 4 of the replacement trees to be at least 5". This will require a planting of approximately 30 trees onsite for 2 driveways. The replacement trees would be planted in any open area on the subject tract. As the overall tract develops, these replacement trees will likely be removed as they would not fall in line with the proposed user. The user would ultimately design their development to meet the new ordinance, since there are no expected developments in the timeframe before the new ordinance will be in effect.

If we adhere to the new proposed ordinance, this would require a canopy coverage of 20% of the overall subject tract. An aerial exhibit is attached showing the removal of the trees required for the construction of the driveways and a calculation of the remaining canopy coverage of the overall development. Approximately 45% canopy will remain on the subject tract until a new development is proposed. Upon development of each parcel, that particular user will be required to meet the existing ordinance, by either preservation or replacement.

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

Attachments: Exhibit A (Aerial of Site with Proposed Canopy Coverage)





SUBJECT TRACT
20.69 ACRES

SITING AREA #1
100' BUFFER ZONE
(45' BUFFER INSIDE)

SITING AREA #2
100' BUFFER ZONE
(45' BUFFER INSIDE)

100' BUFFER ZONE
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DATE: 03/07/19
DRAWN: MCL/STB
CHECKED: JTW
SCALE: AS SHOWN
PROJECT: 10371

01

03/07/2019

THE SHOPPES AT MONTGOMERY INFRASTRUCTURE

CLEARING/TREE PRESERVATION PLAN



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: <i>Sketch of location,</i>
Date Prepared: March 19, 2019	<i>expecting canopy by meeting</i>

Subject

Consideration and possible action on approval of an exterior free-standing ATM and canopy at The Cozy Grape located at 14340 Liberty Street.

Description

The ATM is owned and operated by Spirit of Texas Bank, who reached an agreement with Tom Cronin, owner of the Cozy Grape, to locate the ATM near the back patio of the building. The proposed location is on private property.


The ATM placement is considered an exterior modification that is visible from a public right-of-way, which requires Planning & Zoning Commission approval given its proposed location in the Historic District.

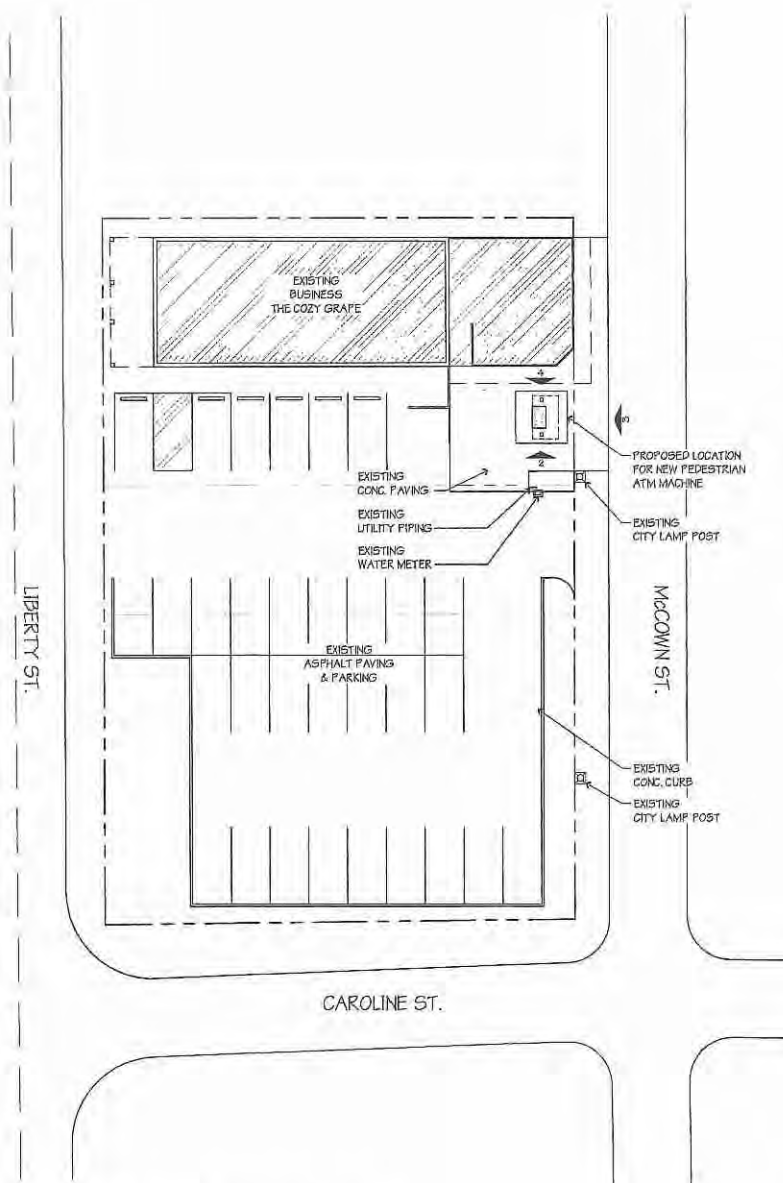
Additional information is attached.

Recommendation

Consider the proposed exterior modifications and act as you deem appropriate.

Approved By

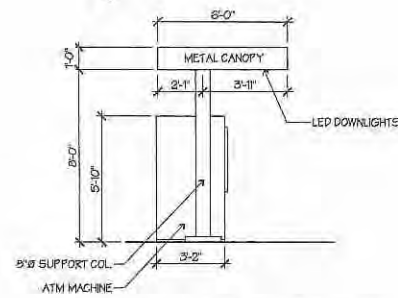
Asst. to City Admin.	Dave McCorquodale	Date: 3/19/19
City Administrator	Jack Yates 	Date: 3/19/19



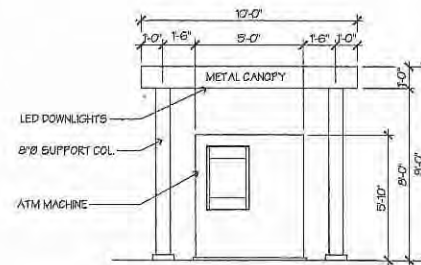
SITE PLAN @ NEW ATM
SCALE: 1"=240'-0"

Notes:

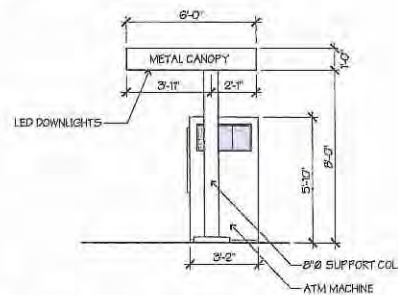
1. Canopy & columns will be dark bronze.
2. ATM will be gray.



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



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: color model, plans
Date Prepared: March 18, 2019	← building

Subject

Consideration and possible action on Historic District approval for Old Schoolhouse Building Exterior Renovations located at 21012 Eva Street.

Description

The new owner of Old Schoolhouse building located at 21012 Eva Street has submitted remodeling/buildout plans for the property. The property is located in the Historic District, which requires Planning & Zoning Commission approval for exterior renovations.

Generally, the exterior modifications requested are:

- a) Repainting the building (to white)
- b) Replacing the existing windows with energy-efficient windows of the same style.
- c) Removing 3 existing windows and covering with siding to match existing.
- d) Rebuilding the ADA ramp and handrail to comply with current building codes.

Additional information is attached.

Recommendation

Consider the proposed exterior modifications and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 3/18/19
City Administrator	Jack Yates	Date: 3/18/19

RE/MAX Distinction School House Renovation Building Permit Application

(pursuant to Montgomery, TX Code of Ordinances – Sec 98-349)

1. Michelle Cannon, Broker/Owner of RE/MAX Distinction, 2066 Graystone Hills Dr., Conroe, TX 77304, michelle@michellecannonteam.com, 832-818-6621.

2. Description of proposed work:

Exterior:

- Paint the exterior of the building white (Fundamental white; SW 4001).
- Landscaping – removal of 2 crape myrtle trees, removal of 4 bulb antique lamp post, add bushes and flowers around front of building and groom row of trees along back of property.
- Paving the parking lot.
- Adding a free-standing business sign at the street.
- Redo the existing porch, stairs and handicap ramp. – See Exhibit A.
- Porch and stair railing to be changed to wrought iron.
- Replace the 2 front doors – See Exhibit B.
- Remove exterior door to the left of the front doors and remove additional exterior door to the right of the front doors. – See Exhibit C.
- Adding exterior security lighting.
- Remove the small window in the existing bathroom which will be changed to a storage room. – See Exhibit D.
- Remove the two small windows on the back of the building because that space is being changed to a bathroom. – See Exhibit E.

Interior:

- Replacing 18 existing wood windows with 18 new vinyl windows. – See Exhibit F.
- Do complete framing for 7 offices, 2 bathrooms, 1 workroom, 1 storage room, 1 conference room and kitchen area.
- There will be about 1350 sq feet of Simulated Wood Engineered Flooring for the reception area, kitchen, bathrooms and 2 hallways.
- There will be about 1000 sq feet of commercial grade carpet in the 7 offices, 1 workroom and 1 conference room.
- The workroom and 1 office will have one side of glass walls/doors.
- Construct 12' ceilings for the entire building.
- All of the plumbing, electrical, A/C, furnace, and water heater will need to be redone.
- All new light fixtures – recessed canned lighting throughout entire office, decorative light fixture in the reception area, 3 pendulum lights above the kitchen island and 2 vanity lights in the 2 bathrooms.
- Granite countertops in the kitchen, island in the kitchen, bathroom vanities, workroom countertop and conference room countertop.
- Appliances in the kitchen – microwave, wine fridge, ice maker, refrigerator, sink, & garbage disposal.

Additional Architectural Renderings attached.

3. The building is located at 21012 Eva St., Montgomery, TX 77356. It is at the corner of Highway 105 and McCown St. and John A Butler St.





4. Design intent – Our intent is to maintain the history of the building and incorporate that history into the new business. Our plan is to have photographs and memorabilia of the Old Dobbin School House displayed on the interior of the business. We will be keeping the old school house bell at the entrance to the building. The structure will remain as originally designed and built. The new building will be used as a RE/MAX Real Estate office for both residential and commercial.

6. Materials and colors to be used:

Exterior:

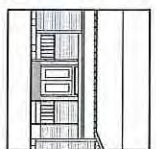
- Entire building to be painted white (Fundamental White SW4001) – including all trim – using existing Hardieplank.
- Porch to be painted same white as building.
- Porch and stair railing to be changed to wrought iron.
- Double front doors to be half glass and half wood.
- Roof – the existing tin roof will remain.

Interior:

- The interior will consist of 7 private offices, reception and lobby area, kitchen, 2 bathrooms, storage room, workroom and conference room.
- Simulated Wood Engineered Flooring in the reception, lobby, kitchen, bathrooms and 2 hallways. Color is 'Rustic Pine'.
- Commercial grade carpet (multi-color) in the 7 offices, workroom and conference room. Color is 'Impressive'.
- Granite counter tops in kitchen, kitchen island, workroom, conference room and bathrooms. Color is 'Fantasy Brown'.
- Interior wall paint color – Vanilla Sugar (SW3157).
- Recessed canned lighting throughout the entire office.
- 3 Pendulum lights above kitchen island.
- Vanity lights in each of the bathrooms.
- Decorative light fixture in lobby area.
- Appliances in the kitchen – microwave, wine fridge, ice maker, refrigerator, sink, & garbage disposal.



(1) PERSPECTIVE-EXTERIOR ENTRY



NO.	DATE	SCALE

REMAX DISTINCTION SCHOOL HOUSE
 21012 EVA STREET, MONTGOMERY, TEXAS 77356
 CANNON REALTY & ASSOCIATES, INC.
 INSPIRED ARCHITECTURE LLC.

MARCH 18, 2019
 Architect: Inspired Architecture
 Project No. 191899



Project Name: REPAIRS TO EXISTING BLDG.
 Sheet Description: MARCH 18, 2019
 PERSPECTIVE
 SHEET NUMBER: A011
 PERSPECTIVE



(1) PERSPECTIVE-AERIAL VIEW

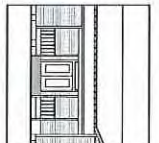
SHEET NUMBER A011a PERSPECTIVE

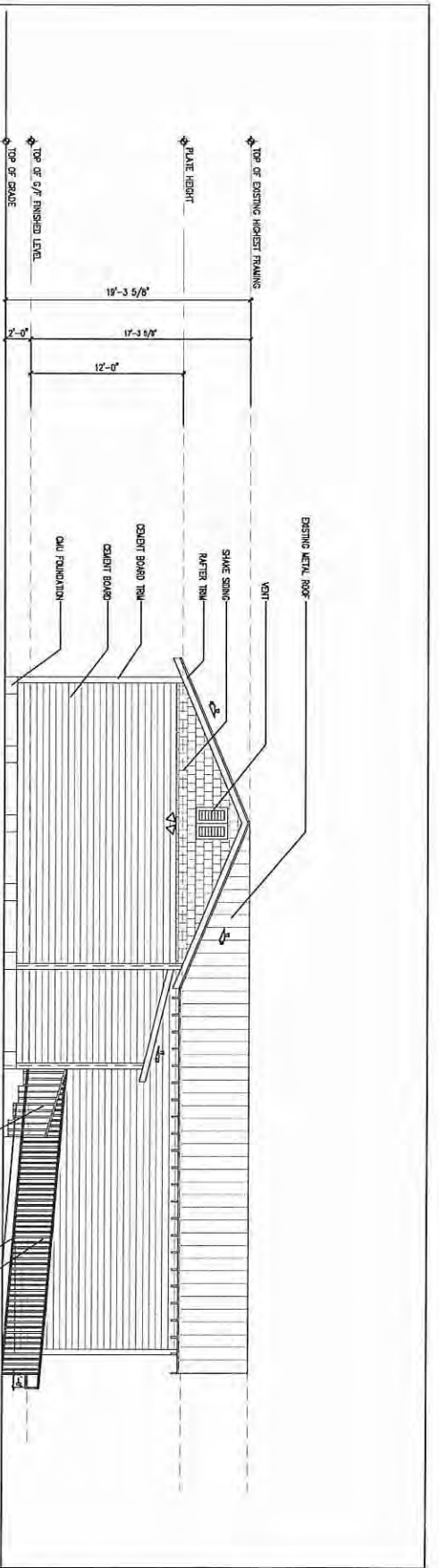
ARCHITECT: **INSPIRED ARCHITECTURE**
 21012 EVA STREET, MONTGOMERY, TEXAS 77356
 PHONE: (409) 833-1111
 WWW.INSPIREDARCHITECTURE.COM
 DATE: **MARCH 18, 2019**



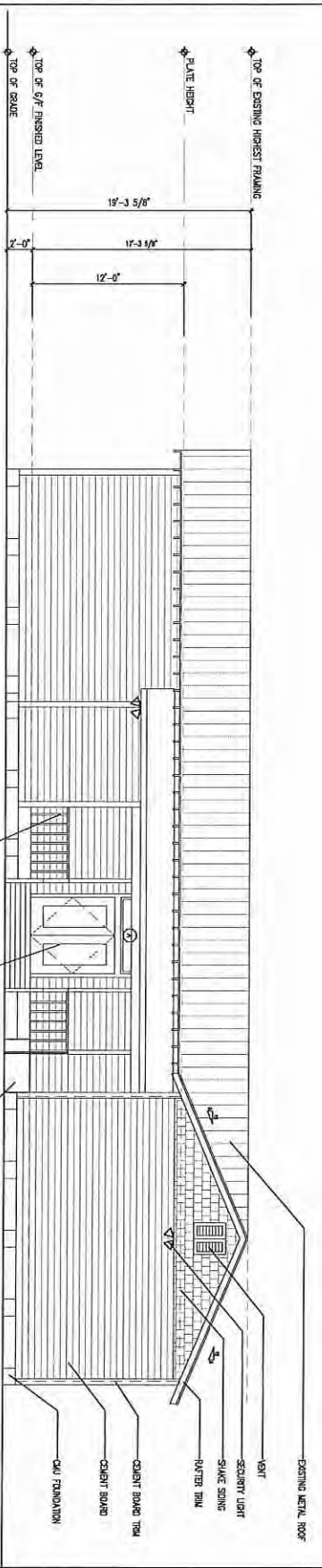
REMAX DISTINCTION SCHOOL HOUSE
 21012 EVA STREET, MONTGOMERY, TEXAS 77356
 CANNON REALTY & ASSOCIATES, INC.
 INSPIRED ARCHITECTURE LLC.

NO.	DATE	ISSUE





(2) SOUTH ELEVATION (FACING STATE HIGHWAY 105)



(1) EAST ELEVATION (FACING PARKING LOT)

BUILDING ELEVATIONS

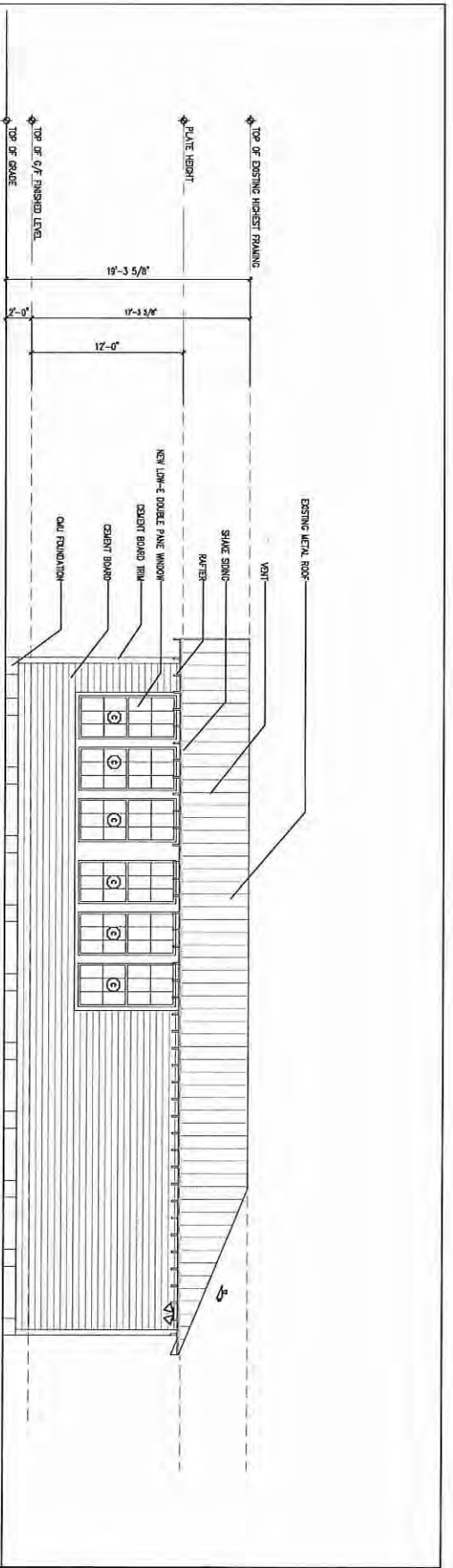
NO.	DATE	ISSUE

REMAX DISTINCTION SCHOOL HOUSE
 21012 EVA STREET, MONTGOMERY, TEXAS 77356
 CANNON REALTY & ASSOCIATES, INC.
 INSPIRED ARCHITECTURE LLC.

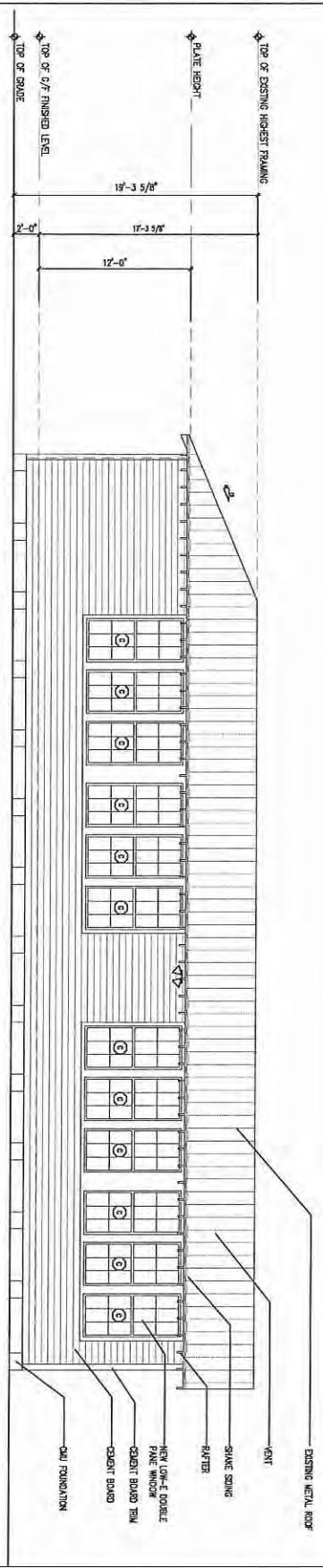
MARCH 18, 2019
 ARCHITECT: INSPIRED ARCHITECTURE
 PROJECT: 21012 EVA STREET

PROJECT: 21012 EVA STREET
 SHEET: BUILDING ELEVATIONS
 DATE: MARCH 18, 2019
 SCALE: 1/4\"/>

STREET NUMBER: A211
 ELEVATIONS

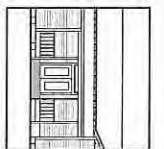


(2) NORTH ELEVATION (FACING JOHN A. BUTLER STREET)



(1) WEST ELEVATION (FACING MCCOWN STREET)

BUILDING ELEVATIONS



NO.	DATE	ISSUE

REMAX DISTINCTION SCHOOL HOUSE
 21012 EVA STREET, MONTGOMERY, TEXAS 77356
 CANNON REALTY & ASSOCIATES, INC.
 INSPIRED ARCHITECTURE LLC.

MARCH 18, 2019
 ARCHITECT: CANNON REALTY & ASSOCIATES, INC.
 21012 EVA STREET, MONTGOMERY, TEXAS 77356

ISSUED FOR: BUILDING PERMIT SET
 SHEET DESCRIPTION: BUILDING ELEVATIONS
 SCALE: 1/8"=1'-0"

SHEET NUMBER: A212
 ELEVATIONS

Exhibit A – Redo Existing Porch, Stairs & Handicap Ramp



Exhibit B – Replacing the 2 Front Doors

Current Doors – Double Doors



New Doors – These will also be double doors



Exhibit C – Removing 2 Exterior Doors

Exterior door to the left



Exterior door to the right



Exhibit D – Removing Small Window in the Current Existing Bathroom



Exhibit E – Removing Two Small Windows on the Back of the Building



Exhibit F - Exterior Windows

Documentation is attached with details on Features, Data and Warranty.

Current Window



New Window – Additional information and specs for the new windows are attached.





SERIES 130 SINGLE HUNG WINDOW

Single hung, slider, picture windows and architectural shapes

- + Bottom sash tilts in for easy cleaning from inside
- + Aluminum half screen comes standard*
- + Block & tackle balance system for easy sash movement
- + Warm-Edge spacer system provides energy saving thermal performance
- + DP-50 rating (window size tested 53" x 77")
- + Aluminum reinforcement standard in lock & meeting rails and sash stiles
- + Dual Sweep locks (standard at 27 1/4" and above) help provide a weather-tight seal and added security
- + Dual weather-stripping helps block air and water infiltration, keeping harsh elements outside and energy-saving comfort inside
- + Step sill design combines water run-off and aesthetic features of a sloped sill with the structural strength and internal drainage system of a pocket sill
- + Jamb depth: 3"
- + Limited lifetime warranty



Series 130 window shown with Nail Fin Only frame

CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + Non-reflective Low-E Glass and Non-reflective Low-E Glass with Argon Gas
- + 1 1/8" simulated divided lite (SDL) grid
- + 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance grids
- + Nine painted exterior colors (white interior only)
- + Double strength and obscure glass
- + Charcoal aluminum half screen*
- + Oriel style
- + Window Opening Control Device (WOCD)
- + Factory mulling and factory prepared mulling
- + Commodity sizing available
- + Custom sizes available



Step Bevel design creates a beautiful exterior appearance

+ COLOR OPTIONS**



Scan to experience our website.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

+ FRAME TYPES FOUR OPTIONS:



Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 *Screens are not meant to restrain a child from falling through an open window.
 ** Printing process may affect color shown. Please refer to actual window sample when selecting colors.
 *** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



130 Single Hung Window

Features:

- Step Bevel design creates a beautiful exterior appearance
- Bottom sash tilts in for easy cleaning
- DP Rating R50 (window size tested 53 x 77)
- Block & tackle balance system for easy sash movement
- Warm-Edge spacer system provides energy saving thermal performance
- Aluminum reinforcement standard
- Dual sweep locks
- Dual weather-stripping
- Step sill design
- Fiberglass half screen
- Jamb depth: 3"
- Limited lifetime warranty

Custom Options:

- SELECT FROM FOUR FRAME TYPES: Front Flange Only, Nail Fin Only (No J-Channel), J-Channel (Nail Fin & Front Flange), Box Frame (No Nail Fin & No Front Flange)
- Low-E Glass, Low-E Glass + Argon Gas and Ultra Low-E Glass + Argon Gas
- 5/8" or 3/4" flat, 5/8" or 1" contoured and 1 1/8" simulated divided lite (SDL) grids.
- Colonial, Diamond, Prairie (8 point) and 3 Lg Prairie / Perimeter (4 point) grid patterns.
- Factory mulling and factory prepared mulling
- Charcoal aluminum half screen
- Non-reflective Low-E Glass and Non-reflective Low-E Glass with Argon Gas
- Double strength and obscure glass
- Oriel and cottage styles
- Commodity sizing available for Front Flange Only model
- Nine Exterior Painted Colors (white interior only)
- Bronze Exterior Laminate (white interior only)
- Custom sizes available

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
53" x 77"	H-LC50	0.13	7.52

Product Dimensions:

Vinyl Wall Thickness:	0.060"
Typ. Glass Thickness:	0.75"
Jamb Depth:	3"
Mullion Adder:	1.25"
Nail Fin Setback:	1.9375"
Front Flange:	0.625"

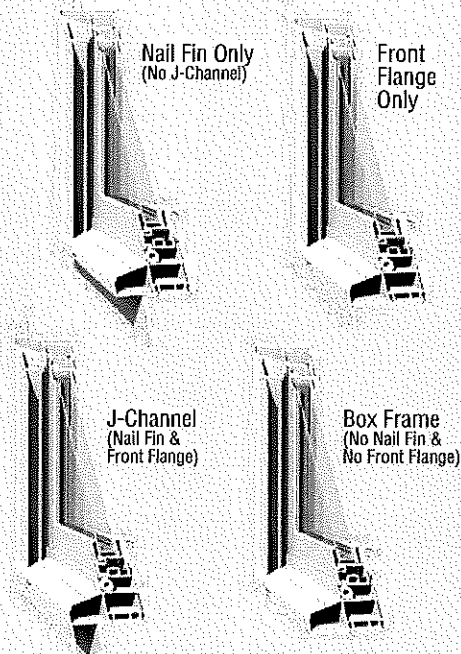
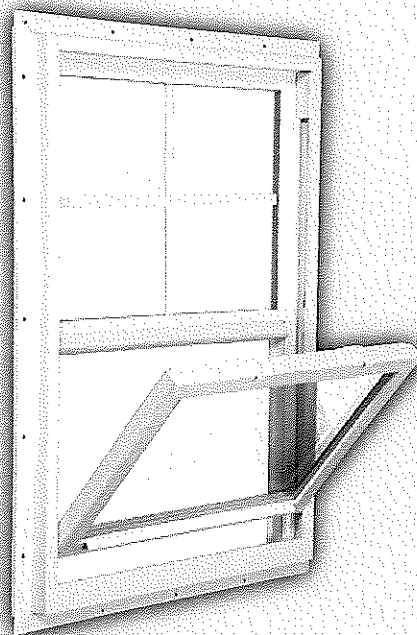
Rough Opening:

Window Width + 1/2"
Window Height + 1/2"

Size Restrictions:

	Min:	Max:
Width	18"	53"
Height	25"	96"

(Max. United Inches 144")



130 Single Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula = Window Width - 4.75"

Egress Height Formula = (Window Height/2) - 3"

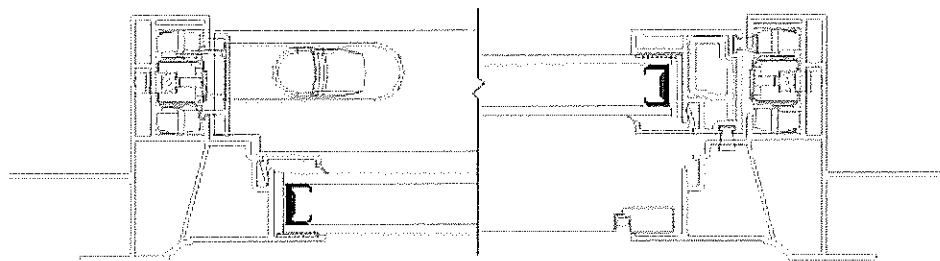
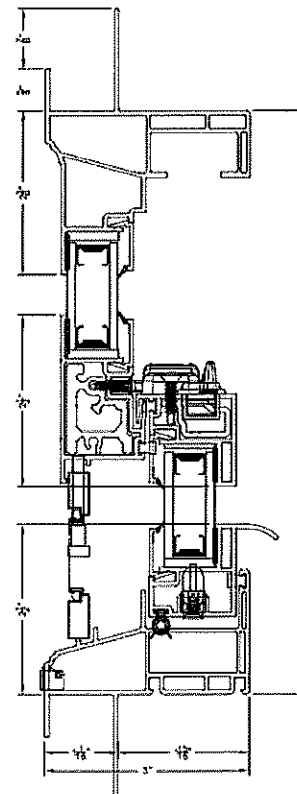
Egress Area Formula = (Egress Width x Egress Height)/144

Half Screen Formulas:

Window Width - 3.6875"

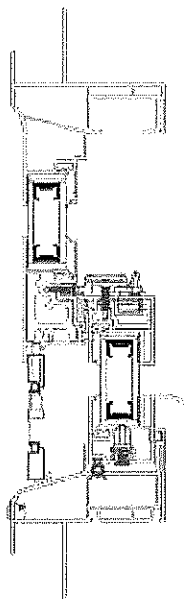
(Window Height/2) - 1.8125"

Series 130
Vertical Diagram

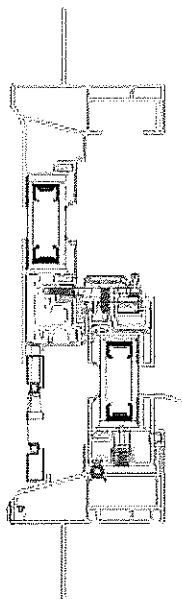


Series 130 Horizontal Diagram

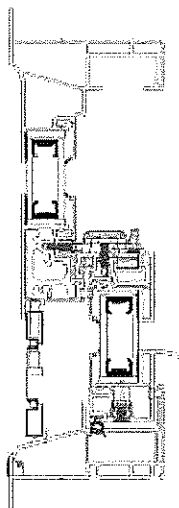
Four Vertical Diagrams



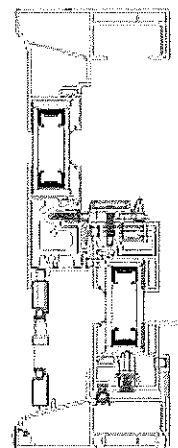
J-Channel
(Nail Fin & Front Flange)



Nail Fin Only
(No J-Channel)



Front Flange Only



Box Frame
(No Nail Fin &
No Front Flange)



DOORS OF THE 300 SERIES AND ALL NEW CONSTRUCTION WINDOWS

Limited Lifetime Window and Door Warranty

At Atrium we are proud of the quality and workmanship of our windows and patio doors and want you to be satisfied with them. We are pleased to offer you the following Lifetime Limited Warranty on our products for materials and workmanship from the date of installation at no additional cost to you!

Of course, as you would expect, our warranty does not cover normal wear and tear, or damages resulting from misuse, abuse, neglect or improper maintenance, and alterations or damages caused by others.

Unit Components



Atrium Windows and Doors warrants to the original single-family homeowner that products manufactured by Atrium will be free of defects in parts and workmanship under normal use and service for as long as you own and reside in the home in which the products were installed.

Insulated Glass



The insulated glass portion of the window is warranted not to "fail" for a period of twenty-five years from the date of purchase. A "failed" unit is one that develops a significant obstruction of vision resulting from a moisture film formation or dust collection between the interior glass surfaces of the unit caused by failure of the hermetic seal. Small marks, scratches and spots which do not exceed company standards or federal government specifications DD-G-451D or ASTM C1036 Standard Specification for Flat Glass, do not make insulated glass units defective.

Coverage During 1st Year

Atrium will repair or replace any defective window components (including stress cracks) or parts at no charge, during the first year after purchase by the original single-family homeowner.

Insulated Glass Coverage After the 1st Year

Should the glass fail after year 10 as a result of defects described above, then Atrium Windows and Doors will charge you a fixed percentage of the company's selling price for insulated glass at that time, according to the following schedule.

Years	Required Payment Percentage
2-10	0%
11-15	50%
16-25	75%

Repair Procedure

This warranty is limited to Atrium, at its option, repairing and/or replacing defective parts (color matching not guaranteed) in lieu of repair or replacement. Atrium, in its sole discretion, reserves the right to refund the amount

paid by the original single-family homeowner for the window product (excluding installation cost).

Product Changes

Atrium reserves the right to discontinue or change any product it manufacturers. If the part or component of the product originally installed is not available and Atrium determines to make replacement, Atrium shall have the right to substitute such part or component designated by Atrium to be of equal quality and price.

Commercial Applications

If Atrium products are installed in non-owner multi-family occupied dwellings or used for commercial purposes such as schools, churches, government owned structures, office buildings, etc., then this warranty will be limited to 10 years, and excludes labor.

Limitations

ALL IMPLIED WARRANTIES INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WILL EXPIRE WITH THE TERM OF THIS LIMITED WARRANTY. ATRIUM EXCLUDES AND WILL NOT PAY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES AND ITS LIABILITY WILL IN ALL INSTANCES BE LIMITED TO REPAIR OR REPLACEMENT OR REFUND OF ACTUAL PURCHASE PRICE OF THE DEFECTIVE PRODUCT.

Some states do not allow the exclusion or limitation of incidental or consequential damages or limitation of the duration of an implied warranty.

This limited warranty is only applicable in the USA. This limited warranty gives you specific legal rights, and you may also have other rights, which may vary, from state to state.

This limited warranty may not be changed or modified by any representative of the manufacturer or its distributors or dealers.

Condensation, Mold & Mildew

Condensation on the glass surface is a natural result of excess moisture in the house and does not indicate a defective product or faulty installation. Maintaining proper household humidity levels may prevent problems such as mold, mildew and related health risks. In no event shall Atrium be liable for any damages, including special, incidental or consequential damages, resulting from condensation, mold or mildew.

IF YOU BECOME AWARE OF PERSISTENT CONDENSATION ON YOUR WINDOWS, YOU SHOULD TAKE IMMEDIATE REMEDIAL ACTION TO PREVENT WATER, MOLD AND/OR MILDEW DAMAGE TO YOUR PROPERTY AND POTENTIAL HEALTH RISKS.

Color

Color change due to normal weathering is excluded from this warranty. Normal weathering is defined as any exposure to ultraviolet (sun) light, weather and atmospheric conditions which will cause any colored or painted surface to fade, darken, chalk or acquire a surface accumulation of dirt or stains. The severity of these conditions depends on air quality, location of your home and other local conditions.

Damage Related Exclusions

- Improper installation, use or maintenance
- Product failure or damage due to improper installation or modifications including: adjustments or corrections due to improper installation
- Failures due to product modifications or window shading devices (e.g., glass tinting, security systems, improper painting or staining, insulated window coverings, etc.)
- Units improperly assembled and/or improperly mulled by others
- Water infiltration other than as a result of a defect in manufacturing, materials or workmanship
- Glass or metal damage caused by others (e.g., brick wash, sanding or improper washing, chemicals or airborne pollutants such as salt or acid rain). Corrosion resistant hardware is available for installations exposed to salt water or acid rain
- Delivery damage by companies other than Atrium
- Accidents or Acts of God
- Normal wear and tear

General Exclusions

- Non-transferable
- Tarnish, corrosion or discoloration of hardware finishes
- Screens are not covered under the warranty
- Caulking is a maintenance responsibility of the homeowner after installation and is not covered under the warranty
- Applicable taxes and freight
- Defects in exterior paint, interior and exterior laminate coverage limited to 10 years

Labor Related Exclusions

- All labor is excluded after the first year of warranty
- Replacement of sash panels, glass or other components
- Removal and disposal of defective product
- Painting or staining of repaired or replaced product, component, trim or other carpentry work that may be required
- Service trips to provide instruction on product use

How to get help...

For further information or to make a claim, please contact the Atrium retailer/dealer who supplied you with the Atrium product. If unavailable or unknown to you, you may contact us at:

Warranty Department
Atrium Windows and Doors
300 Welcome Center Blvd.
Welcome, NC 27374

You may also contact us using the Contact Us section of our web site at www.atrium.com.

All claims must include the following information:

- Description of the product such as the exterior color, unit size or inside visible glass measurements
- A detailed description of the suspected defect and where the product is installed
- Product identification number (PIN), which is a unique eight-digit "warranty I.D." number located in the top portion of each product
- Proof of purchase and date
- Your name, address, telephone number

Replacement products may be provided to the homeowner at no cost, but there could be labor charges for the removal of defective products and for installation of replacement products, if not removed and installed by the homeowner. The manufacturer has no responsibility, liability or obligation for, nor will it pay, any removal or installation costs for the replacement products.

Replacement components or parts will be delivered to the nearest Atrium location. Delivery to the actual installed location is the responsibility of the homeowner.

When warranty coverage is unclear, Atrium may charge an inspection fee of \$100.00 for any on-site inspections. If the inspector determines the Atrium product has a defect covered by this warranty, the inspection fee will be waived.

Warranty Registration

Register warranty on-line at www.atrium.com. Click on Our Story and see warranty registration box at bottom of page.

This warranty applies to:

Windows with the 5700, 130, 150,
160, 450, 460, 750, 755 SERIES
and Doors of the 300 SERIES



300 Welcome Center Blvd.
Welcome, NC 27374
www.atrium.com

Architectural Barriers Project Registration Online Receipt

Your project has been successfully registered! However, this is only the registration of the construction project. The building/facility owner is responsible for ensuring that the registration number, project details and construction documents are mailed, scanned, or hand delivered to the Registered Accessibility Specialist (RAS) for the required review and inspection of the project.

Your project registration number is **TABS2019007157**.

Project Name

Remax Distinction School House

Project Number

TABS2019007157

Receipt Number

452AB2019525670

Reference Number

2019525670

Receipt Date

3/16/2019

Fee Description

Project Registration Fee

Amount

\$175.00

Billing Name

HEIYINEDMUND WONG

Address

836 W27TH STREET

HOUSTON TX 77008

US


Phone Number

2812503152

Email

Edmundhywong@hotmail.com

Please print this page for your records. A reference e-mail has also been sent to the email provided above. If you have any questions, please call TDLR at 1-877-278-0999.

 [Print this page](#)

[Return to Dashboard \(/TABS/Home/Dashboard\)](#)

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: sign draft
Date Prepared: March 19, 2019	

Subject

Consideration and possible action on sign approval for the Old Schoolhouse property located at 21012 Eva Street.

Description

The new owner of Old Schoolhouse building located at 21012 Eva Street has submitted remodeling/buildout plans for the property. The property is located in the Historic District, which requires Planning & Zoning Commission approval for exterior renovations. Part of the site rehabilitation is a new free-standing sign to replace the existing free-standing sign structure.

In addition to the approval of the renovations of the exterior of the building, the new sign requires Planning & Zoning Commission approval.

Existing and proposed sign information is attached.

Recommendation

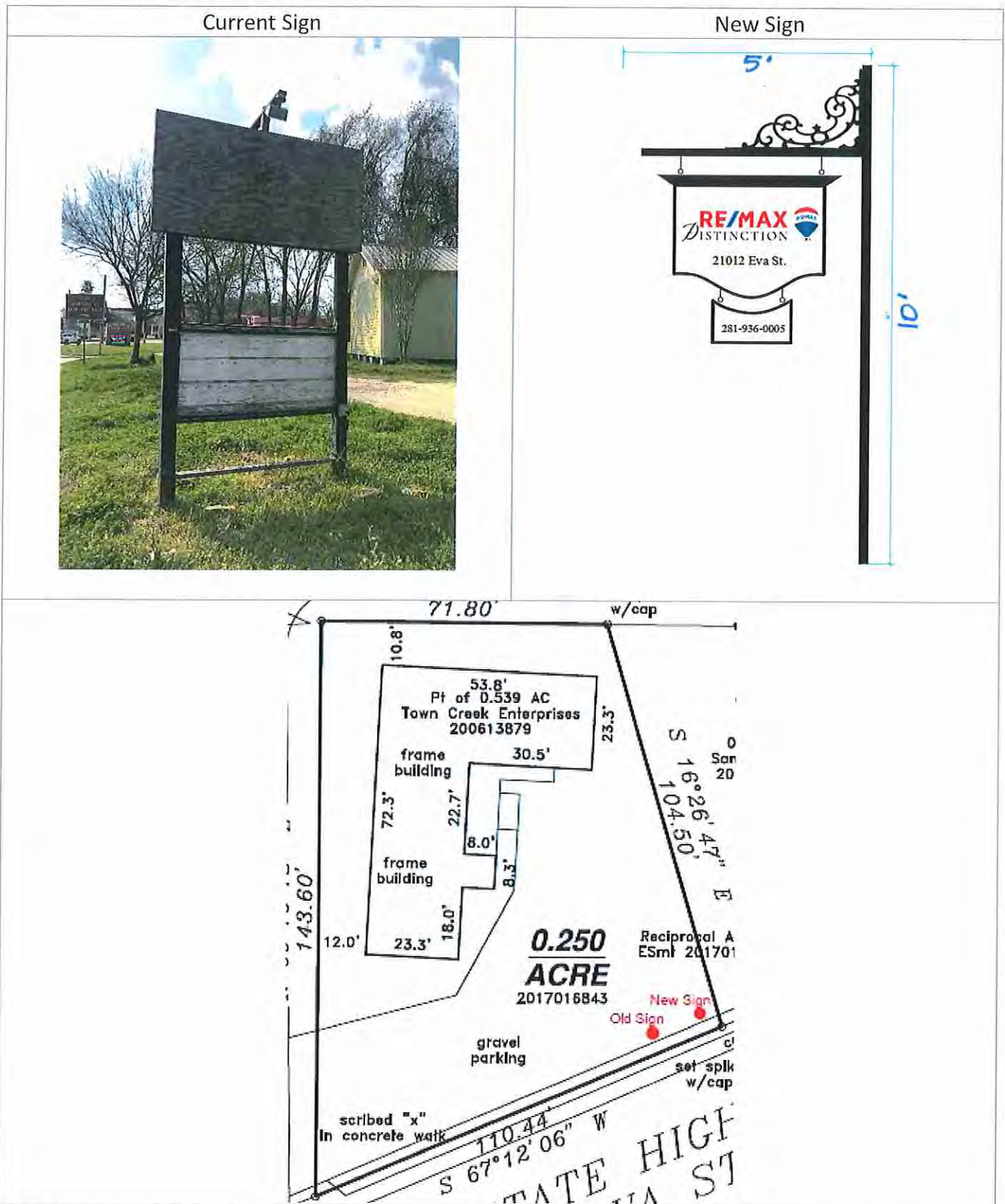
Consider the proposed exterior modifications and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 3/19/19
City Administrator	Jack Yates	Date: 3/19/19

7. Property Signage

Sign construction will consist of wood (post), wrought iron (cross support), aluminum and plastic for the panel with **interior illumination**. The posts will be black and the panel will be white with our company logo in red, blue and black.



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits <i>sign depiction</i>
Date Prepared: March 19, 2019	

Subject

Consideration and possible action on approval of a sign at the China Chapel building located at 14740 N Liberty Street.

Description

The China Chapel United Methodist Church is leasing part of their space to a non-profit dedicated to providing resources to those recovering from addiction. The building is designated a Historic Landmark in the city, which requires Planning & Zoning Commission approval for alterations to any exterior elements on the site, in this case the proposed sign.

The proposed sign will cover the existing sign and is the same size and in the same location.

An image of the new sign is attached. The image is a photo taken of the sign graphic and shows a shadow. The shading of the shadow is not part of the sign graphics.

Recommendation

Consider the proposed exterior modifications and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 3/19/19
City Administrator	Jack Yates	Date: 3/19/19



Life Giving Life

The Recovery Project

📍 14740 Liberty St.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: Sign depiction
Date Prepared: March 19, 2019	

Subject

Consideration and possible action on Sign approval for Heritage Insurance Services located at 305 Caroline Street Historic District

Description


A new tenant located at 305 Caroline Street has requested to erect a free-standing sign in front of the business and a hanging wall sign. The property is located in the Historic District, which requires Planning & Zoning Commission approval as a condition of the sign permit application.

The proposed sign information is attached.

Recommendation

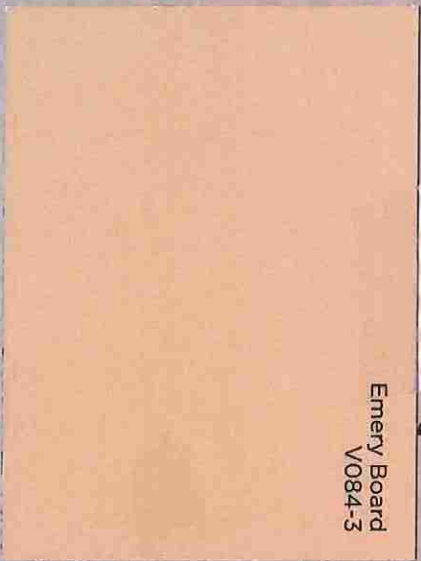
Consider the proposed exterior modifications and act as you deem appropriate.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 3/19/19
City Administrator	Jack Yates	Date: 3/19/19

24" bracket 18"W x 12"H 1/2" thick MDO wood sign decorated both sides price is 125.00 (sign and frame only)

A.



(1) 1/2" thick MDO wood sign decorated on both sides, framed in and installed 4x4 post, decorative top. Sign face size is 48" W x 29" H Heritage and 48"Wx18" Nationwide overall size 72" x 56"

Price 432.00 (sign face and painted posts only)
Price 280.00 (faces only)

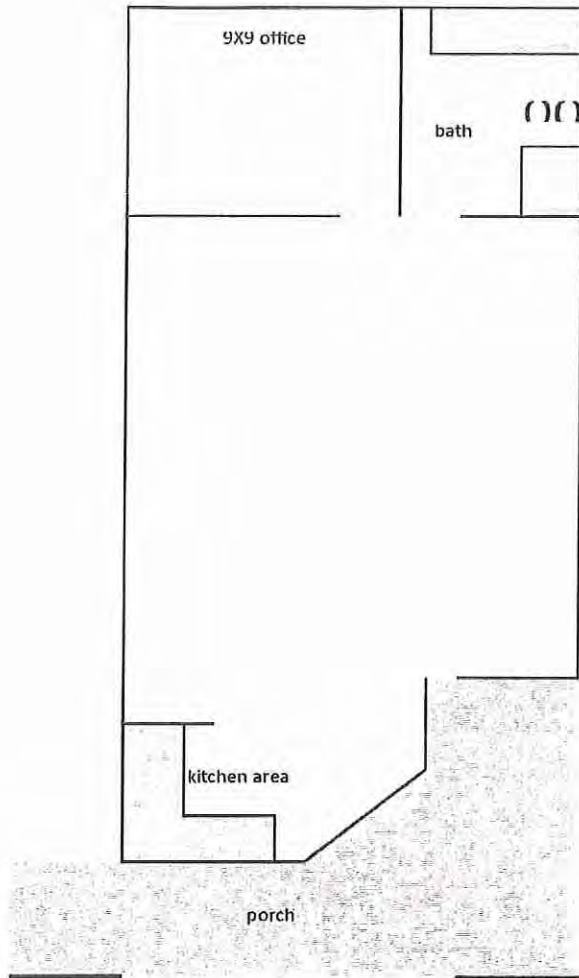
B.

56.00 inches

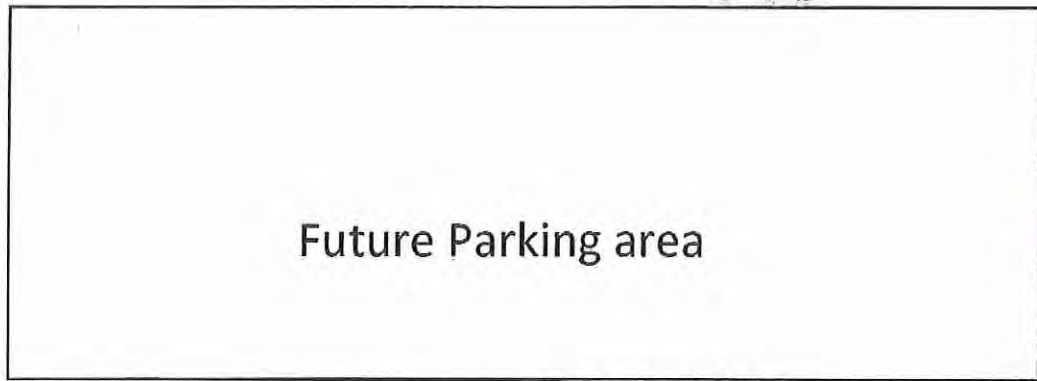
72 inches



Nationwide
is on your side
Daniel L. Skelton Agency



Small Sign hanging from metal bracket
overall size 12" X 18"



Large sign - 4x4
posts overall size
72" X 56"

<<< 12 ft >>>

<<<< 26 ft >>>>

<<< 12 ft >>>



305 Caroline



Creative Signs and Graphics

209 W. Washington Ave.
 Navasota, Texas 77868
 936-825-8044

Quote

SOLD TO	SHIP TO
Heritage Insurance Services (Neida Gonzalez) 936.588.7333 (W) neida@heritageis.com	

Order ID	Order Date	Client PO	Processed By	Payment Method
47895	03/18/2019		Trina Atkinson	

Product / (Part Number)	Tax	Unit Price	Qty	Extended
MDO Sign (SG-MDO) <i>MDO sign, one panel, decorated both sides, size 29"x48"</i>	X	\$180.00	1.00	\$180.00
MDO Sign (SG-MDO) <i>MDO sign, one panel, decorated both sides, size 18"x48"</i>	X	\$108.00	1.00	\$108.00
Miscellaneous Items (MISC) <i>framing for mdo sign, painted black 4x4 posts</i>	X	\$144.00	1.00	\$144.00
Miscellaneous Items (MISC) <i>scroll sign bracket size 24"</i>	X	\$50.00	1.00	\$50.00
MDO Sign (SG-MDO) <i>MDO sign, one panel, decorated both sides, size 12"x18" oval shape</i>	X	\$75.00	1.00	\$75.00

Notes/Instructions
Thank you for your order!

Subtotal	Tax	Total
\$557.00	\$45.95	\$602.95

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount: N/A
Department: Administrative	
Prepared By: Dave McCorquodale	Exhibits: N/A
Date Prepared: March 18, 2019	

Subject

Report on the proposed city-initiated property rezoning schedule.

Description

The following is an outline of the proposed schedule for the city-initiated rezoning process:

April 22 P&Z calls public hearings for May 16th & May 21st

*****May 21st is a Tuesday—this requires a special meeting requiring at least 4 members to be in attendance**

April 23 City Council calls public hearing for May 28th

April 26 Legal Notice published for rezoning

April 29/30 Certified Letters mailed to property owners (including all owners within 200 ft)

May 16 1st P&Z Commission public hearing

May 21 2nd P&Z Commission public hearing and action on final recommendation to Council


*****May 21st is a Tuesday—this requires a special meeting requiring at least 4 Members to be in attendance**

May 28 City Council receives P&Z Final Report, holds Public Hearing, and acts on rezoning

Recommendation

Advise if you can attend special meeting on **Tuesday May 21st** and comment as you see fit.

Approved By

Asst. to City Admin.	Dave McCorquodale 	Date: 3/18/19
City Administrator	Jack Yates	Date: 3/18/19

Montgomery City Council
AGENDA REPORT

Meeting Date: March 25, 2019	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: March 21, 2019	

Subject

This is a report on the proposed changes in the tree ordinance and how the changes were received by the Developers at a meeting held on March 20th.

Description

The tree ordinance should be re-drafted and sent to you well in advance of your April meeting.

Recommendation

Consider and comment as you think appropriate.

Approved By

City Administrator

Jack Yates

Date: March 21, 2019