

**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF
MONDAY, JUNE 26, 2017, 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. 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/take action regarding May 22, 2017 minutes
2. Presentation of Westmont Square Development – Monty West
3. Consideration/take action regarding Montgomery First Final Plat.
4. Consideration/take action regarding Montgomery First Final Plans.
5. Consideration/take action regarding Lake Creek Village Sec. 3 Final Plans
6. Report regarding Land-Use Plan for the City
7. Report regarding zoning changes throughout the City
8. Consideration/take action regarding landscape ordinance implementation
9. Adjournment



Jack Yates, City Administrator

Posted June 23, 2017 at 2:45 a.m. (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 accommodation



MINUTES OF REGULAR MEETING
May 22, 2017
MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

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

Present: Nelson Cox, Jeffrey Waddell and Carol Langley

Absent: William Simpson and Arnette Easley

Also Present: Jack Yates, 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/take action regarding April 24, 2017 minutes.

William Simpson moved to approve the minutes as read. Carol Langley seconded the motion, the motion carried unanimously. (3-0)

2. Report regarding Land-Use Plan for the City.

Mr. Yates presented a map showing the proposed Land Use in the City. Mr. Yates reviewed the proposed changes showing the areas and their proposed use. Mr. Yates distributed the

map and asked the Commission to review the map and make notes, and then come by and visit with him regarding their questions and comments.

After discussion, Mr. Yates advised that the information would be on the next Planning and Zoning Commission Agenda. A copy of the presentation materials are attached to the minutes.

3. Report regarding zoning changes throughout the City.

Mr. Yates presented the proposed zoning changes to the Commission. Different zoning options were discussed. Carol Langley asked whether institutional use had been included. Mr. Yates advised that institutional use was included where it currently is in the City.

Mr. Yates said that they could schedule a Joint Meeting with the City Council and the Commission to discuss the proposed zoning changes and proposed land use plan. Carol Langley asked whether public hearings would be necessary for the changes. Mr. Yates advised that they would conduct public hearings. Mr. Yates advised that he would also be preparing a press release. A copy of the presentation materials are attached to the minutes.

4. Consideration/take action regarding landscape ordinance implementation.

Mr. Yates advised that he had been checking and there are no specifically corridor landscaping designers. Mr. Yates said that the City of Frisco hired landscape architects. Mr. Yates said that TxDOT has a design manual and said that he would write an RFP for a landscape designer. Mr. Yates said that the City will work with the designer and prepare urban and rural corridors and come up with areas that are to be rural and urban.

Mr. Yates said that Texas Landscapers are located on Rabun Chapel Road, and said that he needed to get together with them regarding information to prepare the design pack. Mr. Yates said that the summary of corridor planning from TxDOT will be used as a guide for preparing the Request for Proposals.

Carol Langley asked if City Council had to approve the action. Mr. Yates said that he would take the information to City Council. Mr. Yates said that Council Member Dave McCorquodale had asked to be on the Committee, so he will send the RFP to Dave McCorquodale, Mr. Roznovsky and the Commission.

Mr. Yates advised that Scottsdale, Arizona has a landscape corridor for all their streets. Mr. Yates said that the City of Frisco requires developers to pay for landscaping corridors. Mr. Yates stated that he spoke to Texas A&M and they have an architectural school, so they might be able to use their students for design.

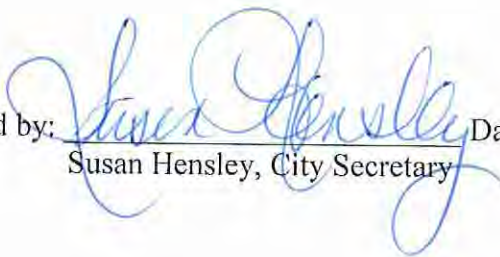
Mr. Yates said that Montgomery EDC might be able to help with the costs for the plans. Jeffrey Waddell said that it would be easier to do the corridor landscaping now versus waiting until later.

There was no action taken on the matter.

5. Adjournment

Carol Langley moved to adjourn the meeting at 7:17 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (3-0)

Submitted by:


Susan Hensley, City Secretary

Date approved: _____

Chairman Nelson Cox



VICINITY MAP
Scale: 1 inch equals 25 miles

LEGEND

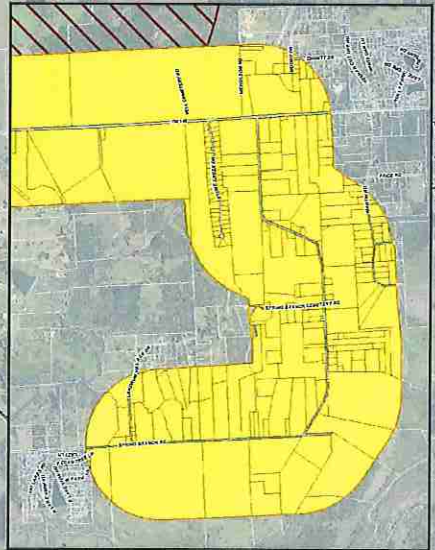
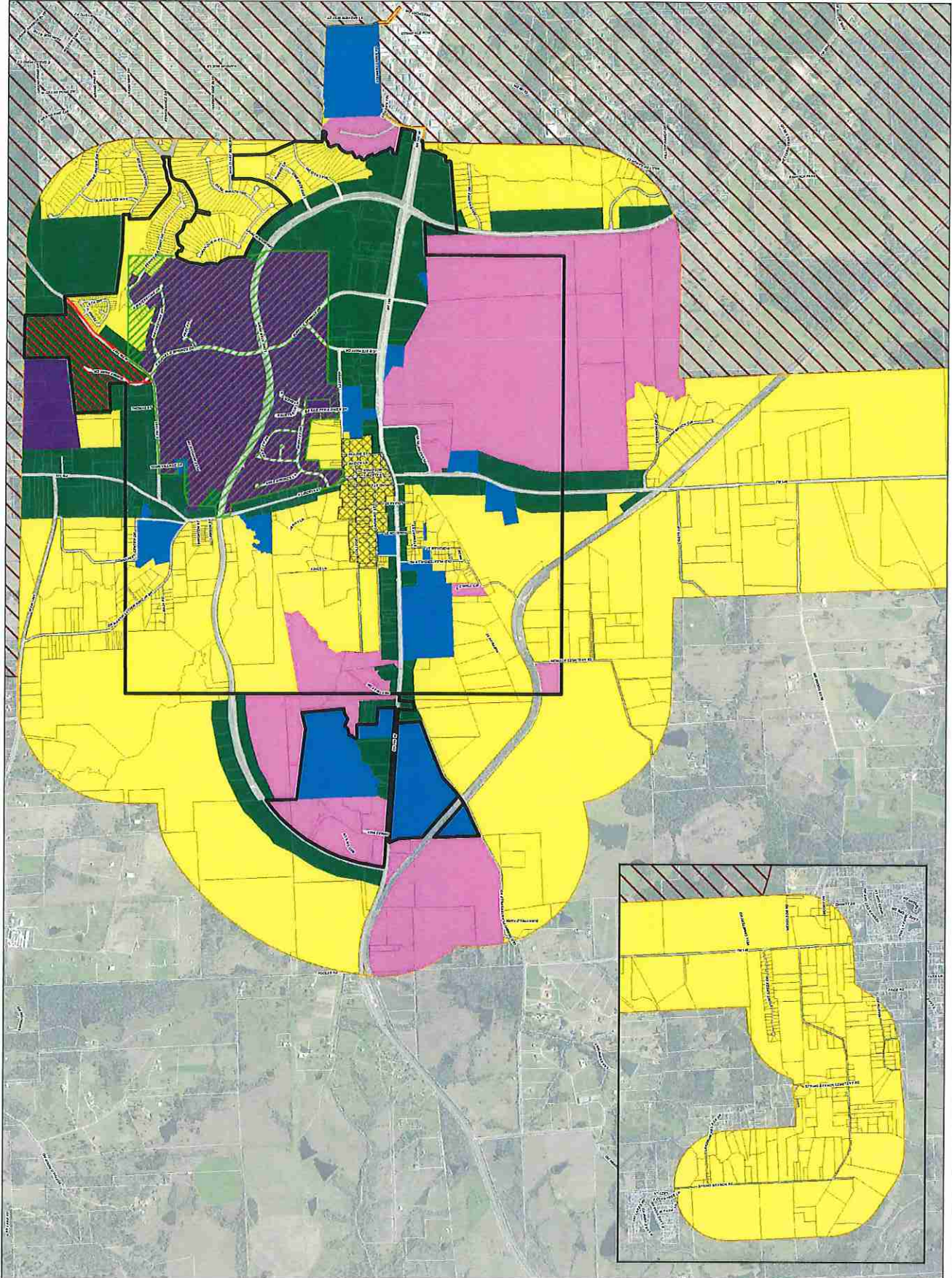
- Base Layers**
- City Limits
 - P.D.D. No. 1 (Lefevre) - 2014
 - P.D.D. No. 1 (Opperchock) - 2014
 - Historic District
 - City ETI
 - City of Comroe ETI
 - MCAD Parcels
 - CoM_LUse
- Future Land Use**
- Commercial
 - Institutional
 - P.D.D.
 - Residential - High
 - Residential - Low

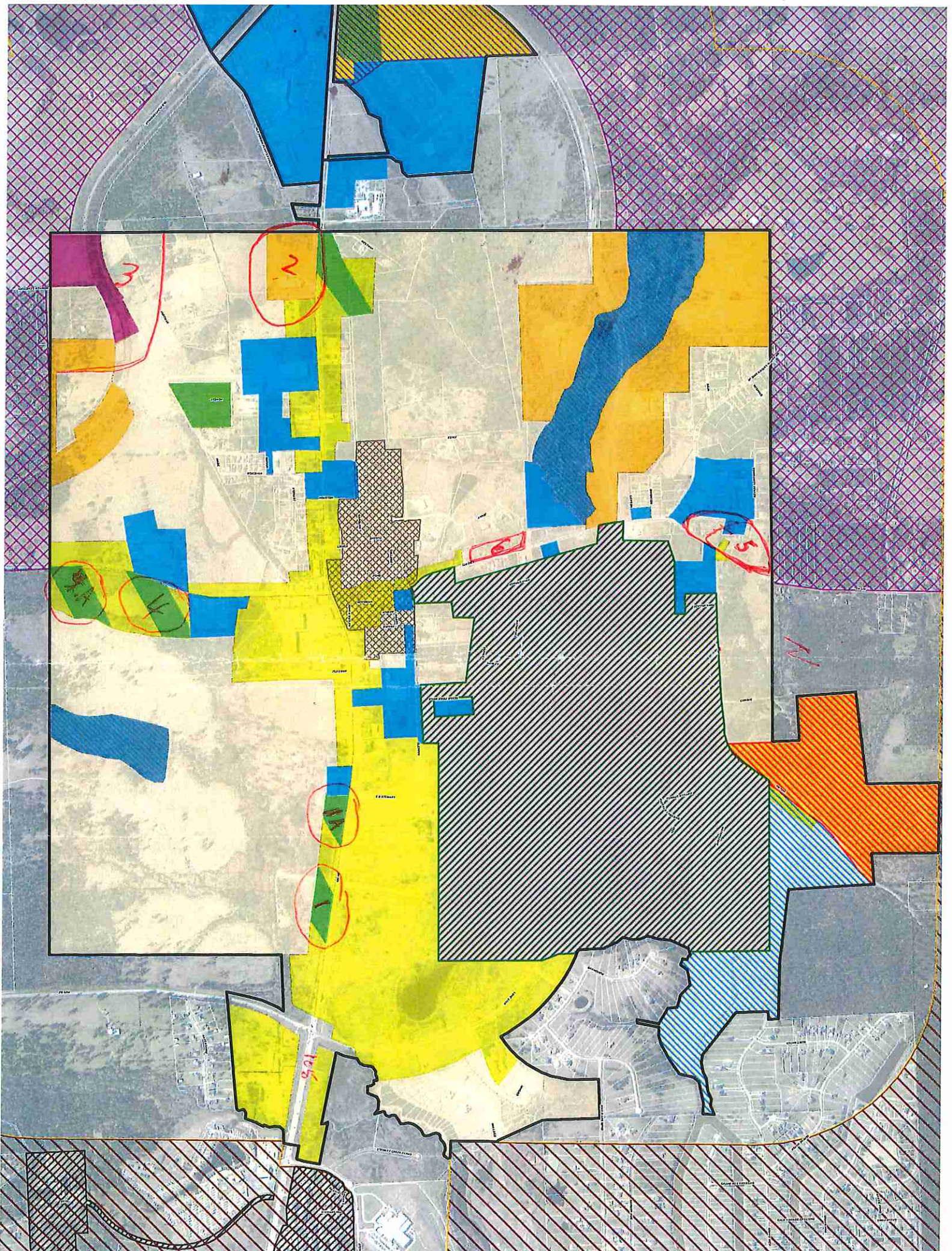


JONES CARTER
Future Land Use
FUTURE LAND USE LAYOUT
(MAY 2017)



Disclaimer:
The contents of this report are for informational purposes only and do not constitute a contract. The user of this report is responsible for verifying the accuracy of the data and information provided herein. The user of this report is also responsible for obtaining all necessary permits and approvals from the appropriate authorities before any construction or other activity is undertaken. The user of this report is also responsible for obtaining all necessary permits and approvals from the appropriate authorities before any construction or other activity is undertaken. The user of this report is also responsible for obtaining all necessary permits and approvals from the appropriate authorities before any construction or other activity is undertaken.





AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Site Plan, Rendering of buildings
Date Prepared: June 23, 2017	

Subject

This is a presentation from Monty West and Megan Stultz of their plans to build a retail/office complex on North Liberty Street across from where Clepper Street ends at Liberty Street.

Description

The site plan is in your packet. I think what they have in mind is a U-shaped grouping of businesses with a courtyard of pavers in the center. Note the one-way alley on the north side and the new construction of Pond Street that will be needed north of College Street.

Recommendation

Listen and comment/ask questions as you think.

Approved By

City Administrator	Jack Yates	Date: June 23, 2017
--------------------	------------	---------------------

Trash cans

12 Parking Spaces

« To College St

One Way

Pond Street Extension 30' x 150.66'

One Way

One Way

Old Water Tower Property
20'x34'

Westmont Square
unique buildings with a
Variety of Retail
shops/offices/boutiques
Buildings styles will
reflect the
Historic Old Town of
Montgomery.
Total square footage
8680

M

Ga G Gb
Hotel

F

L

K

J

I Depot

E

D

C

B

A

Pond Street Utility Easement 12' wide

Fire Department access

One Way

One Way

Legend

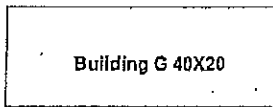
Using Burger Fresh as
Setback, 33.3' from FM 149 (Liberty St)



4' Covered board walk



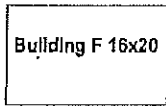
Buildings A-E 20x20



Building G 40x20



Building H-M 16x20



Building F 16x20

Common area,
Middle of square

30 Total Parking Spaces
using Pond Street Extension
9 on Property Parking Spaces

Use under stairs
as mailboxes

5,480 sqft downstairs
3,600 upstairs.

Burger Fresh
30' x 50'

Boardwalk for porches
and pavers for com-
mon areas
10' ceilings down-
stairs, normal 8'
upstairs.

Westmont lots
80'x162'

Enter from Liberty Street (FM 149)





4/12

5'0"

10'0"

20'0"

20'0"

20'0"

20'0"

D

C

D

A

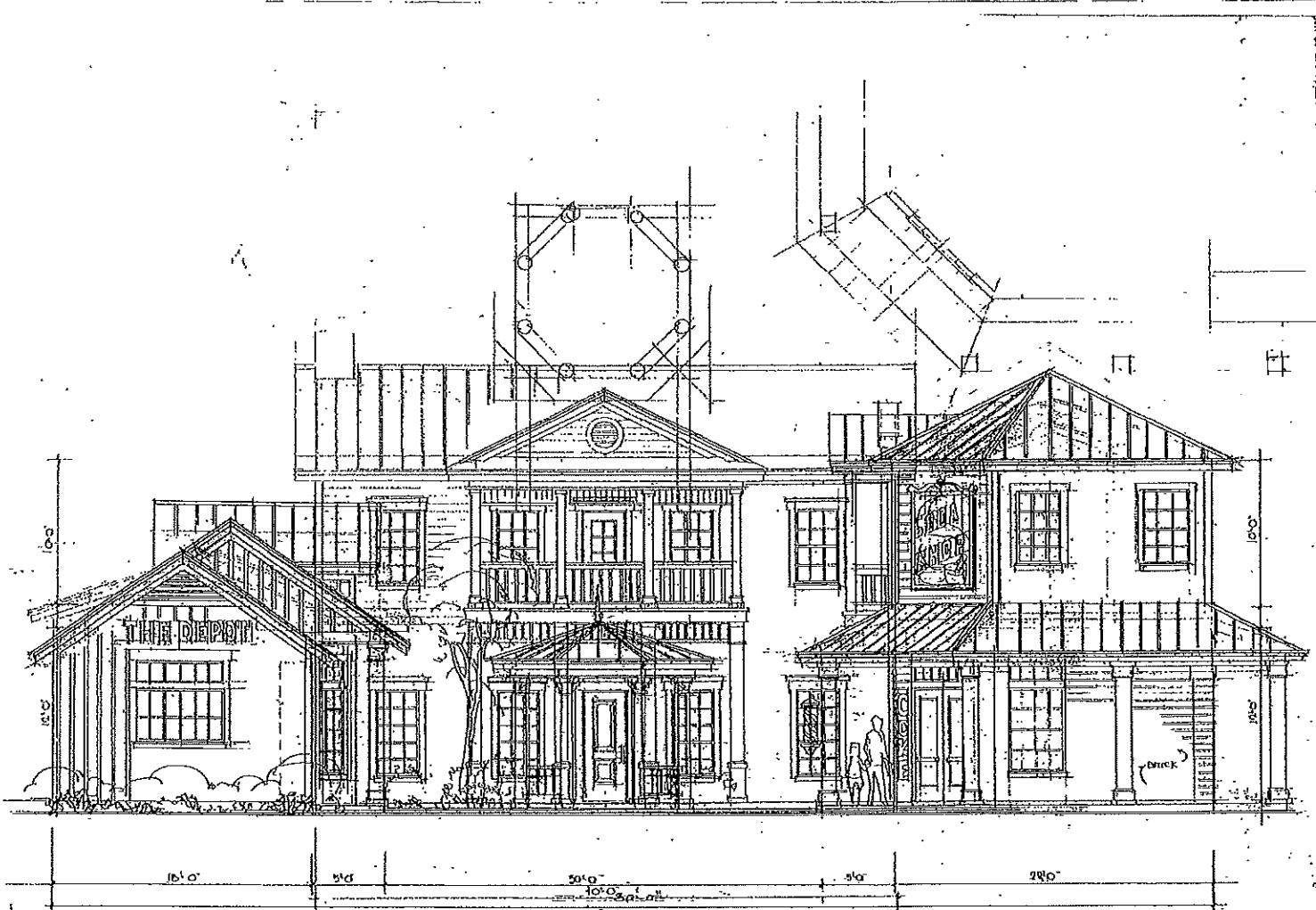
BRICK

BRICK

Smith's

SWEET SHOP

182



H

Westmont Square A.

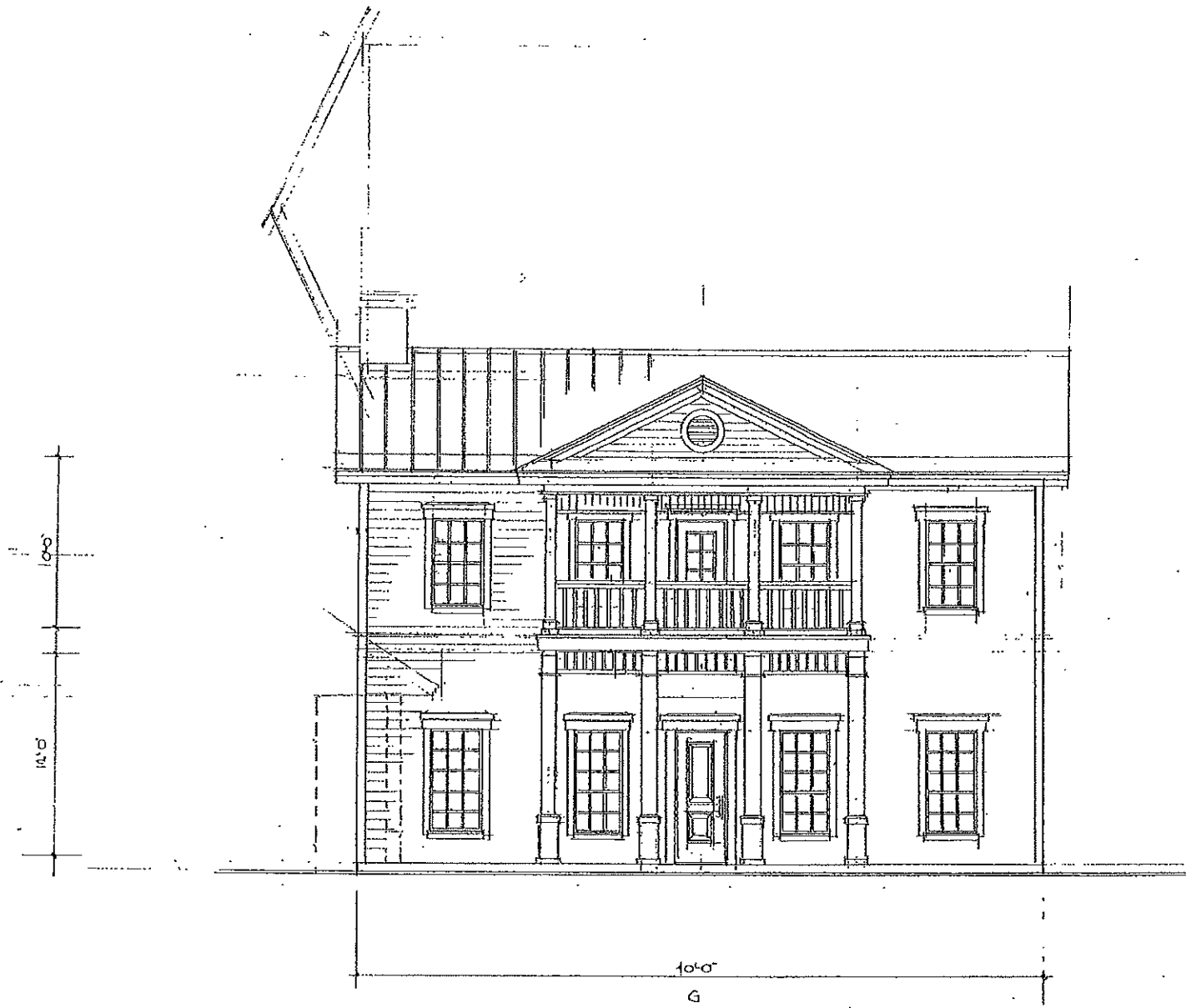
COPYRIGHT, EAST TEXAS ARCHITECTURAL FIRM, INC.
 514 N. UNIVERSITY WAY
 THE WOODLAND, TEXAS 77360
 03-29-11

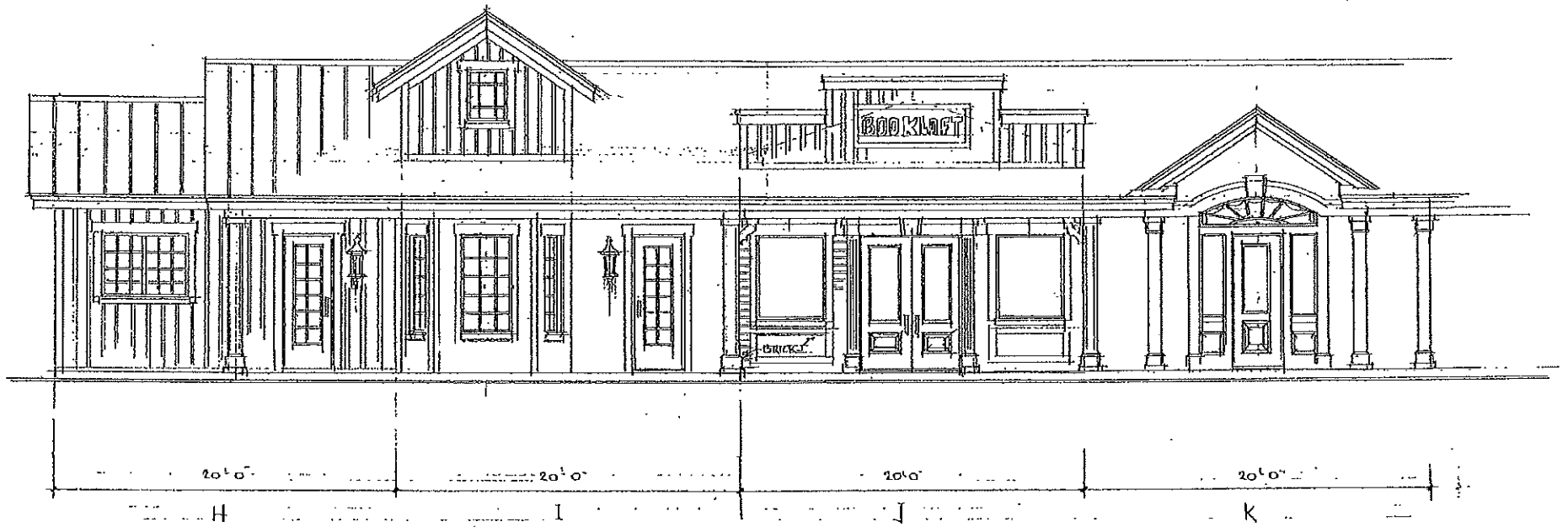
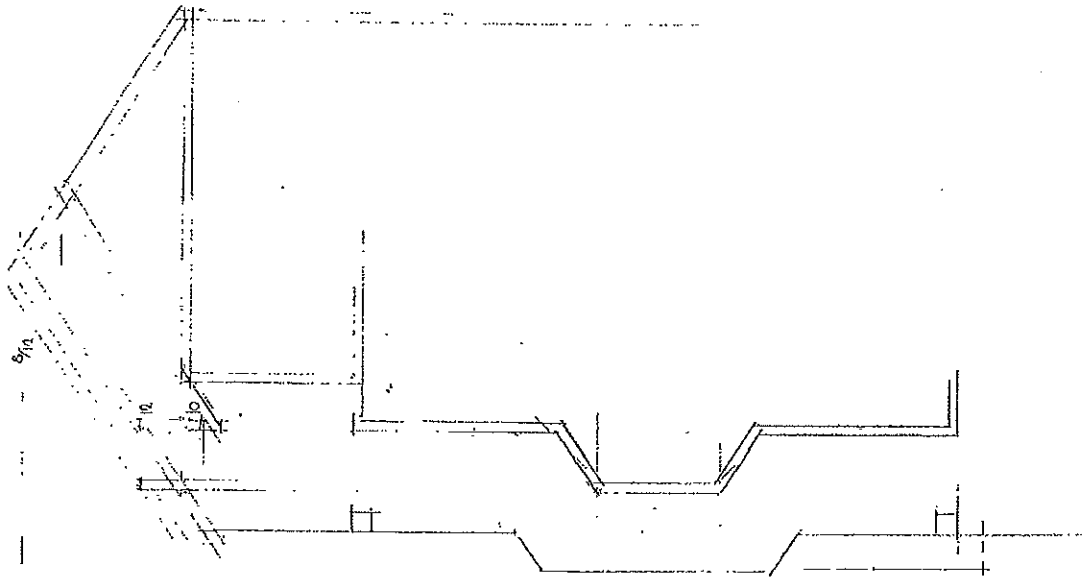


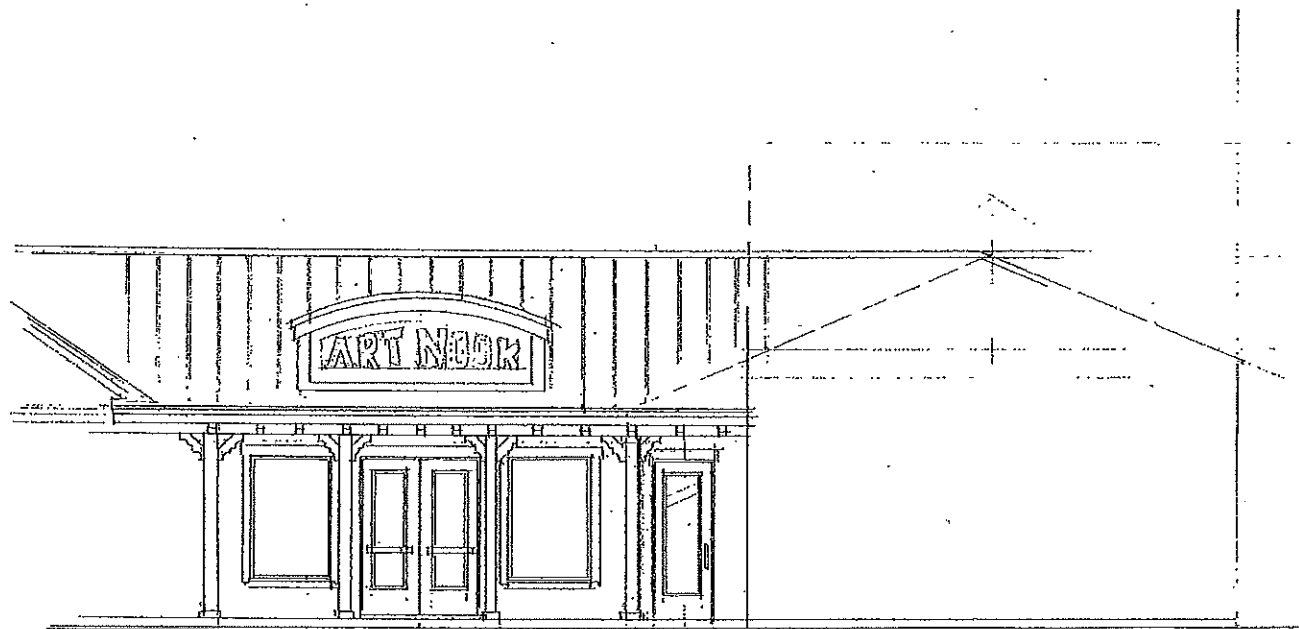
H

Westmont Square A

COPYRIGHT KARL NICKEL . JHJ HOUSE INC. . .
 511 AUTUMNWOOD WAY . . .
 THE WOODLANDS, TEXAS 77380 . . .
 05-29-17







ART NOOK

20' 0"

30' 0"

L

M

AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
	Exhibits: Memo from City Engineer, Drawings showing public infrastructure
Prepared By: Jack Yates City Administrator	
Date Prepared: June 22, 2017	

Subject

This is to consider approval of the Final Plat for the Montgomery First property, that is situated immediately west of the new Pizza Shack property.

Description

The engineer states, in his memo, that most review comments have been addressed however, the Engineer recommends that you grant provisional approval to allow addressing of the minor items remaining prior to final plat being signed and filed of record.

Recommendation

To give provisional approval to allow addressing of the minor items remaining prior to final plat being signed and filed of record.

Approved By

City Administrator	Jack Yates	Date: June 22, 2017
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June 21, 2017

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

Re: Submission of Final Plat and Construction Drawings
Montgomery First
City of Montgomery

Commission Members:

We have reviewed the referenced Final Plat as prepared by Mr. Jay Dean Canine, RPLS. Most review comments have been addressed however there are still outstanding items to be addressed. We have also reviewed the accompanying construction drawings as prepared by Mr. E. Levi Love, PE. Again, most review comments have been addressed however there are still outstanding items to be addressed. We offer the recommendation that should the Commission grant provisional approval of the referenced documents we will continue to coordinate with Messers. Canine and Love to ensure all review comments are addressed prior to formal approval of the final plat and accompanying construction drawings.

As always, should you have any questions or need any additional information, please do not hesitate to contact Chris Roznovsky and or myself.

Sincerely,

Ed Shackelford, PE
Engineer for the City

EHS/cvr:kmf

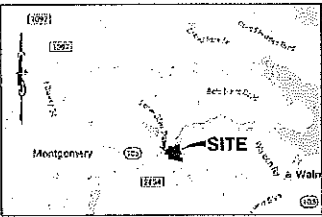
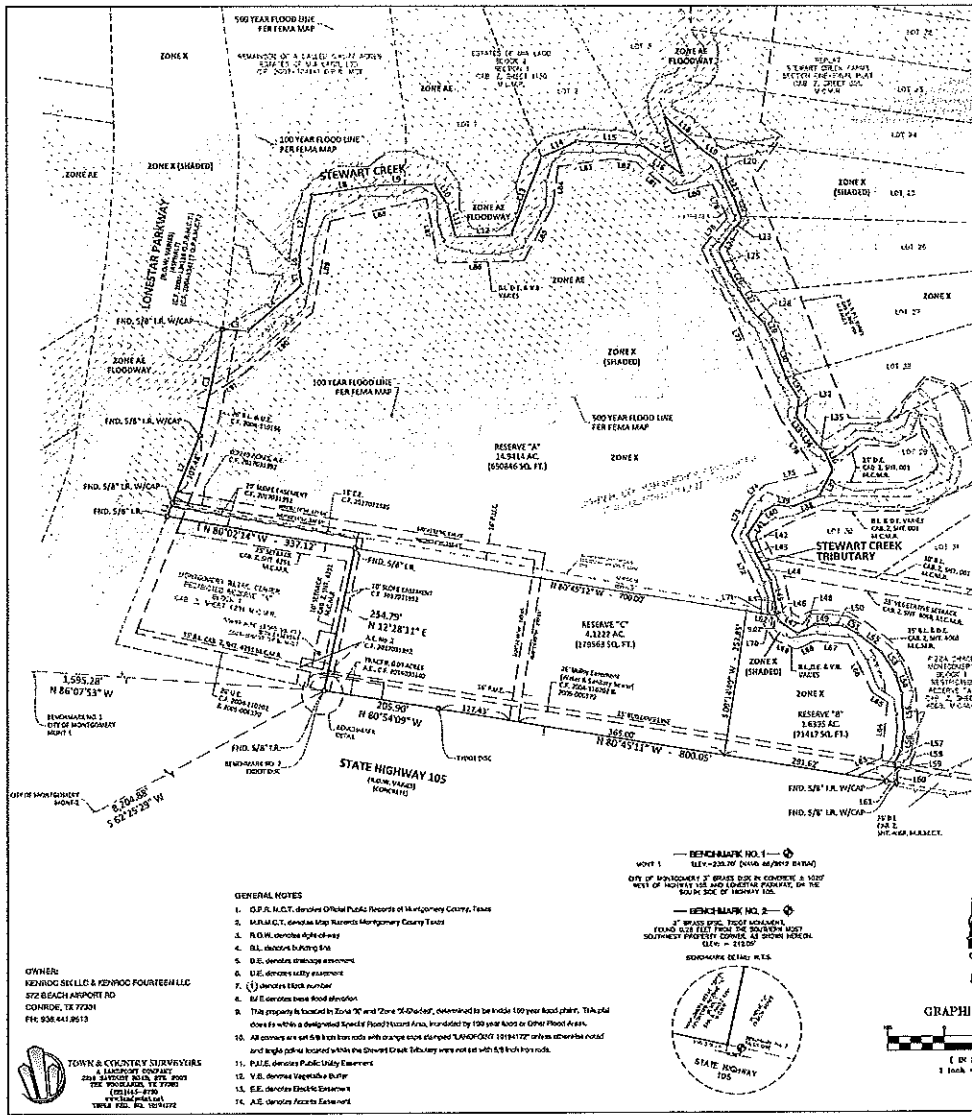
P:\PROJECTS\WS841 - City of Montgomery\W5841-0900-00 General Consultation\2017\P&Z Reports\6.26.17\Montgomery First Final Plan and Plat P&Z Opinion.doc

Enclosure:

Montgomery First Final Plat
Montgomery First Construction Plans

cc/enc:

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 and Creighton, LLP, City Attorney
Mr. E. Levi Love, PE – L Squared Engineering
Mr. Jay Dean Canine, RPLS – Town & Country Surveyors



VICINITY MAP
KEY MAP: 1250

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
101	N 11° 14' 00\"/>							

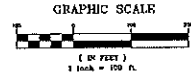
LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
101	N 11° 14' 00\"/>				

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD
101	101.24	2,165.00	20.711°	111.110'	101.118'

FINAL PLAN
MONTGOMERY FIRST
 A COMMERCIAL SUBDIVISION OF
 20,7031 ACRES
 (901,826 SQ. FT.)
 IN THE
JOHN CORNER SURVEY, A-B
 MONTGOMERY COUNTY, TEXAS
 1 BLOCK 3 RESERVES
 JUNE 2017



GENERAL NOTES

1. O.P.A. M.C.T. denotes Official Public Records of Montgomery County, Texas
2. M.P.M.C.T. denotes Map Records Montgomery County Texas
3. R.O.M. denotes Right-of-Way
4. R.L. denotes Right-of-Line
5. D.E. denotes drainage easement
6. U.E. denotes utility easement
7. () denotes block number
8. M.E. denotes base flood elevation
9. This property is located in Zone "X" and Zone "X(Shaded)", determined to be inside 100 year flood plain. This plot does fit within a designated Special Flood Hazard Area, bounded by 100 year flood or Other Flood Areas.
10. All corners are set 5/8 inch from each with orange caps stamped "LANDQUEST 1014172" only on adjacent road and angle pins located within the Stewart Creek Tributary were not set with 5/8 inch pins.
11. P.U.E. denotes Public Utility Easement
12. V.E. denotes Vegetative Buffer
13. E.E. denotes Easement
14. A.E. denotes Access Easement

OWNER:
 KENNEDY SKELLS & KENNEDY FOURTEEN LLC
 872 BEACH ASPHART RD
 CONROE, TX 77301
 PH: 936 441 8613

TOWN & COUNTRY SUBDIVISORS
 A LANDQUEST COMPANY
 208 W. UNIVERSITY BLVD. SUITE 100
 HOUSTON, TX 77002
 (713) 441-4700
 WWW.LANDQUEST.COM

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Kenneth Ray Vaughn, Jr., Trustee and Rocky Del Papa, President, respectively of Kenone Six, LLC and Kenone Fountains, LLC, by Vaughn Investments, LTD, a Texas limited partnership, by its General Partner Vaughn 1997 Family Trust and by R. Del Papa, LLC owners of the property subdivided in the above and foregoing map of Montgomery First do hereby make subdivision of said property for and on behalf of said Kenone Six, LLC and Kenone Fountains, LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Montgomery First, located in the John Corner Survey, Abnerit R. Montgomery County, Texas, and in no behalf of said Kenone Six, LLC and Kenone Fountains, LLC, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishment 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 as conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted (or same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, the Kenneth Ray Vaughn, Jr., Trustee and Rocky Del Papa, President, respectively of Kenone Six, LLC and Kenone Fountains, LLC, by Vaughn Investments, LTD, a Texas limited partnership, by its General Partner Vaughn 1997 Family Trust and by R. Del Papa, LLC has caused these presents to be signed by Kenneth Ray Vaughn, Jr., its Trustee, and the same authorized, attested by its President, Rocky Del Papa, and its consensus seal hereunto affixed this _____ day of _____, 2017

Kenone Six, LLC and Kenone Fountains, LLC

By: Vaughn 1997 Family Trust

By its General Partner
Vaughn 1997 Family Trust

By: _____
Kenneth Ray Vaughn, Jr.
Trustee

By: R. Del Papa, LLC

By: _____
Rocky Del Papa
President

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Ray Vaughn, Jr., Trustee of the Kenone Six, LLC and Kenone Fountains, LLC, by Vaughn Investments, LTD, a Texas limited partnership, by its General Partner Vaughn 1997 Family Trust and by R. Del Papa, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said cooperation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public for Montgomery County, Texas

Printed name _____

My commission expires _____

BEFORE ME, the undersigned authority, on this day personally appeared Rocky Del Papa, Jr., President of the Kenone Six, LLC and Kenone Fountains, LLC, by Vaughn Investments, LTD, a Texas limited partnership, by its General Partner Vaughn 1997 Family Trust and by R. Del Papa, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said cooperation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public for Montgomery County, Texas

Printed name _____

My commission expires _____

SURVEYOR'S CERTIFICATION

This I, Jay Dean Cainie, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

By: _____
Jay Dean Cainie
Registered Professional Land Surveyor
Texas Registration No. 4345

CITY OF MONTGOMERY

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

By: _____
Ed Shuckelbald, P.E.
City Engineer - City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2017

ATTEST:

By: _____
Kirk Jones
Mayor

By: _____
Nelson Cox
Chairman - Planning Zoning Commission

By: _____
Susan Henley - City Secretary

COUNTY CLERK

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 _____ day of _____, 2017, at _____ o'clock _____ M., and duly received on _____ day of _____, 2017, at _____ o'clock _____ M., in cabinet _____ sheet _____ of Records of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas the day and date last above written.

By: _____
Mark Turnbull, Clerk, County Court,
Montgomery County, Texas

By: _____
Deputy

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2017

ATTEST:

By: _____
Kirk Jones
Mayor

By: _____
Nelson Cox
Chairman - Planning Zoning Commission

By: _____
Susan Henley - City Secretary

We, Prosperity Bank, owner and holder of liens against the property described in the plat known as Montgomery First, said liens being evidenced by instruments of record in County Clerk's File Number 2016014320, 2016014321, 2016014318 and 2016014319 of the Real Property Records of Montgomery County, Texas, hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same to any other party.

By: _____

Prosperity Bank

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of the Prosperity Bank, a Texas banking corporation, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said cooperation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public for Harris County, Texas

Printed name _____

My commission expires _____

FINAL PLAT
MONTGOMERY FIRST
A COMMERCIAL SUBDIVISION OF
20.7031 ACRES
(901,826 SQ. FT.)
IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
1 BLOCK 3 RESERVES
JUNE 2017



TOWN & COUNTRY SURVEYORS
& LANDMARK SURVEYORS
1722 W. UNIVERSITY BLVD., STE. 300B
HOUSTON, TEXAS 77057
www.townandcountry.com
TEL: 281.416.1215

CITY OF MONTGOMERY, TEXAS
**MONTGOMERY FIRST
 PUBLIC INFRASTRUCTURE**
 (CONSTRUCTION PLANS FOR PHASE 1 & PHASE 2)



L SQUARED ENGINEERING
 ENGINEERING ARCHITECTURE
 10000 N. BRIDGEMAN BLVD. SUITE 100
 DALLAS, TEXAS 75243-4600
 WWW.LSQUAREDENGINEERING.COM

CLIENT INFORMATION
 CITY OF MONTGOMERY
 500 NORTH BRIDGEMAN BLVD.
 DALLAS, TEXAS 75201
PROJECT ADDRESS
 10000 N. BRIDGEMAN BLVD.
 DALLAS, TEXAS 75243-4600

**MONTGOMERY FIRST
 PUBLIC INFRASTRUCTURE**

COVER SHEET

DRAWING ISSUE			
#	DATE	BY	COMMENTS
1	06/15/2017	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	NO.	DATE	BY
MONTGOMERY FIRST	10310	06/15/2017	JTW
SCALE	1" = 40' (PLAN)	1" = 120' (ELEV.)	SHEET 1



06/15/2017

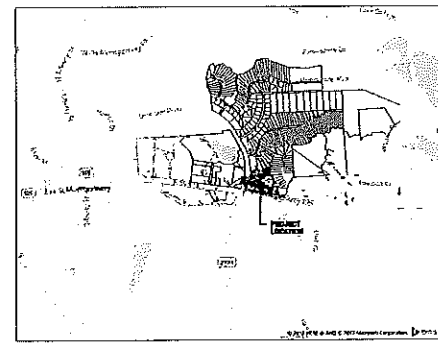
INDEX

DETAIL:	TITLE:
1	COVER SHEET
2	EXISTING SURVEY CONDITIONS
3	OVERALL SITEPLAN
4	GRADING PLAN
5	CUT AND FILL MITIGATION
6	UTILITY PLAN
7	ROAD 1 UTILITY PLAN & PROFILE
8	ROAD 2 UTILITY PLAN & PROFILE
9	ROAD 3 UTILITY PLAN & PROFILE
10	ROAD 4 UTILITY PLAN & PROFILE
11	PRE-DEVELOPED OVERALL DRAINAGE PLAN
12	DRAINAGE PLAN
13	DRAINAGE CALCULATIONS
14	DETENTION POND DETAIL
15	SWPPP
16	GRADING PLAN - PHASING
17	CONSTRUCTION NOTES
18	UTILITY DETAILS
19	STORM SEWER DETAILS
20	PAVING DETAILS
21	PLAT (SHEET 1)
22	PLAT (SHEET 2)

DESIGNER'S CONTRIBUTION:
 EXCEPT WHERE SHOWN OTHERWISE, ALL DATA HAS BEEN PREPARED BY THE DESIGNER OR UNDER HIS CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE BEST AVAILABLE CITY, STATE AND FEDERAL REGULATIONS. THE PROPOSED SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONTGOMERY'S SWPPP. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION.

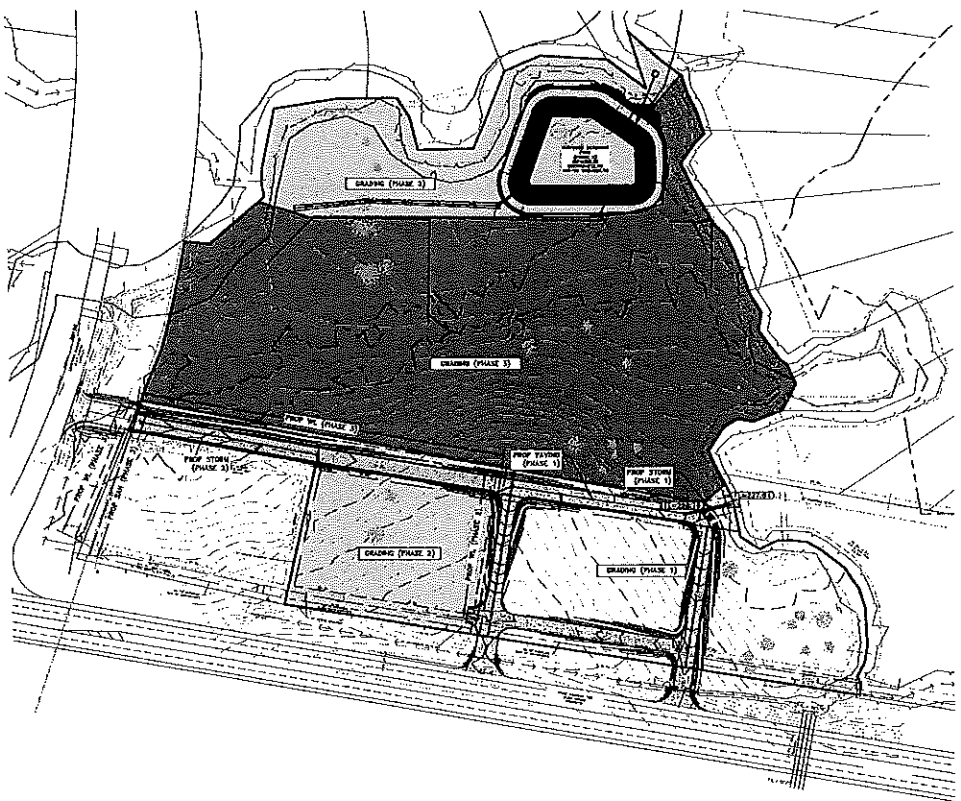
USER'S RESPONSIBILITY:
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNER'S LIABILITY:
 THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT.

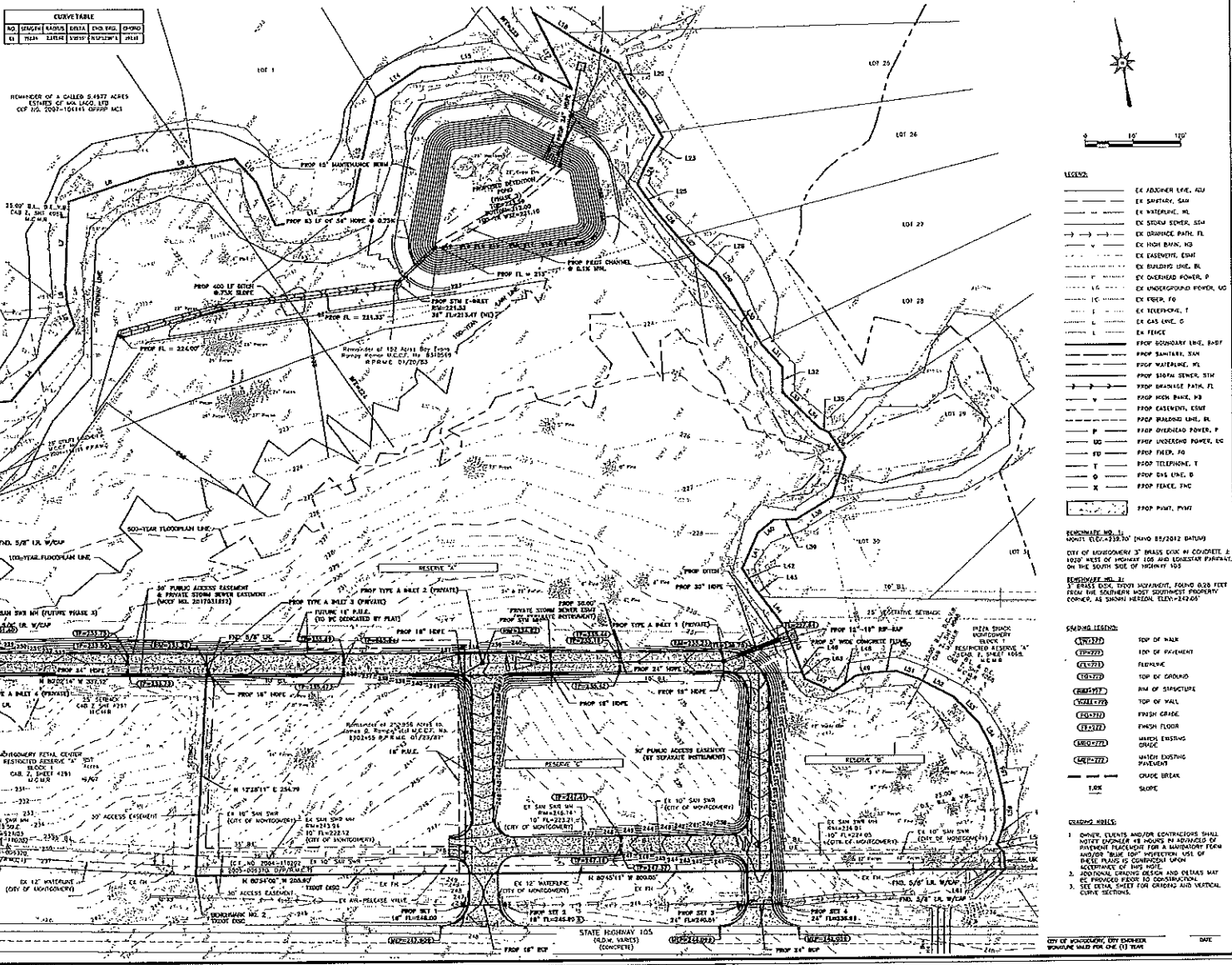


PROJECT LOCATION
 SCALE: N.T.S.

CITY OF MONTGOMERY, CITY ENGINEER
 SIGNATURE: [Blank] DATE: [Blank]



LINE TABLE	LINE TABLE	CURVE TABLE
NO. BEARING LENGTH	NO. BEARING LENGTH	NO. LENGTH RADII DATA CHG. RND.
01 180°00'00" 10.00	01 180°00'00" 10.00	01 180°00'00" 10.00
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- LEGEND**
- EX EXISTING LINE, ADJ.
 - EX EXISTING, SAN.
 - EX WATERLINE, WL
 - EX STORM SEWER, SSW
 - EX GRASSHOPPER PATH, FL
 - EX HIGH BANK, HB
 - EX CASEMENT, ESM
 - EX BUILDING LINE, BL
 - EX OVERHEAD POWER, P
 - EX UNDERGROUND POWER, UG
 - EX TREE, T
 - EX TELEPHONE, T
 - EX GAS LINE, G
 - EX FENCE
 - PROP BOUNDARY LINE, BBL
 - PROP SANITARY, SAN
 - PROP WATERLINE, WL
 - PROP STORM SEWER, SSW
 - PROP GRASSHOPPER PATH, FL
 - PROP HIGH BANK, HB
 - PROP CASEMENT, ESM
 - PROP BUILDING LINE, BL
 - PROP OVERHEAD POWER, P
 - PROP UNDERGROUND POWER, UG
 - PROP TREE, T
 - PROP TELEPHONE, T
 - PROP GAS LINE, G
 - PROP FENCE, FNC
 - PROP POINT, PNT

- FINISH ELEVATIONS**
- (E)20.00 TOP OF PAVE
 - (E)20.00 TOP OF PAVEMENT
 - (E)20.00 FINISH GRADE
 - (E)20.00 TOP OF GRAUND
 - (E)20.00 FINISH GRADE
 - (E)20.00 TOP OF WALL
 - (E)20.00 FRESH GRADE
 - (E)20.00 FINISH FLOOR
 - (E)20.00 UNFINISH FLOOR
 - (E)20.00 WATER EXISTING FINISH
 - (E)20.00 GRADE BREAK
 - (E)20.00 SLOPE

NOTES

- OWNER, CLIENTS AND/OR CONTRACTORS SHALL VERIFY EXISTING UTILITIES BY EXCAVATION PRIOR TO ANY PAVEMENT PLACEMENT FOR A MAJOR PROJECT AND/OR BEFORE ANY MAJOR EXCAVATION WORK. THESE PLANS IS CONSIDERED AS AN APPROXIMATE GUIDE ONLY.
- ADDITIONAL GRADING DESIGN AND DETAILS MAY BE PROVIDED PRIOR TO CONSTRUCTION.
- SEE DETAIL SHEET FOR GRADING AND VERTICAL CURVE SECTIONS.

L SQUARED ENGINEERING
 1000 W. 10th St., Suite 100
 Oklahoma City, OK 73106
 (405) 241-2000
 www.l-squared-engineering.com

CLIENT INFORMATION
 PROJECT NAME: MONTGOMERY FIRST PUBLIC INFRASTRUCTURE
 PROJECT ADDRESS: 1000 W. 10th St., Suite 100, Oklahoma City, OK 73106

MONTGOMERY FIRST PUBLIC INFRASTRUCTURE GRADING PLAN

DRAWING SHEET			
NO.	DATE	BY	COMPANY
1	05/12/2017	JK	FOR PEAK

SCALE INFORMATION

PROJECT	10180 FOUR
DATE	05/12/2017
BY	JK
COMPANY	FOR PEAK

PROJECT SHEET

SHEET	4
TOTAL SHEETS	4

STATE OF OKLAHOMA
 ENGINEER
 J. K. JOHNSON
 05/12/2017

AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Memo from City Engineer, Drawings showing construction intent
Date Prepared: June 22, 2017	

Subject

This is the planned construction for Lake Creek Village Section Three.

Description

The engineer states, in his memo, that he recommends approval of the plans as shown.

Recommendation

To give approval to the construction plans as shown.

Approved By

City Administrator	Jack Yates	Date: June 22, 2017
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JONES | CARTER

1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380-3795
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

June 21, 2017

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

Re: Approval of Construction Drawings
Lake Creek Village, Section Three
City of Montgomery

Commission Members:

We have reviewed the referenced construction drawings as submitted by GLS Engineering and offer no objections to the plans as submitted to us. We offer our recommendation that the Planning and Zoning Commission approve the construction plans as shown. A final plat will be recorded following completion of construction.

As always, should you have any questions or need any additional information, please do not hesitate to contact Chris Roznovsky or myself.

Sincerely,

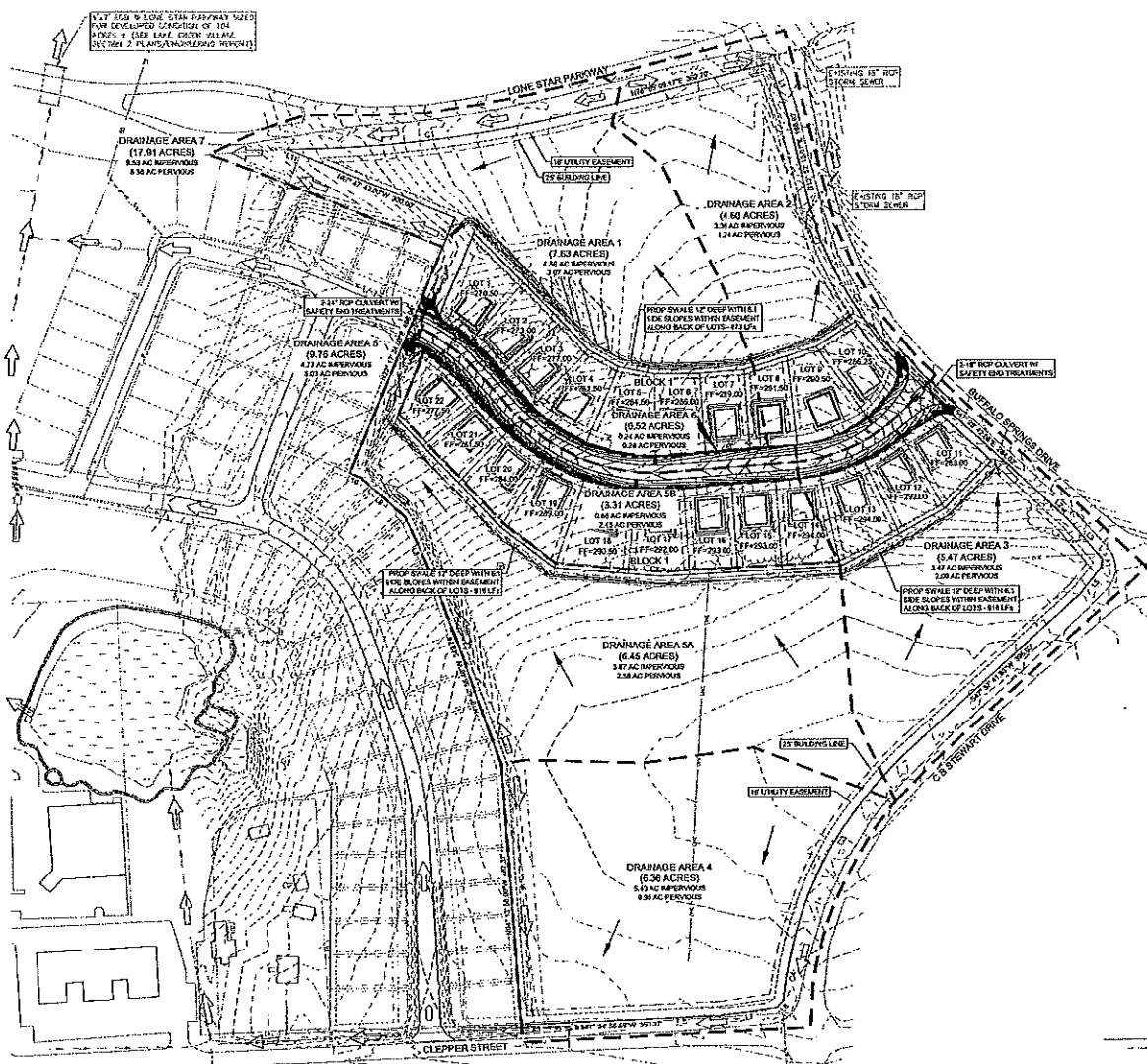
Ed Shackelford, PE
Engineer for the City

EHS/cvr:kmf

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2017\MEMO to PZ RE Lake Creek Village Section 3 Plan Approval.doc

Enc: Construction Plans – Lake Creek Village, Section III

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
Mr. Troy Toland, PE – GLS Engineering



DRAINAGE AREA	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	WEIGHTED "C"	C _u (CFS)	C _u (CFS)
1	7.83	4.26	3.57	0.59	13.2	24.8
2	4.85	3.36	1.24	0.67	8.4	17.8
3	5.47	3.47	2.60	0.61	8.1	16.3
4	6.58	5.40	0.85	0.73	13.0	26.2
5	8.76	4.73	6.03	0.52	15.6	27.5
5A	6.65	3.87	2.58	0.59	10.3	20.5
6	3.41	0.85	2.45	0.37	3.3	4.7
6	6.32	0.31	0.28	0.50	9.7	1.4
7	17.81	9.53	8.24	0.55	26.5	55.5

L = 61.16 AC
 L_u = 3.19 AC
 L_u = 4.36 AC

"TOTAL AREA DRAINAGE WEST TO THE LONE STAR PARKWAY DETAIL THE 'C' COEFFICIENTS ARE ESTIMATES ON THE PROPOSED CONDITIONS. DRAINAGE AREA 8 IS A CONTINUATION OF DRAINAGE AREAS 5A AND 5B. IT IS NOT A SEPARATE DRAINAGE AREA."

Line	Start	End	Distance
L1	520° 39' 37.42"E	65.66	
L2	84° 25' 43.87"E	73.66	
L3	84° 12' 18.84"E	84.55	
L4	50° 47' 48.84"E	14.84	
L5	83° 34' 08.84"E	63.49	
L6	54° 19' 12.98"E	15.99	
L7	58° 12' 04.87"E	104.22	
L8	103° 32' 40.87"E	102.85	
L9	145° 32' 14.90"E	107.22	
L10	180° 47' 36.07"E	18.62	
L11	186° 37' 23.00"E	25.66	

Line	Length	Fluor	Date	Chord Bearing & Distance
C1	515.89'	2140.02'	013.8142	N82° 59' 53.07"E 514.11'
C2	404.90'	650.02'	033.8213	S20° 40' 22.17"E 300.11'
C3	641.82'	630.03'	036.8709	S20° 47' 12.97"W 454.11'
C4	88.21'	630.07'	027.3351	S09° 49' 43.97"W 643.22'

Block/Lot	Driveway Culvert Schedule
BLOCK 1, LOTS 1-2	18" CULVERT @ 3.87%
BLOCK 1, LOT 3	18" CULVERT @ 5.54%
BLOCK 1, LOTS 4-8	18" CULVERT @ 4.54%
BLOCK 1, LOT 9	18" CULVERT @ 3.87%
BLOCK 1, LOTS 10-14	18" CULVERT @ 4.29%
BLOCK 1, LOT 15	18" CULVERT @ 5.54%
BLOCK 1, LOT 16	18" CULVERT @ 4.99%
BLOCK 1, LOT 17	18" CULVERT @ 3.47%
BLOCK 1, LOTS 18-21	18" CULVERT @ 1.57%
BLOCK 1, LOT 22	18" CULVERT @ 2.01%
BLOCK 1, LOT 23	18" CULVERT @ 1.62%
BLOCK 1, LOT 24	18" CULVERT @ 1.33%
BLOCK 1, LOTS 25-28	18" CULVERT @ 1.84%
BLOCK 1, LOT 29	18" CULVERT @ 5.04%
BLOCK 1, LOT 30	18" CULVERT @ 3.53%

LEGEND

- EXISTING DITCH FLOWLINE
- PROPOSED DITCH FLOWLINE
- FLOW PATTERN
- EXTREME ELEVATION FLOW PATH

NOTE: NO DETENTION IS BEING PROPOSED DUE TO THE PROXIMITY TO THE LAKE. CHANNELS THE PROPOSED FLOWLINE DESIGN CONSIDERATIONS AND CITY APPROVALS FROM DETENTION ONE AND SECTION TWO.

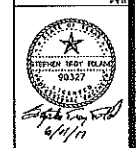
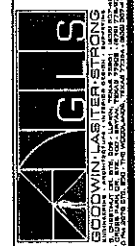
ALL DRIVEWAY CULVERTS SHALL BE 18" DIA. RPP POLY 20'.

City of Montgomery, City Engineer
 Signature: _____ Date: _____

Drainage Area Map

1"=100'-0" 1

NO.	DATE	BY	FOR
1	05-31-17		



Lake Creek Village Section III
 Letavie Development - Phillip Letavie
 Montgomery, Texas
 Drainage Area Map

CONTRACT NO. 614017
 SHEET NO. _____

C1.4

AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Land Use Plan
Date Prepared: June 23, 2017	

Subject

Land Use Plan

Description

The small map is attached, you have your large maps. The intention is for you to submit a Plan to the City Council at a joint July 13th meeting.

Recommendation

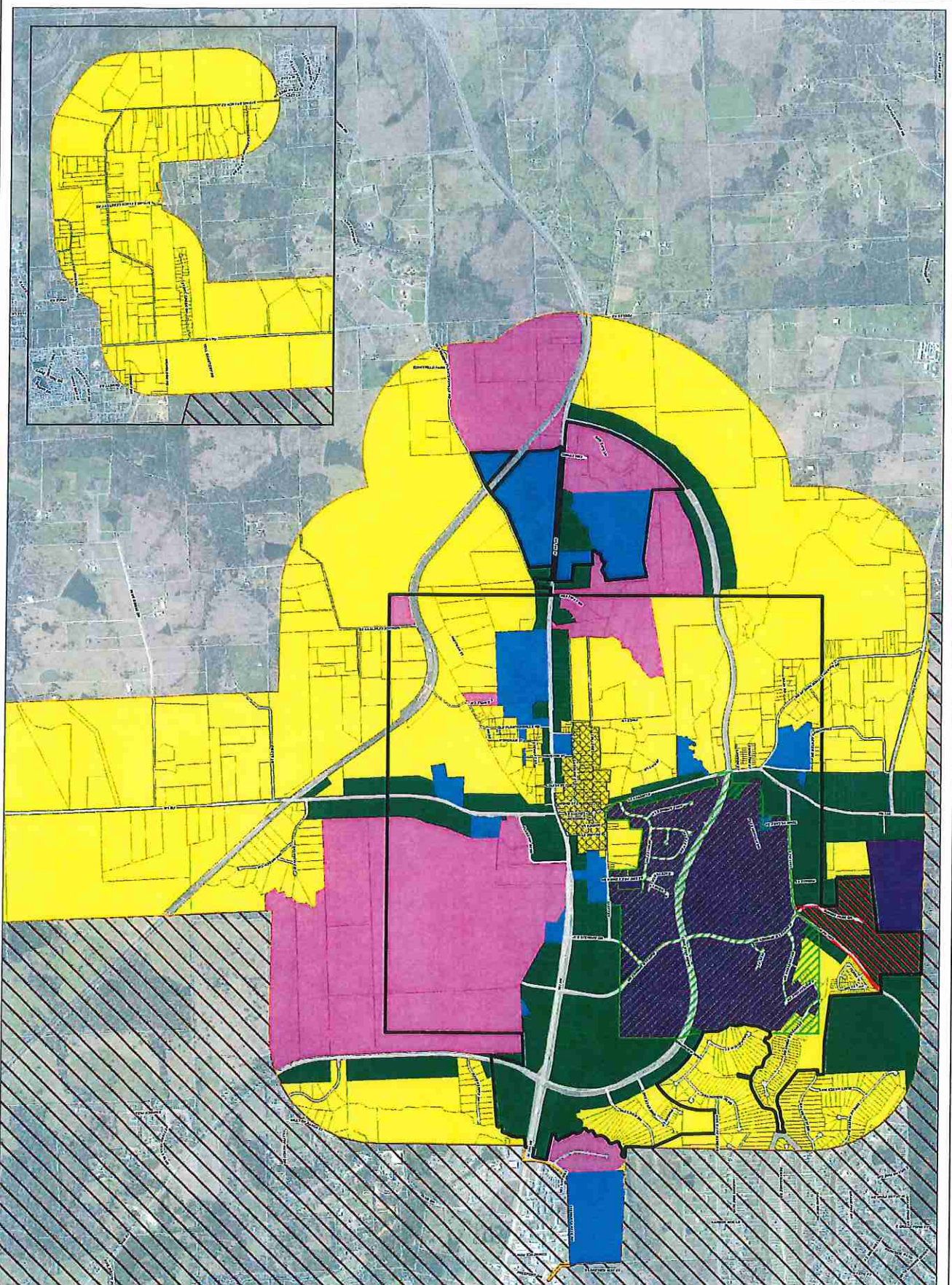
Review the maps, direct City Administrator to change as needed.

Approved By

City Administrator

Jack Yates

Date: June 23, 2017



- VICINITY MAP**
Scale: 1 inch equals 10 miles
- LEGEND**
- Base Layers
 - City Limits
 - P.D.O. No. 1 (before) - 2014
 - P.L.D. No. 1 (ongoing) - 2014
 - Historic District
 - City ETJ
 - City of Corpus ETJ
 - MCAD Parcels
 - Cook Use
 - Commercial
 - Institutional
 - P.D.D.
 - Residential - High
 - Residential - Low

JONES CARTER
A Division of Jones & Jones, Inc.
1100A AVENUE E, SUITE 1000
CORPUS CHRISTI, TEXAS 78401
TEL: 361.833.2000

UTS
UNIVERSITY OF TEXAS SYSTEM
1100A AVENUE E, SUITE 1000
CORPUS CHRISTI, TEXAS 78401
TEL: 361.833.2000

Approved by the City Council, May 2017

FUTURE LAND USE LAYOUT
(MAY 2017)

1" = 1/4" AS SHOWN (L.S.D. 1/4")

DISCLAIMER: This map is prepared for the exclusive use of the client and is not to be used for any other purpose. The client is responsible for the accuracy of the information provided and for the consequences of any use of this map. The information is provided as is, without warranty of any kind, express or implied, including but not limited to the accuracy, completeness, or timeliness of the information. The information is not to be used for any purpose other than that for which it was prepared. The information is not to be used for any purpose other than that for which it was prepared. The information is not to be used for any purpose other than that for which it was prepared.

AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Zoning change map
Date Prepared: June 23, 2017	

Subject

Proposed zoning changes to be initiated by the city.

Description

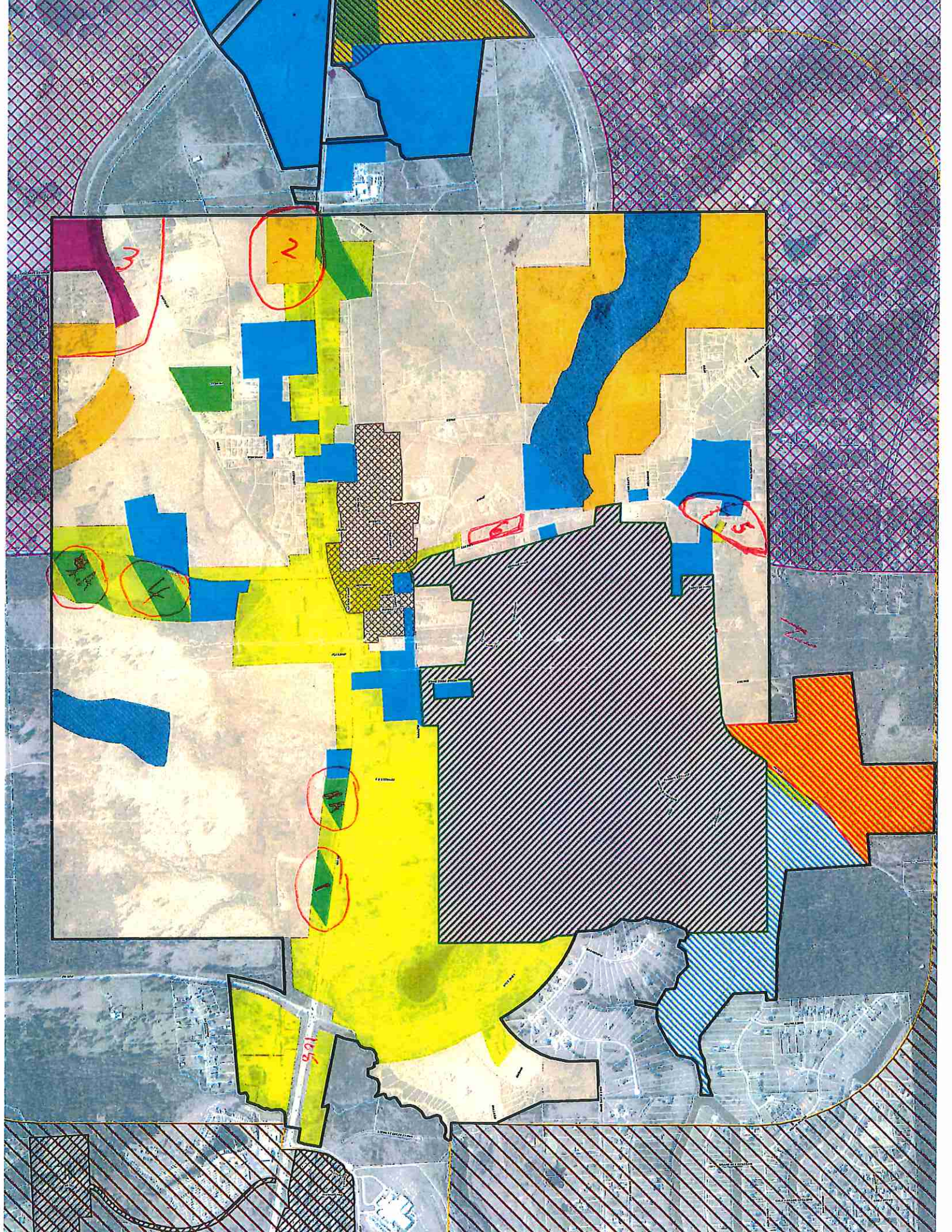
The small map is attached, you have your large maps. Area 2 is intended to be stricken off the change list. The intention is for you to submit the proposed changes to the City Council at a joint July 13th meeting.

Recommendation

Review the maps, direct City Administrator to change as needed.

Approved By

City Administrator	Jack Yates	Date: June 23, 2017
--------------------	------------	---------------------



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AGENDA REPORT

Meeting Date: June 26, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Request for Proposals
Date Prepared: June 23, 2017	

Subject

Hiring someone to do Street Corridor Landscape Planning

Description

The draft of an RFP is attached. I am waiting on Dave McCorquodale to review the draft, plus the Commission can add whatever you think. Dave, has been on vacation for most of the past month.

Recommendation

Review the RFP and suggest changes as needed.

Approved By

City Administrator	Jack Yates	Date: June 23, 2017
--------------------	------------	---------------------

REQUEST FOR PROPOSALS

STREET CORRIDOR LANDSCAPING PLANNING

The City of Montgomery is accepting Proposals for Street Corridor Planning in the City limits. The street corridors initially to be involved include: Lone Star Parkway from SH 105 west to FM 149, Lone Star Parkway from FM 149 west to SH 105, FM 149 from SH 105 south to City Limits, SH 105 from Lone Star Parkway west to FM 149 and FM and that 1097 from east city limits to FM 149. The work needed includes: developing a landscaped corridor Master Plan (Plan) for the five corridors (one at a time, progressively in the order of the corridors listed above), the Plan should include aerial maps of the corridors with drawings/sketches/designs of the landscaping features to be placed, horizontal drawings/sketches/designs of the landscaping features at key locations, details of the plants/trees, landscape materials to be placed and dirt to be moved. Attendance at public meetings and presentation of the design is expected.

The City is thinking that Rural corridor design is the appropriate aesthetic design characteristic for the corridors listed, although Urban design principles may apply, the determination will be discussed with the City Planning Commission before detailed design begins.

As a guide to the type of consideration for the design desired, attached to the full RFP document that is available to each Respondent is Section 4: Landscape and Aesthetics Design Manual: Highway and Transportation Corridors of the TxDOT Design Manual.

A Letter of interest along with documentation of Qualifications (20 copies) are due in the office of the City Secretary, 101 Old Plantersville Road, P.O. Box 708, Montgomery, Texas 77356 on or before 3:00 p.m., July 10, 2017.

For further information you may contact Jack Yates, City Administrator at 936-597-6463 or at [jyates@ci.montgomery.tx.us](mailto: jyates@ci.montgomery.tx.us)

Section 4: Highway and Transportation Corridors

Overview

The physical and visual relationship of the roadway to its surroundings is a key factor in the aesthetics of the roadway. A corridor is defined as a long, narrow passageway. While we tend to think of corridors in association with building, the corridor concept applies to highways as well. The concept is useful because it prompts the designer to consider the linear nature of the roadway as a movement in space and time. Figure 1-2 shows the concept of a rural corridor, and Figure 1-3 shows the concept of an urban corridor.



Figure 1-2. The visual definition of rural corridors is determined by landform changes, vegetation, and distant views.

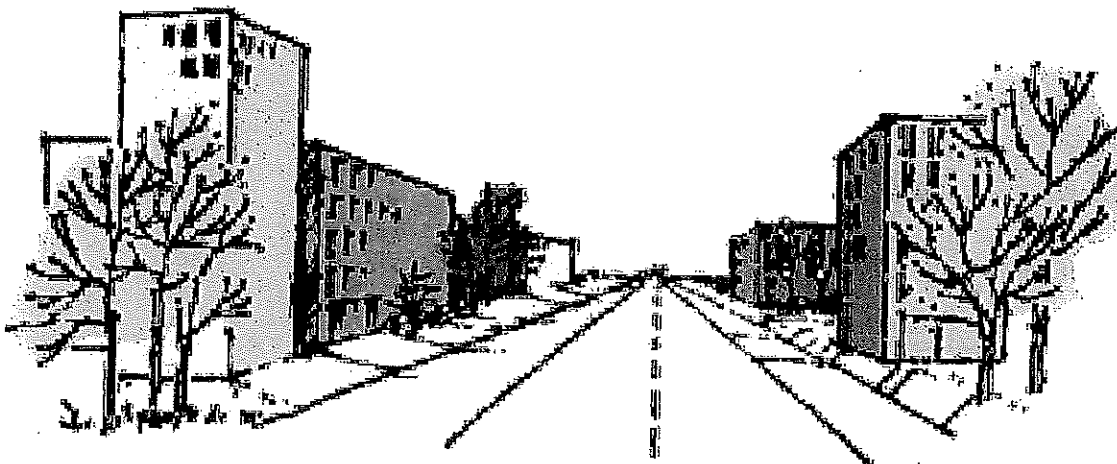


Figure 1-3. Urban corridors tend to be linear and are visually defined by the surrounding architecture and alignment of the roadway.

As individuals move along corridors, their perceptions change as the character of roadway and the surrounding landscape change. Sections of roadway usually maintain a particular character for a distance, which can also be

described as a unit of time. Areas that are in view for a longer period tend to take on greater significance in the viewer's perception of a place.

Changes in the character of the landscape usually occur at important landmarks that people use to orient themselves (see Figure 5-8). Landmarks may be very subtle, such as a distinctive building, bridge, or an intersection. More dramatic changes are usually associated with changes in topography, panoramic vistas, river crossings or views of large water bodies.

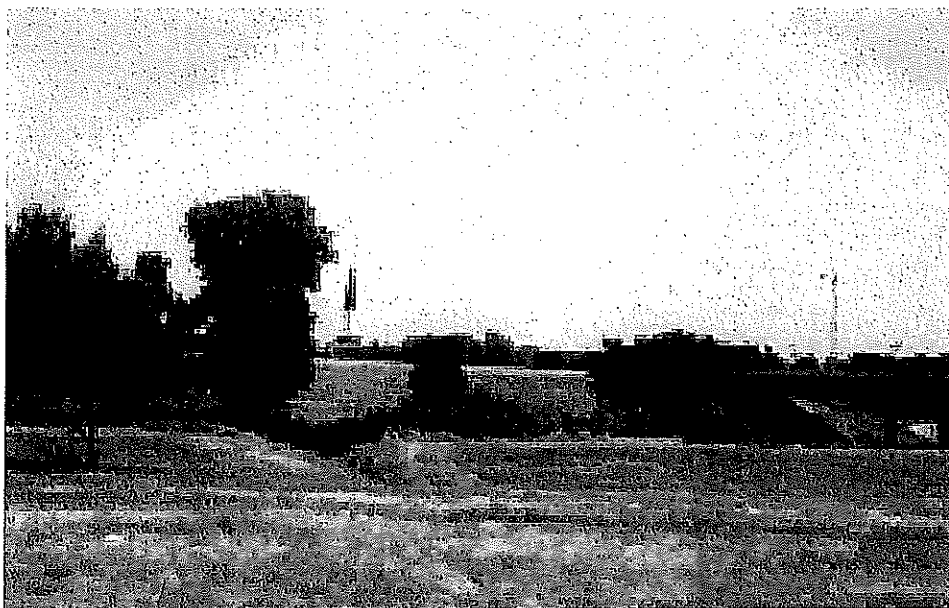


Figure 1-4. Landmarks can be important orientation elements that may also carry cultural significance for a community.

The contextual landscape can be grouped into two categories, urban and rural. While there is variation within each category the basic aesthetic considerations are similar within each category. Sections in this chapter cover the following aesthetic considerations for roadway corridor design:

- corridor segments as a unit of design
- defining a corridor segment
- urban corridors
- urban design principles and application
- rural corridors
- rural design principles and application

Corridor Segments as a Unit of Design

TxDOT develops highways in project units. Project limits are based on concerns of budget, construction sequencing, buildability, environmental fit, and other issues of priority and need. However, user understanding and experience of traveling on highway are strongly related to travel patterns and cultural sense of the city or region.

Researchers have found that highways tend to be perceived as edges or boundaries that segregate parts of the city or landscape. Interchanges and intersections are perceived as nodes or gateways to precincts that are usually identified in terms of their land use. Structure, such as major bridges, are seen as landmarks used for orientation.

These facts argue strongly for design approach that recognizes perceived cultural boundaries and deals with the landscape and aesthetics design of highway system as corridor segments rather than on a project basis.

Defining a Corridor Segment

The limits of a corridor are essentially defined by the perception of the resident population of a city or region. The sense of corridor limits tends to grow up with the city. For example, in Houston there is no formal land use designation of "Museum District" but Houstonians will generally agree that it lies south of US 59 between South Main Street and Montrose. This is one example, but every community has some sense of corridors, and where the beginning and ending point are. Designers working on the development of landscape and aesthetics plans should work with local residents to identify meaningful corridor units.

Urban Corridors

This visual character of an urban corridor tends to change more rapidly when compared to changes in a rural setting. This is due to the visually distinct characteristics of various abutting land uses and the limited area likely to be occupied by a given land use. Some design characteristics that affect aesthetic design decisions in urban areas include the following:

- social and cultural influences
- impact of adjacent land use
- visual complexity
- views
- bicycle and pedestrian access
- environmental mitigation

Social and Cultural Influences. Social and cultural patterns have a marked impact on what will constitute an acceptable design solution. Increasing the population close to the highway increases the potential for conflicts between special interests and those with the responsibility for the design of the transportation infrastructure. More intense land use means that there is a closer contact with the highway and associated structures. Land uses in close proximity to the highway are more affected by noise and vibration, stray light and other impacts associated with highway operations.

Impact of Adjacent Land Use. Adjacent land use establishes the character of the landscape. During the design process a conscious decision must be made as to whether the highway should be blended with the surrounding landscape or allowed to contrast. The basis for this decision involves consideration of the engineering properties of the highway, cross section, structures, and operational needs in relation to the character of the landscape. It is usually desirable to keep the highway visually neutral in residential and commercial area while in larger scale landscapes such as industrial zones it may be desirable to design for visual contrast.

Visual Complexity. The urban setting is dominated by structure connected by a network of transportation links and utilities. The aggregation of building, streets, drives, signs, power distribution lines, light standards, etc., combine to create a very complex visual environment. Drivers, pedestrians, and bicyclists are required to extract from the visual scene information appropriate to the individual situation. As the visual scene becomes more complex the task of interpretation becomes more demanding. Recent research has demonstrated that older adults and inexperienced drivers often have trouble interpreting and reacting to visual information.

Views. Views to and from the highway are very important. In residential areas it is usually desirable to restrict views to and from the highway corridor. However, in commercial, institutional, and industrial zones maintaining views to and from properties becomes very important. Businesses in particular depend on being seen from the highway. Likewise, open views of business and public properties tend to reduce vandalism and other criminal activities.

The viewsheds in an urban landscape tend to be limited. Panoramic views in urban settings are most likely associated with high bridge structures or roads that ascend major topographic features. Buildings and other structures usually obscure the natural horizon. Therefore there is less sky and a more shadow. Shade will wash out contrast in color and texture and can make it difficult for viewers to distinguish colors and materials. The lack of natural references increases the reliance on landmarks and other information devices in way finding.

Bicycle and Pedestrian Access. Bicycle and pedestrian access has been mandated under *Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)* and Transportation Equity Act for the 21st century (TEA-21) legislation. TxDOT seeks to provide safe accommodation of pedestrians and cyclists on all state maintained right-of-way. The AASHTO *Guide for the Development of Bicycle Facilities* is the basis for detailed design of bicycle facilities. The authority for pedestrian facilities is the AASHTO publication *A Policy on the Geometric Design of Highways and Streets*.

Environmental Mitigation. Environmental mitigation embraces a broad scope of activities dealing with issues of air quality, water quality, noise and vibration, and environmental justice. Environmental mitigation requires a variety of structural features that can be incorporated as landscape and aesthetic assets at no additional cost.

Urban Design Principles and Application

This section provides basic design principles that can be employed to address urban landscape characteristics. Each of these principles is broad, and intended to give designers a point of beginning when making design decisions about materials, colors, forms, and levels of design complexity in an urban setting.

- Use the public participation process to understand the social and cultural influences acting in a project area and avoid conflicts with special interests.
- Consider adjacent land use as a paramount consideration in making design decisions.
 - The colors, textures, material, and scale of adjacent structures should influence selections for the highway.
 - When noise and vibration mitigation are necessary, design should be integrated into the highway as well as influenced by adjacent properties.
 - The form of land and other structures should complement the adjacent land uses to the extent possible.
 - Views to important community landmarks should be identified and maintained.
 - Views to commercial properties should be maintained or enhanced.
- Reduce visual complexity where possible. Techniques that can be employed are:
 - Use vertical screens to reveal landscape and highway elements in understandable sequences. For example vegetation can be placed to divide a complex scene into a series of understandable spaces.
 - Where possible, maintain or enhance the views to commercial properties.
 - To the extent possible reduce the number of free standing signs.
 - Compose signs in a way that reduces visual complexity.
- Utilize environmental mitigation requirements as an integral part of the aesthetic design decision process.
 - Utilize noise mitigation as visual screens and structural landscape elements.
 - Utilize water quality and flood control basins as features to complement the landscape of interchanges and other highway design elements.
 - Integrate historic, cultural, and scenic themes into structural details of the highway.
- Use design elements to manage desirable and undesirable view to and from the highway.

- Early in the design process alignment and landform can be used to good advantage to manage views to and from the highway.
 - Traffic barriers, vegetation, signs, fences and walls of all types are effective tools for managing views to and from highway.
 - Use contrast in material color, texture, and scale to draw attention to important points along the highway corridor.
 - In shaded areas use shape color contrasts to help observers distinguish between driving lanes, shoulders, vertical, and horizontal surfaces of the highway.
 - Use more intense colors on surfaces that receive some shading because the intensity will be diminished by the shade.
 - Use very bold, rough textures on surfaces to make them more visible.
 - Plants with coarse texture will be more effective than small leafed plants.
 - Trees should be planted so they break the horizon line of sight. If trees are planted on a slope so that they do not break the horizon they will appear to be little more than a different shade of green.
- To the extent possible, bicycle and pedestrian traffic must be accommodated with the right-of-way.

Rural Corridors

Rural corridors have aesthetic design characteristics quite different from urban settings. The key properties of a rural corridor are:

- The natural or agricultural landscape dominates the visual field.
- Viewers perceive more of the adjacent land.
- There is less visual change in the landscape.
- The landscape is visually simple.
- Views extend far beyond the right-of-way.
- The scale of the highway is perceived as smaller in relation to the rural landscape.

Dominance of the Natural Landscape. In the rural landscape the natural landform and vegetation dominate the visual field. Structures such as farmsteads, barns, or small subdivisions of single family homes are viewed as individual objects within the landscape as opposed to objects that compose the landscape. This makes the highway read as a ribbon of pavement through the landscape and the boundaries of the right-of-way become blurred. There is also less variation in color. Generally greens, warm grays, and muted blues dominate the color palette. This means that the introduction of bright colors, particularly reds and yellows, will quickly draw attention.

Perception of a Larger Landscape. Traffic volumes tend to be lower and traffic less concentrated in the rural setting. While this is not always true on the interstate highway system, it has the effect of widening the cone of vision. As the cone of vision increases the view extends further into the landscape and there is less focus on the immediate right-of-way. Observers tend to perceive more of the landscape than they will in a confined urban condition.

Perception of Change in the Landscape. The rural landscape is much more uniform in its visual properties and does not change character rapidly. If the landscape is forested it will usually remain forested for a considerable distance and if it is agricultural cropland it will also remain so for some time. This simplifies the driver's workload because there is much less visual information to be interpreted.

Perception of Scale. In the rural landscape the perceived scale of the highway is much smaller than in a confined urban setting. Drivers perceive that the natural landscape is larger than the highway and it's

associated structures.

Rural Design Principles and Application

This brief discussion of rural landscape characteristics suggests some aesthetic design principles that should guide development of landscape and aesthetic plans. Each principle is general and only a guide to making aesthetic design decisions about materials, colors, forms, and visual complexity in a rural setting.

Importance of the Natural Landscape. The natural landscape of a rural highway tends to be visually dominant. Therefore landscape improvements should be designed to supplement or enhance the existing conditions. This may include activities such as:

- marking community entrances
- enhancing existing vegetation
- screening or focusing views

Scale of the Rural Landscape. The scale of the rural landscape requires dramatic contrast if an introduced design feature is to be effective.

- Colors that contrast with the basic background colors will be the most effective in the rural landscape. Other colors will simply fade into the background.
- Limit ornamental planting to very large shrubs and trees that will break the horizon line or line of sight.
- Use the features of the existing landscape where possible. Add structural features and plant materials so that they complement existing landscape features.

Change in Visual Character. The landscape character changes infrequently in a rural setting and the views are less complex.

- The pattern of the landscape changes slowly in the rural landscape. This means the areas of greatest importance are the transition points. For example, moving from open pastureland into a forested area marks a distinct change.
- There is much less information to process in a rural landscape, and drivers tend to relax. This has been linked to the loss of driver concentration and possible mistakes that could lead to accidents. For this reason designers should be alert to opportunities to add interest to the rural setting.

Viewsheds. Viewsheds tend to extend well beyond the boundaries of the right-of-way.

- Views tend to be less focused on objects.
- Because the landscape area is much larger, small disturbances or unattractive occurrences tend to have much less visual impact.
- Edges and boundaries are the most sensitive to change because they form the background or end of a viewshed.

Perceived Scale. The perceived scale of the roadway is smaller in the rural landscape.

- The pavement tends to be the only visual reference to the roadway in an open landscape, which minimizes the perceived scale of the roadway.
- In forested land the mass and height of the trees tends to dominate the scale of the road.
- Because of the perceived scale it is difficult to achieve sharp contrasts with the landscape and architectural forms.

- Contrast in a rural landscape is best generated with the use of color.