

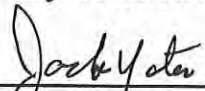
**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING OF
MONDAY, April 24, 2017, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.**

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 March 27, 2017 minutes
2. Consideration/take action regarding House Plans for Ms. Anna's Terrace, block 1, Lots 2 and 3 (between 801 and 819 College Street)- Jimmy Thompson
3. Consideration/take action regarding Variances from driveway spacing and hard surface paving requirements of the subdivision ordinance at 300 Prairie Street- Jeffrey Angelo
4. Consideration/take action regarding sign permits for 401 College Street #150 - Gina Whitley
5. Presentation of Westmont Square Development - Monty West
6. Consideration/take action to set Public Hearing for 14419 Liberty Street - request for Variance to setback requirements
7. Consideration/take action regarding Land-Use Plan for the City
8. Report regarding zoning changes throughout the city
9. Consideration/take action regarding landscape ordinance implementation
10. Adjournment



Jack Yates, City Administrator

Posted April 21, 2017 at 3:00 a.m./6 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 PUBLIC HEARING AND REGULAR MEETING

March 27, 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 6:00 p.m.

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

Absent:

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.

PUBLIC HEARING

Convene the Public Hearing:

Chairman Cox convened the Public Hearing at 6:02

1. For the purpose of giving all interested persons the right to appear and be heard regarding establishing a zoning district for land to be annexed, as described: all that certain 14.5003 acre tract of land, more or less, situated in the John H. Corner Survey, Abstract No. 8,

Montgomery County, Texas. The property is being considered for initial zoning as commercial usage.

Mr. Yates advised the location of the property was between Pizza Shack and the northeast corner of SH 105 and Lone Star Parkway. Mr. Yates advised that it was the area north of SH105 and south of the Estates of Mia Lago.

There were no comments made during the Public Hearing.

Chairman Cox reconvened the Regular Meeting at 6:04 p.m.

2. Prepare Final Report for City Council.

Mr. Yates said that the property is being recommended to be zoned for commercial use and advised the Commission that they needed to recommend to City Council how they feel about the proposed zoning.

Carol Langley moved to recommend to City Council that they zone the 14.5003 acre tract of land as commercial. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. Consideration/take action regarding February 27, 2017 minutes.

Jeffrey Waddell moved to approve the minutes as read. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

4. Consideration/take action regarding Town Creek Storage Final Plat.

Mr. Roznovsky made the presentation to the Commission and advised that he was recommending approval of the final plat subject to the final comments being addressed.

Jeffrey Waddell advised that he had a couple of questions, stating that he was trying to visualize the fenced area that exists now up against the Hills of Town Creek Section One. They have had some discussion about a greenbelt or some kind of vegetation buffer between certain areas. Mr. Roznovsky advised that what is proposed around the border is a 25 foot vegetative buffer along with the drainage easement, and will wrap around the western and northern boundary. Jeffrey Waddell asked if that drainage all flowed down under SH 105. Mr. Roznovsky said that it comes from SH 105 and heads north and then back down and makes its way to the creek.

William Simpson moved to approve the Final Plat for Town Creek Storage, subject to the City Engineer's final comments being addressed. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

5. Consideration/take action regarding Town Creek Storage Final Plans.

Mr. Roznovsky advised that the construction plans had the same minor comments as the plat that would need to be addressed, so he was recommending conditional approval.

Arnette Easley asked how many units would be in the project. Mr. Cheatham, owner, advised that there would be 256 units. William Simpson asked about the façade requirement that they had talked about regarding the brick. Mr. Roznovsky advised that he has not seen any architectural renderings of the front of the building. Mr. Yates advised that it would have to match the Ordinance requirements. Mr. Cheatham said that they were using stone and trying to match the apartments.

Arnette Easley asked if the units would be climate controlled. Mr. Cheatham advised that 65 units would be climate controlled. Jeffrey Waddell asked if there would be a 35 foot setback from SH 105. Mr. Cheatham said absolutely. Mr. Cheatham said that there would be a vegetative barrier. Jeffrey Waddell asked about the fencing. Mr. Roznovsky advised that there is a fence around the property and the vegetative buffer is outside the fence.

Jeffrey Waddell asked if the closest residential property would be the apartments. Mr. Roznovsky said that was correct, they were the immediate neighbor.

Mrs. Marilee Thompson, who owns property on College Street, said that she has some concerns about where the drainage is coming off of and asked if the drainage would run between the properties. Mr. Roznovsky said that the drainage from this tract is still going to the tributary that runs to Town Creek. Mrs. Thompson said that she had a big concern with the amount of water that would be going between her houses and she has a big concern because the amount of water going through there is getting larger by the day. Mrs. Thompson said that she does not have any flooding issues but it was very close to flooding during the last big rain and she brought this to the attention to City Council. Mrs. Thompson said that the City Engineer decided that it was in the 500 year flood plain and her comment was not valid, but she would tend to disagree. Mrs. Thompson said that the more water that they bring through there the more impacting it is going to be on the residents that live behind there, not only for her but for Lone Star Estates. Mrs. Thompson said that she just wanted to go on record again that there are some issues that we need to address.

Mr. Roznovsky said, in reference to Town Creek Storage, they did submit a drainage plan and part of that plan was that they did a study that says there is no significant adverse impact and part of that is a statement that is signed and sealed by their engineer for the drawing. Jeffrey Waddell asked if this was based on 2014 upgraded flood plain information through FEMA. Mr. Roznovsky said that it was based on the most current version from FEMA and what they are proposing does not have any significant impact downstream. Mrs. Thompson said that she begged to differ, because there was a bridge that washed out for people within the subdivision and the water is going to continue to add to that.

Jeffrey Waddell said that whenever they refer to 100 year flood plain, he is assuming that everything is geared to the latest information from FEMA, which he thought was 2014. Mr. Roznovsky said that it is based on what the current flood plain map shows.

Arnette Easley asked Mrs. Thompson if she was concerned that this was going to make the flooding worse. Mrs. Thompson said that every time that they add new structures the drainage changes.

Mr. Cheatham said that many years ago they sold property to MISD for the Athletic Complex, and they had in their contractual agreement with MISD to design all of their detention for the complex to handle all of their water off of this tract and the other property that they have to the east. Mr. Cheatham said that MISD has substantial detention that this water from the storage site flows through before it ever gets any further toward Montgomery. Mr. Cheatham said that was designed by MISD. Mr. Cheatham said that at the Athletic Complex, drive in on the east driveway, there is a huge detention area that was built and designed for the Athletic Complex, plus his property that adjoins on the south side. Arnette Easley asked Mrs. Thompson if she was aware of the drainage provisions. Mrs. Thompson said that she was not aware of that information.

Arnette Easley moved to accept the Final Plans for Town Creek Storage pending the City Engineer's comments being addressed. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

6. Consideration/take action regarding Hills of Town Creek Section 3 Preliminary Plat.

Mr. Roznovsky presented the information to the Commission, stating that he is recommending approval of the plat, but noted that in June of 2015 the Commission and City Council approved variances for the Hills of Town Creek, Sections Two, Three, Four and Five, which cover the entire subdivision, that was developed into different pieces, so that variance included a reduction in lot size and lot width, as well as street radii. Mr. Roznovsky said that this was the rest of the development of the Hills of Town Creek to get them to the total 100 lots that they had originally planned.

Jeffrey Waddell asked to clarify, on the lots that are shown that are less than 50 foot, he would assume it was due to a curve or angle. Mr. Roznovsky said that the lots on a curve or

angle are measured 30 feet back. Jeffrey Waddell asked if the building line was actually 50 foot. Mr. Roznovsky said that was correct, and they still note the lot size as a deficiency to make note that they received a variance.

Chairman Cox asked Mr. Yates where this property fell in the land use map. Mr. Yates advised that it was low density. Chairman Cox asked if that had been addressed. Mr. Roznovsky said that was what he was referring to regarding the variance, it is noted as a comment and stated that the variance was approved.

William Simpson moved to approve the Preliminary Plat for the Hills of Town Creek Section Three. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

7. Consideration/take action regarding Emma's Way Extension Preliminary Plat.

Mr. Roznovsky advised that was in relation to the Hills of Town Creek and was just a separate plat for the right of way dedication. Mr. Roznovsky said that there were comments to be addressed but he is recommending the approval of the Preliminary Plat.

Jeffrey Waddell said that this is helping the situation they have run into with other properties, with only one way in and one way out, they are not running into that problem with this property. William Simpson said that it looks like they are also going to have a Lone Star Parkway entrance at a future date.

Jeffrey Waddell moved to approve Emma's Way Extension Preliminary Plat as shown. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

8. Consideration/take action regarding Villas of Mia Lago Sec. 2 Final Plat.

Mr. Roznovsky said that there are a few outstanding items to be addressed on the final plat, and mainly it is adding the recording information from the land that Montgomery County bought for Lone Star Bend, which is out of the developers' control. Mr. Roznovsky said that

he is recommending conditional approval subject to them adding the recording information to the plat. Carol Langley asked how long it would take for Montgomery County to get their recording information. Mr. Roznovsky said that it should be a matter of days to receive the recording information. Arnette Easley asked how many lots are on the property. Mr. Roznovsky said that he did not have that information with him. Arnette Easley asked about the lot size variances. Mr. Roznovsky said that he believed that it was the same width and size as they have done in that area. Carol Langley said that she did not believe there were that many lots. Mr. Roznovsky said that it was a small number of lots.

William Simpson moved to approve the Villas of Mia Lago, Section 2 Final Plat subject to the City Engineer's comments being addressed and including the Montgomery County recording information. Arnette Easley seconded the motion.

Discussion: Jeffrey Waddell asked if they should put that it is contingent to the future Bois d'Arc Road issue going through. Mr. Roznovsky advised that it would be contingent upon his comments being addressed and including the recording information from Montgomery County. Mr. Roznovsky said there would be 32 lots on the 13.5 acres.

The motion carried unanimously. (5-0)

9. Consideration/take action regarding Villas of Mia Lago Sec. 2 Final Plans.

Mr. Roznovsky presented the information and advised that he was recommending conditional upon receipt of the recording information on the final plat.

Jeffrey Waddell moved to approve the Villas of Mia Lago Section 2 Final Plans as recommended, subject to receipt of the recording information on the final plat. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

10. Consideration/take action Montgomery Retail Center Sign and Light Pole Encroachment Agreement.

Mr. Roznovsky advised that they are not offering any objection to the agreement.

Arnette Easley moved to approve the Encroachment Agreement. William Simpson seconded the motion, the motion carried unanimously. (5-0)

11. Consideration/take action regarding a Land-Use Plan for the City.

Mr. Yates advised that he would like to meet with each of the members of the Commission after they have had a chance to look at his proposed land use plan for the City. Mr. Yates said that there was no action required on this item. The Commission members were all in favor of meeting with Mr. Yates.

12. Report regarding zoning changes throughout the City.

Mr. Yates advised that he had no information regarding this item and will plan on bringing it back next month.

13. Discussion regarding potential areas of annexation into the City.

Mr. Yates advised that he had no information regarding this item and will shoot for bringing it back next month.

14. Report regarding the Landscape Ordinance.

Mr. Yates reviewed the Landscape Ordinance that had been adopted by City Council, stating that he had added a sentence to the ordinance that would allow the Commission to come up with a thematic plan for the City that would dictate private plans. That would allow the Commission to design a plan for an area, such as ornamental street lights, bushes in some areas and trees in some areas. Mr. Yates said that this plan could provide a unified beautiful look for the City.

Mr. Yates said that he has plans to get an urban designer, and getting MEDC to pay for the cost, that would design a corridor plan for the SH 105, Lone Star Parkway, Buffalo Springs and the downtown area. Mr. Yates said that he was in the process of looking for landscape designers that we can talk to. Mr. Yates passed around some photographs of examples of landscaping plans for the City of Frisco for the Commission to review.

Mr. Yates said that he had discussed with City Council about the importance of the section of the ordinance that allows the Commission to come up with a landscaping plan. Mr. Yates said that he advised City Council that he would come up with three or four landscape design firms for the City to interview. Dave McCorquodale had said that project would be outside his realm, but he could help with the interviews. Mr. Yates said that they will probably form a Committee with a couple of Councilmembers, the City Engineer, a member of the Planning and Zoning Commission and himself to interview the candidates.

Mr. Yates advised that people that were already developed would be exempt or grandfathered from the new ordinance. Mr. Yates said that McCoy's might be agreeable to landscaping in the front of their property. William Simpson said that new development from here on in would have to comply with the new plan they develop. Arnette Easley asked if it would be hard to come up with a plan moving forward, because a lot of thought will have to be put into the plan.

Mr. Yates said that for the corridor planning he thought SH 105 would come first, then the Loop. Mr. Yates said that they will need to develop an overall encompassing plan. Chairman Cox said that they would need to have a guide. Mr. Yates said that they will need to develop a plan and then adopt an overall encompassing document that details the plan with guidelines for the project. Mr. Yates said that he might get some experts to come and speak at the next meeting. Mr. Yates said that he feels like this is really an exciting opportunity for the City. Mr. Yates said that if they don't get a plan, then there will end up being a hodgepodge of different designs. Mr. Yates said that he will have more on this subject next month.

15. Adjournment

Arnette Easley moved to adjourn the meeting at 7:50 p.m. William Simpson seconded the motion, the motion carried unanimously. (5-0)

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

Chairman Nelson Cox

AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Letter of Request, Rendering of House Exterior Color samples of exterior
Date Prepared: April 21, 2017	

Subject

This is a submission for approval of house plans and color for a new structure on the west part of College Street.

Description

The home will be built on the vacant lot that is directly south of the entrance to Lone Star Estates. The home architecture seems to fit in with the manner common to the Historical District. The paint colors appear sedate and appropriate

Recommendation

To approve the structure and color of structure as presented.

Approve By

City Administrator	Jack Yates	Date: April 21, 2017
--------------------	------------	----------------------

March 20th, 2017

Jimmy Thompson

For: Mrs. Anna's Terrace
Block 1, Lots 2, 3

To The City of Montgomery – Planning & Zoning,

We welcome the opportunity to submit our family's home proposal to the Planning and Zoning Board of The City of Montgomery. My wife and I understand the significance of the History surrounding The City of Montgomery and the Planning and Zoning's desire to uphold the simple and elegant appeal of the downtown area. We have included the architectural elevation plans for a clean and classic farmhouse style home that will not only meet the needs of our growing family of five, but also align and contribute to the historic style of College Street in Montgomery.

1. Family Home

Our primary purpose is to build a warm and practical home that meets the needs of our growing family of five (seven if you count the dogs). My wife and I are both 31 and have been married for a little over five years and we have 4 year old boy/girl twins (Jay and Julia) and a 2 year old boy (Owen) as well as two old dogs (Cotton- Yellow Lab & Remi – Golden doodle). Our intent is to build a practical home that aligns with the Historical concepts of downtown Montgomery and establish a home site that over time grows into the style of College Street. We love the history, the style, the small town feel and the people in The City of Montgomery – and we are very much looking forward to calling it home.

2. Classic Farmhouse

The architectural plans show a simple and classic farmhouse style home that fits perfectly among the row of new and historic homes down the white picket fence rows of College Street. Many of the ideas for this design were drawn from the Historic houses in downtown Montgomery as we plan for a two story, pier and beam home with a large front porch. The home will be supported by pier and beam designed with brick wrapped foundation and wooden upper columns. The front porch will span the length of the house with a classic Knoty Alder front door in the center, and large windows throughout. The roof will be a standing seam roof which will extend to a covering Porte Cochere. Our plans also call for a white picket fence around the perimeter of the property. Our color plans provide for a white house with dark green shutters, unpainted (or galvalume) standing seam roof, wooden front columns and white railing porch. We also plan to enhance the architectural style of the home with more pecan and oak trees as well as azaleas, knockout roses and crepe myrtles.

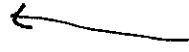
3. Construction Date

We hope to gain approval from the Planning and Zoning board in order to move forward with construction in the early summer of 2017.

SW 7551
Greek Villa
Interior / Exterior
Locator Number: 254-C1



24K



*Commission - In case you have trouble seeing this color - it is a very light creme color.
Jack*

SW 2809
Rookwood Shutter Green
Interior / Exterior



image2.JPG
26K

 **ATT00001.txt**
1K

 **ATT00002.txt**
1K



AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Letter of Request, True Grid literature, Plans showing site layout.
Date Prepared: April 20, 2017	

Subject

This is a request for variances of the driveway spacing and the hard surface subdivision code of the city.

Description

The variances are needed because the driveway Code requires 175' between driveways and because the owner Jeffry Angelo would prefer to use the True Grid surfacing method rather than place concrete or asphalt on his parking area. Mr. Angelo is planning a large meeting/group use building to the Hodge Podge Lodge property.

Driveway -- Complying with the 175 feet driveway separation, in the downtown area, is very difficult. In this case, the driveway is the northern end of this property is immediately adjacent to The Oaks driveway. The Oaks driveway is, presently at least, seldom used.

Parking Pavement Variance -- Mr. Angelo is proposing to use a True Grid surface. The system basically has six inches of gravel (helpful for drainage) beneath a hard plastic grid system (as shown in the attachments) that has top soil filled in the open areas of the plastic grid and grass grows in the area -- so that all that appears to the eye is a grass parking area. I asked Mr. Angelo for examples of where the system has been placed in the past several years, and got no response. I have heard of the system before and understand that it works well.

My concern on the pavement issue is maintenance of the system, and how it will look in 5 years as dirt covers up the hard plastic of the True Grid application.

Montgomery City Council
AGENDA REPORT

Recometion

Motion to approve the driveway spacing variance and (possibly, as you choose) to approve the variance regarding hard surface by use of True Grid surfacing as presented.

Approve By

City Administrator	Jack Yates	Date: April 20, 2017
--------------------	------------	----------------------

Dear Mr. Jack Yates and City Council,

I am writing this letter to ask for a variance on the driveway placement at the Hodge Podge Lodge. The address is 300 Prairie Street, Montgomery, Texas 77356. I have attached the plans that show the plot plan, page 2, that will show the placement off the proposed driveway.

The distance of the proposed driveway is far enough from the driveway that is existing on the property. The proposed driveway is less than the required 175' from the driveway on the property north of Hodge Podge Lodge.

I have spoken to Mr. Muckelroy about the driveway and he stated that he will set the culverts for the driveway to insure the flowlines are correct. We will of course supply the culverts that are needed and he will bill Royal Homes for the stabilized sand that is needed.

We are also asking for a variance on the concrete/asphalt parking lot. We are proposing to use the True Grid Pro Plus permeable paver system in place of the concrete or asphalt. This product is used in commercial applications as retention and storm water prevention. When using this product, it has the capability of inserts for stripping as well. I have shown a sample of the product to Mr. Jack Yates. When installing this product, we will stabilize 6" below, just as you would for concrete or asphalt. Attached is the website regarding True Grid which we consider an excellent, and environmentally and beautiful alternative to the unsightly hard surface as provided in the ordinance. Further, the cost of the hard surface would raise my cost to the point of not being able to do the improvement --- that will be of such a benefit to the downtown area of the city.

<https://www.truegridpaver.com/>

<https://www.truegridpaver.com/resources/projects/>

We at Royal Homes and Mr. Jeffrey Angelo, owner of the Hodge Podge Lodge, look forward to working with the City of Montgomery on this project and cannot wait to get this project started.

If you need anything further, please don't hesitate to ask. We are happy to get you what is needed to make this project a success.

Thank you for your time,

Josh Longley
(936) 756-4575
RoyalDesignBuild.com

ROYAL HOMES

Josh Longley, on behalf of Jeff Angelo & Hodge Podge Lodge
Royal Homes
1803 W. White Oak Terrace, Suite D
Conroe, Texas 77304
March 20, 2017

Mr. Jack Yates and City Council Members
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77356

Dear Mr. Jack Yates and City Council Members,

The purpose of this letter is to request approval on an undefined material within the City Ordinances, and secondly with the use of this material that we would not have to build on-site detention for the new "Gathering" building at Hodge Podge Lodge, located at 290 Prairie Street in the Historical District of the City of Montgomery.

This is pertaining to Section 78-96, Parking Requirements.

- (a) All developments shall provide sufficient off-street parking in accordance with the requirements of chapter 98.
- (b) Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

We are requesting and asking that you approve and allow us to use True Grid Pro Plus Pavers (or similar) in lieu of concrete as specifically defined. This paver system allows any runoff water to seep into the ground and will not add to the runoff generated from this property and the construction of "The Gathering." With the use of a natural paver system as proposed, we can also help retain the current look that this historical property has always been known for.

A significant reason for this particular request, is that we, along with the current owner want to preserve the very mature, historical trees that surround the property. These trees play a vital part in the history of this property, as their age appears to be that of the existing dwelling if not older. It would also allow us to keep the natural landscape of grass, all the while being able to clearly designate fire lanes and parking spots. By allowing the use of this material, it will help us achieve these goals. While we still plan to pour concrete for ADA parking spaces and ramps, we will limit the use to avoid damage to existing trees and keep from adding unnecessary runoff.

If the material cannot be approved and concrete is required, we would have to remove a minimum of 4 very large trees, if not more, which in turn will take away from the overall look and appeal of not only Hodge Podge Lodge but that of Historic Downtown Montgomery as well.

A secondary factor is the cost savings of using pervious paving versus concrete. The pervious paving will cost about \$2.92 per square foot installed. The cost of concrete paving will cost about \$3.95 per square foot. Both products call to be installed over a stabilized base. When using the True Grid Paver product, we would stabilize the base, put topsoil in the cavities and hydro mulch grass over it. The True Grid Pro Plus is a commercial use rated product. It is 100% pervious and is used for detention and storm-water management. Based on preliminary figures, the new building and parking area would only add an estimated 1.5 cubic feet/second of storm water runoff to the existing roadside ditch. This is a very small amount, but the use of the True Grid Paver product would be able to detain the amount of water necessary so that the amount of runoff after construction would not be greater than the amount of runoff in its existing conditions. Therefore, there would be no need to construct any additional on-site detention facilities.

True Grid Pro Plus is made in the USA and readily available in Houston, Texas and surrounding areas. Along with the savings and the convenience of obtaining this product, we certainly view that as a win for all involved.

For more information about this material, please go to Truegridpaver.com or see the attached information, as this should help answer any other questions you may have.

By granting the approval of this material, the Hodge Podge Lodge will be the first location in the City of Montgomery to use something of this nature. This would be history in the making and would also allow the City a cost savings option to provide to all future contractors and/or property owners in the area.

We hope, that after your review of our request and your research you will agree that by approving the use of this True Grid Pro Plus Pavers, we are not only preserving the historical look and feel of this project, but to that of Historic Montgomery, Texas as well.

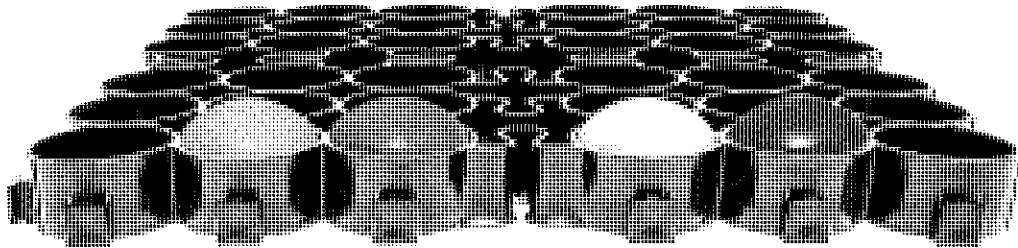
We appreciate your time and certainly look forward to hearing back from you.

Sincerely,

Josh Longley, on behalf of Jeff Angelo & Hodge Podge Lodge
Royal Homes, Contractor

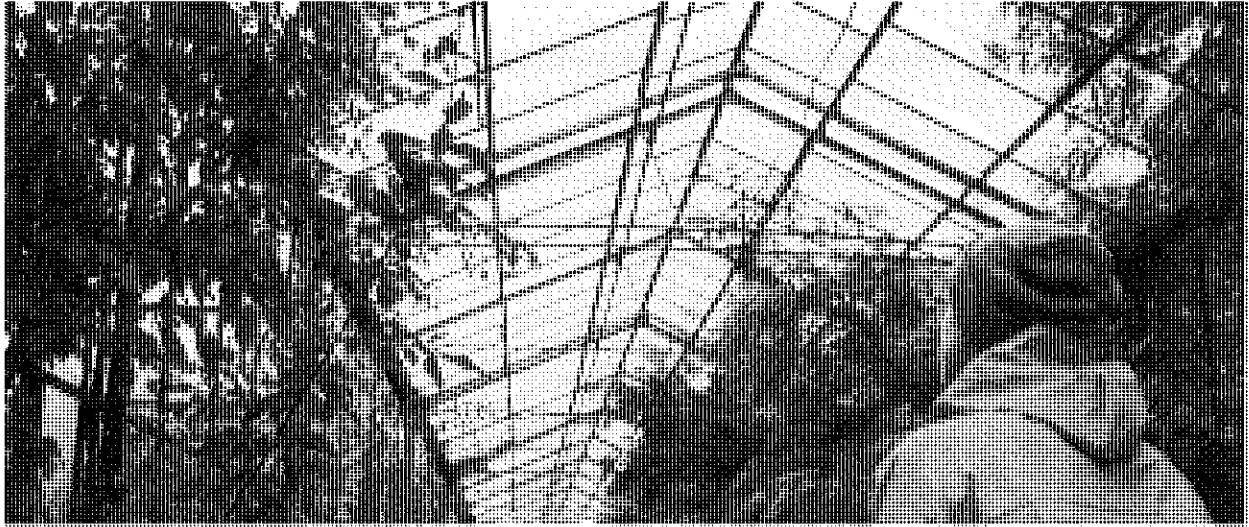
TRUEGRID PRO PLUS

The paving industry's leading commercial permeable paver, TRUEGRID® PRO PLUS™ is the engineer's go-to commercial paver for 100% pervious cover, detention and stormwater management. Proven and trusted in millions of square feet of heavy-use commercial parking lots. Easy-to-install, virtually maintenance-free. Compatible with all TRUEGRID® accessories including SuperSpot parking markers.



ENVIRONMENTALLY-FRIENDLY

Maintain a natural aesthetic and mimic the way nature absorbs and filters stormwater. Do so while keeping the site temperature cool and comfortable. As rain filters through TRUEGRID®, the aggregate and the soils below, bioremediation helps filter pollutants from the stormwater. The result is cleaner, naturally-filtered rainwater flowing into the water table and water supplies. Don't forget, TRUEGRID® is made from 100% post-consumer recycled plastic as well.



STORM WATER MANAGEMENT

Increase storm water capacity with TRUEGRID® and reduce or eliminate inefficient detention ponds. A TRUEGRID® lot acts like a sponge to absorb and detain water and reduce flooding.

GROUND STABILIZATION

TRUEGRID®'s incredible vertical compression strength and robust interlocks protect your surface from rutting, erosion, and instability for 20 + years.

HEAVY USE

Gravel-filled TRUEGRID® is H20/ HS20 rated plus, more than enough for any vehicle. High traffic applications? No problem. Engineered for all soils and climates, TRUEGRID®'s temperature range is -58F to 194F and the flex joints design works well with freeze-thaw cycles and seasonal soil movement.

PARKING WITH DETENTION

Why is TRUEGRID® the only permeable paving solution for commercial applications? It is the only permeable paver with the compressive and tensile strength, as well as, the balance of rigidity and flexibility to handle commercial vehicle traffic while creating an underground detention area for water to flow into.

List of addresses for True Grid sites

Harris County EZ Tag Store – employee parking lot
2901 W Sam Houston Pkwy N Houston, TX 77043

<https://www.truegridpaver.com/resources/projects/> (multiple pictures towards bottom of page)

Club Nomadic – parking lot

2121 Edwards St, Houston, TX 77007

(pictures on the same page)

Riel Restaurant

1927 Fairview Street, Houston, TX 77019

The Gathering At Hodge Podge Lodge

SQUARE FOOTAGE:
3774 SF
2571 SF
4650 SF
Total Covered

The Gathering @
Hodge Podge Lodge
240 Prairie
Montgomery, Texas

Tricia Solomon
RESIDENTIAL DESIGNER, C.P.B.D.*
House Plans for Your Lifestyle!
25663 Webber Ranch Road
Montgomery, Texas 77136
486-672-2544
TS.Designs@gmail.com
www.TSDesigns.info
* Certified Professional Building Designer

REVISIONS:

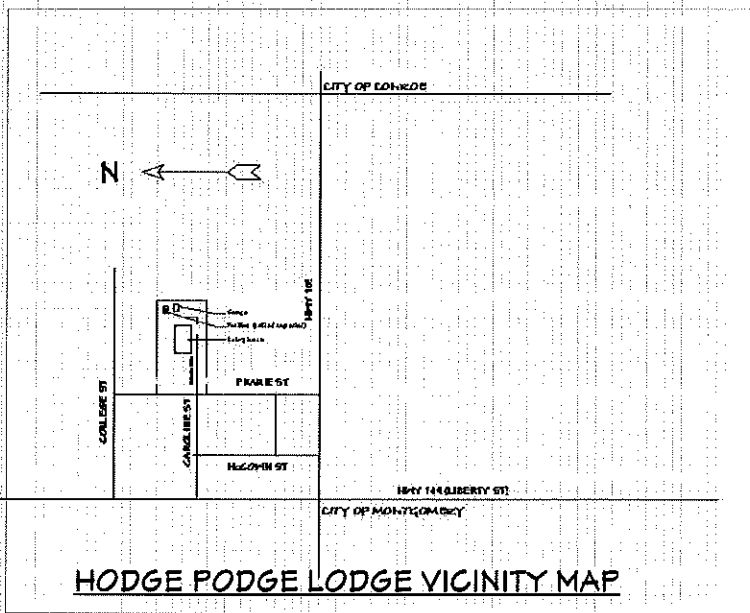
SEAL:
CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF ARCHITECTS
TRICIA SOLOMON
TECL #22143

DATE:
DRWN. BY: PMS
DATE: 4/1/2017
SCALE: Noted
JOB NO.: PMS-217-C-3779
DWG. NO: 1

OWNER:
GEN. CONTRACTOR: ROYAL HOMES
DESIGNER: TRICIA SOLOMON, C.P.B.D., N.C.B.D.C.#44-042
CIVIL ENG:
STRUCTURAL ENG:
MECH ENG/CONT.:
PLUMBING CONT.:
ELECTRICAL CONT.: SOLOMON ELECTRIC, TECL #22143



PERSPECTIVE FULL OVERVIEW (nts)



HODGE PODGE LODGE VICINITY MAP

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF TRICIA SOLOMON, DEVELOPED FOR THE EXCLUSIVE USE OF TRICIA SOLOMON. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRICIA SOLOMON IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge, these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. TRICIA SOLOMON is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/OWNER TO VERIFY AND VERIFY ALL DIMENSIONS, DETAILS, AND CONSTRUCTION BEFORE CONSTRUCTION BEGINS.
SEAL: TRICIA SOLOMON, C.P.B.D., N.C.B.D.C.#44-042
TECL #22143

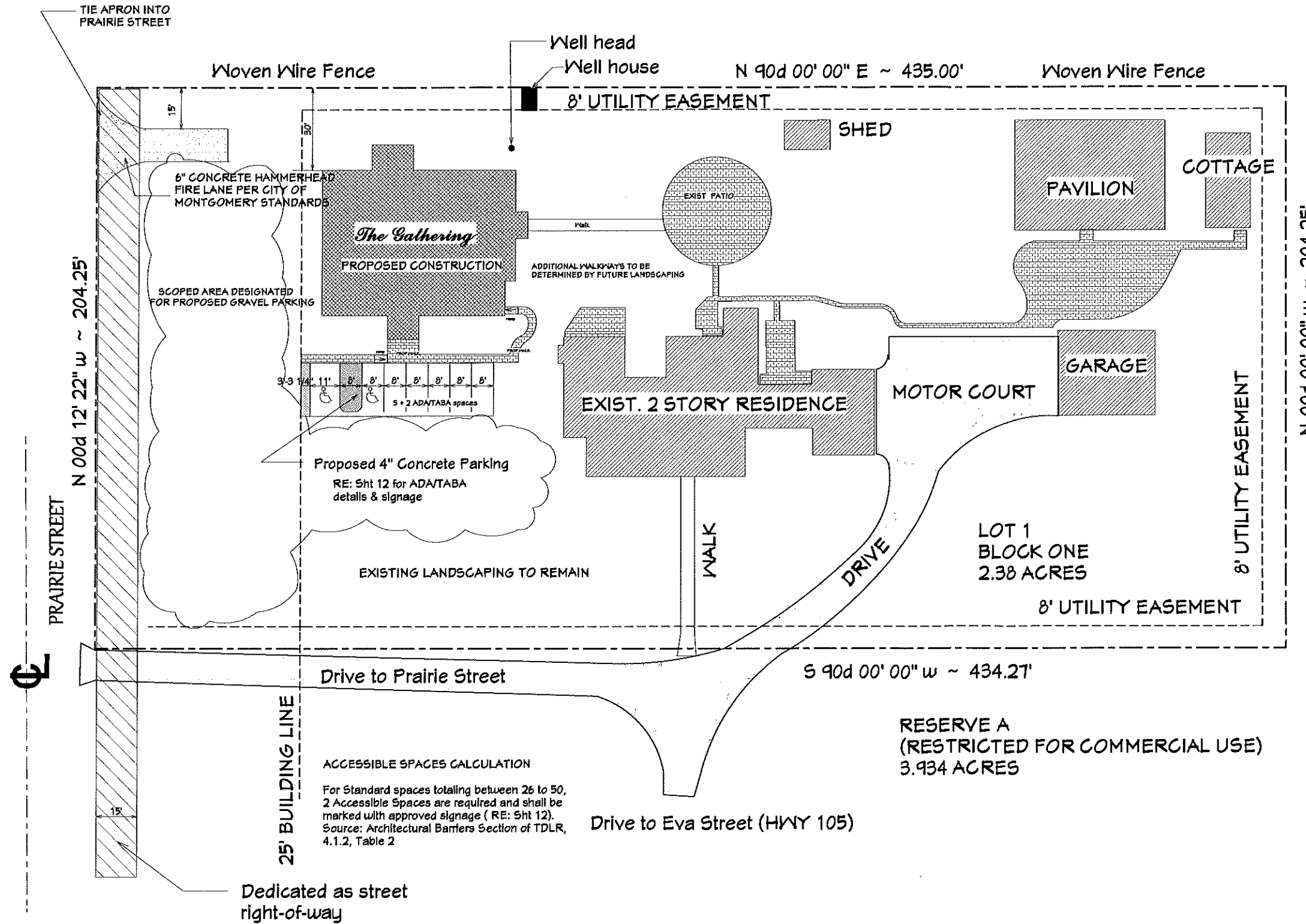
DRAWING SCHEDULE

- 1 Vicinity map, notes and perspective overview
- 2 Plot Plan
- 3 Front and Rear Elevations
- 4 Right & Left Elevations
- 5 Exterior Elevation Details
- 6 First Floor Plan and schedules
- 7 Cathedral and Bell Tower Plan and Schedules
- 8 Roof Plan
- 9 First Floor Ceiling Joist Plans
- 10 Clearstory and Bell Tower Ceiling/Roof Joist Plans
- 11 Occupancy Loads/Egress Routes
- 12 First Floor Interior Detail Plans & Sections
- 13 Clearstory and Bell Tower Interior Plans
- 14 General Construction Notes and ADATABA Requirements
- 15 ADATABA Details
- 16 First Floor Electrical Plan
- 17 Clearstory & Bell Tower Electrical Plan & Schedule
- 18 General Framing Details, Schedules & Notes

DONALD M. & MARY SUE TIMMERMAN
CALLED 2.96 ACRES

MONTGOMERY INDEPENDENT SCHOOL
CALLED 1.84 ACRES

SQUARE FOOTAGE:
A/C space 5178 sf
C/A porches 1251 sf
Total Covered 4080 sf



ACCESSIBLE SPACES CALCULATION
For Standard spaces totaling between 26 to 50,
2 Accessible Spaces are required and shall be
marked with approved signage (RE: Sht 12).
Source: Architectural Barriers Section of TDLR,
4.1.2, Table 2

PLOT PLAN 1"=20'

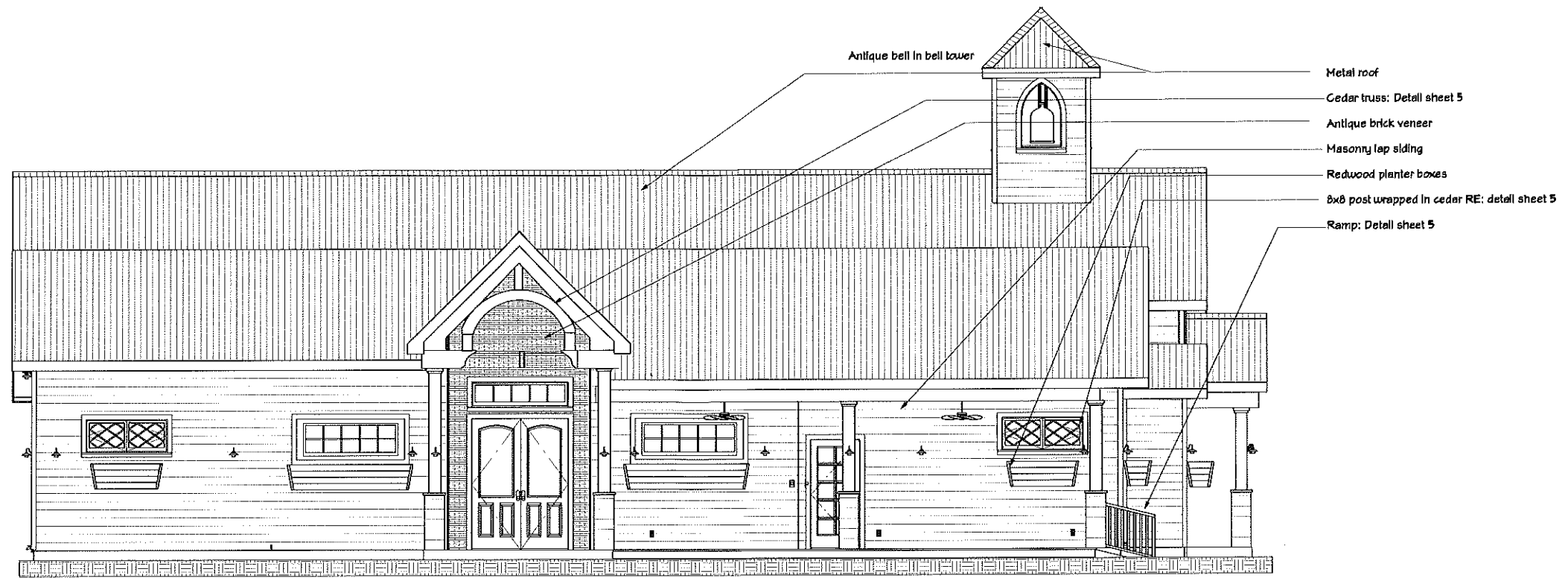
The Gathering @
Hodge Podge Lodge
240 Prairie
Montgomery, Texas

Tricia Solomon
RESIDENTIAL DESIGNER, C.P.B.D.*
House Plans for Your Lifestyle!
25653 Watson Ranch Road
Montgomery, Texas 77156
406-673-2599
TS.Designs@gmail.com
www.TS.Designs.info
* Certified Professional Building Designer

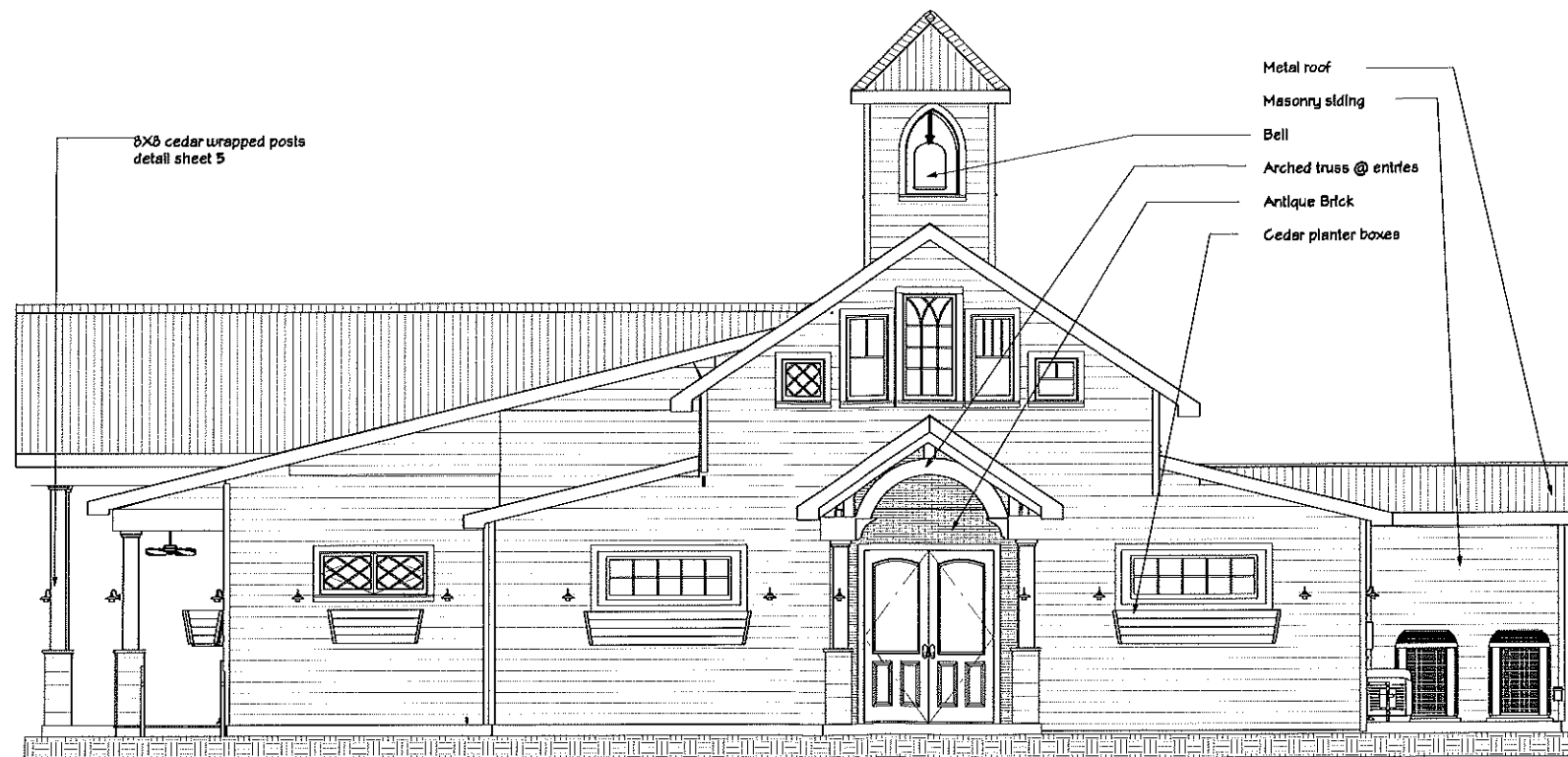
REVISIONS:

SEAL:
CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
CERTIFIED PROFESSIONAL BUILDING DESIGNERS
PATRICIA E. SOLOMON
DATE:

DRWN. BY: PMS
DATE: 4/1/2017
SCALE: Noted
JOB NO.:
PMS-217-C-3779
DWG. NO: 2



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



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

SQUARE FOOTAGE:
 A/C space 3779 sf
 Cvd porches 251 sf
 Total Covered 4030 sf

The Gathering @
Hodge Podge Lodge
 240 Prairie
 Montgomery, Texas

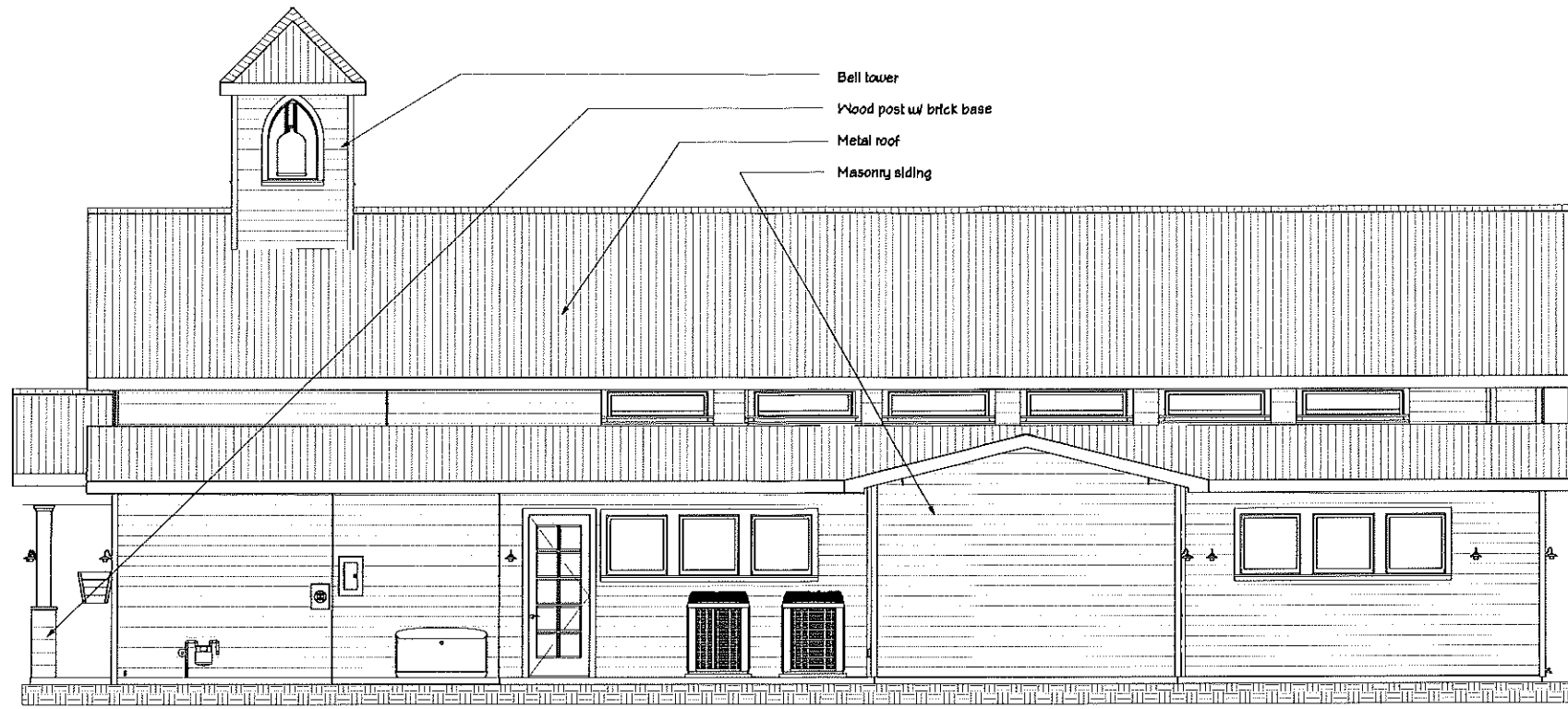
Tricia Solomon
 RESIDENTIAL DESIGNER, C.P.B.D.
House Plans for Your Lifestyle!
 25653 Watson Ranch Road
 Montgomery, Texas 77356
 www.TSDesigns,Inc
 936-612-2599
 TSDesigns@gmail.com
 * Certified Professional Building Designer

REVISIONS:

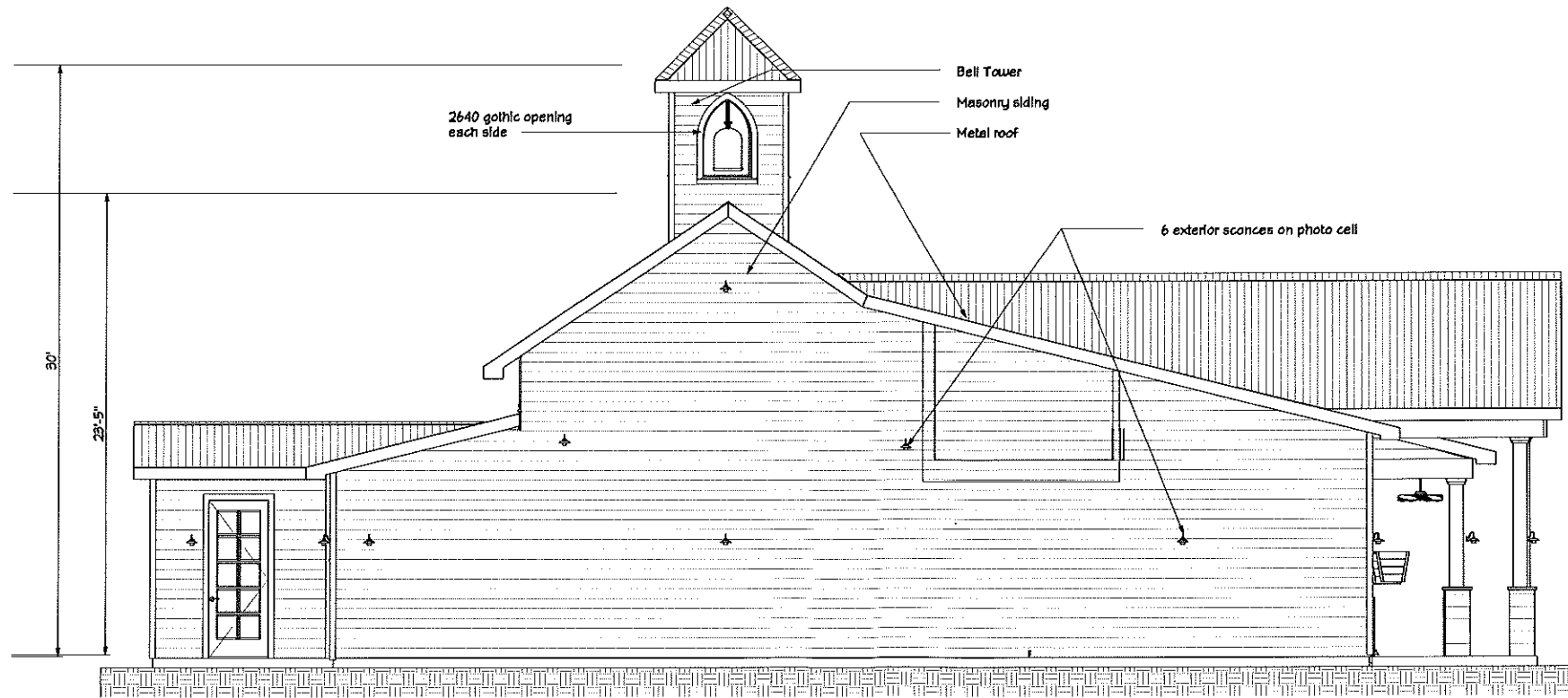


DATE:

DRWN. BY: PMS
 DATE: 4/1/2017
 SCALE: Noted
 JOB NO.: PMS-217-C:3779
 DWG. NO: **3**



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



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

SQUARE FOOTAGE:
 9719 s/f A/C space
 251 s/f Cvd porches
 4020 s/f Total Covered

The Gathering @
 Hodge Lodge Lodge
 240 Prairie
 Montgomery, Texas

Tricia Solomon
 RESIDENTIAL DESIGNER, C.P.B.D.
 House Plans for Your Lifestyle!
 25655 Nelson Ranch Road
 Montgomery, Texas 77356
 936-672-2549
 TS.Designs@gmail.com
 www.TSDesigns.info
 Certified Professional Building Designer

REVISIONS:



DATE:

DRWN. BY: PMS
 DATE: 4/1/2017
 SCALE: Noted
 JOB NO.: PMS-217-C:3779
 DWG. NO: 4

SQUARE FOOTAGE:
 3775 s/f AC space
 2511 s/f Cvd porches
 4030 s/f Total Covered

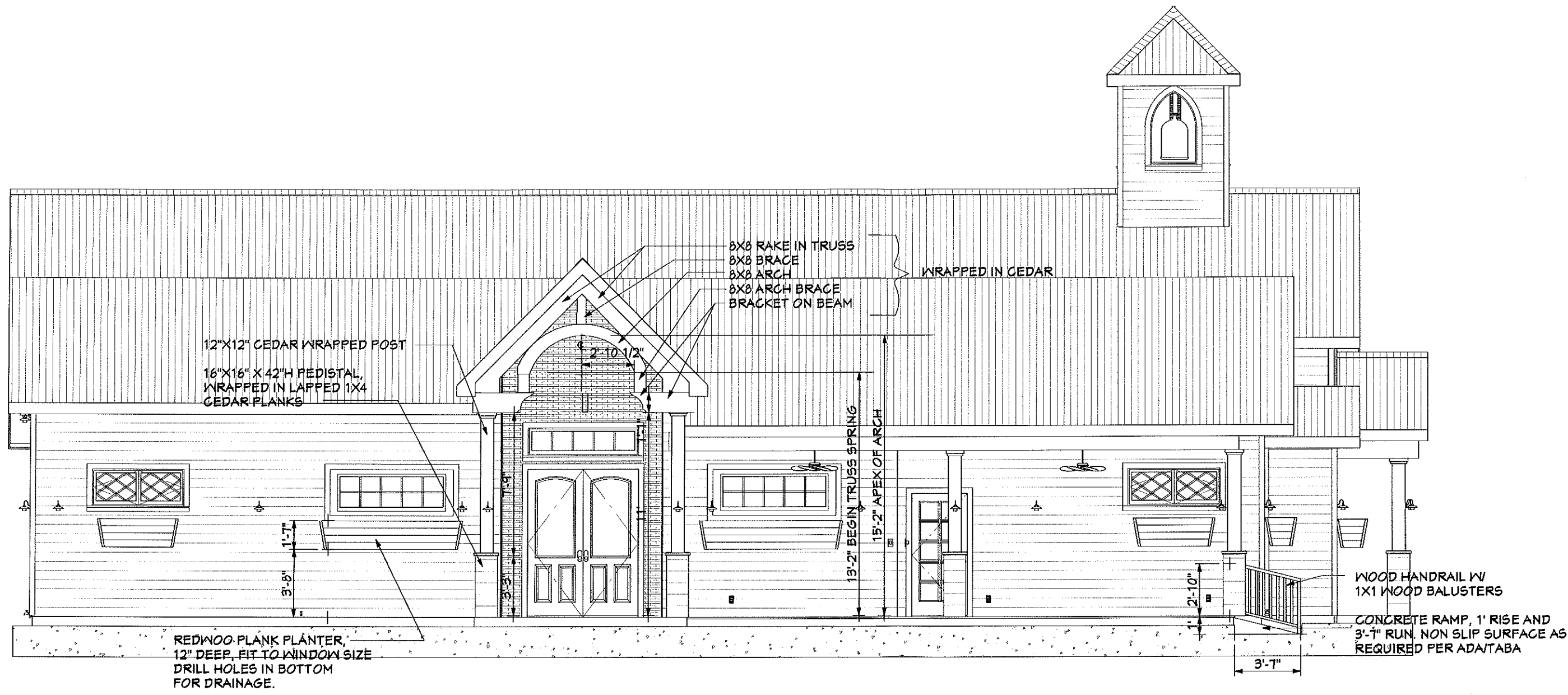
The Gathering @
Hodge Podge Lodge
 240 Prairie
 Montgomery, Texas

Tricia Solomon
 RESIDENTIAL DESIGNER, C.F.B.D.
House Plans for Your Lifestyle!
 25653 Watson Ranch Road
 Montgomery, Texas 77156
 406-612-2544
 TS.Designs@gmail.com
 www.TSDesigns.info
 Certified Professional Building Designer

REVISIONS:

SEAL:
 CERTIFIED PROFESSIONAL BUILDING DESIGNER
 NATIONAL COUNCIL OF
 PROFESSIONAL BUILDING DESIGNERS
 PATRICIA J. SOLOMON
 DATE:

DRWN. BY: PMS
 DATE: 4/1/2017
 SCALE: Noted
 JOB NO.: PMS-217-C-3779
 DWG. NO: **5**



EXTERIOR ELEVATION DETAILS: ENTRY TRUSSES, WOOD COLUMNS, PLANTER BOXES & RAMP 1/4"=1'-0"

ROOM FINISH SCHEDULE

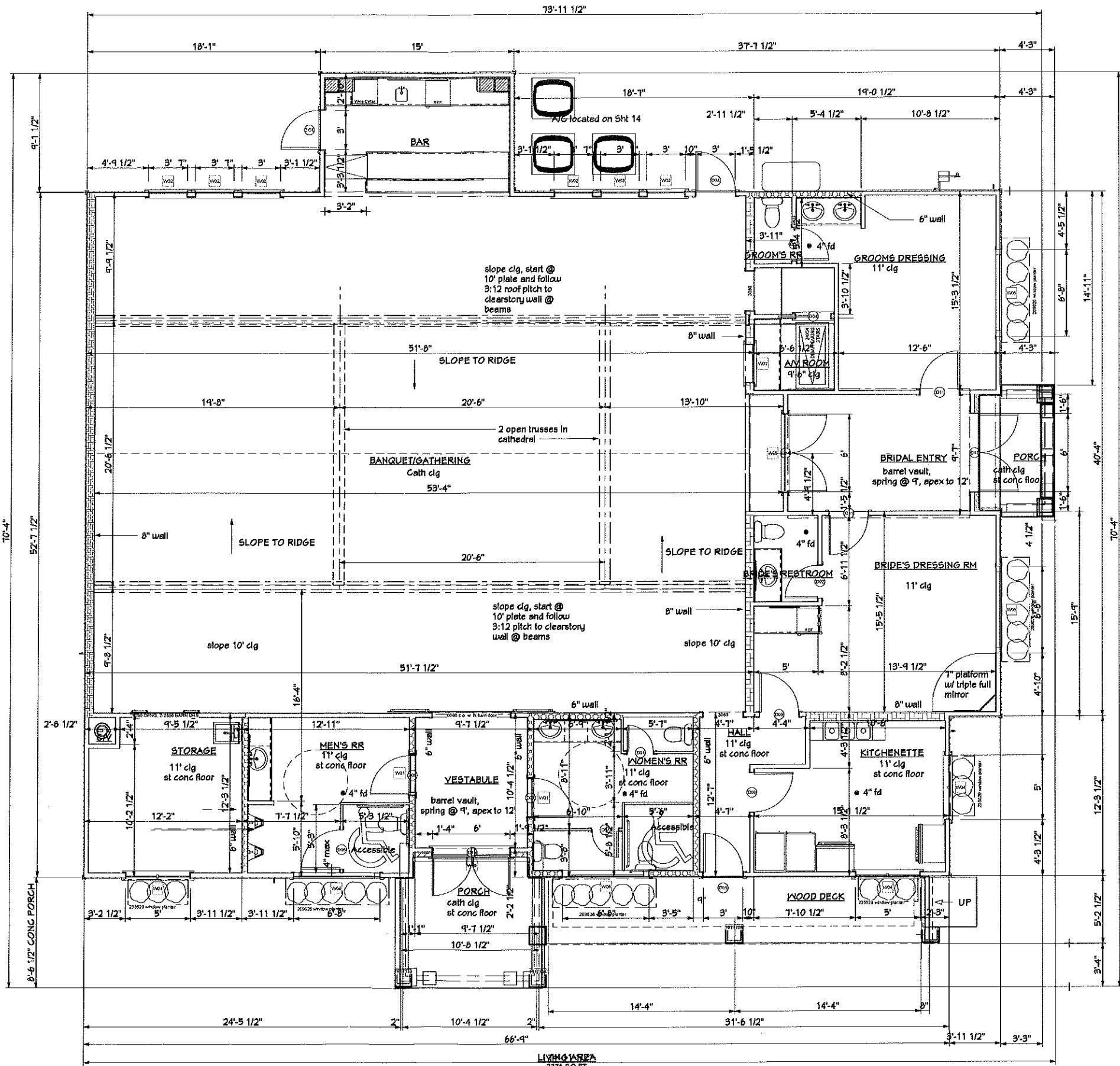
ROOM	MALLS		FLOOR	CEILING	TRIM	COMMENTS
	FRONT	REAR				
Front Vestibule	1	1	7	10	13	
Bride's Entry	1	1	7	11	12	14 (beam door)
Banquet Room	1	1	7	11	12	14 (beams)
Cleanings w/ Banquet	1	1	7	11	12	
Bar	1	3	7	2	12	8 on raised dais
Bride's Room	1.5	1.5	7	2	12	
Groom's Room	2	2	7	2	12	
Bride's RR	4.5	4.5	7	4	15	
Women's RR	4	4	7	4	12	
Men's RR	4.6	4.6	7	2	13	
Kitchenette	2	2	7	2	13	
Audio/Video Room	2	2	7	2	13	
Audio/Video Stair, Hall	2	2	6	2	13	
Service Hall	2	2	7	2	13	
Storage	2	2	7	2	13	
Deck			4			

- 1 Painted Shiplap
- 2 Painted & Textured Drywall
- 3 Cultured Stone Back Splash to Ceiling
- 4 Painted & Textured Green Board
- 5 42" Painted Raised Panel Mahogany (14x15)
- 6 42" Comigated Tin Mahogany w/ 1x4 Painted Chair Rail
- 7 Stained Concrete
- 8 Stained Wood Floor/Treads
- 9 Trix Brand Decking
- 10 Antique Brick (Pavers) in Barrel Vault
- 11 Painted Tongue & Groove
- 12 Stained Trim/Cabinets
- 13 Painted Trim/Cabinets
- 14 Reclaimed Wood (Beams/Barn Door)

NOTE: INSULATION REQUIRED ON ALL EXTERIOR WALLS AND ALL WALLS ENCLOSING RESTROOMS.

DOOR SCHEDULE		4 1/2" JAMS ON ALL DOORS		
NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS
D01	2	1	2065 L IN HINGED-DOOR F04	SOLID CORE
D02	1	1	2065 L IN HINGED-DOOR F04	SOLID CORE
D03	1	1	2065 R IN HINGED-DOOR F04	SOLID CORE
D04	1	1	2065 R IN HINGED-DOOR F04	SOLID CORE
D05	2	1	3265 L EX EXT. HINGED-DOOR F05	METAL
D06	2	1	3265 L IN HINGED-DOOR F04	SOLID CORE
D07	1	1	3265 R IN HINGED-DOOR F04	SOLID CORE
D08	2	1	3265 L EX EXT. HINGED-DOOR F05	METAL
D09	2	1	3265 L IN HINGED-DOOR F04	SOLID CORE
D10	2	1	3265 R IN HINGED-DOOR F04	SOLID CORE
D11	2	1	3265 L IN HINGED-DOOR F04	SOLID CORE
D12	2	1	3265 R IN HINGED-DOOR F04	SOLID CORE
D13	1	1	6020 LUR EX 14090 OPNG. 2-2006 BARN DRG-ST AUGUSTINE	SOLID CORE
D14	1	1	6020 LUR IN DOUBLE HINGED-DOOR E21	METAL

WINDOW SCHEDULE				
NUMBER	QTY	SIZE	EGRESS DESCRIPTION	COMMENTS
W01	1	3016 AM	FIXING	
W02	7	3030 FX	FIXED GLASS	
W03	3	5020 FX	DEGLASSMENT-LH/RSR	
W04	2	6018 FX	FIXED GLASS	
W05	4	6228 FX	FIXED GLASS	FRENCH DR. TURNED ON SIDE



FIRST FLOOR PLAN 1/4" = 1'

SQUARE FOOTAGE:
 3719 s/f A/C space
 251 s/f Cvd porches
 4030 s/f Total Covered

The Gathering @
 Hodge Lodge Lodge
 240 Prairie
 Montgomery, Texas

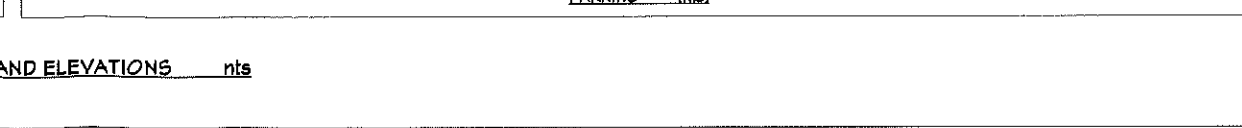
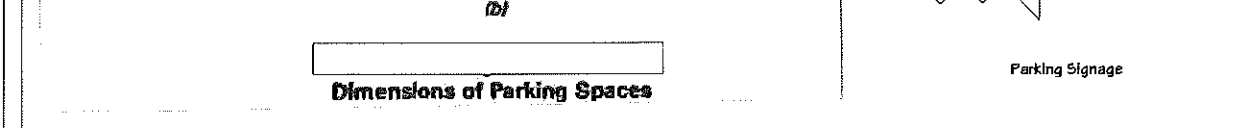
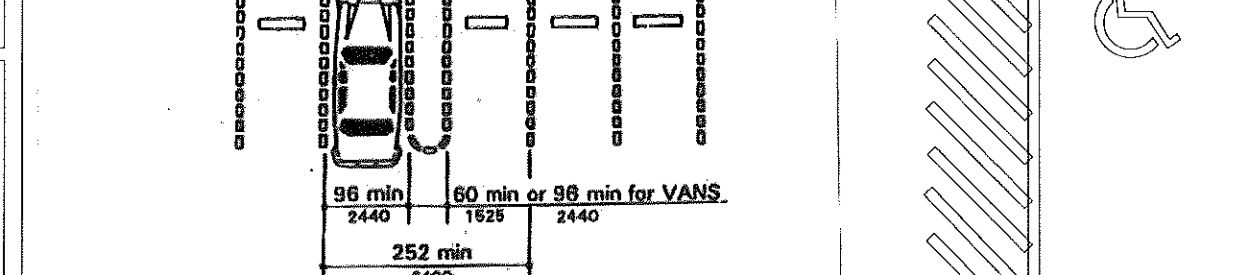
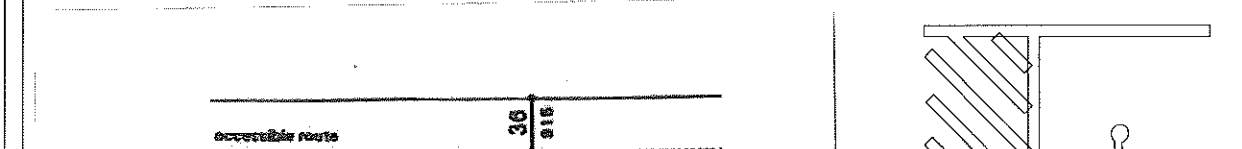
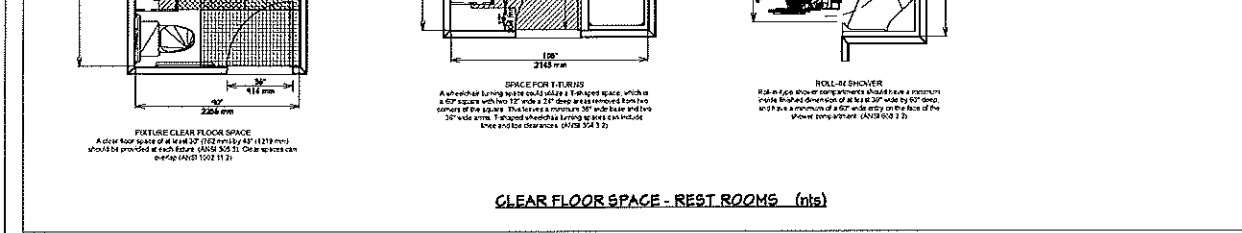
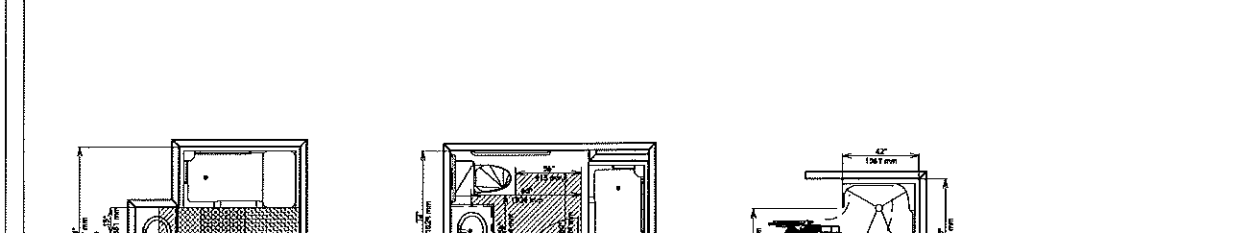
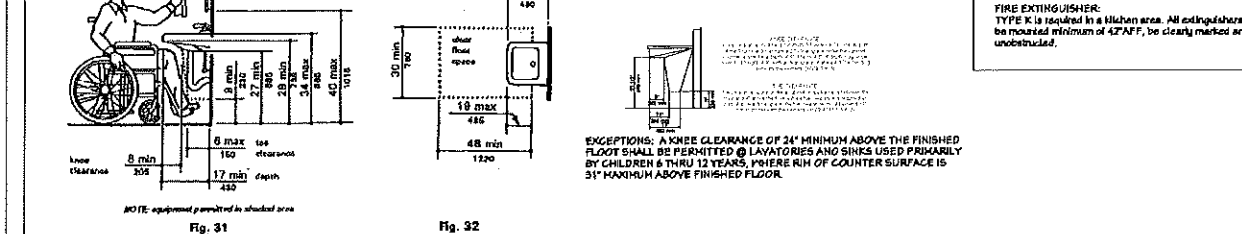
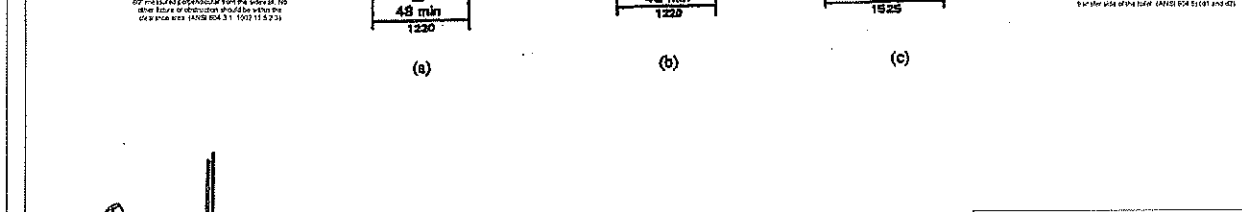
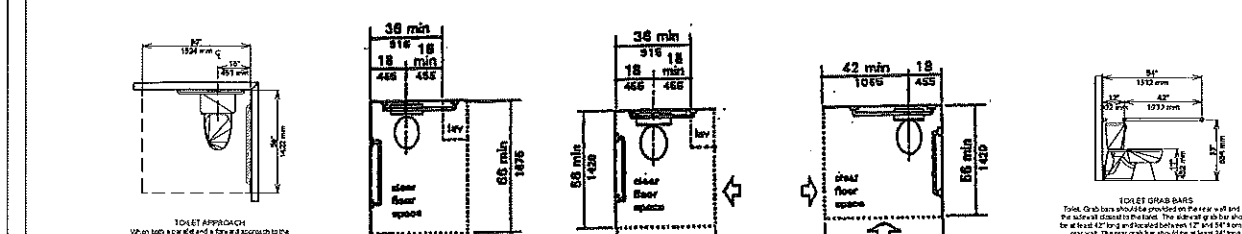
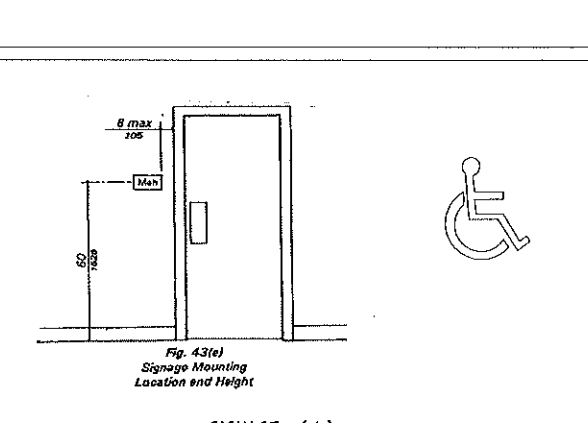
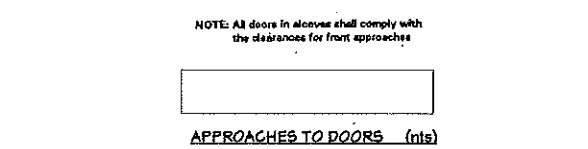
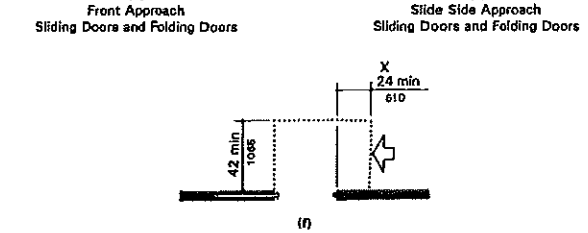
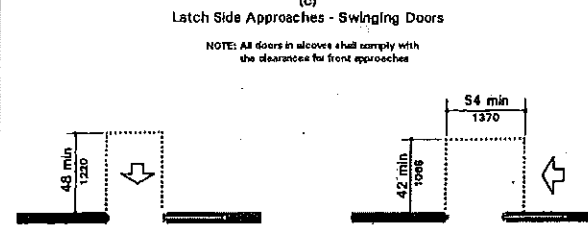
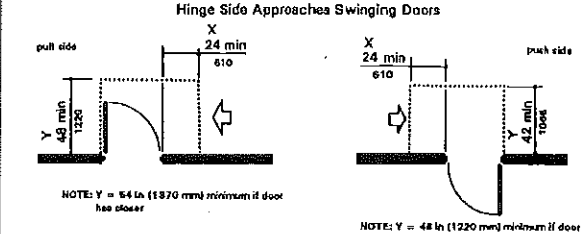
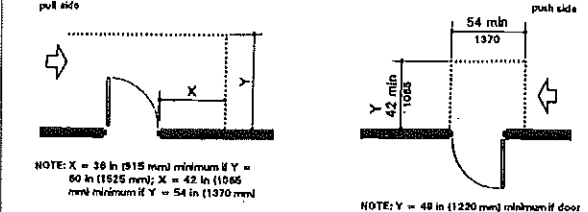
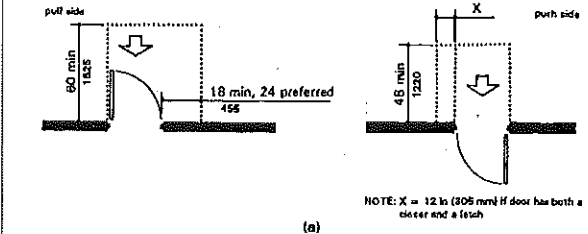
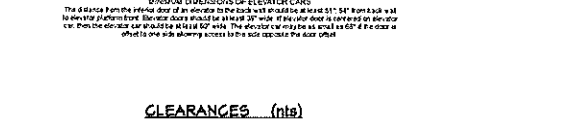
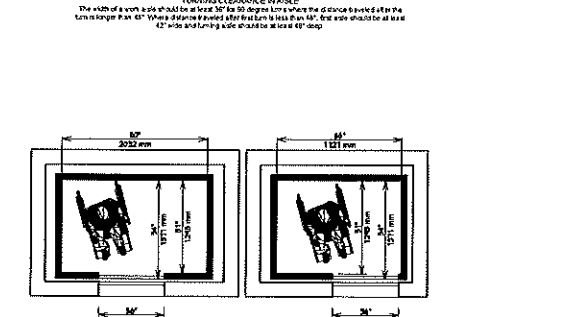
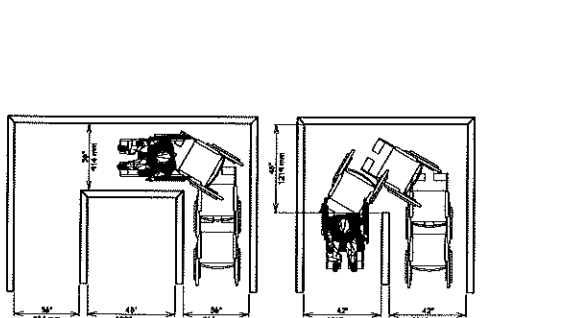
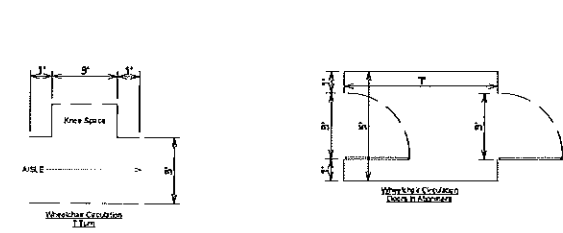
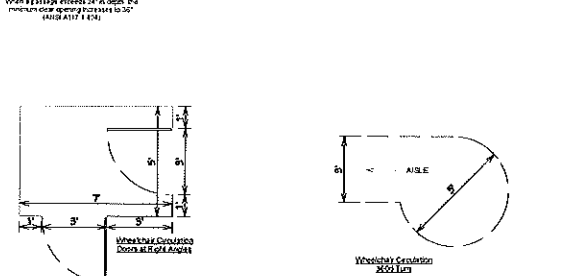
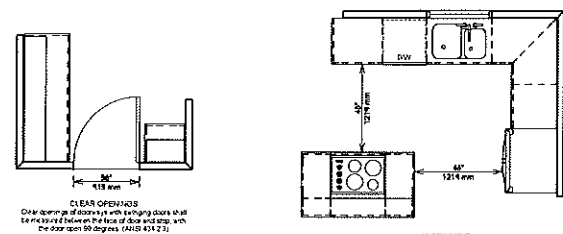
Tricia Solomon
 RESIDENTIAL DESIGNER, C.F.P.D.
 House Plans for Your Lifestyle!
 25655 Malson Ranch Road
 Montgomery, Texas 37156
 456-612-2599
 TS.Designs@gmail.com
 www.TS.Designs.Info
 * Certified Professional Building Designer

REVISIONS:

SEAL:
 CERTIFIED PROFESSIONAL BUILDING DESIGNER
 NATIONAL COUNCIL OF
 CERTIFIED PROFESSIONAL BUILDING DESIGNERS
 PATRICIA P. SOLOMON
 11/17/2011

DATE:

DRWN. BY: PMS
 DATE: 4/1/2017
 SCALE: Noted
 JOB NO.: PMS-217-C:3779
 DWG. NO: 6



SQUARE FOOTAGE:
 9719 s/f
 A/C space
 251 s/f
 Cvd porches
 4030 s/f
 Total Covered

The Gathering @
 Hodge Podge Lodge
 240 Prairie
 Montgomery, Texas

Tricia Solomon
 RESIDENTIAL DESIGNER, C.P.B.D.
 House Plans for Your Lifestyle!
 25655 Walslow Ranch Road
 Montgomery, Texas 77156
 406-672-2999
 trisdesigns@gmail.com
 www.TSDesigns.info
 Certified Professional Building Designer

REVISIONS:

SEAL:
 CERTIFIED PROFESSIONAL BUILDING DESIGNER
 NATIONAL COUNCIL OF
 PROFESSIONAL BUILDING DESIGNERS
 ESTHER A. SOLOMON
 DATE:

DRWN. BY: PMS
 DATE: 4/1/2017
 SCALE: Noted
 JOB NO.: PMS-217-C-3779
 DWG. NO: 15

AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Sign Permit Application for Northwest corner, letter of Intent, Sign rendering. Sign permit for North corner of building, letter of Intent, Sign rendering.
Date Prepared: April 21, 2017	

Subject

This involves two signs for one business. One sign is for the northwest corner and one sign is for the north side of the building for Whitley Vineyards- wine bar located at 401 College Street #150 (the northwest corner of Kevin Barnes new building at McCown and college Street.

Description

The signs appear to be professionally done and seem appropriate to the Historic District.

Recommendation

Approve the sign permits as submitted.

Approve By

City Administrator	Jack Yates	Date: April 21, 2017
--------------------	------------	----------------------



Sign Permit Application

Public Works and Community Development Department

City of Montgomery, Texas
 101 Old Plantersville Road
 Montgomery, Texas 77356
www.montgomerytexas.gov

* SIGN PERMIT APPLICATION EXPIRES IN 6 MONTHS (180 DAYS) NON-TRANSFERABLE*

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New Sign?	Pre-Existing <input type="checkbox"/>	New <input checked="" type="checkbox"/>

Permit #:

Date: 4-18-2017

JOB ADDRESS: 401 College Street, Ste.#150 Montgomery, TX 77356	BUSINESS NAME: Whitley Vineyards Wine Bar	
BUSINESS OWNER: Gina Whitley	MAILING ADDRESS: P.O. Box 502, Montgomery, TX 77356	TELEPHONE: (936) 672-6736
APPLICANT: Gina Whitley	MAILING ADDRESS: P.O. Box 502, Montgomery, TX 77356	TELEPHONE: (936) 672-6736
CONTRACTOR LICENSE # (if electrical):		

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
--	---	-----------------------------	--------------------------	------------------------------	--

SIGN PLACEMENT: On brick face between front two windows. (Lower NW corner of Bldg)

VALUATION: \$990.00

SIGN DESIGN & COLOR SCHEME: Aluminum, White, Gold, Red

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	5 FT.
BUILDING WALL SIGN	SIGN WIDTH	4 FT.
BANNER	TOTAL SQ FT	20 sq. ft.
OTHER	SET BACK	
	BUILDING/LOT LINEAR FOOTAGE	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction or the performance of construction.

NAME of Property Owner or Agent: KEVIN BARNES	SIGNATURE of Property Owner or Agent: <i>Kevin Barnes</i>
---	---

OFFICE USE ONLY

APPROVED BY:	TOTAL FEE:	\$
--------------	------------	----

COMMENTS:



WHITLEY

— VINEYARDS —

Letter of Intent

Gina Whitley
Whitley Vineyards – Wine Bar
401 College Street, Ste. #150
Montgomery, TX 77356
(936) 672-6736

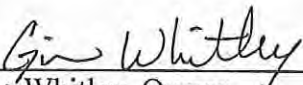
This letter of intent is on behalf of “Whitley Vineyards – Wine Bar” located at 401 College Street, Suite 150, Montgomery, TX 77356 to place a company sign at our place of business.

Type of Business: Winery. This location is primary a retail location for our own brand of wines, with the addition of other brands. The exact nature of business is to sell and serve wine by the glass and wine tastings, wine bottle sales, and merchandise sales. Hosting events (wine and food pairings) e.g. “wine & chocolates”, “wine & cheese”, private events and meetings for both leisure and corporate consumers.

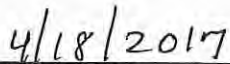
Placement of Sign: On brick face between front two windows, which is located on the lower northwest corner of the building.

Sign colors: White, gold, red

Sign dimensions: 4 Ft. W x 5 Ft. H



Gina Whitley, Owner



Date

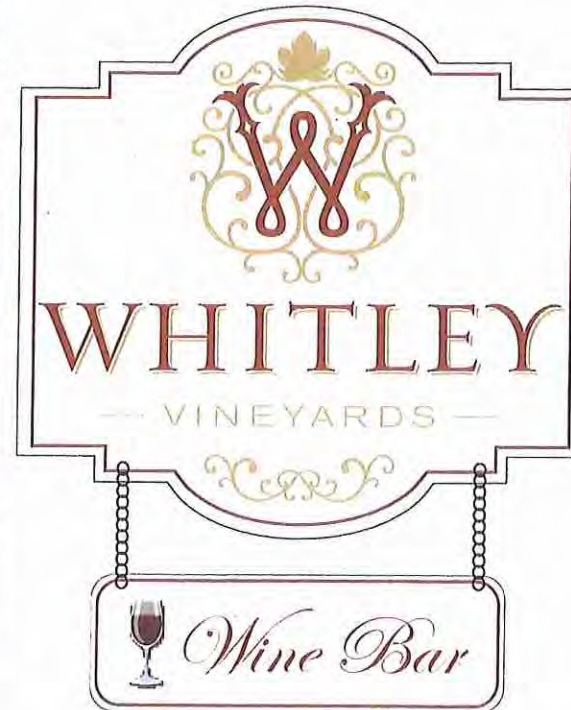
PROOF

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.



****Production will not begin until approval is emailed or fax back stating APPROVED.****



DATE 04/18/17
 ORDER NUMBER 17-3 0507
 QUANTITY 2
 STOCK aluminum
 INK full color
 SIZE 48" w x 60" h area
 OTHER die cut shape
 PRICE n/a
 GRAPHIC FEES \$20.00 plus tax
 SHIPPING FEES no cost
 TOTAL _____

YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING: Is everything spelled correctly? Check all names and words.
 LAYOUT: Do all components correlate to each other?
 SIZE: Check the size noted on the drawing.
 Changes may have been necessary to meet the size requirements.

***ONCE APPROVED, YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.**

- Proof APPROVED as is
- OK with changes
- NEW Proof needed

www.jkgraphicsinc.com
 281-351-1111 (Tomball 249)
 832-559-8697 (Tomball Kobs)
 936-447-1869 (Montgomery)
 281-356-2167 (Magnolia)



Sign Permit Application

Public Works and Community Development Department

City of Montgomery, Texas
 101 Old Plantersville Road
 Montgomery, Texas 77356
www.montgomerytexas.gov

* SIGN PERMIT APPLICATION EXPIRES IN 6 MONTHS (180 DAYS) NON-TRANSFERABLE*

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New Sign?	Pre-Existing <input type="checkbox"/>	New <input checked="" type="checkbox"/>

Permit #: _____

Date: 4-18-2017

JOB ADDRESS: 401 College Street, Ste.#150 Montgomery, TX 77356	BUSINESS NAME: Whitley Vineyards Wine Bar	
BUSINESS OWNER: Gina Whitley	MAILING ADDRESS: P.O. Box 502, Montgomery, TX 77356	TELEPHONE: (936) 672-6736
APPLICANT: Gina Whitley	MAILING ADDRESS: P.O. Box 502, Montgomery, TX 77356	TELEPHONE: (936) 672-6736
CONTRACTOR LICENSE # (if electrical):		

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
--	---	-----------------------------	--------------------------	------------------------------	--

SIGN PLACEMENT: On brick face to the left of window. (Lower north corner of BLDG.)	VALUATION: \$990.00
SIGN DESIGN & COLOR SCHEME: Aluminum, White, Gold, Red	
SIGN TYPE: BUILDING WALL SIGN	SIGN DIMENSIONS:
FREESTANDING MONUMENT SIGN	SIGN HEIGHT: 5 FT.
BUILDING WALL SIGN	SIGN WIDTH: 4 FT.
BANNER	TOTAL SQ FT: 20 sq. ft.
OTHER	SET BACK:
	BUILDING/LOT LINEAR FOOTAGE:

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law office regulating construction or the performance of construction.

NAME of Property Owner or Agent: KEVIN BARNES	SIGNATURE of Property Owner or Agent: <i>Kevin Barnes</i>
---	---

OFFICE USE ONLY

APPROVED BY:	TOTAL FEE: \$
--------------	---------------

COMMENTS:

PD



WHITLEY

— VINEYARDS —

Letter of Intent

Gina Whitley
Whitley Vineyards – Wine Bar
401 College Street, Ste. #150
Montgomery, TX 77356
(936) 672-6736

This letter of intent is on behalf of “Whitley Vineyards – Wine Bar” located at 401 College Street, Suite 150, Montgomery, TX 77356 to place a company sign at our place of business.

Type of Business: Winery. This location is primary a retail location for our own brand of wines, with the addition of other brands. The exact nature of business is to sell and serve wine by the glass and wine tastings, wine bottle sales, and merchandise sales. Hosting events (wine and food pairings) e.g. “wine & chocolates”, “wine & cheese”, private events and meetings for both leisure and corporate consumers.

Placement of Sign: On brick face between front two windows, which is located on the lower northwest corner of the building.

Sign colors: White, gold, red

Sign dimensions: 4 Ft. W x 5 Ft. H

Gina Whitley
Gina Whitley, Owner

4/18/2017
Date

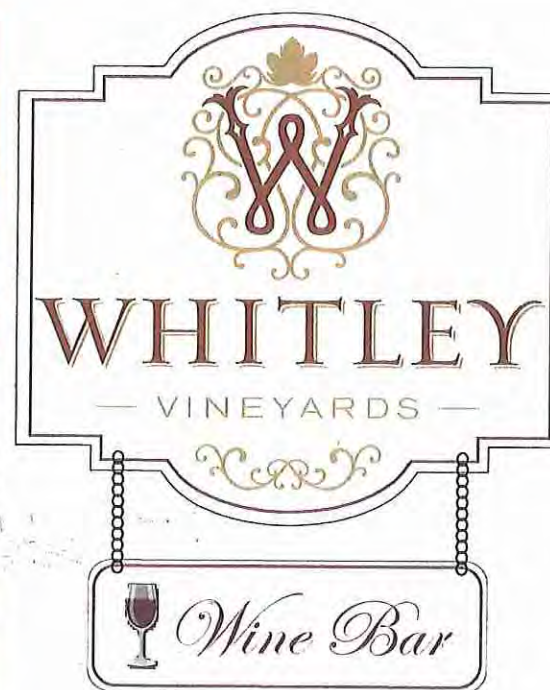
PROOF

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.



****Production will not begin until approval is emailed or fax back stating APPROVED.****



DATE _____ 04/18/17
ORDER NUMBER _____ 17-3 0507
QUANTITY _____ 2
STOCK _____ aluminum
INK _____ full color
SIZE _____ 48" w x 60" h area
OTHER _____ die cut shape
PRICE _____ n/a
GRAPHIC FEES _____ \$20.00 plus tax
SHIPPING FEES _____ no cost
TOTAL _____

- Proof APPROVED as is
- OK with changes
- NEW Proof needed

YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING: Is everything spelled correctly? Check all names and words.

LAYOUT: Do all components correlate to each other?

SIZE: Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

***ONCE APPROVED, YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.**

www.jkgraphicsinc.com
281-351-1111 (Tomball 249)
832-559-8697 (Tomball Kobs)
936-447-1869 (Montgomery)
281-356-2167 (Magnolia)

AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Site Plan Rendering of buildings
Date Prepared: April 21, 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 Clepper Street.

Description

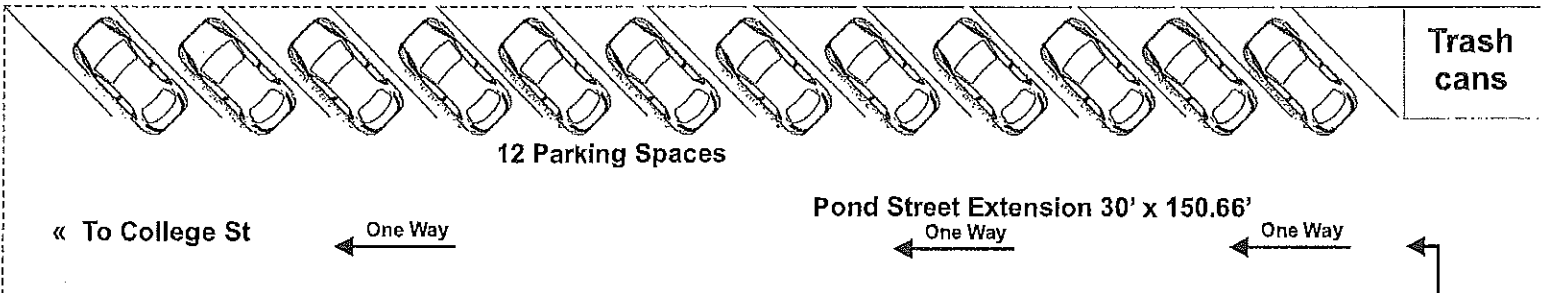
The site plan is in your packet, I think what they have in mind is a U-shaped grouping of businesses with a courtyard of pavers in the center. Note the construction of Pond Street will be needed north of College Street.

Recommendation

Listen to the presentation and ask whatever questions come to mind.

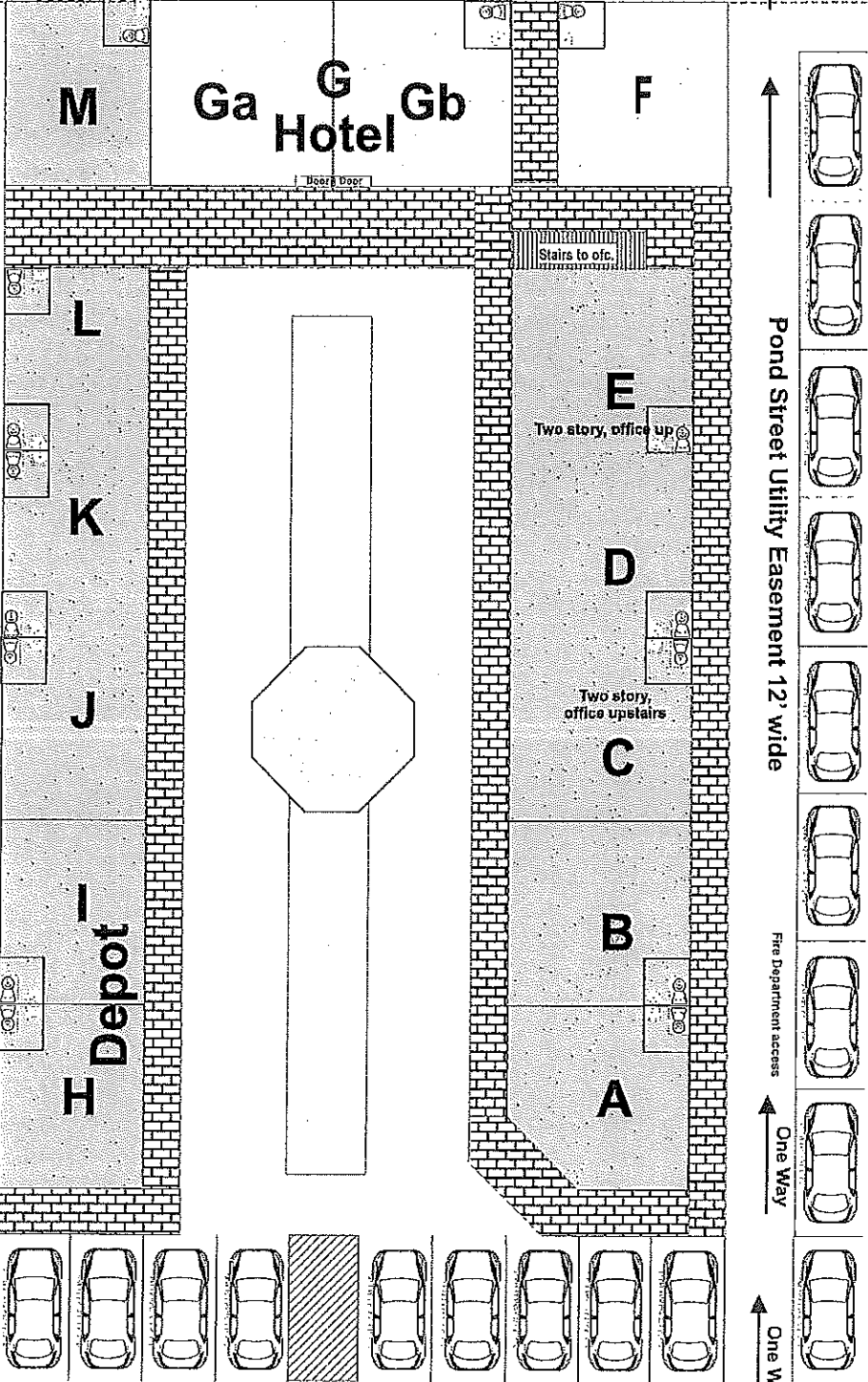
Approve By

City Administrator	Jack Yates	Date: April 21, 2017
--------------------	------------	----------------------



Old Water Tower Property
20'x34'

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



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 F 16x20

Building H-M 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.

Boardwalk for porches and pavers for common areas
10' ceilings downstairs, normal 8' upstairs.

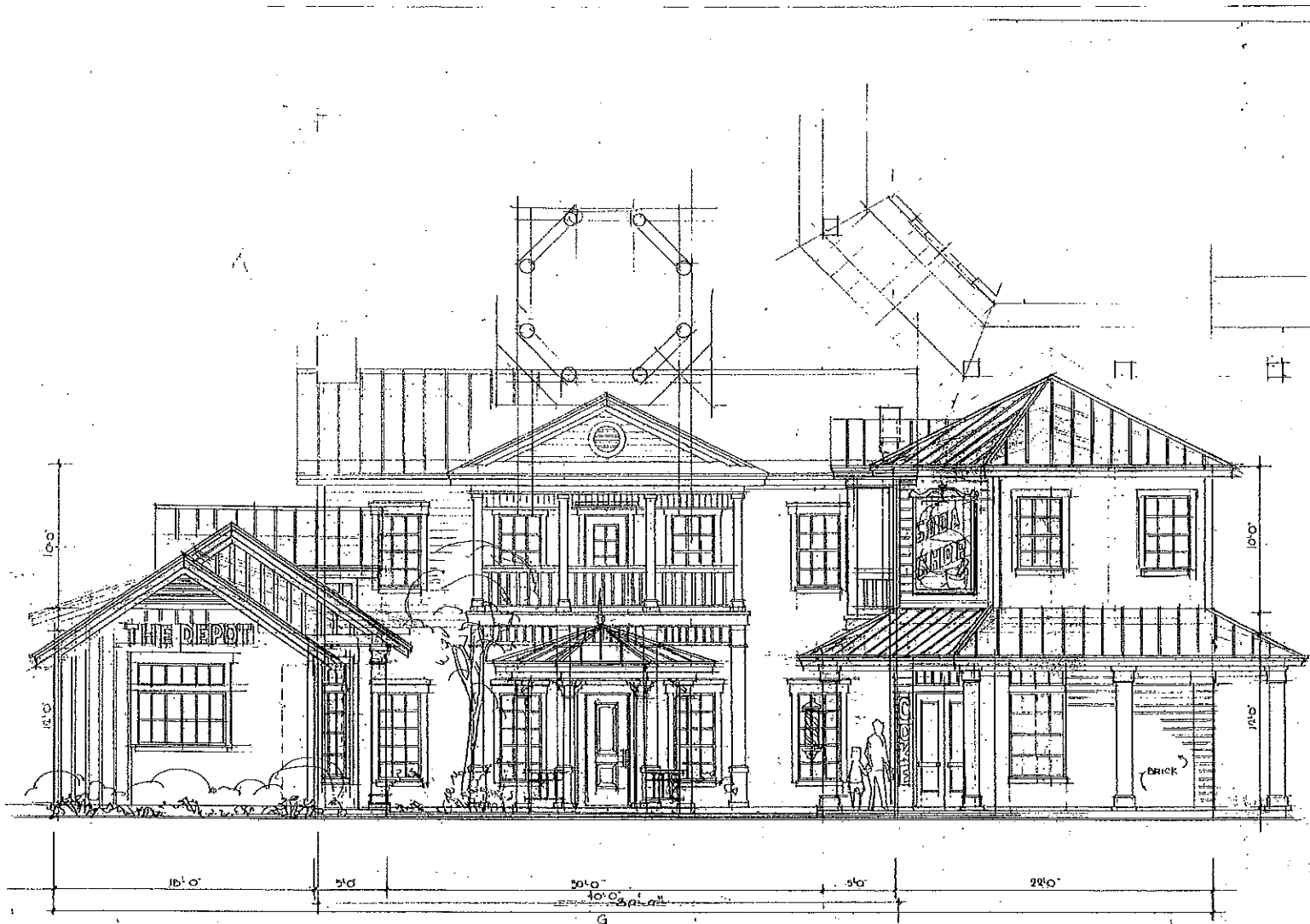
Burger Fresh
30'x 50'

Enter from Liberty Street (FM 149)

Westmont lots
80'x162'



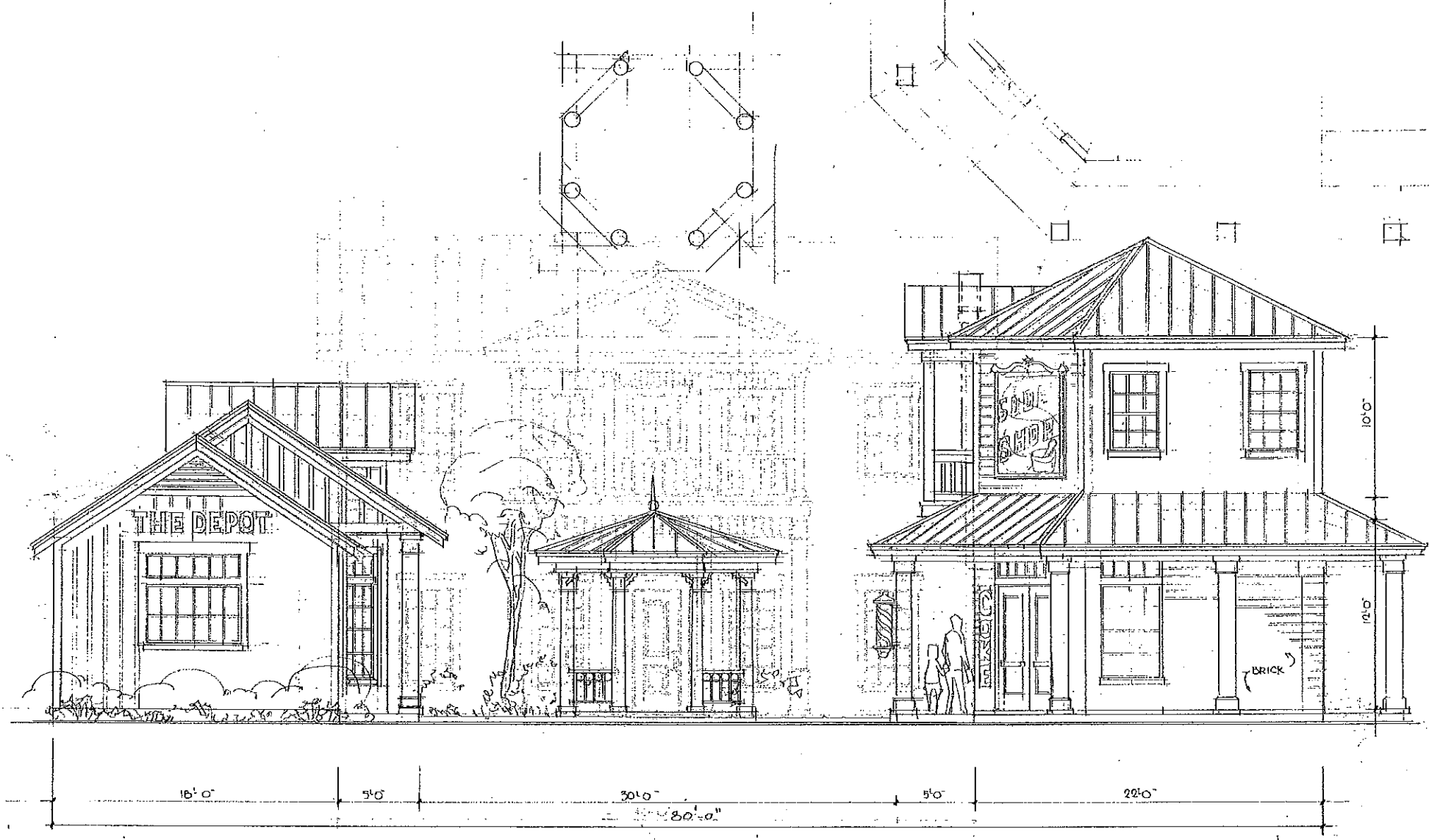




H

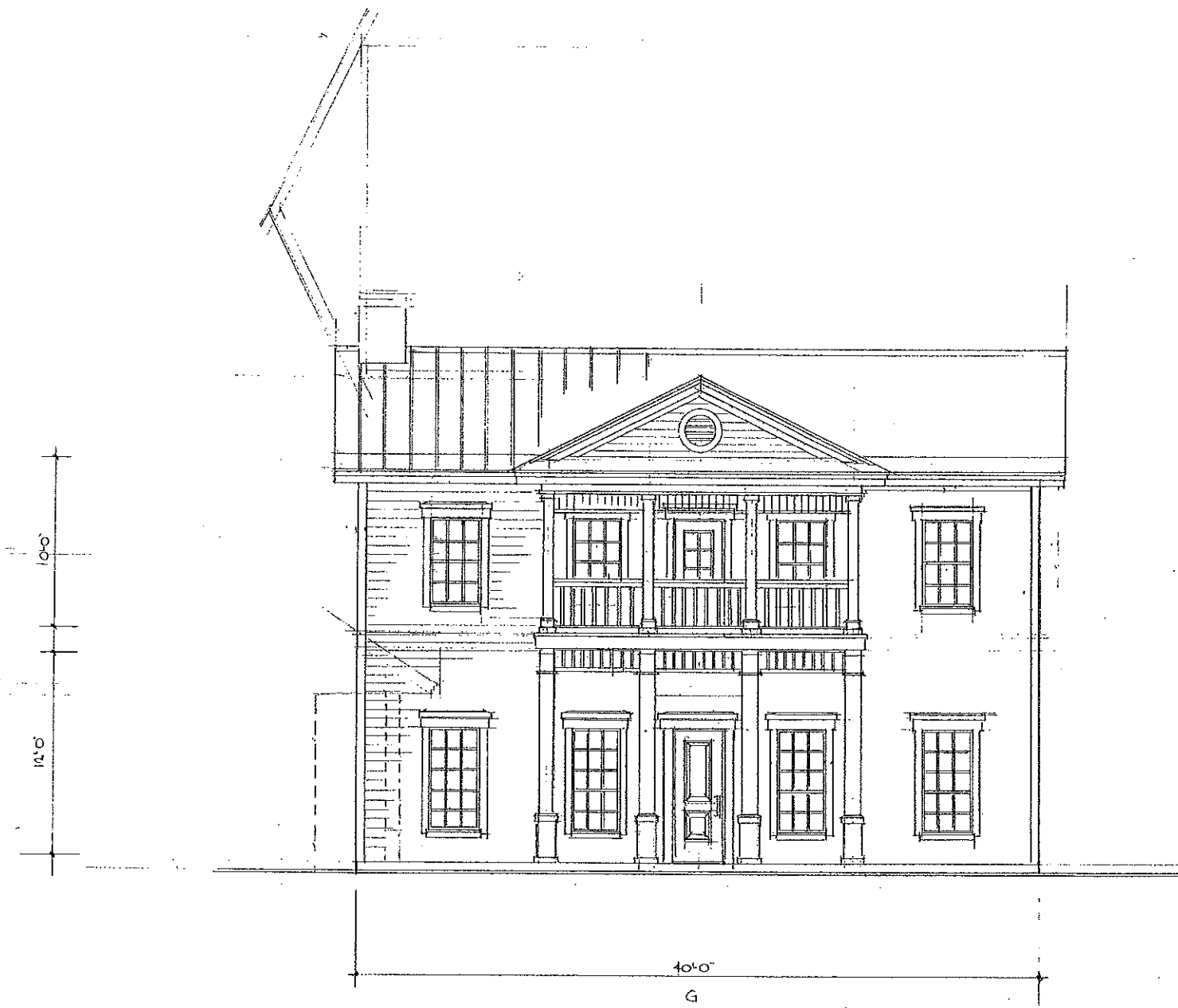
Westmont Square A

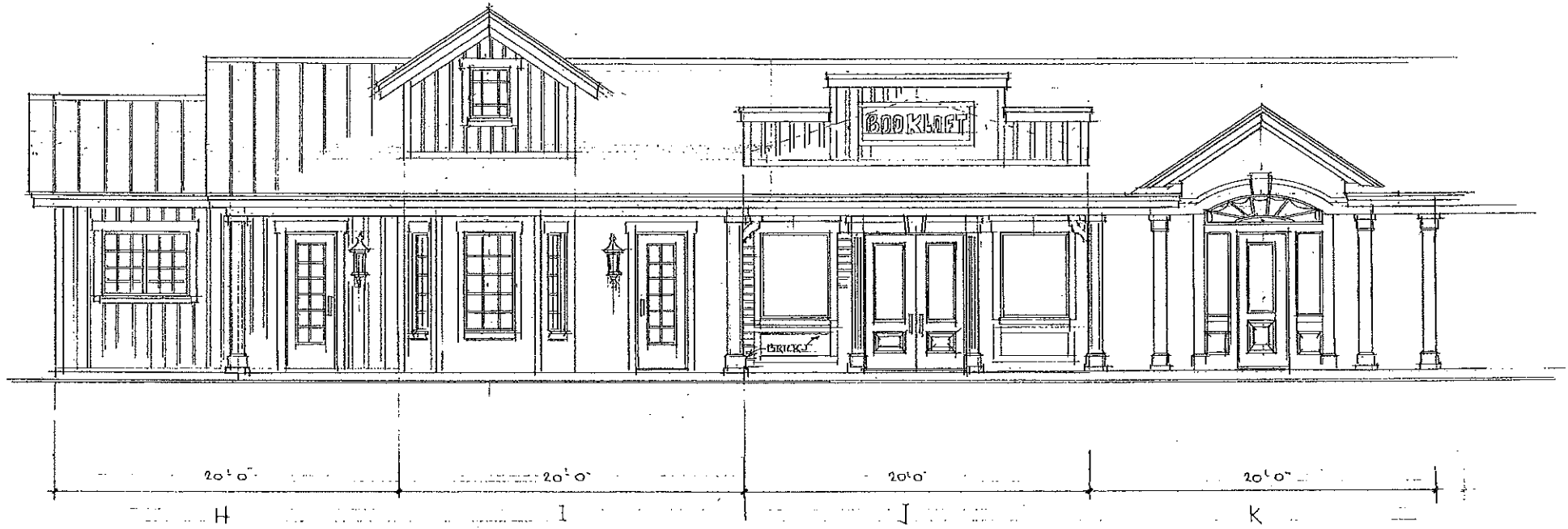
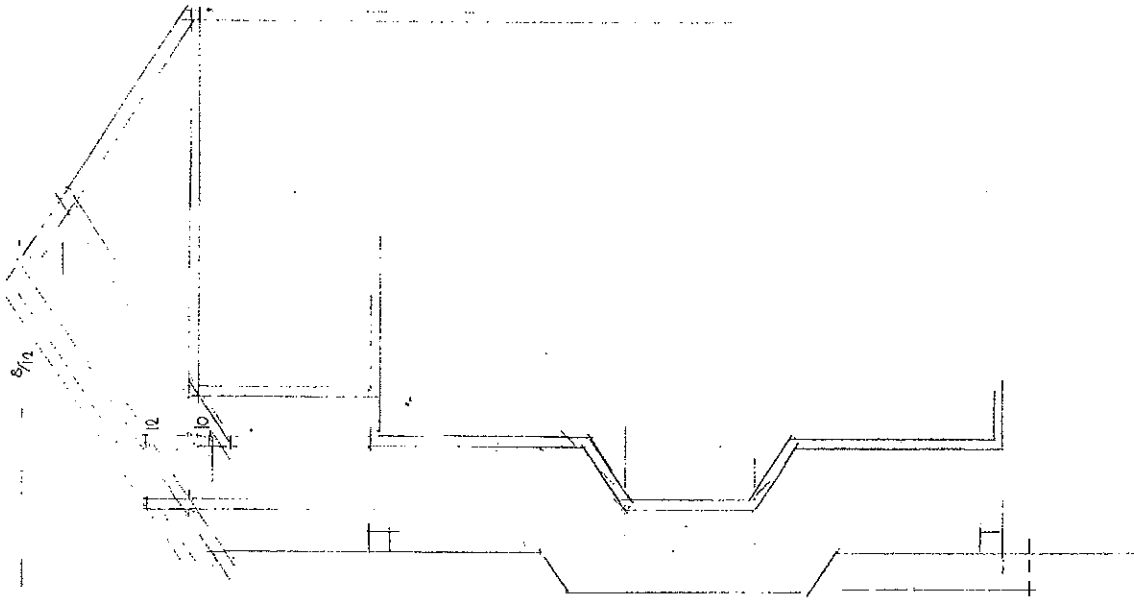
COPYRIGHT © KARL SCHEFFEL III HOLDINGS INC.
 614 N. AUTUMNWOOD WAY
 THE WOODLANDS, TEXAS 77380
 03-29-17

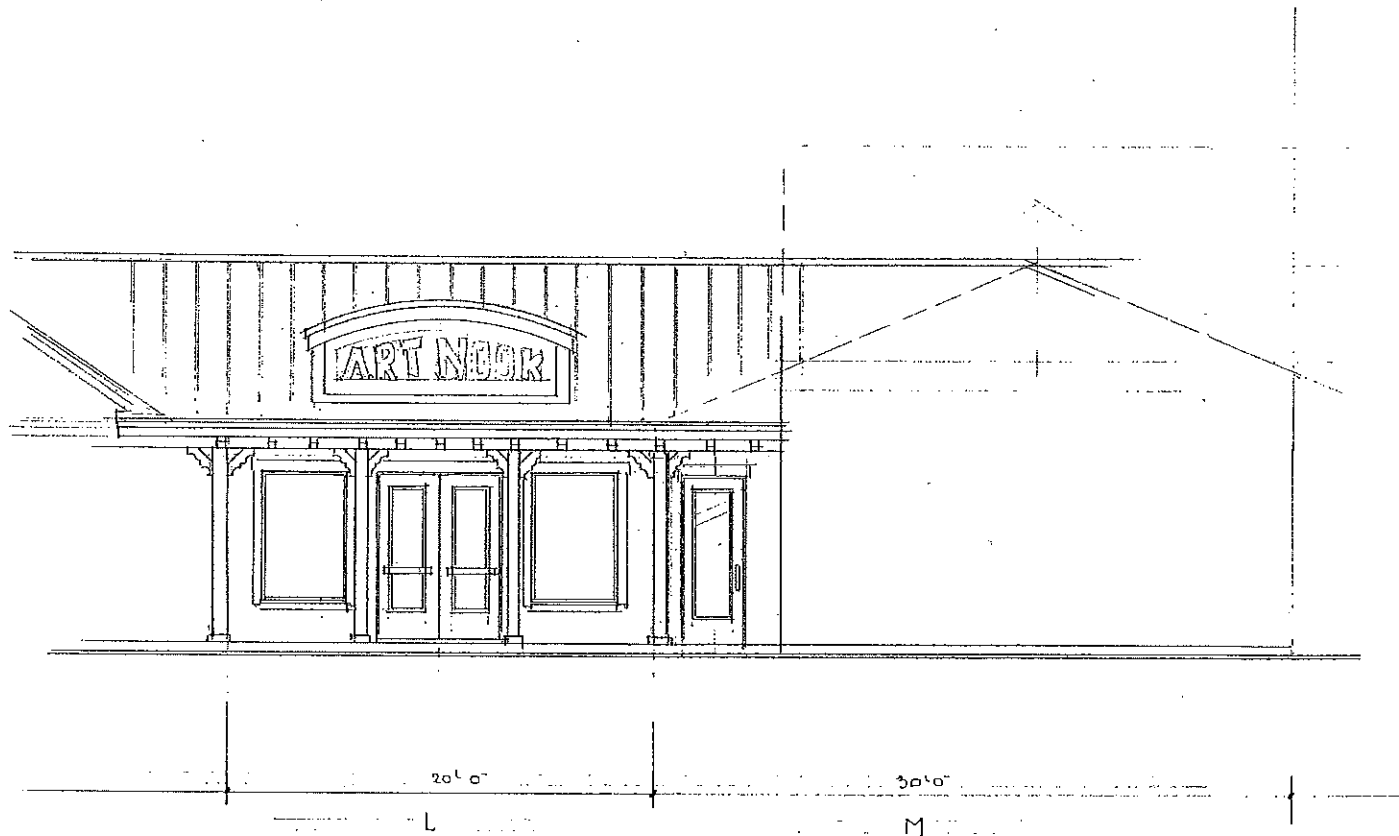


Westmont Square

COPYRIGHT KARL NDEKEL . JIM HOUSE INC.
 51 N. AUTUMNWOOD WAY
 THE WOODLAKES, TEXAS 77380
 63-29 17







~~City of~~
AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Letter of Request, Site Plan,
Date Prepared: April 20, 2017	

Subject

This is a variance from the zoning code that requires side and rear yard setbacks when a "B" Commercial lot is developed adjacent to a "R-1" Single-family residential property. The request is for a zero building setback on all sides of the property.

Description

From Mr. West and Ms. Stultz is attached. The issue of partnering on Pond e Street is another issue for consideration at another time. The present action is for you to set a public hearing date. The proposed date for the hearing is June 13th, that will allow enough time for the Planning Commission's hearing.

Recommendation

Motion to set a public hearing date for *May 22nd* for the requested variance – or include in your one motion to approve the Consent Item Agenda.

Approve By

City Administrator	Jack Yates	Date: April 20, 2017
--------------------	------------	----------------------

Westmont Square

14419 Liberty Street | 936-537-2587 | Megan@MeganStultz.com

April 18, 2017

City of Montgomery
Planning & Zoning
101 Old Plantersville Rd
Montgomery, TX 77356

Referenced Property: Montgomery Townsite 01, Tract 6 & 7, Area A

Dear City of Montgomery:

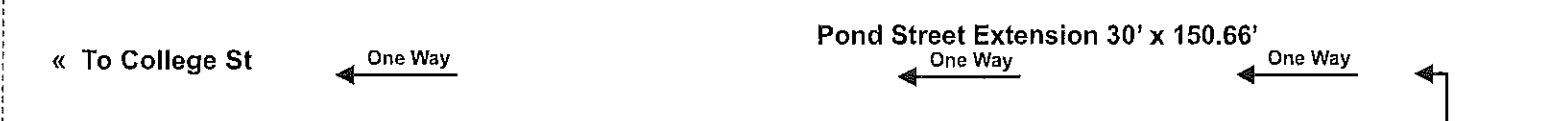
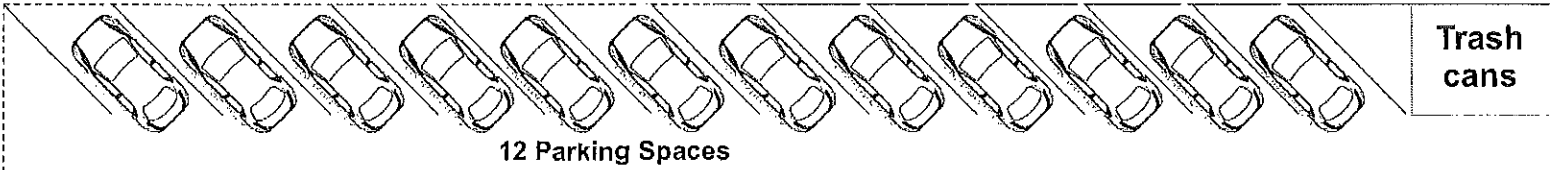
We would like to partner with the City of Montgomery and the Montgomery IDC to expand Pond Street to offer a One-Way street down the utility easement off of HWY 149 to connect with the proposed Pond Street expansion. This expansion will create additional parking for city visitors and businesses.

We would also like to request the following variance(s) located at the proposed development of Westmont Square located at 14419 Liberty Street in Montgomery, Texas on HWY 149, just North of HWY 105.

1. A zero foot build line surrounding the property. This is to accommodate a park like setting between the buildings. This would essentially extend the lawn of the community center across HWY 149 to the lawn of Westmont Square.

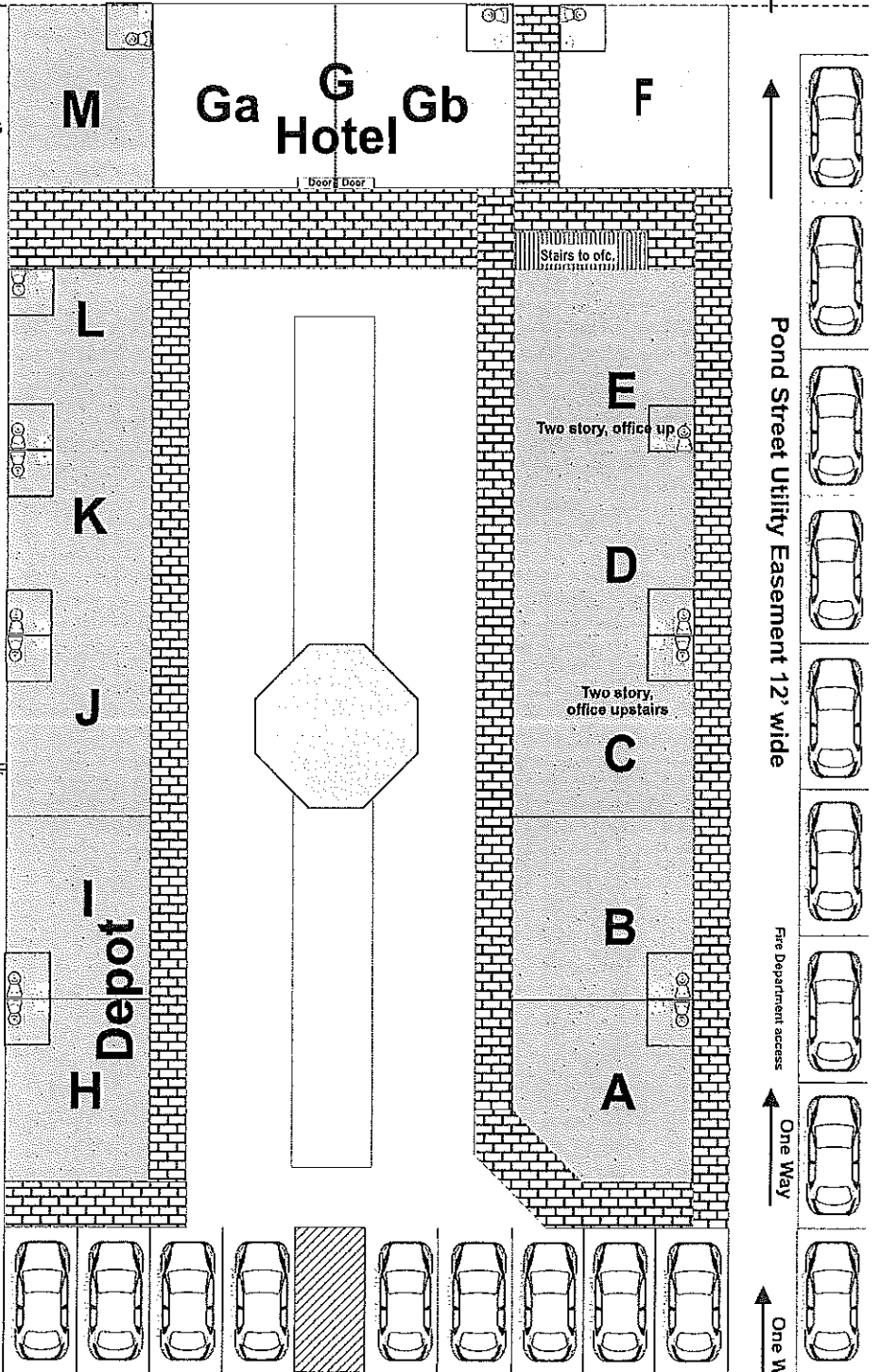
Sincerely,

Monte West & Megan Stultz
Westmont Construction



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



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 F 16x20

Building H-M 16x20

Common area,
Middle of square

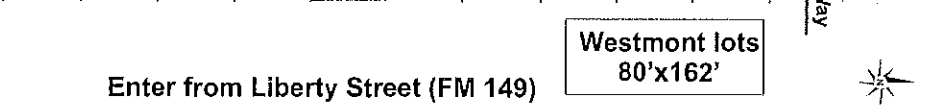
30 Total Parking Spaces
using Pond Street Extension
9 on Property Parking Spaces

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.



AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: April 21, 2017	

Subject

This is a report regarding the Land-Use Plan for the city.

Description

The City engineer is preparing a larger size map for you to use in your review/consideration. I plan on speaking with each of you individually during the next month to get your ideas regarding the plan. It has occurred to me that perhaps a way of getting this plan out to the citizens is to have a series of Open House Community meetings. At those meetings budget issues, plans for downtown and neighborhood issues could be brought up.

Recommendation

Receive the report, comment as needed.

Approve By

City Administrator	Jack Yates	Date: April 21, 2017
--------------------	------------	----------------------

AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: April 21, 2017	

Subject

This is a report regarding the proposed zoning changes throughout the city

Description

The City Engineer and I have discussed the need for finding parcel ownerships, names and addresses and legal descriptions. He is preparing that information now.

Next month should be the opening month for the process to begin.

Recommendation

Receive the report, comment as needed.

Approve By

City Administrator

Jack Yates

Date: April 21, 2017

AGENDA REPORT

Meeting Date: April 24, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: April 21, 2017	

Subject

This is a report regarding the landscaping design throughout the city

Description

The designer search has been more difficult than I thought it would be. I do have several leads that I will follow-up contacting.
This is a status report only.

Recommendation

Receive the report, comment as needed.

Approve By

City Administrator	Jack Yates	Date: April 21, 2017
--------------------	------------	----------------------