

**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA  
REGULAR MEETING OF MONDAY, AUGUST 22, 2016, 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. Discuss/take action regarding July 25, 2016 minutes.
2. Discuss/take action regarding a painting permit for 306 John A. Butler– Dominion Pools.
3. Discuss/take action regarding a sign permit application for 202 McCown – American Chic Boutique.
4. Discuss/take action regarding approval of Final Plat submission and accompanying construction plans for McCoy’s Building Supply.
5. Adjournment



\_\_\_\_\_  
Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 19<sup>th</sup> day of August, 2016 at 2:45 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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

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**MINUTES OF REGULAR MEETING**  
**July 25, 2016**  
**MONTGOMERY PLANNING AND ZONING COMMISSION**

**CALL TO ORDER**

Chairman Nelson Cox declared a quorum was present, and called the regular meeting to order at 6:03 p.m.

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

Absent:

Also Present: Jack Yates, City Administrator  
Larry Foerster, City Attorney

**VISITOR/CITIZENS FORUM**

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Mrs. Shauna P. Dodd, who resides on Caroline Street, advised that she wanted to learn what the procedure would be to add a dwelling onto the property she resides on, such as a Mother-in-law quarters. Mrs. Dodd said that she thought her lot was a ½ acre lot, but she did not have the measurements of the lot. Carol Langley asked if she was located in the Historic District of the City. Mrs. Dodd said that she was located in the Historic District, so she did not know if this type of addition would be allowed. Mr. Yates advised that he would contact Mrs. Dodd tomorrow to discuss the information. Mrs. Dodd thanked the Commission for their time.

**CONSIDERATION AND POSSIBLE ACTION**

1. Discuss/take action regarding June 27, 2016 minutes.

Carol Langley moved to approve the Minutes as presented. Jeffrey Waddell clarified that on page 5 of the minutes, where Mr. Fleming is talking about the set back on the side, where it states “the developer will replace the retaining wall.” Jeffrey Waddell said that what they meant was “the developer will install the retaining wall.” Mr. Fleming confirmed that would be new construction of the retaining wall. Ms. Hensley said she would correct the information. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

2. Discuss/take action regarding sign permit for 202 McCown Street – Shawna Reilly.

Mr. Yates advised that Ms. Reilly was unable to attend the meeting tonight. Mr. Yates said that Ms. Reilly was applying for two signs at 202 McCown Street, which is next door to the Old Montgomery Steak House property. Mr. Yates said that Ms. Reilly is removing the existing signs and wants to put up two signs. Mr. Yates said that the signs are black and white with scroll around the lettering. Mr. Yates said that the signs appear to meet the requirements of the ordinance.

William Simpson moved to approve the sign permit for 202 McCown. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. Discuss/take action regarding cellular tower ordinance.

Mr. Yates reviewed the ordinance, as follows:

- Section 18-141 – states the Special Use Permit (SUP) process is in place and will still come before the Commission for recommendation to City Council. City Council will have the final decision.
- Section 18-142 – this section covers definitions.
- Section 18-142 (*that will need the number corrected*) – which states the setback standards for telecommunications towers from property that is residential use. Mr. Yates said that, in his opinion, residential use is not just property zoned as residential, but property that is being used as residential and has an actual structure on the property.

Jeffrey Waddell asked for clarification that number 2(a) states “that no more than two residential uses within 200 feet of the tower base” and said that he was not quite sure how to interpret that section. Mr. Fleming said that they might need to include a definition for residential use. Mr. Foerster said that they would add a definition for “residential use”. Mr. Foerster asked what type of residential use they were referring to, such as, single family, multi-family, etc. Mr. Yates said that he thought that it was any type of residential use. Mr. Yates said that he would review the information with the City Attorney tomorrow, then he will come back with an explanation.

Mr. Yates then reviewed the following sections of the proposed ordinance:

- Section 18-143 – deals with building mounted facilities, which is antennas on the roof tops, which shall be screened, constructed or colored to match the structure. They cannot be more than 10 feet above the existing building.
- Section 18-144 – covers accessory buildings and allows a building of not more than 300 square feet, for storage of equipment, not for office space or other long term uses.
- Section 18-145 – requires an annual inspection of the structure.
- Section 18-146 – application requirements and materials required to be submitted.
- Section 18-147 – addresses tower locations.
- Section 18-148 – addresses tower design, with the key point under 2) that states they must meet or exceed the requirements of the EIA/TIA-222-E. EIA- Electronic Industrial Association. TIA is the Tower Industry Association, and 222-E is the method of construction in the Structural Standards for Steel Antenna Towers. Mr. Yates said that they would probably need to have a specific tower reviewer to review the plans, and it will be part of the building permit process.
- Section 18- 153 – is related to additional antennas, and states additional antennas will be reviewed by the Planning and Zoning Commission, and approved by City Council.
- Section 18-154- covers maintenance and inspections of the tower.

- Section 18-155- is the removal of the tower, and states that any tower that is not operated for a continuous period of six (6) months, is considered abandoned and the owner of the tower shall remove the tower within 90 days of receipt of notice from the City Administrator.
- Section 18-156 – is a deed restriction covenant that states that the permit goes with the property when it is sold. Mr. Yates advised that this section requires a building permit to be obtained within 180 days from the date of approval.
- Section 18-159 - states that the final approval of the application is reviewed by the Planning and Zoning Commission and approved by City Council.
- Section 18-160 – addresses tower permit fees.

Jeffrey Waddell commented on the plan review, which would be done by the City Administrator, and asked if there would be inspections done during construction. Mr. Yates said that there would be inspections done the same as with any other building permit. Mr. Yates advised that the fees for the tower would be for the time it takes to review the application and any necessary reports.

Carol Langley asked how Mr. Yates came up with the fees in the ordinance. Mr. Foerster said that if they are going to have an engineer and a contract code official review the permits, a fee of \$2,000 is not an unreasonable fee. Mr. Fleming said that was a fair assessment. Carol Langley asked if the other cities had fees in their ordinances, and whether they were comparable to these fees. Mr. Yates advised that they were comparable, and he thought they were at \$2,000 to \$3,000. Mr. Yates said that if the City had to hire somebody other than the building inspector, they would add that charge to the building permit. Mr. Yates said that the fees listed were for the application, because if they got approved, then they would apply for a building permit. Mr. Yates said that they would have to submit plans, and the plan review allows for a plan review fee, which is half the cost of the permit. Mr. Yates said that they could add on the building permit that the tower was designed to the EIA/TIA-222-E Standard. Mr. Yates said that you could have an architect sign off on the plans stating that they met the standards, instead of the building inspector.

Jeffrey Waddell asked if they would be required to submit a soil sample. Mr. Fleming said that would fall under the EIA/TIA Classifications. Mr. Fleming said that the plans for the structures will have to be signed and sealed by a licensed structural engineer, licensed in the state of Texas. Mr. Fleming said that from an engineering standpoint, as the City Engineer, he is comfortable reviewing the plans for compliance, but said that he also felt that it would be good to pass it through the Building Code Official.

Rebecca Huss, City Council member, commented on Section 18-146(2) and asked if \$2,000 - \$3,000 would be enough to cover cost for the City obtain an engineering report. Mr. Yates said that he thought that the City Council could charge for any out-of-pocket expenses. Rebecca Huss asked whether it would have to be specifically addressed in the ordinance to cover the cost to pay for professional guidance. Mr. Fleming said that what he has tried to incorporate in the new development packet, as a qualifier, that all fees would include a “plus time and materials” clause.

Rebecca Huss asked whether there should be an annual inspection fee for the annual inspection of the towers. Mr. Yates said that would be easy enough to add to the ordinance. Mr. Fleming said that his intent was to require the entity to have the inspection done and then provide the report to the City. The City would review the report and issue the permit.

Chairman Cox asked if the annual inspection was addressed in the ordinance. Mr. Foerster said that it was addressed in Section 154(2). Mr. Yates said that the owner of the tower has to submit a written report 30 days prior to the annual anniversary. Mr. Yates said that Section 145 also addresses inspection on the City’s part.

Rebecca Huss asked about Section 154 and what the remedy would be if they don’t submit the annual inspection report. Mr. Fleming said that he was going to recommend stating if they did not comply within a certain window of time, the City would undertake that inspection at the owner’s expense. Mr. Fleming said that these requirements are pretty

standard operating procedure. Mr. Yates said there could be up to \$500 per day penalty through the general penalty clause in the Code of Ordinances.

After discussion, Mr. Yates said that he would add "or if deemed structurally unsound" following the word "abandoned" in Section 18-155. Mr. Foerster said that in this section, the City Attorney is authorized to pursue all necessary legal remedies to implement the provisions of this section.

Mr. Foerster said that Section 18-148(1) (2) – Tower Structure and Design, he thought they needed to be more specific and identify that the design structure has to be certified by a professional structural engineer. Mr. Foerster said that it is implied, but not formally stated. Mr. Fleming said that they might need to include the standard under 18-148(2) adding a sentence stating "The design must bear the seal of a structural engineer licensed in the State of Texas."

Mr. Yates stated that in Section 18-142, they will delete the entirety of 2(a), which was a contradiction.

Mr. Foerster said that the ordinance would read better if they strike C(3) on page 3, which states "For the purpose of applying the restrictions the term "residential use" has the meaning set forth in the City zoning ordinance use charts, but excludes property that is vacant and unplatted." Instead move it to definitions, which would read: Residential Use has the meaning set forth in the City zoning ordinance use charts, but excludes property that is vacant and unplatted.

Mr. Fleming said that they might need to revisit the definition for residential use in the Code, because it is pretty broad. Mr. Foerster said that the City might want to develop their own residential use definition. Mr. Foerster said that he thinks the purpose of the tower ordinance is to prohibit any tower from being within 200 feet of any residential use. Rebecca Huss asked whether it was a safety factor or property valuation. Mr. Fleming said that it was probably more of the former, but it is a safety factor for clearance for a fall zone.

Mr. Foerster said that he feels that “residential use” needs to be a definition rather than stuck in all the other wording.

Mr. Yates stated that if the Commission was alright with the changes, they could vote to make the recommendation to City Council based upon the changes as follows:

- Delete Section 142-2(a) which states “There are no more than two residential uses within two hundred (200) feet of the tower base.”
- Move Section 142-2(c) to definitions of “Residential Uses.”
- Section 18-155 – adding the following, underlined statement or if deemed structurally unsound;
- Section 148(2) adding “The design must bear the seal of a structural engineer licensed in the state of Texas.”
- Mr. Foerster said that he would also suggest that 18-145 be changed to “City inspections” to differentiate that from 18-154 Maintenance Inspections, which is covered by the owner.
- Rebecca Huss asked about adding the “time and materials” to the expenses. Mr. Yates said that in Section 18-160 Tower Permit Fees, under (a), (b), (c) and (d) they would add “plus time and materials” to cover City costs.

Mr. Yates said that the Commission could either make the recommendation based on the changes or wait and review the changes next month. Jeffrey Waddell asked Mr. Yates if he would be able to make the changes for the Council Meeting tomorrow night. Mr. Yates said that he would be able to make the changes.

Carol Langley asked whether City Council has been discussing the tower ordinance, or will tomorrow night be the first time. Mr. Yates said that they had discussed the ordinance at their last meeting, but tomorrow night will be the first time that they will see the full ordinance.



Carol Langley asked Mr. Foerster if he was comfortable with the ordinance going before City Council with the changes. Mr. Foerster said that if Mr. Yates makes the suggested changes, he could have a chance to look at them before noon tomorrow. Rebecca Huss said that if they had a bulleted list of the changes and the sections that they apply to, that might be enough to allow City Council to approve the ordinance, pending insertion of the information. Rebecca Huss said they approve ordinances all the time like that, so that might be the easiest solution.

Mr. Foerster stated that there was also a numbering correction that would need to be made, because Section 142 is repeated. Mr. Foerster said that the changes could be done in red to show the changes, then once the ordinance is approved, they can make the changes. Mr. Yates said that he can make all the changes and review it with the City Attorney, and then present it to City Council tomorrow.

Jeffrey Waddell moved to send the Ordinance to City Council with the amendments, as noted. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

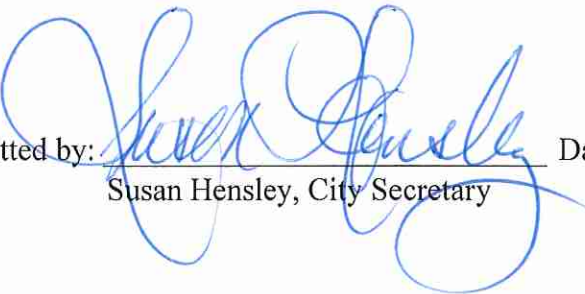
Chairman Cox expressed his appreciation for the City staffs work, including the lack of legal ease and understandability that was really helpful for him. Chairman Cox said that it could tell that there is a lot of work and thought that has gone into the information, including from the City Engineer. Chairman Cox said that he just wanted to let City staff know how much the Commission appreciates their work.

Mr. Yates said that they try to write the ordinances to where they can be understood by everyone. Mr. Yates said that they want ordinances to be easy to understand so that they can enforce the ordinance, and easy for a person to understand so that they can follow it.

Mr. Foerster advised that Mr. Fleming had some really good input into the ordinance, just like the structural standards that are known in the industry that the City would not know of without his input, plus he had some other really good points as he did on the tree ordinance a few days ago.

**ADJOURNMENT**

Carol Langley moved to adjourn the meeting at 7:10 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

ITEM #2

Meeting Date:	August 22, 2016	Budgeted Amount:	N/A
Department:	Historic district Aesthetics		
Date Prepared:	August 15, 2016	Exhibits:	pictures of proposed building with new color

## Subject

Consideration of building paint approval for 306 John A. Butler – Dominion Pools

## Discussion

The pictures of the building with the proposed color is in your packet.. The colors seem appropriate to me.

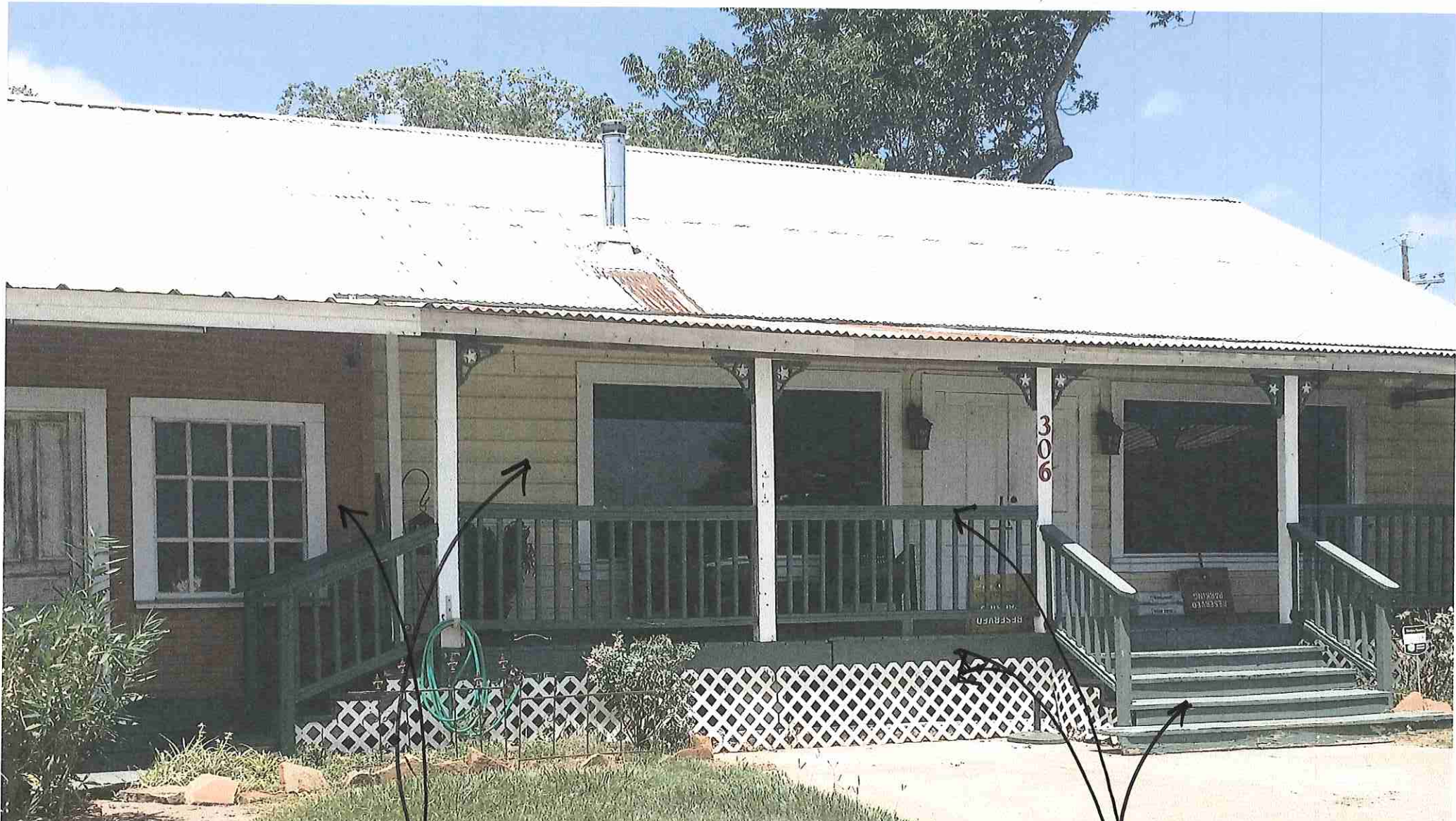
## Recommendation

Approval of building painting as presented.

## Approved By

Department Manager		Date:
City Administrator	Jack Yates	Date: August 15,2016





Soap Opera  
(creme)

Cordova  
Brown



**Do it  
Best**  
Quality Paints™

Soap Opera  
DW40

Color may vary slightly from sample due to aging,  
lighting, surface texture and application.

03/06

taupe SC-153

Sea Foam SC-132

Mill Grey SC-159

Woodland Green SC-126

Red Cedar

Tugboat SC-141

Wangler Brown SC-109

Sagebrush Green SC-138

Ponderosa Green SC-120

Coffee SC-103

Cordovan Brown SC-104

Forest SC-108

Mountain Spruce SC-114

Las muestras de colores simulan los colores de las tintas en Cordo. Consecuentemente, podría haber una pequeña diferencia entre el color de

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

ITEM #3

<b>Meeting Date:</b>	August 22, 2016	<b>Budgeted Amount:</b>	
<b>Department:</b>	Permits		
		<b>Exhibits:</b>	Sign Permit Application, Cover letter and color photo of sign.
<b>Date Prepared:</b>	August 19, 2016		

**Subject**

Request for Sign Permit in the Historic District.

**Recommendation**

**Discussion**

**Approved By**

**Department Manager**

Date:

**City Administrator**

Jack Yates

Date: 08/17/16



# Sign Permit Application

Public Works and  
Community Development  
Department

City of Montgomery, Texas  
101 Old Plantersville Road  
Montgomery, Texas 77356  
[www.montgomerytexas.gov](http://www.montgomerytexas.gov)

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

TEMPORARY SIGN?	YES <input type="checkbox"/> NO <input checked="" 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 #: 50810729

Date: 8.17.14

JOB ADDRESS: <i>202 McCown St</i>		BUSINESS NAME: <i>American Chic Boutique</i>	
BUSINESS OWNER: <i>Shawna Reilly</i>	MAILING ADDRESS: <i>202 McCown St</i>	TELEPHONE: <i>936-597-9899</i>	
APPLICANT: <i>Shawna Reilly</i>	MAILING ADDRESS: <i>202 McCown St</i>	TELEPHONE: <i>281-687-5409</i>	
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"/>
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SIGN PLACEMENT: <i>Front of building</i>	VALUATION:
SIGN DESIGN & COLOR SCHEME: <i>Black + white</i>	

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	<i>4ft</i>
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH	<i>8ft</i>
BANNER	TOTAL SQ FT	<i>32 ft<sup>2</sup></i>
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: <i>Shawna Reilly</i>	SIGNATURE of Property Owner or Agent: <i>Shawna Reilly</i>
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OFFICE USE ONLY

APPROVED BY:	TOTAL FEE:	\$ <i>50.00</i>
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COMMENTS:	
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# 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 8/16/16

COLOR black and grey

ORDER NUMBER 16-3 3389

QUANTITY 1

SIZE 8ft w x 4ft h

OTHER \_\_\_\_\_

- 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)



August 15, 2016

To the City of Montgomery,

My name is Shawna Reilly and I am opening a gift shop and home goods store at 202 McCown St, Montgomery, Texas 77356. The name of my store is Fare Thee Well. I also have a small clothing boutique called American Chic Boutique. Previous I was sub-leasing space inside Small Town Sugar and my store was well received by customers in downtown Montgomery. Because of that I have decided to include it in my new store and have moved my boutique to the building at 202 McCown St.

I am asking to replace one of the current signs with my American Chic sign. It compliments my Fare Thee Well sign very well. The sign I am asking to replace is Front Porch Friends, measuring 4'x8'. My new sign will have the same measurements as this sign and the colors are black, white, and gray.

Thank you very much for your consideration and I am very much looking forward to opening my store in August.

Sincerely,  
Shawna Reilly  
281-687-5409

Fare Thee Well  
202 McCown St.  
Montgomery, Tx 77356  
936-597-9899

A handwritten signature in black ink that reads "Shawna Reilly". The signature is written in a cursive style with a large, sweeping 'S' at the beginning and a long, trailing flourish at the end.

# PROOF

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DATE 8/16/16

COLOR black and grey

ORDER NUMBER 16-3 3389

QUANTITY 1

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281-351-1111 (Tomball 249)

832-559-8697 (Tomball Kobs)

936-447-1869 (Montgomery)

Montgomery Planning and Zoning Commission

AGENDA REPORT

ITEM #4

Meeting Date:	August 22, 2016	Budgeted Amount:	
Department:			
Prepared By:	Glynn Fleming	Exhibits:	Plat
Date Prepared:	August 19, 2016		

**Subject**

Approval of Final Plat and Construction Plans from McCoy's Building Supply

**Recommendation**

Offer full approval of the referenced submissions.

**Discussion**

We received a revised submission on August 15<sup>th</sup> and are prepared return approved drawings upon receiving approval by the Planning & Zoning Commission and City Council.

**Approved By**

Department Manager	Glynn Fleming	Date: August 18,2016
City Administrator		Date:



8701 New Trails Drive, Suite 200  
The Woodlands, Texas 77381-4241  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

August 18, 2016

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

Re: Approval of Final Plat and Construction Drawings  
McCoy's Building Supply  
City of Montgomery

Commission Members:

We have reviewed the referenced Final Plat and accompanying construction drawings as submitted by Eckermann Engineering, Inc. and offer no objections to the plat or plans as submitted to us. Our recommendation is the Commission offer full approval to both, thereby allowing the Developer to commence with construction. At the request of City Council, one copy of the referenced plan set is available for your review in the office of the City Secretary.

Thank you for the opportunity to serve the City of Montgomery. As always, should you have any questions or need any additional information, please do not hesitate to contact Glynn Fleming or myself.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Shackelford', with a long horizontal flourish extending to the right.

Ed Shackelford, P.E.  
Engineer for the City

EHS/gef: lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2016\P&Z Reports\8-23-2016\McCoy's Building Supply Plat and Plan Approval-P&Z Opinion.doc

Enclosures 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 and Creighton, LLP, City Attorney  
Mr. Sam Walker, P.E. – Eckermann Engineering, Inc.



8701 New Trails Drive, Suite 200  
The Woodlands, Texas 77381-4241  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

August 18, 2016

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

Re: Approval of Final Plat and Construction Drawings  
McCoy's Building Supply  
City of Montgomery

Commission Members:

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Ed Shackelford, P.E.  
Engineer for the City

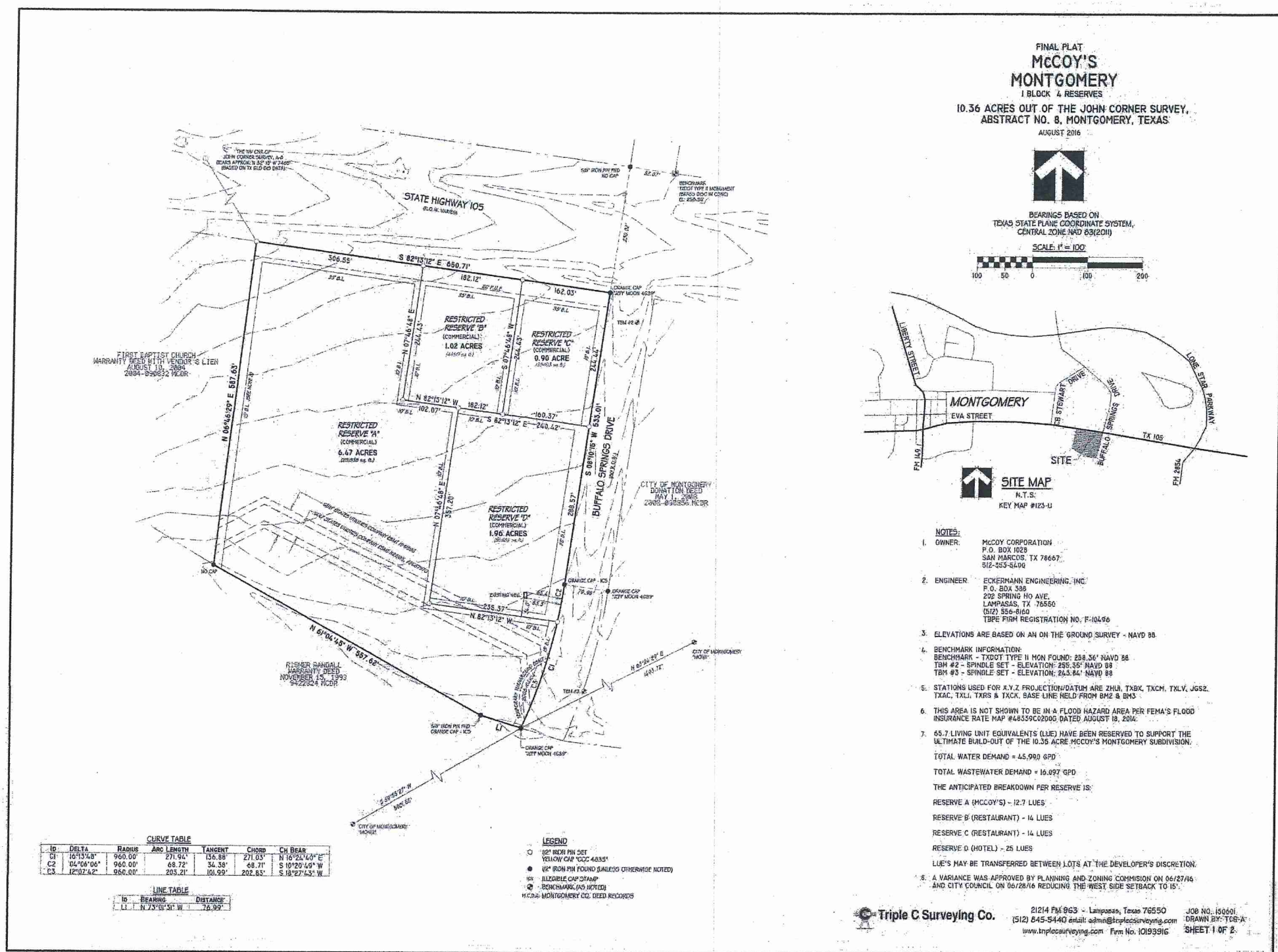
EHS/gef: lr2

P:\PROJECTS\W5841 - City of Montgomery\W5841-0900-00 General Consultation\2016\P&Z Reports\8-23-2016\McCoy's Building Supply Plat and Plan Approval-P&Z Opinion.doc

Enclosures 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 and Creighton, LLP, City Attorney  
Mr. Sam Walker, P.E. – Eckermann Engineering, Inc.



08/12/2016 8:19:07 AM  
 X:\Eckermann\Eng\015\Submittal\015 - McCoy's Montgomery\Sign\Sheet15019\_PLAT.dwg



No.	Date	Revisions	App.

**ECKERMANN ENGINEERING, INC.**  
 202 SPRING HAVEN AVENUE  
 LAMPASAS, TEXAS 76850  
 PHONE: 512-556-8160  
 TBE FIRM NO. F-10496

MCCOY'S BUILDING SUPPLY #113  
 20341 EVA STREET  
 MONTGOMERY, TEXAS  
**MCCOY'S BUILDING SUPPLY**  
 SITE PLAN IMPROVEMENTS

FINAL PLAT

Project No.: 15019  
 Issued: 09/12/2016  
 Drawn By: MB, AS, EN  
 Checked By: SNW

C.04

Sheet 4 OF 37

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

ACCEPTED BY CITY ENGINEER  
  
 ED SHACKELFORD, P.E.  
 SIGNATURE VALID FOR ONE (1) YEAR  
 DATE: 9/12/16

08/12/2016 8:19:54 AM

X:\Eckermann Eng\2015\1504115019 - McCoy's Montgomery\Sign\Sheets\15019\_PLAT02.dgn

FINAL PLAT  
**MCCOY'S  
 MONTGOMERY**  
 1 BLOCK & RESERVES  
 10.36 ACRES OUT OF THE JOHN CORNER SURVEY,  
 ABSTRACT NO. 8, MONTGOMERY, TEXAS  
 AUGUST 2016.

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §

THAT I, CLYDE C. CASTLEBERRY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.



CLYDE C. CASTLEBERRY, JR. 08-12-16  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835 DATE  
 STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §  
 I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH ITS APPROVAL IS REQUIRED.

ED SHACKELFORD, P.E.  
 CITY ENGINEER

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §  
 THIS PLAT AND SUBDIVISION HAVE 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 SAID COMMISSION AND COUNCIL.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
 KIRK JONES  
 MAYOR

BY: \_\_\_\_\_  
 NELSON COX  
 CHAIRMAN - PLANNING & ZONING COMMISSION

ATTEST BY: \_\_\_\_\_  
 SUSAN HENSLEY  
 CITY SECRETARY

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §  
 I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON:

RECORDED ON: \_\_\_\_\_ 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY  
 CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ OF PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.  
 WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE AND DATE LAST ABOVE WRITTEN.

MARK TURNBULL, CLERK, COUNTY COURT  
 MONTGOMERY COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

Triple C Surveying Co. 21214 FM 963 - Lampasas, Texas 76550 JOB NO.: 150601  
 (512) 845-5440 email: admn@triplecsurveying.com DRAWN BY: TCR-A  
 www.triplecsurveying.com Firm No. 10193916 SHEET 2 OF 2

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §  
 THAT THE MCCOY CORPORATION HEREIN ACTING THROUGH THE UNDERSIGNED DAILY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE MCCOY'S MONTGOMERY SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.  
 OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN DEDICATIONS, IMPROVEMENTS, AND EXTRACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

G. RICHARD NEAL  
 SENIOR VICE PRESIDENT - MCCOY CORPORATION

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. RICHARD NEAL, KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC, \_\_\_\_\_ COUNTY

No.	Date	Revisions

**ECKERMANN  
 ENGINEERING, INC.**  
 202 SPRING HO AVENUE  
 LAMPASAS, TEXAS 76550  
 PHONE: 512-558-8160  
 TBPE FIRM NO. F-10496

MCCOY'S BUILDING SUPPLY #113  
 20341 EVA STREET  
 MONTGOMERY, TEXAS

**MCCOY'S  
 BUILDING SUPPLY**

SITE PLAN IMPROVEMENTS

**FINAL  
 PLAT**

Project No.:	15019
Issued:	08/12/2016
Drawn By:	MB, AS, EN
Checked By:	SNW

**C.05**  
 Sheet 5 OF 37

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

ACCEPTED BY CITY ENGINEER  
  
 ED SHACKELFORD, P.E.  
 SIGNATURE VALID FOR ONE (1) YEAR

08/12/16  
 DATE