

## NOTICE OF REGULAR MEETING

September 23, 2019

### MONTGOMERY PLANNING AND ZONING COMMISSION

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the Montgomery Planning and Zoning Commission will be held on **Monday, September 23, 2019 at 6:00 p.m.** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

#### CALL TO ORDER

#### VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on any item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

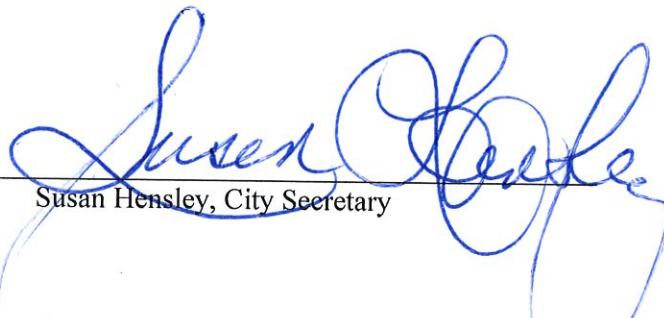
#### CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of August 26, 2019.
2. Consideration and possible action regarding a proposed new residential structure to be located at 202 Pond Street as submitted by James Bone.
3. Consideration and possible action regarding a sign application for The Meating Place Bar-B-Que located in the Historic Preservation District at 401 College Street, Suite 170 as submitted by owner Buddy Adams.
4. Consideration and possible action regarding a sign application for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.
5. Consideration and possible action regarding exterior modifications for window awnings by H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.
6. Consideration and possible action regarding exterior modifications to a home including new siding and property fence located at 708 College Street in the Historic Preservation District as submitted by owners Stephanie & Larry Trevino.
7. Consideration and possible action regarding a recommendation to City Council for two variance requests to Section 78-88 of the Code of Ordinances to allow flag lots and 31-foot minimum lot widths instead of the required 75 feet for a replat of Gulf Coast Estates Section 2 located at the end of Baja Street as submitted by Walker Montgomery CDC.
8. Consideration and possible action regarding a Preliminary Plat for Louisa Lane Estates as submitted by the developer.

9. Consideration and possible action regarding a replat for The Shoppes at Montgomery Section 2 as submitted by Montgomery SH 105 Associates, LLC.
10. Report regarding a sign located at 308 Liberty Street / N. H. Davis Museum & McCall Law Office as submitted by Floyd Montgomery.
11. Report regarding a future infrastructure funding project to be coordinated by the Planning and Zoning Commission.

**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 20<sup>th</sup> day of September 2019 at 3:15 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

August 26, 2019

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:00 p.m.

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

Absent: Arnette Easley

Also Present: Richard Tramm, City Administrator

Dave McCorquodale, Assistant to the City Administrator

Katherine Vu, Jones & Carter Engineer

1. Consideration and possible action regarding approval of minutes for a Regular Meeting held on July 22, 2019.

William Simpson moved to approve the minutes as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

Jeffrey Waddell inquired about the general project planning agenda item that was tabled at the previous meeting. Mr. Tramm stated the supporting information wasn't complete and that he would be working with Mr. Yates to move forward with assembling the information.

2. Consideration and possible action regarding a proposed sign to be located at 308 Liberty Street / N.H. Davis Museum & McCall Law Office in the Historic Preservation District.

Jeffrey Waddell confirmed with staff that the sign was already mounted on the building and that the applicant was not in attendance. Mr. Waddell stated that the sign did not fit with the historic character of the building and the scale of the sign was too large and partially covered a window on the front façade of the building. Mr. Waddell suggested the sign be sized similarly to the existing historical plaque on the building. Staff stated they had similar conversations about the sign during preparation of the agenda item. Mr. Simpson said the sign was intended to promote the museum, which is related to Mr. Montgomery's family history and not the history of the city of Montgomery. The Commission discussed the parameters provided by the sign ordinance for temporary signs. Ms. Langley asked for clarification that the Historical Society leased the building or had another agreement with Mr. Montgomery for him to use the building. Chairman Cox expressed the need to discuss the sign with the applicant and owner of the building. The Commission agreed that it would be beneficial to discuss the matter with them directly.

Carol Langley moved to table action on the agenda item pending additional information from the applicant and property owner. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

**3. Presentation by Larry Jacobs regarding a proposed project located at 1062 Clepper Street.**

Mr. Jacobs gave the Commission an overview of a proposed rental cottage project located at 1062 Clepper Street on approximately 2.5 acres. The project would consist of 14 cottages that would be similar to hotel rooms. The cottages would not have a full kitchen, but would have a microwave and mini-fridge. Mr. Jacobs stated the project would target clientele that were attending city festivals and weddings at the various venues around the city. Pavilions for renters to gather underneath would mimic the architecture of the old icehouse stage in downtown and the front of the property would have a rock wall similar to the wall surrounding the Community Building property. Mr. Jacobs stated the project would be gated and the design would preserve the mature trees on the property and natural landscape buffer on the north end of the site. He also stated reservations would be made

via a website. Mr. Jacobs stated he would prefer the property be rezoned to B-Commercial primarily for financing reasons, but he's spoken with staff about the idea of a Special Use Permit. Carol Langley asked about the size of the cottages and Mr. Jacobs stated they would range between 300 and 600 square feet. Mr. Waddell asked if Mr. Jacobs had pictures of similar projects in the area. Mr. Jacobs said his wife and daughter attended a seminar in Austin to learn details of the industry. Mr. Waddell asked about drainage for the project and if a detention pond is required. Mr. Jacobs said he is planning for one and it should be small based on the planned pervious paving materials and small footprint of the cottages. The Commission all stated they thought this type of project would be good for the city. No action was taken.


**4. Presentation by L Squared Engineering for proposed Town Creek Development.**

Philip Lefevre introduced a proposed residential development at the northwest corner of Buffalo Springs Drive and Lone Star Parkway. He stated the housing market had very little demand in recent years for large homes on large lots. He referenced the small-lot subdivision of Lake Creek Village Sections 1 & 2 as good examples of how a successful neighborhood could look with small lots. Mr. Lefevre stated the average lot width of his proposal would be about 60 feet and include approximately 170 lots. He also conveyed the need for a new type of funding mechanism to build amenities like trails and parks and splashpads. Mr. Jonathan White highlighted areas of the proposed project with different lot sizes ranging from 55 to 60 feet. Jeffrey Waddell mentioned the Commission had rejected several projects that were too dense and only had a single point of entry and exit. Mr. White clarified this project would have 3 points of entry and exit on to adjacent roads. Mr. Lefevre pointed out approximately 30 acres of park space that was included in the project to offset the proposed higher housing density. Mr. Waddell stated his primary concern is housing density. Mr. White stated the proposed project is maintaining the required 10-foot building side building lines despite the smaller lot size. Mr. Waddell raised questions about road alignment for some of the proposed roads and how the development would be affected by the tree ordinance. Mr. Lefevre stated his Planned Development District does not have to conform to the tree ordinance, but he encourages

builders to plant trees similar to his other neighborhoods in Buffalo Springs. Mr. Simpson asked what would be involved in the creation of a MUD district for his development. Mr. Lefevre mentioned J. Alan Kent's MUD approval from Council and how surrounding properties could work within that MUD or be part of a separate district based on the particular timing of each development. Mr. Simpson asked about the timing for the project. Mr. Lefevre stated the timing now was dependent of Mr. Kent's timing. Mr. Simpson asked about the City's infrastructure capacity to serve the development. Ms. Katherine Vu stated Jones & Carter would need to study the proposal in more detail to provide a good answer about the City's capacity to serve the development. Jeffrey Waddell mentioned different areas of high-density and low-density development in the City and stated his preference for low-density development given the perceived amount of higher density development currently in the City. Mr. Waddell shared concerns over the details of potential golf cart path design issues that may prevent the paths from being built and inquired what options the City may have if the Buffalo Springs Conceptual Land Plan was not being built according to the plan. Philip also introduced another proposed project consisting of duplex/tri-plex/4-plex-style homes near Ransom's restaurant. No action was taken.

**Adjournment**

Jeffrey Waddell moved to adjourn the meeting at 7:19 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  Date approved: \_\_\_\_\_  
Dave McCorquodale

\_\_\_\_\_  
Chairman Nelson Cox

Attest: \_\_\_\_\_  
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Residential Building Permit App, owner's drawing of proposed structure</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding a proposed new residential structure to be located at 202 Pond Street as submitted by James Bone.

**Description**

James Bone, owner of the property at 202 Pond St (immediately behind The Rancher's Daughter) has proposed a new residential structure made of an 8'x 40' shipping container. The property is approximately 50'x55' and is located in the Historic Preservation District, which requires P&Z Commission approval for the structure.



The proposed structure does not comply with the Historic Preservation District design guidelines. Section 98-350 of the Code of Ordinances states the Planning & Zoning Commission shall be guided by the design guidelines when considering approval of building permit applications.

The project will also require variances to the Subdivision Ordinance for lot size and encroachment into the building line setbacks given the small size of the lot. Due to the unique nature of the request, staff believes the best course of action is to address the Historic Preservation District compliance before proceeding with the Subdivision Ordinance variances.

**Recommendation**

Consider the proposed structure and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 9/19/19
City Administrator	Richard Tramm 	Date: 9/19/19



101 Old Plantersville Road,  
 Montgomery, Texas 77356  
 Phone: 936-597-6434 Fax: 936-597-6437  
[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

## RESIDENTIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition,  
 moving, etc.  
 Expires in 6 months (180 days)  
 Non-Transferable

DATE: 9/16/2019

PERMIT NUMBER:

OWNER: JAMES W BONE JOB SITE ADDRESS: 202 POND ST

CONTRACTOR: JAMES W BONE ADDRESS: 207 POND ST

LICENSE NUMBER: TELEPHONE: 936-232-0983

ZONING DISTRICT: RI - SINGLE FAMILY RESIDENTIAL LOT: BLOCK: LOT SIZE: 55X48  
HISTORIC PRESERVATION DIST.

CONSTRUCTION TYPE(S)

NEW  ADDITION  EXTERIOR  INTERIOR

GROSS SQ. FT. 300 SUBDIVISION:

Superintendent Email:

GROSS SQ. FT.	PERMIT
< 1,000	770.00
1,000 1,499	1,084.00
1,500 1,999	1,369.00

GROSS SQ. FT.	PERMIT
2,000 2,499	1,624.00
2,500 2,999	1,849.00
3,000 3,499	2,044.00

GROSS SQ. FT.	PERMIT
3,500 3,999	2,209.00
4,000 4,499	2,344.00
4,500 4,999	2,450.00

GROSS SQ. FT.	PERMIT
5,000 5,499	2,607.00
5,500 5,999	2,750.00
6,000 6,499	2,877.00

GROSS SQ. FT.	PERMIT
6,500 6,999	2,990.00
7,000 7,499	3,087.00
7,500 7,999	3,170.00

GROSS SQ. FT.	PERMIT
8,000 8,499	3,237.00
8,500 8,999	3,290.00
9,000 9,999	3,500.00
> 10,000	3,800.00

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR PUBLIC UTILITIES, ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, GRADING, ALARMS, ROOFING, LANDSCAPING, FIRE SPRINKLERS AND LAWN SPRINKLERS.

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

Name of Applicant:

Applicant Signature:

JAMES W. BONE

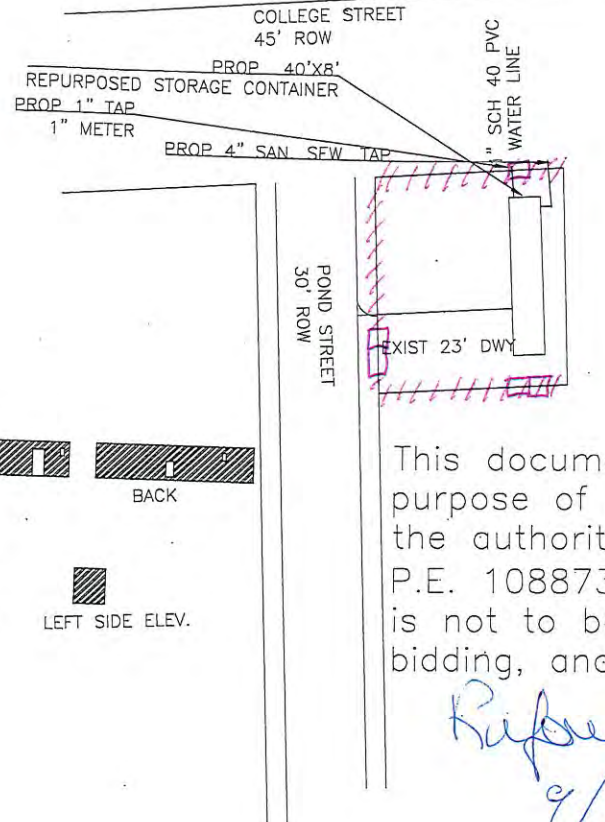
*James W. Bone*

**TOTAL:**

APPROVED: \_\_\_\_\_

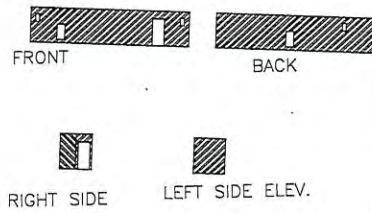
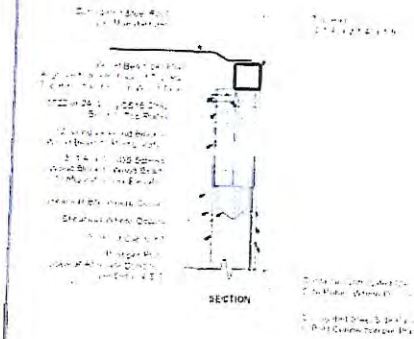
DATE: \_\_\_\_\_





- ### PROP 6FT PRIVACY FENCE
- PROP 5FT GATE
- ▤ PROP 2-5FT GATES

**STRUCTURAL DETAILS**



This document is released for the purpose of preliminary review under the authority of Rafael Servantes, P.E. 108873 on 09/16/2019 . It is not to be used for construction, bidding, and permit purposes.

*Rafael Servantes*  
9/16/2019

PROJECT NAME: JAMES BONE RSC

PROJECT #: 101356

DATE: 09/15/2019

**REPURPOSED STORAGE CONTAINER**

SHEET 1 OF 1

**CERVANTES ENGINEERING, INC**

Project Engineering & Management  
TEX. REG. NO. P-13610  
256 ADOBE TER. S.  
MONTGOMERY, TEXAS 77356  
936-624-3749 PHONE

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign Permit Application, mock up image of sign on building</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding a sign application for The Meating Place Bar-B-Que located in the Historic Preservation District at 401 College Street Suite 170 as submitted by owner Buddy Adams.

**Description**

Buddy Adams, the owner of The Meating Place Bar-B-Que has submitted a sign permit application for a restaurant in the Barnes/Kemifer Building at 401 College Street. The first-floor suite is the former location of Bean Punk Coffee. The proposed sign is in compliance with Chapter 66-53 (Signs) of the City Code of Ordinances.

**Recommendation**

Consider the proposed sign and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale	Date: 9/19/19
City Administrator	Richard Tramm <i>DL 27</i>	Date: 9/19/19



[WWW.MONTGOMERYTEXAS.GOV](http://WWW.MONTGOMERYTEXAS.GOV)

# Sign Permit Application

**CITY OF MONTGOMERY**  
 101 Old Plantersville Road  
 Montgomery, Texas 77356  
 936-597-6434  
[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

SIGN PERMIT APPLICATION EXPIRES IN  
 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	Pre-Existing <input type="checkbox"/>	New <input type="checkbox"/>

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

JOB ADDRESS: 401 College #170 BUSINESS NAME: MEATING PLACE BBQ  
 BUSINESS OWNER: Buddy Adams MAILING ADDRESS: 14235 Adams Ln. Pinshurst TELEPHONE: 73 539 1702  
 APPLICANT: Meating Place BBQ MAILING ADDRESS: 401 College Montgomery TELEPHONE: 936 266 7632  
 CONTRACTOR LICENSE (if electrical): \_\_\_\_\_

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES  NO  IS THE SIGN ILLUMINATED? YES  NO

SIGN PLACEMENT: FRONT RIGHT CORNER VALUATION: \_\_\_\_\_

SIGN DESIGN & COLOR SCHEME: \_\_\_\_\_

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN		SIGN HEIGHT	<u>5'</u>
BUILDING WALL SIGN <u>X</u>		SIGN WIDTH	<u>4'</u>
BANNER		TOTAL SQ FT	
OTHER		SET BACK	
		LOT LINEAR FOOTAGE	<u>20'</u>

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 regulating construction or the performance of construction.

NAME: Buddy Adams SIGNATURE: [Signature]

**OFFICE USE ONLY**

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			



Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign Permit App, conceptual image of sign on building, sign graphic</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding a sign application for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.

**Description**

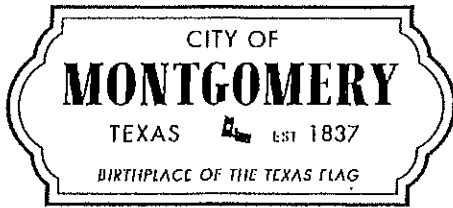
Steve Hari, proprietor of the proposed H-Wines Winery located in the First State Bank, has proposed a hanging sign above the entry door to the building. The proposed sign is in compliance with Chapter 66-53 (Signs) of the City Code of Ordinances.

**Recommendation**

Consider the proposed sign and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/19/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/19/19



# Sign Permit Application

**CITY OF MONTGOMERY**

101 Old Plantersville Road  
Montgomery, Texas 77356  
936-597-6434

[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

[WWW.MONTGOMERYTEXAS.GOV](http://WWW.MONTGOMERYTEXAS.GOV)

SIGN PERMIT APPLICATION EXPIRES IN  
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	Pre-Existing <input type="checkbox"/>	New <input type="checkbox"/>

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

JOB ADDRESS: 14343 LIBERTY STREET MONTGOMERY, TX 77356 BUSINESS NAME: H-WINES

BUSINESS OWNER: STEVE HARI MAILING ADDRESS: 24 CORDELLA PLACE THE WOODLANDS TX 77382 TELEPHONE: 832 870 9303

APPLICANT: STEVE HARI MAILING ADDRESS: " TELEPHONE: "

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES  NO  IS THE SIGN ILLUMINATED? YES  NO

SIGN PLACEMENT: FRONT of Building over FRONT Door VALUATION:

SIGN DESIGN & COLOR SCHEME: DUAL, CREAM BACKGROUND-DARK GRAY PRINT

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	23"
BUILDING WALL SIGN	SIGN WIDTH	42"
BANNER	TOTAL SQ FT	6.74
OTHER	SET BACK	
FRONT of building - Hanging	LOT LINEAR FOOTAGE	40'

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 regulating construction or the performance of construction.

NAME: STEVE HARI SIGNATURE:

### OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			



43"W x 23"H



FIRST  
STATE BANK  
INC. 1906

H-Wines  
WINERY

H-Wines  
WINERY

H-Wines  
WINERY



Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign Permit App, conceptual image of awnings on building, dimension drawing of proposed awnings</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding exterior modifications for window awnings by H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.

**Description**

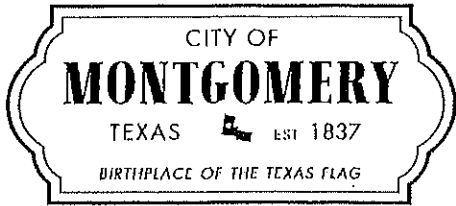
Steve Hari, proprietor of the proposed H-Wines Winery located in the First State Bank, has proposed adding cloth window awnings above two windows on the façade of the building.

**Recommendation**

Consider the proposed exterior modifications and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/19/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/19/19



# Sign Permit Application

**CITY OF MONTGOMERY**  
 101 Old Plantersville Road  
 Montgomery, Texas 77356  
 936-597-6434  
[permits@ci.montgomery.tx.us](mailto:permits@ci.montgomery.tx.us)

WWW.MONTGOMERYTEXAS.GOV

SIGN PERMIT APPLICATION EXPIRES IN  
 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	Pre-Existing <input type="checkbox"/>	New <input type="checkbox"/>

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

JOB ADDRESS: 14343 LIBERTY STREET MONTGOMERY, TX 77356 BUSINESS NAME: H-WINES

BUSINESS OWNER: STEVE HARI MAILING ADDRESS: 24 CORDELLA PLACE WOODLANDS TX, 77382 TELEPHONE: 832 870 9303

APPLICANT: STEVE HARI MAILING ADDRESS: \_\_\_\_\_ TELEPHONE: 832 870 9303

CONTRACTOR LICENSE (if electrical): \_\_\_\_\_

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT? YES  NO  IS THE SIGN ILLUMINATED? YES  NO

SIGN PLACEMENT: FRONT WINDOWS - CANOPY VALUATION: \_\_\_\_\_

SIGN DESIGN & COLOR SCHEME: BLACK CANVAS w/ CREAM PRINT

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN		SIGN HEIGHT	33"
BUILDING WALL SIGN		SIGN WIDTH	56"
BANNER		TOTAL SQ FT	12.8'
OTHER	CANOPY OVER WINDOWS * see photo	SET BACK	
		LOT LINEAR FOOTAGE	40'

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 regulating construction or the performance of construction.

NAME: STEVE HARI SIGNATURE:

**OFFICE USE ONLY**

APPROVED		TOTAL FEE:	\$
DATE			

COMMENTS: \_\_\_\_\_

33"

32"

56"





Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Description of improvements and property photos submitted by owners</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding exterior modifications to a home including new siding and property fence located at 708 College Street in the Historic Preservation District as submitted by owners Stephanie & Larry Trevino.

**Description**

Stephanie and Larry Trevino, owners of the Jackson-Davis Cottage at 708 College St., are planning exterior modifications to the home and property fence. Improvements are noted in the submitted materials. Please note the proposed fence image doesn't show well in the document submitted by the owners. Reference the adjacent property photos to see an example of the scalloped picket fence proposed in the improvements.

**Recommendation**

Consider the proposed exterior modifications and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/19/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/19/19

Stephanie and Larry Trevino

708 College Street

Montgomery, TX 77356

[Jrttrucking2014@gmail.com](mailto:Jrttrucking2014@gmail.com)

S: 281-705-1937; L: 346-400-2393

**Picket fencing:** replace ALL existing picket fencing with ...

**Exterior siding:**

James Hardie siding 8.25" wide and 5/16 1" thickness by 12 ft. in length with traditional lap panels for entire exterior perimeter.



**Exterior Color:**

Exterior siding is Booth Bay Blue by Benjamin Moore with white trim (please see photo for color example).



**Accents:**

Cedar shakes accents at peak photo example below



Placement of cedar shakes on peak at existing home



The Jackson-Davis Cottage is in need of TLC. Our idea with this magnificent home is to spruce up the existing beautiful bones it currently has. Instead of multiple sizes of wooden planks surrounding the exterior of this home, we would love to have a more uniform, clean lined appearance with the placement of the James Hardie siding. The new scalloped picket fencing will take place of all the old, dry rotted fencing that currently exists. When considering the color of the exterior, we feel the Booth Bay Blue is very appealing to the eye. Minor accents like the cedar shakes at the peak of the anterior portion of the home will give it just enough charm to its existing character. With all of the minor renovations mentioned, our home will be beautifully restored.









Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Variance request applications, proposed replat exhibit</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding a recommendation to City Council for two variance requests to Section 78-88 of the Code of Ordinances to allow flag lots and 31-foot minimum lot widths instead of the required 75 feet for a replat of Gulf Coast Estates Section 2 located at the end of Baja Street as submitted by Walker Montgomery CDC.

**Description**

This project is currently a 3-lot neighborhood at the end of Baja St with two 1/3-acre lots and one 0.9-acre lot. The developer would like to subdivide the large lot into two separate lots of equal size (roughly 0.45-acres each). Due to the location of the tract in relation to the dead-end of Baja St, there is not enough frontage to allow the lots to be divided without variances. The City Council grants variance approval for Chapter 78-Subdivisions with recommendations from the Planning & Zoning Commission and the City Engineer. The variances are:

- Variance for street frontage less than 75 feet (Section 78-88)
- Variance to allow creation of two flag lots (Section 78-88)



The developer and their engineer presented the proposal to City Council at their August 27<sup>th</sup> meeting, primarily to get an idea of how the Council felt about the proposed changes before bringing the item to P&Z. The Council was generally accepting of the idea and intimated they would likely support the recommendation of P&Z.

New state regulations regarding platting require residential plats with variances to include one public hearing in the process. The formal replat drawing (if the variances are approved) will come back to P&Z for approval, then go to City Council for a public hearing and approval.

**Recommendation**

Consider the information and act on the two variance request recommendations as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 9/19/19
City Administrator	Richard Tramm 	Date: 9/19/19



## Spear Point Engineering, LLC

TBPE Firm No. 18904  
14088 County Line Road  
Willis, TX 77378  
www.SPETexas.com

August 20, 2019

City of Montgomery Planning and Zoning Commission  
101 Old Plantersville Rd  
P.O. Box 708  
Montgomery, TX 77356

RE: Variance Requests – Flag Lot and Minimum Lot Width  
Walker-Montgomery Community Development Corporation

Dear Directors,

On behalf of our client, Walker-Montgomery Community Development Corporation (the “Walker-Montgomery CDC”), we submit the attached information to support the above referenced variance requests.

Walker-Montgomery CDC is a private, nonprofit, community-based organization responsible for creating affordable housing for low income families. They work with the Gulf Coast Trades Center to help teach underprivileged youth skills and trades associated with home building.

Walker-Montgomery CDC requests two (2) variances for their future development off Baja Road. Currently, the land is platted into three (3) lots (see attached Plat). Walker-Montgomery CDC would like to replat the land with four (4) lots. The replat would require two (2) variances; (1) a variance from the City’s restriction of flag lots, (2) a variance from the minimum per lot street frontage. The attached Exhibit A depicts both variances requested.

Granting these variances will allow Walker-Montgomery CDC to develop an additional Lot, adding needed improved residential development off of Baja Road, and will also provide additional learning opportunities for “at risk” youth attending the Gulf Coast Trades Center.

Please let me know if you have any questions or need additional information. Feel free to contact me at (832) 797-9910 or by email at [darrin@spetexas.com](mailto:darrin@spetexas.com).

Sincerely,

  
Darrin M. Fentress, P.E.  
Senior Project Manager

Attachments

Cc: Ms. Donna Glass

Walker-Montgomery CDC



# Variance Request Application

City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316  
(936) 597-6434

**Upon completion return application to shensley@ci.montgomery.tx.us**

**Contact Information**

Property Owner(s): WALKER-MONTGOMERY CDC

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX Zip Code: 77358-3945

Email Address: DONNA.GLASS@GCTCW.ORG Phone: 936-344-7264

Applicants: WALKER-MONTGOMERY CDC DONNA GLASS

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX 77358-3945

Email Address: DONNA.GLASS@GCTCW.ORG Phone: 936-344-7264

**Parcel Information**

Property Identification Number (MCAD R#): 5556-02-00100

Legal Description: S 555602- GULF COAST ESTATES 02, BLOCKS 1, LOT 1

Street Address or Location: 1129, 1127, 1115 BRVA RD. MONTGOMERY TX 77356

Acreage: 1.57 Present Zoning: RESIDENTIAL (R1) Present Land Use: N/A

**Variance Request**

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-88-LOTS

Ordinance wording as stated in Section ( ): \_\_\_\_\_

C) MINIMUM WIDTH. MINIMUM WIDTH IS 75 FEET

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

IN AN ATTEMPT TO GAIN ANOTHER LOT, WE REQUEST THE

ALLOWANCE OF TWO 31' ACCESS WIDTHS

**Signatures**

Owner(s) of record for the above described parcel:

Signature:  Date: 8/21/19

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.*

**\*Additional Information\***

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p><b>Date Received</b> <i>Office Use</i></p>	<p><u>August 21, 2019</u></p>
---	-------------------------------



# Variance Request Application

City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316  
(936) 597-6434

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### Contact Information

Property Owner(s): WALKER-MONTGOMERY CDC

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX Zip Code: 77358-3945

Email Address: DONNA.GLASS@GCTCW.ORG Phone: 936-344-7264

Applicants: WALKER-MONTGOMERY CDL DONNA GLASS

Address: 143 FOREST SERVICE ROAD 223 NEW WAVERLY TX 77358-3945

Email Address: DONNA GLASS @ GCTCW.ORG Phone: 936-344-7264

### Parcel Information

Property Identification Number (MCAD R#): 5556-02-00100

Legal Description: S 555602 GULF COAST ESTATES 02, BLOCKS 1, LOT 1

Street Address or Location: 1139, 1127, 1115 BAJA RD. MONTGOMERY TX 77356

Acreage: 1.57 Present Zoning: RESIDENTIAL (RI) Present Land Use: N/A

### Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 7B-88-LOTS

Ordinance wording as stated in Section ( ):

G) FLAG LOTS. FLAG LOTS MAY NOT BE USED UNDER ANY CIRCUMSTANCES.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

IN AN ATTEMPT TO GAIN ANOTHER LOT AN EXISTING LOT HAS BEEN SPLIT IN TWO. HOWEVER DUE TO ACCESS SPACE THE ONLY WAY TO DO THIS IS VIA A FLAG LOT.



**Signatures**

Owner(s) of record for the above described parcel:

Signature: [Handwritten Signature] Date: 8/21/19

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.*

**\* Additional Information \***

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p><b>Date Received</b> <i>Office Use</i></p>	<p><u>August 21, 2019</u></p>
---	-------------------------------

STATE OF TEXAS  
COUNTY OF MONTGOMERY

That the undersigned, [Name], being duly qualified and sworn, do hereby certify that the within instrument with its exhibits and attachments was filed for registration in my office on [Date] 2018 at [Time] o'clock [P] m. and duly recorded on [Date] 2018 at [Time] o'clock [P] m. in District [Number] of record of [County] for said County.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city and that a rough proportionally split between the dedications, improvements, and easements required under such regulations and the projected impact of the subdivision.

There is hereby dedicated a 5' wide easement adjacent to all utility easements designated as U.E. and A.E. A.E. shown hereon from a plane 20 feet above ground.

In WITNESS WHEREOF, Walker Montgomery C.D.C., have caused these presents to be signed by Donna Glass, Director of Walker Montgomery C.D.C. this 2nd day of May, 2018.

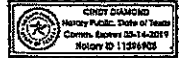
Walker Montgomery C.D.C.

*Donna Glass*  
By: Donna Glass  
Director  
Walker-Montgomery C.D.C.

THE STATE OF TEXAS )  
COUNTY OF MONTGOMERY )  
BEFORE ME, the undersigned authority, on this day personally appeared Donna Glass, Director of Walker-Montgomery C.D.C., known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
This day 2nd of May, 2018, 2018.  
*Donna Glass*

Notary Public in and for Montgomery County, Texas  
My Commission expires 05-14-2019



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

*Jeffrey Moon*  
Jeffrey Moon  
Registered-Certified Land Surveyor  
Texas Registration No. 4639



I, THE UNDERSIGNED, City Administrator 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 his approval is required.

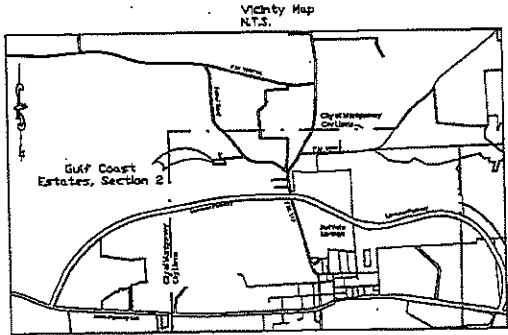
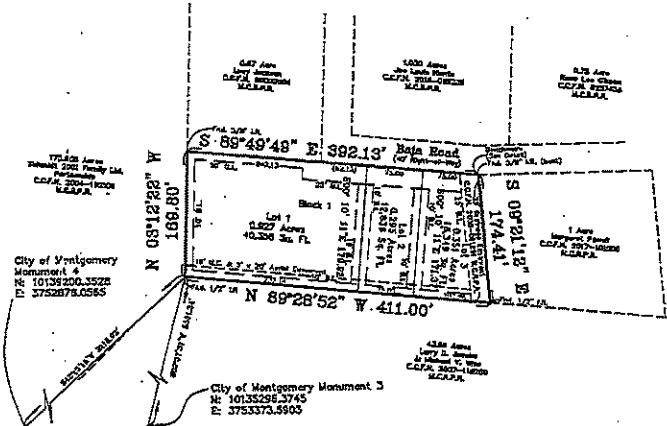
*Jack Yates*  
Jack Yates  
City Administrator, City of Montgomery

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

*Chris Rosinsky*  
Chris Rosinsky  
Engineer, City of Montgomery

MINOR PLAT  
**Gulf Coast Estates**  
SECTION TWO  
A SUBDIVISION OF 1574 ACRES  
OF LAND IN THE  
BENJAMIN RIGSBY SURVEY, A-31  
MONTGOMERY COUNTY, TEXAS  
CONTAINING 3 RESIDENTIAL LOTS IN 1 BLOCK  
April, 2018

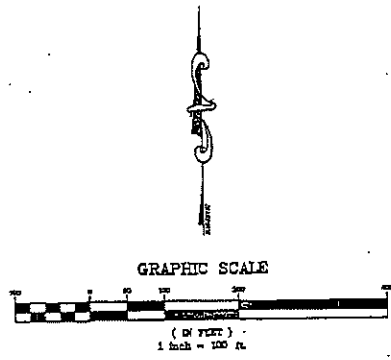
OWNER/DEVELOPER  
Walker Montgomery C.D.C.  
143 Forest Service Road 233  
New Waverly, Texas 77358  
(936) 244-7254  
donna.glass@wmcgw.com



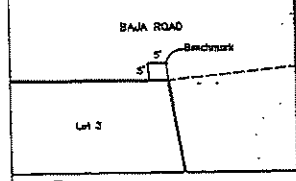
STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its exhibits and attachments was filed for registration in my office on [Date] 2018 at [Time] o'clock [P] m. and duly recorded on [Date] 2018 at [Time] o'clock [P] m. in District [Number] of record of [County] for said County.  
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, this day and date last shown above written.

*Mark Turnbull*  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By: *[Signature]* Deputy

- Notes:
1. U.E. indicates Utility Easement.
  2. B.L. indicates Building Line.
  3. D.E. indicates Driveway Easement.
  4. 3/4" Iron Pipe set @ all lot corners unless otherwise noted.
  5. This property does not lie within the 100 yr. flood plain according to F.R.M. map post No. 463500025 F, effective date December 14, 1996.
  6. Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TXCS-2F).
  7. All distances shown are precise.



BENCHMARK DETAIL  
The site benchmark consists of a three inch dia. set in a concrete column, as depicted 1982. Elevation: 237.10' Based on NAVD 83 Goid '83, Sited in City of Montgomery monuments



JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
www.jmoonsurveying.com  
4639  
Jeffrey Moon  
Registered-Certified Land Surveyor  
Texas Registration No. 4639

DOC # 2018046910  
Cabinet 007 Sheet 010

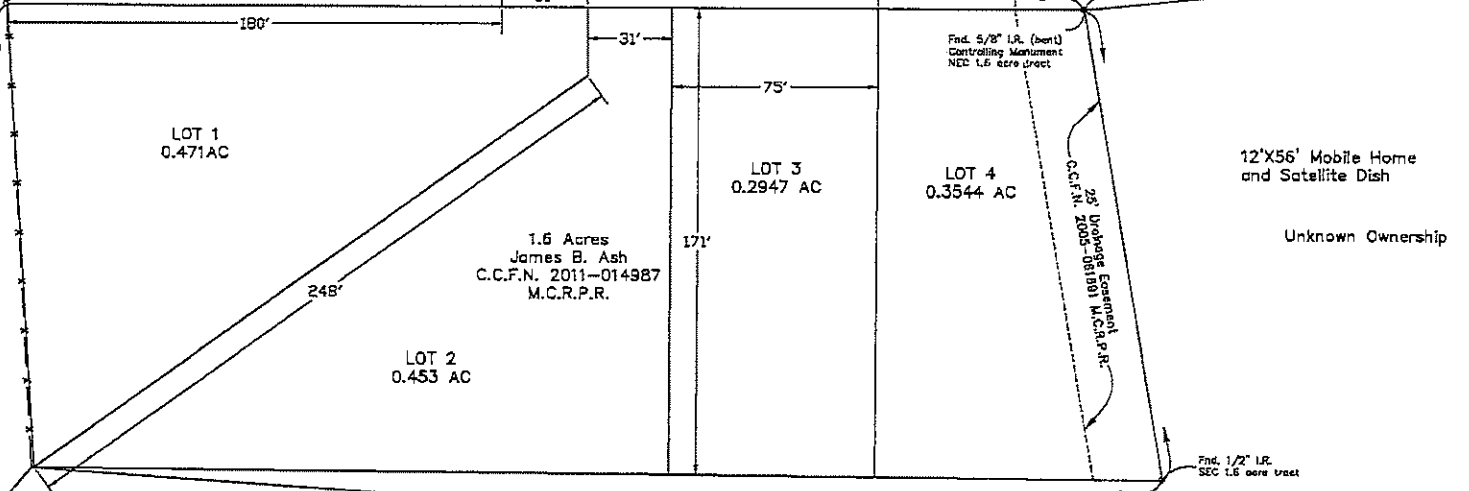
173.608 Acres  
Schmidt 2001 Family Ltd.  
Partnership  
C.C.F.N. 2004-110505  
M.C.R.P.R.

0.97 Acre  
Lucy Jackson  
C.C.F.N. 99002004 M.C.R.P.R.

Fnd. 5/8" I.R.  
Controlling Monument  
NWC 1.6 acre tract  
SWC 0.97 acre tract

Baja Road (40' Right-of-Way) (Asphalt)

Fnd. 1" Pinned  
Top pipe



12'X56' Mobile Home  
and Satellite Dish  
  
Unknown Ownership

1.6 Acres  
James B. Ash  
C.C.F.N. 2011-014987  
M.C.R.P.R.

Fnd. 5/8" I.R. (bert)  
Controlling Monument  
NEC 1.6 acre tract

25' Unopened Easement  
C.C.F.N. 2005-081801 M.C.R.P.R.

Fnd. 1/2" I.R.  
SEC 1.6 acre tract

Point of Beginning  
Fnd. 1/2" I.R.  
SWC 1.6 acre tract  
from witness a fnd. 6" round  
fence corner bears S 81°35' W  
0.8'  
NWC 43.86 acre tract

**BAJA ROAD TRACT**  
PROJECT #1017  
DATE: 2/09/18

**SPEAR POINT ENGINEERING, LLC**  
TBPE Firm No. 18904  
14008 COUNTY LINE RD  
WILLS, TX 77378  
936-718-1998

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Preliminary Plat, Engineer's comments</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Consideration and possible action regarding a preliminary plat for Louisa Lane Estates.



**Description**

The engineer's comments are attached.

**Recommendation**

Consider the preliminary plat and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 9/19/19
City Administrator	Richard Tramm 	Date: 9/19/19



1575 Sawdust Road, Suite 400  
The Woodlands, Texas 77380  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

September 18, 2019

The Planning and Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77356

Re: Submission of Preliminary Plat  
Louisa Lane Estates  
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We recommend the Commission approve the plat subject to correction of various spelling and numbering errors throughout. Furthermore, it is our understanding the developer plans to request an updated variance for the minimum curve radius of the street.

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

Sincerely,

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

Chris Roznovsky, PE  
Engineer for the City

CVR/ab

K:\W5841\W5841-1809-00 Louisa Street Single-Family Development\Project Management\Plat Review Letters\LETTER Preliminary Plat Approval Louisa Lane 091819.doc

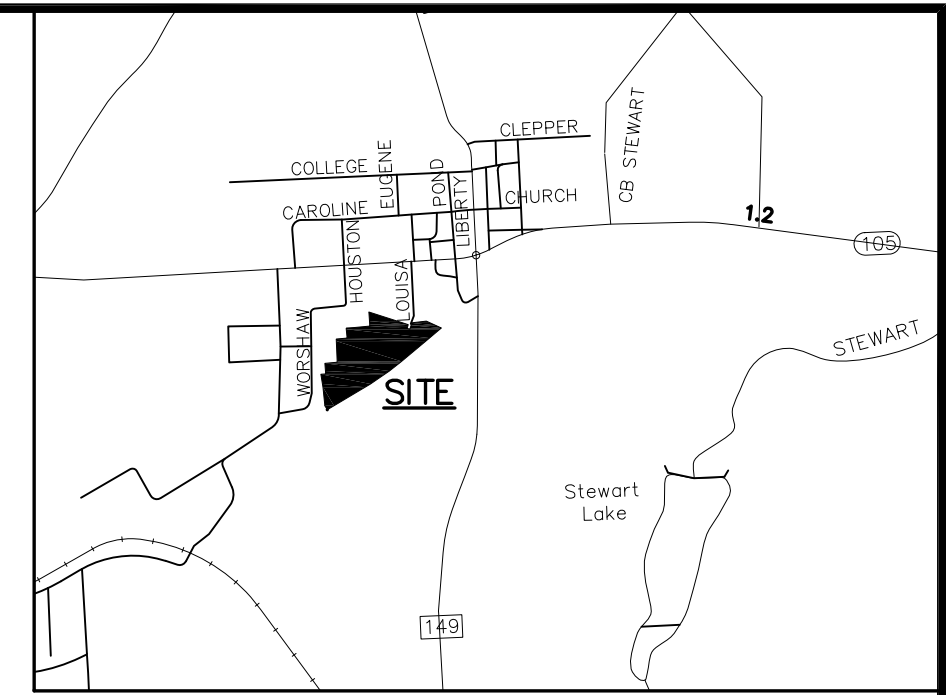
Enclosures: Louisa Lane Estates Preliminary Plat  
cc: The Honorable Mayor and City Council – City of Montgomery  
Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney  
Mr. Jay Dean Canine, RPLS – Landpoint

**LEGEND / ABBREVIATIONS**

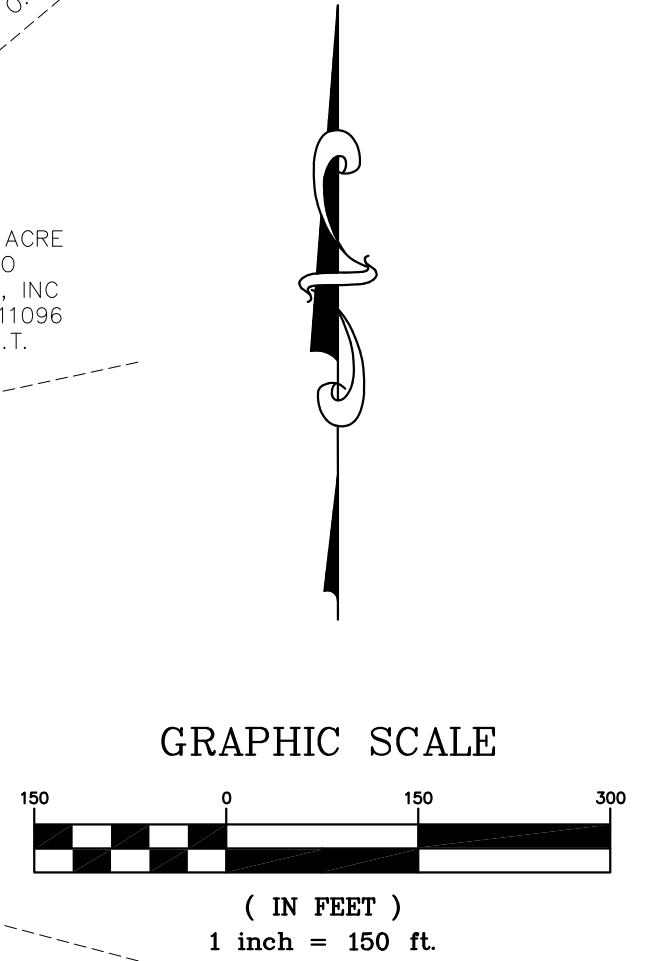
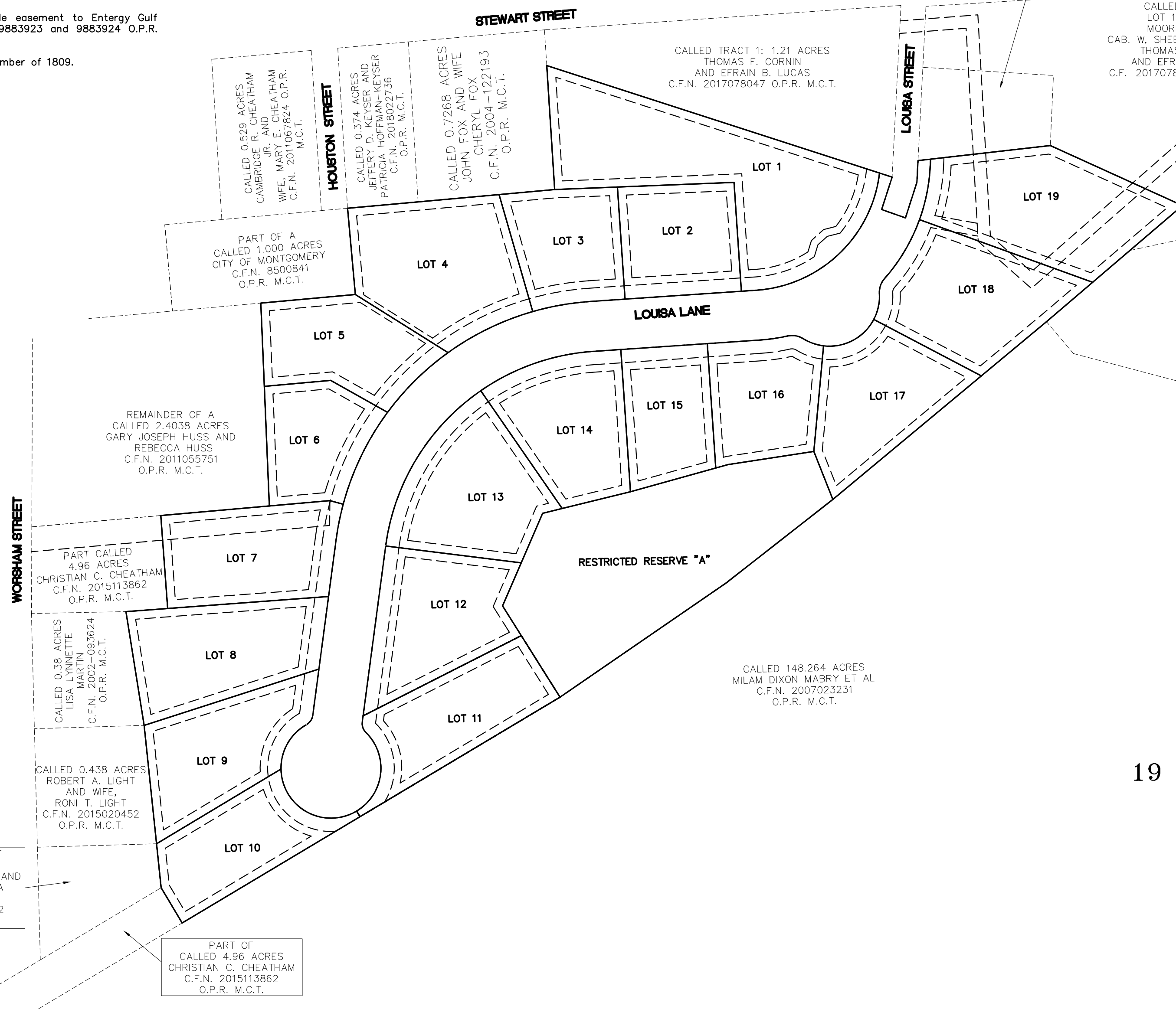
PROPERTY MARKER	○
A.E.	ACCESS EASEMENT
C.F.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP
	"LANDPOINT 10194172"

**NOTES:**

- All corners are set 5/8 inch iron rods w/cap stamped "Landpoint 10194172" unless otherwise shown or noted.
- Bearing and distances are based on Texas State Plane Coordinates, Central Zone No. 4203 (NAD83) and may be brought to the surface by surface by applying a combined scale factor of 1.000077360.
- This property is located in Zone "X", determined to be outside 100 year flood plain". This plat does not lie within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.
- Subject to a blanket 26 foot wide easement to Entergy Gulf State, Inc. as recorded under C.F.N. 9883923 and 9883924 O.P.R. M.C.T.
- This property has a Development Number of 1809.



VICINITY MAP  
N.T.S.



**PRELIMINARY PLAY  
LOUISA LANE ESTATES**  
A SUBDIVISION OF  
13.496 ACRES (587,888 SQ. FT.)  
IN THE ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS  
**19 LOTS      1 BLOCK      1 RESERVE**  
**SEPTEMBER 2019**

**SURVEYOR:**



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

**OWNERS:**

Christian C. Cheatham and Mary E. Cheatham  
PO BOX 234, Montgomery, TX 77356  
Gary Joseph Huss and Rebecca Huss  
1143 Cypher Street, Kingsville, TX 77863  
Joshua C. Cheatham and Gayle S. Cheatham  
14331 Kellywood Lane, Houston, TX 77079

TBPLS REG. NO. 10194172

**ENGINEER:**



21123 Eva Street, Suite 200  
Montgomery, TX 77356  
(936) 647-0420  
www.lsqaredengineering.com

CALLED TRACT 1: 1.21 ACRES  
THOMAS F. CORNIN  
AND EFRAIN B. LUCAS  
C.F.N. 2017078047 O.P.R. M.C.T.

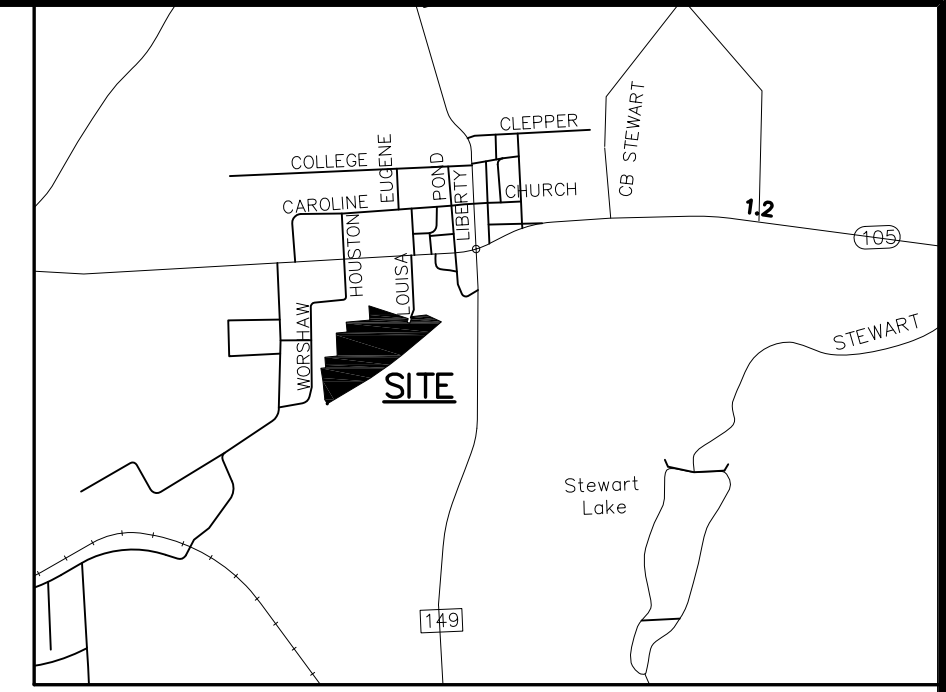
CALLED LOT 2/  
BLOCK 2  
MOORE ESTATES  
CAB. W. SHEET 158  
M.R. M.C.T.  
KATHY EILEEN MOORE  
C.F.N. 2004109585  
O.P.R. M.C.T.

CALLED TRACT 2:  
LOT 1, BLOCK 2  
MOORE ESTATES  
CAB. W. SHEET 158 M.R. M.C.T.  
THOMAS F. CORNIN  
AND EFRAIN B. LUCAS  
C.F. 2017078047 O.P.R. M.C.T.

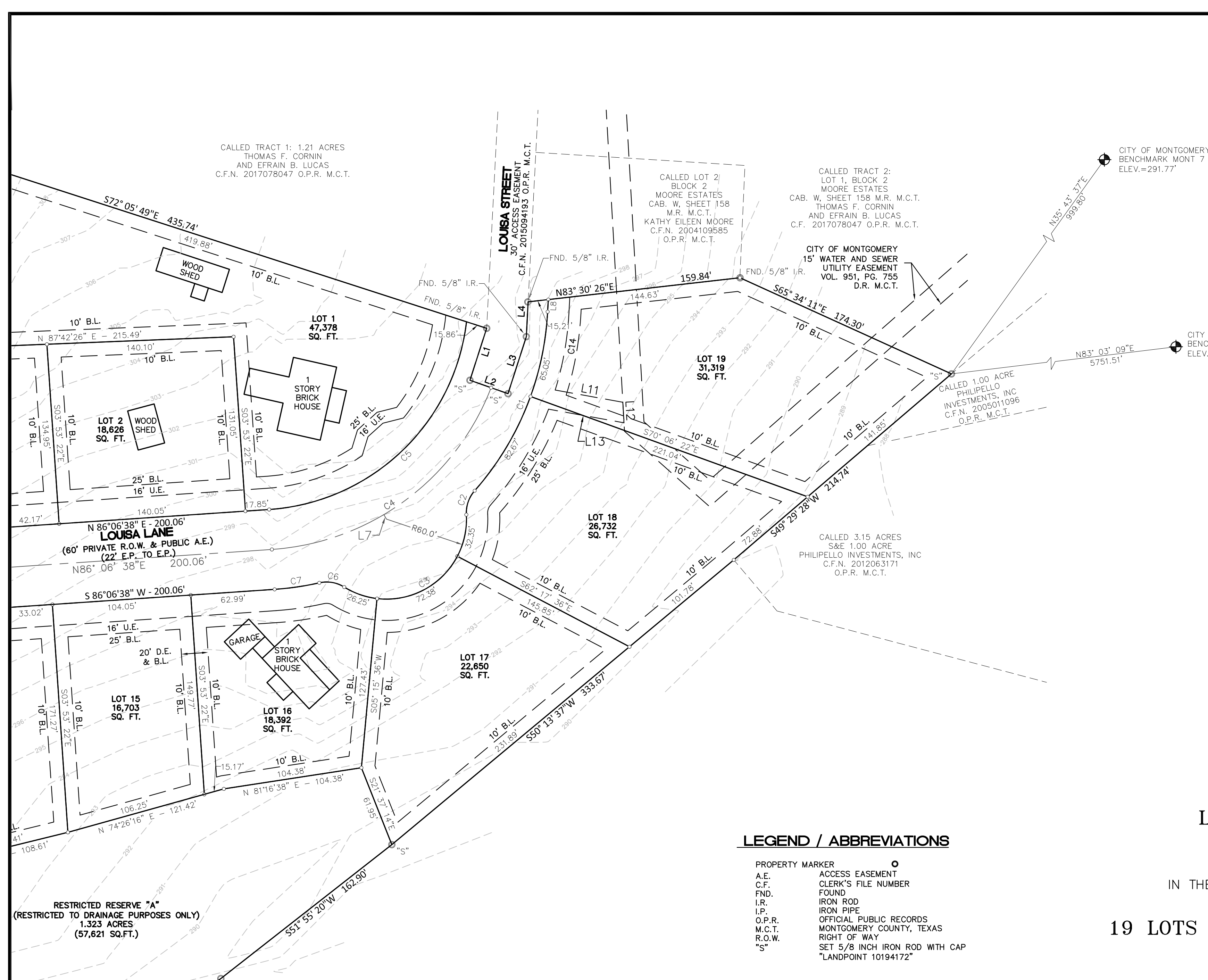
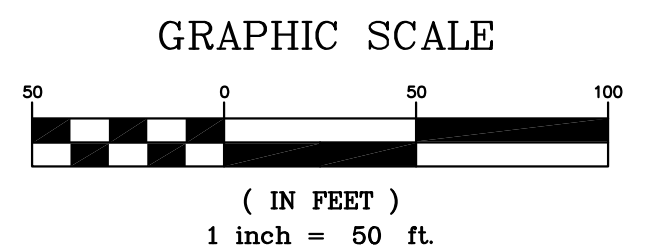
CITY OF MONTGOMERY  
15' WATER AND SEWER  
UTILITY EASEMENT  
VOL. 951, PG. 755  
D.R. M.C.T.

CALLED 3.15 ACRES  
S&E 1.00 ACRE  
PHILIPPELO INVESTMENTS, INC  
C.F.N. 2012063171  
O.P.R. M.C.T.

CALLED 1.00 ACRE  
PHILIPPELO  
INVESTMENTS, INC  
C.F.N. 2005011096  
O.P.R. M.C.T.



VICINITY MAP  
N.T.S.



**PRELIMINARY PLAY  
LOUISA LANE ESTATES**

A SUBDIVISION OF  
13.496 ACRES (587,888 SQ. FT.)  
IN THE ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS

**19 LOTS      1 BLOCK      1 RESERVE**  
**SEPTEMBER 2019**

**LEGEND / ABBREVIATIONS**

- |                 |  |
|-----------------|--|
| PROPERTY MARKER | ○  |
| A.E.            | ACCESS EASEMENT  |
| C.F.            | CLERK'S FILE NUMBER                                    |
| FND.            | FOUND  |
| I.R.            | IRON ROD   |
| I.P.            | IRON PIPE  |
| O.P.R.          | OFFICIAL PUBLIC RECORDS                                |
| M.C.T.          | MONTGOMERY COUNTY, TEXAS                               |
| R.O.W.          | RIGHT OF WAY   |
| *S*             | SET 5/8 INCH IRON ROD WITH CAP<br>"LANDPOINT 10194172" |

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	147.72'	220.00	38°28'15"	N 22°11'18" E	144.96'
C2	19.47'	25.00	44°36'42"	N 19°07'04" E	18.98'
C3	130.99'	60.00	125°05'01"	N 59°21'14" E	106.48'
C4	215.71'	190.00	65°02'59"	S 53°35'09" W	204.31'
C5	221.56'	160.00	79°20'27"	S 46°26'25" W	204.28'
C6	19.47'	25.00	44°36'41"	S 80°24'38" E	18.98'
C7	33.89'	220.00	8°49'37"	N 81°41'50" E	33.86'
C8	370.12'	270.00	78°32'30"	N 46°50'23" E	341.81'
C9	411.06'	300.00	78°30'24"	S 46°51'26" W	379.65'
C10	452.17'	330.00	78°30'24"	S 46°51'26" W	417.62'
C11	13.91'	15.00	53°07'48"	N 18°59'46" W	13.42'
C12	299.77'	60.00	286°15'37"	S 82°25'52" E	72.00'
C13	13.91'	15.00	53°07'48"	S 34°08'03" W	13.42'
C14	58.95'	236.00	14°18'44"	S 10°06'32" W	58.80'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S 17°49'45" W	40.92'
L2	S 70°36'41" E	30.25'
L3	N 17°49'45" E	44.90'
L4	N 02°57'10" E	26.11'
L5	N 30°51'04" W	49.24'
L6	N 85°45'21" E	50.18'
L7	N 30°38'47" W	3.91'
L8	S 02°57'10" W	9.14'
L10	S 74°56'19" E	16.60'
L11	N 79°45'10" W	51.55'
L12	S 03°14'54" E	15.43'
L13	N 79°45'10" W	57.49'

**SURVEYOR:**



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

TBPLS REG. NO. 10194172

**OWNERS:**

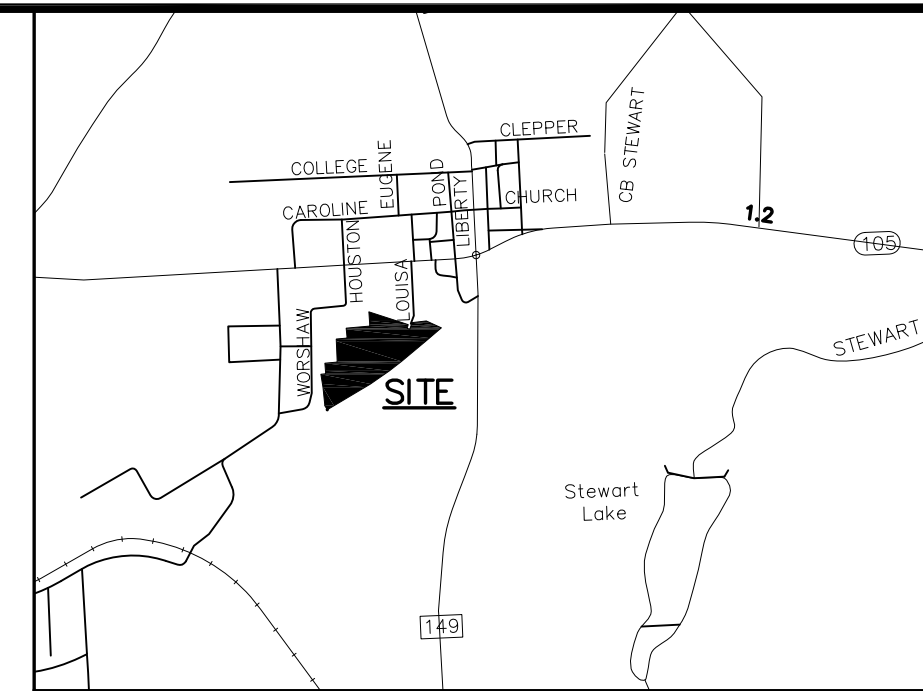
Christian C. Cheatham and Mary E. Cheatham  
PO BOX 234, Montgomery, TX 77356  
  
Gary Joseph Huss and Rebecca Huss  
1143 Cypher Street, Kingsville, TX 77863  
  
Joshua C. Cheatham and Gayle S. Cheatham  
14331 Kellywood Lane, Houston, TX 77079

**ENGINEER:**

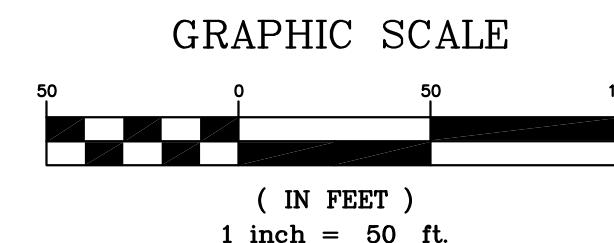


21123 Eva Street, Suite 200  
Montgomery, TX 77356  
(936) 647-0420  
www.lquaredengineering.com

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 17°49'45" W	40.92'
L2	S 70°36'41" E	30.25'
L3	N 17°49'45" E	44.90'
L4	N 02°57'10" E	26.11'
L5	N 30°51'04" W	49.24'
L6	N 85°45'21" E	50.18'
L7	N 30°38'47" W	3.91'
L8	S 02°57'10" W	9.14'
L10	S 74°56'19" E	16.60'
L11	N 79°45'10" W	51.55'
L12	S 03°14'54" E	15.43'
L13	N 79°45'10" W	57.49'



VICINITY MAP  
N.T.S.



## PRELIMINARY PLAY LOUISA LANE ESTATES

A SUBDIVISION OF  
13.496 ACRES (587,888 SQ. FT.)  
IN THE ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS  
**19 LOTS      1 BLOCK      1 RESERVE**  
**SEPTEMBER 2019**

### SURVEYOR:



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

TBPLS REG. NO. 10194172

### OWNERS:

Christian C. Cheatham and Mary E. Cheatham  
PO BOX 234, Montgomery, TX 77356

Gary Joseph Huss and Rebecca Huss  
1143 Cypher Street, Kingsville, TX 77863

Joshua C. Cheatham and Gayle S. Cheatham  
14331 Kellywood Lane, Houston, TX 77079

### ENGINEER:



21123 Eva Street, Suite 200  
Montgomery, TX 77356  
(936) 647-0420  
www.lquaredengineering.com

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	147.72'	220.00	38°28'15"	N 22°11'18" E	144.96'
C2	19.47'	25.00	44°36'42"	N 19°07'04" E	18.98'
C3	130.99'	60.00	125°05'01"	N 59°21'14" E	106.48'
C4	215.71'	190.00	65°02'59"	S 53°35'09" W	204.31'
C5	221.56'	160.00	79°20'27"	S 46°26'25" W	204.28'
C6	19.47'	25.00	44°36'41"	S 80°24'38" E	18.98'
C7	33.89'	220.00	8°49'37"	N 81°41'50" E	33.86'
C8	370.12'	270.00	78°32'30"	N 46°50'23" E	341.81'
C9	411.06'	300.00	78°30'24"	S 46°51'26" W	379.65'
C10	452.17'	330.00	78°30'24"	S 46°51'26" W	417.62'
C11	13.91'	15.00	53°07'48"	N 18°59'46" W	13.42'
C12	299.77'	60.00	286°15'37"	S 82°25'52" E	72.00'
C13	13.91'	15.00	53°07'48"	S 34°08'03" W	13.42'
C14	58.95'	236.00	14°18'44"	S 10°06'32" W	58.80'

### LEGEND / ABBREVIATIONS

PROPERTY MARKER ○  
A.E. ACCESS EASEMENT  
C.F. CLERK'S FILE NUMBER  
FND. FOUND  
I.R. IRON ROD  
I.P. IRON PIPE  
O.P.R. OFFICIAL PUBLIC RECORDS  
M.C.T. MONTGOMERY COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
"S" SET 5/8 INCH IRON ROD WITH CAP  
"LANDPOINT 10194172"





STATE OF TEXAS  
COUNTY OF MONTGOMERY

That Christian C. Cheatham, Mary E. Cheatham, Joshua C. Cheatham, Gayle S. Cheatham, Gary Joseph Huss and Rebecca Huss herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the Louisa Lane Estates Subdivision, and does hereby make subdivision of said property according 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 and alleys dedicated, or occasioned by the alteration of the surface of any portion of 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, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

WITNESS my hand in Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
Christian C. Cheatham, Owner

BY: \_\_\_\_\_  
Mary E. Cheatham, Owner

BY: \_\_\_\_\_  
Gary Joseph Huss, Owner

BY: \_\_\_\_\_  
Rebecca Huss, Owner

BY: \_\_\_\_\_  
Joshua C. Cheatham, Owner

BY: \_\_\_\_\_  
Gayle S. Cheatham, Owner

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Christian C. Cheatham and Mary E. Cheatham, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me they executed the same for purposes and consideration therein set forth and the same said Mary E. Cheatham, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Gary Joseph Huss and Rebecca Huss, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me they executed the same for purposes and consideration therein set forth and the same said Rebecca Huss, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Joshua C. Cheatham and Gayle S. Cheatham, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me they executed the same for purposes and consideration therein set forth and the same said Gayle S. Cheatham, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION

That I Jay Dean Canine, 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.

\_\_\_\_\_  
Jay Dean Canine  
Registered Professional Land Surveyor  
Texas Registration No. 4345

CITY OF MONTGOMERY

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

BY: \_\_\_\_\_  
Chris Roznovsky, P.E.  
City Engineer - City of Montgomery

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

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2019

ATTEST:

By: \_\_\_\_\_ By: \_\_\_\_\_  
Sara Countryman Nelson Cox  
Mayor Chairman - Planning Zoning Commission

By: \_\_\_\_\_  
Susan Hensley - City Secretary

COUNTY CLERK

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_M., and duly recorded on \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_M., in cabinet \_\_\_\_\_, sheet \_\_\_\_\_ of Records of \_\_\_\_\_ for said County.

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

BY: \_\_\_\_\_  
Mark Turnbull, Clerk, County Court,  
Montgomery County, Texas

By: \_\_\_\_\_ Deputy

We, Weststar Mortgage, Inc., owner and holder of liens against the property described in the plat known as Louisa Lane Estates, said lien being evidenced by instrument of record in County Clerk's File Number 2015013664 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said Lien and have not assigned the same nor any part thereof, and as such consent to the filing of this plat.

BY: \_\_\_\_\_  
\_\_\_\_\_  
Weststar Mortgage, Inc.

STATE OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of the Weststar Mortgage, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

We, Texas Professional Mortgage, LLC, owner and holder of liens against the property described in the plat known as Louisa Lane Estates, said lien being evidenced by instrument of record in County Clerk's File Number 2014091588 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said Lien and have not assigned the same nor any part thereof, and as such consent to the filing of this plat.

BY: \_\_\_\_\_  
\_\_\_\_\_  
Texas Professional Mortgage, LLC

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of the Texas Professional Mortgage, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

We, Post Oak Bank, N.A., owner and holder of liens against the property described in the plat known as Louisa Lane Estates, said lien being evidenced by instrument of record in County Clerk's File Number 2019015023 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said Lien and have not assigned the same nor any part thereof, and as such consent to the filing of this plat.

BY: \_\_\_\_\_  
\_\_\_\_\_  
Post Oak Bank, N.A.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of the Post Oak Bank, N.A., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

**PRELIMINARY PLAY**  
**LOUISA LANE ESTATES**  
A SUBDIVISION OF  
13.496 ACRES (587,888 SQ. FT.)  
IN THE ZACHARIAH LANDRUM SURVEY, A-22  
MONTGOMERY COUNTY, TEXAS  
**19 LOTS      1 BLOCK      1 RESERVE**  
**SEPTEMBER 2019**

**SURVEYOR:**



525 SAWDUST ROAD, STE. 200  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

TBPLS REG. NO. 10194172

**OWNERS:**

Christian C. Cheatham and Mary E. Cheatham  
PO BOX 234, Montgomery, TX 77356

Gary Joseph Huss and Rebecca Huss  
1143 Cypher Street, Kingsville, TX 77863

Joshua C. Cheatham and Gayle S. Cheatham  
14331 Kellywood Lane, Houston, TX 77079

**ENGINEER:**



21123 Eva Street, Suite 200  
Montgomery, TX 77356  
(936) 647-0420  
www.lquaredengineering.com

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Replat drawing, Engineer's memo</b>
<b>Date Prepared: September 20, 2019</b>	

**Subject**

Consideration and possible action regarding a replat for The Shoppes at Montgomery Section 2 as submitted by the developer.

**Description**



The engineer's memo and the replat are attached. A summary of the changes to the original plat are:

- Divided commercial Reserves A-D into Reserves A-J (6 new reserves along SH 105 and 1 adjacent to WWTP)
- Added 16' WLE to serve reserves east of Stewart Creek
- Now showing both the 18" line's SSE and TCE rather than just the former
- Portion of 26' U.E. within Reserve H now noted to be removed

**Recommendation**

Consider the replat and act as you see fit.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 9/20/19
City Administrator	Richard Tramm 	Date: 9/20/19



1575 Sawdust Road, Suite 400  
The Woodlands, Texas 77380  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

September 12, 2019

The Planning and Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77356


Re: Submission of Replat  
The Shoppes at Montgomery, Section 2  
City of Montgomery

Dear Commission:

We reviewed the Replat submission for the referenced development on behalf of the City of Montgomery. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 63 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

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

Sincerely,

  
Chris Roznovsky, PE  
Engineer for the City

CVR/ab

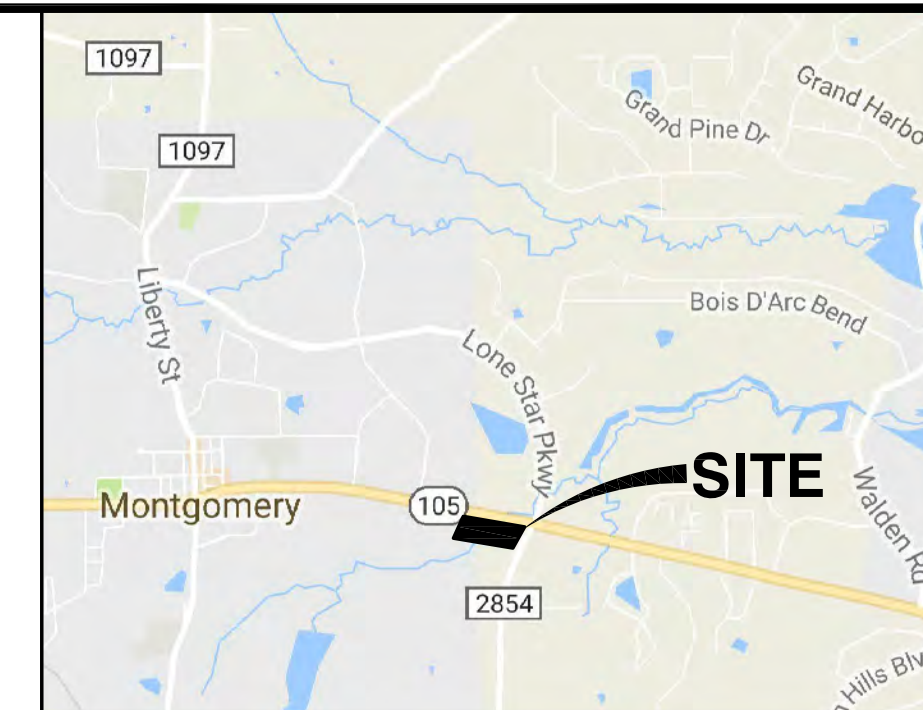
K:\W5841\W5841-1018-00 The Shoppes at Montgomery\Project Management\Letters\Shoppes\REPLAT MEMO Shoppes at Montgomery Section 2 09122019.doc

Enclosures: The Shoppes at Montgomery Sec. 2 Replat  
Plat Fee Calculation Sheet, Title Letter, and Tax Certificate

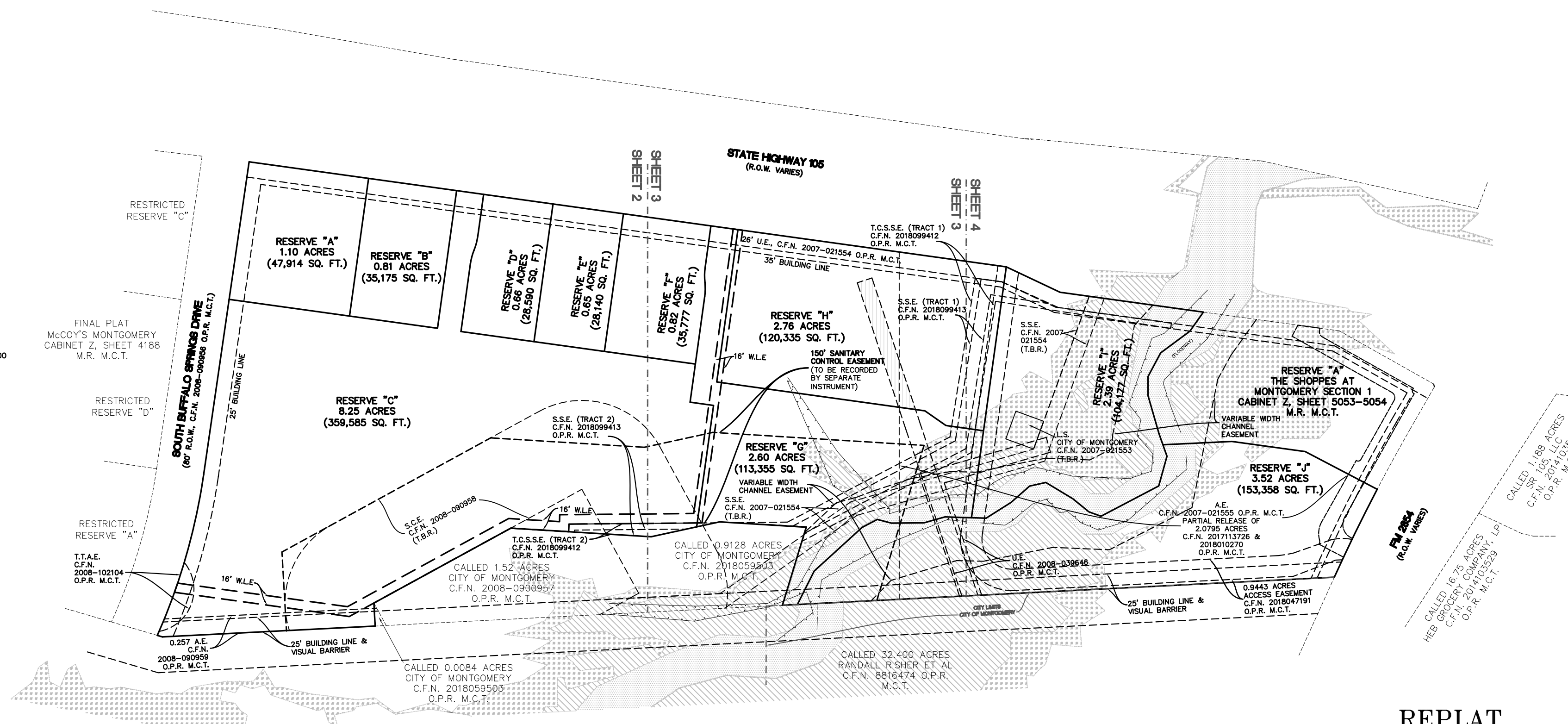
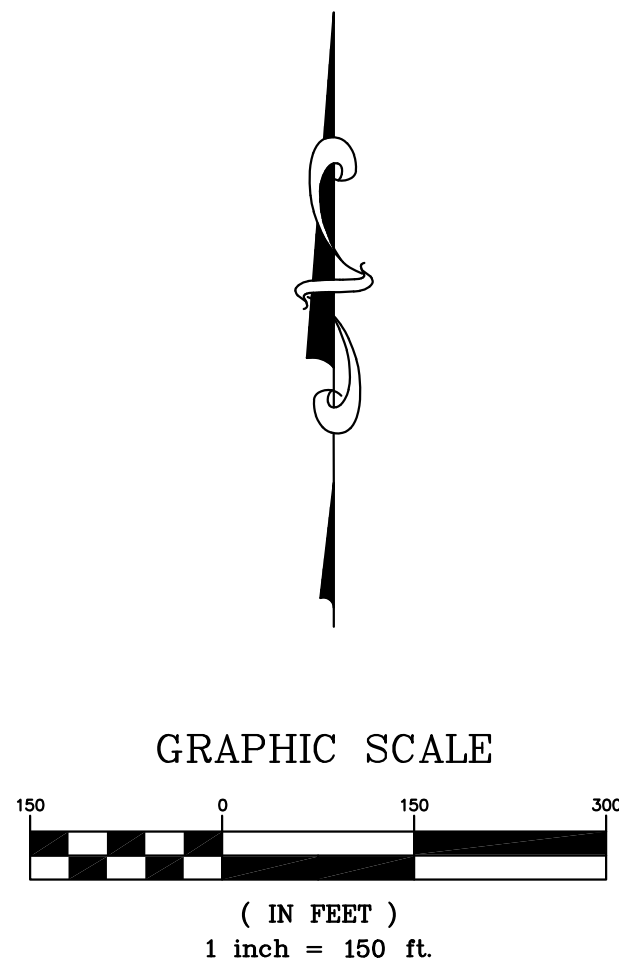
cc: The Honorable Mayor and City Council – City of Montgomery  
Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Larry Foerster – Darden, Fowler & Creighton, LLP, City Attorney  
Mr. Jay Dean Canine, RPLS – Landpoint

**LEGEND / ABBREVIATIONS**

C.F.N.	CLERK'S FILE NUMBER
F.N.D.	FOUND
I.R.	IRON ROD
O.P.R. M.C.T.	OFFICIAL PUBLIC RECORDS
M.R.	MAP RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
D.R.	DEED RECORDS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.E.	PATHWAY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CM	CONCRETE MONUMENT
G.S.U.	GULF STATES UTILITY
S.C.E.	SANITARY CONTROL EASEMENT
T.B.R.	TO BE RELEASED BY SEPARATE INSTRUMENT
B.F.E.	BASE FLOOD ELEVATION (100 YEAR)
A.E.	ACCESS EASEMENT
T.C.S.S.E.	TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT
T.T.A.E.	TEMPORARY TURN-AROUND EASEMENT
"S"	SET 5/8 INCH IRON ROD WITH CAP
○	STAMPED "LANDPOINT 10194172" PROPERTY MARKER




VICINITY MAP  
N.T.S.



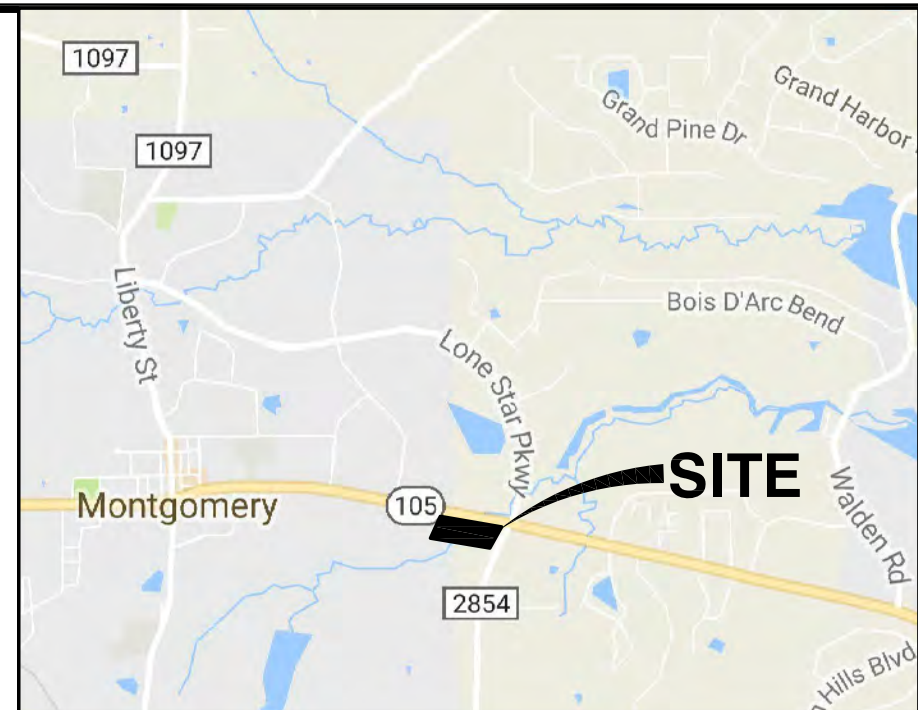
**REPLAT**  
**THE SHOPPES AT MONTGOMERY**  
**SECTION 2**  
 A SUBDIVISION OF  
 23.5630 ACRES (1,026,406 SQ. FT.)  
 BEING ALL OF THE SHOPPES AT MONTGOMERY  
 SECTION 2  
 RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.  
 IN THE JOHN CORNER SURVEY, A-8  
 MONTGOMERY COUNTY, TEXAS  
**1 BLOCK                      10 RESERVES**  
**September 2019**

- NOTES:**
- All corners are set 5/8 inch iron rods w/cap stamped "Landpoint 10194172" unless otherwise shown or noted.
  - This property is located in Zone "AE", Zone "X" and "Zone X-Shaded", determined to be inside 100 year flood plain". This plat does lie within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.
  - Fencing may be used as the visual barrier in accordance with City of Montgomery Ordinance.
  - Subject to Restrictions recorded under per Montgomery County Clerk's File Number 2018047191, 2018047192, 2018047193, 2018047190, 2018049285, 2018049286 O.P.R. M.C.T. and Cabinet Z, Page 5387-5391 P.R. M.C.T.

<p><b>SURVEYOR:</b></p>  <p>Formerly TOWN AND COUNTRY SURVEYORS 2219 SAWDUST ROAD, STE. 2003 THE WOODLANDS, TX 77380 (281)465-8730 www.landpoint.net</p>	<p><b>OWNER:</b></p> <p>Montgomery SH 105 Associates, LLC 149 Colonial Road Manchester, CN 06045 City of Montgomery 101 Old Plantersville Road Montgomery, TX 77356</p>
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CITY OF MONTGOMERY  
BENCHMARK MONT 7  
ELEV.=291.77'

STATE HIGHWAY 105  
(R.O.W. VARIES)



VICINITY MAP  
N.T.S.



GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

LEGEND / ABBREVIATIONS

- C.F.N. CLERK'S FILE NUMBER
- FND. FOUND
- I.R. IRON ROD
- O.P.R. M.C.T. OFFICIAL PUBLIC RECORDS
- M.R. MAP RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- P.E. PATHWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CM CONCRETE MONUMENT
- G.S.U. GULF STATES UTILITY
- S.C.E. SANITARY CONTROL EASEMENT
- T.B.R. TO BE RELEASED BY SEPARATE INSTRUMENT
- B.F.E. BASE FLOOD ELEVATION (100 YEAR)
- A.E. ACCESS EASEMENT
- T.C.S.S.E. TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT
- T.T.A.E. TEMPORARY TURN-AROUND EASEMENT
- "S" SET 5/8 INCH IRON ROD WITH CAP
- o STAMPED "LANDPOINT 10194172" PROPERTY MARKER

REPLAT  
THE SHOPPES AT MONTGOMERY  
SECTION 2  
A SUBDIVISION OF  
23.5630 ACRES (1,026,406 SQ. FT.)  
BEING ALL OF THE SHOPPES AT MONTGOMERY  
SECTION 2

RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.  
IN THE JOHN CORNER SURVEY, A-8  
MONTGOMERY COUNTY, TEXAS

1 BLOCK 10 RESERVES  
September 2019

SURVEYOR:



Formerly  
TOWN AND COUNTRY SURVEYORS  
2219 SAWDUST ROAD, STE. 2003  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

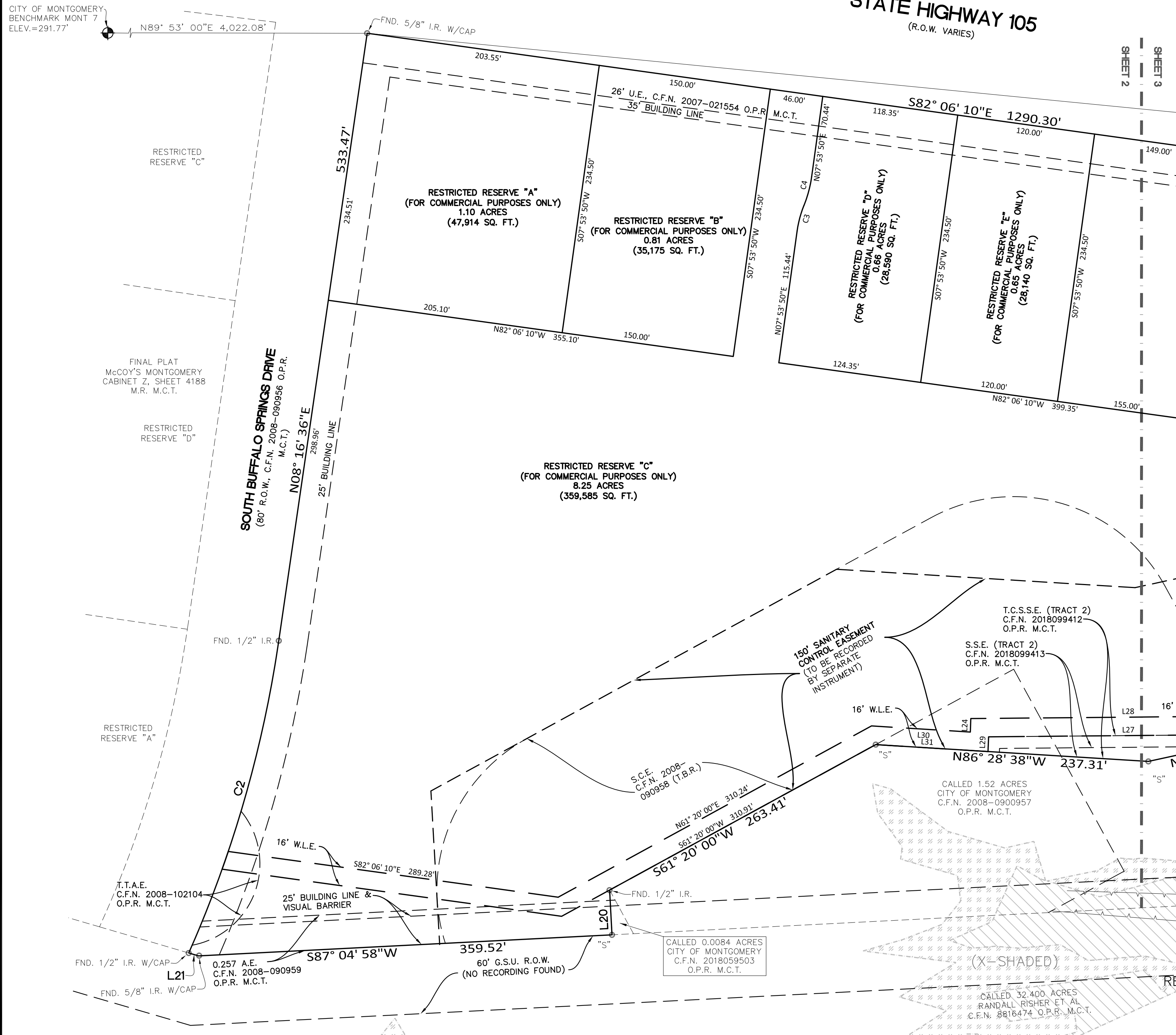
OWNER:

Montgomery SH 105 Associates, LLC  
149 Colonial Road  
Manchester, CN 06045  
City of Montgomery  
101 Old Plantersville Road  
Montgomery, TX 77356

TBPLS REG. NO. 10194172

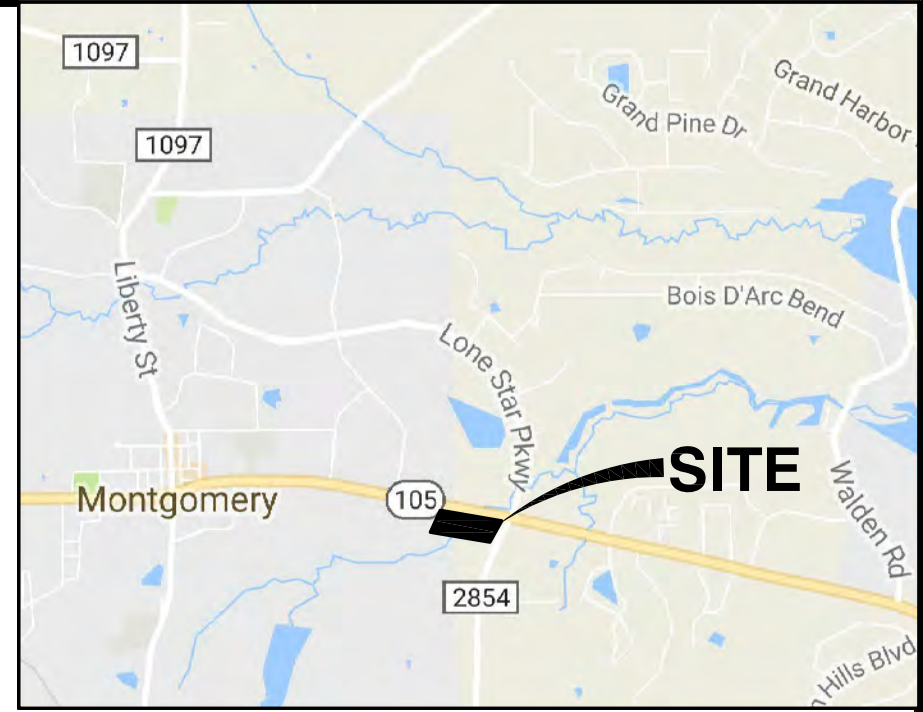
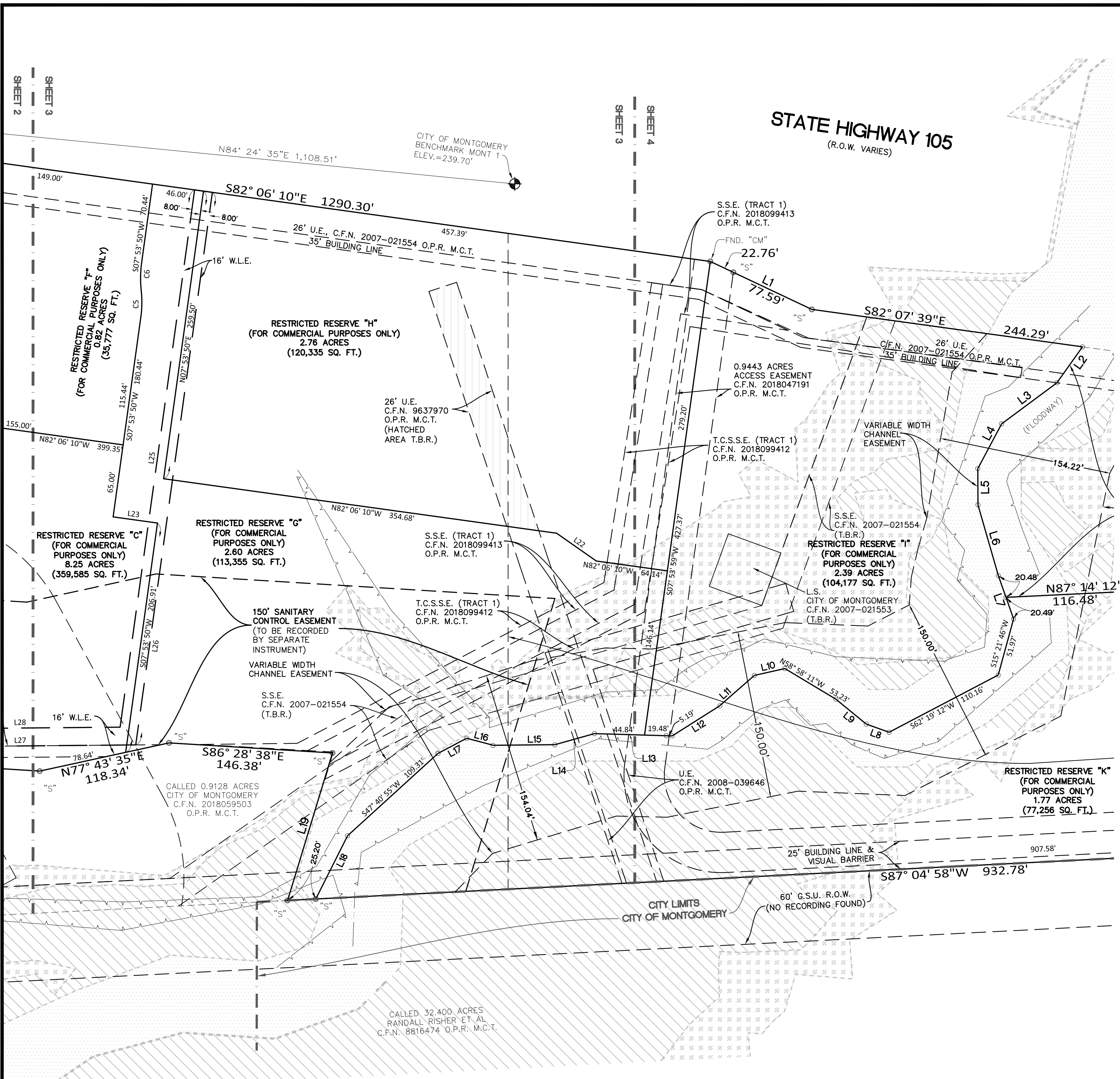
SDR/JDC JOB No. 19-1094

SHEET 2 OF 5



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 64°43'55" E	100.35	L10	S 77°16'39" W	28.01	L19	S 16°55'55" W	137.77	L28	N 89°29'43" E	226.14
L2	S 35°25'09" W	39.55	L11	N 48°49'15" E	41.65	L20	N 03°00'47" W	38.95	L29	S 02°07'02" W	12.84
L3	S 53°27'12" W	61.49	L12	S 57°42'07" W	49.80	L21	N 73°40'16" W	8.95	L30	S 86°27'44" E	85.97
L4	S 27°59'13" W	45.34	L13	N 88°19'31" W	69.51	L22	N 55°02'55" W	43.30	L31	N 86°27'41" W	97.75
L5	S 00°14'23" E	32.40	L14	S 74°20'30" W	36.71	L23	S 82°06'10" E	40.00			
L6	S 16°05'33" E	65.89	L15	S 89°26'02" W	55.00	L24	N 02°07'02" E	11.72			
L7	S 19°22'45" E	40.97	L16	N 75°10'20" W	24.67	L25	N 07°53'50" E	484.79			
L8	N 70°12'01" W	21.69	L17	S 62°08'22" W	29.05	L26	S 07°53'50" W	498.60			
L9	N 50°41'30" W	35.03	L18	S 26°42'36" W	63.28	L27	S 89°29'43" W	224.66			

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	165.02	2,934.79	3°13'18"	S 25°59'10" W	165.00
C2	283.23	1,040.00	15°36'13"	N 16°04'43" E	282.35
C3	23.33	95.00	14°04'12"	N 14°55'56" E	23.27
C4	25.78	105.00	14°04'12"	N 14°55'56" E	25.72
C5	23.33	95.00	14°04'12"	N 00°51'44" E	23.27
C6	25.78	105.00	14°04'12"	N 00°51'44" E	25.72



VICINITY MAP  
N.T.S.



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**LEGEND / ABBREVIATIONS**

- |               |   |
|---------------|---|
| C.F.N.        | CLERK'S FILE NUMBER   |
| FND.          | FOUND   |
| I.R.          | IRON ROD  |
| O.P.R. M.C.T. | OFFICIAL PUBLIC RECORDS                                     |
| M.R.          | MAP RECORDS   |
| M.C.T.        | MONTGOMERY COUNTY, TEXAS                                    |
| R.O.W.        | RIGHT OF WAY  |
| D.R.          | DEED RECORDS  |
| B.L.          | BUILDING LINE   |
| U.E.          | UTILITY EASEMENT  |
| P.E.          | PATHWAY EASEMENT  |
| P.U.E.        | PUBLIC UTILITY EASEMENT                                     |
| CM            | CONCRETE MONUMENT   |
| G.S.U.        | GULF STATES UTILITY   |
| S.C.E.        | SANITARY CONTROL EASEMENT                                   |
| T.B.R.        | TO BE RELEASED BY SEPARATE INSTRUMENT                       |
| B.F.E.        | BASE FLOOD ELEVATION (100 YEAR)                             |
| A.E.          | ACCESS EASEMENT   |
| T.C.S.S.E.    | TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT              |
| T.T.A.E.      | TEMPORARY TURN-AROUND EASEMENT                              |
| "S"           | SET 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT 10194172" |
| o             | PROPERTY MARKER   |

**REPLAT  
THE SHOPPES AT MONTGOMERY  
SECTION 2**

A SUBDIVISION OF  
23.5630 ACRES (1,026,406 SQ. FT.)  
BEING ALL OF THE SHOPPES AT MONTGOMERY  
SECTION 2  
RECORDED UNDER CAB. Z, SHEET 5387-5388 M.R. M.C.T.  
IN THE JOHN CORNER SURVEY, A-8  
MONTGOMERY COUNTY, TEXAS  
**1 BLOCK                      10 RESERVES**

September 2019

**SURVEYOR:**



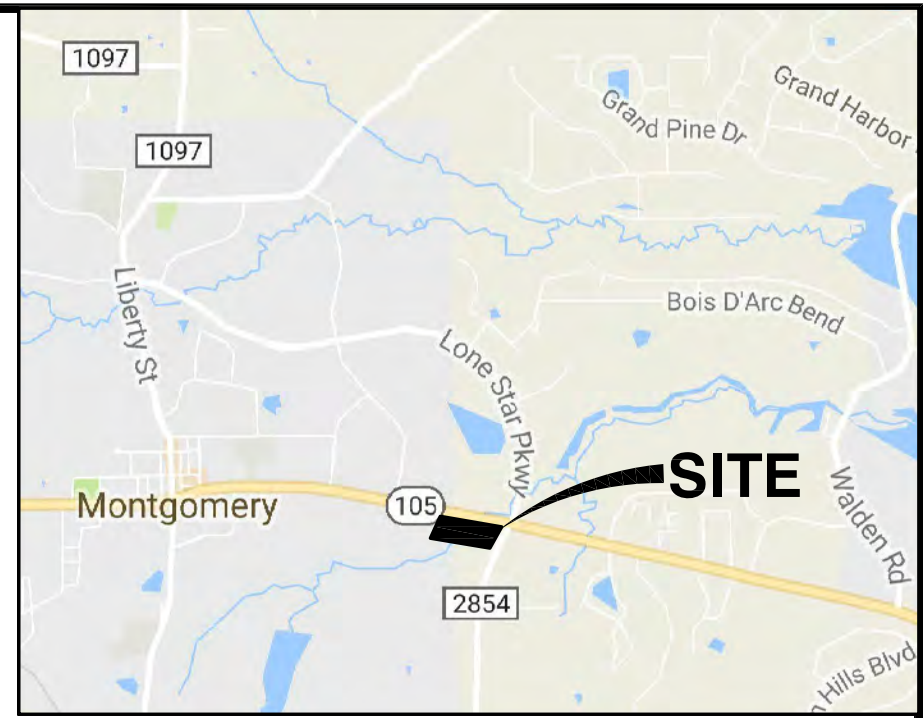
Formerly  
TOWN AND COUNTRY SURVEYORS  
2219 SAWDUST ROAD, STE. 2003  
THE WOODLANDS, TX 77380  
(281)465-8730  
www.landpoint.net

**OWNER:**

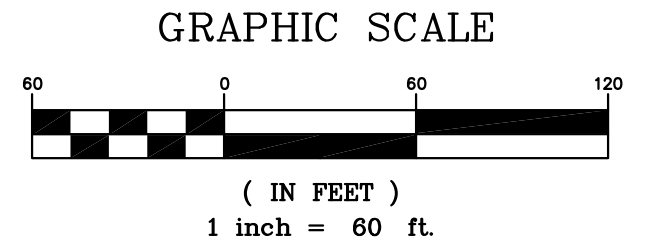
Montgomery SH 105 Associates, LLC  
149 Colonial Road  
Manchester, CN 06045  
City of Montgomery  
101 Old Plantersville Road  
Montgomery, TX 77356

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 64°43'55" E	100.35	L10	S 77°16'39" W	28.01	L19	S 16°55'55" W	137.77	L28	N 89°29'43" E	226.14
L2	S 35°25'09" W	39.55	L11	N 48°49'15" E	41.65	L20	N 03°00'47" W	38.95	L29	S 02°07'02" W	12.84
L3	S 53°27'12" W	61.49	L12	S 57°42'07" W	49.80	L21	N 73°40'16" W	8.95	L30	S 86°27'44" E	85.97
L4	S 27°59'13" W	45.34	L13	N 88°19'31" W	69.51	L22	N 55°02'55" W	43.30	L31	N 86°27'41" W	97.75
L5	S 00°14'23" E	32.40	L14	S 74°20'30" W	36.71	L23	S 82°06'10" E	40.00			
L6	S 16°05'33" E	65.89	L15	S 89°26'02" W	55.00	L24	N 02°07'02" E	11.72			
L7	S 19°22'45" E	40.97	L16	N 75°10'20" W	24.67	L25	N 07°53'50" E	484.79			
L8	N 70°12'01" W	21.69	L17	S 62°08'22" W	29.05	L26	S 07°53'50" W	498.60			
L9	N 50°41'30" W	35.03	L18	S 26°42'36" W	63.28	L27	S 89°29'43" W	224.66			

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	165.02	2,934.79	3°13'18"	S 25°59'10" W	165.00
C2	283.23	1,040.00	15°36'13"	N 16°04'43" E	282.35
C3	23.33	95.00	14°04'12"	N 14°55'56" E	23.27
C4	25.78	105.00	14°04'12"	N 14°55'56" E	25.72
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VICINITY MAP  
N.T.S.



**LEGEND / ABBREVIATIONS**

- |               |  |
|---------------|--|
| C.F.N.        | CLERK'S FILE NUMBER                            |
| FND.          | FOUND  |
| I.R.          | IRON ROD                                       |
| O.P.R. M.C.T. | OFFICIAL PUBLIC RECORDS                        |
| M.R.          | MAP RECORDS                                    |
| M.C.T.        | MONTGOMERY COUNTY, TEXAS                       |
| R.O.W.        | RIGHT OF WAY                                   |
| D.R.          | DEED RECORDS                                   |
| B.L.          | BUILDING LINE                                  |
| U.E.          | UTILITY EASEMENT                               |
| P.E.          | PATHWAY EASEMENT                               |
| P.U.E.        | PUBLIC UTILITY EASEMENT                        |
| CM            | CONCRETE MONUMENT                              |
| G.S.U.        | GULF STATES UTILITY                            |
| S.C.E.        | SANITARY CONTROL EASEMENT                      |
| T.B.R.        | TO BE RELEASED BY SEPARATE INSTRUMENT          |
| B.F.E.        | BASE FLOOD ELEVATION (100 YEAR)                |
| A.E.          | ACCESS EASEMENT                                |
| T.C.S.S.E.    | TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT |
| T.T.A.E.      | TEMPORARY TURN-AROUND EASEMENT                 |
| "S"           | STAMPED "LANDPOINT 10194172" PROPERTY MARKER   |

**REPLAT**  
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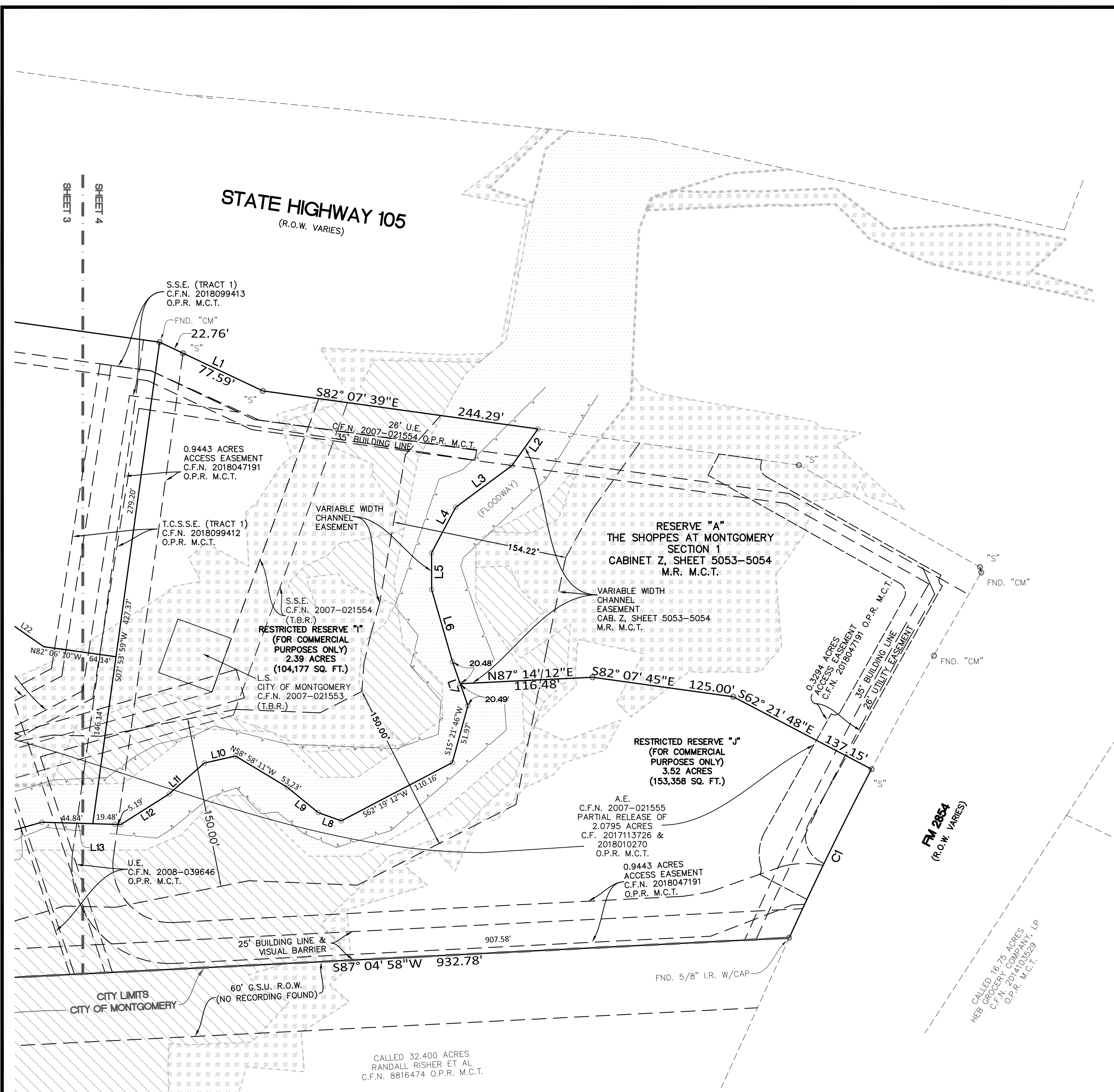


**OWNER:**

Montgomery SH 105 Associates, LLC  
 149 Colonial Road  
 Manchester, CN 06045  
 City of Montgomery  
 101 Old Plantersville Road  
 Montgomery, TX 77356

TBPLS REG. NO. 10194172

SDR/JDC JOB No. 19-1094



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STATE OF TEXAS  
COUNTY OF MONTGOMERY

That Montgomery SH 105 Associates, LLC herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the REPLAT THE SHOPPES AT MONTGOMERY SUBDIVISION SECTION 2, and does hereby make subdivision of said property according 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 and alleys dedicated, or occasioned by the alteration of the surface of any portion of 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, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, the Montgomery SH 105 Associates, LLC has caused these presents to be signed by Jonathan Bellock, its Vice President and its common seal hereunto affixed this day of \_\_\_\_\_ 2019.

Montgomery SH 105 Associates, LLC

BY: \_\_\_\_\_  
Jonathan Bellock, Vice President

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Bellock, its Vice President of the The Shoppes at Montgomery Section 2, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged tome that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION

That I Jay Dean Canine, 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.

\_\_\_\_\_  
Jay Dean Canine  
Registered Professional Land Surveyor  
Texas Registration No. 4345

CITY OF MONTGOMERY

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

BY: \_\_\_\_\_  
Chris Roznovsky, P.E.  
City Engineer - City of Montgomery

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

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2019

ATTEST:

By: \_\_\_\_\_ By: \_\_\_\_\_  
Sara Countryman Nelson Cox  
Mayor Chairman - Planning Zoning Commission

By: \_\_\_\_\_  
Susan Hensley - City Secretary

COUNTY CLERK

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_M., and duly recorded on \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_M., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of Records of \_\_\_\_\_ for said County.

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

BY: \_\_\_\_\_  
Mark Turnbull, Clerk, County Court,  
Montgomery County, Texas

By: \_\_\_\_\_ Deputy

We, Hancock Whitney Bank (formerly known as Whitney Bank), owners and holders of liens against the property described in the plat known as The Shoppes at Montgomery Subdivision Section 2, said liens being evidenced by instrument of record in County Clerk's File Number 2017074547 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said Liens and have not assigned the same nor any part thereof, and as such consent to the filing of this plat.

BY: \_\_\_\_\_

\_\_\_\_\_  
Hancock Whitney Bank (formerly known as Whitney Bank)

STATE OF MISSISSIPPI  
PARISH OF LOUISIANA

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of the Hancock Whitney Bank (formerly known as Whitney Bank), a Mississippi State Chartered bank, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

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City of Montgomery  
101 Old Plantersville Road  
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Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: N/A</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Report regarding a sign located at 308 Liberty Street / N.H. Davis Museum & McCall Law Office.



**Description**

Action on this sign approval was tabled at the previous meeting to allow the applicant and the property owner to appear before the Commission and answer questions regarding the sign. Staff has been in contact with Mr. Montgomery, the applicant, and has learned he is moving out of the location at the end of the month, which is the end of the 3-month agreement he had with the Historical Society for use of the space. Mr. Montgomery is currently looking at alternative locations for his museum and is aware of the need for sign approval if he relocates within the Historic Preservation District.

**Recommendation**

No action needed.

**Approved By**

Asst. to City Admin.	Dave McCorquodale 	Date: 9/19/19
City Administrator	Richard Tramm 	Date: 9/19/19

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: September 23, 2019</b>	<b>Budgeted Amount: N/A</b>
<b>Department: Administrative</b>	
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Initial list of projects</b>
<b>Date Prepared: September 19, 2019</b>	

**Subject**

Report regarding a future infrastructure funding project to be coordinated by the Planning & Zoning Commission.

**Description**

The City has a need for various improvement projects in the coming years and the first step in the process is to identify and prioritize possible projects. This idea is not a new one and many of the items on the initial list of projects will sound familiar. Jack Yates had recently begun the process of compiling a preliminary list of projects for review. This list should not be considered comprehensive, and the goal in this phase of the process is to consider all possibilities. Similarly, items on this list may not make it to the final list of recommended projects.

City Council has delegated the task of coordinating this process to the Planning & Zoning Commission. The role of P&Z will be to form reports, establish and coordinate citizen committees as needed, and provide the direction needed to move the project forward.

Timing and cost considerations will be added as the list is refined. These factors (along with others) will help determine how funding decisions are made. Options the City has to fund projects are:

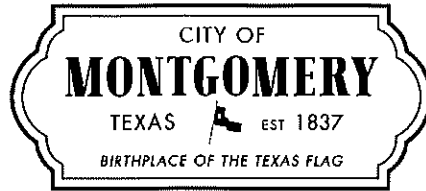
- Pay-as-you-go (cash) basis
- Issue debt instruments (General Obligation/Revenue Bonds, Certificates of Obligation)
- A combination of cash & debt

**Recommendation**

No formal action needed. Provide feedback and ask questions you see fit. Our intention is for this to be a basic discussion item for the Commission this month, then come back next month for a more detailed discussion on these items after you have thought about it.

**Approved By**

Asst. to City Admin.	Dave McCorquodale <i>DM</i>	Date: 9/19/19
City Administrator	Richard Tramm <i>RT</i>	Date: 9/19/19



## General Infrastructure Preliminary Project List

September 20, 2019

### Transportation

- NE corner of FM149 & SH105 Right-hand Turn Lane (westbound to northbound)
- NW corner of FM149 & SH105 Right-hand Turn Lane (southbound to westbound)
- General Street Improvements (various)
- Sidewalks & Trails

### Facilities

- Expansion of office space for City Departments (Police Department?)

### Community Enhancement

- Downtown Streetscape
- Property acquisition for public use (e.g. event parking or other public space)