

**NOTICE OF REGULAR TELEPHONE/VIDEO
CONFERENCE MEETING
July 7, 2020
MONTGOMERY PLANNING AND ZONING COMMISSION**

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Montgomery Planning and Zoning Commission will conduct its Regular Meeting scheduled for **6:00 p.m. on Tuesday, July 7, 2020**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Commission. *Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by email to dmccorquodale@ci.montgomery.tx.us by 3:00 p.m. on July 7, 2020.*

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/81162420826> Meeting ID: **811 6242 0826**. They may also join by calling (346) 248-7799 and entering the Meeting ID: **811 6242 0826**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website the following day.

Notice - any person(s) using profane, abusive, or threatening language may result in them being removed from the Teleconference Meeting.

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.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of June 2, 2020.
2. Consideration and possible action regarding exterior modifications for the historic home located at 504 Caroline Street in the Historic Preservation District, as submitted by owner Damon Haynes.
3. Consideration and possible action regarding an outdoor seating deck and new front façade wall built at the currently-under-construction Wings Over Montgomery restaurant, located at 14335 Liberty Street in the Historic Preservation District, as submitted by owner Damon Haynes.

4. Consideration and possible action regarding a sign application for K's Innovations Station, located at 304 John A. Butler in the Historic Preservation District, as submitted by Kyla Roan.
5. Consideration and possible action regarding a sign application for Beauty Babes, located at 305 Prairie Street in the Historic Preservation District, as submitted by Dusty Eckmann & Megan Schneider.
6. Update on previously-approved Hills of Town Creek Section Four compensating open space.

COMMISSION INQUIRY:

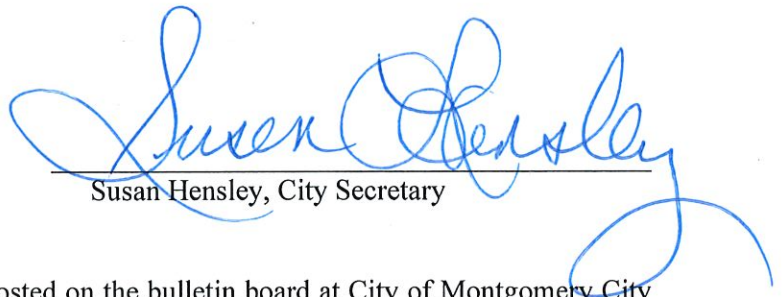
Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

EXECUTIVE SESSION:

The Planning and Zoning Commission reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. *(There are no items at this time.)*

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 2nd day of July 2020 at 3:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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.

MINUTES OF REGULAR MEETING & PUBLIC HEARINGS

JUNE 2, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Britnee Ghutzman, Bill Simpson, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments.

1. Consideration and possible action regarding regular meeting minutes of May 5, 2020.

Jeffrey Waddell moved to approve the minutes as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historic Landmark, as submitted by owner Tani Traver.

Staff introduced the item and explained that the owner, Ms. Tani Traver, previously submitted a carport proposal to the P&Z and did not receive approval. Ms. Traver wanted the opportunity to look at another proposal and talk with the Commission about what could be approved for a structure. Ms. Traver explained she has looked at various options for the carport location and construction types that ultimately were unfeasible due to cost negative impacts on the property. She explained she needs a place to park her small motorhome and pickup truck, and having a carport will fill that need. After reviewing the location options with the Commission and the merits of the proposal, the Commission and the owner agreed on a solution for a 24-foot by 24-foot metal carport to match the house in color located on the north side of the house facing Houston Street and set back behind the existing 4-foot tall white side yard fence. The Commission and owner agreed that the carport can be made smaller in size if needed.

Bill Simpson moved to approve the proposed carport as discussed. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action on a proposed property fence for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District, as submitted by owner Jeffry Angelo.**

Staff introduced the item and explained that the improvements had already been made by the owner and this was a post-construction review. Staff explained the sale of an adjacent property, combined with the business closures caused by COVID-19, may have caused the owner to feel rushed to make the improvements without first getting P&Z approval. There is a new privacy fence on the north and south property lines along with a new pervious parking surface in the parking area adjacent to Prairie Street. Staff explained the City was working with the owner to ensure they follow all development regulations for the improvements. The Commission reiterated the need for all applicants to follow the City's process and receive approval prior to constructing improvements.

Bill Simpson moved to approve the already-built fence and parking lot resurfacing as presented. Jeff Waddell seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action on a Preliminary Report for the Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential.**

Staff reviewed the rezoning request and the draft of the preliminary report.

Bill Simpson moved to approve the preliminary report as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

5. **Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential; and**

6. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Chairman Cox convened the Public Hearing at 6:45 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:47 p.m.

7. Discussion and possible action on public comments received from the Public Hearing on the Preliminary Report of the rezoning request.

No action taken.

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

8. Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential; and
9. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Chairman Cox convened the Public Hearing at 6:49 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:50 p.m.

10. Discussion and possible action regarding preparation of a Final Report of the rezoning request for Hills of Town Creek Section Four.

Staff introduced the item and a draft of the Final Report.


Carol moved to approve the draft of the Final Report. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

Commissioner Jeffrey Waddell asked for an update on the freestanding sign request at Best Donuts. Staff explained they met with the business owners and discussed submittal requirements.

Adjournment

Jeffrey Waddell moved to adjourn the meeting at 6:58 p.m. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: _____
Dave McCorquodale

Chairman Nelson Cox

Attest: _____
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 7, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Site photo, preliminary site plan

Subject

Consideration and possible action regarding exterior modifications for the historic home located at 504 Caroline Street in the Historic Preservation District, as submitted by Damon Haynes.

Description

The owner of the adjacent and currently-under-construction Wings Over Montgomery restaurant has also acquired 504 Caroline Street, the historic home on the large lot south of the restaurant. His immediate plans are to address maintenance needs on the exterior of the building:

- Repainting the house in a white wall / black trim “farmhouse style” to match the restaurant.
- Glazing windows & caulking to weatherproof the structure.
- Address any drainage or access issues under the house.
- Goal is to stabilize the house’s exterior and work slowly on the interior.

Mid- and long-term plans for the property include:

- Pave a parking lot that will serve the restaurant and house with access on Caroline and Pond Streets.
- Remodel the interior of the house (archeologically aware during demo)
- Use as a place to house his grandfather’s memorabilia, who was a prominent Houston attorney
- Rebuild the outbuilding/cottage seen in a historic photo that was on the corner of Caroline & Pond St.

Recommendation

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

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 07/02/2020
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Site images



504 Caroline Street

Site images

504 Caroline Street



504 Caroline Street

Site images



Site images

504 Caroline Street



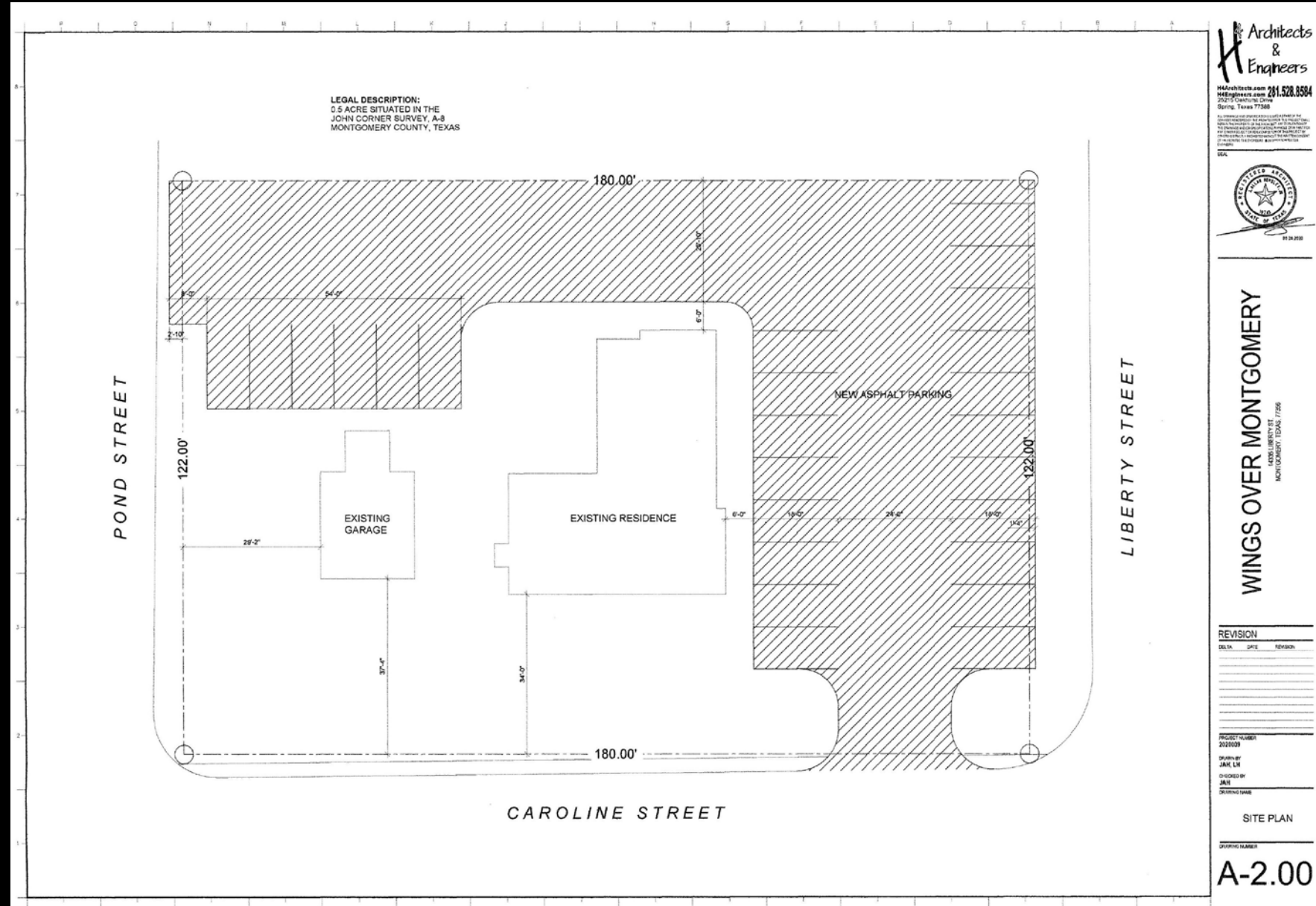
Site images

504 Caroline Street



Working Site Plan

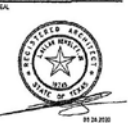
504 Caroline Street



H Architects & Engineers

H4Architects.com
H4Engineers.com 281.328.8584
25215 Caroline Drive
Spring, Texas 77380

As prepared and shown on this plan, the work is intended to be completed in accordance with the specifications and standards of the State of Texas and the City of Montgomery, Texas. The Engineer does not warrant the accuracy of the information provided on this plan. The Engineer is not responsible for any errors or omissions on this plan. The Engineer is not responsible for any delays or interruptions in the construction of the project. The Engineer is not responsible for any damages or injuries resulting from the use of this plan. The Engineer is not responsible for any changes or modifications to the plan. The Engineer is not responsible for any conditions or circumstances that may arise during the construction of the project. The Engineer is not responsible for any conditions or circumstances that may arise during the construction of the project.



WINGS OVER MONTGOMERY
14200 LIBERTY ST
MONTGOMERY, TEXAS 77066

REVISION		
DATE	BY	REVISION

PROJECT NUMBER
2022009
DRAWN BY
JAH L&E
CHECKED BY
JAH
DATE

SITE PLAN

DRAWING NUMBER
A-2.00

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 7, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Photos, site plan

Subject

Consideration and possible action regarding an outdoor seating deck and new front façade wall built at the currently-under-construction Wings Over Montgomery restaurant, located at 14335 Liberty Street in the Historic Preservation District, as submitted by Damon Haynes.

Description

As you remember, P&Z previously approved repainting this building, along with handrail modifications and a sign above the front porch. During construction, additional work was done outside the scope of the original improvements and needs to be reviewed by the P&Z. The new work includes:

- Wood deck seating area added to the front of the building to expand on-site dining.
- Parapet wall above the front porch was found to be rotted; when replaced, it was built larger than the original.

The contractor and owner discussed the changes, and the contractor did not submit revised drawings for code review or P&Z approval.

Recommendation

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

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 07/02/2020
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Site images



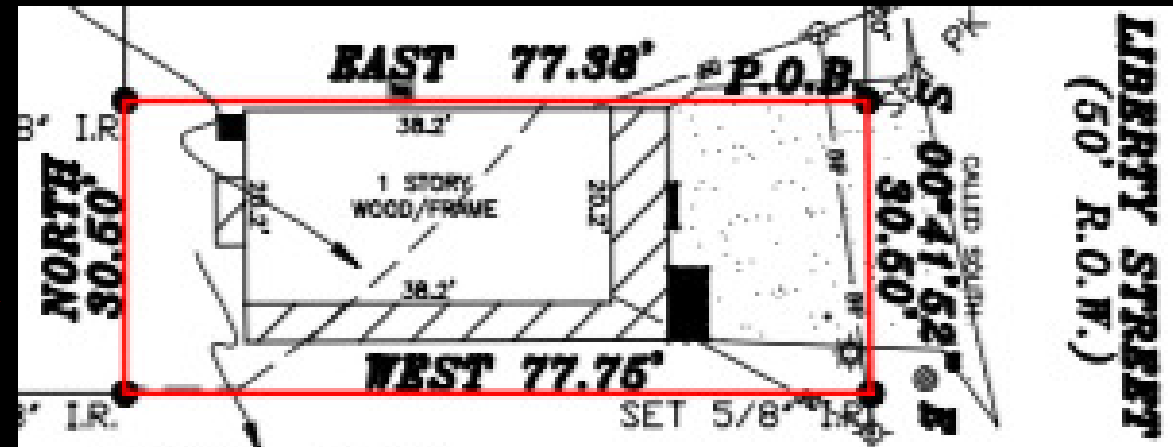
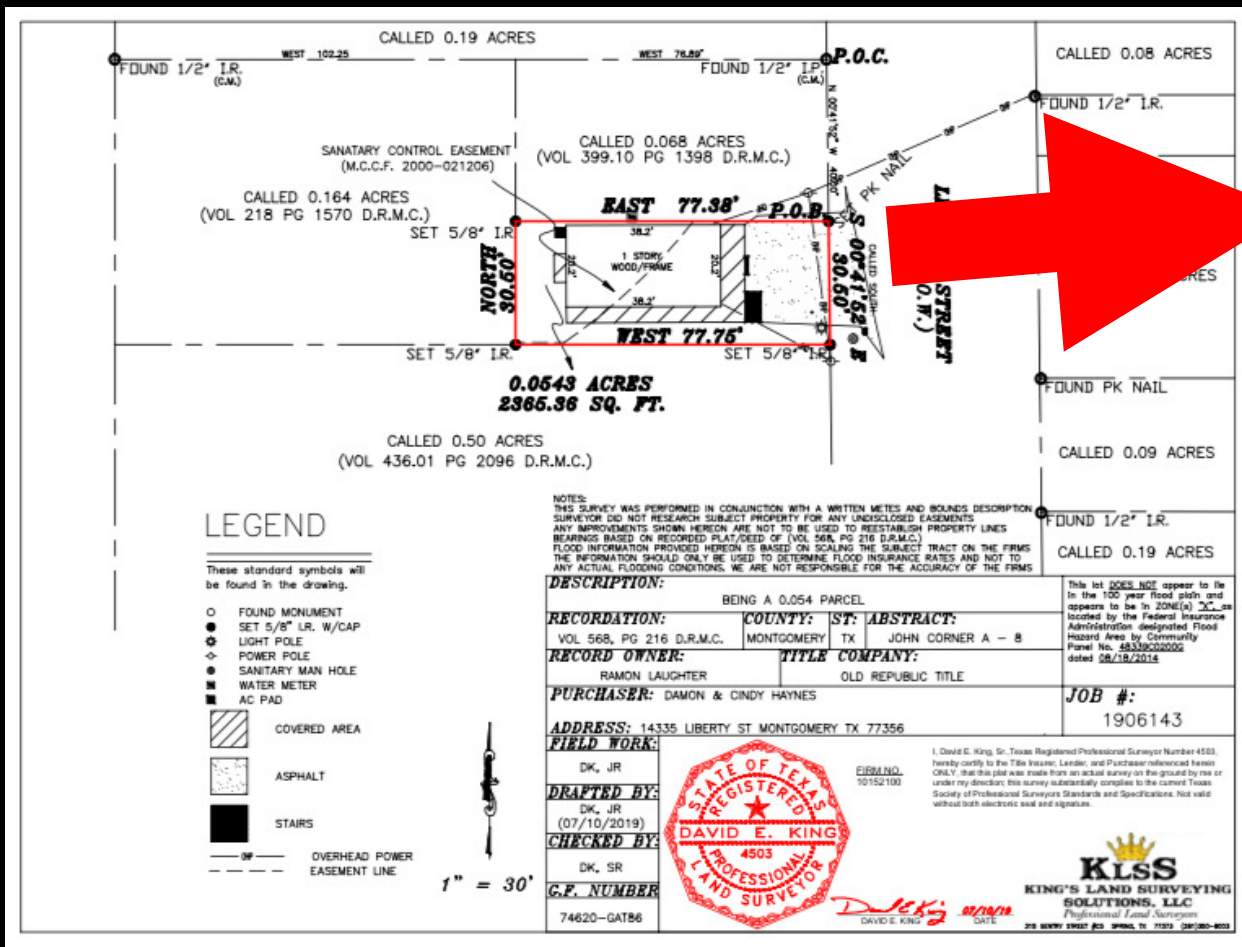
Wings Over Montgomery

Site images



Wings Over Montgomery

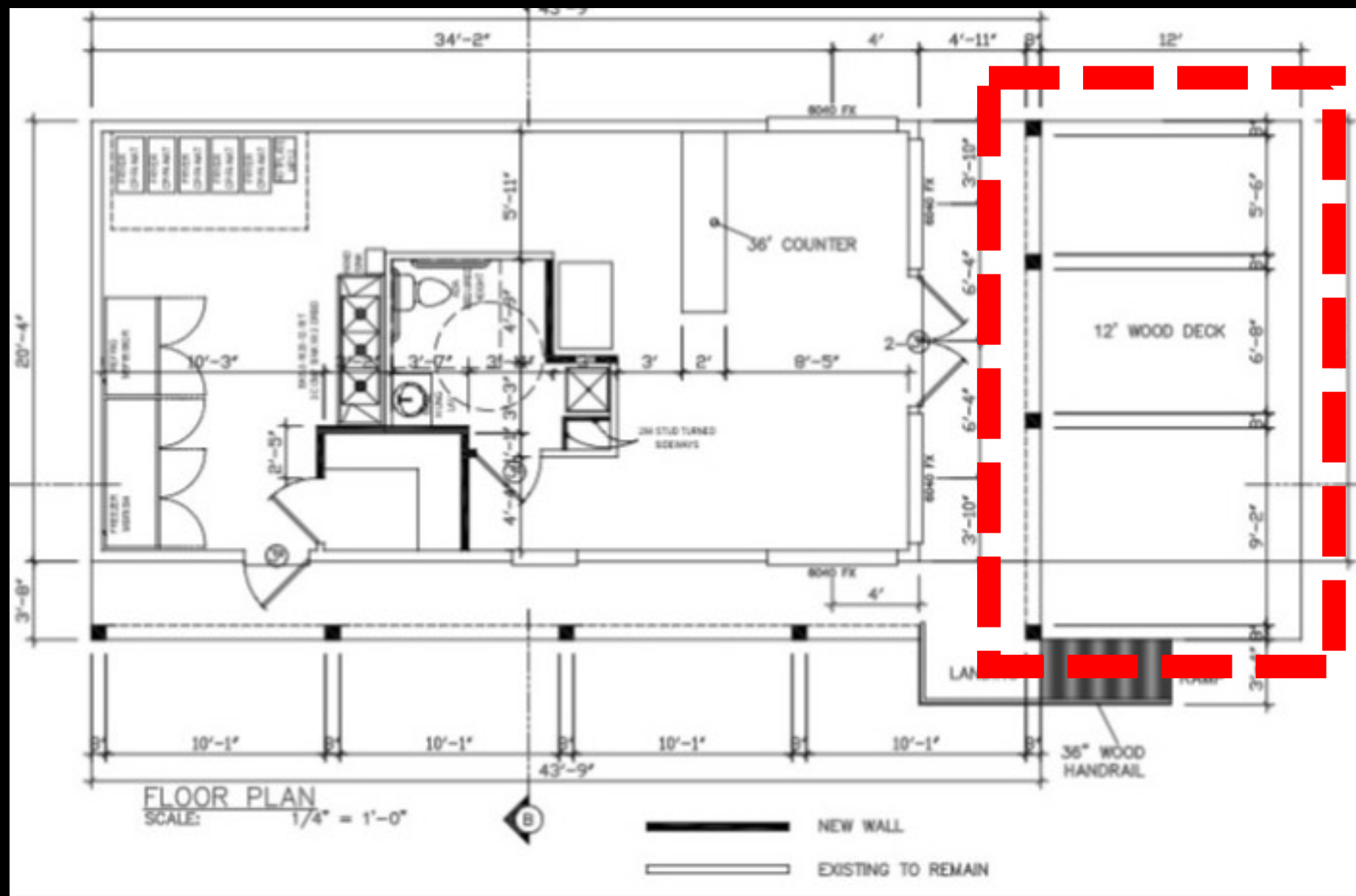
Site Survey



Wings Over Montgomery

Floor Plan

Wings Over Montgomery



Wings Over Montgomery

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 7, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Sign image, application

Subject

Consideration and possible action regarding a sign application for K's Innovations Station, located at 304 John A. Butler in the Historic Preservation District, as submitted by Kyla Roan.

Description

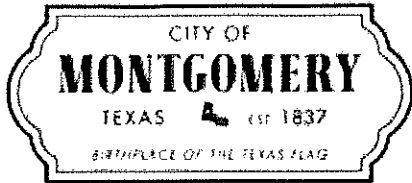
The Commission reviewed a sign for an upholstery business at this property several months ago, who have since vacated the space. The applicant owns a graphic design business. Staff granted a temporary approval of the sign during the COVID shutdown to allow the owner flexibility on opening dates.

Recommendation

Consider the proposed sign and act as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 07/02/2020
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WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

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

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 checked="" type="checkbox"/>

Permit: S05207136

Date: 4/15/2020

JOB ADDRESS: 304 John a butler st	BUSINESS NAME: K INNOVATIONS	
BUSINESS OWNER: Kyla Roan	MAILING ADDRESS: 7360 n fm 1486 Montgomery tx	TELEPHONE: 9367774066
APPLICANT:	MAILING ADDRESS: 7360 n fm 1486 Montgomery tx	TELEPHONE:

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 type="checkbox"/>
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SIGN PLACEMENT: Middle of building ... pic included	VALUATION:
SIGN DESIGN & COLOR SCHEME: Dust blues	

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT	4'
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH	6'
BANNER <input type="checkbox"/>	TOTAL SQ FT	
OTHER <input type="checkbox"/>	SET BACK	
	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 regulating construction or the performance of construction.

NAME: Kyla Roan	SIGNATURE:
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OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$ 50.00
DATE	05/11/2020		

COMMENTS: 30 DAY TEMP. APPROVAL FOR TEMP SIGN

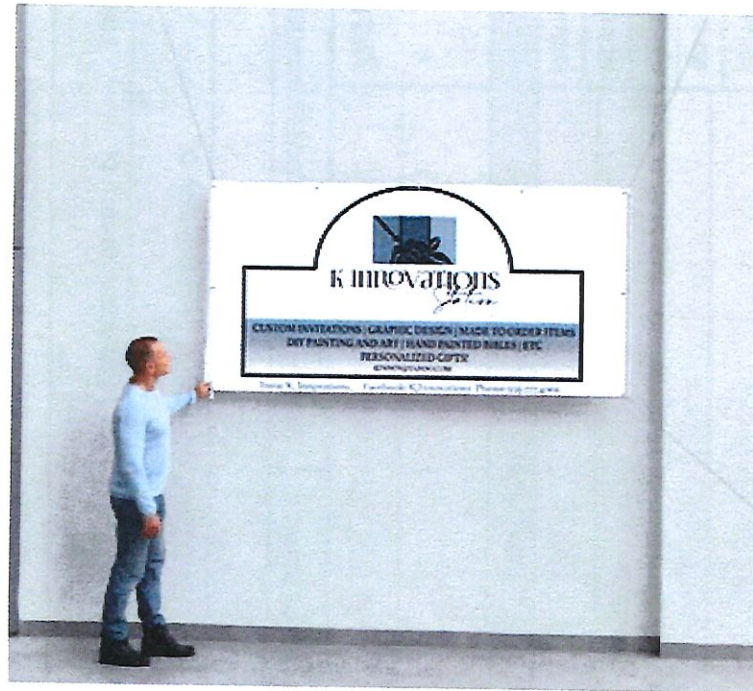
APPROX 4'x6'



K INNOVATIONS
Station

CUSTOM INVITATIONS | GRAPHIC DESIGN | MADE TO ORDER ITEMS
DIY PAINTING AND ART | HAND PAINTED BIBLES | ETC
PERSONALIZED GIFTS!
KINNOV@YAHOO.COM

Insta: K_Innovations_ Facebook: K_Innovations Phone: 936.777.4066



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 7, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Composite sign image

Subject

Consideration and possible action regarding a sign application for Beauty Babes, located at 305 Prairie Street in the Historic Preservation District, as submitted by Dusty Eckmann & Megan Schneider.

Description

The Commission reviewed a sign for this property several months ago, and the space has changed tenants. The applicant owns a makeup business and caters to the wedding industry and other markets. Staff granted a temporary approval of the sign during the COVID shutdown to allow the owner flexibility on opening dates. The signs are the same banner style as the previous signs were.

Recommendation

Consider the proposed sign and act as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 07/02/2020
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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 7, 2020	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Revised subdivision plan

Subject

Update on previously-approved Hills of Town Creek Section Four compensating open space.

Description

The developer has submitted revised plans to the City and staff wanted to share the revisions that include compensating open space with the Commission.

Recommendation

Consider whether the revisions are consistent with your expectations at the time of approving the compensating open space variance and provide any necessary direction to staff.

Approved By

Asst. City Administrator	Dave McCorquodale 	Date: 07/02/2020
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CITY OF MONTGOMERY, TEXAS

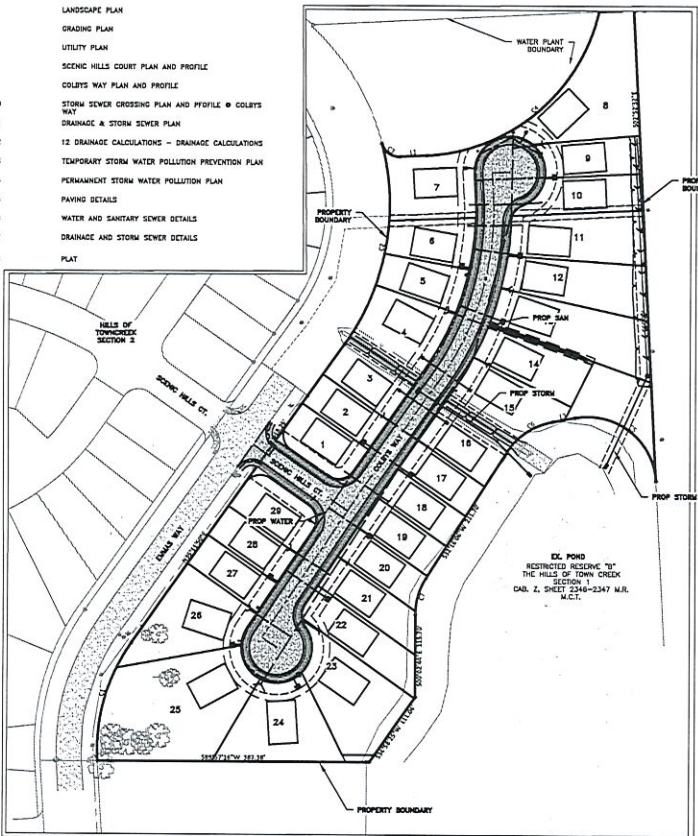
HILLS OF TOWN CREEK

SECTION 4

PUBLIC IMPROVEMENTS: WATER, SEWER, ROADS, DRAINAGE
(DEV NO. 2004)

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	CONSTRUCTION NOTES & LEGEND
3	EXISTING SURVEY, DEMOLITION PLAN & TREE PRESERVATION PLAN
4	OVERALL SITE PLAN AND PAVING PLAN
5	LANDSCAPE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	SCENIC HILLS COURT PLAN AND PROFILE
9	COLORS WAY PLAN AND PROFILE
10	STORM SEWER CROSSING PLAN AND PROFILE @ COLORS WAY
11	DRAINAGE & STORM SEWER PLAN
12	12 DRAINAGE CALCULATIONS - DRAINAGE CALCULATIONS
13	TEMPORARY STORM WATER POLLUTION PREVENTION PLAN
14	PERMANENT STORM WATER POLLUTION PLAN
15	PAVING DETAILS
16	WATER AND SANITARY SEWER DETAILS
17	DRAINAGE AND STORM SEWER DETAILS
18	PLAN



PROJECT MAP
SCALE: 1" = 80'

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. THIS PROPOSED SITE WILL NOT IMPAIR THE FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES, WILL NOT ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE OR IN A DIFFERENT LOCATION, AND WILL NOT CONCENTRATE FLOWS OF SURFACE WATERS IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATER COURSE.

CIVIL NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING PAVEMENT AND UTILITY DEPTHS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO BEGINNING ANY WORK.

TITLE NOTE:
TEXAS DEPARTMENT OF LICENSING AND REGISTRATION (TDLR) NUMBER REQUIRED FOR ALL PROPOSED COMMERCIAL BUILDINGS. *IF TDLR NUMBER IS NOT PRESENT, CLIENT IS RESPONSIBLE FOR OBTAINING REGISTRATION NUMBER PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:
Being 8.1365 acres (354,425 square feet) of land, out of the remainder of a called 29.995 acres, conveyed to Christian C. Cheatham and Mary L. Cheatham, by deed recorded under County Clerk's File Number (C.F.N.) 2001-005611 Official Public Records of Montgomery County, Texas, (O.P.R. M.C.T.), said Benjamin Bigby League, Abstract 31 and being more particularly described by metes and bounds as follows:
BEGINNING at a found 5/8 inch iron rod in the east right-of-way (R.O.W.) of Emma's Way, 80' public R.O.W., marking the northwest corner of Restricted Reserve "A", the Hills of Town Creek, Section 4, recorded under Cabinet 2, Sheet 2346-2347 Map Records of Montgomery County, Texas (B.L.R. M.C.T.), also being the southeast corner of the herein described tract;
THENCE along said east R.O.W. line and a curve to the RIGHT,

having a radius of 20.00 feet, a delta angle of 38°41'38", and whose long chord bears North 15°07'50" East, a distance of 172.27 feet, for an arc length of 175.59 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of tangency of the herein described tract;

THENCE North 35°11'56" East, continuing along said east R.O.W. line, passing at a distance of 432.10 feet a found 5/8 inch iron rod with cap, marking the east corner of said Emma's Way and continuing for a total distance of 518.26 feet to a point for corner, marking a point of curvature of the herein described tract;

THENCE along a curve to the LEFT, having a radius of 340.00 feet, a delta angle of 49°58'54", and whose long chord bears North 10°12'24" East, a distance of 287.28 feet, for an arc length of 296.60 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of curvature of a called 12.223 acres, conveyed to City of Montgomery, by deed recorded under C.F.N. 2010-076384 O.P.R. M.C.T., also being the northwest corner of the herein described tract;

THENCE along the south line of said 12.223 acres and a curve to the LEFT, having a radius of 25.00 feet, a delta angle of 78°00'11", and whose long chord bears South 5°51'15" East, a distance of 33.50 feet, for an arc length of 34.08 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of tangency of the herein described tract;

THENCE North 87°05'32" East, continuing along said south line, a distance of 39.81 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of curvature of the herein described tract;
THENCE along continuing along said south line and a curve to the LEFT, having a radius of 260.00 feet, a delta angle of 74°38'06", and whose long chord bears North 49°46'29" East, a distance of 335.24 feet, for an arc length of 328.68 feet to a set 5/8 inch iron rod with cap stamped "Core 6657" in the south line of a called 12.384 acres, conveyed to WTHM Barner Real Estate, LP, by deed recorded under C.F.N. 2013-067842 O.P.R. M.C.T., marking the most northerly northwest corner of the herein described tract;

THENCE North 87°05'32" East, along the south line of said 12.384 acres, a distance of 49.29 feet to a point in the west line of a called 61.8107 acres, conveyed to Montgomery Independent School District, by deed recorded under C.F.N.

2003-005612 O.P.R. M.C.T., also being the southeast corner of said 12.384 acres, and the northeast corner of the herein described tract, from which a found 2 inch iron pipe, bears South 69°33'35" East, a distance of 1.71 feet and a 5/8 inch iron rod bears North 85°37'58" East, a distance of 14.37 feet;

THENCE South 02°52'32" East, along said west line of said 61.8107 acres, a distance of 665.20 feet to a set 5/8 inch iron rod with cap stamped "Core 6657" to a point of curvature of Restricted Reserve "B", the Hills of Town Creek, Section 4, by deed recorded under Cabinet 2, Sheet 2346-2347 M.S.R. M.C.T., also being the southeast corner of the herein described tract;

THENCE along the north line of Restricted Reserve "B" and a curve to the LEFT, having a radius of 96.00 feet, a delta angle curve of 97°43'23", and whose long chord bears North 51°46'06" West, a distance of 146.60 feet, for an arc length of 163.74 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of tangency of said Restricted Reserve "B" and the herein described tract;

THENCE South 79°22'17" West, continuing along said north line, a distance of 53.88 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of curvature of said Restricted Reserve "B" and the herein described tract;

THENCE along continuing along said north line and a curve to the LEFT, having a radius of 96.00 feet, a delta angle of 47°06'15", and whose long chord bears South 55°49'11" West, a distance of 76.72 feet, for an arc length of 78.92 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of tangency of said Restricted Reserve "B" and the herein described tract;

THENCE South 32°16'06" West, along said west line of said Restricted Reserve "B", a distance of 211.70 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of curvature of said Restricted Reserve "B" and the herein described tract;

THENCE along continuing along said west line and a curve to the LEFT, having a radius of 96.00 feet, a delta angle of 32°18'55", and whose long chord bears South 10°00'41" West, a distance of 53.43 feet, for an arc length of 54.14 feet to a point of tangency of said Restricted Reserve "B" and the herein described tract;

THENCE South 07°02'44" East, continuing along said west line, a distance of 115.70 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of said Restricted Reserve "B" and the herein described tract;

THENCE South 34°58'23" West, continuing along said west line, a distance of 111.64 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of said Restricted Reserve "B" and the herein described tract;

THENCE South 89°57'36" West, passing at a distance of 4.50 feet to a found 5/8 inch iron rod with cap, marking the northeast corner of said Restricted Reserve "A", for a total distance of 382.88 feet to the POINT OF BEGINNING and containing a computed 8.1365 acres (354,425 square feet) of land.

BENCHMARK:
MONT 3
ELEV = 268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST 4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE WEST SIDE OF HWY 105.
MONT 7
ELEV = 291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY COUNTY SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM THE OLDS SCHOOL DISTRICT.
TEMPORARY BENCHMARK "A"
ELEV = 316.35'
CUT SQUARE IN CONCRETE ON B-B INLET LOCATED SOUTHEAST FROM SCENIC HILLS COURT AND EMMA'S WAY INTERSECTION.

FLOODPLAIN:
This site (proposed area) is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 4835PC0005G dated August 18, 2014. This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



PROJECT LOCATION
KEY MAP: 1222

CITY OF MONTGOMERY, CITY ENGINEER
SIGNATURE VALID FOR ONE (1) YEAR

SUITE



LSQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.LSQUAREDENGINEERING.COM
11115 W. HIGHTWAY 105
MONTGOMERY, TEXAS 77105

CLIENT INFORMATION:
JAMES CHEATHAM
11115 W. HIGHTWAY 105
MONTGOMERY, TX 77105
PROJECT ADDRESS:
11115 W. HIGHTWAY 105
MONTGOMERY, TEXAS

HILLS OF TOWN CREEK
SECTION 4
COVER SHEET

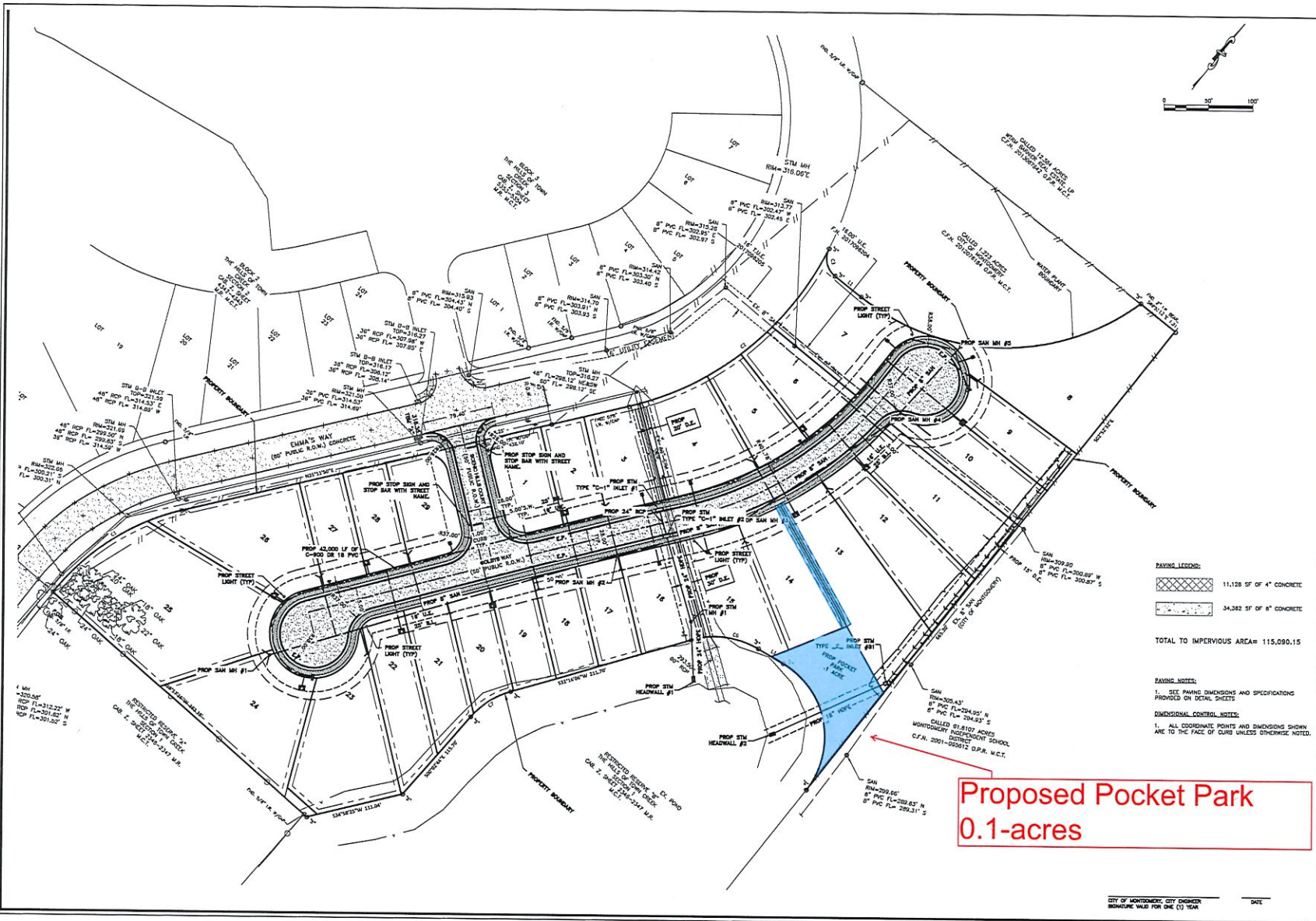
DRAWING REVISION	
#	DATE
1	02/27/20

DRAWING INFORMATION	
PROJECT	20574 TELR
DRAWN	MCV
CHECKED	JTW
TITLE	SHEET
AS SHOWN	01



06/12/2020

S:\ENGINEERING PROJECTS\100600 - HILLS OF TOWN CREEK, SECTION 4\03 CAD\DESIGN SET\04 OVERALL SITE PLAN\ING Jun. 22, 2020 - 11:18 PM



L SQUARED ENGINEERING
 MUNICIPAL COMMERCIAL RESIDENTIAL
 WWW.LSQUAREDENGINEERING.COM
 1001 W. 10TH ST. SUITE 100
 MONTGOMERY, AL 36104

CLIENT INFORMATION

CLIENT: MONTGOMERY COUNTY
 PROJECT: HILLS OF TOWN CREEK
 SHEET: 4 OF 4
 DATE: 06/21/2020

HILLS OF TOWN CREEK SECTION 4 OVERALL SITE PLAN AND PAVING PLAN

PAVING LEGEND:

	11,128 SF OF 4" CONCRETE
	34,382 SF OF 6" CONCRETE

TOTAL TO IMPERVIOUS AREA = 115,080.15

- PAVING NOTES:**
- SEE PAVING DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS
- DIMENSIONAL CONTROL NOTES:**
- ALL COORDINATE POINTS AND DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Proposed Pocket Park
0.1-acres

DRAWING TITLE			
4	DATE	BY	FOR COMMENT
1	06/21/20	JTW	FOR REVIEW
DRAWING INFORMATION			
PROJECT	10574	TDR	**
BROWN	MEV	CHECKED	JTW
SCALE	SHEET		4
1" = 50' (24x36)	1" = 100' (11x17)		
CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR			
06/21/2020			