

## NOTICE OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING

November 3, 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 Public Hearings and Regular Meeting scheduled for **6:00 p.m. on Tuesday, November 3, 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](mailto:dmccorquodale@ci.montgomery.tx.us) by 3:00 p.m. on November 3, 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/86091328055> Meeting ID: **860 9132 8055**. They may also join by calling (346) 248-7799 and entering the Meeting ID: **860 9132 8055**. The Meeting Agenda Pack will be posted online at [www.montgomerytexas.gov](http://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. Introduction of new members to the Planning & Zoning Commission.
2. Consideration and possible action regarding regular meeting minutes of October 6, 2020.
3. Consideration and possible action regarding a recommendation to City Council for a proposed Special Use Permit for Cornerstone Community Church (*tabled at the October 6, 2020 regular meeting*).
4. Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to the proposed parking lot surface for a proposed food truck park to be located at 21806 Eva Street, Montgomery, Texas.

5. Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to driveway spacing for Moon Over Montgomery located at 1062 Clepper Street.
6. Consideration and possible action regarding two sign applications for The Kemifer Building located at 401 College Street in the Historic Preservation District:
  - a. Whitely Vineyards, Suite 150 (submitted by Gina Whitley).
  - b. Kemifer Atrium Directory Sign, north building entrance (submitted by Kevin Barnes).
7. Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to platting for the property located at the northeast corner of Liberty & Caroline Streets in the Historic Downtown District for Texas Twist and Shakes, LLC.
8. Consideration and possible action regarding exterior modifications for the property located at the northeast corner of Liberty & Caroline Streets, located in the Historic Preservation District.

**COMMISSION INQUIRY:**

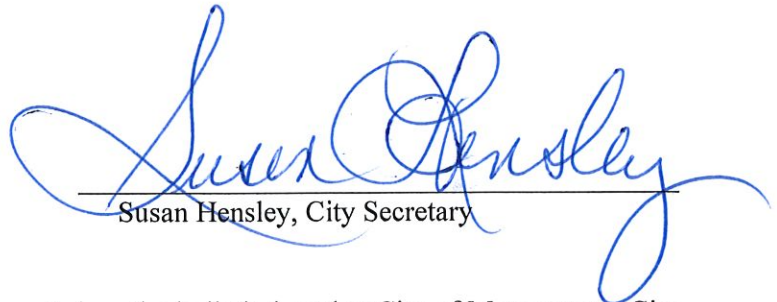
Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation 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 30th day of October 2020 at 4:10 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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Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: N/A</b>

**Subject**

Consideration and possible action regarding regular meeting minutes of October 6, 2020.

**Description**

The minutes were not transcribed in time to make it into the agenda packet. They will be emailed to the Commission on Monday, November 2nd.

**Recommendation**

No action required.

**Approved By**

Asst. City Administrator	Dave McCorquodale 	Date: 10/30/2020
City Administrator	Richard Tramm 	Date: 10/30/2020

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: SUP application and add'l info</b>

**Subject**

Consideration and possible action regarding a recommendation to City Council for a proposed Special Use Permit for 14348 Liberty Street submitted by Cornerstone Community Church.

**Description**

-----information from last month's agenda packet follows-----

*Cornerstone Community Church currently holds weekly religious services in the MHS cafeteria. The church has reached an agreement with the owners of 14348 Liberty St to lease the building pending approval of a Special Use Permit by the City.*

*The building is adjacent to The Cozy Grape restaurant and is zoned B-Commercial. The Zoning Ordinance Table of Uses does not permit churches in Commercial districts without a Special Use Permit granted by City Council.*

*The Special Use Permit process requires P&Z to study the request and form a report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood. In addition, City Council is required to hold a Public Hearing on the matter before deciding whether to grant the request.*

-----end -----



During the October meeting, how the City's ordinance regulating alcoholic beverage permits affects the downtown was discussed and more information was requested by the Commission. Both the applicant and staff have provided additional information on this topic. The discussion can be summarized as:

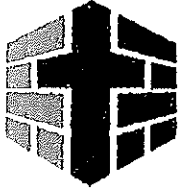
- Granting the Special Use Permit will not violate or cause any **existing business** to violate Chapter 6 of the City Code regulating alcoholic beverages.
- Granting the Special Use Permit will require any **new business** in Historic Downtown that will serve alcohol to obtain a variance to the City's ordinance. The area within 300' of this property includes all downtown streets & blocks.

**Recommendation**

Consider the Special Use Permit and make a recommendation to City Council as you see fit.

**Approved By**

Asst. City Administrator	Dave McCorquodale 	Date: 10/30/2020
City Administrator	Richard Tramm 	Date: 10/30/2020



**CORNERSTONE**  
COMMUNITY CHURCH

RE: Cornerstone Community Church Special Use Application

Good Day Board- My name is Gerald Coleman, and I'm one of the elders at Cornerstone Community Church. We currently are meeting in the auditorium of Montgomery High School, since Sept of 2019.

I wanted to give you a little information of what our desires are for renting the building downtown. Besides using the building for our normal Sunday Morning and Wednesday night meetings, it is our desire to have the building open during the day and offer free coffee and internet to students and anyone else that desires to come and hang out in a clean, wholesome environment while they do their work or studies.

We plan to have half of the building set up with chairs for service and the other half set up as a coffee bar/lounge area with bistro tables, couches, and chairs to create a comfortable and trendy atmosphere.

We want to offer things to the community like open mic, sing-a-longs, and possibly karaoke occasionally as well.

Our Sunday morning services are from 10:00 -11:15-11:30. During this time most businesses haven't opened yet and many will not open at all on Sundays.

We have reviewed the amount of public parking spaces and there are more than enough public spaces to accommodate any growth that we would see. We would instruct all our attendees to not take any spaces that would interfere with the surrounding local businesses or use any parking that belongs to the businesses themselves.

In consideration of any high traffic festivals that fall on a Sunday, we have discussed not having our normal service, but having more of an open house that is open air and serves water and coffee to those that would like it.

Please don't hesitate to call/email me if you have any further questions/concerns that you'd like me to address.

Sincerely,

Gerald Coleman

C-281-732-0053

colemang@rushenterprises.com



# Special Use Permit

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

Upon completion return application to [dmecorquodale@ci.montgomery.tx.us](mailto:dmecorquodale@ci.montgomery.tx.us)

### Contact Information

Property Owner(s): Yeya Property Holdings, LLC

Address: 7310 Foster Island Drive, Richmond, TX

Zip Code: 77406

Phone: 832-344-7490

Email Address: yeyaproperties@gmail.com

Applicants: \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

### Parcel Information

Type of Business: \_\_\_\_\_

Legal Description: Montgomery Townsite 02, Tract 19, 20 Area B 33.9' x 110'

Street Address or Location: 14348 Liberty Street, Montgomery, TX 77356

### Special Use Permit Request

Description of request: Utilized by Cornerstone Community Church

### Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

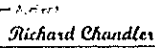
City of Montgomery  
101 Old Plantersville Road  
Montgomery, Texas 77316

**Additional Information**

Date Application received by the City of Montgomery: \_\_\_\_\_

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

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

Signature:  Date: 09/18/2020

Signature:  Date: 09/18/2020

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

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

<p style="text-align: center;"><b>Date Received</b> <i>Office Use</i></p>	
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McCorquodale, Dave <dmccorquodale@ci.montgomery.tx.us>

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## Cornerstone Community Church Special Use Request regarding Alcohol Licensing

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Gerald Coleman <colemang2611@gmail.com>

Wed, Oct 7, 2020 at 10:12 AM

To: "McCorquodale, Dave" <dmccorquodale@ci.montgomery.tx.us>

Cc: marti.alanis@tabc.texas.gov

Good Morning all-

Dave, I just got off the phone with Marti (copied) with TABC in Conroe.

- 1) For any existing Alcohol licensing there isn't an issue at all. They are grandfathered in.
- 2) For any NEW Alcohol licensing that is within 300' of the church it would require the City to issue a variance for the New License, as long as the church is okay with it.

We'd be happy to put in our application that we don't have an issue with any establishment serving alcohol at any distance around us now or in the future.

Marti, please confirm if I have explained this correctly. If not, please clarify my inaccuracies.

Sincerely,  
Gerald Coleman



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**Cornerstone Community Church Special Use Request regarding Alcohol Licensing**

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**Marti Alanis** <Marti.Alanis@tabc.texas.gov>

Wed, Oct 7, 2020 at 10:19 AM

To: Gerald Coleman &lt;colemang2611@gmail.com&gt;, "McCorquodale, Dave" &lt;dmccorquodale@ci.montgomery.tx.us&gt;

Good morning,

Yes that's correct. The city/county will have to pre-qualify you for that type of permit before we can start the application process regarding measurement. Please review the TABC code 109.31

<https://statutes.capitol.texas.gov/Docs/AL/htm/AL.109.htm#109.31>

**Marti Alanis***License and Permit Specialist / Licensing Division*

Texas Alcoholic Beverage Commission

Office: (713)426-7947

[Marti.Alanis@tabc.texas.gov](mailto:Marti.Alanis@tabc.texas.gov)

*This e-mail communication may be confidential and/or privileged pursuant to Texas Government Code §§552.101, 552.103, 552.107 & 552.111, and should not be disclosed without the express authorization of the sender. Any dissemination, copying, or use of this email by or to anyone other than the designated and intended recipient(s) is unauthorized. If you have received this message in error, please delete it from your system immediately.*

[Quoted text hidden]

JIMS HARDWARE  
14460 LIBERTY ST.  
MONTGOMERY, TEXAS 77356

RE: Cornerstone Community Church

Dear Mr. Coleman:

I enjoyed visiting with you the other day about your venture in the downtown section of Montgomery.

I am allowing you to use my parking lot as a "overflow" lot for Sunday mornings and Wednesday nights.

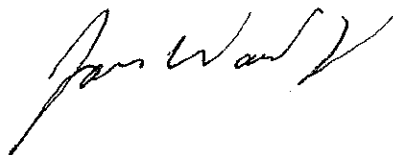
If any other information is needed, please feel free to contact me.

James Ward

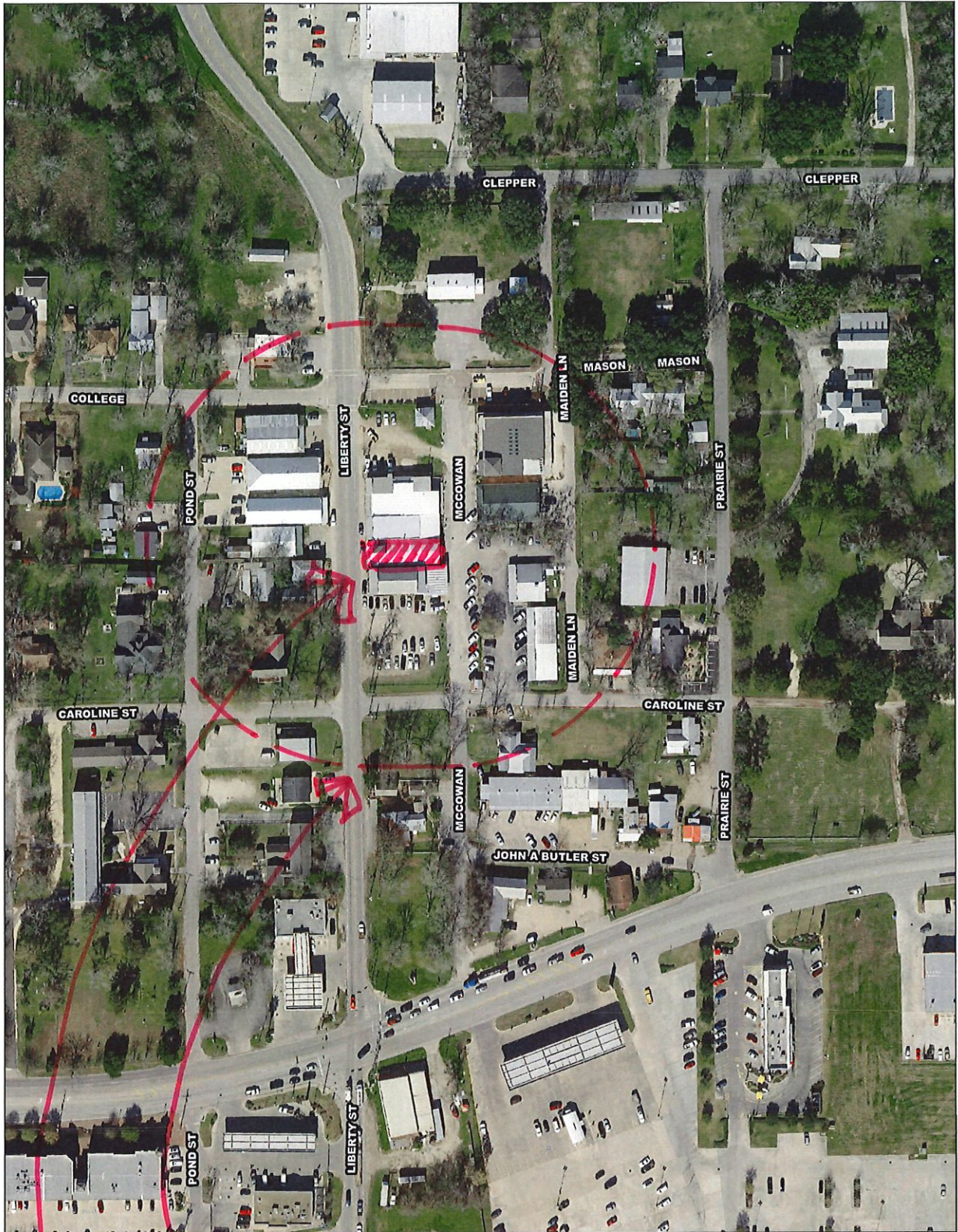
Owner of Jims Hardware

936-597-8922

281-703-1628 (cell)

A handwritten signature in cursive script, appearing to read "James Ward".

Downtown Montgomery



300' BUFFER

14348 LIBERTY ST.



1 inch equals 150 Feet

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Engineer's memo; variance application and product information</b>

**Subject**

Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to the proposed parking lot surface for a proposed food truck park to be located at 21806 Eva Street, Montgomery, Texas.

**Description**

The proposed project is a food truck park immediately west of Solomon Electric and roughly across the street from the Lone Star Cowboy Church. Prior to moving forward with the feasibility study and detailed planning for the project, the applicants have asked the City to consider the parking variance as a stand-alone item.

The City ordinance does not allow for alternatives to impervious paving such as asphalt or concrete. However, the ordinance was written with the intent of preventing nuisance issues like mud, dirt, and dust from unpaved parking lots. In recent years, advances in construction technology have resulted in new products that achieve the surface performance of asphalt and concrete while also providing stormwater runoff benefits.

As additional information, storm runoff from this site eventually ends up in Town Creek on the northwest side of the City. The City is currently working on ways to reduce flooding risk along Town Creek, and projects like this that use innovative ways to manage on-site stormwater provide a benefit to the City and contribute to achieving this goal.

**Recommendation**

Consider the request to use the TrueGrid paving system in place of asphalt or concrete for the parking lot and make a recommendation to City Council as you see fit.

**Approved By**

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 10/30/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 10/30/2020



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

October 30, 2020

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

Re: Variance Request  
Montgomery Food Truck Park  
City of Montgomery

Dear Commission:

Josh Cheatham ("the Developer") plans to proceed with developing a food truck park location at 21300 Eva Street. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 78-96: The Code of Ordinances requires nonresidential driveways and parking lots be paved with asphalt or concrete. The Developer is requesting a variance to allow the use of a permeable pavement system, similar to TureGrid, in lieu of asphalt or concrete.

Enclosed you will find the request for variance as submitted by the engineer for the development including a site plan and information regarding the TrueGrid system.

We offer no objection to the concept of using permeable paving system on the parking areas and secondary drive aisles. However, we would recommend the main drive aisle off the driveway be constructed of asphalt or concrete for a total length of approximately 75' from the edge of pavement of SH-105 to allow for adequate deceleration space. The Developer will need to submit final details and specifications including a drainage analysis confirming detention is not required with his construction plans for review and approval by the City.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed civil site plans, which will require the full review and approval of the City. Additionally, the proposed development will need to go through the Utility and Economic Feasibility Study and platting process.

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

Sincerely,

  
Chris Roznovsky, PE  
Engineer for the City



CVR

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2020\MEMO to P&Z RE Food Truck Park Variance Request.doc

Enclosures: Variance Request

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

October 22, 2020

City of Montgomery  
C/o Dave McCorquodale  
101 Old Plantersville Road  
Montgomery, TX 77316

RE: Variance request for Montgomery Food Truck Park regarding requirements for parking lot pavement type

According to Sections 78-96 of the City of Montgomery Code of Ordinances, any parking lots or drives shall be paved with asphalt or concrete. The proposed development will consist of multiple food truck vendors, and an outdoor amenity area for games/music. We propose to utilize a permeable pavement system such as TrueGrid in lieu of asphalt or concrete. We feel a variance request to utilize TrueGrid is warranted for the following reasons:

- The pavement system is certified to be permeable, which reduces stormwater flow and does have the ability to store stormwater within the void spaces of the aggregate. TrueGrid is also an environmentally friendly low impact development permeable pavement system that removes pollutants as it is filtered through its aggregate system prior to reaching the water table.
- Since the pavement system is permeable, detention would not be required allowing us to maximize the development space with parking to accommodate large events.
- TrueGrid has a lifespan of 25 years and has a manufacture warranty of 10 years. The pavement system is HS20 rates, which means it is capable of withstanding loads for firetrucks. It is also ADA compliant.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,



Jonathan White, PE  
L Squared Engineering  
Senior Project Manager, Partner  
936-647-0420  
Jwhite@L2engineering.com

Attachments: Variance Request Application, Preliminary Site Plan, TrueGrid Heavy Load Detail, TrueGrid Information Packet, TrueGrid Specification



# 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](mailto:shensley@ci.montgomery.tx.us)**

### Contact Information

Property Owner(s): Josh Cheatham

Address: 21300 Eva Street, Suite 200 Montgomery, TX Zip Code: 77356

Email Address: jcheatham@lee-associates.com Phone: 281-770-2748

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: Jwhite@L2Engineering.com Phone: 936-647-0420

### Parcel Information

Property Identification Number (MCAD R#): 124059 and 124058

Legal Description: Lot 9-B and 9-C within Area F, Montgomery Townsite 06

Street Address or Location: 21806 Eva Street Montgomery, TX 77356

Acreage: 2.67 Present Zoning: Commercial Present Land Use: Single Family Residence

### Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-96

Ordinance wording as stated in Section (78-96 ): \_\_\_\_\_

Any parking lots or drives, excluding single-family residential driveways, shall be paved with asphalt or concrete.

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

Development is proposing to use TrueGrid permeable pavement, instead of asphalt or concrete for the drive aisles and parking areas.



**Signatures**

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

Signature: John O'Brien Date: 10/22/20

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.

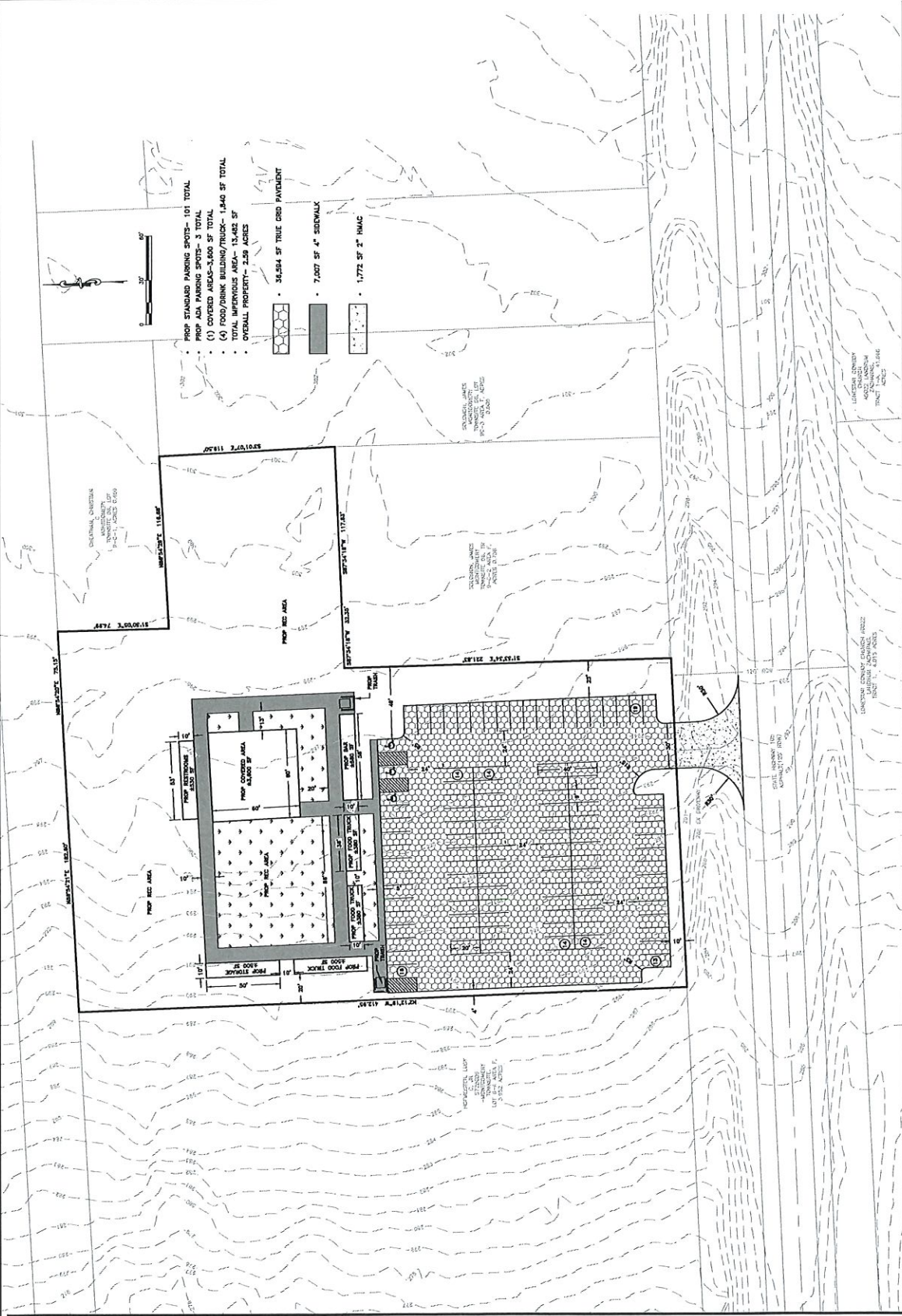
<p><b>Date Received</b> <i>Office Use</i></p>	
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# MONTGOMERY FOOD TRUCK PARK

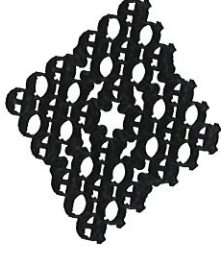
## PRELIMINARY SITE PLAN

DATE	10/21/2020
PROJECT	MONTGOMERY FOOD TRUCK PARK
SCALE	1" = 40' (1:1600)
DATE	10/21/2020
SCALE	1" = 60' (1:1800)
DATE	10/21/2020
SCALE	1" = 60' (1:1800)



**NOTES:**

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



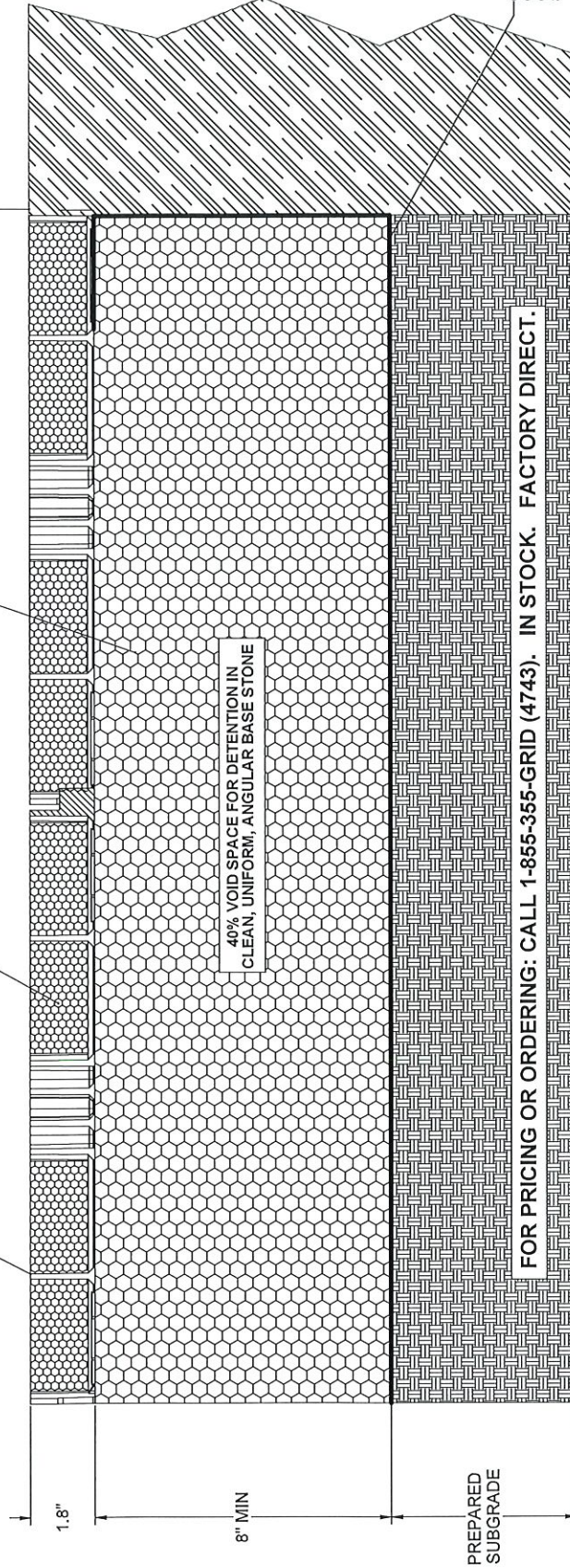
**TRUEGRID BLOCK REFERENCE VIEW**  
 PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED.

SUB-BASE  
 3/4" OR 1" CLEAN, WASHED ANGULAR STONE  
 FOR DETENTION CONSIDERATIONS,  
 I.E. #57 STONE OR CLASS II TYPE ROAD  
 BASE. COMPACTED WHEN NO DETENTION  
 OR HEAVY DRAINAGE NEEDED.

TRUEGRID FILL MATERIAL 1.8" DEPTH  
 ANY AGGREGATE 3/4" DIA. OR 5/8"  
 DIA. CLEAN, WASHED

TRUEGRID PERMEABLE  
 PAVING SYSTEM

ADJOINING FINISH GRADE TRUEGRID  
 SURFACE FLUSH OR SLIGHTLY RECESSED



GEOGRID MESH OR  
 GEOFABRIC  
 OPTIONAL LOCATION:  
 SEE NOTE #4

**FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.**

**APPLICATION:**

HEAVY LOAD PARKING LOT, FIRE LANES,  
 EQUIPMENT YARD, SERVICE ROADS.

**GRAVEL FILL HEAVY LOAD TRUEGRID PRO PLUS**

1-855-355-GRID (4743)

CLIENT / PROJECT  
 UNLESS OTHERWISE SPECIFIED,  
 DIMENSIONS ARE IN INCHES

PROPRIETARY DESIGN RIGHTS RESERVED  
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 SPECIFIC AGREEMENT IN WRITING BY  
 TRUEGRID.



APPROVAL  
 INFORMATION

DATE	6/20/15
BY	J. Turby
DATE	6/20/15
BY	J. Turby
DATE	6/20/15
BY	C. White



TRUEGRID GRAVEL  
 FILL INSTALLATION  
 HEAVY LOAD

SCALE	1:1
DATE	6/20/15
BY	C. White

PROJECT	TC-CRV-HL
SHEET	03
TOTAL SHEETS	08

03 UPDATED TRUEGRID STANDARDS

REV	DATE	APPROVED	CW	JT	DATE	APPROVED	DATE

REVISION

1

2

3

4

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7

8



**TRUEGRID was developed in the U.S.A, and TRUEGRID is manufactured and will always be manufactured in the U.S.A.**

**It is produced from 100% post-consumer recycled material.**

**We take plastic products with a short life cycle that end up in our land-fills, and we turn them into TRUEGRID...a product with a very long life cycle...which can then be recycled again.**

### **Introduction to the TRUEGRID System**

In urban watersheds, almost all of the impervious surface area is represented by building rooftops and paved surfaces. In residential areas most of the paved area is represented by the roadway system and residential driveways. Parking lots and paved industrial storage areas represent an even larger portion of the impervious surface in commercial and industrial areas. Impervious pavements can produce two-thirds of the excess runoff in an urban catchment. Runoff from impervious pavements contributes a substantial loading of hydrocarbons and heavy metal pollutants, and contributes greatly to the increased temperature of surface runoff. In most urban jurisdictions, a paved roadway system with a traditional curb and gutter configuration provides a key component of the overall urban drainage system. Surface flow from adjoining tributary watersheds is conveyed directly into catch basin inlets and connected piping systems. In these traditional impervious paved systems, the runoff coefficient (runoff volume) is increased and the time of concentration is decreased resulting in increased peak rates of runoff.

**TRUEGRID** provides a highly permeable stabilized surfaces that can be used for the movement and parking of vehicles (automobiles, trucks, construction equipment, aircraft, etc.) and storage of materials and equipment. Compared to conventional pavement, the TRUEGRID system is designed to infiltrate storm water runoff instead of shedding it off the surface. TRUEGRID will reduce the amount of runoff by allowing water to pass through surfaces that would otherwise be impervious. The storm water passes through the load bearing surface and aggregate sub base that are selected based upon the intended application and required infiltration rate. Runoff is stored in the stone aggregate sub base course / storage layer, and allowed to infiltrate into the surrounding soil (functioning like an infiltration basin).

A **TRUEGRID** surface has very high initial surface infiltration rates and can immediately infiltrate and store rainfall and runoff from high intensity rainstorms. In many cases, direct runoff is completely eliminated. The surface infiltration rates for TRUEGRID will in most cases exceed 800 inches/hour. This is several orders of magnitude higher than all the rainfall intensities encountered in the Southwest and Midwest USA. These high infiltration rates are also 4 orders of magnitude higher than most soil infiltration rates. The TRUEGRID system relies on the ability of the void space within the surface material and the sub base to receive, store, and infiltrate water into the underlying sub soils. The aggregate sub base provides a temporary "reservoir", receiving the inflow from the surface pavement layer and providing temporary storage while the water is discharged to the sub grade through infiltration or released to surface discharge through a sub drain system.

**TRUEGRID Permeable Pavers** are designed to provide design professionals with an eco-friendly alternative to concrete and asphalt and other impervious surfaces.

Similar systems have been used in Europe for over 40 years and have been highly effective and accepted as a better alternative to impervious surfaces. TRUEGRID improved upon this concept and developed a stronger, more durable, USA made version that can handle any load and rigors concrete can handle....while being 100% permeable.

**TRUEGRID** has been honored as one of two winners, from hundreds of green technology products considered, to receive grants support for education from entities including the U.S. Department of the Interior and the U.S. Department of Energy. These grants were awarded to TRUEGRID to promote and educate others on the benefits of TRUEGRID as an eco-friendly alternative to concrete and asphalt. TRUEGRID was chosen due to its low impact development properties, its stormwater maintenance /high permeability qualities, high load capacities, long life expectancy-no maintenance performance and 100% post-consumer recycled material composition.

**The value of the TRUEGRID systems includes:**

***Runoff volume reduction/elimination*** is achieved when TRUEGRID is placed over *in situ* soils and a defined volume of the water passing through the pavement is infiltrated into the soil subgrade below.

***Peak runoff rate reduction*** is achieved when the volume of water passing through the TRUEGRID surface is "detained" for a defined period of time within the pavement cross-section and the open graded aggregate sub base beneath the pavement. The effective infiltration rate for the watershed is increased by trapping the water in the permeable surfaces and effectively increasing the time of concentration in the catchment area.

***Pollutant removal.*** Specific field data on the reductions of pollutant concentrations by various permeable pavements are limited. However, reductions in the concentrations of total suspended solids and associated constituents, such as metals, oils, and greases appear to be relatively high. The fact that all permeable pavements significantly reduce the average annual runoff volume makes them very effective in reducing pollutant loads reaching the receiving waters. Infiltration of storm water runoff through the pavement surface will provide a degree of suspended solids removal followed by additional removal of colloidal solids and soluble pollutants in the aggregate sub base and sub soils. Sorption of metals to colloidal solids and within the pavement void matrix is another removal function. Soluble organic pollutants adsorbed within the pavement void matrix and the open graded aggregate sub base will be exposed to biodegradation over time. Adsorption and ion exchange occur as storm water travels through the unsaturated (vadose) zone below the aggregate base and reduce the particulate and dissolved pollutant loading to the groundwater (saturated zone). Permeable pavement can be used to provide ground water recharge. Some data suggest that as much as 70% to 80% of annual rainfall will go toward ground water recharge (Gburek and Urban, 1980). A third study by Brattebo and Booth (2003) indicates that many trademarked permeable paver systems effectively reduced concentrations of motor oil, copper, and zinc. Furthermore, the study found that almost all precipitation that fell on the permeable pavers infiltrated even after 6 years of daily use as a parking area.

**Reduces Heat Island Effect.** Heat Island Effect occurs in areas such as a city and industrial sites that have consistently higher temperatures than surrounding areas because of greater retention of heat. This retention of heat is due to buildings, concrete, and asphalt.

Using TRUEGRID in these “hot spot” areas for pathways, parking lots, driveways, roofs...etc., reduces the absorbability of solar rays and thus helps steady and cool the natural environment.

**High load bearing capacity.** TRUEGRID is designed with the highest load capacities of any grid system and can withstand significant structural loads. TRUEGRID provides a stable and continuous load-bearing surface throughout parking areas.

TRUEGRID will add to LEED Credits in the following categories.

- Water Efficiency
- Innovation & Design
- Sustainable Sites
- Indoor Environmental Quality
- Materials & Resources
- Energy & Atmosphere

**Sub-base considerations for storm water detention**

Crushed aggregate meeting ASTM No. 57 is commonly used for open-graded sub bases along with ASTM No. 2 to No. 4. These materials are widely available and they are recommended for most TRUEGRID Permeable Paver applications. These materials will have a nominal porosity (volume of voids/total volume of base) over 0.32 and a storage capacity in the void space (volume of voids/volume of aggregate) approaching 40%. A 40% void space provides 0.4 cubic feet of storage capacity for each cubic foot of aggregate (the volume of the base will need to be 2.5 times the volume of water to be stored).

**Chart A: Permeable Base**

AASHTO #57 permeable sub base material defined as:

Sieve Size		Percent Passing	
mm	In.	#57	Typical
37.5	1-1/2	100	100
25	1	95-100	97
19	3/4		75
12.5	1/2	26-60	45
9.5	3/8		25
4.75	#4	0-10	5
2.36	#8	0-5	2



## PRODUCT GUIDE SPECIFICATION

### SECTION 32 14 33.13 – PERMEABLE PLASTIC PAVING

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Base material, over sub base prepared by others.
- B. Porous pavement system with S-flexural joints for seasonal expansion and contraction.
- C. Parking, fire lane, and traffic delineation.
- D. Gravel fill.
- E. Grass fill.

##### 1.2 RELATED REQUIREMENTS

- A. Section 31 20 00 – Earth Moving: Subgrade Preparation.
- B. Section 33 41 00 – Subdrainage: Subsurface Drainage.
- C. Section 32 10 00 – Bases, Ballasts, and Paving.
- D. Section 32 80 00 – Irrigation: Irrigation System.
- E. Section 32 30 00 – Site Improvements.
- F. Section 32 92 00 – Turf and Grasses.

### **1.3 PREINSTALLATION MEETINGS**

- A. Convene pre-installation meeting a minimum of two weeks prior to start of porous paving systems Specifier Notes:
- B. Verify project requirements, subbase and base conditions, manufacturer's installation instructions and coordinate with other related work.
- C. Require attendance of parties directly affecting work of this section, including the contractor, architect, engineer, and installer. Manufacturer's representative may attend by phone conference as needed.

### **1.4 SUBMITTALS**

- A. Submit under provisions of Section 01.
- B. Product Data: Submit manufacturer's product data.
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop drawings: Submit manufacturer's shop drawings including laying pattern and parking delineation locations.
- D. Samples: Submit two square samples of TRUEGRID Paver units.
- E. LEED and other Sustainable Design Submittals: Provide documentation of how the requirements for credit/certification will be met including, but not limited to: Recycled content, stormwater management, heat-island mitigation, water use reduction, site development, and regional materials.
- F. Manufacturer's Certificates: Certify products meet or specified requirements.
- G. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic fertilizing and maintenance.



## **1.5 QUALITY ASSURANCE**

- A. Manufacturer's Qualifications: Manufacturer with a minimum of five years documented experience with products specified.
- B. Installer Qualifications: Installer experienced in performing work of this section that has specialized in installation of work similar to that required for this project. Installer must also be able to provide skilled workman with satisfactory record of performance on landscaping or paving projects of comparable size and quality.

## **1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Protect porous paver units from damage during delivery and store under tarp when the time from delivery to installation exceeds 30 days.
- C. Protect materials during handling and installation to prevent damage.

## **1.7 SEQUENCING**

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

## **1.8 PROJECT CONDITIONS**

- A. Maintain environmental conditions recommended by manufacturer for desired results. Do not install products under conditions outside manufacturer's absolute limits.
- B. Do not begin installation of porous pavements until all hard surface paving adjacent to porous pavement areas, including concrete walks and asphalt paving, is completed.
- C. Install turf when ambient air temperature is at least 55 degrees F.
- D. In wet weather, do not build on wet, saturated or muddy subgrade.

- E. In cold weather, do not use frozen materials or materials coated with ice or frost, and do not build on frozen base or wet, saturated or muddy subgrade.
- F. Protect partially completed porous paving against damage from other construction traffic when work is in progress.
- G. Protect grass fill / sodded paving areas from traffic until grass root system has matured for at least 3 to 4 weeks. Use barricades to only permit access by emergency and fire equipment.

## **1.9 WARRANTY**

- A. Provide the manufacturer's 10-year limited warranty.

## **PART 2 PRODUCTS**

### **2.1 MANUFACTURERS**

- A. Acceptable Manufacturer: TRUEGRID Pavers; 2500 Summer St., Suite 3225, Houston, TX 77007. Phone: 1-855-355-GRID. Email: [info@truegridpaver.com](mailto:info@truegridpaver.com) Website: [www.truegridpaver.com](http://www.truegridpaver.com).
- B. Substitutions: Not permitted.

### **2.2 PRODUCTS**

- A. Permeable Pavers, TRUEGRID PRO LITE for grass or gravel applications.
  - 1. AASHTO H20, HS20 Rated.
  - 2. Manufactured in the USA.
  - 3. High density polyethylene (HDPE): 100 percent post-consumer recycled materials
  - 4. Recycled and recyclable content: 100 percent.
  - 5. S-Flexural joints molded in for soil seasonal expansion and contraction.
  - 6. Color: black- carbon black additive for long-term UV stabilization.
  - 7. Paver size: 24 inches by 24 inches by 1 inch.
  - 8. Pre-assembled: 4-foot by 4-foot sections.
  - 9. Cylindrical cell design for column strength.

10. Cell size: 3.25 inch inside diameter.
  11. Co-joined cells at 48 places for strength.
  12. Wall thickness: 0.115 inches / .250-inch nominal.
  13. A minimum of 2 co-joined common walls per cell for structural integrity.
  14. Connections:
    - a. No clips or stakes necessary.
    - b. No additional parts or tools needed.
    - c. Integral male-female three-point locking system.
    - d. Wall thickness at tabs: 0.290 inch.
  15. Molded in X-anchors to stabilize pavers: no stakes necessary.
  16. Nominal Coverage per Paver: 4 square feet.
  17. Weight per paver: 2.63 lbs.
  18. Permeability of System: 100 percent.
  19. Compressive Strength (filled): 864,000 psf; 6000 psi.
  20. Material Safety: Groundwater neutral, 100 percent inert.
  21. Chemical Resistant: Excellent: highly resistant to hydrocarbons, oils.
- B. Parking Delineators: TRUEGRID SuperSpots for grass or gravel applications.
1. H20, HS20 rated.
  2. Domed and ribbed for super strength.
  3. Long-term UV stabilized.
  4. 0.40-inch profile above grid.
  5. 3.25-inch diameter.
  6. Available Colors: Yellow, white, blue, and red.
- C. Base Material: TRUEGRID PRO LITE was developed to accept multiple acceptable base materials. Locally sourced angular stone/clean for base material. Crushed granite, sandy gravel material, crushed concrete, limestone rock, and crushed lava are some of the acceptable materials. Common base materials include:
1. AASHTO #57 Stone.
  2. Hard, clean, angular, and open-graded (uniform size) drain rock -- from 3/4" to 1-1/2".
  3. Base Course: Graded aggregate base course conforming to the following sieve analysis and requirements:

- a. Percent Passing: 100 - Sieve Size: 3/4 – 1 inch
  - b. Percent Passing: 85 - Sieve Size: 3/8 inch
  - c. Percent Passing: 60 - Sieve Size: #4
  - d. Percent Passing: 30 - Sieve Size: #40
  - e. Percent Passing: <3 - Sieve Size: #200
- D. Gravel Fill: Obtain clean, washed angular rock to fill the 1-inch-tall TRUEGRID PRO LITE cells and spaces between. TRUEGRID PRO LITE can be filled to top of cells and exposed or overfilled to hide cells. Fill rock should be 5/8 inch to 3/4-inch diameter.
1. TRUEGRID PRO LITE's design does not require anchors on level ground or slopes up to 10 degrees. TRUEGRID PRO LITE's is designed for slopes above 10 degrees. However, as a precaution, anchors/staking may be considered per each sloped install above 10 degrees.
  2. Fill rock, level to the top of cells for ADA compliance.
- E. Base Course for Grass Filled TRUEGRID: Use base course from above *Section 2.2 D-3* or comparable base material suitable for grass growth and traffic loads. Choose materials with neutral pH ranges and avoid sources from recycled/reclaimed concrete or asphalt.
- F. Grass Surface with Soil Fill: A sandy loam or loam soil should be used to fill the empty TRUEGRID PRO LITE grid. The selection of sandy loam or loam soil should be made based upon the soil requirements of the turf variety selected for the project. Other soils if compatible with type of seed or sod are acceptable.
1. Choose turf grasses with deep-growing vertical roots, high wear capacity, and for the local growing zone and climate.
  2. Grass – Choose either sod or seed:
    - a. Seed – The Preferred Method: Hydro-seeding/mulching is recommended with a wood or paper cellulose commercial mulch.
    - b. Sod shall be grown in sand or sandy loam soils only. Sod grown in soils of clay, silt, or high organic materials such as peat, will not be accepted.
  3. Geofabric or geogrid by others.
    - a. Choose for properties suitable for soil conditions, loading requirements, and permeability / impermeability requirements.

## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

- A. Before beginning installation, verify site conditions are as indicated on the drawings. Notify the Architect if site conditions are not acceptable. Do not begin preparation or installation until unacceptable conditions have been corrected.
- B. Ensure that adjacent hard-surfaced paving work is completed before installing porous pavement system.

### **3.2 PREPARATION**

- A. Subgrade:
  - 1. Prepare subgrade as specified in Section 33 41 00. Verify subgrade in accordance with porous paving system manufacturer's instructions.
  - 2. Excavate area allowing for unit thickness and the engineered base depth (where required).
  - 3. Provide adequate drainage from excavated area if area has potential to collect water when working with in-place soils that have poor permeability.
  - 4. Ensure in-place soil is relatively dry and free from standing water.
  - 5. Uniformly grade base.
  - 6. Level and clear base of large objects, such as rocks and pieces of wood.
  - 7. Install irrigation, if applicable, in accordance with Section 32 80 00.
  - 8. Install and secure geofabric or geogrid mesh as needed for soil stabilization and loading requirements.
- B. Install Base as specified in Section 32 10 00. Verify engineered base is installed in accordance with porous paving system manufacturer's instructions.
  - 1. Coordinate base installation and preparation with subdrains specified in Section 33 41 00.
  - 2. If required, place a geotextile separation layer between the natural ground and the engineered base.

3. Place base course material over prepared sub base to grades indicated on the drawings or from manufacturer's recommended depths per application type.
4. Place in lifts not to exceed 4 inches, compacting each lift separately to 95 percent Modified Proctor for non-open grade material. Open grade base material to be leveled and heavily compacted in 4-inch lifts to settle and lock in angular stone.
5. If required, install irrigation in accordance with Section 32 80 00.
6. Leave minimum 1 inches for Permeable Paver unit for final elevation.

### **3.3 INSTALLATION**

- A. Install in accordance with manufacturer's instructions.
- B. Install TRUEGRID PRO LITE Permeable Paver units by placing cells face up. Sheets are preassembled in 4-foot by 4-foot sheets are connected with friction fit interlocking connectors. No tooling is required to connect or disconnect units. Sheets may be separated into 4 Individual 24 inch by 24-inch pieces and reconfigured as needed. Cut units around curves and organic shapes with an electrical handsaw. Place units to maintain a 1-inch clearance to any pre-installed object or surface structure. Top of cells shall be between 0.25 inch to 0.5 inch below the surface of adjacent hard-surface pavements. Utilize TRUEGRID's S-Flexural joints for undulations or grade reversals when required by design or in freeze-thaw climates for expansion and contraction.
- C. Parking, Traffic, and Fire Lane Delineators: Install TRUEGRID SuperSpots as indicated on the drawings or per manufacturer's recommendations.
  1. Align SuperSpots locking tabs with grooves in TRUEGRID PRO LITE grid.
  2. Push SuperSpots TRUEGRID PRO LITE grid until it locks.
  3. All TRUEGRID delineators and markers can be removed and repositioned by disconnecting the locking tabs and pulling out of the grid.
- D. Gravel Surfacing: Install Gravel into TRUEGRID cavities by back dumping directly from dump truck or from buckets mounted to tractors. Hand shoveling fill gravel into the cells is also acceptable for smaller jobs.
  1. Direct vehicles to exit the site by driving forward. Avoid sharp turns over unfilled rings.
  2. Spread gravel fill using steer loaders, power brooms, blades, flat-bottomed shovels, and/or wide "asphalt rakes" to fill the cells.

3. Compact gravel when the cells are at capacity with a roller for larger areas or vibrating plate for smaller areas.
4. If fully covering TRUEGRID cells, typical coverage is 0.25 inch to 0.5 inch above cells.

E. Grass Surfacing:

1. Install soil into TRUEGRID cavities by back dumping directly from dump truck or from buckets mounted to tractors. Hand shoveling soil mix into the cells is also acceptable for smaller jobs.
  - a. Fill level to the top of the TRUEGRID wall – 1" – for seeding application and thin-cut sod (1/2" soil thickness).
  - b. Fill soil mix to the top of the TRUEGRID wall minus the depth of soil on the thick-cut sod (greater than 1/2" soil thickness).
2. Hydroseeding/Hydro-Mulch Surfacing: Provide and place as specified in 32 92 00 – Turf and Grasses. Homogeneously mix a combination of water, seed, and fertilizer in a truck mounted tank. Spray the seed mixture onto the site at specification rates. Coverage should be uniform and complete. Following germination of the seed, areas lacking germination larger than 8-inches by 8-inches must be reseeded immediately. Seeded areas must be fertilized and kept moist during development of the turf.

F. Sod: Provide and place as specified in 32 92 00 – Turf and Grasses.

1. Preferred: Use 1/2" (soil thickness) rolled sod from a reputable grower. Species should be wear resistant, free from disease, and in excellent condition.
2. Spray the sod rolls until saturated.
3. Use a heavy sod roller over entire sodded area to ensure root contact with the fill soil and TRUEGRID interface.

### 3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Gravel fill: Avoid sharp turns or "jack knives" in trailered vehicles when cells are empty. Damage due to buckling can occur. TRUEGRID can be driven on pre-fill by gravel trucks and construction equipment to speed the installation process.

- C. Grass Fill / Seeded: Protect seeded areas from any traffic, other than emergency vehicles, for a period of 4 to 6 weeks, or until the grass is mature to handle traffic. Avoid sharp turns or “jack knives” in trailered vehicles when cells are empty. Damage due to buckling can occur.
- D. Grass Fill / Sodded: Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until root system has been established.
- E. Dumpster areas: A concrete pad is recommended for dumpster areas due to the drop and drag action. Permeable pavers are not recommended in these areas under and directly around the dumpster.
- F. Repair or replace damaged products before substantial completion.

### **3.5 MAINTENANCE**

- A. For gravel fill surfaces, maintain a 0.5 in (13 mm) surcharge of aggregate as a surface wear course. Surface should be inspected from time to time to identify signs of slight cell infill loss.
- B. Maintain grass in accordance with manufacturer's instructions and as specified in Section 32 92 00 – Turf and Grasses.
- C. Monitor pavement to ensure traffic frequency and loading does not exceed the pavement design.
- D. When snow removal is required, keep a metal edged plow blade from coming in contact with the surface during plowing operations to avoid causing damage to the units. Use a plow blade a minimum of 1 inch above the surface and with a flexible rubber edge or with skids on the lower outside corners so the plow blade does not come in contact with the units.

**END OF SECTION**



Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign applications and images</b>

**Subject**

Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to driveway spacing for Moon Over Montgomery located at 1062 Clepper Street.

**Description**

This project is a short-term rental cottage project behind Jim's Hardware. The City Council approved a Special Use Permit for the project last year and development planning has been underway since. The final site plans are being developed and the wording of the City Subdivision Ordinance prevents the property from having a driveway based on spacing requirements.

Since the property needs a driveway, staff suggests recommending to the City Council approval of the variance request.

**Recommendation**

Consider the variance request for driveway spacing and make a recommendation to City council as you see fit.

**Approved By**

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 10/30/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 10/30/2020



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

October 28, 2020

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

Re: Variance Request  
Moon Over Montgomery (Dev. No. 1907)  
City of Montgomery

Dear Commission:

Larry D. Jacobs & Beverly S. Jacobs ("the Developer") plan to proceed with construction of a new special use commercial development along Clepper Street, north of SH-105. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 78-125: The Code of Ordinances requires nonresidential driveways to maintain adjacent left, adjacent right, and opposite right corner clearance of at least 185 feet and opposite left corner clearance of at least 90 feet on secondary streets. The Developer is requesting a variance to allow adjacent left corner clearance of approximately 60 feet and adjacent right corner clearance of approximately 100 feet.

Enclosed you will find the request for variance as submitted by the engineer for the development. We offer no objection to the Developer's request on the basis that there is insufficient space between the existing driveways to meet nonresidential spacing requirements anywhere along the frontage of the tract. Therefore, the ordinance as written would prohibit use of the tract per the Developer's special use permit with the City.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed civil site plans, which will require the full review and approval of the City.

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\W5841-0900-00 General Consultation\Correspondence\Letters\2020\MEMO to P&Z RE Moon Over Montgomery Variance Request.doc

Enclosures: Variance Request

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Susan Hensley – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



# Variance Request Application

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

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

### Contact Information

Property Owner(s): Jacobs 2012 Descendants Trust

Address: 14327 Liberty Street, Montgomery, TX Zip Code: 77356

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicants: Spearpoint Engineering, LLC (Sarah Green)

Address: 504 W. Montgomery, Willis, TX

Email Address: sarah@spetexas.com Phone: 936-244-9171

### Parcel Information

Property Identification Number (MCAD R#): R31353, R465251

Legal Description: A0008- Corner John, Tract 34, Acres 2.187; A0008-Corner John, Tract 35, Acres 0.47

Street Address or Location: Clepper

Acreage: 2.187, 0.47 Present Zoning: Residential (R-1) Present Land Use: Residential

### Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2011-09 Section(s): 78-125

Ordinance wording as stated in Section (78-125(4)):

(4)Nonresidential driveway spacing. All nonresidential driveways shall meet the following minimum spacing requirements:

a.Adjacent left, adjacent right, and opposite right corner clearance and commercial driveway spacing is determined by the classification of the street as follows (where raised medians are present, the spacing can be reduced by 20 percent):

1.Major streets: 275 feet; 220 feet with raised medians.

2.Commercial streets: 230 feet; 185 feet with raised medians.

3.Secondary streets: 185 feet; 150 feet with raised medians.

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

Proposed driveway will have to be within the allowed 185 Ft., as the entire property front is under 185 ft..

**Signatures**

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

Signature: *Gray Jones* Date: *Sept 28, 2020*

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. *N/A*

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.

**Date Received**

*Office Use*





**Spear Point Engineering, LLC**  
TBPE Firm No. 18904  
204 W. Montgomery St., Willis, TX 77378  
[www.SPETexas.com](http://www.SPETexas.com)

October 7, 2020

City of Montgomery  
101 Old Plantersville Road  
Montgomery, TX 77316

To whom it may concern,

For the properties within the City of Montgomery City Limits R31353 and R4352521, we are requesting a variance of driveway spacing (City of Montgomery Code of Ordinances Sec. 78-125). No matter where the proposed driveway is placed along the frontage, there is not sufficient distance between either neighboring driveway. Please see attached site plan for distances.

This development will consist of 4 rental cabins that will not generate excessive amounts of traffic. The location of the proposed driveway will not negatively impact current traffic flow nor will it negatively impact drainage on Clepper.

Thank you for your time,

A handwritten signature in blue ink, appearing to read "Sarah Green".

Sarah Green  
Project Manager  
[sarah@spetexas.com](mailto:sarah@spetexas.com)  
936-244-9171

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Sign applications and images</b>

**Subject**

Consideration and possible action regarding two sign applications for The Kemifer Building located at 401 College Street in the Historic Preservation District:

- a. Whitley Vineyards, Suite 150 (submitted by Gina Whitley)
- b. Kemifer Atrium Directory Sign (submitted by Kevin Barnes).



**Description**

See attached sign applications and graphics. The P&Z approves all exterior building elements, including signs, within the Historic Preservation District.

**Recommendation**

Consider the individual sign applications and act as you see fit.

**Approved By**

Asst. City Administrator	Dave McCorquodale 	Date: 10/30/2020
City Administrator	Richard Tramm 	Date: 10/30/2020



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 type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New	Pre-Existing <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>

Permit: *S10207164*

Date: 10/1/2020

JOB ADDRESS: 401 College Street #150	BUSINESS NAME: Whitley Vineyards	
BUSINESS OWNER: Gina Whitley	MAILING ADDRESS: 118 Cape Conroe Dr, Montgomery, TX 7	TELEPHONE: 936-672-6736
APPLICANT: JK Graphics	MAILING ADDRESS: 118 Cape Conroe Dr, Montgomery, TX 77356	TELEPHONE: 936-447-1869

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 - see layout	VALUATION: \$225.00
SIGN DESIGN & COLOR SCHEME: Aluminum with digital full color print face - white - gold - burgundy	

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>		SIGN HEIGHT	24"
BUILDING WALL SIGN <input checked="" type="checkbox"/>		SIGN WIDTH	96"
BANNER <input type="checkbox"/>		TOTAL SQ FT	16sqft
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: Deanna Voitle	SIGNATURE: <i>Deanna Voitle</i>
------------------------	------------------------------------

**OFFICE USE ONLY**

APPROVED		TOTAL FEE:	\$ <i>50.00</i>
DATE			

COMMENTS:



# PROOF

# READ PROOF CAREFULLY

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



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



Site Location: 401 College Street #150 - Montgomery, TX 77356



6" Hanging Bars supplied by customer

\*suggestion is iron angle screw to overhang and back of sign

Permits and fees are additional

7' clearance from sign bottom to platform

DATE 10/1/20

ORDER NUMBER 20-3 1707

QUANTITY 1

STOCK Aluminum

INK full color

SIZE 2'x8'

SIDES 1-sided

PRICE \$225.00

INSTALLATION \$150.00 (if needed)

GRAPHIC FEES \$40.00

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

### YOU MUST CHECK THE FOLLOWING:

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

LAYOUT: Do all components correlate to each other?

SIZE: Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

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

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



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 checked="" 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: \_\_\_\_\_

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

JOB ADDRESS: 401 COLLEGE STREET	BUSINESS NAME: KEMIFER CORPORATION	
BUSINESS OWNER: KEVIN BARNES	MAILING ADDRESS: P.O. Box 1403, MONTGOMERY, TX	TELEPHONE: 936-827-1485
APPLICANT: SAME	MAILING ADDRESS:	TELEPHONE:

CONTRACTOR LICENSE (if electrical): N/A

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

SIGN PLACEMENT: RIGHT SIDE OF NORTH ENTRANCE	VALUATION: \$ 450.00
SIGN DESIGN & COLOR SCHEME: BUILDING DIRECTORY, WHITE BACKGROUND + GREEN, BLACK, MAGENTA	

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	<input type="checkbox"/>	SIGN HEIGHT	36"
BUILDING WALL SIGN	<input checked="" type="checkbox"/>	SIGN WIDTH	24"
BANNER	<input type="checkbox"/>	TOTAL SQ FT	6 SQ FT
OTHER	<input type="checkbox"/>	SET BACK	2"
		LOT LINEAR FOOTAGE	90 FT

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: KEVIN BARNES	SIGNATURE: <i>Kevin Barnes</i>
--------------------	--------------------------------

**OFFICE USE ONLY**

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

Fwd: Building directory sign permit

Permits, City of Montgomery <permits@ci.montgomery.tx.us>  
To: Dave McCorquodale <dmccorquodale@ci.montgomery.tx.us>

Wed, Oct 28, 2020 at 12:01 PM

This needs to go on the next P&Z please. I have not printed it out.

----- Forwarded message -----  
From: Kevin Barnes <kdb@kemifer.com>  
Date: Tue, Oct 27, 2020 at 5:11 PM  
Subject: Building directory sign permit  
To: <permits@ci.montgomery.tx.us>

To Whom It May Concern:

The attached document and pictures are for a requested sign permit for my building at 401 College Street, Montgomery, TX. Please contact me if further action is needed.

Best Regards,

Kevin

--  
Kevin Barnes President Kemifer Corporation 401 College Street, suite 100 Montgomery, TX 77356

--  
Hailey Ciulla  
Permit Department  
P: 936-597-6434  
F: 936-597-6437

4 attachments



Kemifer Directory-2020.09.jpg  
484K

Front-sign-location.JPG  
143K



directory-sign-case.JPG  
118K

sign\_permit\_form.pdf  
279K

# KEMIFER



## FIRST FLOOR

100 **KEMIFER**  
CORPORATION

150 **WHITLEY**  
— VINEYARDS —

130  **NAZCA**  
TECH & CONSULTING

190 *Belle Salons*

## SECOND FLOOR

200  eCube Systems

233 (VACANT)

220 **WHEELHOUSE**  
VIRTUAL SOLUTIONS

250 **RAYFIELD**  
**LAW**

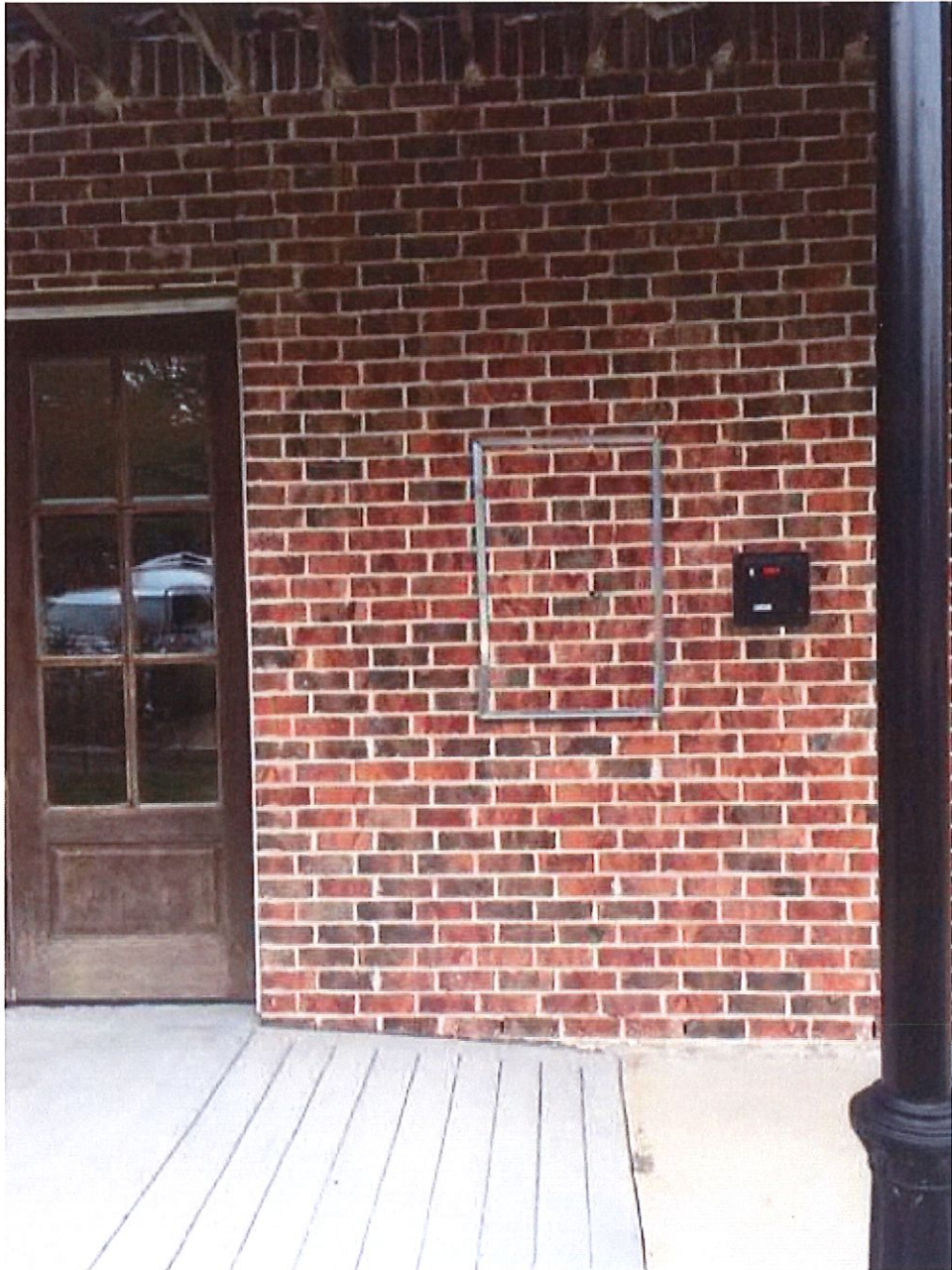
230 **IMAGEO DEI**  
**COUNSELING**

THIRD FLOOR COMING SOON

401 COLLEGE STREET  
MONTGOMERY, TX 77356

936.597.6833





Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Site aerial map, variance request letter &amp; application, supporting docs</b>

**Subject**

Consideration and possible action regarding a recommendation to City Council for a requested variance to the Subdivision Ordinance related to platting for the property located at the northeast corner of Liberty & Caroline Streets in the Historic Downtown District for Texas Twist and Shakes, LLC.

**Description**

The Subdivision Ordinance requires property to be platted before utility taps are made. The intent of the ordinance here generally contemplates the development of new land and does not address every situation. In this case, the property is currently paved as a parking lot, is shared with an adjacent business, and operates as public parking in the Historic Downtown District. Until recently, the City leased the lot from the previous owner and paid for the parking lot improvements. Historically, the property has been used as open space for tents during festivals and events and public parking during the rest of the year.

The new owner plans to operate an ice cream food trailer with outdoor seating open to the public on a portion of the property and leave about 60% of the parking open to the public. In general terms, the owner is planning a public plaza-type space that does not affect the existing improvements or create new permanent improvements on the property.

The owner's letter attached details the request. The city engineer's recommendation will be provided at the meeting.

**Recommendation**

Consider the variance request for platting requirements and make a recommendation to City council as you see fit.

**Approved By**

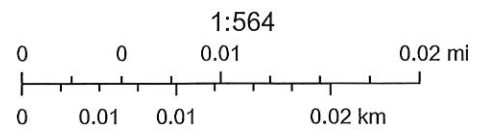
Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 10/30/2020
City Administrator	Richard Tramm <i>RT</i>	Date: 10/30/2020

# Clevenger Downtown Property



10/30/2020, 2:12:41 PM

- Abstracts
- Parcels



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Bill Clevenger

c/o Texas Twist and Shakes, LLC.

September 25, 2020

Mr. Dave McCorquodale

City of Montgomery

101 Old Plantersville Road

Montgomery, Texas 77356

RE: Variance Request

Mr. McCorquodale,

Good Morning Sir!

The current Variance request is being presented respectfully to the Planning and Zoning Commission and the City Council for consideration in order to allow the opportunity to move forward with our plans to place a concession trailer on our property located at 0 FM 149 Tracts 1 & 2 Montgomery, Texas.

The concession stand will be placed in the southwestern corner of the property. I am attesting to the fact; this concession stand will not be preparing any food which would involve and/or require the use of a commercial grease trap.

I am requesting the Variance to City of Montgomery Ordinance NO: 78 Section(s): 78-3(d) which states:

Water and sanitary sewer service will not be available to any property that has not been platted.

I am attesting to the fact; No structural improvements are proposed at this time. These (2) Lots located at 0 FM 149 Tracts 1 & 2 Montgomery, Texas will remain in their current state of presentation and condition.

I am kindly and respectfully asking for the Planning and Zoning Commission and the City Council to approve the attached Variance request.

Kind Regards,



Bill Clevenger

Texas Twist and Shakes, LLC.

Montgomery, Texas 77356



# Variance Request Application

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

Upon completion return application to [dmccorquodale@ci.montgomery.tx.us](mailto:dmccorquodale@ci.montgomery.tx.us)

### Contact Information

Property Owner(s): Bill Clevenger

Address: 388 Berkley Drive Montgomery, TX Zip Code: 77356

Email Address: bill@jwacdistributed.com Phone: (704) 960-6110

Applicants: Bill Clevenger

Address: 388 Berkley Drive Montgomery, TX 77356

Email Address: bill@jwacdistributed.com Phone: (704) 960-6110

### Parcel Information

Property Identification Number (MCAD R#): 123903

Legal Description: Montgomery Tractsite 02, TR 24, 25, Area B, 0.194 acres

Street Address or Location: 0 FM 149 Tracts 192 Montgomery, TX

Acreage: 0.194 Present Zoning: Commercial Present Land Use: Parking Lot

### Variance Request

Applicant is requesting a variance from the following:

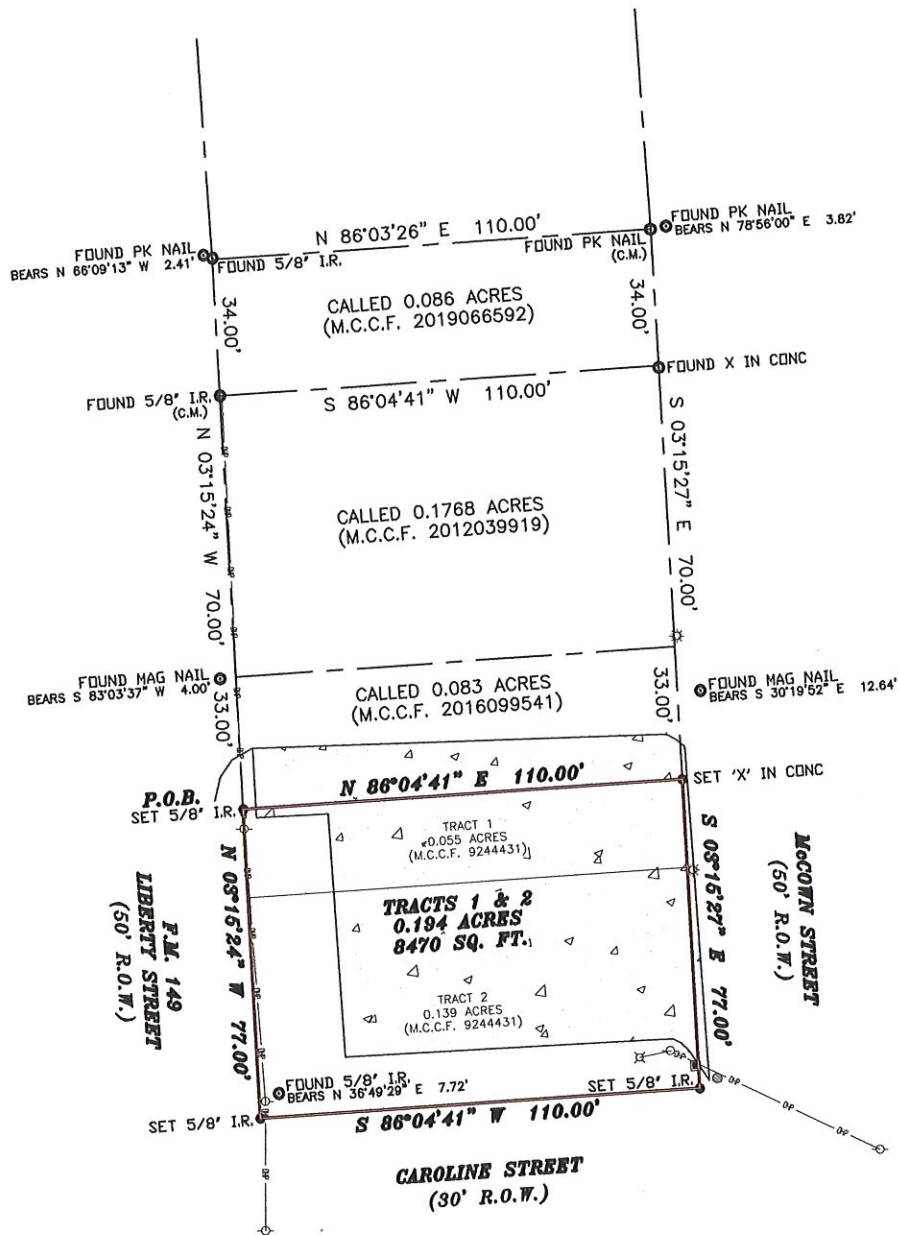
City of Montgomery Ordinance No.: 78 Section(s): 78-3(d)

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

Water and sanitary sewer service will not be available to any property that has not been platted.

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

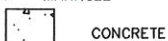
No structural improvements proposed at this time.



# LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- GRATE INLET
- ☆ LIGHT POLE
- POWER POLE
- ✕ METER POLE
- MANHOLE



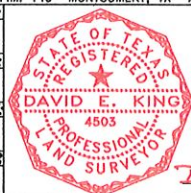
— 40 — OVERHEAD POWER

NOTES:  
 THERE EXIST A UTILITY EASEMENT ALONG THE EASTERN RIGHT OF WAY OF F.M. 149 AS RECORDED IN VOL. 405, PG 19 D.R.L.C. (NOT PLOTABLE)  
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 0.086 ACRES (M.C.C.F. 2019066592) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 30'

<b>DESCRIPTION:</b> BEING A 0.194 ACRE PARCEL OF LAND		This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(A) X, as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4833922056 dated 08/18/2014
<b>RECORDATION:</b> M.C.C.F. 9244431	<b>COUNTY:</b> MONTGOMERY TX	
<b>RECORD OWNER:</b> ESTATE OF RAMON LAUGHTER	<b>TITLE COMPANY:</b> TITLE RESOURCES GUARANTY COMPANY	<b>JOB #:</b> 2007180
<b>PURCHASER:</b> BILL CLEVENGER	<b>LENDER:</b> ADDRESS: 0 F.M. 149 MONTGOMERY, TX 77316	

<b>FIELD WORK:</b> TG
<b>DRAFTED BY:</b> DK, JR 08/04/2020
<b>CHECKED BY:</b> DK, SR
<b>G.F. NUMBER:</b> 201409-TW20



FIRM NO. 10152100

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction, this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

DAVID E. KING DATE

**KLSS**  
 KING'S LAND SURVEYING SOLUTIONS, LLC  
 Professional Land Surveyors  
 313 GENTRY STREET, SUITE 100, SPRING, TX 77373 (281)300-8000

  
**KLS**  
**KING'S LAND SURVEYING**  
**SOLUTIONS, LLC**  
*Professional Land Surveyors*  
www.kingslandsurveying.com  
*"We set the boundaries you need in life"*

METES AND BOUNDS  
0.194 ACRE PARCEL  
LOCATED IN THE  
J. CORNER SURVEY,  
ABSTRACT 8,  
MONTGOMERY COUNTY, TEXAS

Being a 0.194 acre parcel of land situated in the J. Corner Survey, Abstract 8, Montgomery County, Texas, and consisting of the called 0.055 acres (Tract 1) and the called 0.139 acres (Tract 2) as described in Montgomery County Clerk's File 9244431, with the basis of bearings being the deed of the called 0.086 acres as recorded in M.C.C.F. 2019066592, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with plastic cap in the eastern right of way of F.M. 149 (Liberty Street) (50' R.O.W) for the southwest corner of the called 0.083 acres as recorded in M.C.C.F. 2016099541, the northwest corner of Tract 1, and marking the northwest corner of the herein described parcel, and from which a 5/8" iron rod found for the southwest corner of the called 0.086 acres bears North 03° 15' 24" West, a distance of 103.00 feet, and from which a 5/8" iron rod found for the northwest corner of the same called 0.086 acres bears North 03° 15' 24" West, a distance of 137.00 feet;

**THENCE**, North 86° 04' 41" East, a distance of 110.00 feet along the southern line of the called 0.083 acres to an X set in concrete in the western right of way of McCown Street (50' R.O.W.) for the southeast corner of the called 0.083 acres, the northeast corner of Tract 1, and marking the northeast corner of the herein described parcel;

**THENCE**, South 03° 15' 27" East, a distance of 77.00 feet along the western right of way of McCown Street to a 5/8" iron rod set with plastic cap at the intersection with the northern right of way of Caroline Street (30' R.O.W.) for the southeast corner of Tract 2, and marking the southeast corner of the herein described parcel;

**THENCE**, South 86° 04' 41" West, a distance of 110.00 feet along the northern right of way of Caroline Street to a 5/8" iron rod set with plastic cap at the intersection with the eastern right of way of Liberty Street for the southwest corner of Tract 2, and marking the southwest corner of the herein described parcel;

**THENCE**, North 03° 15' 24" West, a distance of 77.00 feet along the eastern right of way of Liberty Street back to the **POINT OF BEGINNING** and containing 0.194 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Sr.  
King's Land Surveying Solutions, LLC  
August 4, 2020  
Job Number 2007180  
Firm Number 10152100



August 14, 2020

Proposed Enhancements to the (2) Lots located on the East side of Liberty Street, West side of McCown Street, North side of Caroline Street and sit on the South side of the Cozy Grape Wine Bar & Bistro.

We would like to place a water & sewer meter on the SE corner of the Lots to provide access to the public utilities for a Food Trailer. Our design would look like a (RV) hookup for the Lots. The trailer will sit along the South end of the Lots along the curbing. Our plan would be to install the water and sewer lines along the property beside the curbing.

All work will be performed by local, licensed contractors who have completed such projects inside the town limits in the past. Once given the "Green Light" they will be following the proper procedures with regards to obtaining the necessary permit(s).

I have attached a copy of the most recent survey of the (2) Lots performed on August 4, 2020 by King's Land Surveying Solutions for your records.

I would like to say, "Thank You" to everyone in advance, and I have listed my contact information below should anyone have any further questions and/or need any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Bill Clevenger", with a long horizontal flourish extending to the right.

Bill Clevenger

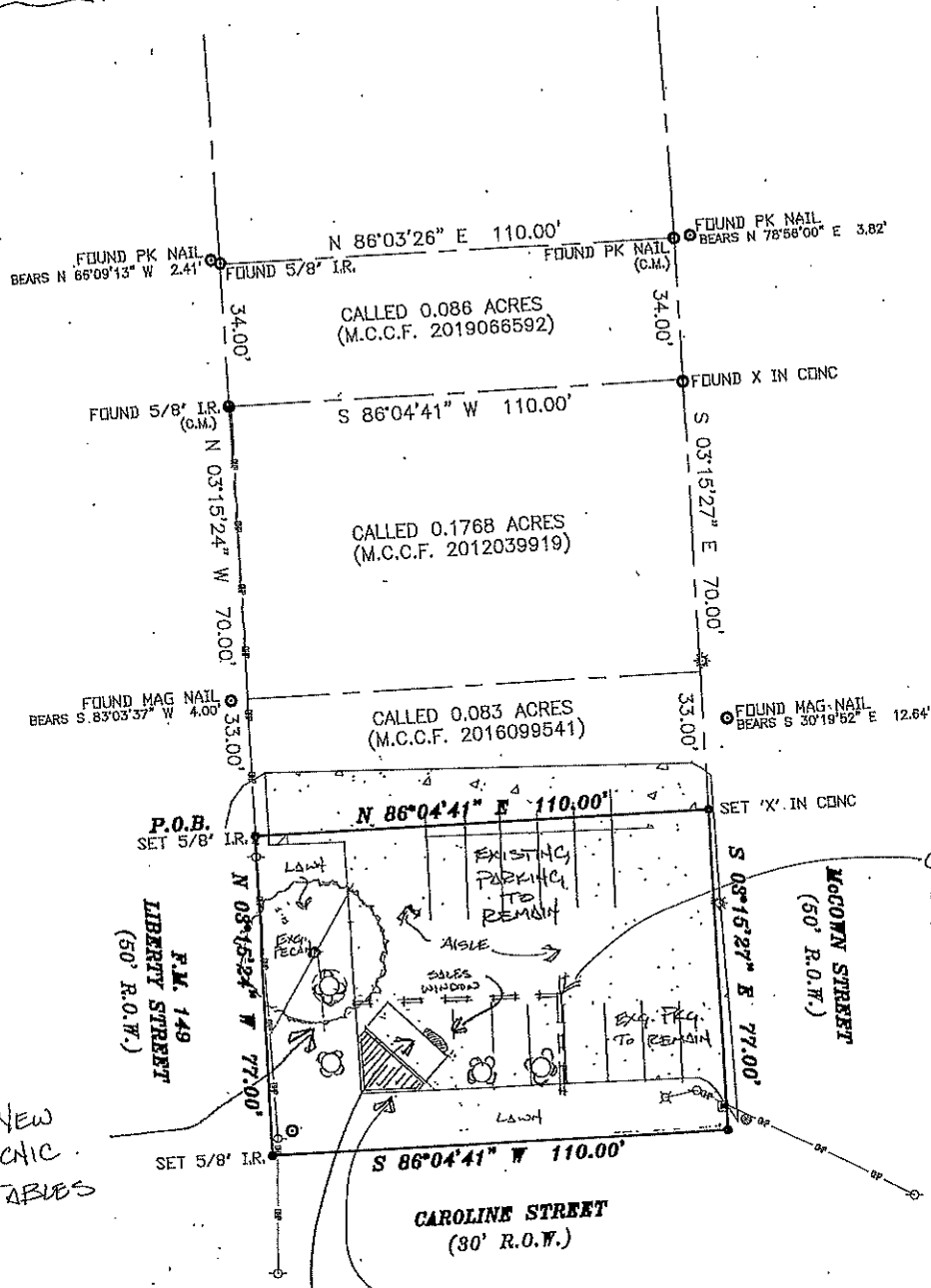
P.O. Box 444

Montgomery, Texas 77356

(704)960-6110 – mobile

bill@jwacdistributing.com

STREET



CORRIDOR OFF AREA FOR PEDESTRIANS  
 • CONCRETE OR FIBER  
 PLANTERS w/ PLASTIC  
 CHAIN OR ROPE

NEW PICNIC TABLES

WOOD DECK AT HEIGHT OF CURB (6" ABOVE ASPHALT)

ICE CREAM TRAILER (8' W x 20' L)

**LEGEND**

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- GRATE INLET
- ⊙ LIGHT POLE
- ⊕ POWER POLE
- ⊗ METER POLE
- MANHOLE
- CONCRETE
- OVERHEAD POWER

**NOTES:**  
 THERE EXIST A UTILITY EASEMENT ALONG THE EASTERN RIGHT OF WAY OF F.M. 149 AS RECORDED IN VOL. 408, P. 19 D.S.M.C. (NOT FLOODABLE)  
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS  
 ANY IMPROVEMENTS SHOWN HEREIN ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES  
 BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 0.086 ACRES (M.C.C.F. 2019066592)  
 FLOOD INFORMATION PROVIDED HEREIN IS BASED ON SCALING THE SUBJECT TRACT ON THE FLOOD HAZARD AREA BY COMMUNITY PANEL NO. 45392-0062 DATED 08/18/2014  
 THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

<b>DESCRIPTION:</b> BEING A 0.184 ACRE PARCEL OF LAND	
<b>RECORDATION:</b> M.C.C.F. 9244431	<b>COUNTY:</b> MONTGOMERY TX
<b>RECORD OWNER:</b> ESTATE OF RAMON LAUGHTER	<b>TITLE COMPANY:</b> TITLE RESOURCES GUARANTY COMPANY
<b>PURCHASER:</b> BILL CLEVENGER	<b>JOB #:</b> 2007180
<b>LENDER:</b>	
<b>ADDRESS:</b> 0 F.M. 149 MONTGOMERY, TX 77316	

<b>FIELD WORK:</b>
TO
<b>DRAFTED BY:</b> DK, JR
08/04/2020
<b>CHECKED BY:</b> DK, SR
<b>G.P. NUMBER:</b> 201409-TW20



FIRM NO. 10162100

I, David E. King, State of Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Officer, Lender, and Purchaser that the above described ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Rules of Professional Surveyors standards and Specifications. Not valid without both electronic seal and signature.



1" = 30'

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date: November 3, 2020</b>	<b>Budgeted Amount: N/A</b>
<b>Prepared By: Dave McCorquodale</b>	<b>Exhibits: Site aerial map, owner letter &amp; supporting info</b>

**Subject**

Consideration and possible action regarding exterior modifications for the property located at the northeast corner of Liberty & Caroline Streets in the Historic Preservation District.

**Description**

This property is currently paved as a parking lot, is shared with an adjacent business, and operates as public parking in the Historic Downtown District. Until recently, the City leased the lot from the previous owner and paid for the parking lot improvements. Historically, the property has been used as open space for tents during festivals and events and public parking during the rest of the year.

The new owner plans to operate an ice cream food trailer with outdoor seating open to the public on a portion of the property and leave about 60% of the parking open to the public. In general terms, the owner is planning a public plaza-type space that does not affect the existing improvements or create new permanent improvements on the property. All site furnishings are non-permanent.

The owner's letter attached details the request.

**Recommendation**

Consider the exterior modifications and as you see fit.

**Approved By**

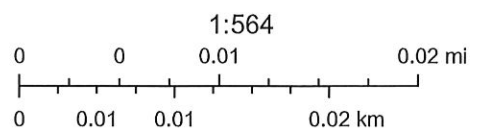
Asst. City Administrator	Dave McCorquodale 	Date: 10/30/2020
City Administrator	Richard Tramm 	Date: 10/30/2020

# Clevenger Downtown Property



10/30/2020, 2:12:41 PM

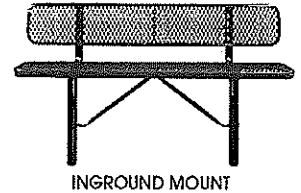
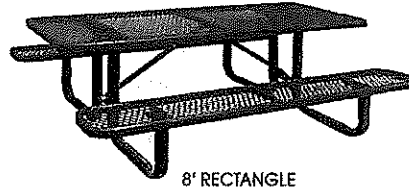
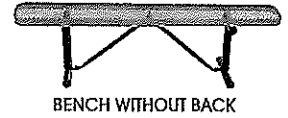
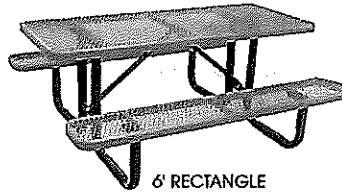
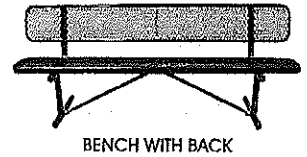
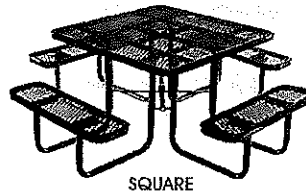
- Abstracts
- Parcels



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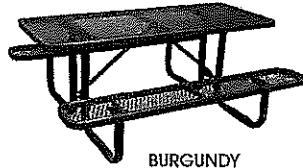
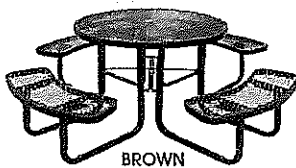
# OUTDOOR FURNITURE



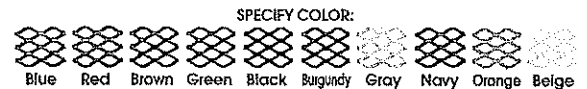
Uline loves these! Attractive, rugged and built to last. Give your corporate office patio an upscale look.

- Thermoplastic coating withstands heat, cold and all weather elements. Rust free.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9-gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.
- ADA models, see [uline.com](http://uline.com)

**Inground Mount Furniture** – Permanently anchor in ground. Secure with concrete. See page 398.



AVAILABLE IN 10 HOT COLORS!



## TABLES

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH	
				1	3+
H-2126	46" Square	80 x 80 x 30½"	185	\$720	\$670
H-2127	46" Round	81 x 81 x 30½"	175	740	690
H-2128	6' Rectangle	72 x 61 x 30½"	145	650	600
H-2129	8' Rectangle	96 x 61 x 30½"	170	700	650
H-2672	46" ADA Round	81 x 81 x 30½"	160	720	670

DROP SHIPS IN 1 DAY FROM NC UNASSEMBLED VIA MOTOR FREIGHT

## BENCHES

H-3500	4' Bench with Back	48 x 12 x 31"	80	\$340	\$320
H-3501	4' Bench without Back	48 x 12 x 18"	35	240	225
H-2294	6' Bench with Back	72 x 12 x 31"	100	380	360
H-2295	6' Bench without Back	72 x 12 x 18"	40	260	245
H-3502	8' Bench with Back	96 x 12 x 31"	120	450	430
H-3503	8' Bench without Back	96 x 12 x 18"	45	340	325

DROP SHIPS IN 1 DAY FROM NC UNASSEMBLED VIA MOTOR FREIGHT



August 14, 2020

Proposed Enhancements to the (2) Lots located on the East side of Liberty Street, West side of McCown Street, North side of Caroline Street and sit on the South side of the Cozy Grape Wine Bar & Bistro.

We would like to place a water & sewer meter on the SE corner of the Lots to provide access to the public utilities for a Food Trailer. Our design would look like a (RV) hookup for the Lots. The trailer will sit along the South end of the Lots along the curbing. Our plan would be to install the water and sewer lines along the property beside the curbing.

All work will be performed by local, licensed contractors who have completed such projects inside the town limits in the past. Once given the "Green Light" they will be following the proper procedures with regards to obtaining the necessary permit(s).

I have attached a copy of the most recent survey of the (2) Lots performed on August 4, 2020 by King's Land Surveying Solutions for your records.

I would like to say, "Thank You" to everyone in advance, and I have listed my contact information below should anyone have any further questions and/or need any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Bill Clevenger", with a long horizontal flourish extending to the right.

Bill Clevenger

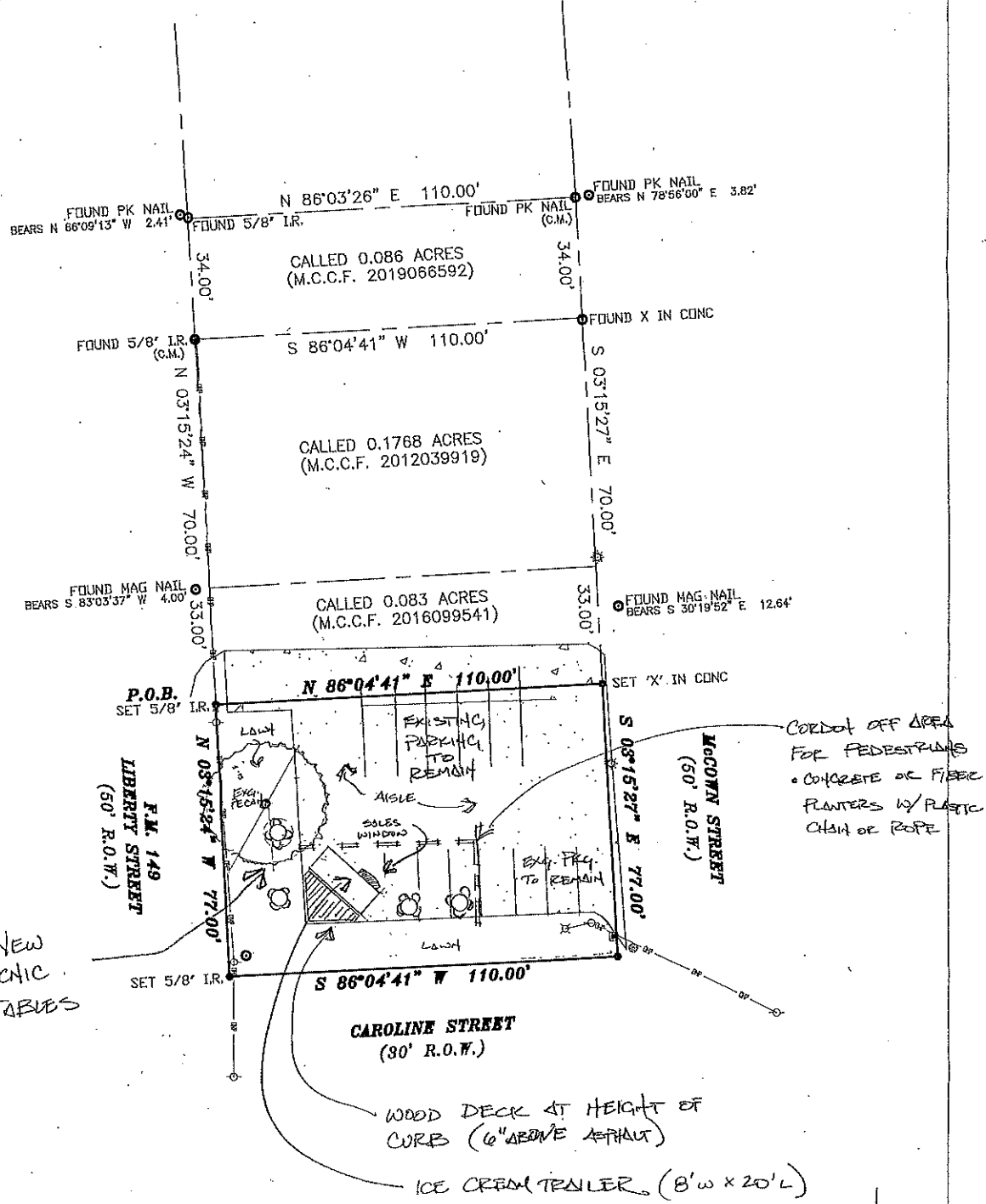
P.O. Box 444

Montgomery, Texas 77356

(704)960-6110 – mobile

bill@jwacdistributing.com

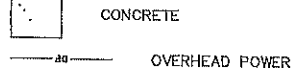
STREET PLAN



**LEGEND**

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- GRATE INLET
- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊗ METER POLE
- MANHOLE



**NOTES:**  
 THERE EXIST A UTILITY EASEMENT ALONG THE EASTERN RIGHT OF WAY OF F.M. 149 AS RECORDED IN VOL. 408, PG 19 D.R.M.C. (NOT PLOTTABLE)  
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 0.083 ACRES (M.C.C.F. 2016099541) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 30'

<b>DESCRIPTION:</b> BEING A 0.194 ACRE PARCEL OF LAND		<small>This lot DOES NOT appear to be in the 100 year Flood plain and appears to be in 200(c) Zone as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4833502206 dated 02/18/2011.</small>
<b>RECORDATION:</b> M.C.C.F. 9244431	<b>COUNTY:</b> ST. MONTGOMERY TX	
<b>RECORD OWNER:</b> ESTATE OF RAMON LAUGHTER	<b>TITLE COMPANY:</b> TITLE RESOURCES GUARANTY COMPANY	<b>JOB #:</b> 2007180
<b>PURCHASER:</b> BILL CLEVENGER		
<b>LENDER:</b> ADDRESS: 0 F.M. 149 MONTGOMERY, TX 77316		

**FIELD WORK:**  
TO

**DRAFTED BY:**  
DK, JR  
08/04/2020

**CHECKED BY:**  
DK, SR

**G.P. NUMBER:**  
201409-TW20



**FIRM NO.:**  
10152100

I, David E. King, State of Texas Registered Professional Surveyor Number 4503, hereby certify that I am the Surveyor, Lender, and Purchaser referenced herein ONLY. That this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

**KLSS**  
 KING'S LAND SURVEYING SOLUTIONS, LLC  
 Professional Land Surveyors  
 318 00001 STREET, P.O. BOX 89940, TX 77281 (281) 900-0007