



# City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

May 5, 2026 at 6:00 PM  
Montgomery City Hall – Council Chambers  
101 Old Plantersville Road Montgomery, TX 77316

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the Planning and Zoning Commission will be held on **May 5, 2026 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City’s website under Agenda/Minutes and then select Live Stream Page (located at the top of the page). 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.

## **OPENING AGENDA**

1. Call Meeting to Order.
2. Pledges of Allegiance.
3. Citizen Comments.

Comments will be received from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

## **PRESENTATION**

4. Administration of Statement of Officer and Oath of Office to the newly appointed officials for the Planning & Zoning Commission for Place 1 and Place 5.
5. Presentation and discussion on a proposed new single-family dwelling at 1005 College Street, in the Historic Preservation District.

## **CONSENT AGENDA**

All Consent Agenda items are considered to be routine by the Planning and Zoning Commission and will be enacted by a single motion. There will be no separate discussion on these items unless a Commission Member requests an item to be removed and considered separately.

6. Consideration and possible action on the Planning & Zoning Commission Meeting Minutes of April 07, 2026.

## **REGULAR AGENDA**

All items on the Regular Agenda are for discussion and/or action.

7. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for BCS Capital development (Dev. No. 2415).
8. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Pond A2 (Dev. No. 2006).

9. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 7 (Dev. No. 2006).
10. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 8 (Dev. No. 2006).

**CLOSING AGENDA**

11. 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.

12. Items to consider for placement on future agendas.

13. Adjourn.

The Planning and Zoning Commission for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **April 29, 2026 by 4:00 PM** and remained so posted continuously for at least three (3) business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

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

By: \_\_\_\_\_  
 City Secretary's Office  
 City of Montgomery, Texas

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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 accommodation.

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# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 4.

**SUBMITTED BY:** Ruby Beaven, City Secretary

**DEPARTMENT:** Administration

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## **AGENDA ITEM**

Administration of Statement of Officer and Oath of Office to the newly appointed officials for the Planning & Zoning Commission for Place 1 and Place 5.

## **RECOMMENDATION**

The Statement of Officer form must be executed before taking the Oath of Office.

Article XVI §1, Texas Constitution prescribes an oath that all officers must take before they enter upon the duties of their offices.

## **BACKGROUND**

Administration for the newly appointed officials to complete the Statement of Officer form and Oath of Office form and file a copy of the forms with the City of Montgomery City Secretary's Office.

## **FISCAL IMPACT**

N/A

## **ATTACHMENTS**

1. Form 2201\_Lisa Gregory
2. Form 2204\_Lisa Gregory
3. Form 2201\_Danielle Pelton
4. Form 2204\_Danielle Pelton



Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334  
FAX 512-463-5569  
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, Lisa Gregory, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of Planning & Zoning Commission, Place 1 of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

Certification of Person Authorized to Administer Oath

State of \_\_\_\_\_

County of \_\_\_\_\_

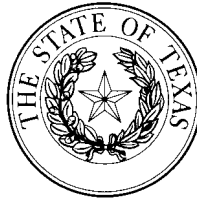
Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Affix Notary Seal,  
only if oath  
administered by a  
notary.)

\_\_\_\_\_  
Signature of Notary Public or  
Signature of Other Person Authorized to Administer An  
Oath

\_\_\_\_\_  
Printed or Typed Name

Form #2201 Rev. 05/2020  
Submit to:  
**SECRETARY OF STATE**  
Government Filings  
Section P O Box 12887  
Austin, TX 78711-2887  
512-463-6334  
512-463-5569 - Fax  
Filing Fee: None



**STATEMENT OF OFFICER**

**Statement**

I, Danielle Pelton, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: Planning & Zoning Commission, Place 5

**Execution**

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: 05/05/2026

\_\_\_\_\_  
Signature of Officer

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334  
FAX 512-463-5569  
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, Danielle Pelton, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of Planning & Zoning Commission, Place 5 of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

Certification of Person Authorized to Administer Oath

State of \_\_\_\_\_

County of \_\_\_\_\_

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Affix Notary Seal,  
only if oath  
administered by a  
notary.)

\_\_\_\_\_  
Signature of Notary Public or  
Signature of Other Person Authorized to Administer An  
Oath

\_\_\_\_\_  
Printed or Typed Name



# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 5.

**SUBMITTED BY:** Corinne Tilley, Development Services Director

**DEPARTMENT:** Development Services

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## **AGENDA ITEM**

Presentation and discussion on a proposed new single-family dwelling at 1005 College Street, in the Historic Preservation District.

## **RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission review the proposed single-family dwelling and provide feedback. No formal action is required at this time.

## **BACKGROUND**

The applicants and property owners, Blake and Natalie McCulloch, are proposing the construction of a new single-family dwelling at 1005 College Street. The property is located in the Historic Preservation District. As such, any new construction within the district is subject to and in accordance with the design guidelines for the city.

This item is presented for discussion to allow the Planning and Zoning Commission to review and offer guidance prior to any formal approval process.

City of Montgomery Code of Ordinances Reference:

**Sec. 98-347. Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.** No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the planning and zoning commission. New construction within an historic preservation district or on property designated as an historic landmark, or buildings or structures moved onto a property within an historic preservation district or onto property designated as an historic landmark will be subject to and in accordance with the design guidelines for the city.

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. 2026 05 05 presentation 1005 College





1005 College St



# MCCULLOCH- THE CARRINGTON



SHEET LIST	
112	COVER SHEET
113	FLOOR PLAN LAYOUT
114	FLOOR PLAN LEVEL 2
115	ELEVATIONS 1 OF 2
116	ELEVATIONS 2 OF 2
117	ELEVATIONS 3 OF 2

## MCCULLOCH, BLAKE & NATALIE

THE CARRINGTON

### COVER SHEET

PROJECT NUMBER	01
DATE	2/20/21
DESIGNED BY	JLC
CHECKED BY	TLG
DATE	2/20/21

MINNESOTA DESIGN GROUP, LLC IS NOT A LICENSED ARCHITECT OR ENGINEER. IT IS NOT RESPONSIBLE FOR ANY WORK EXECUTED OR INSTALLATION PROVIDED. STRUCTURAL DRAWINGS ARE NOT RESPONSIBLE FOR DESIGN / CONSTRUCTION. ONLY A LOCAL CODES OFFICIAL CAN DETERMINE THE APPROPRIATE RESPONSIBILITY OF THE USER UNDER ANY JURISDICTION.

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MINNESOTA DESIGN GROUP, LLC  
1917 1924  
1100 COMMUNITY CENTER DRIVE, SUITE 200  
MINNETONKA, MN 55345  
TEL: 952.891.1000  
WWW.MDGROUP.COM

#### AREA CALCULATIONS

FIRST FLOOR COND.	- 1,029 SQ. FT.
SEC. FLOOR COND.	- 1,000 SQ. FT.
TOTAL COND.	- 2,029 SQ. FT.
FRONT PORCH	- 156 SQ. FT.
REAR PORCH	- 308 SQ. FT.
TOTAL DECK ROOF	- 308 SQ. FT.

#### PROJECT STATUS

MCCULLOCH, BLAKE  
& NATALIE

THE CARRINGTON

A0.0



THE CARRINGTON  
 Mcculloch, Blake & Natalie  
 11111 111th Street, Suite 100  
 Seattle, WA 98148  
 TEL: 206.461.1111  
 WWW.MCCULLOCHBLAKE.COM

**AREA CALCULATIONS**

FIRST FLOOR GROSS	1,029.00 SQ. FT.
SEC. FLOOR GROSS	1,000.00 SQ. FT.
TOTAL GROSS	2,029.00 SQ. FT.
FINISH FLOOR	1,950.00 SQ. FT.
FINISH FLOOR	1,300.00 SQ. FT.
TOTAL FINISH FLOOR	3,250.00 SQ. FT.

**PROJECT STATUS**

DATE	11/11/11
PROJECT NO.	11111
CLIENT	THE CARRINGTON
PROJECT TYPE	RESIDENTIAL
PROJECT LOCATION	11111 111th Street, Seattle, WA

THE CARRINGTON  
 MCCULLOCH, BLAKE  
 & NATALIE

AI.4

**NOTES AND LIMITATIONS TO DESIGNER SCOPE OF SERVICES:**  
 1. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE.

**GENERAL CONTRACTOR NOTE:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**CONSTRUCTION NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**FOUNDATION NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**MECHANICAL NOTES:**  
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**ELECTRICAL NOTES:**  
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**PLUMBING NOTES:**  
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Roof Plan  
 1/4" = 1'-0"

**ROOF PLAN**

PROJECT NUMBER	11111
DATE	11/11/11
DESIGNED BY	MB
DRAWN BY	MB

MCCULLOCH, BLAKE & NATALIE  
 THE CARRINGTON

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.





McCulloch, Blake & Natalie, LLC  
 817 N. W. STREET, SUITE 100, OAKLAND, CA 94612  
 (415) 778-1000  
 www.mccullochblakenatalie.com

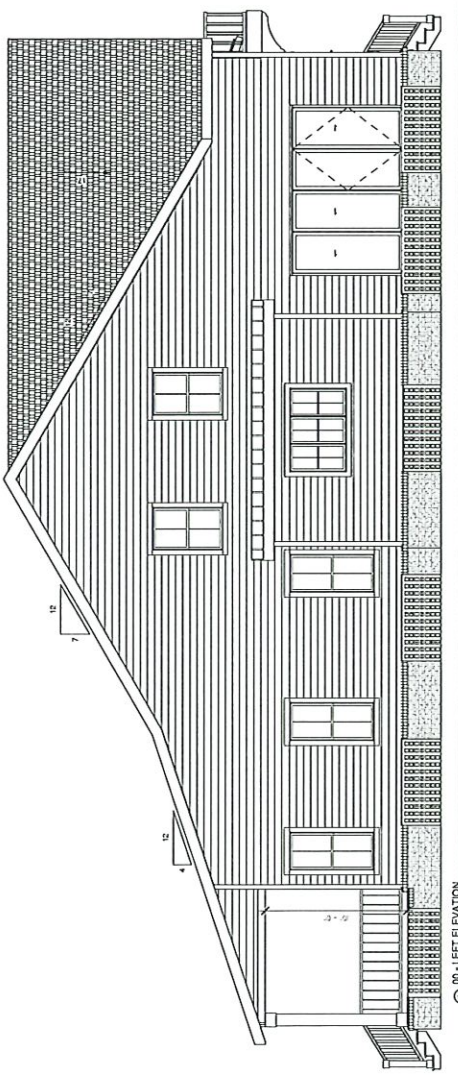
**AREA CALCULATIONS**

FIRST FLOOR COND.	+ 1226.00 SQ. FT.
2 <sup>ND</sup> FLOOR COND.	+ 1895.00 SQ. FT.
<b>TOTAL COND.</b>	<b>+ 3121.00 SQ. FT.</b>
ROOF PITCH	+ 95.00 SQ. FT.
SCREENING	+ 100.00 SQ. FT.
<b>TOTAL GROSS</b>	<b>+ 3316.00 SQ. FT.</b>

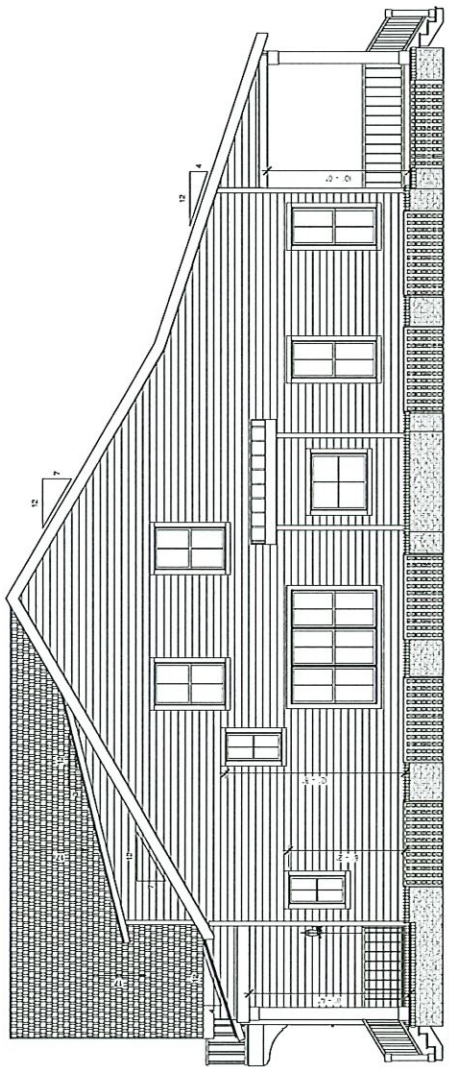
**PROJECT STATUS**

THE CARRINGTON  
 MCCULLOCH, BLAKE  
 & NATALIE

A2.1



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



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

MCCULLOCH, BLAKE & NATALIE

THE CARRINGTON

ELEVATIONS 2 OF 2

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

PROJECT NUMBER	DATE
DESIGNED BY	SCALE
DRAWN BY	1/4"

PAINT COLOR GUIDE



**Sherwin Williams**  
**Oyster White**  
undertones, best uses  
& coordinating colors

PAINTCOLORPROJECT.COM



Blake and Natalie McCulloch

222 Biltmore Loop

Montgomery, Texas 77316

Nataliemcculloch23@gmail.com

Natalie 936-537-5054

April 6, 2026

City of Montgomery

Planning and Zoning Commission

Montgomery, Texas

Attn: Corrine Tilly

Dear Corrine:

Pursuant to our telephone conversation, we are submitting for review to the P&Z Commissioners, an explanation of how we think the proposed home we are seeking to have approved to build on our lot at 1005 College Street, Montgomery, TX will fit into the residential historic district of Montgomery, Texas.

We have read the "Design Guidelines for the City of Montgomery" and believe this home meets the criteria to preserve the architectural style and character, the form, scale, materials, colors, details and treatments of buildings constructed in the period between 1830 and 1941. We believe this proposed elevation, with its traditional charm and character far succeeds this expectation. With its creamy cozy tones, and the accents of real shutters and large deep southern porches and patios, and a historically accurate Juliet balcony, we believe our home will complement the district and hope the surrounding residents will be proud to call us their neighbor.

We have retained a designer and attached the architectural plans for your review and approval. The finished home is proposed to be 2,623sf.

Please see attached front elevation of the home we are seeking approval to build. We plan to adhere to these plans exactly. If anything should change, we will resubmit the design for approval from the P&Z at that time.

In accordance with the "Design Guidelines for The City of Montgomery, for residential structures, see below our proposed design plan for consideration:

1. Building placement form and treatment.

a. N/A

b. N/A

c. Architectural Detail:

- Materials: Exterior of home shall be done in 6" lap Fiber Cement Siding Hardi-Plank product.

- Colors: Off-white cream color. Please see attached color sample.

- Structural and Decorative Elements:

- The front door will be  $\frac{3}{4}$  light 4 pane stained wood door.

- There will be a covered front porch the length of the front door and small side window.

- We are proposing a concrete drive way extending the entire right side of the home (15'x100') with a red brick apron that connects it to the street. And a red brick walkway that extends 5' from the front stairs and makes a 90 degree turn to connect to the driveway.

d. N/A

e. Building Placement: We would like to request a variance to the standards contained in the City of Montgomery Code of Ordinances. We would like to build our home 20 ft from the front (north) property line instead of the standard 25 ft setback. This would place our home 35 ft from the road. Several of the older historic homes on College Street are closer than the required 25 ft setback, and we think this lends to the cozy and historic small town feel on this street. The sides and back of the home will be in compliance with the code, with the house being placed 30 ft from the west side property line and approximately 60 ft from the east side property line.

f. Building Widths: We anticipate the width of this home to be approximately 35 ft wide.

g. Chimneys: N/A

h. Color:

(i). The same brick that will be used on the driveway apron and the front walkway would be used on the columns of the pier and beam foundation.

(ii). N/A

(iii). The dominant exterior color of this home will be a creamy off white color. The trim will be the same. The shutters will be a light grayish green color.

(v). Gutters and downspouts: N/A

(vi). Roof Colors: Shall be a charcoal/gray/brown asphalt shingle, and will complement the style and overall color scheme of the home.

(vii). Stain: N/A

i. Columns:

(i) Function: The only columns will be for vertical support for the front porch and back porch.

(ii). Materials: Same fiber cement siding as used on the house.

j. Facade materials:

(i) In General: The dominant exterior will be made of fiber cement siding that.

(ii). N/A

k. Front entrances and porches:

(i). Detailing:

- The front porch floor will be made of wood and ceiling will be fiber cement.

- The amount of attached steps for the porch has not yet been determined.

(ii). No Enclosures.

(iii). Floor Coverings: Shall be wood.

(iv). Style: The front porch and entry will be squared corners, no curves.

l. No Porte cocheres.

m. Roofing forms:

(i) Material and colors: All the roofing, with the exception of the shed dormer, front porch and 2 bump outs, will be asphalt shingle. The areas of exception are proposed to be black standing seam metal roofing as shown in the elevation picture.

(ii) Overhang: Twelve Inches

(iii) Patterns: Shall conform to the similar style in the historic district.

(iv) Slope and pitch — residential: Shall be typical of the style and period of the main building and compatible with existing building forms in the historic district. It shall not be a pitch less than a four and one-half (4-1/2) inch rise in any twelve (12) inch horizontal distance.

(iv). N/A

n. Windows and Doors:

(i). Front facade openings:

1. Glass: Windows and glass doors will be “Clear”.

2. Screens, storm doors, and storm windows: N/A

a). Frames shall match or complement the color scheme of the main building; and

b) shall not obscure significant features of the window or door it covers.

3. No Security and ornamental bars.

4. Style:

a). All windows, doors, side windows or sidelines, and trim (no shutters) in the front or side facade of home shall be proportionally balanced in a manner typical of the style and period of the building.

b). The size and proportion of window and door openings located on the front and side facades of a main building shall be typical of the style and period of the building.

c). The frames of windows shall be trimmed in a manner typical of the style of the building. The color of frame of windows will be black.

2. Fencing: No proposed fencing at this time.

3. Nonconforming uses and structures: N/A

4. Rebuilding damaged or destroyed buildings or structures: N/A

5. Attached are the architectural plans for our home to be constructed in the historic district, including the elevation, and is incorporated herein for reference.

We are excited to make our home in the beautiful City of Montgomery, eventually retire here, and become longtime residents. We hope that this proposed design meets with your approval. If so, we hope to receive final approval from the P&Z for the home, the product specifics of materials and details of placement of our home on the lot.

We plan on attending and look forward to seeing you at the next P&Z Commissioners meeting being held on May 4th., in order to answer any further questions you may have.

Sincerely,

Natalie McCulloch

Blake McCulloch



# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 6.

**SUBMITTED BY:** Ruby Beaven, City Secretary

**DEPARTMENT:** Administration

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## **AGENDA ITEM**

Consideration and possible action on the Planning & Zoning Commission Meeting Minutes of April 07, 2026.

## **RECOMMENDATION**

Staff recommend approval of the P&Z April 07, 2026 meeting minutes.

## **BACKGROUND**

Please see the accompanying minutes:

- Planning & Zoning Commission Meeting Minutes of April 07, 2026

## **FISCAL IMPACT**

N/A

## **ATTACHMENTS**

1. 2026, 04-07 P&Z Regular Meeting Minutes\_DRAFT



**Planning and Zoning Commission  
Regular Meeting Minutes  
April 7, 2026**

**OPENING AGENDA**

**1. Call Meeting to Order.**

The Planning and Zoning Commission Regular Meeting of the City of Montgomery was called to order by P&Z Chairman Bill Simpson at 6:09 p.m. on April 7, 2026, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a quorum was established.

Present: P&Z Chairman Bill Simpson  
P&Z Vice Chairman Daniel Gazda  
P&Z Member Merriam Walker

Absent: Place 1 Vacant  
Place 5 Vacant

**2. Pledges of Allegiance.**

P&Z Chairman Bill Simpson led the pledges of allegiance.

**3. Citizen Comments.**

No comments were received.

**PUBLIC HEARING**

**4. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Cornerstone Community Church of Montgomery (Dev. No. 2510), related to two tracts located within Tract 11 & 12, John Corner Survey, Abstract 8 that is currently zoned R1 Single Family Residential to be rezoned I Institutional.**

P&Z Chairman Bill Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:13 p.m.

Speaking For: None  
Speaking Against: Mr. Tyler Cooper

Mr. Tyler Cooper, a resident neighboring the church property, spoke in opposition to the proposed rezoning based on prior negative impacts from earlier development. He described significant flooding issues that began after the church cleared and paved adjacent land in late 2023, including overwhelmed drainage, damage to his pool and driveway, and sediment runoff—problems that did not exist previously. While the church later installed a drainage ditch, he stated there has not yet been sufficient rainfall to confirm the issue is resolved. Mr. Cooper expressed concern that previous development may not have followed required city ordinances related to drainage, site development, and engineering approvals, and that the matter was incorrectly treated as a private civil issue. He urged the commission to ensure full compliance with permitting, drainage studies,

city review, and accountability before approving further rezoning. Additionally, he raised concerns about inadequate buffering between the church and nearby homes, citing increased light and noise pollution following vegetation clearing, and requested requirements for proper setbacks, buffering, and mitigation. He emphasized that residents are not opposed to the church, but want development handled responsibly, transparently, and without repeating past impacts, and offered to provide documentation and allow site visits.

Commission Member Merriam Walker, a homeowner located behind the Cornerstone property, stated that they were actively involved in prior Planning and Zoning discussions and raised concerns about the required 25-foot vegetation buffer, potential drainage impacts, and light spillover into neighboring homes. At that time, assurances were given that the vegetation buffer would be maintained, lighting would not affect nearby residences, and the City's engineering department identified no drainage issues. Commission Member Merriam Walker emphasized that the current Cornerstone proposal has not been approved and was presented only as a conceptual idea with renderings, not as a finalized plan or plat. While the current discussion involves rezoning, Commission Member Merriam Walker noted that any future development would still require formal review and approval, particularly under the City's new administration, and that no additional notice from neighboring residents was received, prompting further evaluation.

Mr. Cooper referenced meeting minutes and agenda records to note that a parking variance had previously existed for the site, but stated that the area is now paved and sodded, raising questions about whether the required approvals for those changes were ever obtained. He explained that a public information request was submitted seeking documentation of those approvals, but no records were provided confirming whether proper authorization occurred. As a result, he expressed concern that the changes may have been effectively "rubber stamped" without sufficient review, reinforcing their broader concerns about past compliance related to the parking lot and overall site development.

Zach Timms, WGA, City Engineer explained that while a formal drainage study is not automatically required for the rezoning, any proposed expansion would need to account for impervious cover, drainage, grading, elevations, and lighting, all of which must be submitted and approved by the City Engineer for compliance with city and county ordinances before any permits are issued. It was confirmed that Cornerstone has not yet submitted any design plans for the proposed expansion and remains in the design phase, meaning all details would need to return to the City and potentially Planning and Zoning or City Council for review, including any historic preservation components. P&Z Chairman Bill Simpson requested that drainage studies, elevation data, and related documentation be reviewed prior to approval and emphasized that their primary concern was whether prior commitments from the original development were properly completed. Staff confirmed a site visit had occurred, a report was submitted to the previous administration, and while some drainage improvements have helped, their effectiveness cannot be fully confirmed until tested by significant rainfall events.

P&Z Chairman Bill Simpson reconvened the Planning & Zoning Commission into a Regular

Meeting at 6:24 p.m.

- 5. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by SPT Montgomery LLC (Dev. No. 2215), related to 5.7 acres of a western portion of Rigsby Ben J, TRACT 46H-3 and all of Rigsby Ben J, TRACT 39 that is currently zoned B Commercial to be rezoned I Institutional.**

P&Z Chairman Bill Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:24 p.m.

Speaking For: None  
Speaking Against: None

P&Z Chairman Bill Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:25 p.m.

- 6. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by L Squared Engineering, related to 3.252 acres of Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890) that is currently zoned PD Planned Development to be rezoned I Institutional.**

P&Z Chairman Bill Simpson convened the Planning & Zoning Commission into a Public Hearing at 6:26 p.m.

Speaking For: None  
Speaking Against: None

P&Z Chairman Bill Simpson reconvened the Planning & Zoning Commission into a Regular Meeting at 6:27 p.m.

## REGULAR AGENDA

- 7. Consideration and possible action on the P&Z Regular Meeting Minutes of March 16, 2026.**

P&Z Vice Chairman Daniel Gazda noted P&Z Chairmain Bill Simpson was present and presided at this meeting.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to approve the P&Z Regular Meeting Minutes of March 16, 2026 with amendment to show P&Z Chairman Bill Simpson present. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

- 8. Consideration and possible action on the acceptance of John Fox's resignation.**

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to accept John Fox's resignation. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

P&Z Chairman Bill Simpson thanked John for sharing his experience and insight from his business with the City, noting that John's input helped shed light on several important issues discussed during the meetings.

- 9. Consideration and possible action to recommend appointment to the P&Z Commission as Commission Member.**

Danielle Pelton introduced herself as a longtime Montgomery resident of nearly ten years, living on Stewart Street, and shared that her family moved to the city for the school district, which she praised for her children. She stated that she is a realtor with Top Guns Real Estate, with several years of experience in real estate and more than two decades previously working with real estate attorneys, giving her familiarity with surveys, title work, and deeds. Ms. Felton expressed her appreciation for Montgomery's small-town character, particularly downtown living and historic preservation, and emphasized her desire to help maintain that community feel.

Commissioners explained the responsibilities of the Planning and Zoning Commission, including zoning, subdivision ordinances, and historic preservation oversight. Following the discussion, commissioners addressed the appointment process, noting that Ms. Felton's attendance and introduction were viewed positively, and confirmed that they could recommend her for one of the open positions to be forwarded to City Council for final consideration.

No other applicants were present to speak.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to recommend Danielle Pelton, Place 5 and Lisa Gregory, Place 1 to the P&Z Commission as Commission Members. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**10. Consideration and possible action on a preliminary report for a rezoning request, submitted by Cornerstone Community Church of Montgomery (Dev. No. 2510), related to 1-acre of Tracts 11 & 12, John Corner Survey, Abstract 8 currently zoned R1 Single-Family Residential to be rezoned I-Institutional.**

Zach Timms, WGA City Engineer presented the rezoning application for Cornerstone Community Church, explaining that the request represents the first step in the rezoning process, with public hearings required before both Planning and Zoning and City Council, and noting the earliest possible rezoning date would be in May. The developer seeks to expand the building footprint and, as part of that process, must plat the additional property and submit sealed engineering and design plans addressing grading, drainage, lighting, vegetation buffers, and other ordinance requirements, all subject to City review and approval prior to construction. Commissioners raised detailed questions regarding historical designation, drainage impacts, impervious cover, grading changes, stormwater flow, tree removal, enforcement mechanisms, and long-term responsibility should drainage issues arise after approval. Staff confirmed that the main structure's historical designation remains, that unauthorized tree removal resulted in a stop-work order, and that future submissions must account for both existing and proposed conditions to ensure no negative impacts to adjacent properties.

**Motion:** P&Z Member Merriam Walker made a motion to request a formal recommendation to City Council to pass the rezoning request submitted by Cornerstone Community Church of Montgomery (Dev. No. 2510), related to 1-acre of Tracts 11 & 12, John Corner Survey, Abstract 8 currently zoned R1 Single-Family Residential to be rezoned I-Institutional. P&Z Vice Chairman Daniel Gazda seconded the motion. Motion carried with all present voting in favor.

**11. Consideration and possible action on a preliminary report for a rezoning request, submitted by SPT Montgomery LLC (Dev. No. 2215), related to 5.7 acres of a western portion of Rigsby Ben J, TRACT 46H-3 and all of Rigsby Ben J, TRACT 39 that is currently zoned B Commercial to be rezoned I Institutional.**

Zach Timms, WGA, City Engineer presented the rezoning request for the Superior Properties development located at Lone Star Parkway and Highway 149, explaining that the middle portion of the development is now proposed entirely for a church, with preliminary site and interior layouts included in the application. Staff clarified that the previously discussed storage use has been removed from this phase, while multi-family duplexes remain under review on the western portion of the site and small box commercial uses are still planned at the hard corner of Lone Star Parkway and Highway 149. Commissioners confirmed that, similar to the Cornerstone project, the church development would still be required to submit full engineering and site plans for review and approval. Commission Member Merriam Walker raised concerns about potential historical significance related to the former Lawson High School site, requesting that the matter be noted for the record and reviewed by the Historical Society. Additional discussion addressed access points, vegetative buffering requirements between institutional, commercial, multi-family, and single-family uses, and the lack of a current emergency access connection to Lawson Street, with staff confirming all required buffers remain governed by the existing development agreement and any emergency access would be determined by Montgomery County.

**Motion:** P&Z Member Merriam Walker made a motion to recommend a rezoning request to City Council, submitted by SPT Montgomery LLC (Dev. No. 2215), related to 5.7 acres of a western portion of Rigsby Ben J, TRACT 46H-3 and all of Rigsby Ben J, TRACT 39 that is currently zoned B Commercial to be rezoned I-Institutional. P&Z Vice Chairman Daniel Gazda seconded the motion. Motion carried with all present voting in favor.

**12. Consideration and possible action on a preliminary report for a rezoning request, submitted by L Squared Engineering, related to 3.252 acres of Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890) that is currently zoned PD Planned Development to be rezoned I Institutional.**

Development Services Administrator Corinne Tilley presented a request to rezone the former Jim's Hardware property in order to remove its planned development designation and reclassify it as Institutional so it may be used as a municipal complex and police station. She explained that under the City's zoning ordinance, municipal buildings and parks are classified only as Institutional uses, unlike in some other cities where such facilities may be allowed in residential, commercial, or industrial districts. Rezoning the property to Institutional will allow for consistent review of setbacks, landscaping, screening, parking, and signage requirements. Commissioners were advised that detailed design and site plans would still be subject to review, and that any necessary variances such as for signage would return to Planning and Zoning if required, noting that final plans have not yet been submitted.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to recommend to City Council a rezoning request, submitted by L Squared Engineering, related to 3.252 acres of Corner John, TRACT 57-D (WARD INVESTMENTS 01, RES A FILE #2007006890) that is currently zoned PD Planned Development to be rezoned I-Institutional . P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**13. Consideration and possible action regarding a request for a special use permit to establish a new financial advising office at 15325 Summit Park Drive, Suite 107.**

Development Services Administrator Corinne Tilley presented a special use permit request for a financial advising office represented by Mary Davidson, proposed for Suite 107 at 15325 Summit Park Drive within an industrial-zoned business park. Because financial advising is not a permitted use in the industrial district and is first allowed in the Business Commercial district, a special use permit was required for Planning and Zoning to evaluate compatibility, impacts on surrounding properties, and consistency with the comprehensive plan. Development Services Administrator Corinne Tilley noted the request was similar to recent special use permits approved for service-oriented businesses in the area and explained that utilities and building capacity had already been accounted for in the original engineering design. The applicant described the business as a professional office offering retirement planning, investment management, insurance, and financial planning services, with proposed hours of operation from 8:30 a.m. to 5:30 p.m., Monday through Friday, under a multi-year lease.

**Motion:** Vice Chairman Daniel Gazda made a motion to recommend to City Council a request for a special use permit to establish a new financial advising office at 15325 Summit Park Drive, Suite 107 with terms of hours of operation 8:30 a.m. to 5:30 p.m. Monday through Friday and the special use permit being subject to change of business, termination of business, or change of ownership. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**14. Consideration and possible action on the Preliminary Plat for Caroline Court (formerly known as Villages of Montgomery) (Dev. No. 2502).**

Zach Timms, WGA, City Engineer presented the preliminary plat for Caroline Court, formerly known as Villages of Montgomery, noting that the developer has previously requested multiple variances related to setbacks, lot dimensions, and a waiver from the tree assessment requirement tied to the 2024 landscaping ordinance. Staff reported that the submitted plat addresses prior comments and that the project is currently under review for mass grading and detention, with tree protection measures included in the engineering plans. The development is proposing landscaping and tree canopy coverage exceeding ordinance minimums, with approximately 33% canopy coverage compared to the required 20% for residential developments. Commissioners discussed verification and enforcement of tree preservation, retaining walls due to elevation changes, and the possibility of preserving additional trees. Staff confirmed that tree protection will be verified through site inspections and that the commission will have the opportunity to review the final plat, with efforts continuing to maximize tree preservation while staying within ordinance authority.

**Motion:** Vice Chairman Daniel Gazda made a motion to approve the Preliminary Plat for Carolinen Court (formerly known as Villages of Montgomery) (Dev. No. 2502). P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**15. Consideration and possible action on a variance request regarding the placement of the vegetative setback and allowing landscaping within the floodplain for the FM 1097 Retail Plaza development (Dev. No. 2505).**

Zach Timms, WGA, City Engineer presented a variance request for a constrained commercial development located adjacent to SH 1097 near the TxDOT bridge improvements, seeking relief from vegetative setback requirements and landscaping calculations due to floodplain and utility

easement constraints. The applicant requested approval to install a fence only, rather than a fence combined with trees or shrubs, while maintaining the full 25-foot setback, citing existing public drainage and sanitary sewer easements that limit plantings and require ongoing access for maintenance. A second variance request sought to allow landscaping and a tree planted within the 100-year floodplain to count toward the minimum 12% landscaping requirement, noting that the area is not within the floodway and would not impede conveyance. Commissioners discussed drainage behavior, flood impacts, fence construction, long-term maintenance responsibilities, and potential impacts on future adjacent residential development. Staff and the developer explained that drainage would remain functional, fencing would be constructed atop a retaining wall outside the floodplain, and the property owner would maintain all improvements, emphasizing that the variance requests were intended to balance ordinance compliance with site limitations and infrastructure realities.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to recommend approval of a variance request regarding the placement of the vegetative setback and allowing landscaping within the floodplain for the FM 1097 Retail Plaza development (Dev. No. 2505). P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**16. Consideration and possible action on the Final Plat for Superior Properties (Dev. No. 2215).**

Zach Timms, WGA, City Engineer presented the revised final plat for Superior Properties, which includes a multi-family reserve tract, a middle tract zoned commercial, and an additional commercial tract to the east, noting that all prior staff comments had been addressed in both the digital agenda packet and the hard-copy plans provided to the commission. Staff recommended approval of the final plat by Planning and Zoning, with the item to be forwarded to City Council for final review and approval. In response to a commissioner's question, Zach Timms, WGA, City Engineer confirmed that a public hearing had previously been held for the surrounding area, during which historical concerns specifically related to the former high school were raised and placed on the record, and that required public notices had been properly issued prior to consideration of the plat.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to recommend approval of the Final Plat for Superior Properties (Dev. No. 2215). P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**17. Consideration and possible action on a variance request regarding the tree assessment outlined in Section 78-167 of the City's Code of Ordinance for the Briarley development (Dev. No. 2006).**

Zach Timms, WGA, City Engineer presented a variance request for the Briarley (formerly Redbird Meadows) development seeking relief from the requirement to submit separate tree assessments for future preliminary plats covering Sections 7, 8, and the final Section 9. The developer stated that approximately 65% of the original tree canopy throughout the entire development has been preserved, with additional canopy being added, and emphasized continued investment in landscaping and maintenance. Commissioners expressed concern about waiving oversight for future sections, citing past inconsistencies between commitments and execution, and discussed the importance of ongoing monitoring, inspections, and maintaining precedent. Staff explained that the

City Engineer routinely inspects landscaping, irrigation, and canopy compliance on a section-by-section basis, and that Planning and Zoning and City Council would retain review authority over preliminary plats, final plats, civil plans, and construction inspections. The commission ultimately voted to recommend approval of the variance to City Council with limitations, clarifying that the variance applies only to Sections 7, 8, and the final Section 9 as currently defined within the existing development agreement.

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to recommend approval on a variance request regarding the tree assessment outlined in Section 78-167 of the City's Code of Ordinance for the Briarley development (Dev. No. 2006) for the current sections and sections 7, 8, and 9. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

**CLOSING AGENDA**

**18. Commission Inquiry.**

No comments were received.

**19. Items to consider for placement on future agendas.**

P&Z Commission Member Merriam Walker requested new P&Z members be added to the May agenda.

**20. Adjourn.**

**Motion:** P&Z Vice Chairman Daniel Gazda made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 7:54 p.m. P&Z Member Merriam Walker seconded the motion. Motion carried with all present voting in favor.

APPROVED:

\_\_\_\_\_  
Bill Simpson, Chairman

ATTEST:

\_\_\_\_\_  
Ruby Beaven, City Secretary



# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 7.

**SUBMITTED BY:** Chelsea Festervand, WGA Staff

**DEPARTMENT:** WGA

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## **AGENDA ITEM**

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for BCS Capital development (Dev. No. 2415).

## **RECOMMENDATION**

WGA recommends approval of the Preliminary Plat by the Planning & Zoning Commission.

## **BACKGROUND**

The Engineer's Memo and the Preliminary Plat are attached.

The Preliminary Plat for BCS Capital has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plat is ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances.

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. MEMO TO P&Z BCS Capital Preliminary Plat
2. CS 24222 PLAT
3. CS 24222 TOPO



April 28, 2026

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

Re: Submission of Preliminary Plat  
BCS Capital (Dev. No. 2415)  
City of Montgomery

Dear Commissioners:

We reviewed the Preliminary Plat submission for BCS Capital development, on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plat. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

We offer no objection to the preliminary plat, once the minor comments are addressed and we recommend the Commission approve the preliminary plat as submitted.

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

Sincerely,

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

Chris Roznovsky, PE  
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\148 BCS Capital\Correspondence\Letters\2026.04.27 MEMO TO P&Z BCS Capital Preliminary Plat.docx

Enclosure: Preliminary Plat

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator  
Mr. Brent Walker – City of Montgomery, City Administrator  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, BCS MONTGOMERY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY BCS CAPITAL MANAGEMENT, LLC, A TEXAS LIABILITY COMPANY, ITS MANAGER, ACTING BY AND THROUGH ROBERT CANNON, MANAGER, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BUFFALO STEWART CROSSING, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS BUFFALO STEWART CROSSING IN THE JOHN CORNER SURVEY, ABSTRACT 8, MONTGOMERY COUNTY, TEXAS; AND ON BEHALF OF SAID BCS MONTGOMERY, LLC; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, BCS MONTGOMERY, LLC, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANT TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, DO HEREBY DEDICATE FOR EVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

IN TESTIMONY WHEREOF, BCS MONTGOMERY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY BCS CAPITAL MANAGEMENT, LLC, A TEXAS LIABILITY COMPANY, ITS MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT CANNON, MANAGER, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BCS MONTGOMERY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY BCS CAPITAL MANAGEMENT, LLC, A TEXAS LIABILITY COMPANY, ITS MANAGER

BY: \_\_\_\_\_  
ROBERT CANNON, MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT CANNON, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

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

\_\_\_\_\_  
CITY OF MONTGOMERY CITY ENGINEER      DATE

I, THE UNDERSIGNED, CITY ADMINISTRATOR FOR THE CITY OF MONTGOMERY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THEIR APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY OF MONTGOMERY CITY ADMINISTRATOR      DATE

Ensure language matches what is included in the ordinances exactly. There is no onsite septic.

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.  
TEXAS REGISTRATION NO. 6532



I, L. BRANDON STEINMAN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN CABINET \_\_\_\_\_, SHEET \_\_\_\_\_ OF RECORD OF \_\_\_\_\_ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMAN, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

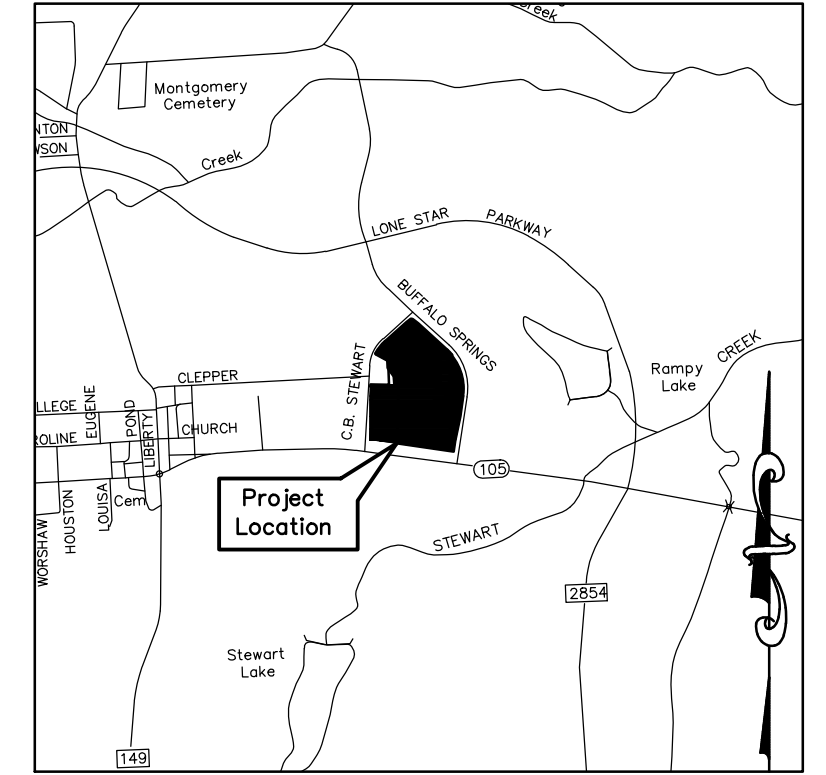
BY: \_\_\_\_\_  
DEPUTY

Provide P&Z signature blocks.

Please revise sheet size to be 20" x 24"

Ensure signature blocks match what is included in the Section 78-61 ordinance.

### INDEX MAP



VICINITY MAP  
SCALE: 1" = 1/2 MI.

### ABBREVIATIONS

- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
- CAB. = CABINET
- SHT. = SHEET
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- VOL. = VOLUME
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- B.L. = BUILDING LINE
- V.B. = VISUAL BARRIER

### NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999289724381.
2. ALL MATTERS OF RECORD SHOWN HEREON ARE BASED UPON A CITY PLANNING LETTER PREPARED BY ABSTRACT SERVICES OF HOUSTON, DATED DECEMBER 30, 2025, GF NUMBER 7910-25-7575.

Preliminary Plat

## BUFFALO STEWART CROSSING

A SUBDIVISION OF 39.002 ACRES OF LAND, INCLUSIVE OF A PARTIAL REPLAT OF RESTRICTED RESERVE "B" OF THE MINOR REPLAT OF MARA MOJAVILLE, A SUBDIVISION OF RECORD IN CABINET "Z", SHEET 1624, OF THE M.C.M.R., LOCATED IN THE JOHN CORNER SURVEY, A-8, CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

SCALE: 1"=100'

MARCH, 2026

SHEET 1 OF 3



OWNER:  
BCS MONTGOMERY, LLC  
1940 FOUNTAIN VIEW, SUITE 220  
HOUSTON, TX 77057  
832-524-8808

# BUFFALO STEWART CROSSING

A SUBDIVISION OF 39.002 ACRES OF LAND, INCLUSIVE OF A PARTIAL REPLAT OF RESTRICTED RESERVE "B" OF THE MINOR REPLAT OF MARA MOJAVILLE, A SUBDIVISION OF RECORD IN CABINET "Z", SHEET 1624, OF THE M.C.M.R., LOCATED IN THE JOHN CORNER SURVEY, A-8, CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

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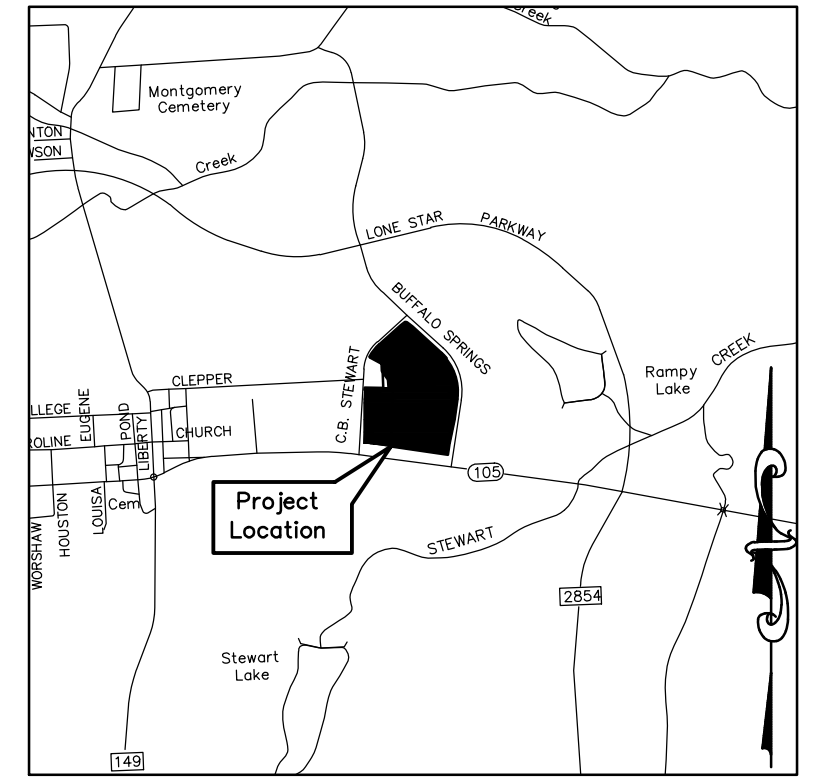
A preliminary plat of

10590 WESTOFFICE DR. SUITE 100  
HOUSTON, TEXAS 77042

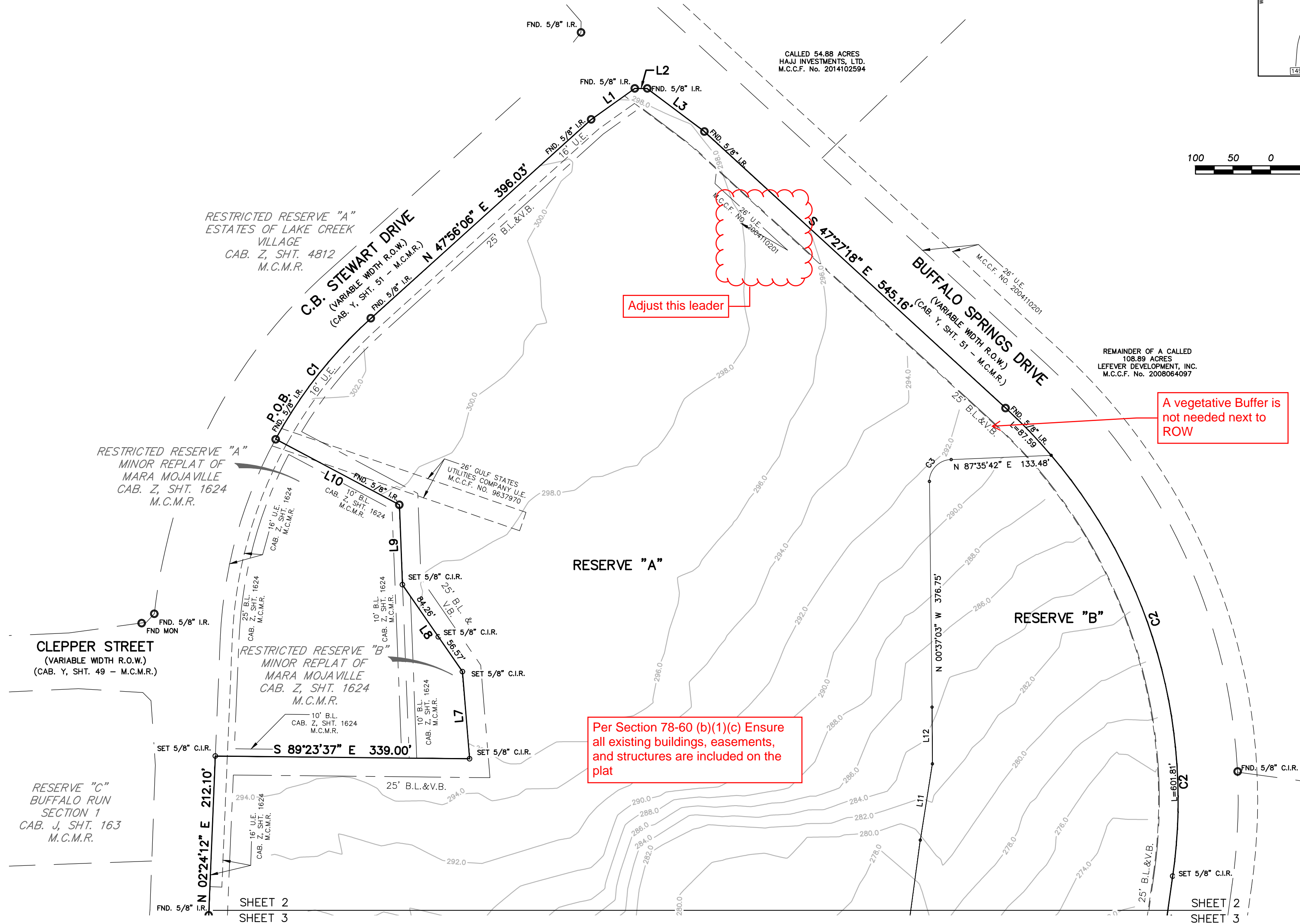
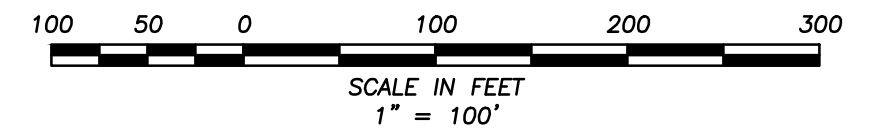
## Civil-Surv

Land Surveying, LLC

FRM No. 10143800 OFFICE: (713) 839-9181  
Email: michael@civil-surv.net FAX: (713) 839-9020



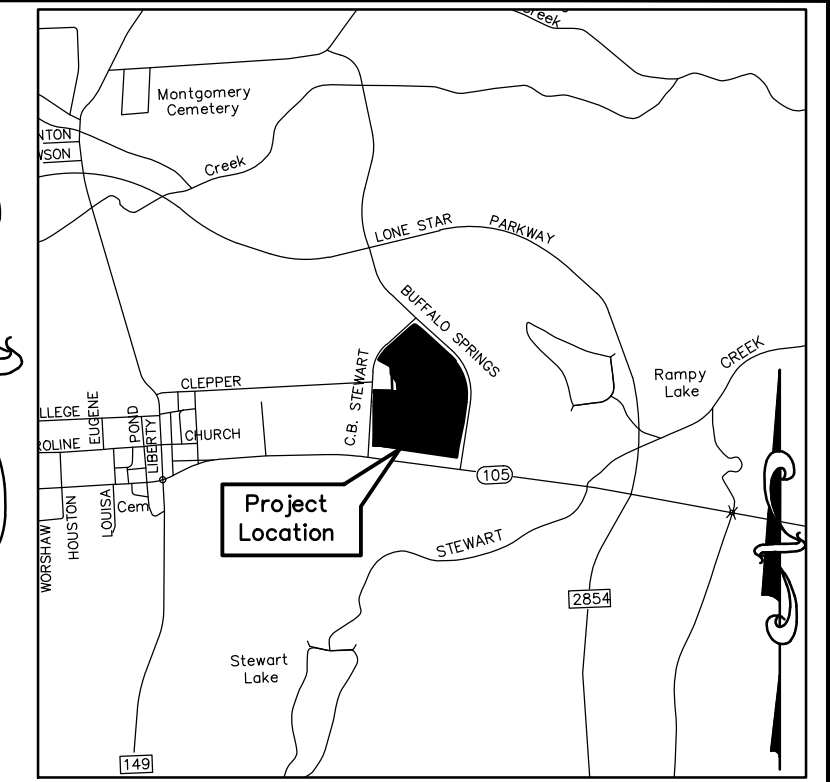
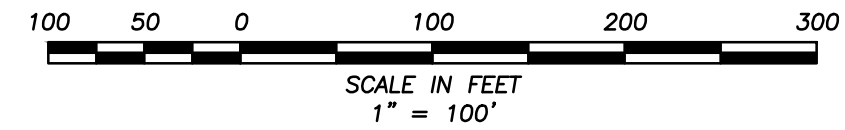
VICINITY MAP  
SCALE: 1" = 1/2 MI.



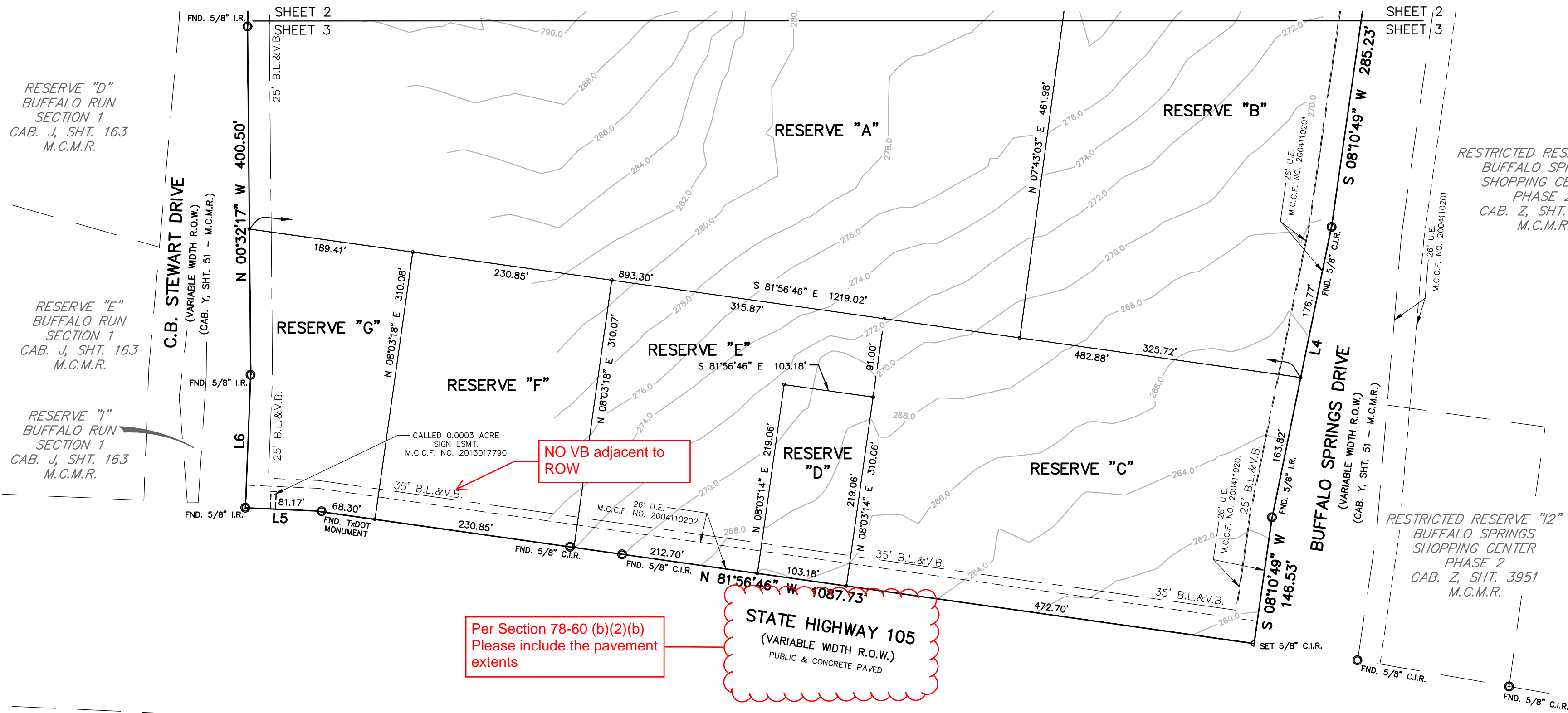
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SCALE: 1"=100' MARCH, 2026



VICINITY MAP  
SCALE: 1" = 1/2 MI.



Please confirm that this reserve will need to be resubmitted once the multi-family development continues.

RESERVE TABLE

RESERVE #	ACREAGE	SQ. FT.	TYPE
A	23.4583	1,021,843	UNRESTRICTED
B	7.0667	307,826	RESTRICTED TO DRAINAGE/UTILITIES/OPEN SPACE/DETENTION
C	3.3848	147,444	UNRESTRICTED
D	0.5189	22,602	UNRESTRICTED
E	1.7295	75,338	UNRESTRICTED
F	1.6432	71,577	UNRESTRICTED
G	1.2009	52,310	UNRESTRICTED
TOTAL	39.0023	1,698,940	

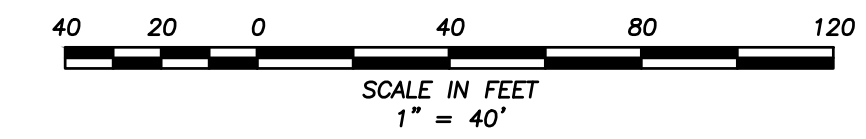
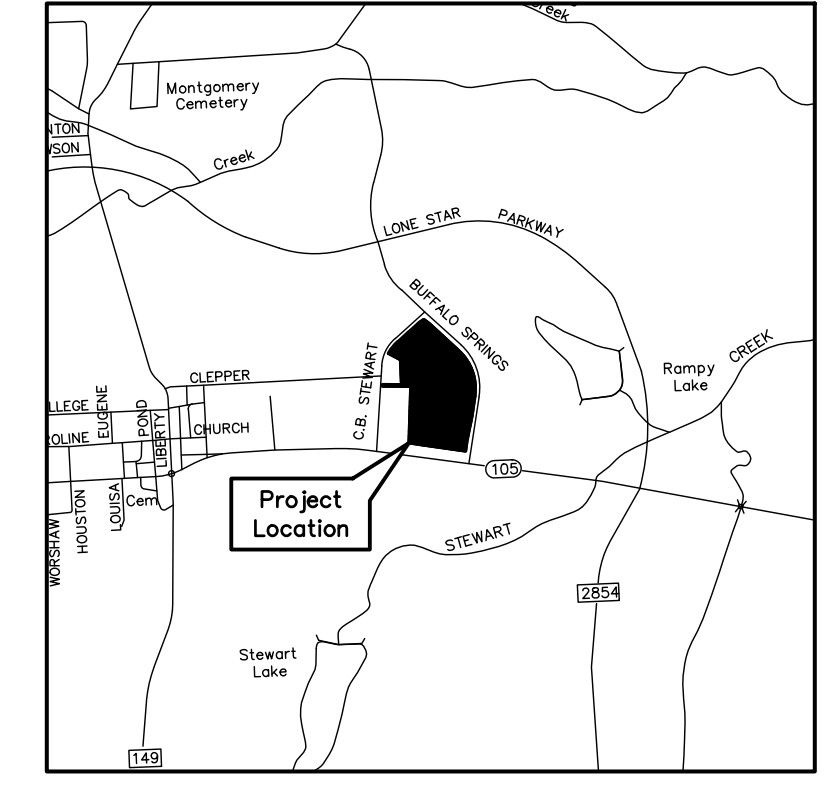
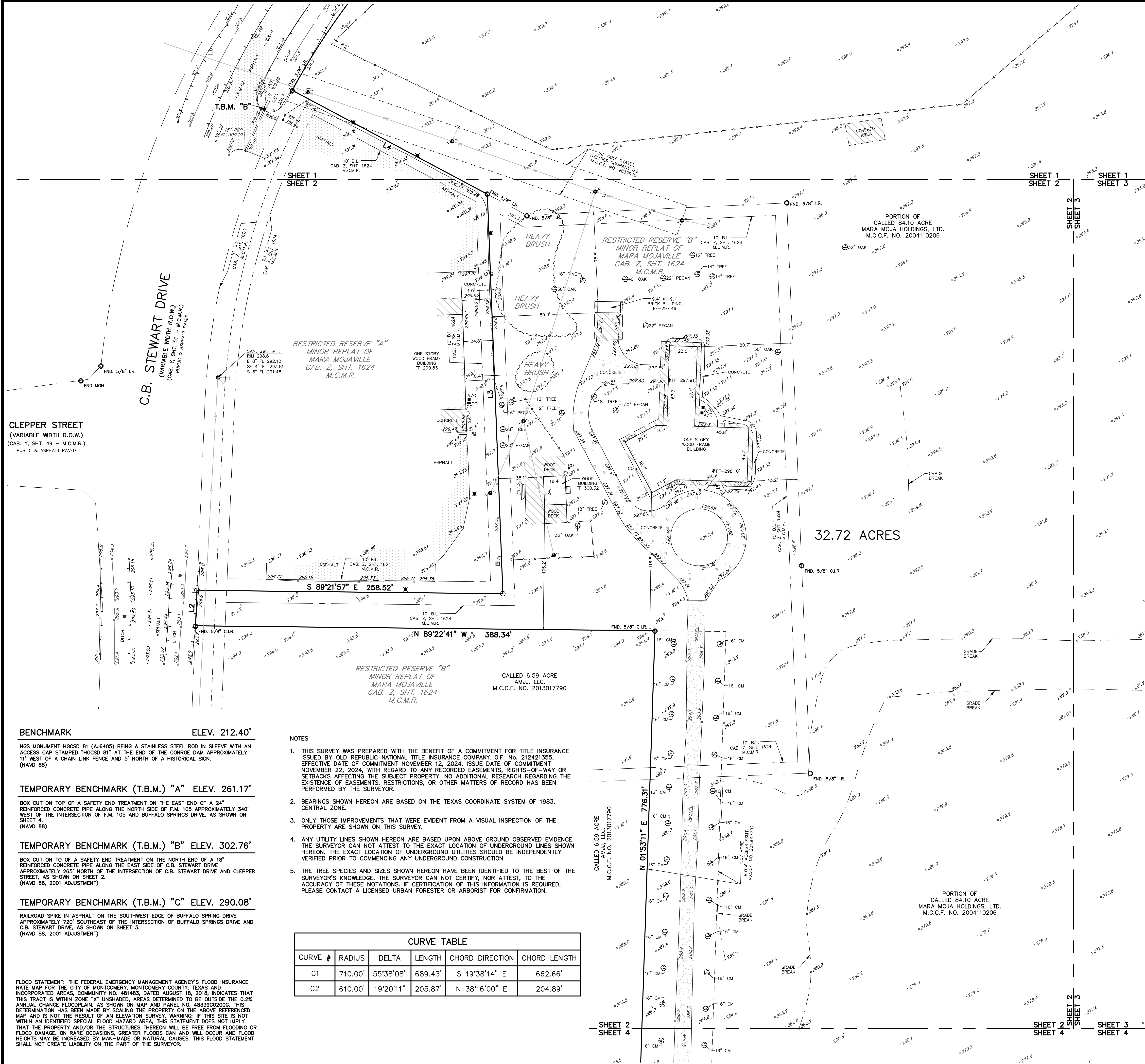
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 54°32'00" E	71.22'
L2	S 89°13'47" E	16.46'
L3	S 52°59'33" E	95.45'
L4	S 11°32'49" W	340.59'
L5	N 87°25'36" W	81.17'
L6	N 2°19'12" E	152.89'
L7	N 4°42'11" W	116.44'
L8	N 34°33'56" W	140.83'
L9	N 2°13'14" W	106.54'
L10	N 61°57'37" W	186.90'
L11	N 9°03'59" E	102.95'
L12	N 0°19'52" W	75.67'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	610.00'	19°20'11"	205.87'	N 38°16'00" E	204.89'
C2	710.00'	55°38'08"	689.43'	S 19°38'14" E	662.66'
C3	30.00'	86°27'26"	45.27'	N 44°54'53" E	41.09'





**ABBREVIATIONS**

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- ESMT. = EASEMENT
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
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- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- T.B.M. = TEMPORARY BENCHMARK
- FL = FLOWLINE
- RCP = REINFORCED CONCRETE PIPE
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- A/C = AIR CONDITIONING UNIT
- UTLCS = UNABLE TO LOCATE CONNECTING STRUCTURE
- S.E.T. = SAFETY END TREATMENT

**LEGEND**

- x 68.00 ELEVATION
- x 10 68.10 TOP OF CURB
- x 67.75 GUTTER
- RM 68.85 RIM
- FL 65.30 FLOWLINE
- AREA INLET
- MANHOLE
- CLEANOUT
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
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- TELEPHONE ENCLOSURE
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- CHAIN LINK FENCE
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- WOOD FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER
- STORM SEWER
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- CONCRETE
- GRAVEL
- ASPHALT

LINE TABLE		
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L5	N 47°56'06" E	396.03'
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- BENCHMARK** ELEV. 212.40'  
 NGS MONUMENT HGCD 81 (A6405) BEING A STAINLESS STEEL ROD IN SLEEVE WITH AN ACCESS CAP STAMPED "HGCD 81" AT THE END OF THE CONROE DAM APPROXIMATELY 11' WEST OF THE INTERSECTION OF F.M. 105 AND BUFFALO SPRINGS DRIVE, AS SHOWN ON SHEET 4. (NAVD 88)
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 BOX CUT ON TOP OF A SAFETY END TREATMENT ON THE EAST END OF A 24" REINFORCED CONCRETE PIPE ALONG THE NORTH SIDE OF F.M. 105 APPROXIMATELY 340' WEST OF THE INTERSECTION OF F.M. 105 AND BUFFALO SPRINGS DRIVE, AS SHOWN ON SHEET 4. (NAVD 88)
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- TEMPORARY BENCHMARK (T.B.M.) "C"** ELEV. 290.08'  
 RAILROAD SPIKE IN ASPHALT ON THE SOUTHWEST EDGE OF BUFFALO SPRING DRIVE APPROXIMATELY 720' SOUTHEAST OF THE INTERSECTION OF BUFFALO SPRINGS DRIVE AND C.B. STEWART DRIVE, AS SHOWN ON SHEET 3. (NAVD 88, 2001 ADJUSTMENT)

- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. No. 212421355, EFFECTIVE DATE OF COMMITMENT NOVEMBER 12, 2024, ISSUE DATE OF COMMITMENT NOVEMBER 22, 2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
  - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
  - ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE, THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
  - THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.

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**FLOOD STATEMENT:** THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481483, DATED AUGUST 18, 2018, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 4830902200. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

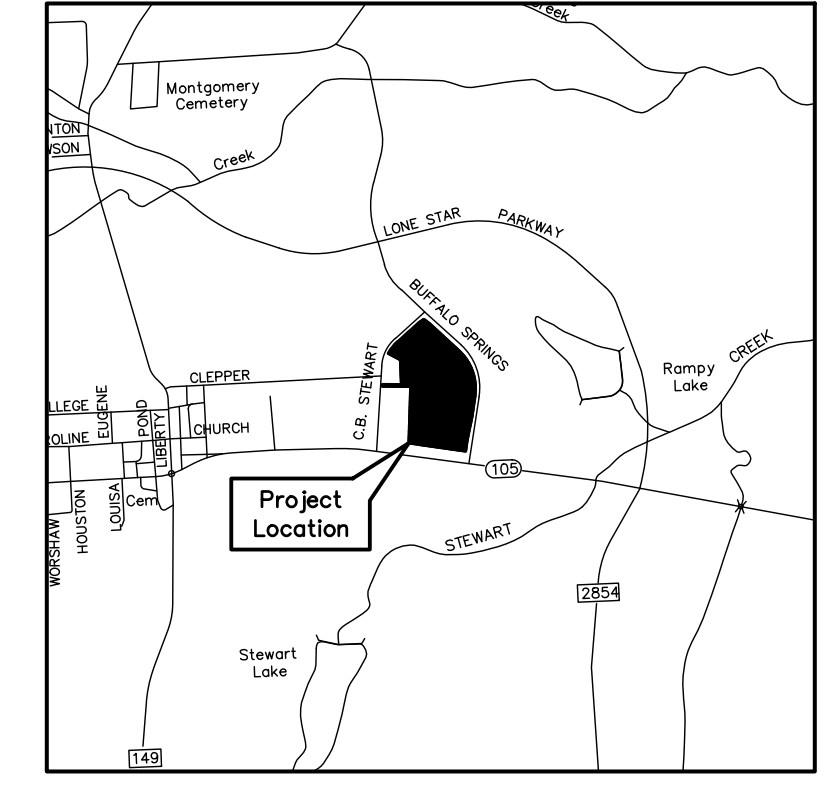
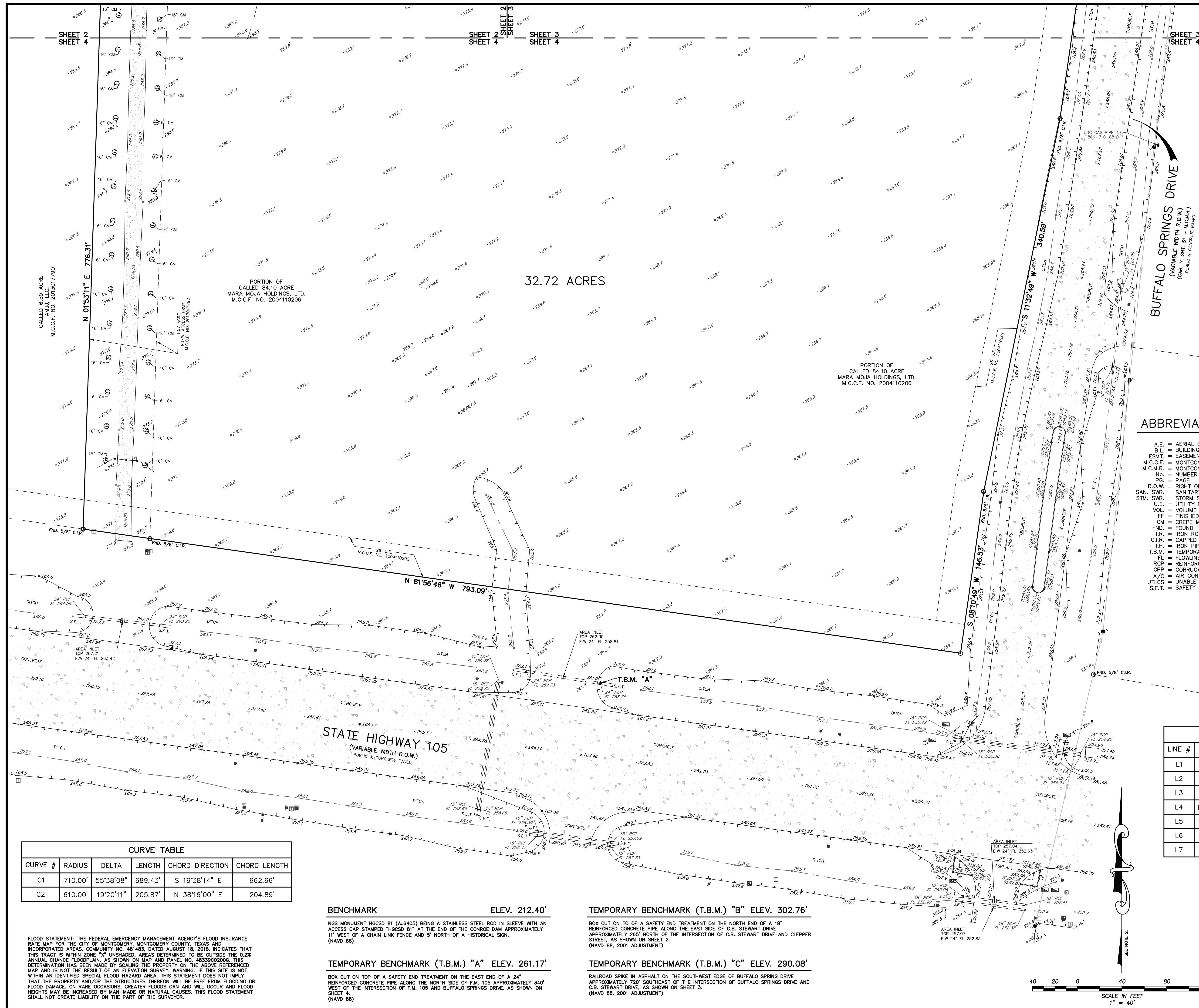
DATE: 12/24/24  
 SCALE: 1" = 40'  
 BOOK NO.:  
 DRAWN BY: S.L.  
 CHECKED BY: M.H.  
 PROJECT NO.: CS 24222  
 DRAWING NO.: 2 OF 4

10590 WESTOFFICE DRIVE, SUITE #100  
 HOUSTON, TEXAS 77042  
 OFFICE: (713) 839-9181

**Civil-Surv**  
 Land Surveying, LLC

TBPELS No. 10143800  
 Email: michael@civil-surv.net





VICINITY MAP  
SCALE: 1" = 1/2 MI.

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TEMPORARY BENCHMARK (T.B.M.) "A" ELEV. 261.17'

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DATE: 12/24/24  
SCALE: 1" = 40'  
BOOK NO.:  
DRAWN BY: S.L.  
CHECKED BY: M.H.  
PROJECT NO.: CS 24222  
DRAWING NO.: 4 OF 4

10590 WESTOFFICE DRIVE, SUITE #100  
HOUSTON, TEXAS 77042  
OFFICE: (713) 839-9181

**Civil-Surv**  
Land Surveying, LLC

TBPLS NO. 10143600  
Email: michael@civil-surv.net



## MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 8.

**SUBMITTED BY:** Chelsea Festervand, WGA Staff

**DEPARTMENT:** WGA

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### **AGENDA ITEM**

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Pond A2 (Dev. No. 2006).

### **RECOMMENDATION**

WGA recommends approval of the Preliminary Plat by the Planning & Zoning Commission as presented.

### **BACKGROUND**

The Engineer's Memo is attached, and the Preliminary Plat will be provided prior to the Planning & Zoning meeting.

The Preliminary Plat for Briarley (formerly known as Redbird Meadows) Pond A2 has been submitted by the Developer and reviewed by the City Engineer.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances.

### **FISCAL IMPACT**

### **ATTACHMENTS**

1. MEMO TO P&Z Briarley Pond A2 Preliminary Plat\_
2. Briarley Detention Reserve Redlines (1)



April 28, 2026

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

Re: Submission of Preliminary Plat  
Briarley Pond A2 (Dev. No. 2006)  
City of Montgomery

Dear Commission:

We reviewed the Preliminary Plat submission for Briarley Pond A2, owned by Johnson Development (“the Owner”), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plat. Our review was based on The City of Montgomery’s Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

We offer no objection to the preliminary plat, once the minor comments shown are addressed and we recommend the Commission approve the preliminary plat as submitted.

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

Sincerely,

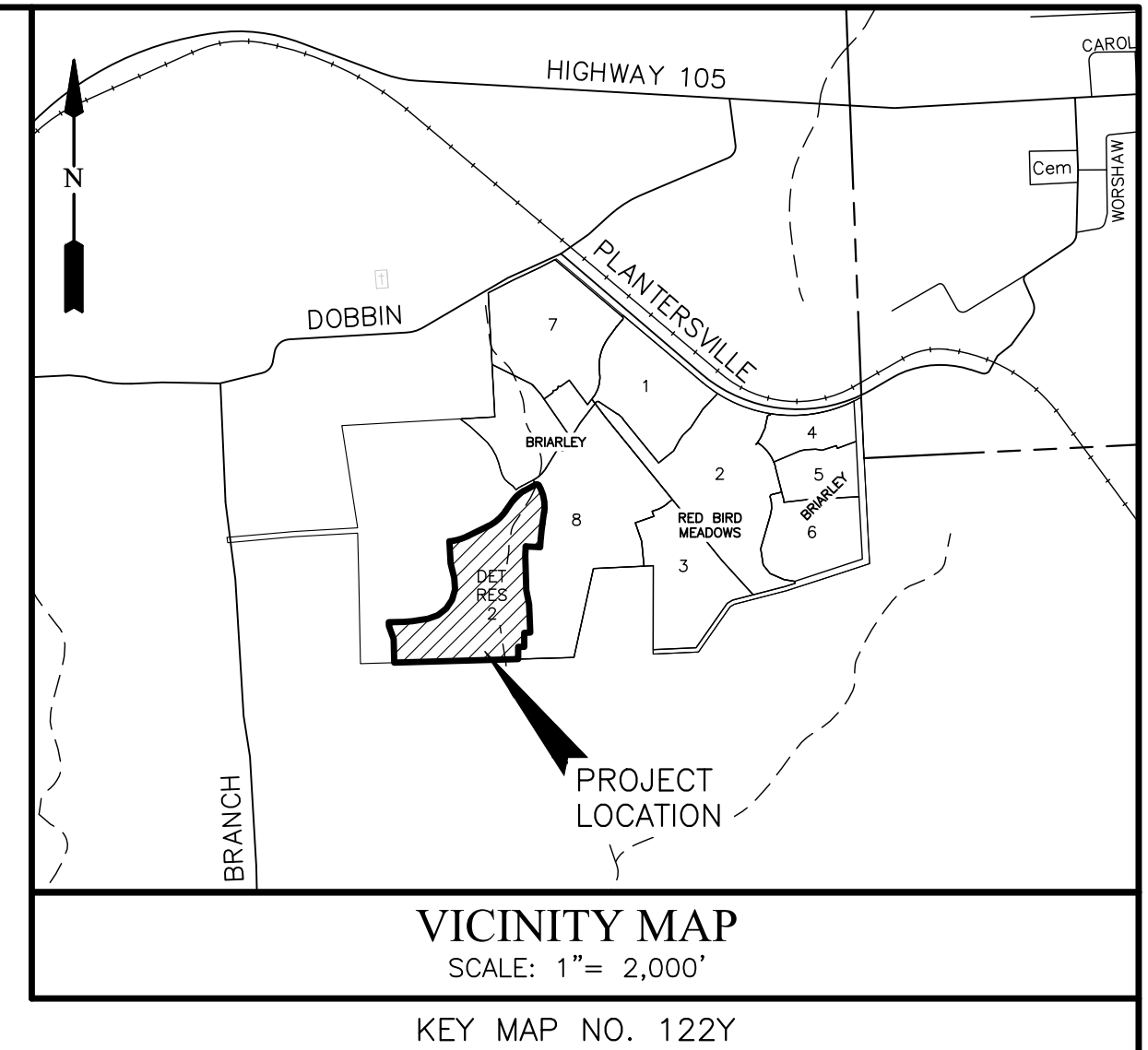
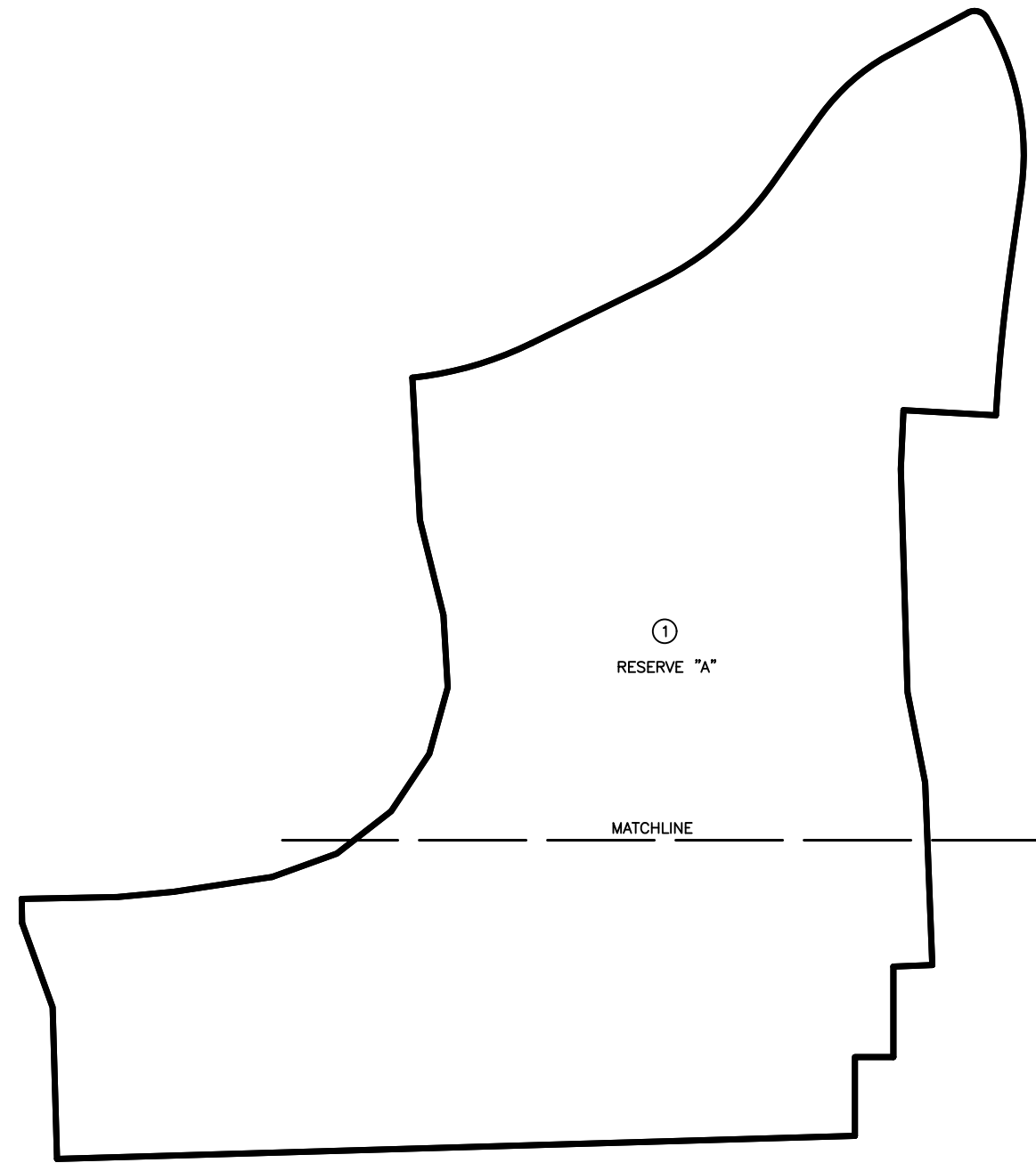
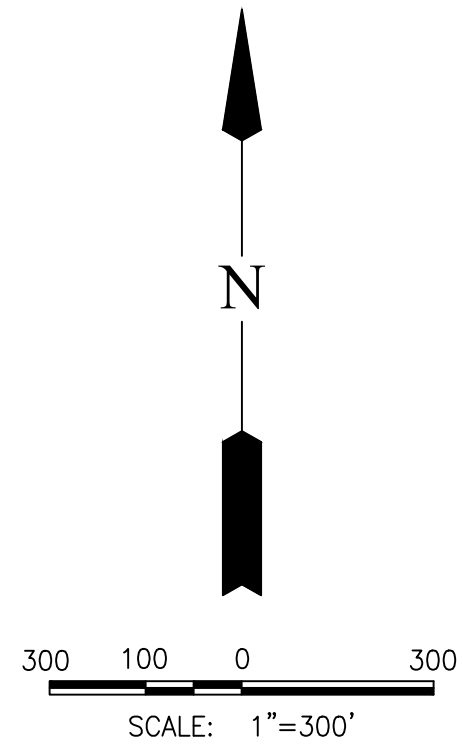
Chris Roznovsky, PE  
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2026.04.28 MEMO TO P&Z Briarley Pond A2 Preliminary Plat.docx

Enclosure: Preliminary Plat

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator  
Mr. Brent Walker – City of Montgomery, City Administrator  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



PRELIMINARY PLAT OF  
**BRIARLEY**  
**DETENTION RESERVE SECTION 2**  
 (DEVELOPMENT NO. 2006)

Revise name to be Briarley Pond A2 to be consistent with DIA submittal.

A SUBDIVISION OF 40.665 ACRES OF LAND SITUATED IN  
 THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22  
 CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5005 RIVERWAY, SUITE 500  
 HOUSTON, TEXAS 77056  
 (281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5005 RIVERWAY, SUITE 500  
 HOUSTON, TEXAS 77056  
 (281) 350-6262

DATE: MARCH 26, 2026

0 LOTS  
 1 BLOCK  
 1 RESERVE  
 40.665 ACRES IN RESERVES

SURVEYOR:  
**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 175 Fax 713.953.5026  
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

DIR: \_\_\_\_\_  
 MYLAR CHECK: COORD. \_\_\_\_\_  
 Date: 26 Mar 2026 10:46:01  
 Path: \\projdesk\PLATTING\2980\PLATS\Briarley Detention Reserve 2.dwg

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

JONATHAN R. TORRES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 7119



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

CITY ENGINEER - CITY OF MONTGOMERY

Update based on reserve comment.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY DETENTION RESERVE SECTION 2 SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE DAY OF \_\_\_\_\_, 2026.

JDS OLD PLANTERSVILLE ROAD LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.  
A TEXAS CORPORATION  
ITS MANAGER

BY: \_\_\_\_\_  
L. MICHAEL COX, PRESIDENT

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, MANAGER OF JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
BILL SIMPSON, CHAIRPERSON  
PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
SARA COUNTRYMAN, MAYOR

ATTEST: \_\_\_\_\_  
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

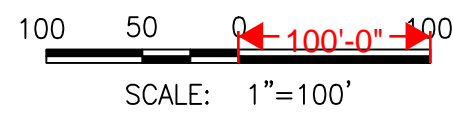
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

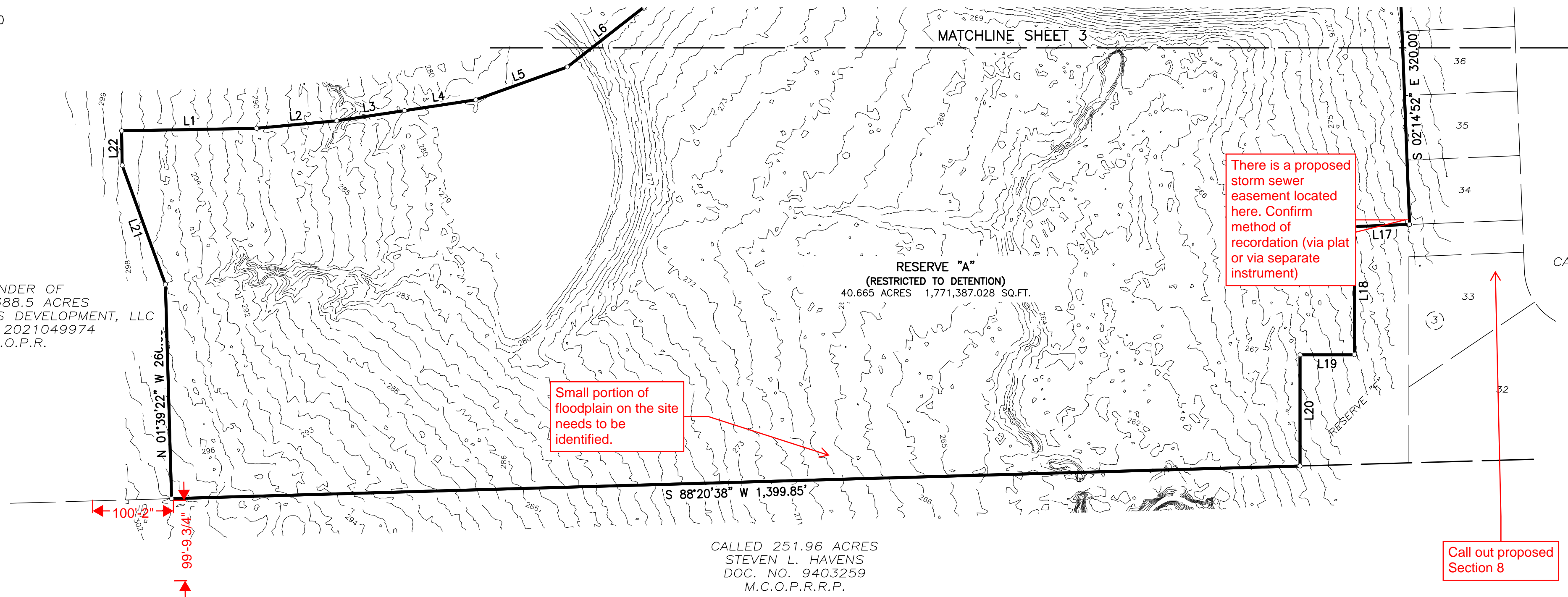
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

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





REMAINDER OF  
CALLED 388.5 ACRES  
REDBIRD MEADOWS DEVELOPMENT, LLC  
DOC. NO. 2021049974  
M.C.O.P.R.



**LEGEND**

- B.L. INDICATES BUILDING LINE
- R.O.W INDICATES RIGHT OF WAY
- P.O.B. INDICATES POINT OF BEGINNING
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- ELEV. INDICATES ELEVATION
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°54'40" E	167.50'
L2	N 84°37'28" E	99.73'
L3	N 81°30'14" E	85.10'
L4	N 81°20'31" E	89.19'
L5	N 70°16'27" E	120.76'
L6	N 51°58'43" E	120.90'
L7	N 33°40'19" E	120.90'
L8	N 15°21'54" E	120.90'
L9	N 03°23'37" W	127.05'
L10	N 13°51'21" W	171.75'
L11	N 35°14'28" E	143.27'
L12	N 61°53'05" E	151.02'
L13	S 08°03'29" W	130.23'
L14	N 86°47'40" W	162.12'
L15	S 02°41'21" W	103.39'
L16	S 11°04'11" E	161.92'
L17	S 87°45'08" W	68.34'
L18	S 00°00'00" E	158.92'
L19	N 90°00'00" W	67.50'
L20	S 00°00'00" E	138.05'
L21	N 19°56'24" W	157.04'
L22	N 01°05'20" W	42.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	630.00'	19°53'19"	218.69'	N 73°50'33" E	217.59'
C2	530.00'	28°39'25"	265.08'	N 49°34'11" E	262.33'
C3	370.00'	26°38'37"	172.06'	N 48°33'47" E	170.51'
C4	25.00'	87°38'16"	38.24'	S 74°17'47" E	34.62'
C5	470.00'	38°32'08"	316.11'	S 11°12'35" E	310.18'
C6	3,130.00'	4°51'09"	265.08'	S 05°37'55" W	265.00'

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
2. PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
4. A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 40'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ.FT.
5. BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.

BRIARLEY  
DETENTION RESERVE  
SECTION 2

SHEET 4 OF 4

2980-0108P.309

MYLAR CHECK: COORD. DIR.

Date Time : Thu, 26 Mar 2026 10:50:00 AM  
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# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 9.

**SUBMITTED BY:** Chelsea Festervand, WGA Staff

**DEPARTMENT:** WGA

## **AGENDA ITEM**

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 7 (Dev. No. 2006).

## **RECOMMENDATION**

WGA recommends approval of the Preliminary Plat by the Planning & Zoning Commission contingent on Council approval of the variance request regarding the submission of the tree assessment.

## **BACKGROUND**

The Engineer's Memo and the Preliminary Plat will be provided prior to the Planning & Zoning meeting.

The Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 7 has been submitted by the Developer and reviewed by the City Engineer.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot sizes as described in the Development Agreement approved on August 8th, 2023, by City Council.

As a reminder, this development includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')
- No tree assessment – pending Council Action

As a reminder, Section and 7 would be subject to impact fees in the amount of \$474,012 and with a credit of \$266,904 for the construction of the Old Plantersville Waterline Extension.

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. MEMO to P&Z Redbird-Briarley Section 7 Preliminary Plat
2. Briarley 7
3. Briarley Tree Assesment Varience - all





April 28, 2026

The Planning & Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Submission of Preliminary Plat  
Redbird Meadows (Briarley) Section 7 (Dev. No. 2006)  
City of Montgomery

Dear Commissioners:

We reviewed the Preliminary Plat submission for Briarley Section 7 on behalf of the City of Montgomery (the "City"). Our review was based on the City of Montgomery's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances and approved variances.

As a reminder, this development would be subject to impact fees outlined in the table below.

Project Meter Sizes	Water	Wastewater
(99 Single-Family Lots) 5/8"	\$266,904	\$207,108
Impact Fee Credit for Old Plantersville Waterline Extension	\$266,904	-
<b>Total</b>	<b>\$207,108</b>	

Once the minor comments are addressed, we offer no objection to the preliminary plat, and we recommend the Commission approve the preliminary plat as submitted.

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

Sincerely,

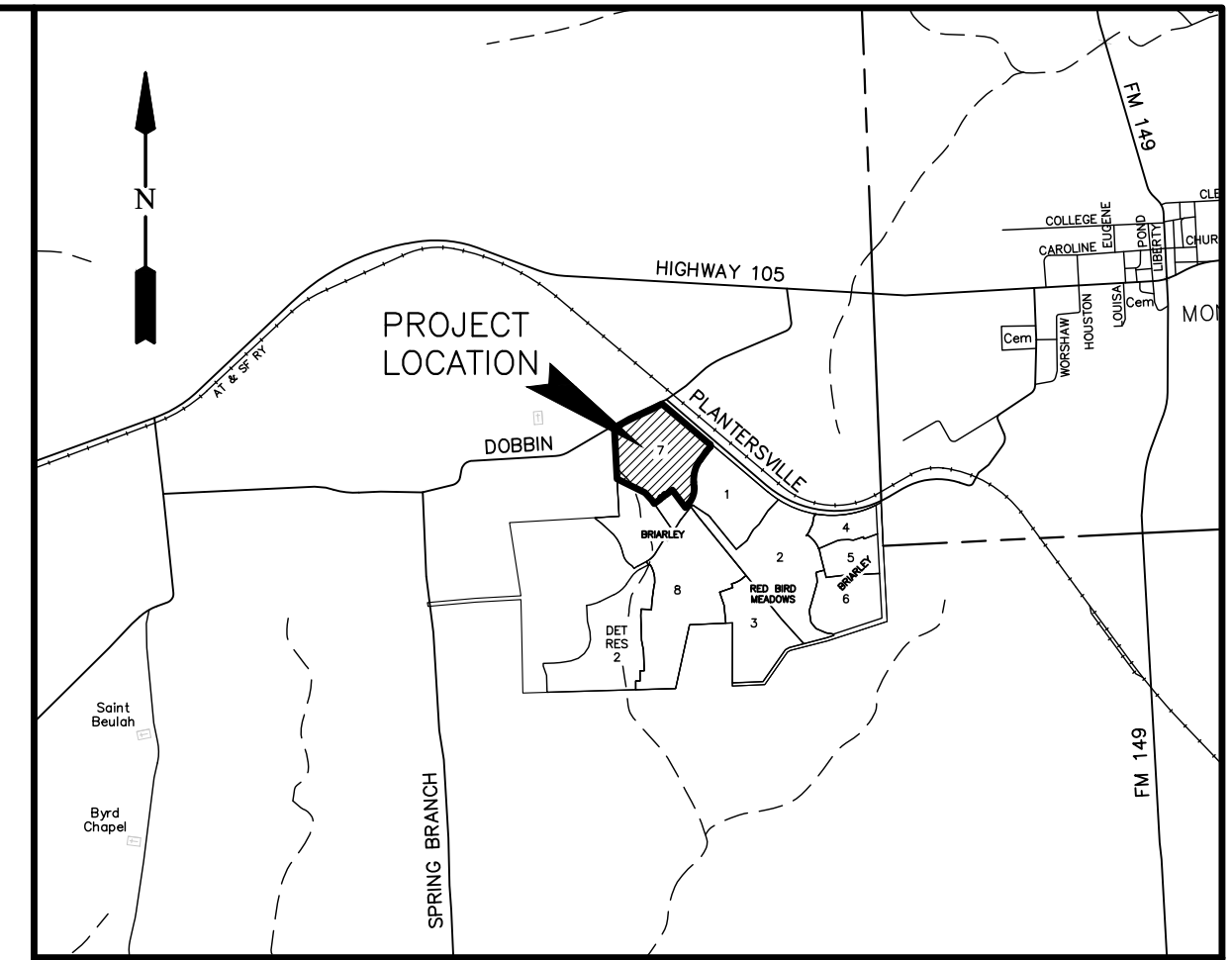
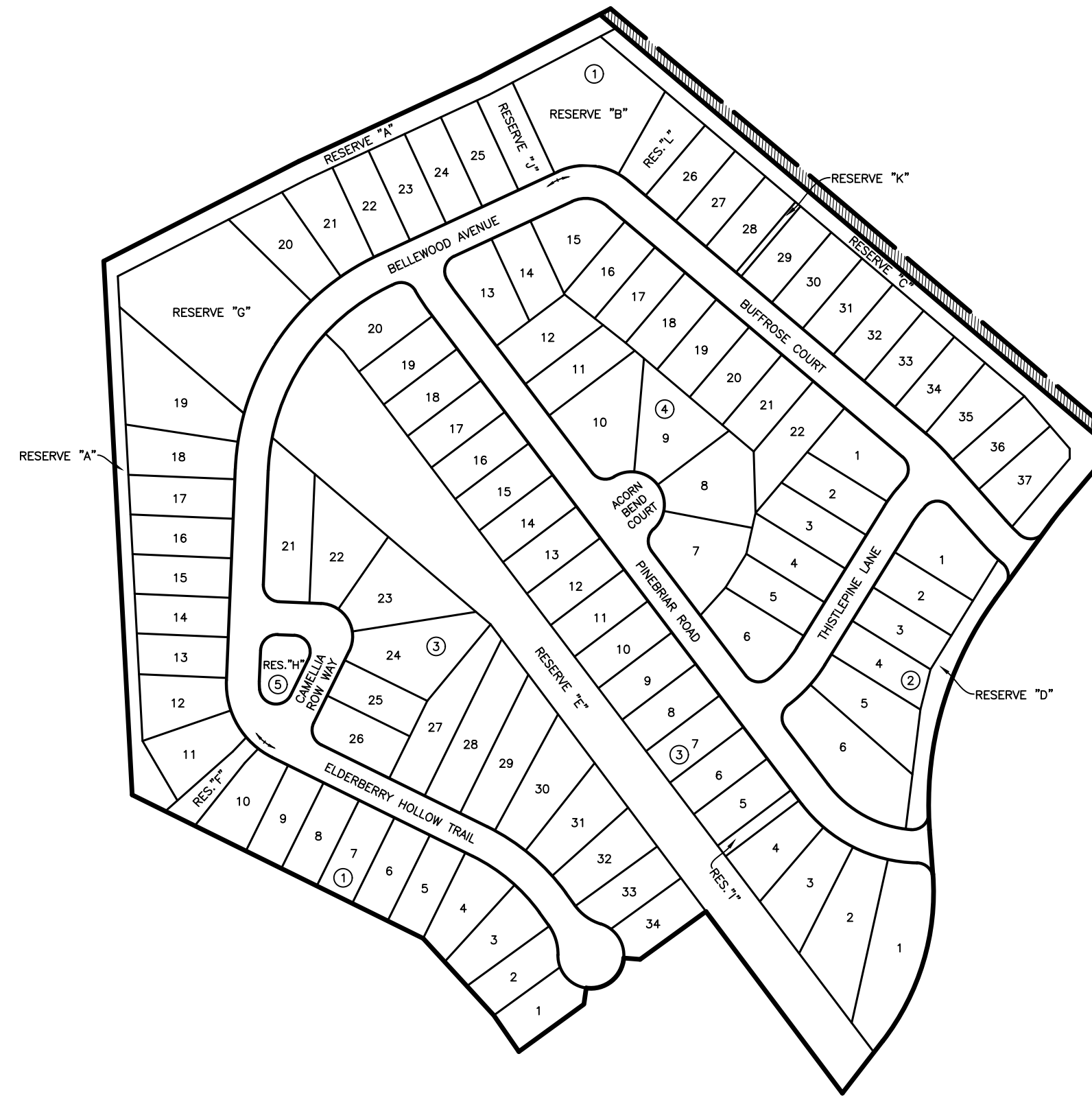
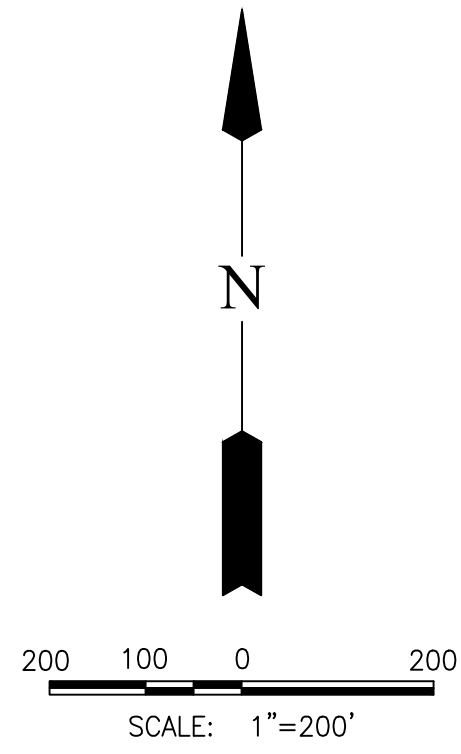
Chris Roznovsky, PE  
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2026.04.27 MEMO to P&Z Redbird-Briarley Section 7 Preliminary Plat.docx

Enclosure: Preliminary Plat

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer  
Mr. Brent Walker – City of Montgomery, City Administrator  
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works  
Ms. Ruby Beaven – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



VICINITY MAP  
SCALE: 1"= 3,000'

KEY MAP NO. 122Y & 122Z

PRELIMINARY PLAT OF  
**BRIARLEY**  
SECTION SEVEN  
(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 36.919 ACRES OF LAND SITUATED IN  
THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22  
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.

OWNERS: JDS OLD PLANTERSVILLE ROAD LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(281) 350-6262

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 215  
C/O LJA ENGINEERING, INC.  
3600 W. SAM HOUSTON PARKWAY S., SUITE 600  
HOUSTON, TEXAS 77042  
(713) 953-5200

DATE: APRIL 21, 2026

99 LOTS  
5 BLOCKS  
12 RESERVES  
7.377 ACRES IN RESERVES

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

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

JONATHAN R. TORRES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 7119



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

CITY ENGINEER - CITY OF MONTGOMERY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE DAY OF \_\_\_\_\_, 2026.

JDS OLD PLANTERSVILLE ROAD LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.  
A TEXAS CORPORATION  
ITS MANAGER

BY: \_\_\_\_\_  
L. MICHAEL COX, PRESIDENT

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, MANAGER OF JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
BILL SIMPSON, CHAIRPERSON  
PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
SARA COUNTRYMAN, MAYOR

ATTEST: \_\_\_\_\_  
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

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

DIR: \_\_\_\_\_  
MYLAR CHECK: COORD. \_\_\_\_\_  
Date: Tue, 21 Apr 2026 11:22am  
Path: \\Name : C:\Users\BOLFHPR-1\AppData\Local\Temp\AcPublish\_20692\Briarley 7.dwg

CALLED 10.132 ACRES  
MONTGOMERY I.S.D.  
F.N. 9653935  
M.C.O.P.R.R.P.

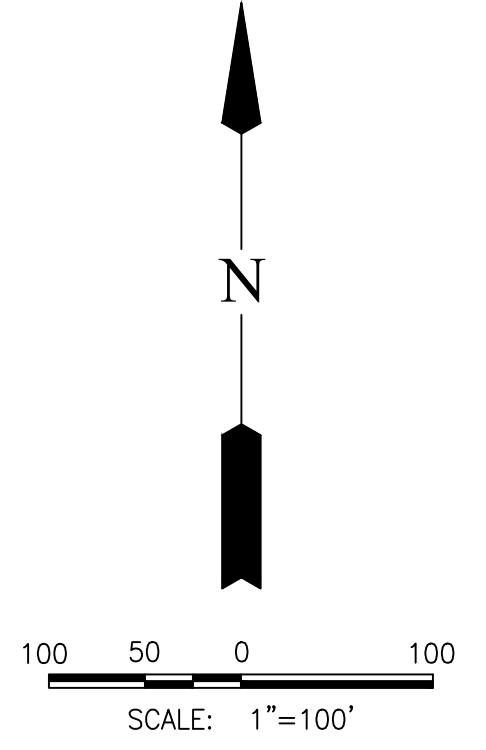
CALLED 26.00 ACRES  
MCGEEHEE FAMILY TRUST  
DOC. NO. 20090796556  
M.C.O.P.R.

**P.O.B.**  
NAD83 GRID COORDINATES  
X = 3,749,460.03  
Y = 10,133,166.7

CALLED 44.201 ACRES  
PROMOCON USA, LLC  
DOC. NO. 2019008141  
M.C.O.P.R.

REMAINDER OF  
CALLED 59.43 ACRES  
(TRACT 2)  
JDS OLD PLANTERSVILLE ROAD LLC  
DOC. NO. 2024110886  
M.C.O.P.R.

THE CALLED 45.744 ACRES  
CROSSING AT MONTGOMERY, LLC  
DOC. NO. 2024129244  
M.C.O.P.R.

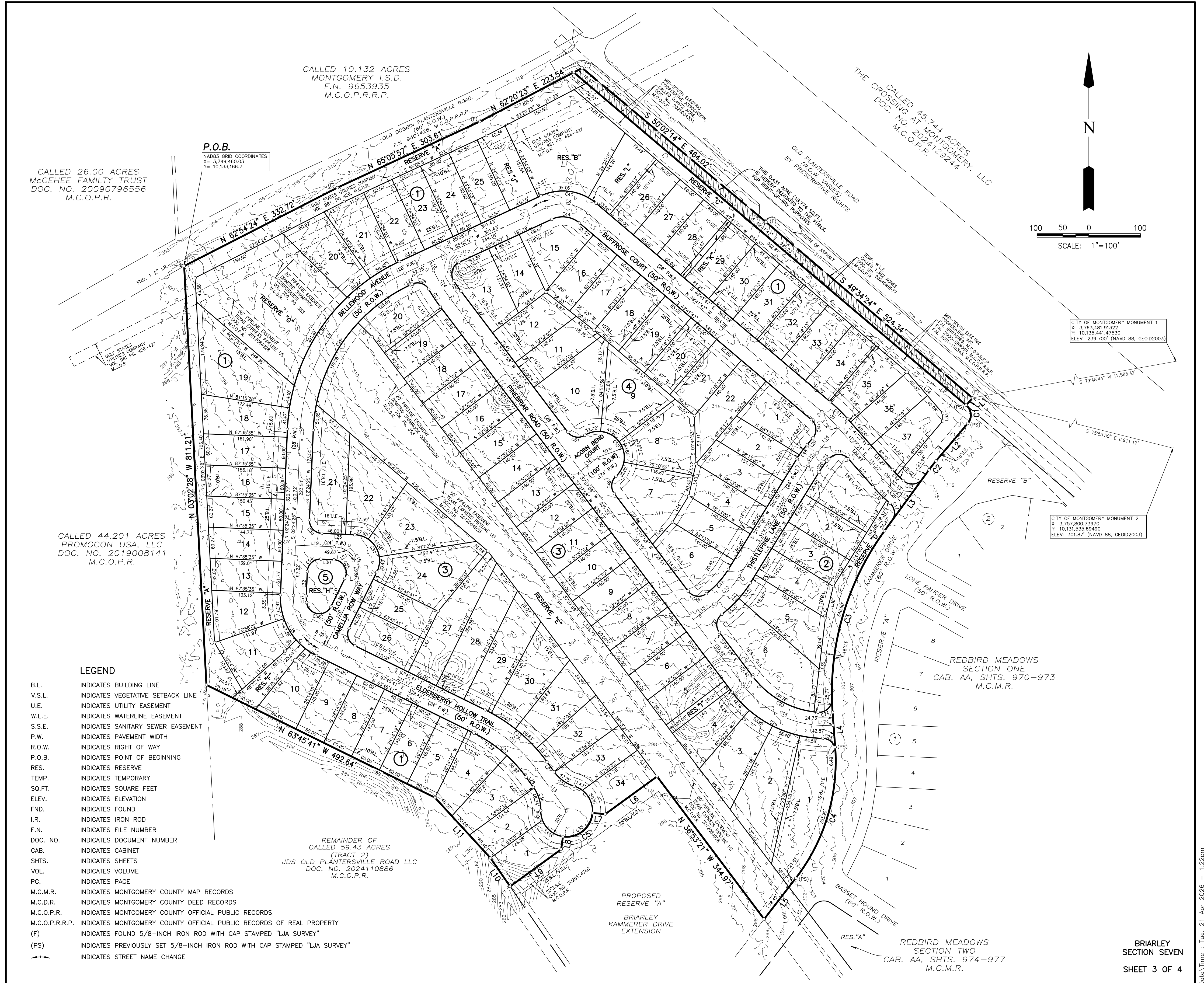


CITY OF MONTGOMERY MONUMENT 1  
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Y: 10,135,441.47530  
ELEV: 239.700' (NAVD 88, GEOID2003)

CITY OF MONTGOMERY MONUMENT 2  
X: 3,757,800.73970  
Y: 10,131,535.69490  
ELEV: 301.87' (NAVD 88, GEOID2003)

**LEGEND**

- B.L. INDICATES BUILDING LINE
- V.S.L. INDICATES VEGETATIVE SETBACK LINE
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- P.W. INDICATES PAVEMENT WIDTH
- R.O.W. INDICATES RIGHT OF WAY
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- TEMP. INDICATES TEMPORARY
- SQ.FT. INDICATES SQUARE FEET
- ELEV. INDICATES ELEVATION
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- F.N. INDICATES FILE NUMBER
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- (F) INDICATES FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- (PS) INDICATES PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- INDICATES STREET NAME CHANGE



REDBIRD MEADOWS  
SECTION ONE  
CAB. AA, SHTS. 970-973  
M.C.M.R.

REDBIRD MEADOWS  
SECTION TWO  
CAB. AA, SHTS. 974-977  
M.C.M.R.

BRIARLEY  
SECTION SEVEN  
SHEET 3 OF 4

Date: Tue, 21 Apr 2026 11:22:06 AM  
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 MYLAR CHECK: COORD.  
 DIR.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	89°56'22"	39.24'	S 04°43'36" E	35.34'
C2	300.00'	4°09'20"	21.76'	S 38°09'55" W	21.75'
C3	530.00'	40°16'39"	372.58'	S 15°56'56" W	364.95'
C4	370.00'	41°52'14"	270.39'	S 16°44'43" W	264.41'
C5	50.00'	93°31'08"	81.61'	S 51°22'10" W	72.85'
C6	300.00'	8°14'16"	43.13'	N 45°34'39" W	43.10'
C7	300.00'	8°14'16"	43.13'	N 45°34'39" W	43.10'
C8	75.00'	65°12'16"	85.35'	N 82°17'55" W	80.82'
C9	350.00'	62°41'32"	382.97'	S 33°45'11" W	364.14'
C10	100.00'	66°10'06"	115.49'	S 30°40'38" E	109.17'
C11	300.00'	27°45'13"	145.32'	S 49°53'05" E	143.90'
C12	200.00'	8°31'13"	29.74'	S 36°02'36" W	29.71'
C13	200.00'	21°05'02"	73.60'	S 42°19'31" W	73.18'
C14	300.00'	12°13'55"	64.05'	N 31°01'01" W	63.92'
C15	200.00'	57°03'26"	199.17'	N 65°39'41" W	191.04'
C16	50.00'	113°49'54"	99.34'	S 30°40'38" E	83.79'
C17	25.00'	85°33'28"	37.33'	N 06°41'29" W	33.96'
C18	325.00'	8°00'42"	45.44'	N 45°27'52" W	45.41'
C19	25.00'	98°14'16"	42.86'	S 89°25'21" W	37.80'
C20	175.00'	8°31'13"	26.02'	S 36°02'36" W	26.00'
C21	225.00'	20°57'10"	82.28'	S 42°15'35" W	81.82'
C22	25.00'	89°52'08"	39.21'	S 07°48'06" W	35.31'
C23	175.00'	48°24'58"	147.88'	S 61°20'27" E	143.52'
C24	25.00'	95°51'18"	41.82'	N 46°31'25" E	37.11'
C25	25.00'	85°40'08"	37.38'	N 46°01'13" W	33.99'
C26	225.00'	51°43'19"	203.11'	N 62°59'37" W	196.28'
C27	325.00'	7°04'08"	40.10'	N 33°35'54" W	40.07'
C28	25.00'	84°50'13"	37.02'	N 72°28'57" W	33.73'
C29	325.00'	62°41'32"	355.61'	S 33°45'11" W	338.13'
C30	25.00'	90°00'00"	39.27'	S 42°35'35" E	35.36'
C31	50.00'	113°49'54"	99.34'	S 30°40'38" E	83.79'
C32	25.00'	90°00'00"	39.27'	S 18°45'41" E	35.36'
C33	325.00'	27°45'13"	157.43'	S 49°53'05" E	155.89'
C34	75.00'	36°52'12"	48.26'	S 54°26'34" E	47.43'
C35	50.00'	25°34'23"	221.43'	S 53°59'32" W	80.00'
C36	75.00'	36°52'12"	48.26'	N 17°34'22" W	47.43'
C37	275.00'	27°45'13"	133.21'	N 49°53'05" W	131.91'
C38	125.00'	66°10'06"	144.36'	N 30°40'38" W	136.47'
C39	375.00'	62°41'32"	410.32'	N 33°45'11" E	390.16'
C40	100.00'	65°12'16"	113.80'	S 82°17'55" E	107.76'
C41	325.00'	8°14'16"	46.73'	S 45°34'39" E	46.69'
C42	275.00'	6°13'43"	29.90'	S 44°34'23" E	29.88'
C43	25.00'	96°13'31"	41.99'	N 84°12'01" E	37.22'
C44	50.00'	65°12'16"	56.90'	S 82°17'55" E	53.88'
C45	25.00'	90°00'00"	39.27'	S 04°41'47" E	35.36'
C46	225.00'	8°31'13"	33.46'	S 36°02'36" W	33.43'
C47	175.00'	20°51'55"	63.73'	S 42°12'58" W	63.38'
C48	25.00'	90°13'07"	39.37'	N 82°14'31" W	35.42'
C49	25.00'	84°38'41"	36.93'	N 05°11'22" E	33.67'
C50	50.00'	169°17'21"	147.73'	N 37°07'58" W	99.56'
C51	25.00'	84°38'41"	36.93'	N 79°27'18" W	33.67'
C52	275.00'	4°59'39"	23.97'	N 34°38'08" W	23.96'
C53	25.00'	97°14'16"	42.43'	N 16°28'49" E	37.52'
C54	25.00'	90°00'00"	39.27'	N 47°24'25" E	35.36'
C55	25.00'	113°49'54"	49.67'	S 30°40'38" E	41.89'
C56	25.00'	146°36'54"	63.97'	N 80°27'14" W	47.89'
C57	75.00'	9°33'12"	12.51'	N 02°22'11" W	12.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°25'36" W	18.76'
L2	S 40°14'35" W	94.90'
L3	S 36°05'15" W	146.35'
L4	S 04°11'24" E	67.60'
L5	S 37°40'51" W	100.10'
L6	S 53°59'32" W	123.68'
L7	N 85°23'24" W	25.00'
L8	S 08°07'45" W	25.00'
L9	S 53°59'32" W	122.02'
L10	N 34°39'16" W	66.82'
L11	N 42°34'04" W	158.70'
L12	N 49°41'47" W	20.00'
L13	S 36°00'28" E	99.00'
L14	S 40°18'13" W	63.73'
L15	S 52°52'02" W	49.43'
L16	N 24°54'03" W	18.50'
L17	S 85°48'36" W	1.81'
L18	N 52°52'02" E	43.00'
L19	S 87°35'35" E	75.22'
L20	S 26°14'19" W	133.18'
L21	S 59°19'22" W	4.20'
L22	N 41°27'31" W	72.24'
L23	S 40°18'13" W	5.97'
L24	S 65°05'57" W	3.67'
L25	S 87°35'35" E	63.59'
L26	S 26°14'19" W	121.55'
L27	S 36°00'28" E	24.00'
L28	N 36°00'28" W	24.00'
L29	S 40°18'13" W	17.01'
L30	S 87°35'35" E	25.22'
L31	S 26°14'19" W	60.69'
L32	N 02°24'25" E	47.22'
L33	N 00°34'39" W	15.12'
L34	N 40°52'02" W	105.06'
L35	N 07°01'19" E	182.81'
L36	N 14°05'13" E	62.98'
L37	S 45°22'58" E	38.33'
L38	S 43°30'31" W	30.00'
L39	S 43°30'31" W	30.00'
L40	S 52°52'02" W	140.00'
L41	S 52°52'02" W	140.00'
L42	N 26°14'19" E	131.00'
L43	N 12°42'08" E	63.49'
L44	N 31°47'00" E	60.00'
L45	N 42°03'27" E	57.30'
L46	S 24°54'03" E	123.20'
L47	N 40°18'13" E	140.00'
L48	N 40°18'13" E	140.00'

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 19
1	LOT 20, LOT 21
2	LOT 1, LOT 2
3	LOT 1, LOT 2
3	LOT 19, LOT 20
3	LOT 23, LOT 24
4	LOT 7, LOT 8
4	LOT 8, LOT 9
4	LOT 9, LOT 10
4	LOT 18, LOT 19
4	LOT 19, LOT 20
4	LOT 20, LOT 21
<b>TOTAL PERCENTAGE</b>	19%

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.010	43,995	RESTRICTED TO OPEN SPACE/UTILITIES
B	0.686	29,867	RESTRICTED TO WATER PLANT SITE
C	0.741	32,296	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.283	12,341	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	2.834	123,430	RESTRICTED TO OPEN SPACE/UTILITIES
F	0.124	5,411	RESTRICTED TO OPEN SPACE/UTILITIES
G	1.038	45,200	RESTRICTED TO OPEN SPACE/UTILITIES
H	0.143	6,218	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.064	2,800	RESTRICTED TO OPEN SPACE/UTILITIES
J	0.209	9,114	RESTRICTED TO WATER PLANT SITE
K	0.032	1,400	RESTRICTED TO OPEN SPACE/UTILITIES
L	0.213	9,281	RESTRICTED TO WATER PLANT SITE
<b>TOTAL</b>	<b>7.377</b>	<b>321,353</b>	

Revise water plant acreage based on latest site plan

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	8,539	0.196
2	8,514	0.195
3	10,360	0.238
4	10,444	0.240
5	8,700	0.200
6	8,700	0.200
7	8,700	0.200
8	8,700	0.200
9	8,700	0.200
10	10,254	0.235
11	10,636	0.244
12	10,100	0.232
13	8,402	0.193
14	8,512	0.195
15	8,856	0.203
16	9,199	0.211
17	9,542	0.219
18	11,029	0.253
19	19,914	0.457
20	12,094	0.278
21	10,936	0.251
22	9,075	0.208
23	9,075	0.208
24	9,075	0.208
25	9,075	0.208
26	8,400	0.193
27	8,400	0.193
28	8,400	0.193
29	8,575	0.197
30	8,575	0.197
31	8,575	0.197
32	8,575	0.197
33	8,575	0.197
34	8,575	0.197
35	9,623	0.221
36	8,746	0.201
37	9,465	0.217

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	12,548	0.288
2	8,750	0.201
3	8,400	0.193
4	8,974	0.206
5	12,858	0.295
6	20,794	0.477

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
1	21,367	0.491
2	17,787	0.408
3	11,951	0.274
4	10,021	0.230
5	8,400	0.193
6	8,400	0.193
7	8,400	0.193
8	8,400	0.193
9	8,400	0.193
10	8,400	0.193
11	8,400	0.193
12	8,400	0.193
13	8,400	0.193
14	8,400	0.193
15	8,400	0.193
16	8,400	0.193
17	8,400	0.193
18	8,400	0.193
19	8,750	0.201
20	11,142	0.256
21	15,688	0.360
22	13,962	0.321
23	15,039	0.345
24	16,778	0.385
25	8,400	0.193
26	9,806	0.225
27	13,950	0.320
28	14,986	0.344
29	13,776	0.316
30	13,124	0.301
31	11,188	0.257
32	10,099	0.232
33	8,733	0.200
34	8,415	0.193

BLOCK 4		
LOT NO.	SQ.FT.	ACREAGE
1	10,722	0.246
2	8,837	0.203
3	9,376	0.215
4	9,023	0.207
5	8,400	0.193
6	11,707	0.269
7	14,688	0.337
8	14,336	0.329
9	14,360	0.330
10	16,320	0.375
11	9,367	0.215
12	10,079	0.231
13	11,092	0.255
14	8,484	0.195
15	10,822	0.248
16	8,579	0.197
17	8,460	0.194
18	8,750	0.201
19	9,100	0.209
20	9,100	0.209
21	8,750	0.201
22	10,915	0.251

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ.FT.
- BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.
- A TEMPORARY CONSTRUCTION EASEMENT IS PLACED ON LOTS 26 & 27 OF BLOCK 1. TO BE RELEASED UPON COMPLETION OF CONSTRUCTION.

March 06, 2026

Mr. Brent Walker  
City of Montgomery, Texas  
101 Old Plantersville Road  
Montgomery, Texas 77316

Re: Briarley Development  
City of Montgomery, Texas

Dear Mr. Walker,

Pursuant to Chapter 78, Article VII, Section 78-171(a) of the City of Montgomery Code of Ordinances, we respectfully request consideration of a variance from the tree assessment submission requirement set forth in Chapter 78, Article VII, Section 78-167, which requires the submission of a detailed tree assessment with all preliminary plats.

Strict enforcement of Section 78-167 would impose an unnecessary and disproportionate hardship on the development. Based on professional estimates, conducting the required tree assessment in the manner prescribed would impose an unforeseen cost of approximately \$40,000. This cost would not materially advance the preservation objectives of Article VII due to the ongoing design approach already being implemented to protect existing tree clusters across the property.

Instead of performing the required tree inventory and assessment, Briarley has incorporated design modifications intended to preserve significant clusters of existing trees located outside of public rights-of-way, drainage easements, and utility easements, consistent with the preservation intent expressed within Article VII. These design modifications represent an estimated additional cost of approximately \$27,000 and are anticipated to preserve nearly 65 percent of the existing tree canopy on the property, thereby substantially reducing the need for clear-cutting.

The requested variance therefore satisfies the criteria established in Section 78-171 because:

1. Literal enforcement would create unnecessary hardship. The required tree assessment would impose an estimated \$40,000 cost that provides limited additional preservation benefit given the preservation measures already incorporated into the development design.
2. The variance is not contrary to the public interest, as the development will continue to implement meaningful tree preservation strategies and will maintain significant tree canopy through both preservation and replanting measures.
3. The request remains in harmony with the spirit and purpose of Article VII. Article VII recognizes that trees are an important public resource contributing to the character, environmental quality, and value of property within the City, and seeks to maintain tree

canopy across the community. The development's design approach focuses on preserving existing tree clusters wherever feasible while supplementing canopy coverage through additional plantings.

4. The variance will not weaken the general purpose of the ordinance. The development will plant a minimum of two trees per residential lot and provide comprehensive landscape improvements within each section. Landscape investments are projected to average approximately \$325,000 per section, ensuring that overall tree canopy and landscaping objectives are maintained.
5. The requested relief is limited in scope. This request seeks relief only from the requirement to provide the formal tree assessment at the preliminary plat stage. All other applicable landscaping, tree preservation, and tree replacement requirements of the City's ordinances will continue to be met.

Approval of this variance will allow the Briarley development to continue implementing practical tree preservation strategies while maintaining compliance with the broader intent of the City's tree preservation regulations.

We appreciate your consideration of this request and remain committed to working cooperatively with the City to preserve existing trees and maintain meaningful tree canopy within the development.

Should you have any questions or require additional information, please feel free to contact me at 713-953-5134.

Sincerely,



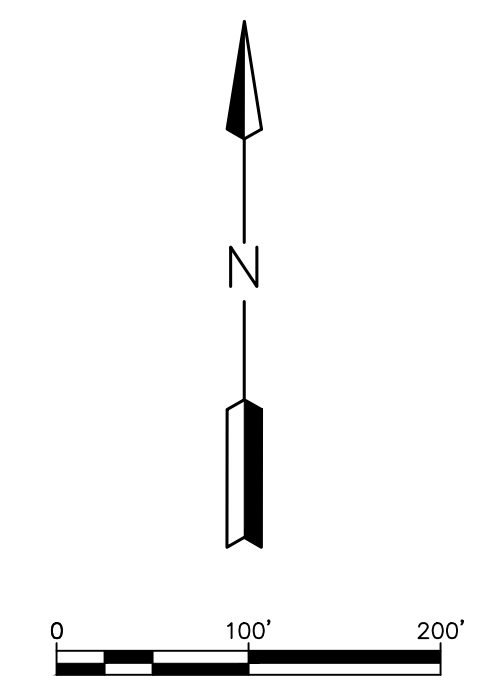
Micah Kreikemeier, PE  
Senior Project Manager

MK/ks

Enclosure

Copy: Mr. Chris Roznovsky, PE, WGA, City Engineer  
Mr. Zach Timms, EIT, WGA

Date: Wed, 11 Mar 2026, 12:09pm  
 Path: I:\Projects\2946\0100\0108\_SHEET\_FILES\10 - LANDSCAPE PLAN OVERALL.dwg



**LEGEND**

INDICATES TREE POSITION

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT 1 DESIGNATION ELEV. 239.00  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 376,481.91322 Y = 10,135,441.47530  
 MONUMENT 2 DESIGNATION ELEV. 301.880  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,757,800.73970 Y = 10,131,535.69490  
 100YR. W.S.E. = 285.85' OUTFALL #1000  
 100YR. W.S.E. = 276.79' AT OUTFALL #1001  
 100YR. W.S.E. = 274.70' AT OUTFALL #1002  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB.
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
  - 10a) SIDEWALKS TO BE LOCATED A MINIMUM OF 5' FROM THE BACK OF CURB WHERE LIGHT POLES ARE PRESENT.
  - 10b) CONSTRUCT SIDEWALKS AND CURB RAMPS IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICAN WITH DISABILITIES ACT (ADA).
  - 10c) DO NOT PLACE SIDEWALK OVER PARALLEL UTILITY LINES.
  - 10d) AT DRIVEWAYS, ALIGN A MINIMUM 5 FOOT WIDE SIDEWALK SECTION MEETING TAS AND ADA AS THE SIDEWALK CROSSES THE DRIVEWAY.
  - 11) AS-BUILT ELECTRICAL PLANS TO BE SUBMITTED WITH THE AS-BUILT DRAWINGS FOR THE SUBDIVISION.
  - 12) CONTRACTOR SHALL CLEAR, GRUB, ROOT RAKE, BACK DRAG, CHIP AND DISPOSE OFFSITE OF ALL CLEARED AND GRUBBED MATERIAL.
  - 13) SIDEWALK RAMPS AND SIDEWALKS WITHIN COMMON AREAS TO BE CONSTRUCTED WITH WS&D. SIDEWALKS IN FRONT OF HOMES TO BE CONSTRUCTED BY HOMEBUILDERS. ALL SIDEWALKS TO BE INSTALLED BY END OF 1 YEAR WARRANTY PERIOD.
  - 14) CONTRACTOR TO STAMP THE FACE OF THE CURB WITH AN "S" AT THE LOCATION OF EACH SANITARY SEWER LEAD AND "W" AT THE LOCATION OF EACH WATER LEAD.
  - 15) SANITARY SEWER CONNECTION NOTE: THE PROPOSED CONNECTION OF THE SANITARY SEWER LINE TO THE SANITARY SEWER MANHOLE SHALL BE BY MEANS OF CORE AND BOOT AT SPECIFIED FLOWLINE. THE OPENING IN THE SIDE OF THE MANHOLE SHALL NOT BE MORE THAN 3-INCHES NOR LESS THAN 1-INCH IN DIAMETER THAN THE OUTSIDE DIAMETER FOR THE PROPOSED PIPE. THE PROPOSED PIPE SHALL NOT PROTRUDE MORE THAN 3-INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL THE ENTIRE VOID AROUND THE PROPOSED PIPE WITH NON-SHRINK WATERPROOF GROUT. SLOPE AT INVERT OF MANHOLE SHALL BE CONSTRUCTED UNDER POINT OF SANITARY SEWER CONNECTION. BACKFILL THE EXCAVATION AROUND THE EXISTING MANHOLE WITH CEMENT-SAND. CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE SHALL BE COMPLETED BY THE CITY OF MONTGOMERY AT THE OWNER'S EXPENSE.

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

BRIARLEY  
 SECTION 8

**LANDSCAPE PLAN NORTH OVERALL**

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2946-0108

DRAWN: J.G. DESIGN: D.D. DATE: MARCH 2026

SCALE: 1" = 100'

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARCUS BOWLES, P.E.  
 TEXAS P.E. #155657

ISSUED ON:  
 MAR 11 2026

BRIARLEY SECTION 8 - 2946-0108

Date: 11 Mar 2026 12:09 PM Path: I:\Projects\2946\0100\0108\0108\_SHEET FILES\10 - LANDSCAPE PLAN OVERALL.dwg

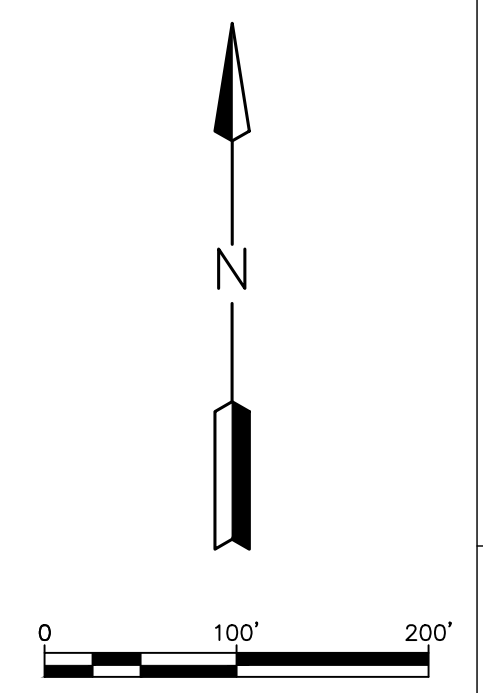


**Exist. Pond A2**  
 STATIC WATER SURFACE  
 ELEVATION = 278.00  
 25 YR. = 275.68  
 100 YR. = 276.91  
 POND BOTTOM = 266'

**Exist. Pond A3**  
 STATIC WATER SURFACE  
 ELEVATION = 276.00  
 25 YR. = 274.07  
 100 YR. = 274.68  
 POND BOTTOM = 264'

CALLED 18.000 ACRES  
 MICHAEL J. KAMMERER  
 AND JUDITH L. KAMMERER  
 DOC. NO. 2021114931  
 M.C.O.P.R.

50' PIPELINE EASEMENT  
 TEXAS EXPRESS PIPELINE US  
 DOC. NO. 2012064928  
 M.C.O.P.R.



**LEGEND**

- INDICATES TREE POSITION
- INDICATES EXISTING TREES

**BENCHMARK:**  
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 100YR. W.S.E. = 276.79' AT OUTFALL #1001  
 100YR. W.S.E. = 274.70' AT OUTFALL #1002  
 FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB.
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
  - 10a) SIDEWALKS TO BE LOCATED A MINIMUM OF 5' FROM THE BACK OF CURB WHERE LIGHT POLES ARE PRESENT.
  - 10b) CONSTRUCT SIDEWALKS AND CURB RAMPS IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICAN WITH DISABILITIES ACT (ADA).
  - 10c) DO NOT PLACE SIDEWALK OVER PARALLEL UTILITY LINES.
  - 10d) AT DRIVEWAYS, ALIGN A MINIMUM 5 FOOT WIDE SIDEWALK SECTION MEETING TAS AND ADA AS THE SIDEWALK CROSSES THE DRIVEWAY.
  - 11) AS-BUILT ELECTRICAL PLANS TO BE SUBMITTED WITH THE AS-BUILT DRAWINGS FOR THE SUBDIVISION.
  - 12) CONTRACTOR SHALL CLEAR, GRUB, ROOT RAKE, BACK DRAG, CHIP AND DISPOSE OFFSITE OF ALL CLEARED AND GRUBBED MATERIAL.
  - 13) SIDEWALK RAMPS AND SIDEWALKS WITHIN COMMON AREAS TO BE CONSTRUCTED WITH WS&D. SIDEWALKS IN FRONT OF HOMES TO BE CONSTRUCTED BY HOMEBUILDERS. ALL SIDEWALKS TO BE INSTALLED BY END OF 1 YEAR WARRANTY PERIOD.
  - 14) CONTRACTOR TO STAMP THE FACE OF THE CURB WITH AN "S" AT THE LOCATION OF EACH SANITARY SEWER LEAD AND "W" AT THE LOCATION OF EACH WATER LEAD.
  - 15) SANITARY SEWER CONNECTION NOTE: THE PROPOSED CONNECTION OF THE SANITARY SEWER LINE TO THE SANITARY SEWER MANHOLE SHALL BE BY MEANS OF CORE AND BOOT AT SPECIFIED FLOWLINE. THE OPENING IN THE SIDE OF THE MANHOLE SHALL NOT BE MORE THAN 3-INCHES NOR LESS THAN 1-INCH IN DIAMETER THAN THE OUTSIDE DIAMETER FOR THE PROPOSED PIPE. THE PROPOSED PIPE SHALL NOT PROTRUDE MORE THAN 3-INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL THE ENTIRE VOID AROUND THE PROPOSED PIPE WITH NON-SHRINK WATERPROOF GROUT. SLOPE AT INVERT OF MANHOLE SHALL BE CONSTRUCTED UNDER POINT OF SANITARY SEWER CONNECTION. BACKFILL THE EXCAVATION AROUND THE EXISTING MANHOLE WITH CEMENT-SAND. CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE SHALL BE COMPLETED BY THE CITY OF MONTGOMERY AT THE OWNER'S EXPENSE.

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

\_\_\_\_\_  
 DATE

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

BRIARLEY  
 SECTION 8

LANDSCAPE PLAN SOUTH OVERALL

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S      Phone 713.953.5200  
 Suite 600      Fax 713.953.5026  
 Houston, Texas 77042      FRN - F-1386

LJA PROJECT NO.:      2946-0108

DRAWN: J.G.    DESIGN: D.D.    DATE: MARCH 2026

SCALE: 1" = 100'

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

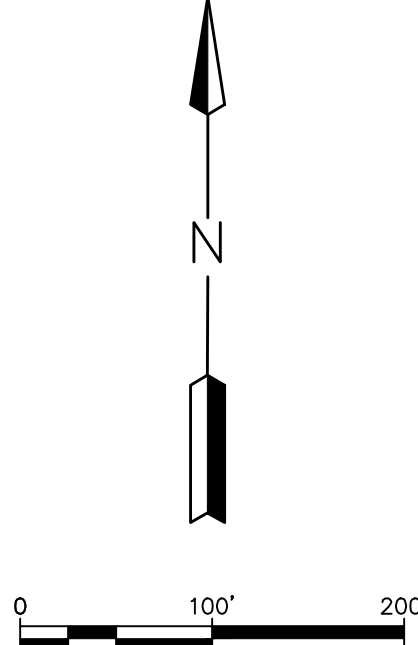
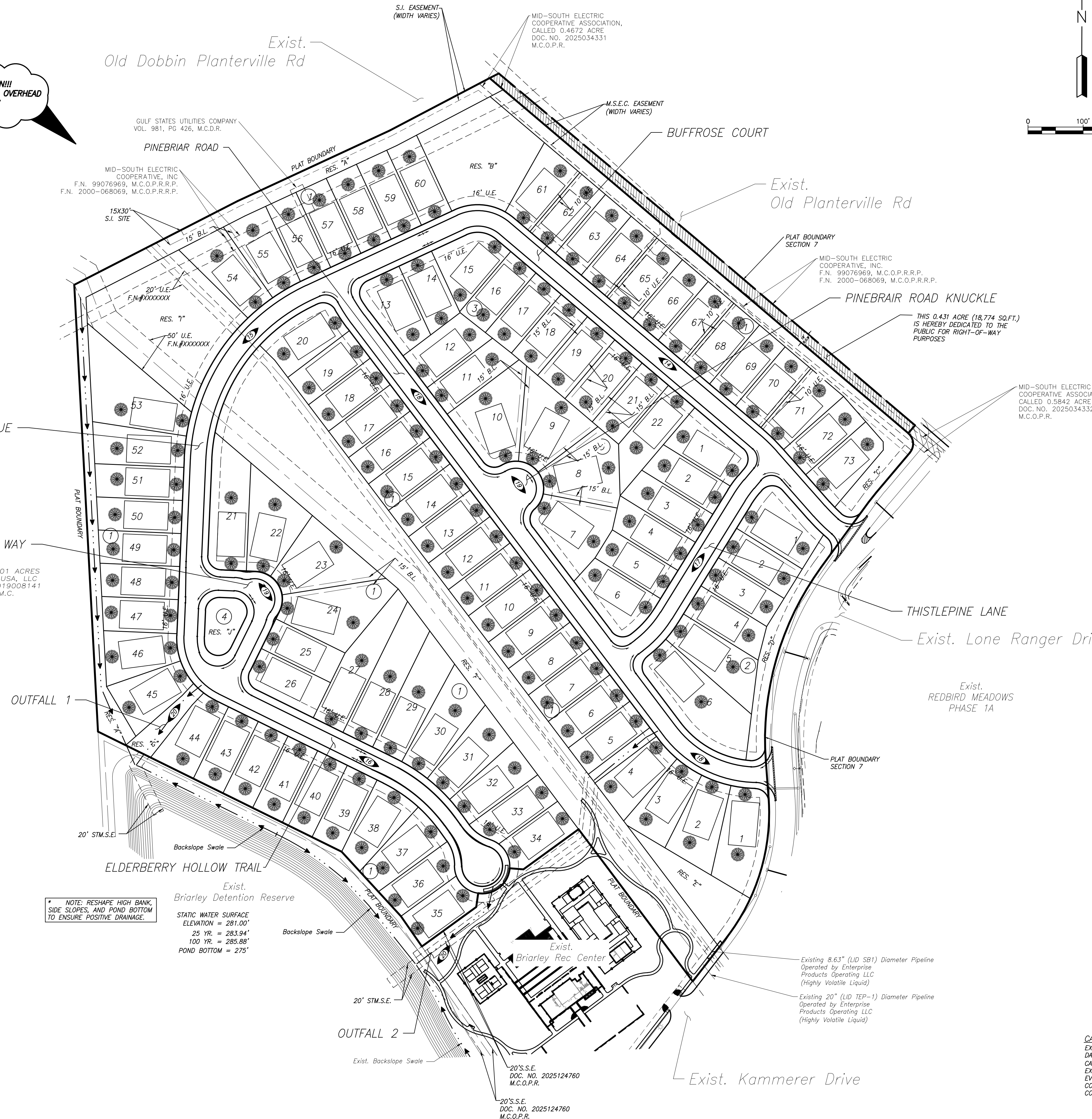
MARCUS BOWLES, P.E.  
 TEXAS P.E. #155657

ISSUED ON:  
 MAR 11 2026

BRIARLEY SECTION 8 - 2946-0108

Date: Thu, 19 Feb 2026 - 4:27pm  
Path Name: I:\Projects\2946\0100\0107\0107\0107\LANDSCAPE PLAN.dwg

**!!!CAUTION!!!  
EXISTING OVERHEAD  
ELECTRIC**



**LEGEND**  
● INDICATES TREE POSITION

**BENCHMARK:**  
ALL ELEVATIONS SET TO NGS. NAVD 88.  
MONUMENT DESIGNATION ELEV. 190.963  
BRASS DISC SET IN CONCRETE LOCATED BY  
COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
100YR. W.S.E. = 285.85' OUTFALL #1000  
100YR. W.S.E. = 285.85' AT OUTFALL #1001  
FIRM PANEL NO. 48339C0200G & 48339C0350G  
EFFECTIVE DATE: AUGUST 18, 2014  
THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

CITY OF MONTGOMERY  
MUNICIPAL UTILITY  
DISTRICT NO. 215

BRIARLEY  
SECTION 7

LANDSCAPE PLAN OVERALL

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2946-0107

DRAWN: J.G. DESIGN: D.D. DATE: FEBRUARY 2026  
SCALE: 1" = 100'



02/19/2026

LANDSCAPING FOR RESERVES WILL BE PROVIDED IN A SEPARATE PLAN SET

**WARNING! HIGH PRESSURE PIPELINE EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION FROM ENTERPRISE PRODUCTS OPERATING LLC.**

**CAUTION:**  
EXIST. OVERHEAD LINES, MAIN LINES, CONDUIT LINES, AND/OR UNDERGROUND CABLES SHOWN ARE APPROXIMATE AND ARE DANGEROUS. EXTREME CAUTION SHOULD BE EXERCISED WHEN WORKING IN THESE VICINITIES. CONTACT WITH THEM COULD CAUSE SERIOUS INJURY AND/OR DEATH TO PERSON OR PERSON'S CONTACTING THEM. CONTRACTOR SHALL CONTACT ALL EXISTING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THOSE AREAS. IN THE EVENT OF CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES, THE CONTRACTOR SHALL SUSPEND CONSTRUCTION IN THE VICINITY OF THE CONFLICT, AND SHALL NOTIFY THE OWNER IMMEDIATELY. CONSTRUCTION IN THE VICINITY OF THE CONFLICT SHALL COMMENCE ONLY UPON AUTHORIZATION BY THE OWNER.

\* NOTE: RESHAPE HIGH BANK, SIDE SLOPES, AND POND BOTTOM TO ENSURE POSITIVE DRAINAGE.

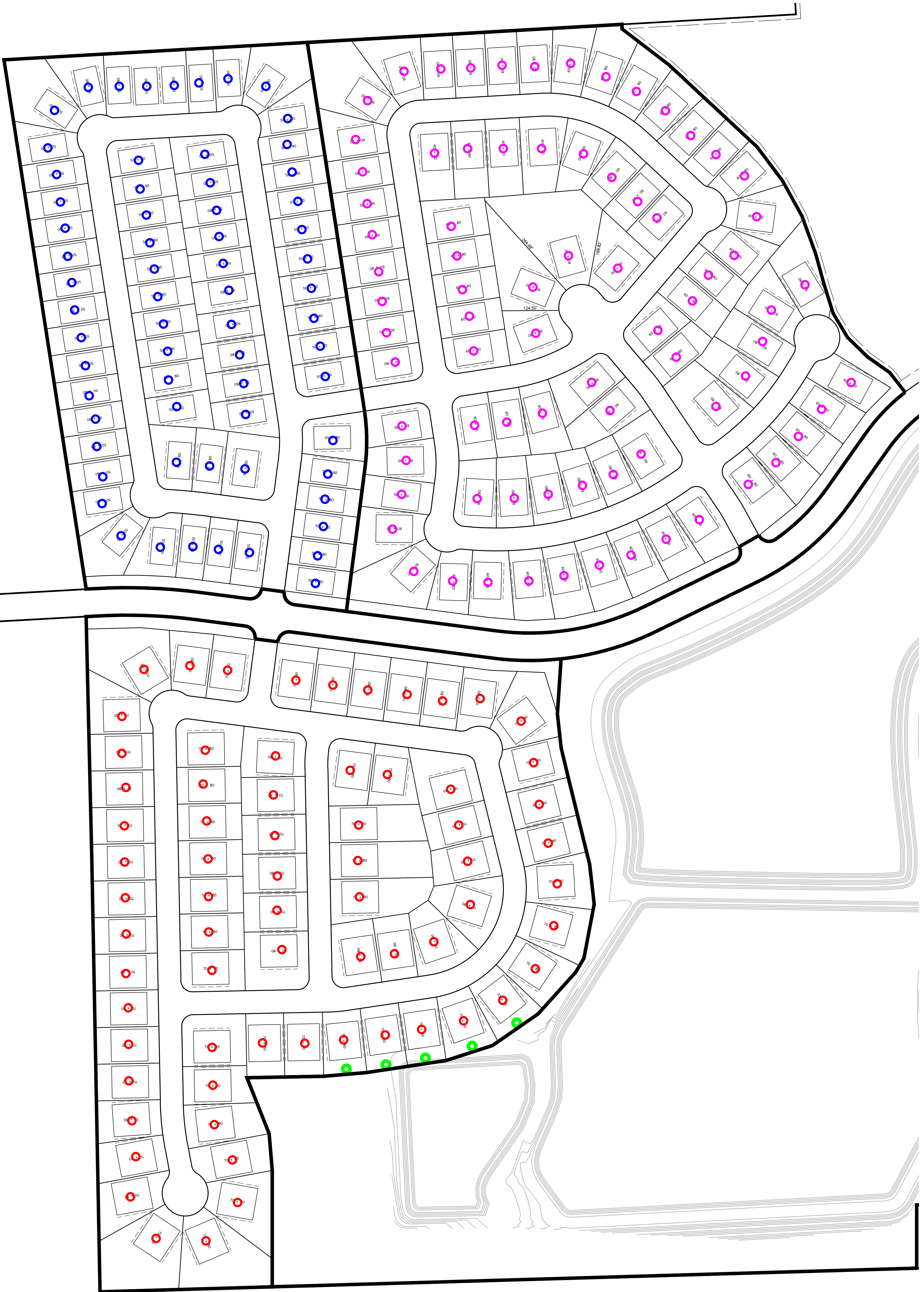
Exist. Briarley Detention Reserve  
STATIC WATER SURFACE ELEVATION = 281.00'  
25 YR. = 283.94'  
100 YR. = 285.89'  
POND BOTTOM = 275'

20'S.S.E. DOC. NO. 2025124760 M.C.O.P.R.  
20'S.S.E. DOC. NO. 2025124760 M.C.O.P.R.

Existing 8.63" (LD SB1) Diameter Pipeline Operated by Enterprise Products Operating LLC (Highly Volatile Liquid)  
Existing 20" (LD TEP-1) Diameter Pipeline Operated by Enterprise Products Operating LLC (Highly Volatile Liquid)

BRIARLEY SECTION 7 2946-0107





# BRIARLEY LOTTING STUDY

LOCATION: Montgomery County, Texas

CLIENT: JDS Old Plantersville Road, LLC

DATE: March 10, 2026

OPTION A



© Copyright 2026 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.  
This exhibit is an illustrative representation for presentation purposes only and should not be used for construction or construction purposes. The information provided herein should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are provided.



# MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA REPORT

**MEETING DATE:** May 5, 2026

**AGENDA ITEM:** 10.

**SUBMITTED BY:** Chelsea Festervand, WGA Staff

**DEPARTMENT:** WGA

## **AGENDA ITEM**

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 8 (Dev. No. 2006).

## **RECOMMENDATION**

WGA recommends approval of the Preliminary Plat by the Planning & Zoning Commission contingent on Council approval of the variance request regarding the submission of the tree assessment.

## **BACKGROUND**

The Engineer's Memo and the Preliminary Plat will be provided prior to the Planning & Zoning meeting.

The Preliminary Plat for Briarley (formerly known as Redbird Meadows) Section 8 have been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plat is ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot sizes as described in the Development Agreement approved on August 8th, 2023, by City Council.

As a reminder, this development includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')
- No tree assessment – pending Council Action

As a reminder, Section 8 would be subject to impact fees in the amount of \$603,288 and with a credit of \$339,696 for the construction of the Old Plantersville Waterline Extension.

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. MEMO to P&Z Redbird-Briarley Section 8 Preliminary Plat
2. Briarley Section 8 Redlines (2)

3. Briarley Tree Assesment Varience - all



April 28, 2026

The Planning & Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Submission of Preliminary Plat  
Redbird Meadows (Briarley) Section 8 (Dev. No. 2006)  
City of Montgomery

Dear Commissioners:

We reviewed the Preliminary Plat submission for Briarley Section 8 on behalf of the City of Montgomery (the "City"). Our review was based on the City of Montgomery's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances and approved variances.

As a reminder, this development would be subject to impact fees outlined in the table below.

Project Meter Sizes	Water	Wastewater
(99 Single-Family Lots) 5/8"	\$339,696	\$263,592
Impact Fee Credit for Old Plantersville Waterline Extension	\$339,696	-
<b>Total</b>	<b>\$263,592</b>	

Once the minor comments are addressed, we offer no objection to the preliminary plat, and we recommend the Commission approve the preliminary plat as submitted.

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

Sincerely,

Chris Roznovsky, PE  
City Engineer

CVR/cnf

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2026.04.27 MEMO to P&Z Redbird-Briarley Section 8 Preliminary Plat.docx



Enclosure: Preliminary Plat

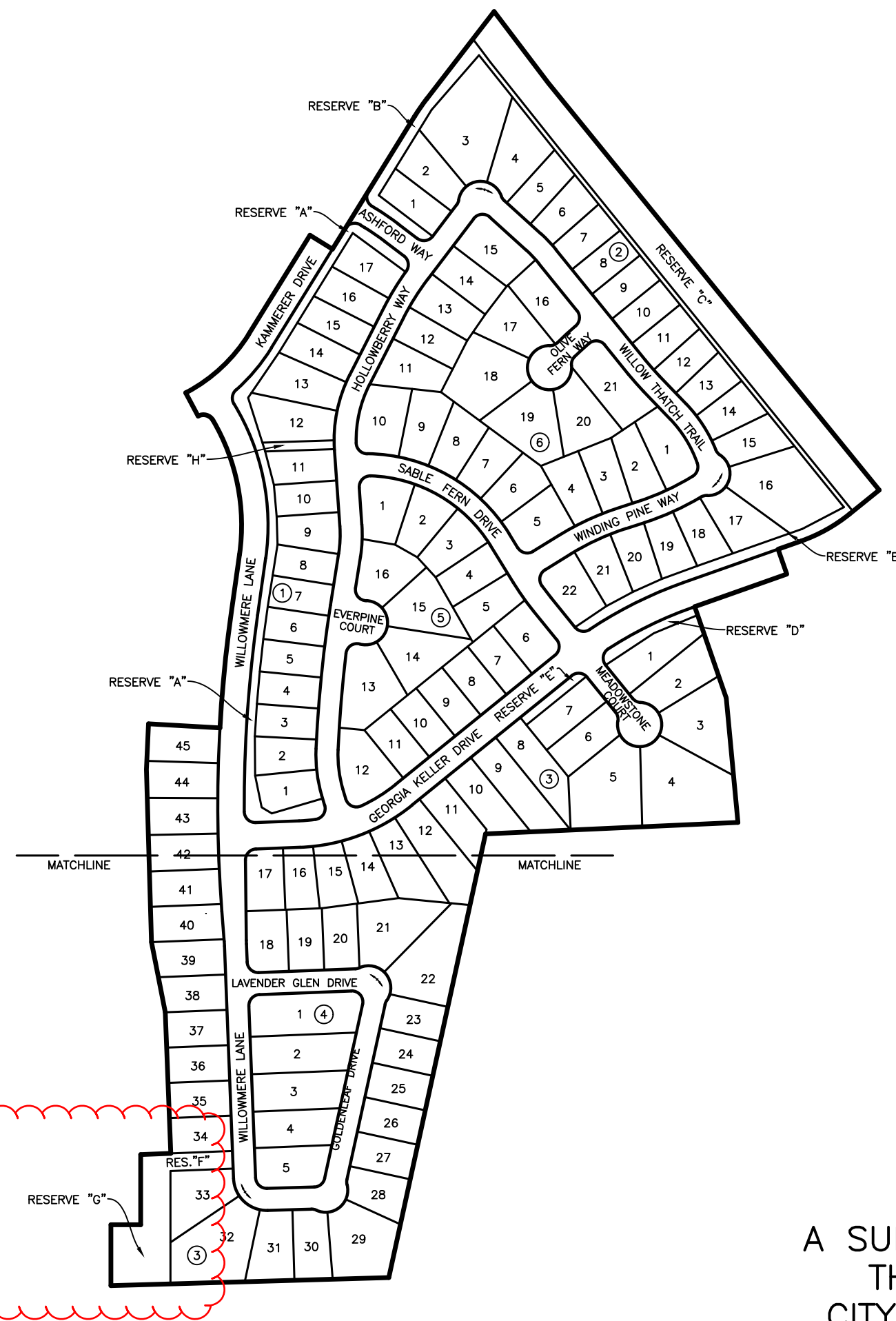
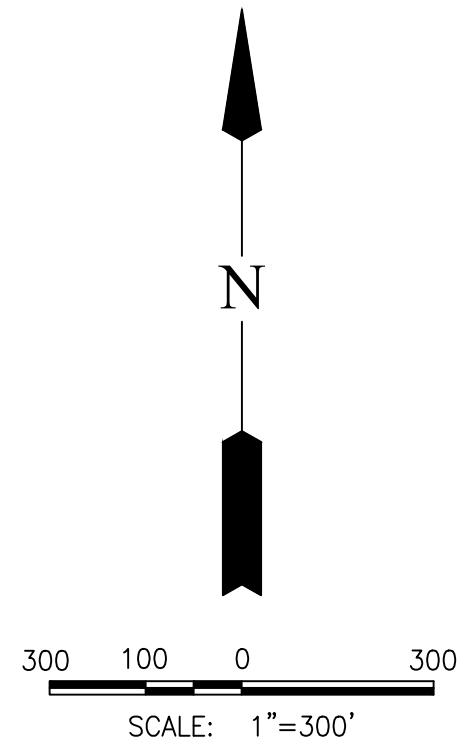
Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer

Mr. Brent Walker – City of Montgomery, City Administrator

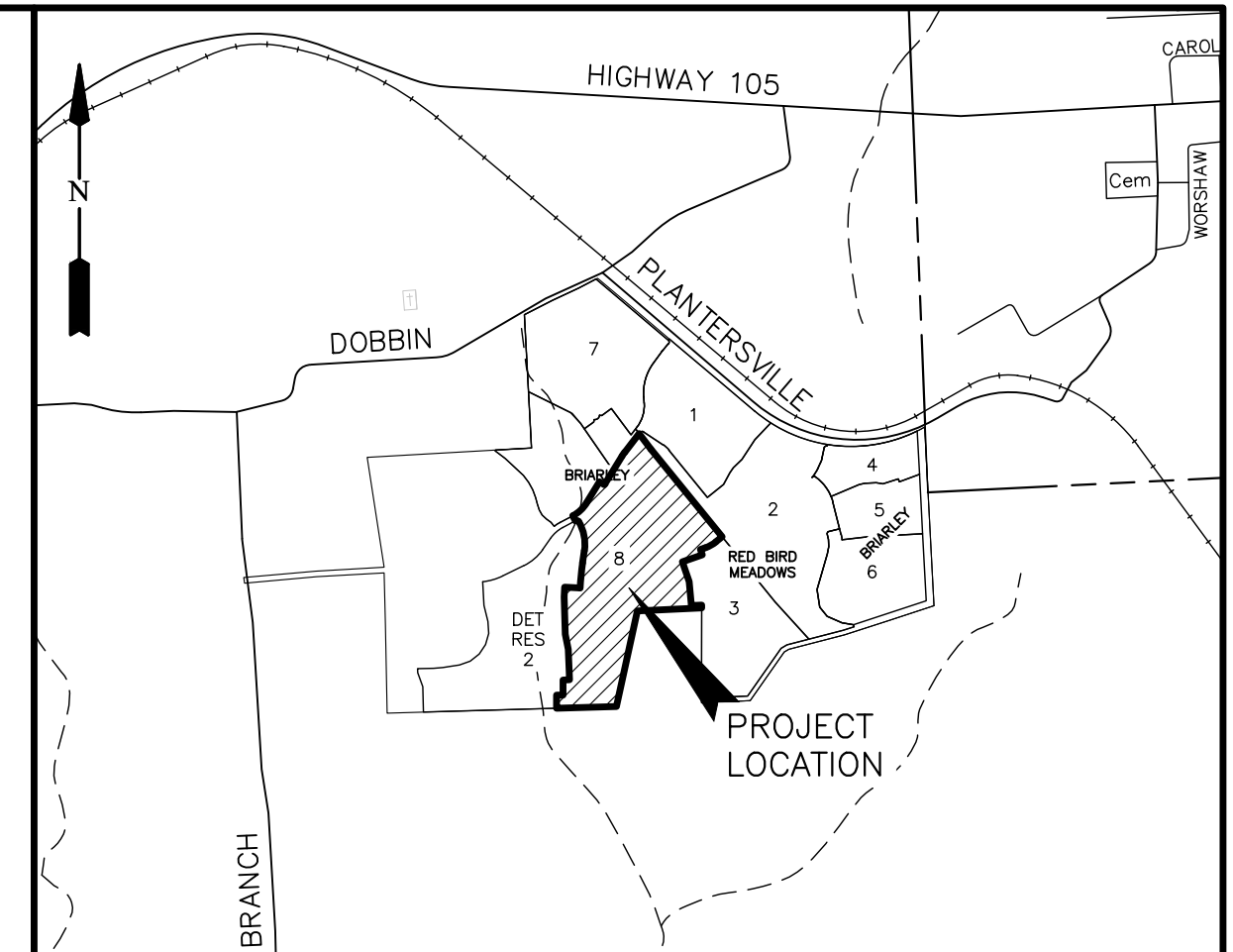
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works

Ms. Ruby Beaven – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Update reserves accordingly.



VICINITY MAP  
SCALE: 1"= 2,000'  
KEY MAP NO. 122Z

PRELIMINARY PLAT OF  
**BRIARLEY**  
SECTION EIGHT  
(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 57.401 ACRES OF LAND SITUATED IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22 CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS, BEING A REPLAT OF LOTS 31 AND 32, BLOCK 1, REDBIRD MEADOWS SECTION 3, A SUBDIVISION RECORDED IN CAB 0AA SHEETS 0978-0980, MAP RECORDS OF MONTGOMERY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(281) 350-6262

DATE: MARCH 31, 2026

126 LOTS  
6 BLOCKS  
7 RESERVES  
5.442 ACRES IN RESERVES

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

DIR: \_\_\_\_\_  
MYLAR CHECK: COORD. \_\_\_\_\_  
Date: 31 Mar 2026 2:45 PM  
Path: \\name - 1: \Projects\PLATTING\2980\PLATS\Briarley\_8.dwg

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

JONATHAN R. TORRES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 7119



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

CITY ENGINEER - CITY OF MONTGOMERY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BRIARLEY SECTION EIGHT SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

IN TESTIMONY WHEREOF, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE DAY OF \_\_\_\_\_, 20\_\_.

JDS OLD PLANTERSVILLE ROAD LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.  
A TEXAS CORPORATION  
ITS MANAGER

BY: \_\_\_\_\_  
L. MICHAEL COX, PRESIDENT

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, MANAGER OF JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
BILL SIMPSON, CHAIRPERSON  
PLANNING AND ZONING COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
SARA COUNTRYMAN, MAYOR

ATTEST: \_\_\_\_\_  
RUBY BEAVEN, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

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

MYLAR CHECK: COORD. \_\_\_\_\_ DIR. \_\_\_\_\_  
Date: Tue 31 Mar 2025 2:45:07 PM  
Path: \\Name : I:\Projdesk\PLANNING\2980\PLATS\Briarley 8.dwg

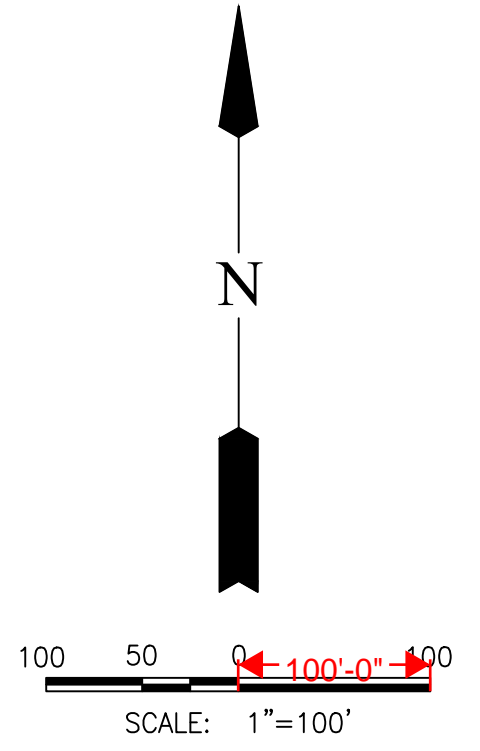
**LEGEND**

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- R.O.W. INDICATES RIGHT OF WAY
- P.W. INDICATES PAVEMENT WIDTH
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- NO. INDICATES NUMBER
- F.N. INDICATES FILE NUMBER
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- ELEV. INDICATES ELEVATION
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- (A) INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "A SURVEY"
- (F) INDICATES FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "A SURVEY"
- (PS) INDICATES PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- INDICATES STREET NAME CHANGE

REDBIRD MEADOWS  
SECTION ONE  
CAB. AA, SHTS. 970-973  
M.C.M.R.

CITY OF MONTGOMERY MONUMENT 1  
X: 3,763,481.91322  
Y: 10,131,535.69490  
ELEV: 239.700' (NAVD 88, GEOID2009)

CITY OF MONTGOMERY MONUMENT 2  
X: 3,757,800.73970  
Y: 10,131,535.69490  
ELEV: 301.87' (NAVD 88, GEOID2009)



CALLED 59.43 ACRES  
(TRACT 2)  
JDS OLD PLANTERSVILLE ROAD, LLC  
DOC. NO. 2024110886  
M.C.O.P.R.

REDBIRD MEADOWS  
SECTION TWO  
CAB. AA, SHTS. 974-977  
M.C.M.R.

REMAINDER OF  
CALLED 388.5 ACRES  
REDBIRD DEVELOPMENT, LLC  
DOC. NO. 2021049974  
M.C.O.P.R.

REDBIRD MEADOWS  
SECTION THREE  
CAB. AA, SHTS. 978-980  
M.C.M.R.

REDBIRD MEADOWS  
SECTION THREE  
PARTIAL REPLAT NO. 1  
CAB. SHTS. M.C.M.R.

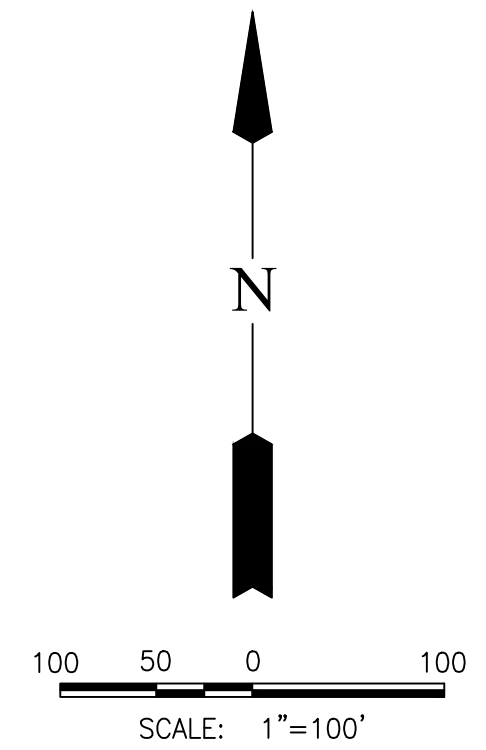
CALLLED 18.000 ACRES  
MICHAEL J. KAMMERER  
AND JUDITH L. KAMMERER  
DOC. NO. 2021114931  
M.C.O.P.R.

BRIARLEY  
SECTION EIGHT  
SHEET 3 OF 5

Date: Tue, 31 Mar 2026 2:15:36 PM  
Path Name: I:\Projects\PLATTING\2980\PLATS\Briarley 8.dwg

MATCHLINE SHEET 3

MATCHLINE SHEET 3

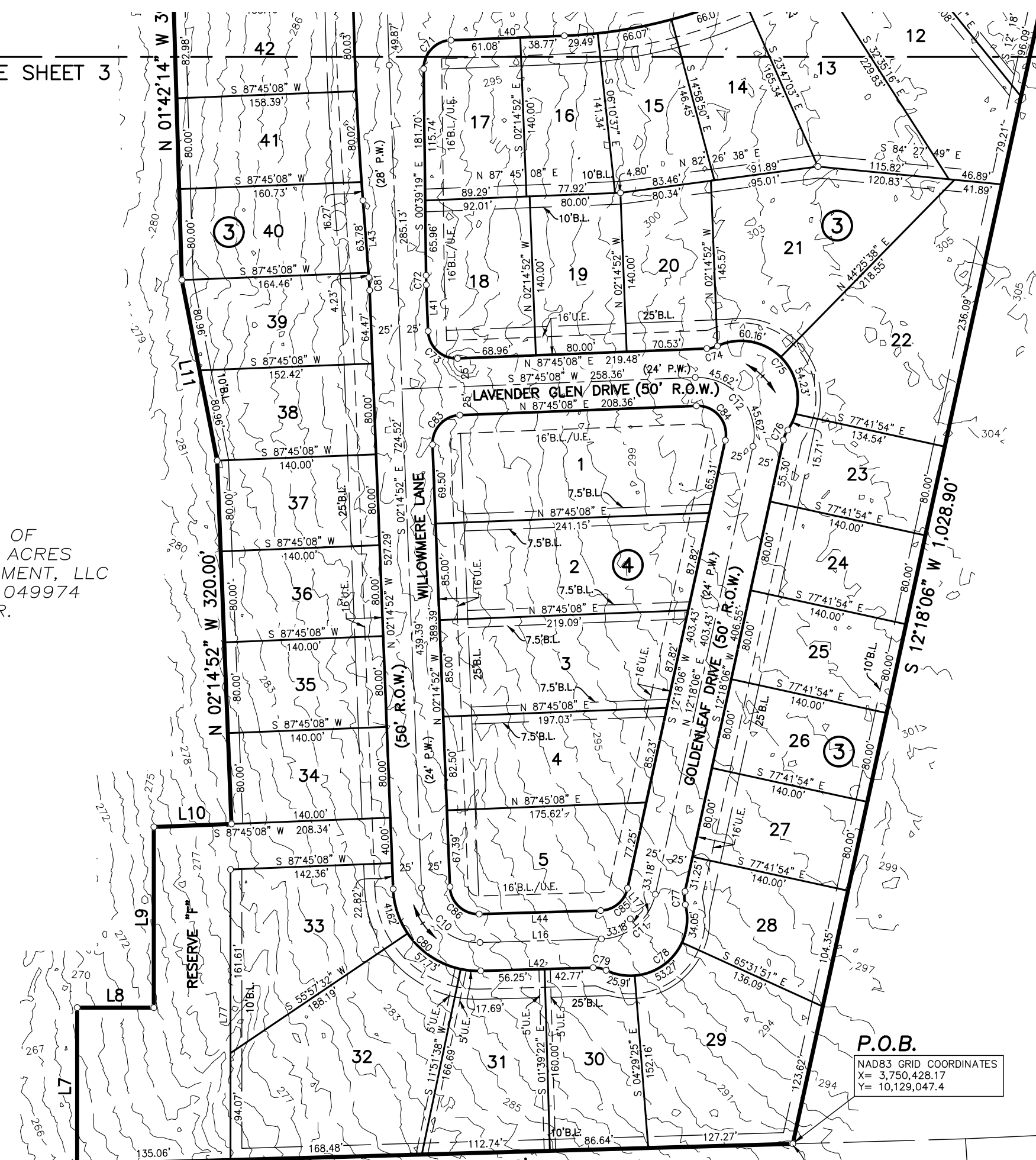


REMAINDER OF  
CALLED 388.5 ACRES  
REDBIRD DEVELOPMENT, LLC  
DOC. NO. 2021049974  
M.C.O.P.R.

CALLED 18.000 ACRES  
MICHAEL J. KAMMERER  
AND JUDITH L. KAMMERER  
DOC. NO. 2021114931  
M.C.O.P.R.

CALLLED 251.96 ACRES  
STEVEN L. HAVENS  
F.N. 9403259  
M.C.O.P.R.R.P.

CALLLED 49.895 ACRES  
CLAYTON E. BROWN  
AND KATRINA M. BROWN  
DOC. NO. 2025070455  
M.C.O.P.R.



P.O.B.  
NAD83 GRID COORDINATES  
X = 3,750,428.17  
Y = 10,129,047.4

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.930	40,496	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
B	1.036	45,125	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
C	2.391	104,166	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
D	0.127	5,517	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.085	3,716	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.800	34,852	RESTRICTED TO LIFT STATION/LANDSCAPE/OPEN SPACE/UTILITIES
G	0.073	3,192	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.442	237,064	

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- R.O.W. INDICATES RIGHT OF WAY
- P.W. INDICATES PAVEMENT WIDTH
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- NO. INDICATES NUMBER
- F.N. INDICATES FILE NUMBER
- DOC. NO. INDICATES DOCUMENT NUMBER
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- ELEV. INDICATES ELEVATION
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- (A) INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- (F) INDICATES FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- (PS) INDICATES PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
- INDICATES STREET NAME CHANGE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
2. PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
3. ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36" WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ.FT.
6. BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.
7. ONE-FOOT RESERVE TO BECOME AUTOMATICALLY DEDICATED FOR STREET PURPOSES WHEN ADJACENT PROPERTY IS RECORDED IN A PLAT.

BRIARLEY  
SECTION EIGHT  
SHEET 4 OF 5

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	10,885	0.250
2	10,907	0.250
3	10,081	0.231
4	10,081	0.231
5	10,081	0.231
6	10,081	0.231
7	9,990	0.229
8	9,940	0.228
9	11,244	0.258
10	10,219	0.235
11	11,052	0.254
12	16,390	0.376
13	15,709	0.361
14	12,078	0.277
15	11,116	0.255
16	11,342	0.260
17	11,794	0.271

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	11,143	0.256
2	13,370	0.307
3	35,036	0.804
4	17,768	0.408
5	11,243	0.258
6	11,165	0.256
7	10,343	0.237
8	10,080	0.231
9	10,080	0.231
10	10,080	0.231
11	10,321	0.237
12	9,654	0.222
13	9,993	0.229
14	10,784	0.248
15	11,986	0.275
16	29,882	0.686
17	14,573	0.335
18	10,779	0.247
19	10,382	0.238
20	10,479	0.241
21	11,298	0.259
22	13,743	0.315

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
1	15,805	0.363
2	16,084	0.369
3	21,867	0.502
4	34,567	0.794
5	28,229	0.648
6	13,085	0.300
7	12,775	0.293
8	15,897	0.365
9	17,656	0.405
10	14,240	0.327
11	13,428	0.308
12	19,727	0.453
13	15,856	0.364
14	12,057	0.277
15	11,017	0.253
16	10,246	0.235
17	12,103	0.278
18	12,952	0.297
19	11,200	0.257
20	11,492	0.264
21	21,660	0.497
22	25,041	0.575
23	11,132	0.256

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
24	11,200	0.257
25	11,200	0.257
26	11,200	0.257
27	11,200	0.257
28	12,267	0.282
29	22,761	0.523
30	13,057	0.300
31	14,973	0.344
32	27,890	0.640
33	16,830	0.386
34	11,200	0.257
35	11,200	0.257
36	11,200	0.257
37	11,200	0.257
38	11,697	0.269
39	12,688	0.291
40	13,006	0.299
41	12,751	0.293
42	12,883	0.296
43	13,006	0.299
44	13,236	0.304
45	13,280	0.305

BLOCK 4		
LOT NO.	SQ.FT.	ACREAGE
1	23,576	0.541
2	19,560	0.449
3	17,685	0.406
4	15,372	0.353
5	14,992	0.344

BLOCK 5		
LOT NO.	SQ.FT.	ACREAGE
1	14,733	0.338
2	12,324	0.283
3	11,915	0.274
4	11,621	0.267
5	12,185	0.280
6	12,690	0.291
7	10,500	0.241
8	10,500	0.241
9	10,500	0.241
10	10,500	0.241
11	10,640	0.244
12	17,105	0.393
13	20,657	0.474
14	17,542	0.403
15	17,045	0.391
16	15,669	0.360

BLOCK 6		
LOT NO.	SQ.FT.	ACREAGE
1	14,390	0.330
2	11,977	0.275
3	11,616	0.267
4	12,295	0.282
5	13,881	0.319
6	12,214	0.280
7	11,639	0.267
8	12,317	0.283
9	13,746	0.316
10	16,112	0.370
11	13,297	0.305
12	11,605	0.266
13	12,434	0.285
14	12,160	0.279
15	15,373	0.353
16	14,586	0.335
17	14,554	0.334
18	23,921	0.549
19	20,683	0.475
20	16,734	0.384
21	18,256	0.419

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°06'55" W	60.00'
L2	N 61°53'05" E	3.13'
L3	S 58°14'52" E	60.00'
L4	S 51°03'14" W	86.40'
L5	S 70°33'37" W	55.77'
L6	S 19°26'23" E	60.00'
L7	N 00°00'00" E	138.05'
L8	N 90°00'00" E	67.50'
L9	N 00°00'00" E	158.92'
L10	N 87°45'08" E	68.34'
L11	N 11°04'11" W	161.92'
L12	N 02°41'21" E	103.39'
L13	S 86°47'40" E	162.12'
L14	N 08°03'29" E	130.23'
L15	N 61°53'05" E	3.13'
L16	N 88°20'38" E	107.02'
L17	N 39°40'38" W	8.00'
L18	N 16°25'51" W	81.45'
L19	S 43°47'09" E	87.89'
L20	S 72°02'53" W	45.76'
L21	S 81°35'34" E	59.35'
L22	N 85°58'40" E	17.59'
L23	S 31°41'24" E	98.50'
L24	S 58°14'53" E	36.26'
L25	S 52°44'11" E	104.49'
L26	S 50°59'39" W	38.14'
L27	N 87°45'08" E	98.20'
L28	N 16°25'51" W	22.81'
L29	N 52°44'11" W	54.69'
L30	N 58°14'53" W	11.26'
L31	S 58°14'53" E	11.26'
L32	S 52°44'11" E	54.49'
L33	N 37°15'49" E	89.52'
L34	S 43°47'09" E	87.89'
L35	S 72°02'53" W	45.76'
L36	S 58°18'36" W	67.45'
L37	S 39°00'21" W	87.07'
L38	S 39°00'21" E	97.19'
L39	N 39°00'21" W	101.91'
L40	S 87°45'08" W	99.85'
L41	S 02°14'52" E	40.73'
L42	S 88°20'38" W	99.01'
L43	N 04°24'27" W	68.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L44	S 88°20'38" W	107.02'
L45	S 31°41'24" E	98.50'
L46	S 39°00'21" E	82.89'
L47	N 16°25'51" W	22.81'
L48	N 08°57'36" E	71.16'
L49	N 04°01'20" W	83.70'
L50	S 39°00'21" E	84.86'
L51	S 43°47'09" E	87.89'
L52	S 72°02'53" W	45.76'
L53	S 58°18'36" W	68.79'
L54	N 31°41'24" W	36.88'
L55	S 14°30'01" E	78.20'
L56	S 05°00'34" E	72.01'
L57	S 01°50'34" E	63.35'
L58	S 08°57'36" W	71.00'
L59	S 08°52'21" W	71.97'
L60	S 07°46'52" W	73.78'
L61	S 06°23'42" W	73.78'
L62	S 05°00'33" W	73.78'
L63	S 03°37'23" W	73.78'
L64	S 00°32'27" E	89.20'
L65	S 11°31'25" E	73.11'
L66	S 58°55'26" E	27.02'
L67	S 36°53'21" E	66.53'
L68	N 56°01'09" E	85.90'
L69	N 61°51'18" E	68.24'
L70	N 65°57'33" E	72.12'
L71	N 69°56'12" E	85.16'
L72	N 70°33'37" E	86.52'
L73	N 39°00'21" W	1,045.68'
L74	N 38°34'57" W	270.77'
L75	S 67°32'57" W	107.56'
L76	S 50°59'39" W	174.82'
L77	S 00°00'00" E	255.68'
L78	S 88°06'20" W	162.56'
L79	S 88°06'20" W	156.89'
L80	N 80°16'07" W	75.95'
L81	N 60°21'48" W	57.75'
L82	N 42°32'09" W	61.32'
L83	S 84°27'20" E	57.30'
L84	S 34°33'22" W	71.82'
L85	S 47°35'41" W	89.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	370.00'	30°07'58"	194.59'	N 46°49'07" E	192.35'
C2	470.00'	5°55'43"	48.63'	N 34°42'59" E	48.61'
C3	370.00'	19°30'23"	125.97'	S 60°48'25" W	125.36'
C4	3,130.00'	4°51'09"	265.08'	N 05°37'55" E	265.00'
C5	470.00'	38°32'08"	316.11'	N 11°12'35" W	310.18'
C6	25.00'	87°38'16"	38.24'	N 74°17'47" W	34.62'
C7	400.00'	30°07'58"	210.37'	N 46°49'07" E	207.95'
C8	500.00'	44°55'17"	392.01'	S 14°24'10" E	382.05'
C9	3,100.00'	10°18'21"	557.59'	S 02°54'19" W	556.84'
C10	50.00'	89°24'30"	78.02'	S 46°57'07" E	70.34'
C11	50.00'	76°02'32"	66.36'	N 50°19'22" E	61.60'
C12	50.00'	104°32'58"	91.24'	N 39°58'23" W	79.10'
C13	400.00'	36°45'29"	256.62'	N 69°22'24" E	252.24'
C14	925.00'	19°33'58"	315.88'	N 60°46'38" E	314.35'
C15	300.00'	18°56'38"	99.19'	N 06°57'32" W	98.74'
C16	2,885.00'	6°26'49"	324.62'	N 05°44'11" E	324.45'
C17	300.00'	12°58'55"	67.97'	N 02°28'08" E	67.83'
C18	300.00'	31°00'44"	162.38'	N 11°29'02" E	160.40'
C19	600.00'	10°16'25"	107.58'	N 32°07'37" E	107.44'
C20	50.00'	94°56'13"	82.85'	N 84°43'56" E	73.69'
C21	300.00'	8°47'36"	46.04'	S 43°24'09" E	46.00'
C22	600.00'	4°46'48"	50.06'	S 41°23'45" E	50.04'
C23	300.00'	24°30'17"	128.31'	S 31°32'00" E	127.33'
C24	50.00'	77°40'16"	67.78'	S 19°33'16" W	62.71'
C25	600.00'	13°39'29"	143.03'	S 65°13'09" W	142.69'
C26	600.00'	13°44'17"	143.87'	S 65°10'45" W	143.52'
C27	358.00'	62°19'56"	389.47'	S 62°51'22" E	370.54'
C28	600.00'	7°18'57"	76.61'	S 35°20'53" E	76.56'
C29	600.00'	5°30'42"	57.72'	S 55°29'32" E	57.70'
C30	600.00'	11°12'18"	117.34'	S 45°23'30" W	117.15'
C31	430.00'	16°36'39"	124.66'	S 40°03'27" W	124.23'
C32	25.00'	79°40'31"	34.76'	S 08°31'31" W	32.03'
C33	530.00'	39°22'14"	364.19'	S 11°37'38" E	357.06'
C34	3,070.00'	8°19'56"	446.45'	S 03°53'31" W	446.05'
C35	25.00'	91°58'25"	40.13'	S 46°15'39" E	35.96'
C36	370.00'	5°51'00"	37.78'	N 84°49'38" E	37.76'
C37	25.00'	98°19'59"	42.91'	N 32°44'08" E	37.83'
C38	325.00'	18°56'38"	107.46'	N 06°57'32" W	106.97'
C39	2,910.00'	6°26'49"	327.43'	N 05°44'11" E	327.26'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C40	275.00'	12°58'55"	62.31'	N 02°28'08" E	62.18'
C41	325.00'	31°00'44"	175.91'	N 11°29'02" E	173.77'
C42	625.00'	8°50'57"	96.53'	N 31°24'53" E	96.43'
C43	25.00'	88°34'33"	38.65'	N 08°26'54" W	34.91'
C44	575.00'	5°30'42"	55.31'	N 55°29'32" W	55.29'
C45	25.00'	89°59'59"	39.27'	S 76°45'07" W	35.36'
C46	25.00'	90°00'01"	39.27'	S 13°14'53" E	35.36'
C47	625.00'	5°30'42"	60.12'	S 55°29'32" E	60.10'
C48	25.00'	90°00'00"	39.27'	N 82°15'49" E	35.36'
C49	25.00'	28°02'02"	12.23'	N 23°14'48" E	12.11'
C50	50.00'	151°00'17"	131.78'	N 84°43'56" E	96.82'
C51	25.00'	28°02'02"	12.23'	S 33°46'56" E	12.11'
C52	325.00'	8°47'36"	49.88'	S 43°24'09" E	49.83'
C53	575.00'	4°46'48"	47.97'	S 41°23'45" E	47.96'
C54					

March 06, 2026

Mr. Brent Walker  
City of Montgomery, Texas  
101 Old Plantersville Road  
Montgomery, Texas 77316

Re: Briarley Development  
City of Montgomery, Texas

Dear Mr. Walker,

Pursuant to Chapter 78, Article VII, Section 78-171(a) of the City of Montgomery Code of Ordinances, we respectfully request consideration of a variance from the tree assessment submission requirement set forth in Chapter 78, Article VII, Section 78-167, which requires the submission of a detailed tree assessment with all preliminary plats.

Strict enforcement of Section 78-167 would impose an unnecessary and disproportionate hardship on the development. Based on professional estimates, conducting the required tree assessment in the manner prescribed would impose an unforeseen cost of approximately \$40,000. This cost would not materially advance the preservation objectives of Article VII due to the ongoing design approach already being implemented to protect existing tree clusters across the property.

Instead of performing the required tree inventory and assessment, Briarley has incorporated design modifications intended to preserve significant clusters of existing trees located outside of public rights-of-way, drainage easements, and utility easements, consistent with the preservation intent expressed within Article VII. These design modifications represent an estimated additional cost of approximately \$27,000 and are anticipated to preserve nearly 65 percent of the existing tree canopy on the property, thereby substantially reducing the need for clear-cutting.

The requested variance therefore satisfies the criteria established in Section 78-171 because:

1. Literal enforcement would create unnecessary hardship. The required tree assessment would impose an estimated \$40,000 cost that provides limited additional preservation benefit given the preservation measures already incorporated into the development design.
2. The variance is not contrary to the public interest, as the development will continue to implement meaningful tree preservation strategies and will maintain significant tree canopy through both preservation and replanting measures.
3. The request remains in harmony with the spirit and purpose of Article VII. Article VII recognizes that trees are an important public resource contributing to the character, environmental quality, and value of property within the City, and seeks to maintain tree

canopy across the community. The development's design approach focuses on preserving existing tree clusters wherever feasible while supplementing canopy coverage through additional plantings.

4. The variance will not weaken the general purpose of the ordinance. The development will plant a minimum of two trees per residential lot and provide comprehensive landscape improvements within each section. Landscape investments are projected to average approximately \$325,000 per section, ensuring that overall tree canopy and landscaping objectives are maintained.
5. The requested relief is limited in scope. This request seeks relief only from the requirement to provide the formal tree assessment at the preliminary plat stage. All other applicable landscaping, tree preservation, and tree replacement requirements of the City's ordinances will continue to be met.

Approval of this variance will allow the Briarley development to continue implementing practical tree preservation strategies while maintaining compliance with the broader intent of the City's tree preservation regulations.

We appreciate your consideration of this request and remain committed to working cooperatively with the City to preserve existing trees and maintain meaningful tree canopy within the development.

Should you have any questions or require additional information, please feel free to contact me at 713-953-5134.

Sincerely,



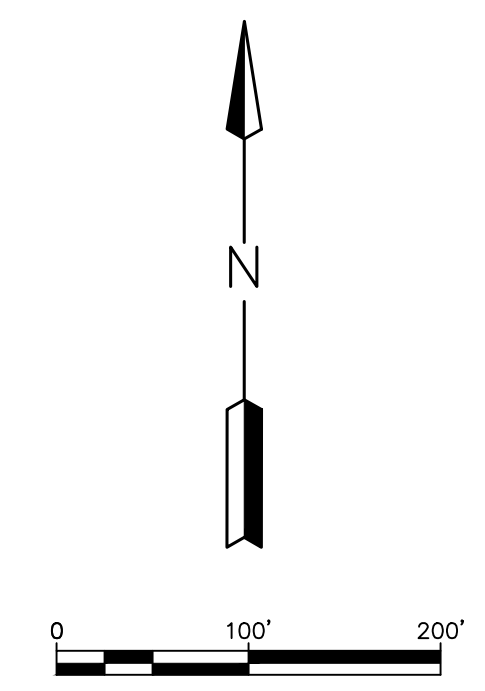
Micah Kreikemeier, PE  
Senior Project Manager

MK/ks

Enclosure

Copy: Mr. Chris Roznovsky, PE, WGA, City Engineer  
Mr. Zach Timms, EIT, WGA

Date: Time : Wed, 11 Mar 2026 - 12:09pm  
 Path Name : I:\Projects\2946\0100\0108\_SHEET\_FILES\10 - LANDSCAPE PLAN OVERALL.dwg



### LEGEND

INDICATES TREE POSITION

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT 1 DESIGNATION ELEV. 239.00  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 376,481.91322 Y = 10,135,441.47530  
 MONUMENT 2 DESIGNATION ELEV. 301.880  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,757,800.73970 Y = 10,131,535.69490  
 100YR. W.S.E. = 285.85' OUTFALL #1000  
 100YR. W.S.E. = 276.79' AT OUTFALL #1001  
 100YR. W.S.E. = 274.70' AT OUTFALL #1002  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PAVING CONTRACTOR SHALL TAKE EXTREME CAUTION IN SUBGRADE MANIPULATION IN THIS AREA. STORM SEWER PIPE IS IN OR WITHIN 6" OF SUBGRADE.
  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB.
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
  - 10a) SIDEWALKS TO BE LOCATED A MINIMUM OF 5' FROM THE BACK OF CURB WHERE LIGHT POLES ARE PRESENT.
  - 10b) CONSTRUCT SIDEWALKS AND CURB RAMPS IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICAN WITH DISABILITIES ACT (ADA).
  - 10c) DO NOT PLACE SIDEWALK OVER PARALLEL UTILITY LINES.
  - 10d) AT DRIVEWAYS, ALIGN A MINIMUM 5 FOOT WIDE SIDEWALK SECTION MEETING TAS AND ADA AS THE SIDEWALK CROSSES THE DRIVEWAY.
  - 11) AS-BUILT ELECTRICAL PLANS TO BE SUBMITTED WITH THE AS-BUILT DRAWINGS FOR THE SUBDIVISION.
  - 12) CONTRACTOR SHALL CLEAR, GRUB, ROOT RAKE, BACK DRAG, CHIP AND DISPOSE OFFSITE OF ALL CLEARED AND GRUBBED MATERIAL.
  - 13) SIDEWALK RAMPS AND SIDEWALKS WITHIN COMMON AREAS TO BE CONSTRUCTED WITH WS&D. SIDEWALKS IN FRONT OF HOMES TO BE CONSTRUCTED BY HOMEBUILDERS. ALL SIDEWALKS TO BE INSTALLED BY END OF 1 YEAR WARRANTY PERIOD.
  - 14) CONTRACTOR TO STAMP THE FACE OF THE CURB WITH AN "S" AT THE LOCATION OF EACH SANITARY SEWER LEAD AND "W" AT THE LOCATION OF EACH WATER LEAD.
  - 15) SANITARY SEWER CONNECTION NOTE: THE PROPOSED CONNECTION OF THE SANITARY SEWER LINE TO THE SANITARY SEWER MANHOLE SHALL BE BY MEANS OF CORE AND BOOT AT SPECIFIED FLOWLINE. THE OPENING IN THE SIDE OF THE MANHOLE SHALL NOT BE MORE THAN 3-INCHES NOR LESS THAN 1-INCH IN DIAMETER THAN THE OUTSIDE DIAMETER FOR THE PROPOSED PIPE. THE PROPOSED PIPE SHALL NOT PROTRUDE MORE THAN 3-INCHES PAST THE INSIDE FACE OF THE MANHOLE WALL. FILL THE ENTIRE VOID AROUND THE PROPOSED PIPE WITH NON-SHRINK WATERPROOF GROUT. SLOPE AT INVERT OF MANHOLE SHALL BE CONSTRUCTED UNDER POINT OF SANITARY SEWER CONNECTION. BACKFILL THE EXCAVATION AROUND THE EXISTING MANHOLE WITH CEMENT-SAND. CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE SHALL BE COMPLETED BY THE CITY OF MONTGOMERY AT THE OWNER'S EXPENSE.

DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

DATE \_\_\_\_\_

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

BRIARLEY  
 SECTION 8

LANDSCAPE PLAN NORTH OVERALL

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2946-0108

DRAWN: J.G. DESIGN: D.D. DATE: MARCH 2026

SCALE: 1" = 100'

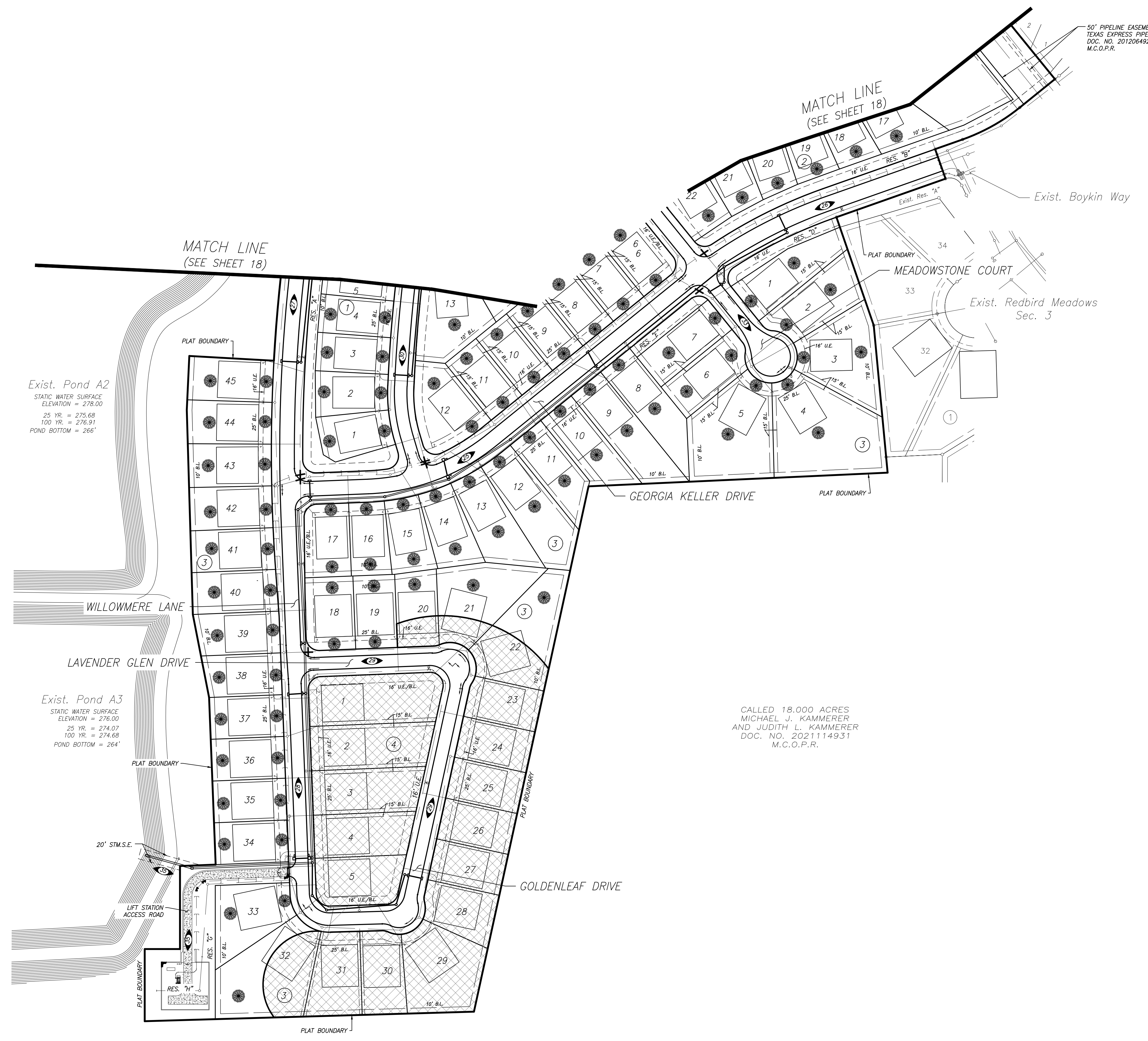
THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARCUS BOWLES, P.E.  
 TEXAS P.E. #155657

ISSUED ON:  
 MAR 11 2026

BRIARLEY SECTION 8 - 2946-0108

Date: Time : Wed, 11 Mar 2026 - 12:09pm  
 Path Name : I:\Projects\2946\0100\0108\0108 - LANDSCAPE PLAN OVERALL.dwg

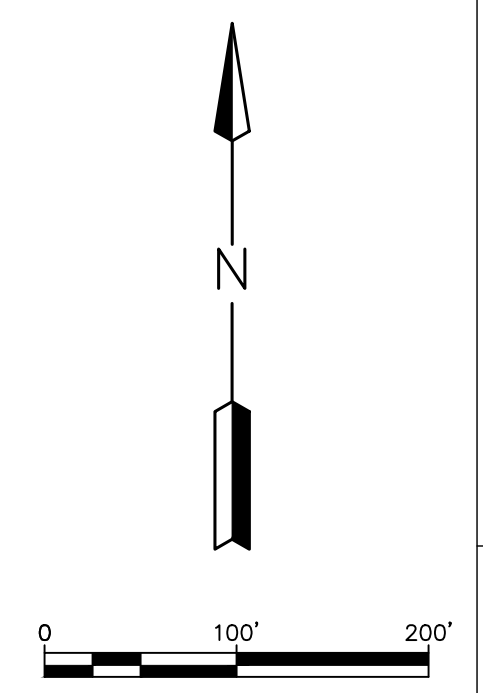


Exist. Pond A2  
 STATIC WATER SURFACE  
 ELEVATION = 278.00  
 25 YR. = 275.68  
 100 YR. = 276.91  
 POND BOTTOM = 266'

Exist. Pond A3  
 STATIC WATER SURFACE  
 ELEVATION = 276.00  
 25 YR. = 274.07  
 100 YR. = 274.68  
 POND BOTTOM = 264'

CALLED 18.000 ACRES  
 MICHAEL J. KAMMERER  
 AND JUDITH L. KAMMERER  
 DOC. NO. 2021114931  
 M.C.O.P.R.

50' PIPELINE EASEMENT  
 TEXAS EXPRESS PIPELINE US  
 DOC. NO. 2012064928  
 M.C.O.P.R.



**LEGEND**

- INDICATES TREE POSITION
- INDICATES EXISTING TREES

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT 1 DESIGNATION ELEV. 239.00  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 376,481.91322 Y = 10,135,441.47530  
 MONUMENT 2 DESIGNATION ELEV. 301.880  
 BRASS DISC SET IN CONCRETE LOCATED BY  
 COORDINATES X = 3,757,800.73970 Y = 10,131,535.69490  
 100YR. W.S.E. = 285.85' OUTFALL #1000  
 100YR. W.S.E. = 276.79' AT OUTFALL #1001  
 100YR. W.S.E. = 274.70' AT OUTFALL #1002  
 FIRM PANEL NO.48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

- NOTES:**
- 1) ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
  - 2) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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  - 4) CONTRACTOR TO PROVIDE SURVEYED "AS BUILT" DATA ON THE FLOWLINE AND CROSS SECTIONAL AREA OF ALL OVERFLOW SWALES MINIMUM EVERY 50'.
  - 5) CEMENT STABILIZED SAND FOR BACKFILL CROSSING ALL PAVEMENT SHALL BE INCIDENTAL.
  - 6) ALL STORM SEWER TO BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 215.
  - 7) ALL MANHOLE RIM ELEVATIONS WILL NEED TO BE FLUSH WITH PAVEMENT/SIDEWALK OR 3"-6" ABOVE NATURAL GROUND.
  - 8) IF ELECTRICAL UTILITY PROVIDER STANDARDS CONFLICT WITH THE APPROVED LAYOUT BY THE CITY AND/OR CITY STANDARDS A VARIANCE REQUEST MUST BE REQUESTED FROM CITY COUNCIL.
  - 9) ALL LIGHT POLES MUST BE A MINIMUM OF 3' OFF BACK OF CURB.
  - 10) SIDEWALKS TO BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
  - 10a) SIDEWALKS TO BE LOCATED A MINIMUM OF 5' FROM THE BACK OF CURB WHERE LIGHT POLES ARE PRESENT.
  - 10b) CONSTRUCT SIDEWALKS AND CURB RAMPS IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICAN WITH DISABILITIES ACT (ADA).
  - 10c) DO NOT PLACE SIDEWALK OVER PARALLEL UTILITY LINES.
  - 10d) AT DRIVEWAYS, ALIGN A MINIMUM 5 FOOT WIDE SIDEWALK SECTION MEETING TAS AND ADA AS THE SIDEWALK CROSSES THE DRIVEWAY.
  - 11) AS-BUILT ELECTRICAL PLANS TO BE SUBMITTED WITH THE AS-BUILT DRAWINGS FOR THE SUBDIVISION.
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DATE	REVISION	BY

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

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

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY  
 DISTRICT NO. 215

BRIARLEY  
 SECTION 8

LANDSCAPE PLAN SOUTH OVERALL

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026  
 Suite 600 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2946-0108

DRAWN: J.G. DESIGN: D.D. DATE: MARCH 2026

SCALE: 1" = 100'

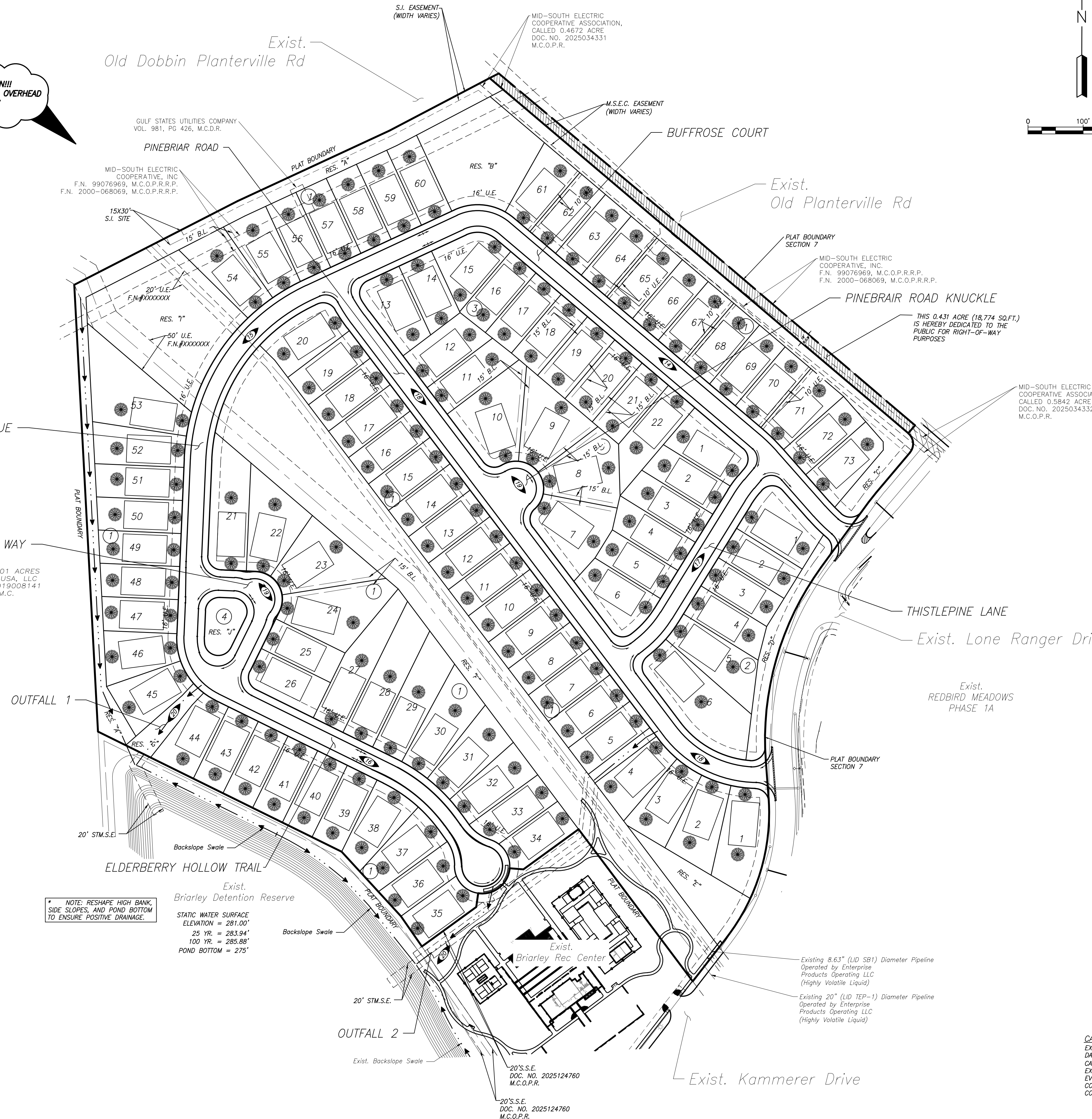
THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

MARCUS BOWLES, P.E.  
 TEXAS P.E. #155657

ISSUED ON:  
 MAR 11 2026

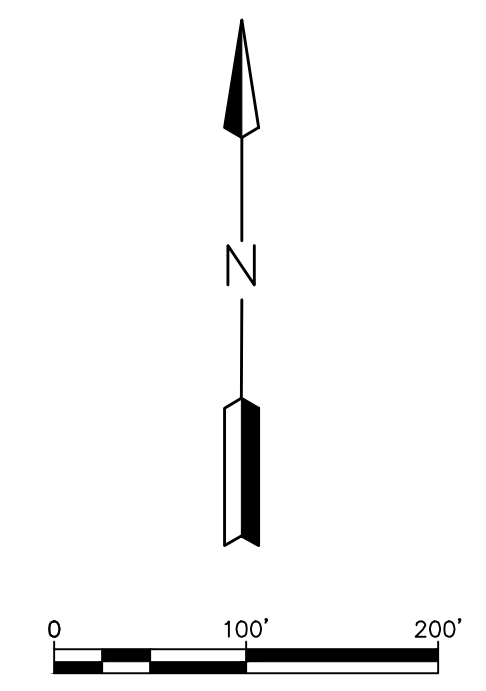
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**!!!CAUTION!!!  
 EXISTING OVERHEAD  
 ELECTRIC**



\* NOTE: RESHAPE HIGH BANK, SIDE SLOPES, AND POND BOTTOM TO ENSURE POSITIVE DRAINAGE.  
 STATIC WATER SURFACE ELEVATION = 281.00'  
 25 YR. = 283.94'  
 100 YR. = 285.89'  
 POND BOTTOM = 275'

20'S.S.E. DOC. NO. 2025124760 M.C.O.P.R.  
 20'S.S.E. DOC. NO. 2025124760 M.C.O.P.R.



**LEGEND**

● INDICATES TREE POSITION

**BENCHMARK:**  
 ALL ELEVATIONS SET TO NGS. NAVD 88.  
 MONUMENT DESIGNATION ELEV. 190.963  
 BRASS DISC SET IN CONCRETE LOCATED BY COORDINATES X = 3,502,367.4350 Y = 255,445.6670  
 100YR. W.S.E. = 285.85' AT FOUTFALL #1000  
 100YR. W.S.E. = 285.85' AT FOUTFALL #1001  
 FIRM PANEL NO. 48339C0200G & 48339C0350G  
 EFFECTIVE DATE: AUGUST 18, 2014  
 THIS AREA LIES IN ZONE "X".

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DATE	REVISION	BY

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

CITY OF MONTGOMERY  
 MUNICIPAL UTILITY DISTRICT NO. 215

BRIARLEY SECTION 7

LANDSCAPE PLAN OVERALL

**LJA Engineering, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

LJA PROJECT NO.: 2946-0107

DRAWN: J.G. DESIGN: D.D. DATE: FEBRUARY 2026

SCALE: 1" = 100'

SHEET NO. 11 OF 30



02/19/2026

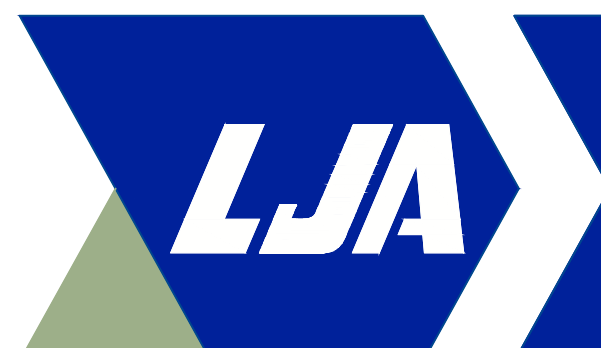
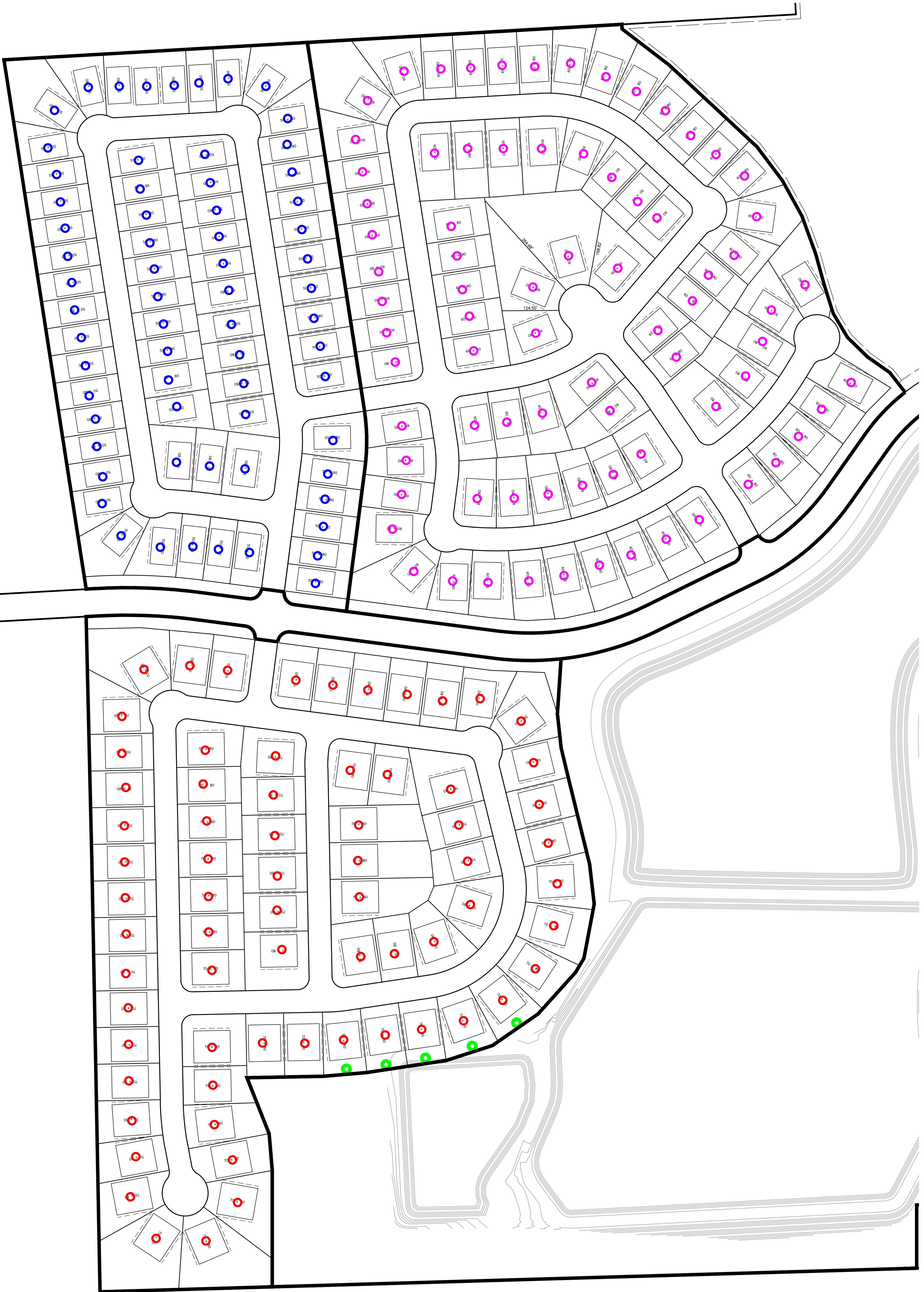
LANDSCAPING FOR RESERVES WILL BE PROVIDED IN A SEPARATE PLAN SET

WARNING! HIGH PRESSURE PIPELINE EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION FROM ENTERPRISE PRODUCTS OPERATING LLC.

**CAUTION:**  
 EXIST. OVERHEAD LINES, MAIN LINES, CONDUIT LINES, AND/OR UNDERGROUND CABLES SHOWN ARE APPROXIMATE AND ARE DANGEROUS. EXTREME CAUTION SHOULD BE EXERCISED WHEN WORKING IN THESE VICINITIES. CONTACT WITH THEM COULD CAUSE SERIOUS INJURY AND/OR DEATH TO PERSON OR PERSON'S CONTACTING THEM. CONTRACTOR SHALL CONTACT ALL EXISTING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THOSE AREAS. IN THE EVENT OF CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES, THE CONTRACTOR SHALL SUSPEND CONSTRUCTION IN THE VICINITY OF THE CONFLICT, AND SHALL NOTIFY THE OWNER IMMEDIATELY. CONSTRUCTION IN THE VICINITY OF THE CONFLICT SHALL COMMENCE ONLY UPON AUTHORIZATION BY THE OWNER.

BRIARLEY SECTION 7 2946-0107





# BRIARLEY LOTTING STUDY

LOCATION: Montgomery County, Texas

CLIENT: JDS Old Plantersville Road, LLC

DATE: March 10, 2026

OPTION A



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