



Rezoning Application

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

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

Contact Information

Property Owner(s): Texas Notes, LLC c/o Paul Lamnatos

Address: 603 West 11th Street

Zip Code: 77008 Phone: 281-221-7383

Email Address: paul@blinklending.com

Applicants: The Woodlands Methodist Church c/o Mike Christopher

Address: 2200 Lake Woodlands Dr, The Woodlands, Tx 77380

Zip Code: 77380 Phone: 713-560-3969

Email Address: mchristopher@elevationlandsolutions.com

Parcel Information

Property Identification Number (MCAD R#): R480134

Legal Description: A portion of Estates of Lake Creek Village, Reserve A

Street Address or Location: NW Corner of CB Stewart & Clepper Street

Acreage: +/- 3 Acres Present Zoning: Commercial Present Land Use: Un-developed

Proposed Zoning: 1st Choice - Annex into PD and Zone MU
2nd Choice - Institutional Proposed Land Use: Church

Is the proposed use in compliance with the Future Land Use Plan? YES NO

Additional Information

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

Signature: Paul Lamnatos Date: 10/31/2023
DocuSigned by: 30E364ED34F4420...

Signature: _____ Date: _____

Signature: _____ Date: _____

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

Date Received

Office Use

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

Metes and Bounds.

All applicable fees and payments.

Copies of all deeds or a title opinion from a licensed attorney establishing current ownership of the property for which the zoning change is sought.

A site plan. If there are existing structures, parking, curb cuts and drainage they must be shown.

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

Payment of all Indebtedness Attributable to the subject property.

Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any amendment to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **1st Tuesday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

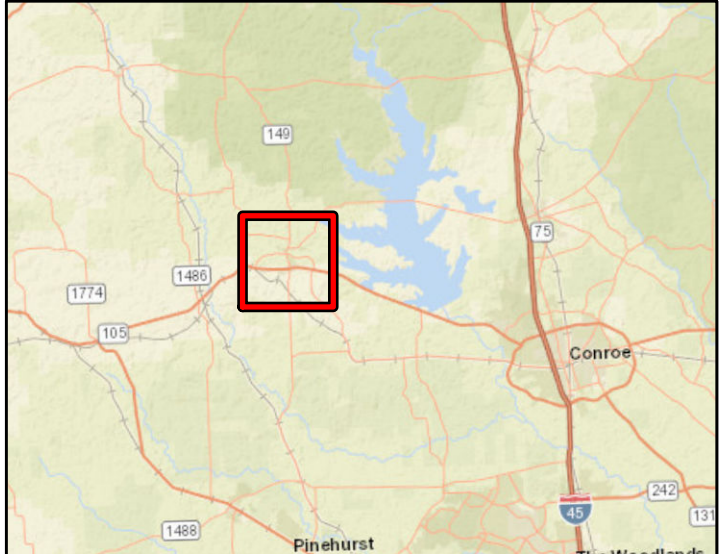
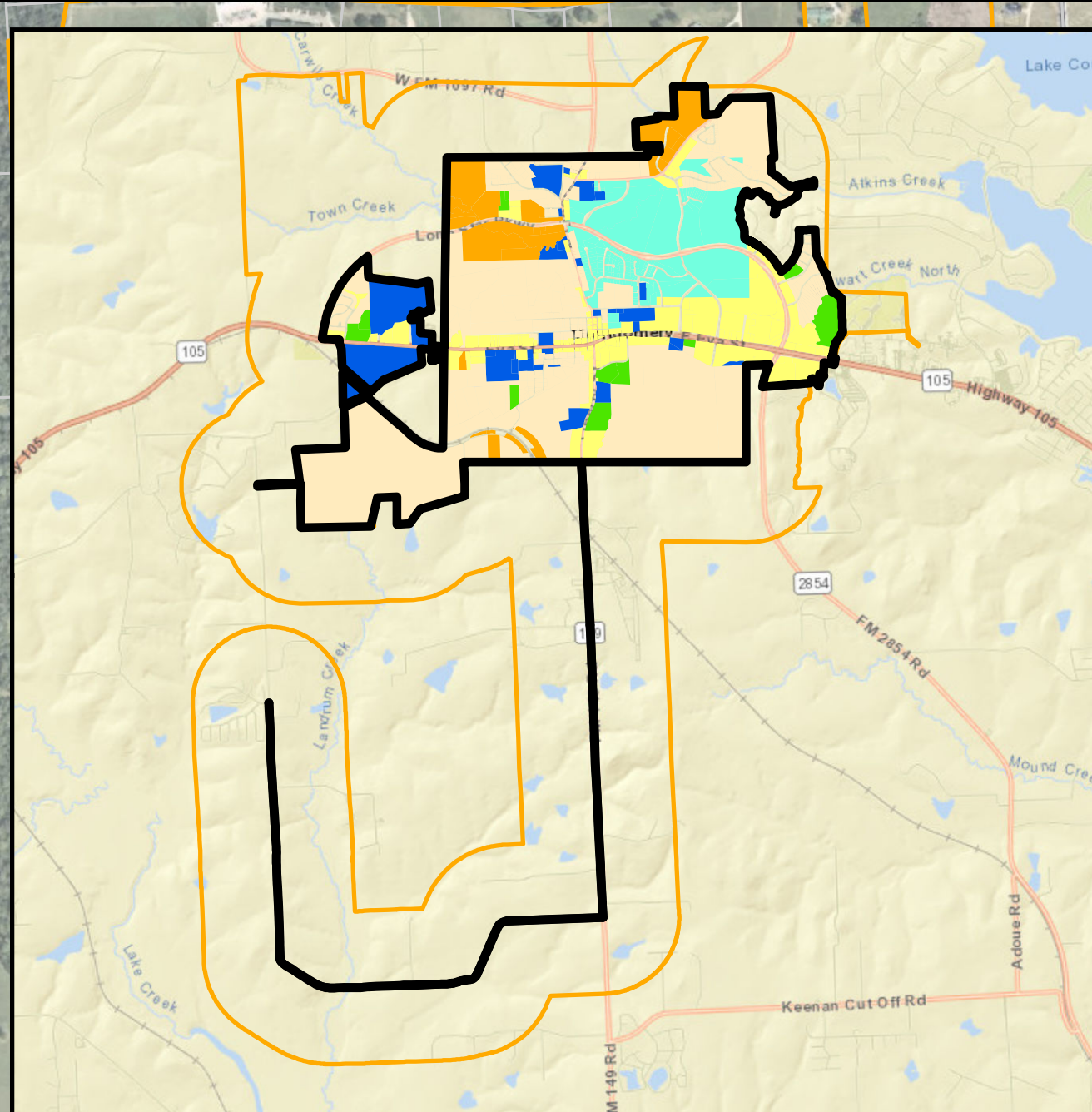
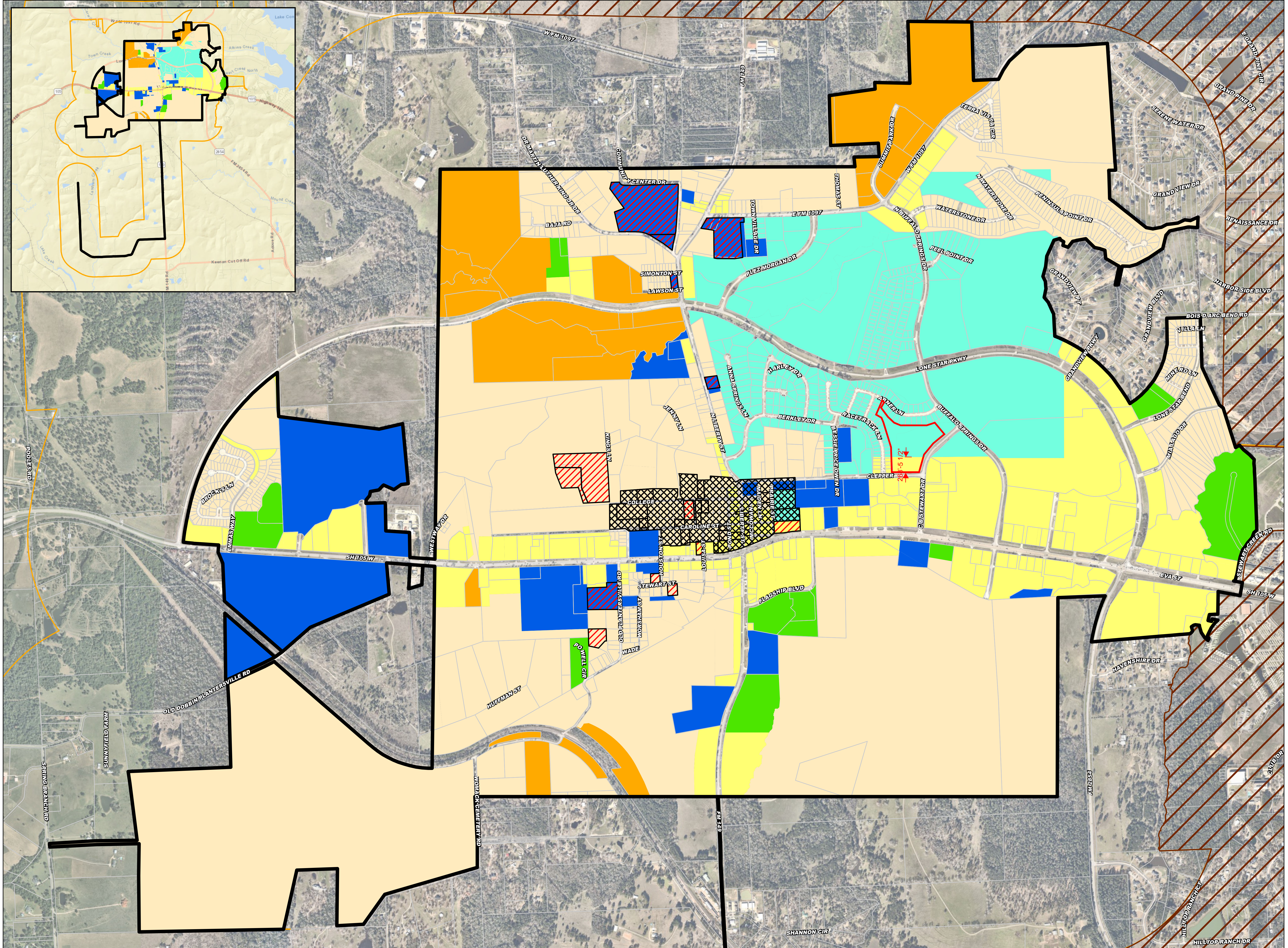
Protests

If a protest against a proposed zoning change including PDD and SUP requests has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending two hundred feet (200) there from, such zoning change shall not become effective except by a three-fourths (3/4) vote of governing body in accordance with the provisions of Section 211.006 of the Texas Local Government Code.

Resubmission

Rezoning requests which have been heard and decided by the Council of the City of Montgomery may not be re-filed with the City for six (6) months after the date of such decision by the Council, absent a change in circumstances.

Rezoning requests for the same property to a different classification than the denied request may be re-filed prior to the expiration of six (6) months.



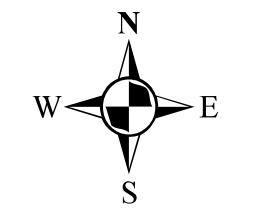
VICINITY MAP
Scale: 1 inch equals 10 miles

- LEGEND**
- Overlay Zone**
 - Historic Preservation District
 - Historical Landmark
 - Base Layers**
 - City Limits
 - City of Conroe ETJ
 - City ETJ
 - jc_jurisdiction.sde.parcels_montgomery_county
 - Zone Classification**
 - Commercial (B)
 - Industrial (ID)
 - Institutional (I)
 - Multi-Family (R2)
 - Planned Development (PD)
 - Residential (R1)

LAST UPDATED APRIL 11, 2023
VIA ORDINANCE 2023-08
*2023 NEARMAP IMAGERY



**CITY OF MONTGOMERY
OFFICIAL ZONING MAP
(MAY 2023)**



1 inch equals 700 feet

DISCLAIMER
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering, LLC concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



Texas Board of Professional Engineers Registration No. F 23290

ADDRESS : 0 CB STEWART DRIVE
 MONTGOMERY, TEXAS 77366

INSURED : GRH MANAGEMENT, LLC

TITLE CO : FIDELITY NATIONAL TITLE AGENCY, INC.

GF NO : FTH-21-FAH230039495UE

LENDER : N/A

LEGEND
 (CON) CONTROLLING MONUMENT
 R.O.W. - RIGHT OF WAY
 M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
 C.O.M.C. - COUNTY OF MONTGOMERY COMMISSIONER'S OFFICE
 R.C.P. - REINFORCED CONCRETE PIPE
 M.H. - MANHOLE
 W.M. - WATER METER
 W.V. - WATER VALVE
 F.H. - FIRE HYDRANT
 F.H. - FIRE HYDRANT

LAKE CREEK VILLAGE
 M.C.C.F. NO. 2004110201

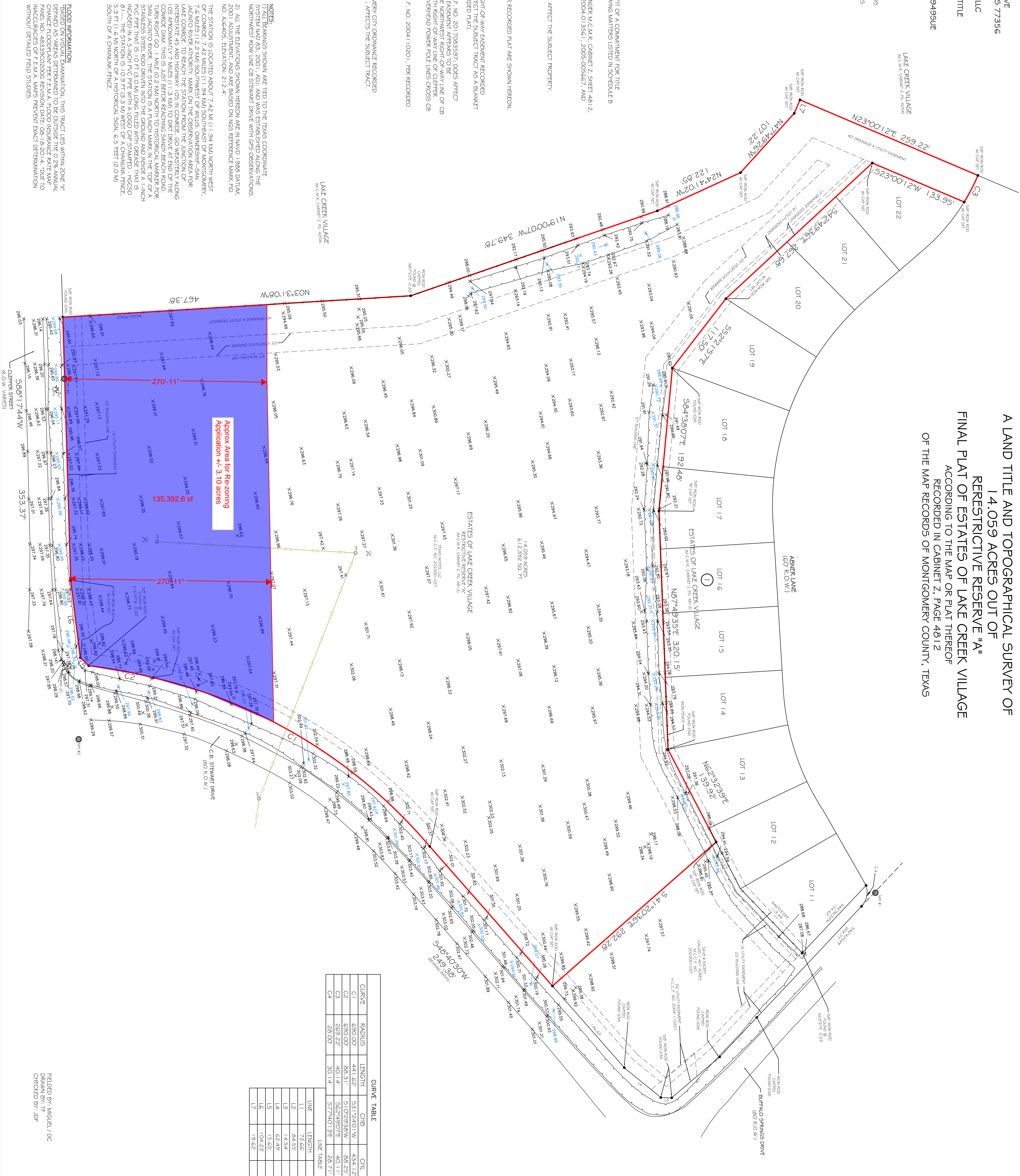
A LAND TITLE AND TOPOGRAPHICAL SURVEY OF
 14.059 ACRES OUT OF
 RESTRICTIVE RESERVE "A"
 FINAL PLAT OF ESTATES OF LAKE CREEK VILLAGE
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN CABINET 2, PAGE 4812
 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

SCHEDULE B NOTES
 1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND PARTIAL ABOVE. THE FOLLOWING MATTERS LISTED IN SCHEDULE B ARE FORWARDED AS FOLLOWS:
 1. RESTRICTIVE COVENANTS RECORDED UNDER M.C.M.R. CABINET 2, SHEET 4812, AND THOSE UNDER M.C.C.F. NOS. 2004-013561, 2005-005667 AND 2017-106765.
 2. SEE THIS SURVEY.
 3-9. NOT SURVEY RELATED OR DOES NOT AFFECT THE SUBJECT PROPERTY.
 10A. NOT A SURVEY MATTER.
 10B. NO ENCROACHMENTS FOUND.
 10C. BUILDING LINES AND EASEMENTS PER RECORDED PLAT ARE SHOWN HEREON.
 10D. NOT A SURVEY MATTER.
 10E. GULF STATES UTILITIES COMPANY RIGHT-OF-WAY EASEMENT RECORDED UNDER M.C.C.F. NO. 2563790, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT. (SEE NOTE #9 OF RECORDED PLAN)
 10F. EASEMENT RECORDED UNDER M.C.C.F. NO. 20170839397, DOES AFFECT APPROXIMATELY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF CB SUBJECT TRACT, SAID 10' ENERGY EASEMENT APPEARS TO BE APPROXIMATELY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF CB STREET TO THE POINT WHERE THE OVERHEAD POWER POLE LINES CROSS CB STEWART DRIVE. MORE OR LESS.
 10G. EASEMENT RECORDED UNDER M.C.C.F. NO. 2004110201, PER RECORDED PLAN IS SHOWN HEREON.
 10H-F. NOT A SURVEY MATTER

100. PROPERTY IS SUBJECT TO MONTGOMERY CITY ORDINANCE RECORDED UNDER M.C.C.F. NO. 2004013561, AFFECTS THE SUBJECT TRACT.
 100-F. NOT A SURVEY MATTER.

UPDATE FOR SHE
 DATE: JUNE 29, 2023
 JOB NO.: 230458
 DATE: JUNE 14, 2023

PRIME TEXAS SURVEYS
 Firm No: 10133000
 2417 NORTH FREEMAN
 HOUSTON, TX 77009
 713-864-2400
 www.primetxsurveys.com



Approx Area for Rezoning
 Application +/- 3.10 acres
 135,392.6 sq ft

CURVE TABLE

CURVE	RADIUS	LENGTH	CHB	CHL	DELTA
C1	630.00'	441.62'	S31°24'01"W	434.12'	36°40'15"
C2	630.00'	86.31'	S10°29'36"W	86.25'	7°19'59"
C3	269.22'	40.14'	S62°49'07"E	40.11'	8°32'36"
C4	28.00'	30.14'	S77°40'13"E	28.71'	61°40'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	72.65'	S46°42'54"E
L2	64.55'	S40°28'30"E
L3	14.54'	S01°30'27"W
L4	62.49'	S39°06'55"W
L5	15.65'	S43°33'01"W
L6	104.23'	S02°25'43"W
L7	19.62'	N65°59'46"W

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME THE SURVEY WAS MADE ON THE GROUND EXCEPT AS SHOWN HEREON.



FILED BY: MICHELLE J. DC
 DRAWN BY: JT
 CHECKED BY: JDF

SCALE: 1"=60'

SCHEDULE A

Effective Date: October 6, 2023 at 8:00 AM
Commitment No.: FAH23003949X

GF No.: FTH-21-FAH23003949XSue
Issued: October 19, 2023 at 8:00 AM

1. The policy or policies to be issued are:

a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$2,750,000.00
PROPOSED INSURED: The Woodlands Methodist Church

b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount:
PROPOSED INSURED:

c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

f. OTHER

Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

[Texas Notes, LLC as servicer and authorized agent for the benefit of the current Lenders/Beneficiaries under the Deed of Trust,](#)
[Quest Trust Company f/b/o Christopher Faulkner IRA # 5811,](#)
[Quest Trust Company f/b/o Saul B. Guzman IRA # 6311,](#)
[Bret Wynn Cochran,](#)
[Feat Enterprises,](#)
[Jaswant Kumar Krishnamoorthy,](#)
[Lakeside Lending, LLC and](#)
[Usha Patel](#)

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY**

Commitment No.: FAH23003949X

SCHEDULE A
(continued)

4. Legal description of land:

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY****Commitment No.: FAH23003949X****SCHEDULE A**
(continued)

RESTRICTED RESERVE "A", BLOCK 1, of ESTATES OF LAKE CREEK VILLAGE, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 4812, of the Map Records of Montgomery County, Texas.

SAVE AND EXCEPT

Being 1.401 acres (61,018 square feet) of land situated in the John Corner Survey, Abstract No. 8, Montgomery County, Texas, and being out of Restricted Reserve "A", Final Plat Estates of Lake Creek Village, according to the map or plat thereof recorded in Cabinet Z, Sheet 4812 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), said 1.401 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the south right-of-way line of Abner Lane (right-of-way width varies), for the north corner of Lot 11, Block 1, of said Final Plat Estates of Lake Creek Village, same being the north corner and POINT OF BEGINNING of the herein described tract, beginning a non-tangent curve to the right;

THENCE continuing along the south right-of-way line of said Abner Lane and the north line of the herein described tract along said non-tangent curve to the right having a radius of 28.00 feet, a central angle of 49° 32'14", an arc length of 24.21 feet, and a chord bearing of South 87°19'21 " East, a distance of 23.46 feet to a 5/8-inch iron rod with cap stamped "Landpoint 1.0194172" set in the southwest right-of-way line of Buffalo Springs Drive (right-of-way varies) according to the map or plat thereof recorded in Cabinet Y, Sheet 51 M.R.M.C.T. for the northeast corner of the herein described tract;

THENCE South 47° 27'38" East, 212.10 feet along the southwest right-of-way line of said Buffalo Springs Drive common to the northeast line of the herein described tract to a 5/8-inch iron rod found for an angle point from which a 5/8-inch iron rod found for reference bears South 27°59'04" West, 6.32 feet;

THENCE South 47°31'23" East, 72.69 feet continuing along said common line to a 5/8-inch iron rod found for an angle point from which a 5/8-inch iron rod found for reference bears South 28°34'41" West, 6.47 feet;

THENCE South 41°14'24" East, 85.03 feet continuing along said common line to a point for the most easterly southeast corner of the herein described tract from which a 5/8-inch iron rod found bears North 46°25'52" East, 0.31 feet;

THENCE South 00°47'49" West, 14.54 feet along a southeast cutback line to a point in the northwest right-of-way line of C.B. Stewart Drive (right-of-way width varies) for the most southerly southeast corner of the herein described tract from which a 5/8-inch iron rod found for reference bears South 43°32'59" East, 0.47 feet;

THENCE South 38° 45'52" West, 63.33 feet along the northwest right-of-way line of said C.B. Stewart Drive common to the southeast line of the herein described tract to a 5/8-inch iron rod found for an angle point;

THENCE South 47° 54'23" West, 145.74 feet continuing along said common line to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set for the south corner of the herein described tract;

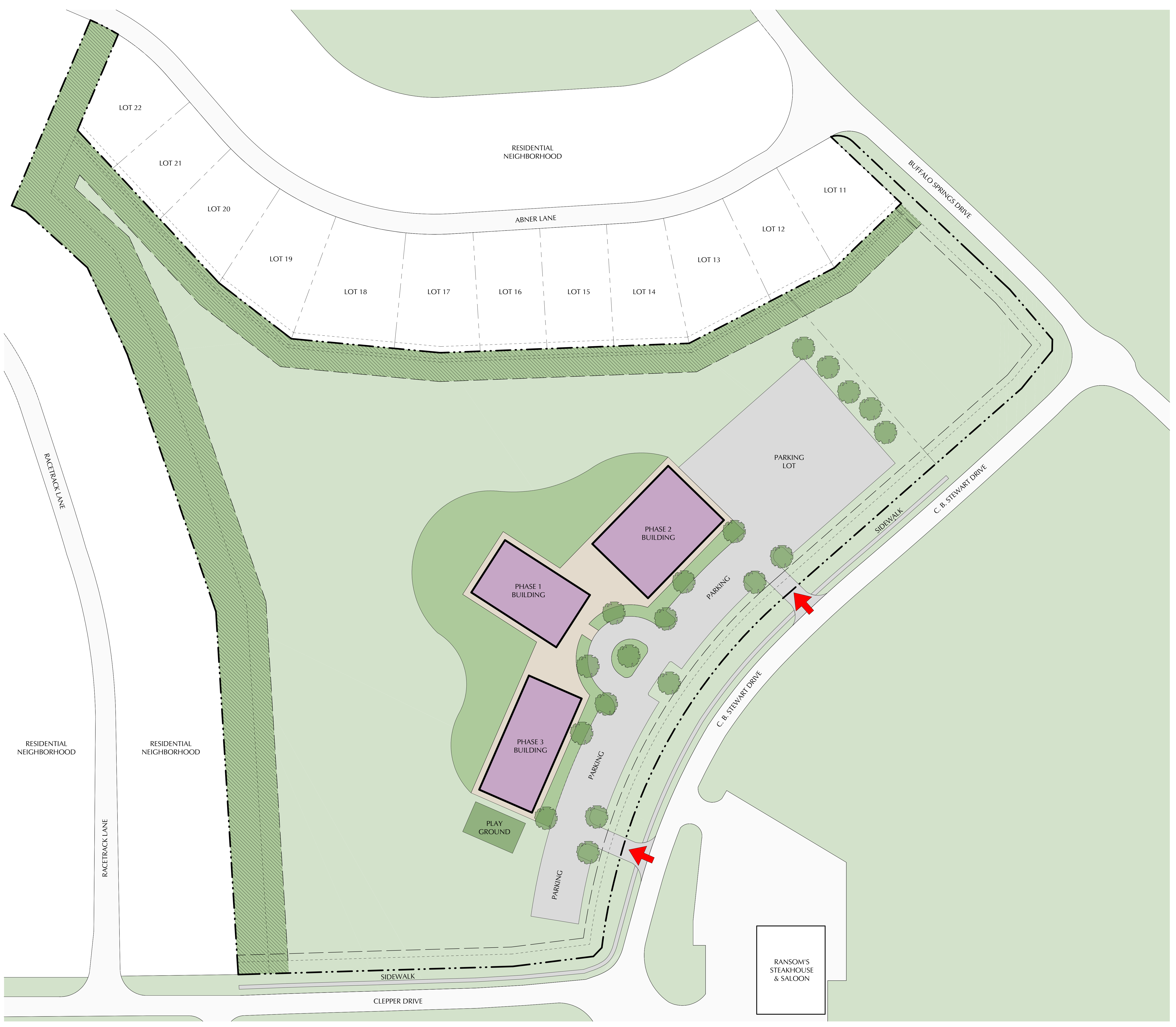
THENCE North 42° 05'37" West, 292.01 feet departing said common line over and across said Restricted Reserve "A" along the southwest line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set in the south line of Lot 12, Block I of said Final Plat Estates of Lake Creek Village for the west corner of the herein described tract;

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY**

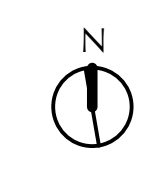
Commitment No.: FAH23003949X

SCHEDULE A
(continued)

END OF SCHEDULE A



SITE PLAN LEGEND	
	NEW CHURCH BUILDING
	EXISTING BUILDING
	NEW HARDSCAPE
	NEW PARKING
	NEW GREEN SPACE
	VEGETATIVE BARRIER
	NEW TREES



Church at Montgomery
CONCEPTUAL SITE PLAN -
CHURCH DEVELOPMENT