

Planning and Zoning Brief for:
Krawfish Kai, 14335 Liberty Street, Montgomery, TX, 77356

Good evening, we would like to present for the planning and zoning committee to review our following request for 14335 Liberty Street, Montgomery, TX.

Krawfish Kai have leased the above noted location and are planning renovations indoors and outdoors.

We have submitted an occupancy permit and are awaiting Fire Marshall inspection, Health department inspection, prior to the occupancy permit inspection.

1. Remove the current Wings of Montgomery sign that is displayed on the front of the building. See attachment 1.
2. Demolish the side deck located on the South side of the building next to the white house currently under renovation. We would like to demolish the deck and pour concrete that would make a level seating area for more outdoor dining. The concrete will be level with the current concrete associated with the building on the South side and will be painted the same black that is currently on the concrete exterior floors. See attachment 2 and 2.1, showing the decking to be removed and the concrete that it will match. Size will be 26' wide by 5' deep, 10" shallower than current wood deck.
3. Extend front deck another 30" to the current posts on the property of 14335 Liberty Street, the decking will be exactly the same as now, the railings will be the same, the paint will be the same. Please see attachment 3, showing the current decking and the extension drawing, total new size 30" deeper by 24' wide.
4. Build hard patio cover over the front decking area reaching as far as the decking on the property of 14335 Liberty Street. Total depth will be 14'6" deep by 24' wide. Previous is 12' by 24'. See attachment 4 and 4.1.
5. Build hard patio cover over the Southside deck extending over the concreted area on the property of 14335 Liberty Street. Size will be 5' deep by 26' wide. See attachment 5 and 5.1.
6. Extend the 8' wooden fence on the property line between 14335 Liberty street and the renovated white house on the south side another 8' along property line and 5' along front and a 36" gate along the front to enclose the side kitchen door area. See attachment 6, 6.1, 6.2.
7. Paint exterior of building in the same pure white paint, paint the exterior trim areas black with the same black magic Sherwin Williams paint on the floors and side rails and window trim. Paint the exterior trim of windows, rails, framing of sign on top of building. See attachment 7, 7.1, 7.2, 7.3 for color sample, drawings of painted areas.

8. Install a 4' black aluminum ornamental fence surrounding the new concrete decking adding a beautiful historical charm. See attachment 8 and 8.1.

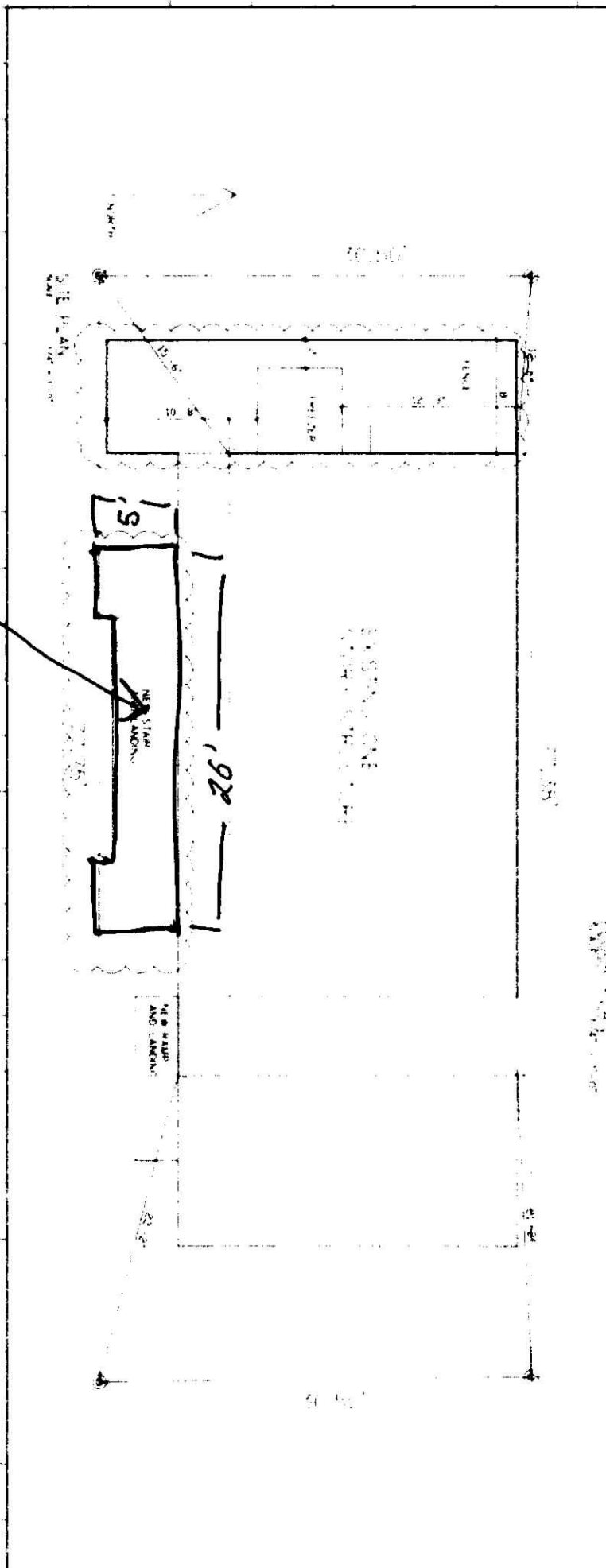
Attachment 1.

Remove sign.



Attachment #2

Demolish side Deck
Replace with concrete pad.



Attachment 2.1.

Demolish side deck
replace with concrete
level with current
concrete structure.



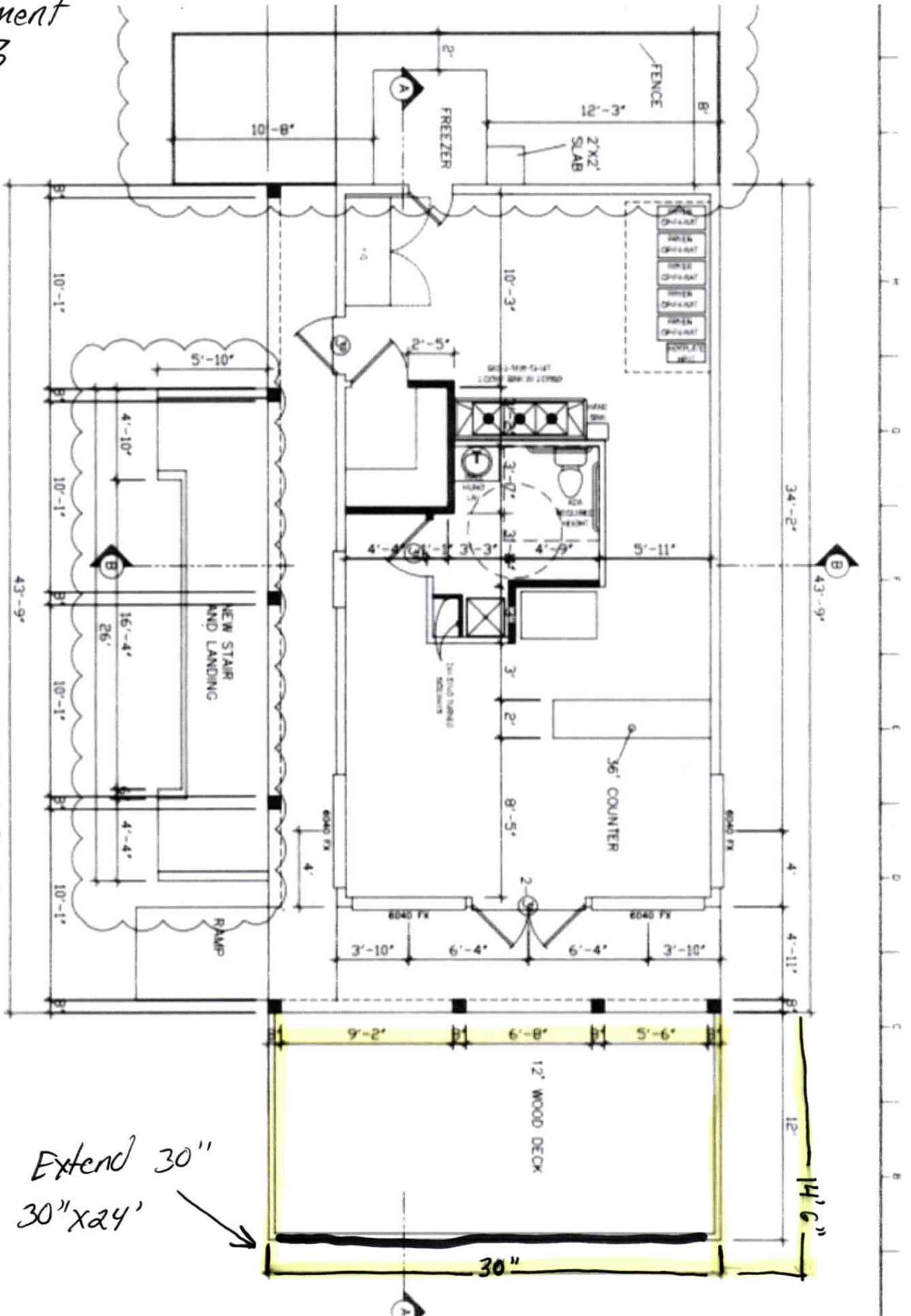
Remove
black deck.

level with this concrete
4' x 32' pad.

Attachment #3

FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING TO REMAIN
NEW WALL



Extend 30"
30" x 24'

30"

14' 6"

Attachment 3.1.



current

Will be built to
current code.

Will get building permit.
as required.

New: extend
30" still within
property lines of
14335 Liberty street.

30" x 24' wide

Attachment 4.1.

Build permanent
patio cover to
extend length
of decking on front
of building.
Liberty Street.

wood framing and
tin roofing keeping
in current look.
painted to match.

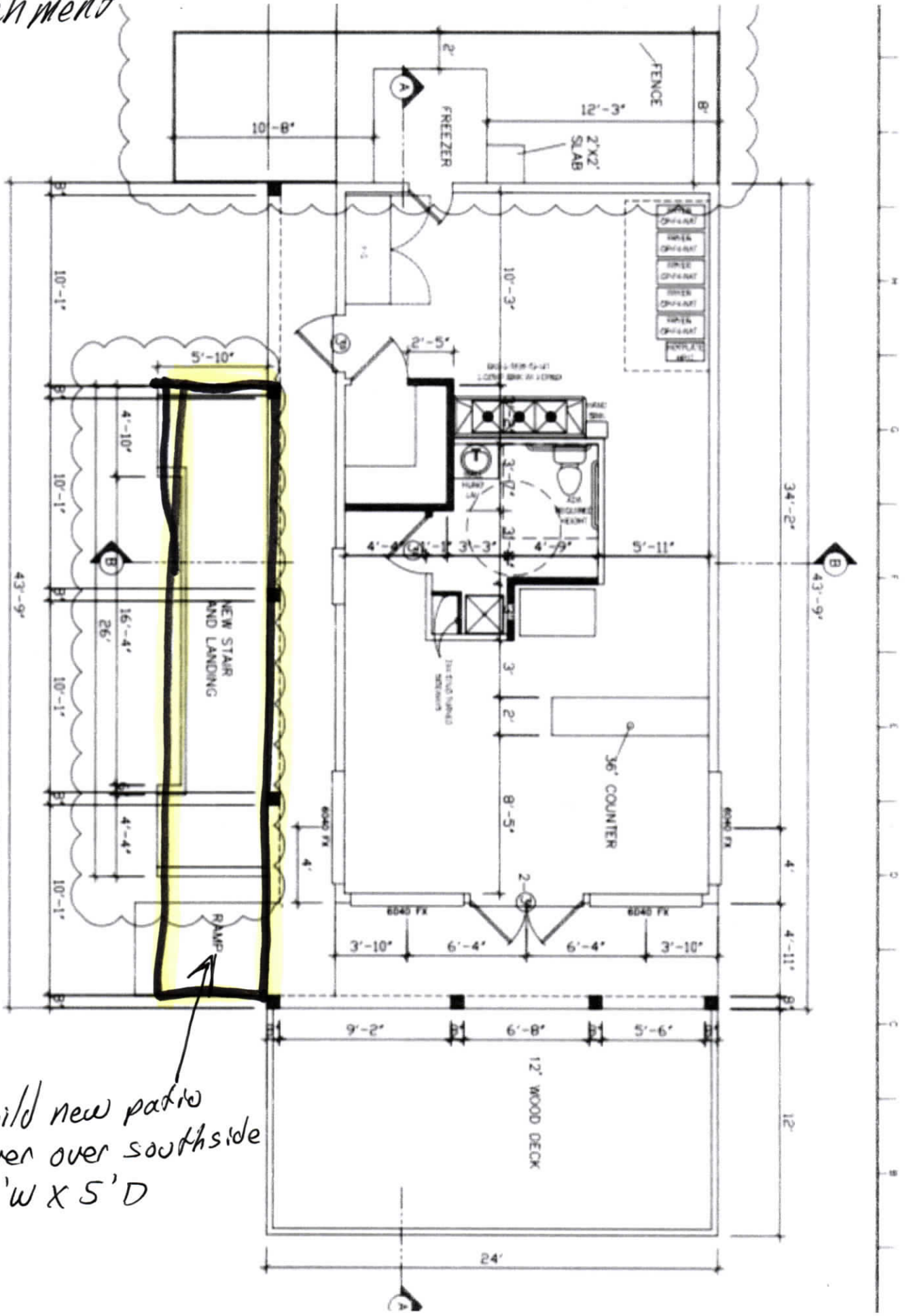
24'w x 22' Deep



Attachment #5

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW WALL
EXISTING TO REMAIN



Build new patio cover over southside 26'W X 5'D

Attachment # 5.1

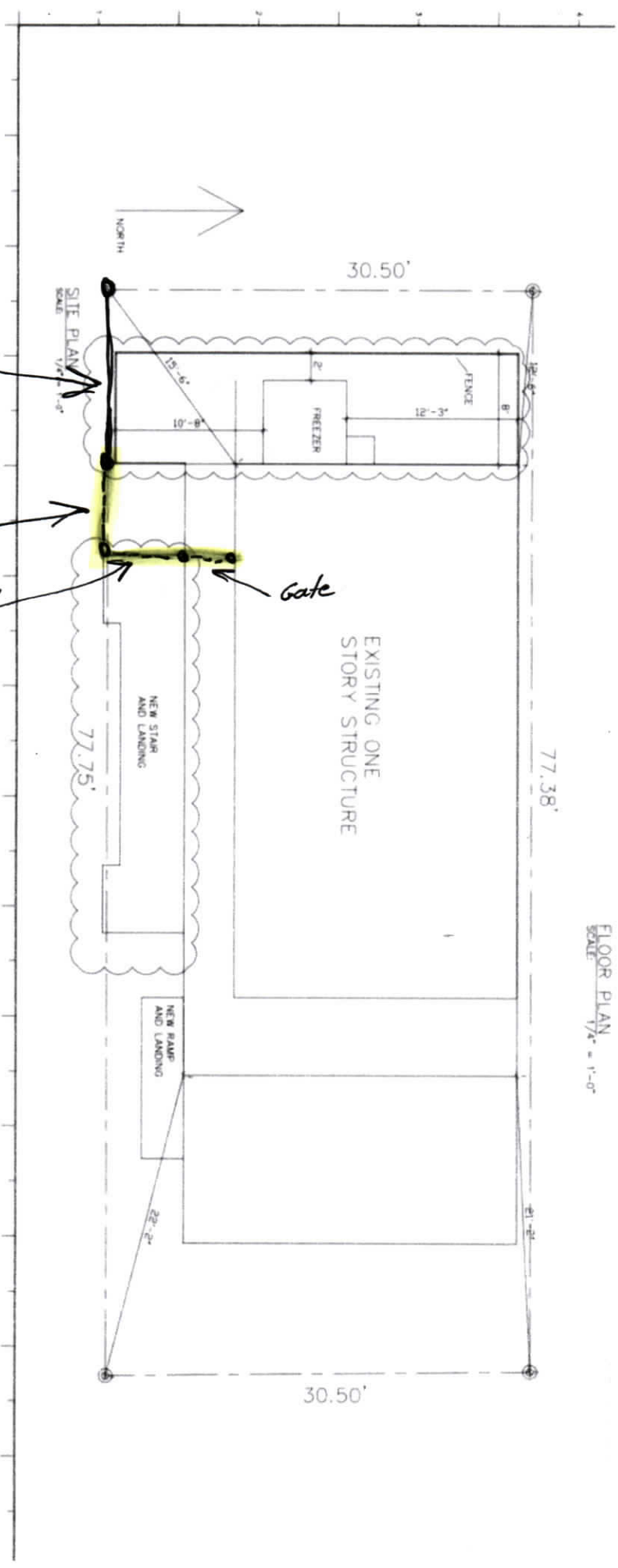
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Attachment # 6

current 8' tall wood fence neighbor

wood fence extend 9' 8'
wood fence 8' extend 5'

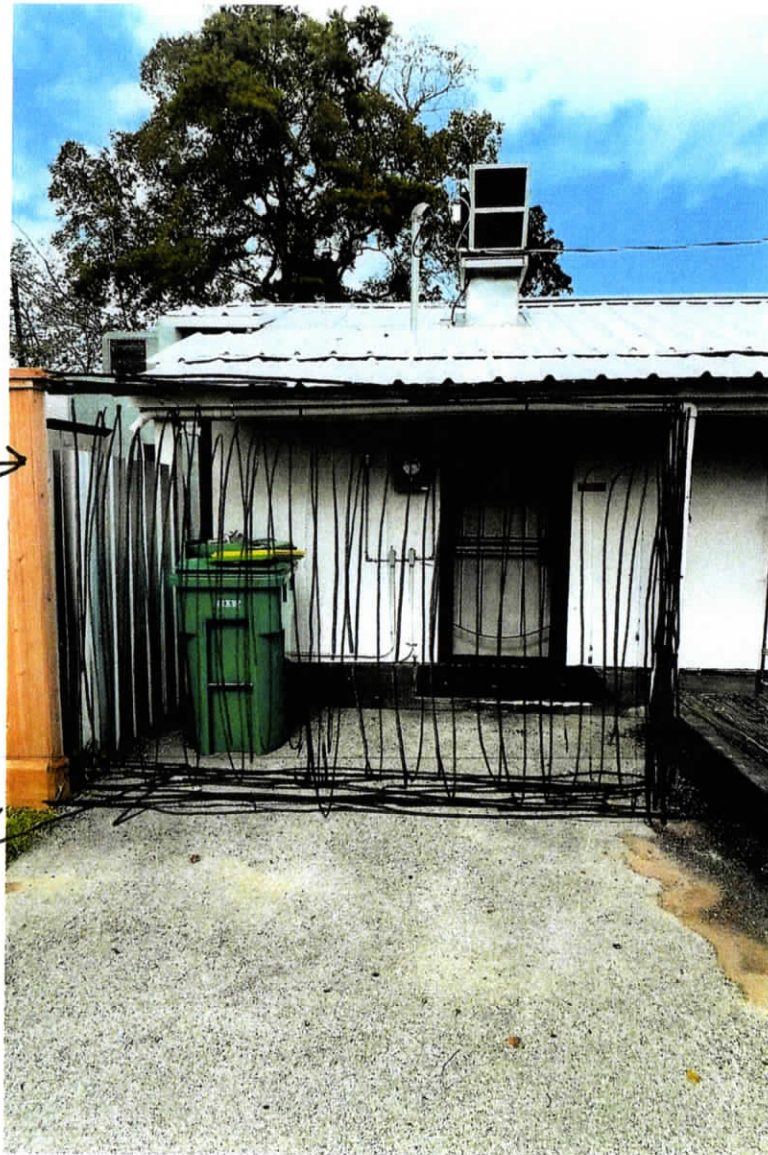


FLOOR PLAN
SCALE: 1/4" = 1'-0"

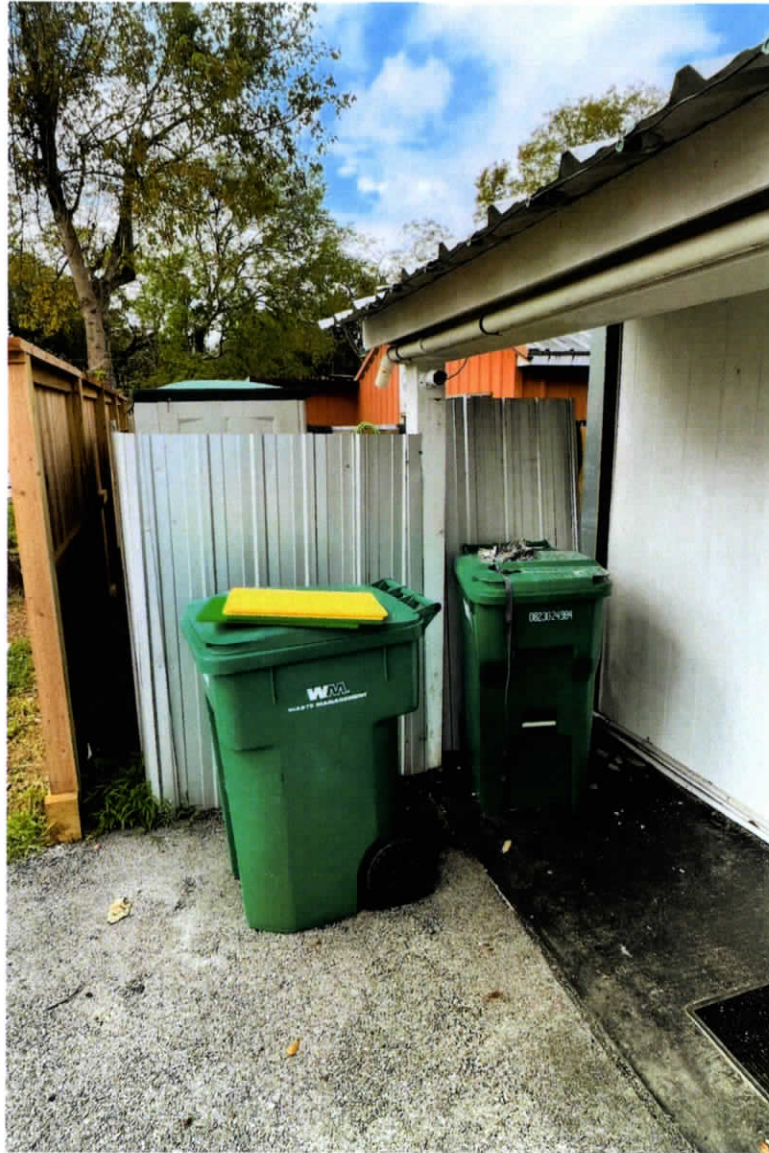
Attachment 6.1.

Existing
Fence →
8' tall

Extend 8' tall
fence
8' covering
side door.



Attachment #6.2.





Attachment 7.

Product Details



COLOR TO GO

OVERALL RATING

Product Details

OVERALL RATING

Experiment with color on the actual surface where it will be applied.

Take the guesswork out of choosing the right hue. Our Color to Go® paint

• Better assess the color in the environment where it

• Samples are great for giving you an idea of how a color looks and feels in

your space throughout the day. Each sample comes in a Twist-n-Pour

• container that holds enough paint for creating test swatches so you can

• Determine how lighting and other elements will affect

Choose your final color with confidence.

the color and feel of the room.

• Take the guesswork out of choosing the right color.

AVAILABLE SHEENS

Color to Go® paint is formulated for sample use only and is not available in

Satin

With Emerald® Designer Editions™ paint colors.

With its slight gloss, this finish offers the benefits of a richer look.

Product Specifications

Ratings & Reviews

Tips & Advice





Attachment 7.1.

Pure White
exterior building

Product Details



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Product Details

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Satin
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With its slight gloss, this finish offers the benefits of a richer look.

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SW 7005
Pure White



Attachment 7.2

Black Magic
outdoor trim.

Product Details



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OVERALL RATING

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Product Specifications

Ratings & Reviews

Tips & Advice



Attachment 7.3



Attachment #8

ALL PRODUCTS MADE IN THE USA!

x



ALUMINUM FENCING PRODUCTS ▾ ALUMINUM HANDRAIL PRODUCTS ▾ HARDWARE & ACCESSORIES CONTACT US

HOME / PRODUCTS / GERMAN SHEPHERD COMMERCIAL FENCE

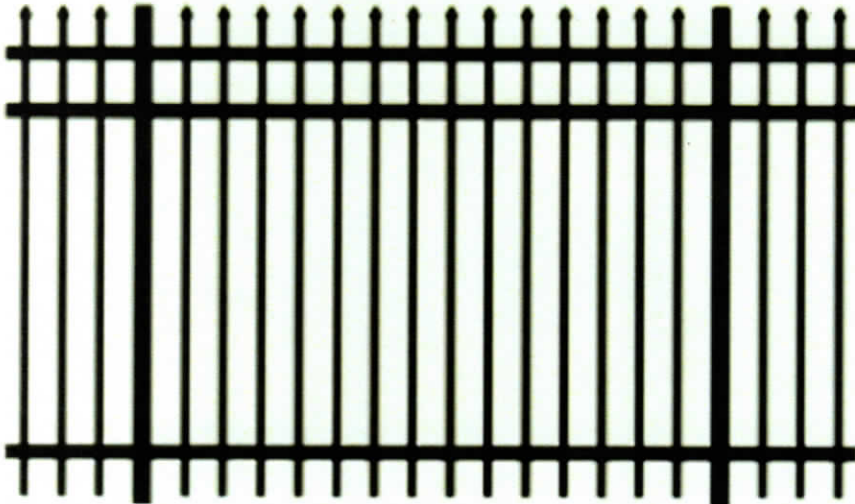
GERMAN SHEPHERD COMMERCIAL FENCE

\$109.23

My Yard Commercial Aluminum Fence products are **100% Made in US**. Our Patent Pending racking design makes for the easy, smooth, panel racking allowing our fence panel to contour to almost any slope. Our exclusive post and top rail design allows for the fastest installation of comparable aluminum fence in the industry, saving you time and money.

All of our Residential Fences come standard in 6' lengths and are available in 3', 4', 5' and 6' heights. Each panel is built standard with strong, 1 3/4" top rails and durable 3/4" sq. pickets. If our standard picket style, shown in our main product image, doesn't meet your needs, select our Double Picket style to reduce that to space to an 1 1/2" spacing between pickets. Which is shown in picture below. All Post are sold separately.

All fence panels are available in Black or Bronze with custom colors available. For custom colors, product or ordering info, please contact us at 423-343-1708.



COLOR



PICKET STYLE

STANDARD

DOUBLE

FENCE HEIGHT

3'

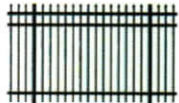
4'

5'

6'

QTY

- 1 +



Attachment
8.1.

Install
black ornamental
fence

