

Charles and Toni Cates
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Montgomery, Texas 77356
toniforhim@gmail.com
Toni - 713-204-4781

October 25, 2025

City of Montgomery
Planning and Zoning Commission
Montgomery, Texas

Attn: Dave McCorquodale

Dear Dave:

Pursuant to our telephone conference, we are submitting for review to the P&Z Commissioners (P&Z), an explanation of how we think the proposed home 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 plan to build a home to complement the district as well, and believe this proposed elevation, with its traditional charm and character, far succeeds this expectation. With its warm cozy tones, picking up the feel of an old wooden framed house, and the accents of a window box and planter, and front porch, all which will compliment the district, the surrounding residents will be proud to call us their neighbor. We anticipate the size of this home to be an estimated 1600 sq.ft. - 1400 sq.ft. down, and 200 sq.ft. open loft (1-1/2 story).

Charles and I found a front elevation of the home we hope to build. After extensive research, I am unable to find a blue-print and architectural plan to purchase for this exact design, so if the P&Z approves what we are submitting today, we will be retaining the builder we have chosen, to produce an architectural plan with the details, which we will then submit upon completion, to P&Z.

Please see attached to see the front elevation we hope to build. We plan to adhere to this image as closely as possible.

In accordance to 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 Fiber Cement Siding material such as Hardi-Plank product.
- Colors: Walnut stained to look like wood.
- Structural and Decorative Elements:
 - The front doors will be double glass doors, with glass sides and glass transom above.
 - There will be a front porch with partial coverage, the length of the front doors and windows.
 - There will be one lower window on front (right to front door), and window on upper (Open Loft) half-story, with window box with foliage under the window.

CAR PORT:Our hope is to build a carport with small storage under roof. It will be a 2 car tandem car port (not side by side, but vertical in length, one car in front of another).

It will be made of the same material as the home, with vertical column supports made of wood. The color will be the same as the primary home.

If the expense of a carport is not affordable at the initial build, we will have a 2 car, gravel designated parking area.

d. Awnings: There will be an awning over the front window (right to front door), made of wood, covered with same composition roofing as the main house roof, with corbels attached.

e. Building Placement: Our home will be in compliance with the standards contained in the City of Montgomery Code of Ordinances. We anticipate setting the home more than the required 25 ft., and place our home an estimated approximate 75 ft from the road. The sides and back of the home will be in compliance with the code.

f. Building Widths: We anticipate the width of this home to be approximately 32 ft for the dwelling, and an additional 15 ft wide for the car port.

g. Chimneys: The possibility of a fireplace has not yet been determined, dependent on the cost. If we are able to afford a fireplace, the exterior chimney will be made of...

(i) stone, light beige.

h. Color:

(i). No brick.

- (ii). N/A
- (iii). The dominant exterior color of this home will be a walnut stained color on fiber cement siding material. The trim will be charcoal grayish-black.
- (v). Gutters and downspouts: Shall be painted to match the trim color or roof color of the structure.
- (vi). Roof Colors: Shall be a charcoal/gray, and will complement the style and overall color scheme of the home.
- (vii). Stain: Walnut in color

i. Columns:

- (i) Function: The only columns will be for vertical support for the car-port.
- (ii). Materials: Wood that matches the style of the home.

j. Facade materials:

- (i) In General: The dominant exterior will be made of fiber cement siding that looks like wood.
- (ii). N/A

k. Front entrances and porches:

- (i). Detailing:
 - The front porch will be made of wood, or concrete.
 - The amount of attached steps for the porch has not yet been determined.
 - There will be an attached built-in planter right side of steps, which will be faced in the same exterior product as home, trimmed in wood, painted in charcoal gray. Plants will be low in height.
 - There will be a awning over the window right side (as mentioned above), painted in charcoal gray.
 - There will be a window box below upper window (as mentioned above), painted in charcoal gray.
 - All moldings and trims will be in charcoal gray in color.
- (ii). No Enclosures.
- (iii). Floor Coverings: Shall be wood or concrete.
- (iv). Style: The front porch and entry will be squared corners, no curves. We have yet to determine if the front porch will be completely across the front of the home, or just in front of the front doors and windows, dependent on the cost. Regardless, the covered area will be partial, only over the front doors and side windows.

l. No Porte cocheres.

m. Roofing forms:

- (i) Material and colors: All roofing, covered porch area, awning, and carport will be finished in composition roofing, charcoal gray.
 - (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: Any storm doors and/or storm windows, shall match or complement the color scheme of the home.
 - 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 matter 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 trimmed in charcoal gray / 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. **A photographic example** of this design for our home to be constructed in the historic district, is attached to guidelines as **APPENDIX“A”**, and is incorporated herein by reference.

To give you a more complete idea of our plan regarding the placement of this home on the property:

We are in the process of purchasing this property to build on. It is owned by our son and daughter-in-law, and it is being sub-divided into two lots, in order for us to purchase a portion to build on. This property is currently platted and recorded with the county as 1.19 Acres located at 1005 College St. It extends from College to Caroline St., which is the side we are buying. We will be purchasing approximately 20,000 sq.ft., 123.8 ft in width, and 160 ft deep. So our new build will face Caroline.

This Lot has been recently cleared, and the builder we hope to retain for this project, Hycraft Homes, did do an on-site preliminary grade elevation. We also recently had the soils test done by All-Terra Engineering, Inc., and they submitted their report. Everything looks good as far as building on this property.

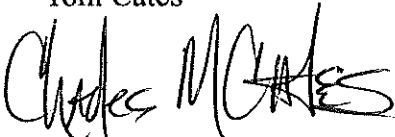
Charles and I are excited to make our home in the beautiful City of Montgomery, retire here, and become long time residents. We hope that this proposed design meets with your approval. If so, we shall then move forward on retaining an architect for professional blueprints and architectural plans, and retain a builder in order to submit to P&Z for final approval, 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 Nov. 5th., in order to answer any further questions you may have.

Sincerely,



Toni Cates



Charles Cates



Carport Option 1



Car Port Option 2



COLLEGE STREET

(37.68' R.O.W. PER CABINETX, SHEET 148, M.R.)

FND 1/2"
I.R.

(N 89°37'33" E 123.29')
N 89°37'33" E 124.18'

FND 1/2"
I.R.
(DCM)

CALLED 23.397 ACRES
CMC PARTNERSHIP, LTD.
C.F. 2021165405

(N 01°53'54" E 419.65')
← 180° Sides →
N 01°46'35" E 419.35'

10' B.L.

25' B.L.

10' B.L.

TRACT 2
1.19 Acres

S 01°53'54" W 419.65'

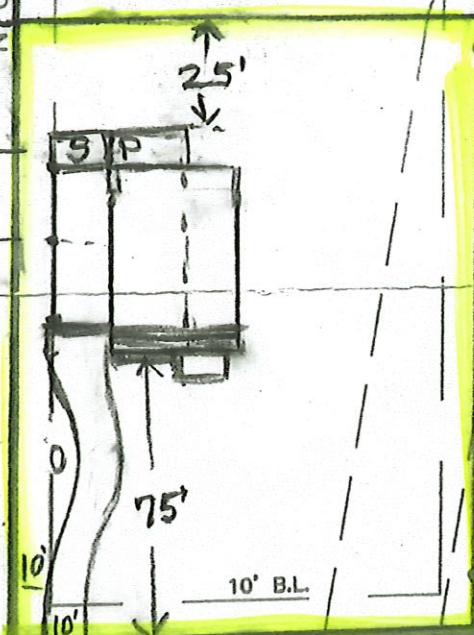
TRACT 1

30' DRAINAGE
EASEMENT

Scale: 1" = 50'

Storage: 12'w x 6'l

Carport: 12'w x 40'l



FND C.I.R.
20' A.E. & U.E.
26' A.E. & B.L.

LOT 7
A FINAL PLAT OF
WEST SIDE AT
THE PARK, SECTION 1
CABINET Z, SHEET 2937

10' B.L.

25' B.L.

16' U.E.

FND C.I.R.

5691 S.F. DEDICATED FOR WIDENING

SET C.I.R.
5234"

FND 1/2"
I.R.

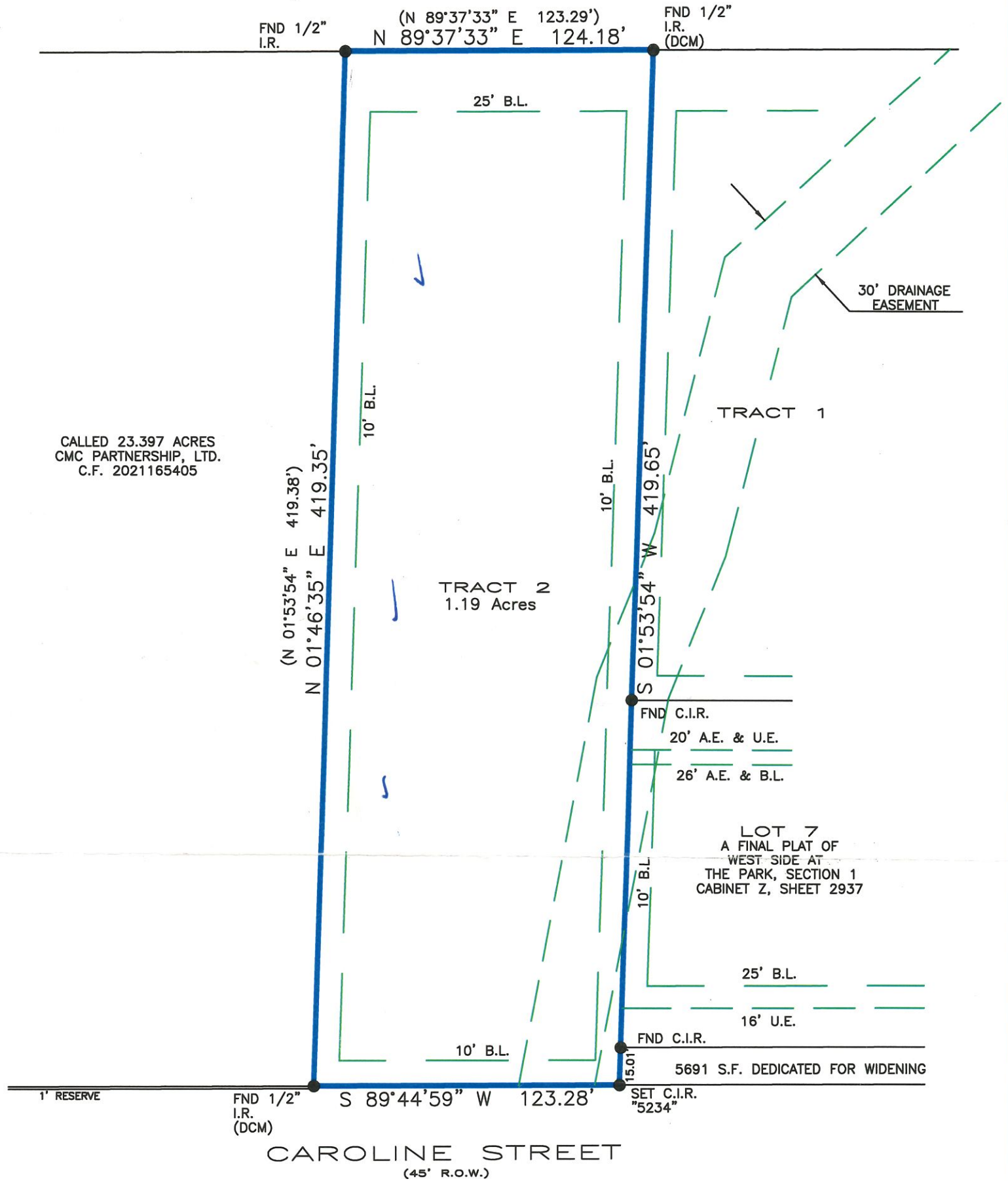
S 89°44'59" W 123.28'

CAROLINE STREET

(45' R.O.W.)

COLLEGE STREET

(37.68' R.O.W. PER CABINETX, SHEET 148, M.R.)



CALLED 23.397 ACRES
CMC PARTNERSHIP, LTD.
C.F. 2021165405

SCALE: 1" = 50'

LEGEND

	OVERHEAD ELECTRIC		COVER
	EASEMENT		CONCRETE
	BUILDING LINE		
	FENCE		
	GAS METER		
	POWER POLE		

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM CHICAGO TITLE COMPANY, GF. NO. CTT23770443, EFFECTIVE DATE OF MAY 31, 2023, ISSUED JUNE 9, 2023, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" SHADED AND UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0200G, DATED AUGUST 18, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE AND INSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS (DCM) ON THE RIGHT-OF-WAY LINE AS PER THE RECORDED PLAT OR VESTING DEED AS APPLICABLE.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUDARY DETERMINATION.
- EASEMENT PER M.C.C.F. No. 8222556 AS MAY AFFECT SUBJECT PROPERTY.

TO: CHICAGO TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

Robert A. LaPlant, Jr.

ROBERT A. LaPLANT, Jr. DATE SURVEYED JUNE 11, 2023
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF JUNE 14, 2023

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
Houston, Texas 77090 orders@houstonlandsurveying.com



FIRM No. 10145800

BOUNDARY SURVEY TRACT 2 OF JADAK MANOR I CABINET Z, SHEET 345 M.R. MONTGOMERY COUNTY, TEXAS 1.19 ACRES				
1005 COLLEGE STREET, MONTGOMERY TEXAS 77356				
SCALE :	DRAWN BY:	FB NO:	APPROVED:	PROJECT NO.:
1"=50'	RAL			230474
PURCHASER				
ALEXANDER McCULLOCH NATALIE McCULLOCH				