



# City of Montgomery Development Application

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

*The City of Montgomery welcomes all development projects. To expedite the Development Review Phase of your project, we are requiring that you completely fill out this Development Application in its entirety. All the information will be reviewed to allow the timely processing of any and all aspects of your project.*

## **A. GENERAL INFORMATION**

1. Name of proposed development: Jack in the Box 4947

2. Name of Owner: KHR, Properties

Mailing Address: 20008 Champions Forest Dr., Suite 501

City/State/Zip: Spring, TX 77379

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Cell Phone: 281.903.4972 Email: jason.fisher@a3hfoods.com

3. Name of registered Professional Land Surveyor: \_\_\_\_\_

Firm Name & Registration No.: The Pinnell Group, Firm Reg. No. 10039600

Mailing Address: 25207 Oakhurst Drive

City/State/Zip: Spring, TX 77386

Telephone Number: 281.363.8700 Fax Number: \_\_\_\_\_

Cell Phone: 713.875.4392 Email: dan@pinnellgroup.com

4. Name of registered Professional Engineer: \_\_\_\_\_

Firm Name & Registration No.: SEK Engineering, Firm No. 10411

Mailing Address: 701 Shepherd Dr., Suite 200A

City/State/Zip: Houston, TX 77007

Telephone Number: 281.271.1717 Fax Number: \_\_\_\_\_

Cell Phone: 281.793.3281 Email: nicholas@sekengineering.net

## **B. DEVELOPMENT SPECIFICATIONS**

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?

**If located in the ETJ:**

Prior to platting of the property to be developed, annexation procedures will need to be pursued if the property or parts of the property as required by State law are within one half (1/2) mile of the corporate limits of the City of Montgomery, Texas and lying and being adjacent to and contiguous to the present corporate limits, and located within the extraterritorial jurisdiction of the City. The City of Montgomery does have Landowner Petitions for Annexation included in the Development Application.

Will Annexation be required:  Yes  No

**2. Property Description:**

- a) Survey Name: John Corner
- b) Abstract No.: 8
- c) Total Acreage: 0.7566
- d) Current Zoning: Commercial (B)
- e) Number of Lots: 1 Number of Blocks:        Estimated Commercial Value: 325,000
- f) Number of Streets: N/A Type:        Public        Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots): N/A
- h) Estimated Total Taxable Value: 325,000 Land 750,000 Improvements
- i) Estimated Size(s) of Lots: 0.7566 AC
- j) Estimated Value of House and Lot: N/A
- k) Water Capacity Requested: 1285 gpd Wastewater Capacity Requested: 1285 gpd

**3. Certification**

This is to certify that the information concerning the proposed development is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that prior to a request for any variance to the Montgomery Code of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning said variance request, and that I will comply with all of the City of Montgomery Code of Ordinances requirements for submitting a preliminary plat/variance request for approval.



  
 Digitally signed by Nicholas Khazzoum  
 DN: C=US,  
 E=nicholas@sekengineering.net,  
 O=SEK Engineering, CN=Nicholas  
 Khazzoum  
 Date: 2024.10.23 11:32:35-05'00'

Signature of Owner/Agent

10/23/2024  
Date

Received by: \_\_\_\_\_

\_\_\_\_\_  
Date

Please attach a metes and bounds description of the tract, land plan, conceptual plat, preliminary land plan, and location map, to the Application indicating proposed location of project and boundaries of subject tract. Applicant agrees that it shall notify the City if any of the above information (including ownership of the tract) should change during the Application process.

**For City Use Only**

Date Submitted: \_\_\_\_\_ Development Number: \_\_\_\_\_

Engineer's Recommendation: \_\_\_\_\_

Operator's Recommendation: \_\_\_\_\_

Is Annexation Required: \_\_\_\_\_

Amount of Deposit Paid: \_\_\_\_\_ Date Escrow Agreement Submitted: \_\_\_\_\_

Amount of Service Recommended: \_\_\_\_\_

Additional Capacity Required: Water \_\_\_\_\_ gpd Wastewater \_\_\_\_\_ gpd

Tap Fee \_\_\_\_\_ Plan Review Fees \_\_\_\_\_ Inspection Fees \_\_\_\_\_ Impact Fee \_\_\_\_\_

Additional Considerations: \_\_\_\_\_

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