

City of Montgomery Development Application

Upon completion return application to 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: Superior Properties at Lonestar		
2.	Larry D. Jacobs and Michael D. Wise Name of Owner: Anthony Broussard, Manager, Superior Properties of Texas, LLC (acting as agent)		
	Mailing Address: 2611 Upper Beacon Place	be .	
	City/State/Zip: Montgomery TX 77316		
	Telephone Number:	Fax Number:	
	Cell Phone: (832) 658-6098	Email: superiorpropertiesoftexas@gmail.com	
3.	Name of registered Professional Land Surveyor: Gregory E. Phipps TxRPLS 5661		
	Firm Name & Registration No.: J.A. Costanza & Associates Engineering, Inc.		
	Mailing Address: 431 Center Street		
	City/State/Zip: Deer Park TX 77536		
	Telephone Number: (281) 930-9339	Fax Number:	
	Cell Phone: (281) 658-2765	Email: gephipps@jac-ce.com	
4.	Name of registered Professional Engineer:	E John Schumacher TxPE No 129767	
	Firm Name & Registration No.: J.A. Costanza & Associates Engineering, Inc.		
	Mailing Address: 4301 Center Street		
	City/State/Zip: Deer Park TX 77536		
	Telephone Number: (281) 930-9339	Fax Number:	
	Cell Phone:	Email: ejschumacher@jac-ce.com	

B. <u>DEVELOPMENT SPECIFICATIONS</u>

General Location: Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?
 Project is within the City Limits. The site is located on the north side of Lonestar Parkway, approximately 1,200 feet west of Liberty Street (SH 149). The site is east of and adjacent to the Lonestar Community Center.

If located in the ETJ:

2.

3.

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.

EROP	erty Description:			
a)	Survey Name: B. Rigsby			
b)	Abstract No.: 031			
c)	Total Acreage: 7.95			
d)	Current Zoning: Industrial (ID)			
e)	Number of Lots: NA Number of Blocks: 1 Estimated Commercial Value: \$1,219,680			
f)	Number of Streets: 4 Type: Public X Private			
g)	Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots): 2.64 Acres (Detention)			
h)	Estimated Total Taxable Value: \$1,219,680 Land \$9,900,000 Improvements			
i)	Estimated Size(s) of Lots: Proposed Restricted Reserve (7.95 acres) 40 Two-Bedrrom and			
j)	Estimated Value of House and Lot: \$11,119,680			
k)	Water Capacity Requested: 14,240 gpd Wastewater Capacity Requested: 11,800 gpd			
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Cert	tification			
Cer	is to certify that the information concerning the proposed development is true and correct, that I am the actual owner			
Cert This				
Cert This autho	is to certify that the information concerning the proposed development is true and correct, that I am the actual owner orized agent for the owner of the above described property, that prior to a request for any variance to the Montgome of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning sa			
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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 Wastewatergpd		
Tap FeePlan Review Fees	Inspection Fees	impact Fee	
Additional Considerations:			