



Special Use Permit

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

Applicant Information

Owner/leaseholder Name: Cruz Real Estate Ventures LLC

Address: 18 E Ambassador Bend, Spring, TX 77382

Email: simcruz99@gmail.com Phone: 281-541-2702

Name of owner (if different): N/A

Contact person (if different): N/A

Address: N/A

Email: N/A Phone: N/A

Parcel Information

Type of Business: Retail Center - Drivethrough to serves morning food / beverage unit

Legal Description: WATERSTONE ON LAKE CONROE 01 LOT RES A-2

Street Address or Location: 22205 FM 1097, Montgomery, TX 77356

Special Use Permit Request

Description of request:

This request is for a drive-through lane for a single tenant at the northeast elevation of the building. The intended use of this unit is for a morning food or beverage tenant. The drive-through lane will support the business and operations of the future tenant and provide a convenient option for busy residents. The drive-through lane will reduce wait times and promote accessibility. Due to the nature of the tenant, we assume the drive-through would be busier in the morning, and quieter after breakfast.

Applicant's Signature

A handwritten signature in black ink, appearing to read "M. M. G.", is written over a horizontal line.

Date 06-04-2025

Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery
Planning/Zoning Administrator
101 Old Plantersville Road
Montgomery, Texas 77316



Or via email: ctilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: Cruz Real Estate Ventures LLC

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

Signature:  Managing Member Date: 6/4/2025
Signature:  Trustee, Buddys Living Trust Date: 6/4/2025
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

PROJECT:

- KEY
- S1 WALL FILL LOT/ROAD
 - S2 STREET LAMP LOT/ROAD
 - S3 PAVEMENT LOT/ROAD
 - S4 LANDSCAPE LOT/ROAD

DRIVE THROUGH INFORMATION

NOT FOR PERMITTING OR

FM 1097 RETAIL CENTER
22205 FM 1097
MONTGOMERY, TX 77356

ARCHITECT



VAST
Engineering & Consulting, Inc.
4070000000



NOT FOR
CONSTRUCTION
PERMITTING OR
UTILITY
APPROVAL
MATTHEW GARDNER
TX 77356

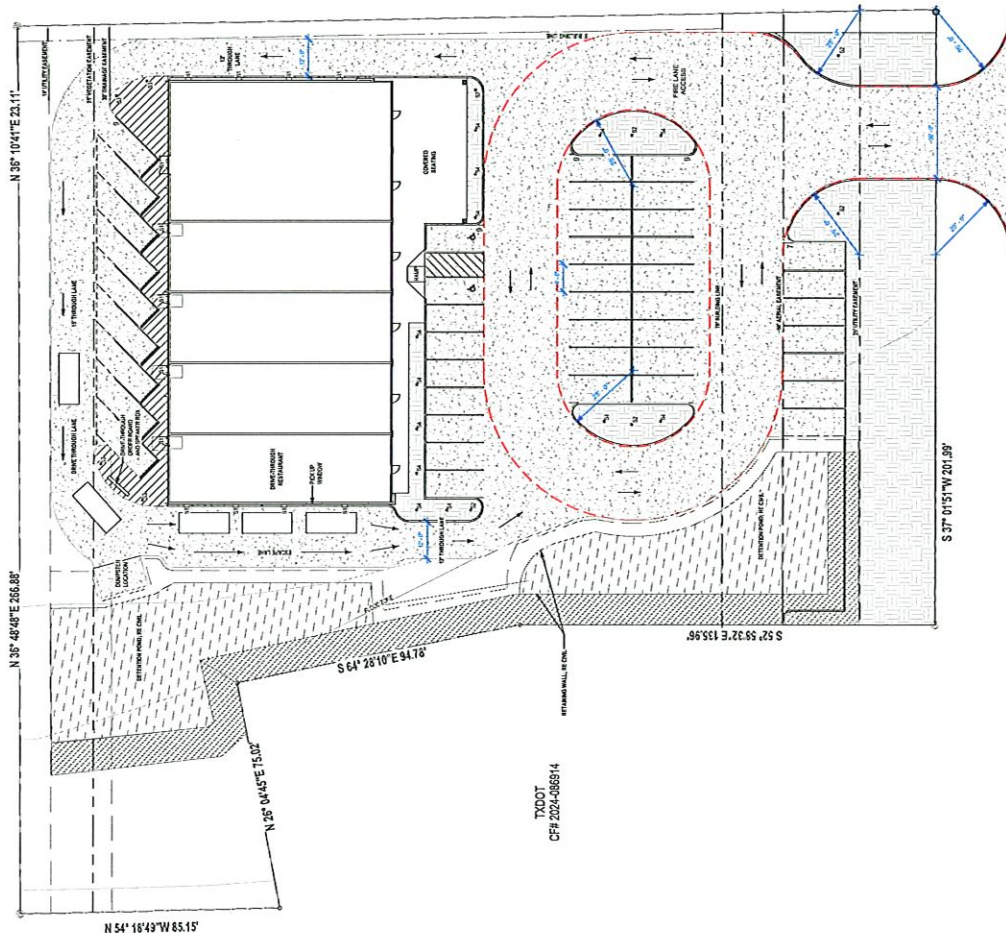
PROJECT NO. 2020

SITE PLAN & GENERAL
NOTES

AS1.12

DATE: 01/11/2020

BY: M. GARDNER



FM 1097

TWOOT
C/F# 2024-086814

PROJECT:

FM 1097 RETAIL CENTER
22205 FM 1097
MONTGOMERY, TX 77356

PROJECT:



VAST
VAST ENGINEERING
ARCHITECTURAL
ENGINEERING & CONSTRUCTION



NOT FOR
CONSTRUCTION
OR
PERMITTING
APPROVAL
MONTGOMERY, TX 77356

DATE: 1/1/2020
BY: J. SMITH
REV: 1/1/2020

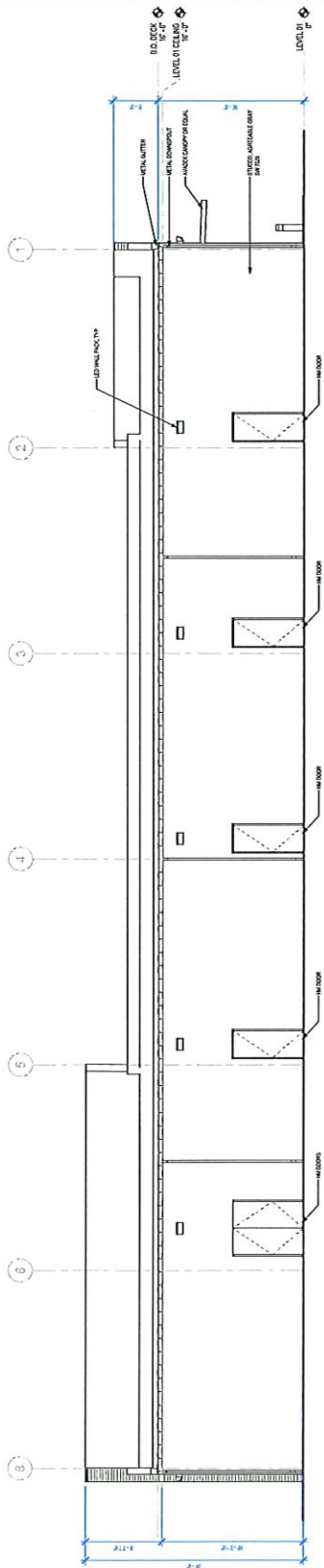
PROJECT NO. 2020
EXTENSION CLADDING

A2.11

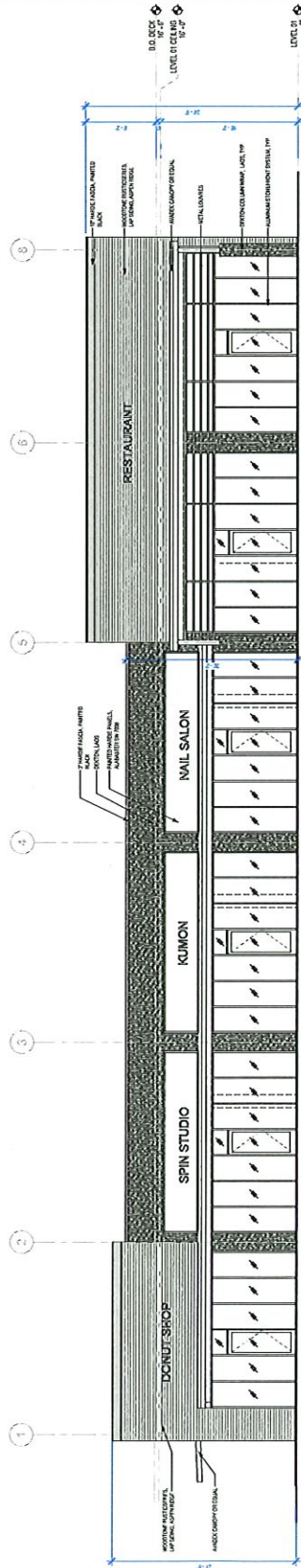
DATE: 1/1/2020
BY: J. SMITH
REV: 1/1/2020

ELEVATION NOTES

1. SEE TO PROVIDE APPROXIMATE ELEVATION OF CLADDING TO MATCH EXISTING BUILDING ELEVATION.
2. SEE TO PROVIDE APPROXIMATE ELEVATION OF CLADDING TO MATCH EXISTING BUILDING ELEVATION.
3. SEE TO PROVIDE APPROXIMATE ELEVATION OF CLADDING TO MATCH EXISTING BUILDING ELEVATION.



NOTE: ELEVATION
20' x 10'



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