



# 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:** Mavis - Montgomery
2. **Name of Owner:** Mavis Southeast LLC  
**Mailing Address:** 100 Hillside Avenue  
**City/State/Zip:** White Plains, NY 10603  
**Telephone Number:** 914-215-6772 **Fax Number:** \_\_\_\_\_  
**Cell Phone:** 914-215-6772 **Email:** Jmicik@mavis.com
3. **Name of registered Professional Land Surveyor:** Robert Kness  
**Firm Name & Registration No.:** 10115500  
**Mailing Address:** 11700 Katy Freeway  
**City/State/Zip:** Houston, TX 77079  
**Telephone Number:** 281-597-9300 **Fax Number:** \_\_\_\_\_  
**Cell Phone:** 281-597-9300 **Email:** Robert.Kness@Kimley-Horn.com
4. **Name of registered Professional Engineer:** Miles Hennington  
**Firm Name & Registration No.:** F-928  
**Mailing Address:** 11700 Katy Freeway  
**City/State/Zip:** Houston, TX 77079  
**Telephone Number:** 281-920-6314 **Fax Number:** \_\_\_\_\_  
**Cell Phone:** 281-920-6314 **Email:** Miles.Hennington@Kimley-Horn.com

## **B. DEVELOPMENT SPECIFICATIONS**

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?  
  
Site is located within City of Montgomery city limits near the intersection of FM 2854 Road and State Highway 105W, adjacent to the existing CVS development. MCAD Property ID 497978

**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 [X] No

**2. Property Description:**

- a) Survey Name: John Corner Survey
- b) Abstract No.: 8
- c) Total Acreage: 1.106
- d) Current Zoning: District B Commercial
- e) Number of Lots: \_\_\_\_\_ Number of Blocks: \_\_\_\_\_ Estimated Commercial Value: 1,200,000
- f) Number of Streets: 1 Type: \_\_\_\_\_ Public 1 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: \_\_\_\_\_ Land 1,200,000 Improvements
- i) Estimated Size(s) of Lots: 1.106 ac.
- j) Estimated Value of House and Lot: \$189,210 (per Montgomery County Appraisal District)
- k) Water Capacity Requested: \_\_\_\_\_ gpd Wastewater Capacity Requested: \_\_\_\_\_ 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.

  
\_\_\_\_\_  
Signature of Owner/Agent

06/05/2025  
\_\_\_\_\_  
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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