



www.montgomerytexas.gov
101 Old Plantersville Road
Montgomery, TX 77316
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permits@ci.montgomery.tx.us

COMMERCIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: 4-1-25

911 Designated Jobsite Address: 14335 Liberty St.

Legal Property Description: 14335 Liberty St.

Lot: _____ Block: _____ Section: _____

Property Owner: Acchorse Investments LLC Phone: 932-372-0450 Email: damonhaynes44@hotmail.com

Property Owner Mailing Address: 1817 SAINT BENEDICT Chapel Rd

Contractor: TBD Company Email: _____

Company Address: TBD

Field Supervisor Name: TBD Email: damonhaynes44@hotmail.com

Cell Phone: 932-372-0450

Construction Type(s): ☐ New ☒ Addition

☒ Exterior ☐ Interior

Gross Square Foot (sf) of Structure: 432

☒ Proof of Ownership / ~~Deed Attached~~

\$0.00 - \$1,000 = \$60.00 Flat Fee
\$1,001 - \$50,000 = \$15.00 for first \$1,000 + \$5.00 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000 = \$260.00 for first \$50,000 + \$4.00 for each additional \$1,000 or fraction thereof
\$100,001 - \$500,000 = \$460.00 FOR FIRST \$100,000 + \$3.00 for each additional \$1,000 or fraction thereof
OVER \$500,001 = \$1,660.00 FOR FIRST \$500,000 + \$2.00 for each additional \$1,000 or fraction thereof

PLAN REVIEW FEE IS HALF OF PERMIT FEE - DUE UPON SUBMITTAL

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: Damon Haynes Printed Name: Damon Haynes Date: 4-1-25

OFFICE USE ONLY

☐ Received for Review by: _____ Date: _____

☐ Approved by: _____ Date: _____

Re-inspections=\$75 each.
Additional Inspections required during project=\$100 each.

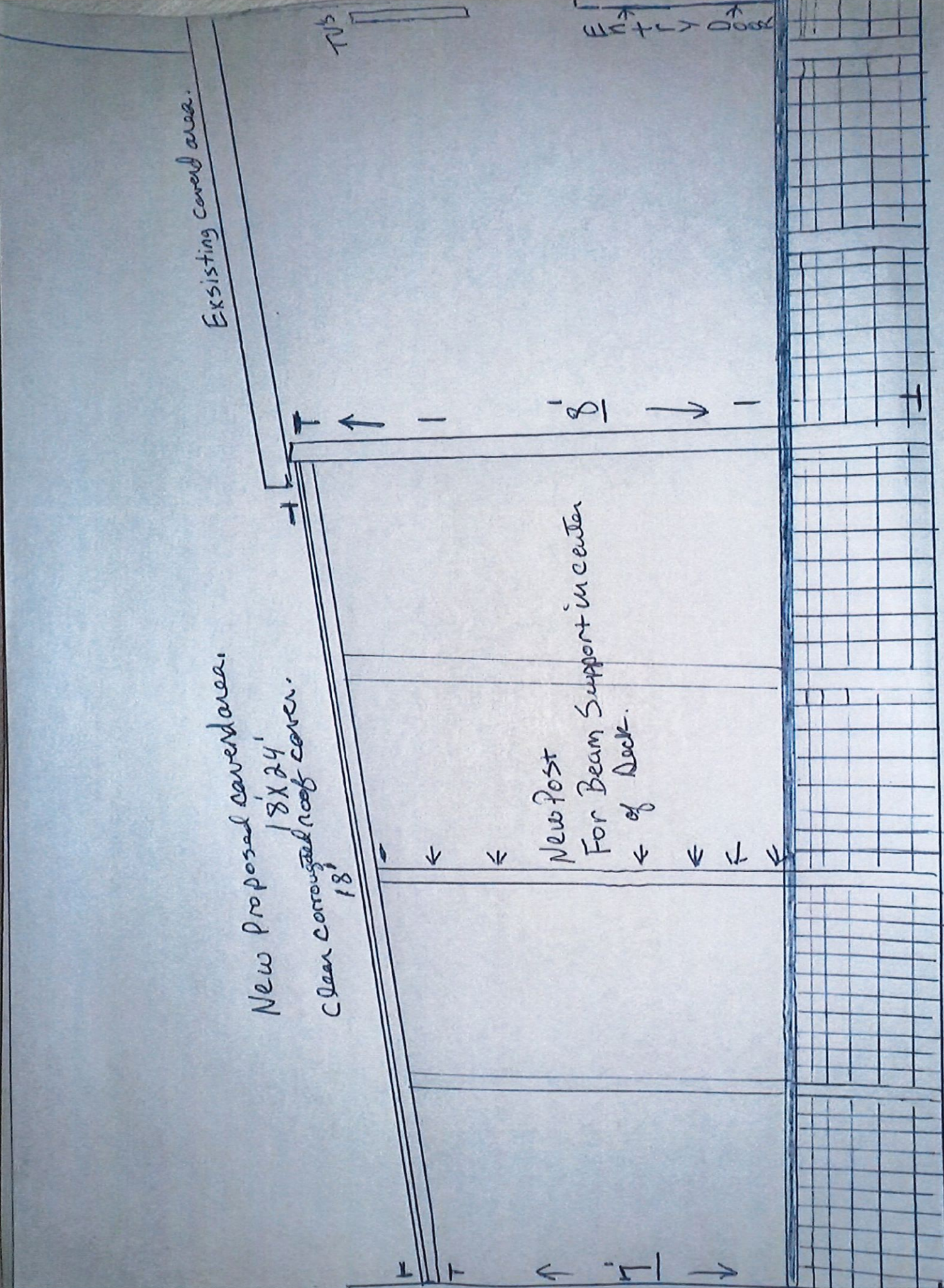
☐ Fire Marshall Notification

Base Application Fee:	\$ 300.00
+ Fee Based on Valuation:	\$
Total Fees Due:	\$
Receipt #:	

Existing covered area.

New Proposed covered area.
18' x 24'
Clear corrugated roof cover.
18'

New Post
For Beam Support in center
of Deck.



Existing Metal
Corrugated Roof

New Proposed
Clear
Corrugated
Roof.

New Center Post will
be set back in Center
of New Roof Cover for
support on beam.

Steps

Re: 14335 Liberty St

From Damon Haynes <damonhaynes44@hotmail.com>

Date Tue 2025-04-01 13:10

To Corinne Tilley <ctilley@ci.montgomery.tx.us>

 3 attachments (356 KB)

IMG_4751.jpeg; IMG_4750.jpeg; IMG_4752.jpeg;

Thank you for asking! I am excited to announce that all of the support posts for this project are 6x6 post, the post will be secured to existing deck and sourced from the finest, centuries-old Swiss forests (yes, the trees there are practically ancient). These include the sturdy 2x4 beams for the clear corrugated roof, which, by the way, will also be imported for maximum transparency—so clear, you'll wonder if it's invisible to the naked eye.

Now, here's the pièce de résistance: each nail that holds this entire masterpiece together is individually handcrafted by a world-renowned nail artisan. I am not kidding—these nails have more craftsmanship than most fine art that will secure each piece of ancient wood.

And, to top it all off, the posts will be painted to resemble the grand pillars holding up the pearly gates of heaven, with a touch of snow- bound paint capped with elegance.

If this doesn't sound like the most divine structure ever built, I don't know what does!

I have included the perfect pictures for anyone who doesn't understand what materials are used to extend a roof.

Regards

Damon Haynes

14335 Liberty St

Montgomery, TX 77356

Get [Outlook for iOS](#)

From: Corinne Tilley <ctilley@ci.montgomery.tx.us>

Sent: Tuesday, April 1, 2025 12:33:04 PM

To: Damon Haynes <damonhaynes44@hotmail.com>

Subject: Re: 14335 Liberty St

Thank you for submitting the application.

As we talked about on the phone yesterday, to help the Planning and Zoning Commission get a comprehensive understanding of your proposal, would you please provide a picture example of the materials proposed? This will give a helpful visual reference.

Respectfully,

Corinne Tilley #1635

Code Enforcement Officer





Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: November 7, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on exterior modifications for the proposed Krawfish Kai restaurant located at 14335 Liberty Street in the Historic Preservation District, as submitted by Ryan Routt.

Recommendation

Consider the modifications and act on each by approving/approving with modifications, tabling action on any of the items and requesting more information, and/or denying any of the items.

Discussion

Issue:

The former Wings Over Montgomery restaurant is being leased by Ryan Routt, the owner of Krawfish Kai. Mr. Routt has planned exterior modifications to the property that require P&Z approval.

Regulations:

Chapter 98 of the City Code of Ordinances regulates exterior improvements within the Historic Preservation District. The Historic District Guidelines provide guidance for architectural design elements to be consistent with the overall character of the district. The guidelines are written to provide specific direction on certain elements while providing the Commission wide latitude to consider other improvements within the Historic Preservation District.

Analysis:

The applicant is proposing the following improvements:

1. New sign to replace the Wings Over Montgomery Sign above porch.
 - Staff recommends approval.
2. New sign under the porch on the front wall of the building.
 - Staff recommends approval.
3. Demo side wooden deck – replace with concrete patio.
 - Staff recommends approval.
4. Extend front porch roof (Still will require drawings and building permits).
 - Staff does not recommend approval of the roof extension based on the façade setback of the First State Bank building next door. The extended patio roof will block visibility of the bank building and conflicts with the Historic Preservation Ordinance. Front building setbacks are unique in the Historic Downtown area:
 - Sec. 98-351. - Special setback provisions. New commercial structures or improvements being built in the historic downtown commercial area (i.e., any building with front and/or rear façades facing Liberty, Caroline, Prairie, Maiden, McCown, John Butler, or College Streets, and which are located between State Highway 105 on the south and Clepper Street on the north) will be **required to adhere to front (main entrance) setbacks that match immediately adjacent buildings or structures facing the same street.** If new

Montgomery Planning and Zoning Commission
AGENDA REPORT

commercial structures or improvements are being constructed between existing buildings or structures whose setback lines do not match, the new building or structure's front (main entrance) setback line must match the adjacent building or structure whose front (main entrance) setback line is closest to the street which the adjacent structure or building faces.

5. New patio cover roof over south side (to property line; still requires drawings and building permits).
 - Staff recommends approval contingent on adequate design description and provisions for stormwater runoff from the roof. There are no side yard setback requirements for the property.
6. Extend wood fence to match 504 Caroline on south side of building (not all the way forward).
 - Staff recommends approval.
7. New 4-ft ht. black wrought iron style metal fence along south patio.
 - Staff recommends approval.
8. Repaint exterior of building (same white/black color scheme with the addition of red trim the applicant will provide in printed form at the meeting).
 - The back and white elements do not require P&Z approval.
 - The addition of red trim will need to be reviewed and approved by P&Z.

Conclusion:

The improvements are generally small in scope and consistent with the downtown area. Increasing customer seating and an active property is a positive outcome for all stakeholders.

Approved By

Asst. City Administrator and
 Director Planning & Development

Dave McCorquodale

Date: 11/02/2023

Planning and Zoning Brief for:
Krawfish Kai, 14335 Liberty Street, Montgomery, TX, 77356

Good evening, we would like to present for the planning and zoning committee to review our following request for 14335 Liberty Street, Montgomery, TX.

Krawfish Kai have leased the above noted location and are planning renovations indoors and outdoors.

We have submitted an occupancy permit and are awaiting Fire Marshall inspection, Health department inspection, prior to the occupancy permit inspection.

1. Remove the current Wings of Montgomery sign that is displayed on the front of the building. See attachment 1.
2. Demolish the side deck located on the South side of the building next to the white house currently under renovation. We would like to demolish the deck and pour concrete that would make a level seating area for more outdoor dining. The concrete will be level with the current concrete associated with the building on the South side and will be painted the same black that is currently on the concrete exterior floors. See attachment 2 and 2.1, showing the decking to be removed and the concrete that it will match. Size will be 26' wide by 5' deep, 10" shallower than current wood deck.
3. Extend front deck another 30" to the current posts on the property of 14335 Liberty Street, the decking will be exactly the same as now, the railings will be the same, the paint will be the same. Please see attachment 3, showing the current decking and the extension drawing, total new size 30" deeper by 24' wide.
4. Build hard patio cover over the front decking area reaching as far as the decking on the property of 14335 Liberty Street. Total depth will be 14'6" deep by 24' wide. Previous is 12' by 24'. See attachment 4 and 4.1.
5. Build hard patio cover over the Southside deck extending over the concreted area on the property of 14335 Liberty Street. Size will be 5' deep by 26' wide. See attachment 5 and 5.1.
6. Extend the 8' wooden fence on the property line between 14335 Liberty street and the renovated white house on the south side another 8' along property line and 5' along front and a 36" gate along the front to enclose the side kitchen door area. See attachment 6, 6.1, 6.2.
7. Paint exterior of building in the same pure white paint, paint the exterior trim areas black with the same black magic Sherwin Williams paint on the floors and side rails and window trim. Paint the exterior trim of windows, rails, framing of sign on top of building. See attachment 7, 7.1, 7.2, 7.3 for color sample, drawings of painted areas.

8. Install a 4' black aluminum ornamental fence surrounding the new concrete decking adding a beautiful historical charm. See attachment 8 and 8.1.

Remove sign.

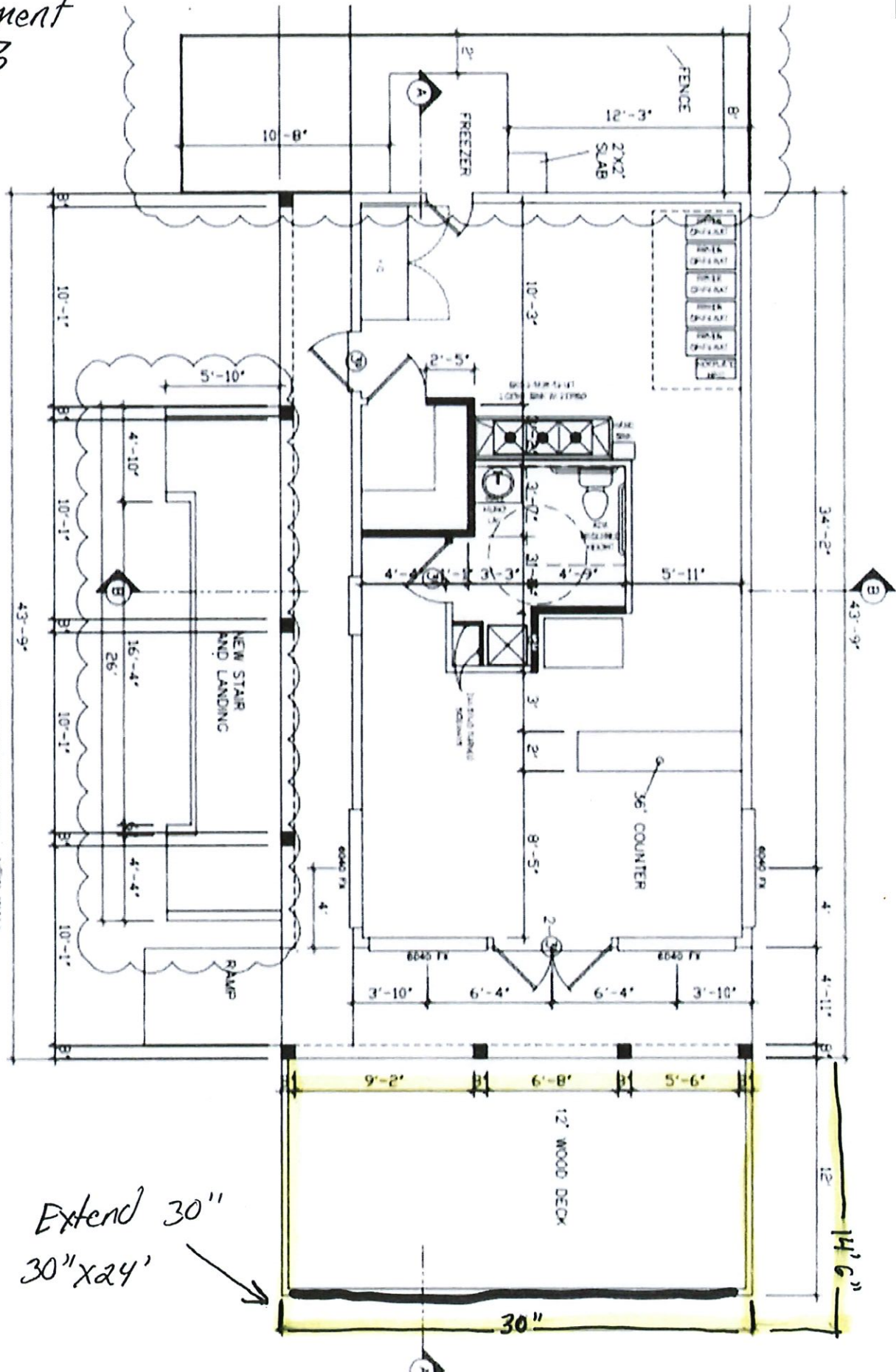


Attachment
#3

Item 5.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW WALL
EXISTING TO REMAIN



Extend 30"
30"x24'

Attachment 3.1.

current

will be built to
current code.
will get building permit.
as required.

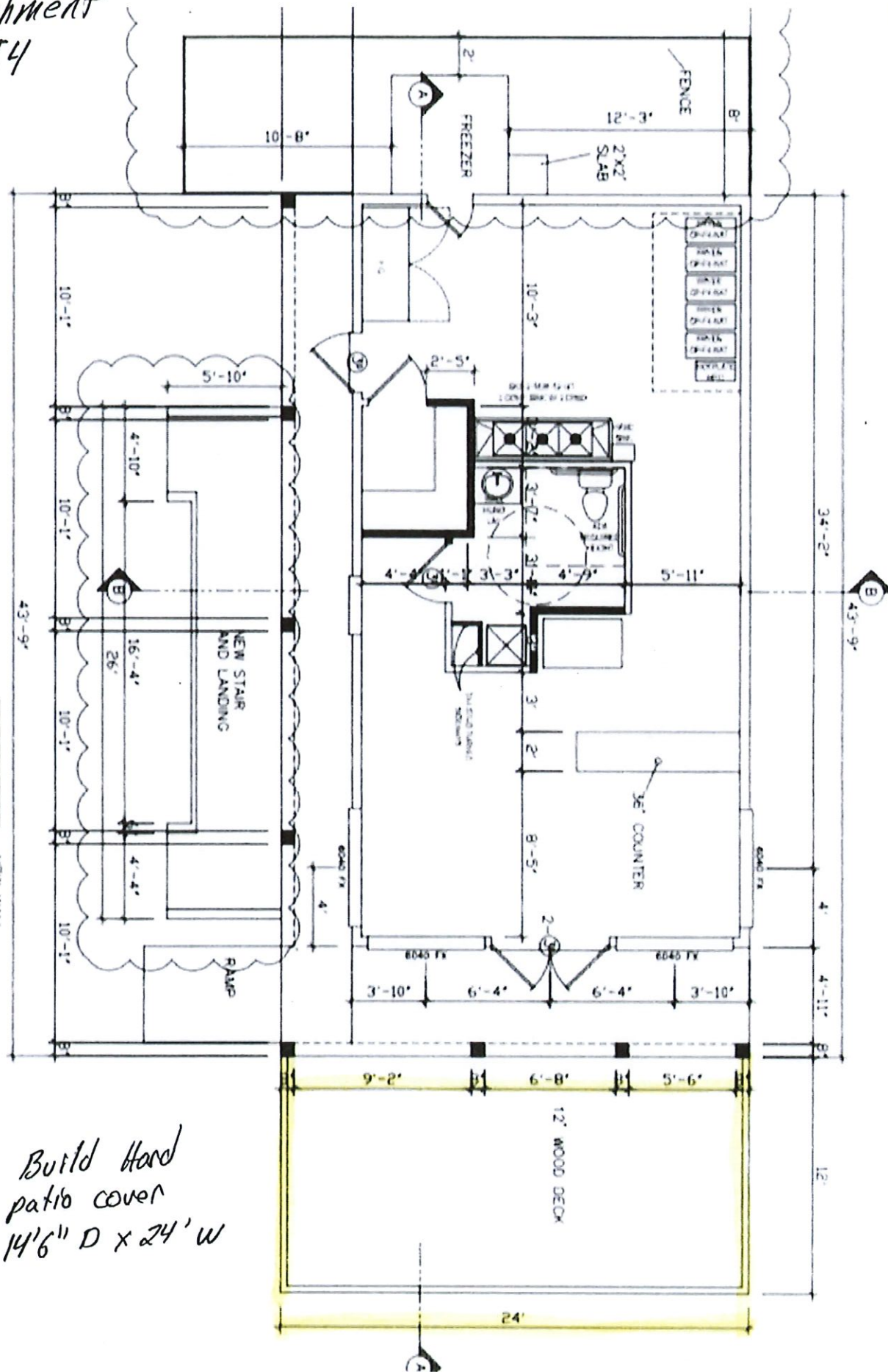


New: extend
30" still within
property lines of
14335 Liberty Street.
30" x 24' wide

Attachment
54

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW WALL
EXISTING TO REMAIN



Build Hard
patio cover
14'6" D x 24' W

Attachment 4.1.

Build permanent
patio cover to
extend length
of decking on front
of building.
Liberty Street.

wood framing and
tin roofing keeping
in current look.
painted to match.

24'w x 22' Deep





5. Consideration and possible action on exterior modifications for the proposed Krawfish Kai restaurant located at 14335 Liberty Street in the Historic Preservation District, as submitted by Ryan Routt.

Staff introduced the item and noted the applicant was in attendance to discuss the request. Mr. McCorquodale referenced the agenda packet and the listed items requested for review by the Commission. The Commission addressed each item individually.

Merriam Walker asked Mr. Routt if he'd signed a lease for the property, to which he affirmed he had. Mrs. Walker asked about the start date of the lease. Staff drew the Commission's attention back to the application packet and the proposed sign information. Merriam Walker asked if the sign was comparable in size to the existing Wings sign. Mr. Routt said it was. Mr. Routt also clarified the background of the sign would be white to blend into the building better. Merriam Walker said she noticed a banner installed the other day. Mr. Routt said the sign would be laser cut and mounted to the wall with bolts. Merriam Walker asked if the business was open yet and when he would install the sign. Mr. Routt said the sign was currently being shipped and he would install it after it arrived if approved.

Merriam Walker approved the installation of the new sign with white background as requested. Dan Gazda seconded the motion, which carried unanimously (3-0).

No action was needed on the temporary sign (#2) as the grand opening banner was approved by staff for 30 days.

Item #3 was a request to remove an existing wood deck on the south side of the building and replace it with concrete paving at the level of the existing concrete porch on the building. Dan Gazda asked what was under the existing wood deck. Mr. Routt stated the grease trap was under the deck and the deck would be at the height of lids of the grease trap. Merriam Walker asked how the grease trap would be maintained, and Mr. Routt said it would be accessed from Liberty Street. Merriam Walker asked how soon he would like to begin as soon as possible.

Dan Gazda moved to approve the removal of the deck and replacement with concrete. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #4 was to extend the front porch roof over the existing wood deck. Mr. McCorquodale noted that for clarification the porch roof would also require building permits that show compliance with

the 2018 International Building Code if approved. The action before the Commission tonight was the approval of the concept of the roof, not the permit to build the roof. Mr. McCorquodale continued by stating staff's recommendation to deny the request was based on the city ordinance requiring front façade setbacks to match adjacent buildings in downtown and the proposed roof did not align with the First State Bank building next door. Mr. Routt explained he would like to replace the existing shade sail cover with a solid roof. Bill Simpson noted the new roof would extend about 6-8 feet beyond the bank building. Mr. Routt noted the other buildings in downtown that extended to the front property line and the request was to extend the patio approximately 30 inches and also extend a new roof over the entire front porch. Dan moved to table the roof approval pending additional drawings submitted to better illustrate the project. Merriam Walker seconded the motion, which carried unanimously (3-0). The Commission then addressed the front porch extension and noted the agenda packet didn't explicitly mention the porch extension but the applicant's request did. Dan Gazda moved to approve the front porch to the bollards approximately 30 inches. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #5 was related to requested a new patio roof over the south patio of the property. Dan Gazda moved to table the roof request pending additional drawing submitted to better illustrate the project. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #6 was related to a request to extend the adjacent side wood fence approximately 8-ft toward the front of the property. A side discussion between the applicant, the Commission, and adjacent property owners occurred that was not relevant to the agenda items. Following that, the Commission returned to the fence discussion. Mr. McCorquodale explained the details of the proposed fence. Merriam noted the fence was a proposed 8-foot height to match the existing fence on 504 Caroline Street. Dan Gazda confirmed the fence would have a 36-inch gate and would be stained to match the adjacent fence. The applicant confirmed. Dan Gazda moved to approve the fence to match 504 Caroline as presented. Merriam Walker seconded the motion, which carried unanimously (3-0).

Item #7 related to a requested 4-ft wrought iron-style fence on the southeast corner of the property around the patio on the south side of the building. The applicant noted it would connect to the proposed wood fence and enclose the patio. Dan Gazda asked if the applicant had considered matching the picket fence at 504 Caroline Street. Mr. Routt said he had and had settled on the iron fence. The Commission noted that while there were several examples of wrought iron in the historic district there were not any in the immediate area. The Commission suggested extending the same style of front porch railing as the fence. The applicant stated he would agree to that. Dan