

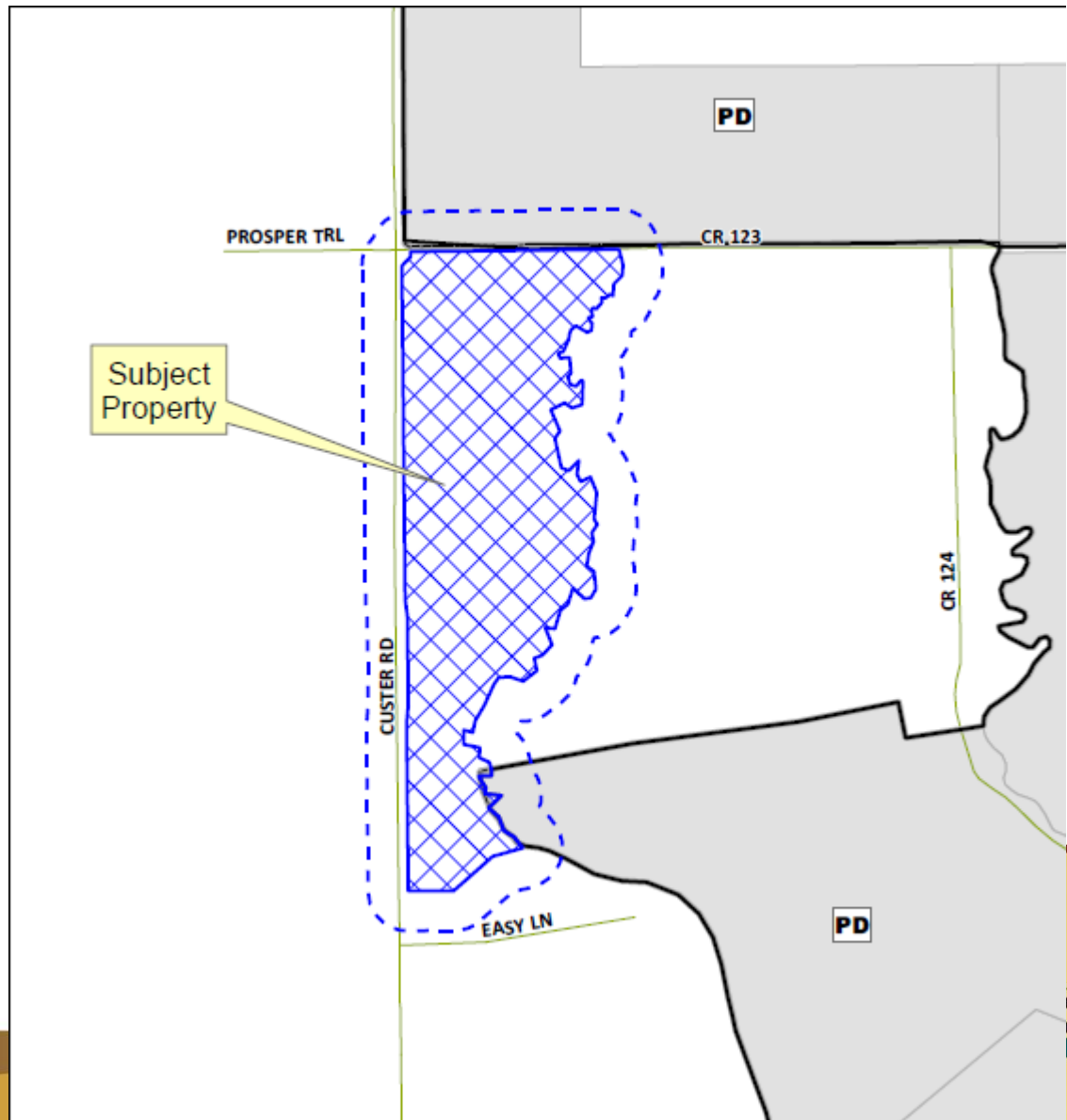
Case No. 12-068Z

Clark Tract

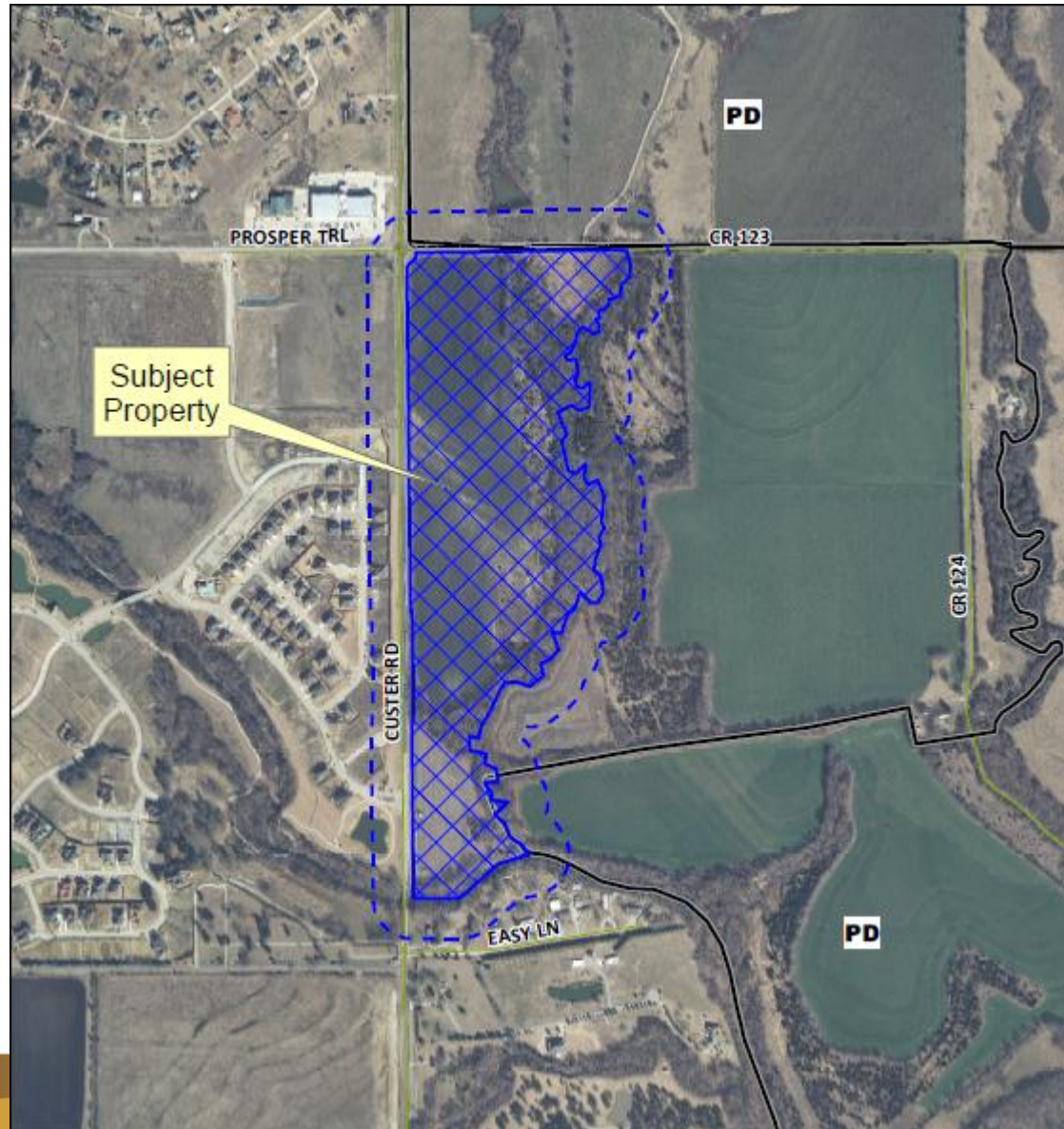
Located on the Southeast Corner of
Custer Road and Bloomdale Road



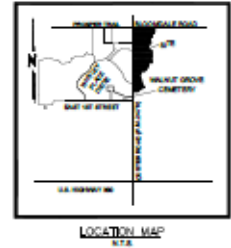
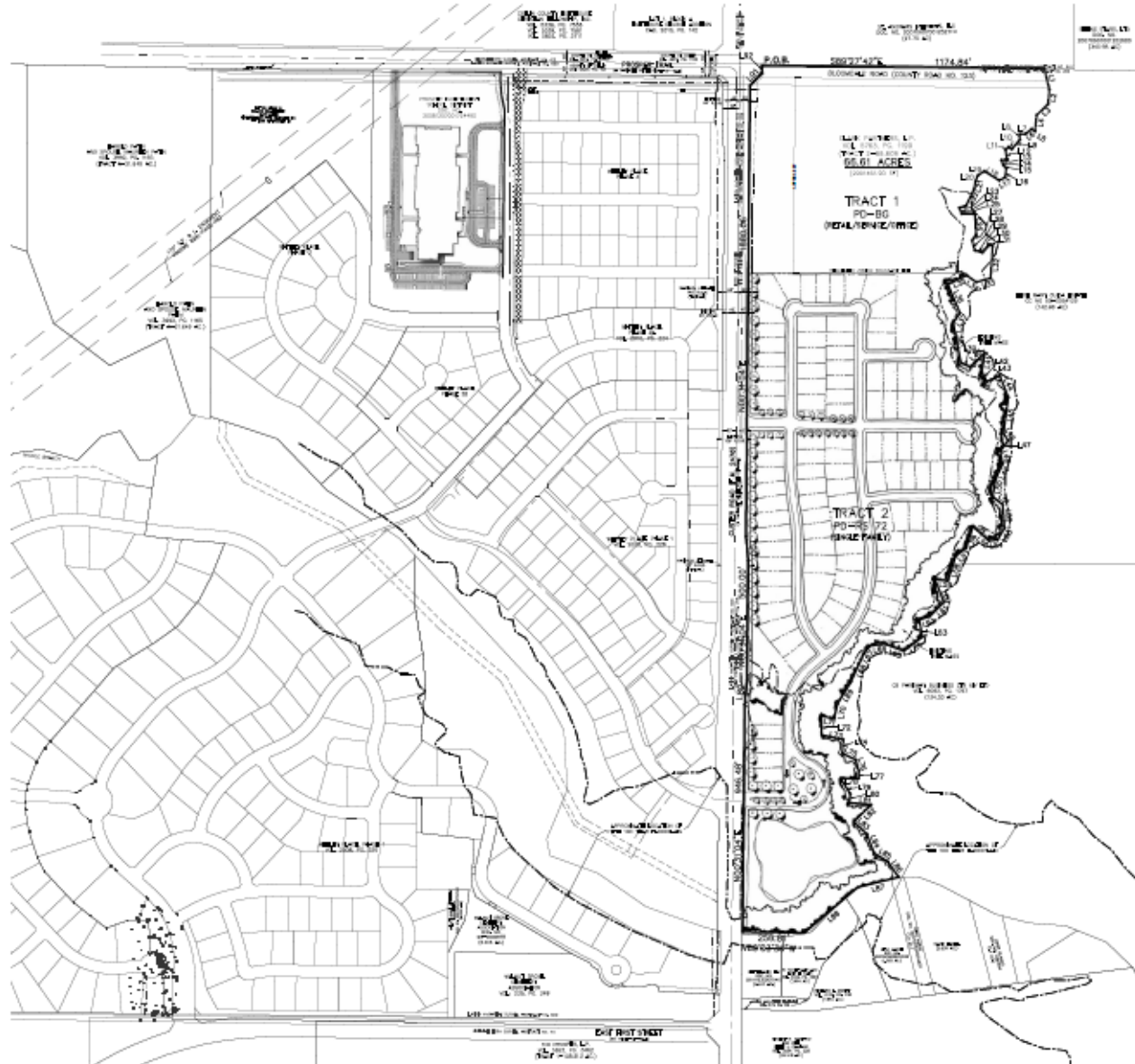
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



SITE DATA

GROSS ACREAGE: 56.61 AC
 NET ACREAGE: 55.11 AC

TRACT 1: PD-BG (METAL/NEW/FRM): 18.6 AC +/-
 TRACT 2: PD-RS 72 (SINGLE FAMILY): 38.1 AC +/-
 FLOODPLAIN: 8.41 AC +/-
 ROW: 1.5 AC +/-

108 HOMES SITES (60' X 120')
 POTENTIAL DENSITY: 2.8 HOMES/AC

PROPOSED ZONING: PD-RS 72/BG



ZONING EXHIBIT

CLARK TRACT

55.61 ACRES OUT OF THE
 JOHN CRUTCHFIELD SURVEY, ABSTRACT NUMBER 206
 CITY OF MONTGOMERY, COLUMBIA COUNTY, TEXAS

CLARK PARTNERS, LP OWNER/APPLICANT

16250 Inall Trail, Suite 210 (972) 931-8977

State 101

Dallas, Texas 75248

Contact: Dale Clark

JBI PARTNERS, INC. PLANNER

16301 Quorum Drive, Suite 200 B (972) 248-7676

Address: Texas 75001

Contact: Jerry Sjo

Revised January 2, 2013 Sheet 1 of 1

March 28, 2012

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning request.