



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

March 5, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On March 4, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the variance request related to the minimum lot frontage and side yard setbacks of lots 27 and 28 for the Hills of Town Creek Section 5 development, pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"):

Sec. 78-28. - Variances.

When a subdivider or developer can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to, or where because of some condition peculiar to the site or the unique nature of the development compliance with this chapter is not consistent with or required by good engineering and planning practices, and if in the opinion of the city council, planning and zoning commission and the city engineer, a departure from this chapter may be made without destroying the intent of this chapter, the city council may authorize a variance.

Upon thorough review of the request with the supporting information, the Commission recommends, to the City Council, approval of the variance request as follows:

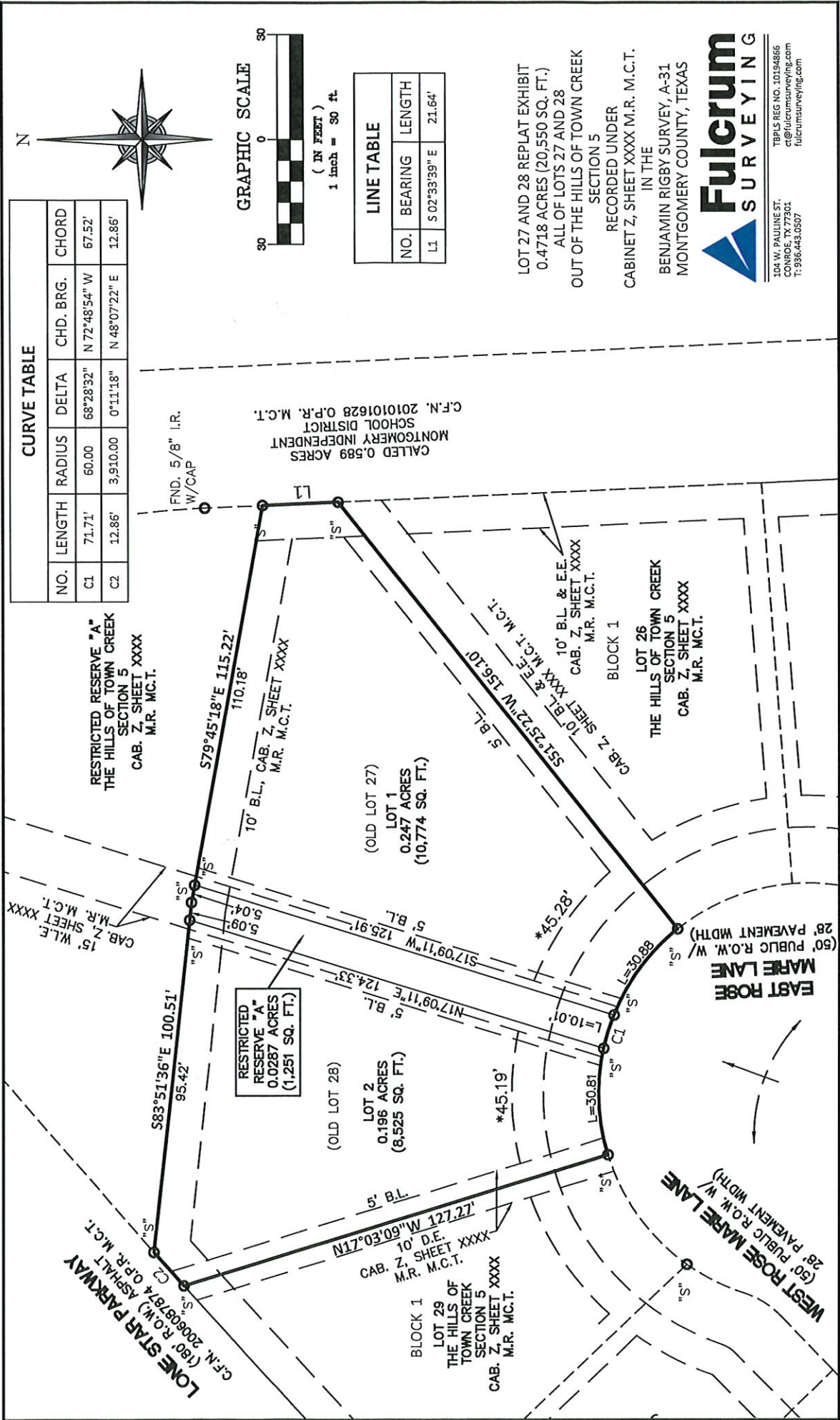
- 45-foot minimum lot width from the 75' radial lot width (Sec. 98-122(b)(2))
- 5-foot side yard setback, as previously approved by City Council on December 14, 2021 (Sec. 98-122(a)(2))

This will allow for a 10-foot reserve strip between lots 27 & 28 for access to a proposed playground behind lots 27 and 28.

The motion passed with a vote of 4-0, with 1 member absent.

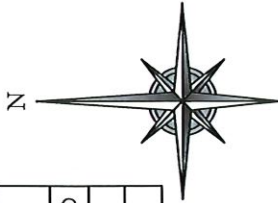
Respectfully,


Corinne Tilley
Code Enforcement Officer
Planning/Zoning Administrator



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	71.71'	60.00	68°28'32"	N 72°48'54" W	67.52'
C2	12.86'	3,910.00	0°11'18"	N 48°07'22" E	12.86'



LINE TABLE

NO.	BEARING	LENGTH
L1	S 02°33'39" E	21.64'

LOT 27 AND 28 REPLAT EXHIBIT
0.4718 ACRES (20,550 SQ. FT.)
ALL OF LOTS 27 AND 28
OUT OF THE HILLS OF TOWN CREEK
SECTION 5
RECORDED UNDER
CABINET Z, SHEET XXXX M.R. M.C.T.
IN THE
BENJAMIN RIGBY SURVEY, A-31
MONTGOMERY COUNTY, TEXAS



DATE: 01-29-2025
DRAWN BY: CT
CHECKED BY: CT
JOB NO. 24-097-2