



March 28, 2024

The Planning and Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Submission of Preliminary Plats  
Lonestar Parkway Residential Sec. 1 (Dev. No. 2404)  
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved variances to development regulations as approved by the City.

The developer intends to plat the property with 120' minimum lot depths, 55' minimum lot widths, and a reduced minimum lot area in accordance with the variances approved on March 12, 2024. We recommend the Commission approve the preliminary plat on condition that our comment for the building line adjacent to Lonestar Parkway is addressed. We anticipate receiving the revised plat before the April 2<sup>nd</sup> meeting.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE  
City Engineer

CVR/akg

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2024\2024.03.28 MEMO TO P&Z RE Lone Star Parkway Residential Sec 1 Prelim Plat.docx

Enclosures: Preliminary Plat – Lonestar Parkway Residential Sec 1

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney