WGA
CONSULTING ENGINEERS

September 2, 2022

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

Re: Variance Request
Summer Wind Subdivision
City of Montgomery

Dear Commission:

Tim Connolly, Montage Partners, LLC ("the Developer") plans to proceed with construction of approximately 56 acres of land situated along Lone Star Parkway just east of Buffalo Springs Drive. The Developer is requesting the following variances from the City's 2004 Code of Ordinances:

- Section 78-92: The 2004 Code of Ordinances requires single-family residential developments to have a minimum 75' lot width and a minimum 9,000 SF lot size. The Developer is proposing to provide 45' wide lots with sizes ranging from 5,374 to 12,482 SF. The Developer is requesting a variance to allow a 45' lot width and a minimum lot area of 5,370 SF.

- Section 78-91: The 2004 Code of Ordinances requires that all local access streets have a minimum right-of-way width of 60'. The developer is proposing the minimum ROW width to be 50'.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that Developer is proposing more than the minimum required compensating green space for the lot size variance. We offer no objection to the variances as requested.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed plat and site plans, which will require the full review and approval of the City

If you have any questions or comments, please do not hesitate to contact me or Chris Roznovsky.

Sincerely,

Katherine Vu

Katherine Vu, PE
Engineer for the City

KMV/zlgt
Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\MEMO to P&Z RE Summer Wind Variance Request.docx
Enclosures: Variance Request
Cc (via email): Mr. Dave McCorquodale– City of Montgomery, Interim City Administrator & Director of Planning and Development
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis St., Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

August 24, 2022

City of Montgomery
C/o Dave McCorquodale
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Summer Wind regarding requirements for minimum lot area, lot width, and ROW

The subject tract is a 56-acre property along Lonestar Loop just east of Buffalo Springs drive and is within Mr. Lefevre's Planned Development District, which allows the development to fall under ordinance(s) published in 2002. According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75' and minimum lot size of 9,000 square feet (SF). The ROW requirement in this ordinance for local streets are required to be 60' wide. The requested proposed development will consist of approximately 211 single-family residential lots, with lot sizing ranging from 5,374 SF to 12,842 SF, 45' x 120' lot average with 50' ROWs. We feel that variance requests are warranted for the following reasons:

- The 2002 ordinance, Section 78-99 requires that any lots below the minimum standard to have compensating green space. The proposed development will have lots below the minimum and is proposing several pocket parks, amenity pond and open space to accommodate the compensating green space requirement. A summary of the lots below the minimum and total of the compensating green space is attached. The required compensating green space is 582,743 SF and we are proposing 627,635 SF.
- The residential market over the last 12 months have increases substantially, which has increased home prices by 30%, if not more in certain areas. With the rise of home prices and interest rates, much of the population is being priced out and are not able to afford to purchase homes. The proposed development intends on building good quality but also affordable homes in the price range of $275,000 to $325,000. To be able to produce this type of market, the lots size needs to be reduced to fit the market. 60' + wide lots are in excess of $500,000 in most areas, which would not be the demand for the area.
- The proposed development will consist of 211 homes with an average home price of approximately $325,000, which will be able to generate almost $70,000,000 worth of tax base within the City.
- The 50' ROW is the typical ROW that has been used for most of the curb and gutter streets in the City of Montgomery and you are able to fit water, sewer, storm and the required street width within the 50' ROW without any issues. The 50' ROW is what the current ordinance requires.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved.

Thank you,

Jonathan White, PE
936-647-0420
Jwhite@L2engineering.com

Attachments: Variance Request Applications, Site Plan, Compensating Green Space Calculations

Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Developer(s): Tim Connolly, Montage Partners, LLC

Address: 123 N Post Oak Ln, Houston, TX Zip Code: 77024

Email Address: Tim@csbankers.com Phone: 713-621-2737

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: jwhite@l2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R370277

Legal Description: Approximately 56.7111 Acres of land situated in the John Corner Survey, A8 Montgomery County, TX

Street Address or Location: City of Montgomery

Acreage: 56.7111 Present Zoning: Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 78-92 (c) Section(s): 78-92

Ordinance wording as stated in Section (78-92):

(c) Minimum width is 75 feet.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Lot sizes will have minimum lot width of 45'.

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: 08-26-2022

On Behalf of Developer

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

[X] Cover letter on company letterhead stating what is being asked.

[X]A site plan.

[X] All applicable fees and payments.

[X] The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization fromthe owner authorizing the applicant to submit the variance request shall be submitted.

Date Received *Office Use*	

Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Developer(s): Tim Connolly, Montage Partners, LLC

Address: 123 N Post Oak Ln, Houston, TX Zip Code: 77024

Email Address: Tim@csbankers.com Phone: 713-621-2737

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: jwhite@l2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R370277

Legal Description: Approximately 56.7111 Acres of land situated in the John Corner Survey, A8 Montgomery County, TX

Street Address or Location: City of Montgomery

Acreage: 56.7111 Present Zoning: Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 78-91 (g)(1) Section(s): 78-91

Ordinance wording as stated in Section (78-91):

(h) Street right-of-way widths shall be measured from the front lot line of opposite lots, and shall be as follows:

(2) Residential streets: 60 feet.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

ROW will be 50’ for residential streets.

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: 08-26-2022

On Behalf of Developer

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

[X] Cover letter on company letterhead stating what is being asked.

[X]A site plan.

[X] All applicable fees and payments.

[X] The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization fromthe owner authorizing the applicant to submit the variance request shall be submitted.

Date Received *Office Use*	

Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Developer(s): Tim Connolly, Montage Partners, LLC

Address: 123 N Post Oak Ln, Houston, TX Zip Code: 77024

Email Address: Tim@csbankers.com Phone: 713-621-2737

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: jwhite@l2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R370277

Legal Description: Approximately 56.7111 Acres of land situated in the John Corner Survey, A8 Montgomery County, TX

Street Address or Location: City of Montgomery

Acreage: 56.7111 Present Zoning: Commercial Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 78-92 (e) Section(s): 78-92

Ordinance wording as stated in Section (78-92):

(e) Minimum area is 9,000 feet.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Lot sizes will range in the development with a minimum of approximately 5,374 square feet (SF) to 12,842 SF.

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: 08-26-2022

On Behalf of Developer

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

[X] Cover letter on company letterhead stating what is being asked.

[X]A site plan.

[X] All applicable fees and payments.

[X] The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization fromthe owner authorizing the applicant to submit the variance request shall be submitted.

Date Received *Office Use*	

a schematic development plan for

LONESTAR PKWY

±56.7 ACRES OF LAND

prepared for

CORPORATE STRATEGIES LLC

LOT SUMMARY

45'x120'	211 LOTS	100%
TOTAL	**211 LOTS**	

META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 100 200 400

MTA-I-763
JULY 26, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2022 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN ©2022. ALL RIGHTS RESERVED

META PLANNING + DESIGN

Lonestar Parkway Residential Lot Summary
L Squared Engineering - Job No. 10850
Prepared by: Jonthan White, PE, Christopher Hogan

Lots:

Lot #	Lot SF	SF < 9k
1	6875	2125
2	5710	3290
3	5702	3298
4	5703	3297
5	5703	3297
6	5702	3298
7	5695	3305
8	5695	3305
9	5703	3297
10	5703	3297
11	5703	3297
12	5703	3297
13	5703	3297
14	5703	3297
15	5703	3297
16	5703	3297
17	6383	2617
18	7741	1259
19	8236	764
20	9857	0
21	8650	350
22	10179	0
23	9041	0
24	10313	0
25	8500	500
26	7100	1900
27	5658	3342
28	5658	3342
29	5658	3342
30	5658	3342
31	5658	3342
32	5658	3342
33	5689	3311
34	6785	2215
35	7129	1871
36	5523	3477
37	5762	3238
38	5540	3460
39	5577	3423
40	5540	3460

41	5474	3526
42	5540	3460
43	5474	3526
44	5540	3460
45	5474	3526
46	5540	3460
47	5474	3526
48	5540	3460
49	5474	3526
50	5540	3460
51	5474	3526
52	5540	3460
53	5474	3526
54	5540	3460
55	5474	3526
56	5540	3460
57	5474	3526
58	5540	3460
59	5474	3526
60	5540	3460
61	5474	3526
62	5540	3460
63	7892	1108
64	6699	2301
65	6699	2301
66	8220	780
67	6898	2102
68	6898	2102
69	6898	2102
70	6224	2776
71	5728	3272
72	5374	3626
73	5400	3600
74	5374	3626
75	5400	3600
76	5374	3626
77	5400	3600
78	5374	3626
79	5400	3600
80	5374	3626
81	5400	3600
82	5374	3626
83	5400	3600
84	5374	3626
85	5400	3600

86	5447	3553
87	5447	3553
88	5447	3553
89	5447	3553
90	5447	3553
91	5447	3553
92	5447	3553
93	5447	3553
94	5447	3553
95	5447	3553
96	6033	2967
97	6941	2059
98	6994	2006
99	7014	1986
100	6948	2052
101	7788	1212
102	7026	1974
103	5449	3551
104	5495	3505
105	5495	3505
106	5495	3505
107	5495	3505
108	5495	3505
109	5495	3505
110	5495	3505
111	5495	3505
112	5495	3505
113	5598	3402
114	5400	3600
115	5400	3600
116	5400	3600
117	6108	2892
118	6239	2761
119	8319	681
120	5893	3107
121	5400	3600
122	5400	3600
123	5400	3600
124	5400	3600
125	5937	3063
126	6009	2991
127	6386	2614
128	7175	1825
129	7013	1987
130	7668	1332

131	5786	3214
132	5810	3190
133	5628	3372
134	6090	2910
135	5515	3485
136	5446	3554
137	5515	3485
138	5446	3554
139	5515	3485
140	5446	3554
141	5515	3485
142	5446	3554
143	5515	3485
144	5446	3554
145	5515	3485
146	5767	3233
147	6121	2879
148	5995	3005
149	7176	1824
150	6894	2106
151	7466	1534
152	5992	3008
153	7502	1498
154	5733	3267
155	5885	3115
156	5885	3115
157	7397	1603
158	7049	1951
159	7610	1390
160	5488	3512
161	6251	2749
162	6325	2675
163	6120	2880
164	7208	1792
165	6791	2209
166	5726	3274
167	5726	3274
168	5726	3274
169	6179	2821
170	5889	3111
171	5889	3111
172	6872	2128
173	8505	495
174	7746	1254
175	12836	0

176	8662	338
177	8231	769
178	8000	1000
179	7851	1149
180	6290	2710
181	6290	2710
182	6281	2719
183	6347	2653
184	7680	1320
185	7310	1690
186	5974	3026
187	5974	3026
188	5982	3018
189	6728	2272
190	7201	1799
191	8937	63
192	7041	1959
193	5918	3082
194	5918	3082
195	5918	3082
196	5918	3082
197	6729	2271
198	12842	0
199	9468	0
200	6200	2800
201	6200	2800
202	6200	2800
203	7412	1588
204	8118	882
205	5571	3429
206	6661	2339
207	7133	1867
208	7133	1867
209	7133	1867
210	7133	1867
211	7133	1867
	Total SF:	582743

Lonestar Parkway Greenspace Summary
L Squared Engineering - Job No. 10850
Prepared by: Jonthan White, PE, Christopher Hogan

Grand Total Lots < 9,000 SF	**582,743**
Green Spaces Areas (SF)	
Detention 1	480,159
Park 1	60,984
Various Green Spaces	56000
Park 2	30,492
TOTAL	**627,635**