



February 28, 2024

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

Re: Variance Request
Taylor Morrison Development
City of Montgomery

Dear Commission:

Taylor Morrison (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 Code of Ordinances:

- Section 78-88: The 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 55' wide lots and 10' side yard lots with sizes ranging from 6,000 to 12,000 SF. The Developer is requesting a variance to allow a minimum 55' lot width and a minimum lot area of 6,000 SF.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the 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.

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.02.28 MEMO to P&Z RE Taylor Morrison Variance Request.docx

Enclosures: Variance Request

Cc (via email): Mr. Dave McCorquodale– City of Montgomery, Director of Planning and Development
Mr. Gary Palmer– City of Montgomery, City Administrator
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



February 29, 2024

City of Montgomery
C/o Taylor Morrison, Inc
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Summer Wind (project name is subject to change) regarding requirements for minimum lot area and lot width.

The subject tract is a 56-acre property located along Lonestar Loop just east of Buffalo Springs Drive and previously located within the City of Montgomery Planned Development (PD) District according to its zoning map. This PD required its developments to be in accordance with the City 2002 City ordinances; however, the PD expired on January 20, 2024. Due to its expiration, this will require the development to comply with its current City ordinances, which requires a 75' wide lot, 9,000 SF lot area and side lot setback of 10'. It is important to note these variances were applied for and granted approval on September 13, 2022. The Developer at this time proposed 45' wide lots with 5' side yards. Since the PD expired and a new Developer is proposing a new product, some variances are being applied for again under the current regulations.

A new developer is proposing development to consist of approximately 170 single-family residential lots, with lot sizes ranging from 6,000 SF to 12,000 SF with 55' x 120' standard lot sizes and 10' side yards. We feel that variance requests are warranted for the following reasons:

- The previously approved variance was for 45' lots with an allowed 5' side yard setback. The proposed lot sizes are 55' with a 10' side yard setback, which exceeds the previously approved variance.
- Section 78-95 allows for compensating green space for lots that are less than the minimum. 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 371,593 SF and we are proposing approximately 423,224 SF.
- The proposed development will consist of 170 homes with an average home price of approximately \$325,000, which will be able to generate almost \$62,000,000 worth of tax base within the City.

It is for the above-mentioned reasons that we feel the variance request should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Jonathan White, PE
L Squared Engineering
Vice President
Jwhite@L2Engineering.com

Attachments: Variance Request Application, Site Plan





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): Speedy Angeles, LLC

Address: 428 Sandoval St. Suite 200 Sante Fe, New Mexico Zip Code: 87501

Email Address: N/A Phone: 505-984-1766

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: Planned Development 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):

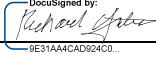
(c) Minimum width is 75 feet.

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

Lot sizes will have minimum lot width of 55'.

Signatures

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

Signature:  Date: 2/15/2024

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:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the 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): Speedy Angeles, LLC

Address: 428 Sandoval St Suite 200 Sante Fe, New Mexico Zip Code: 87501

Email Address: N/A Phone: 505-984-1766

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: Planned Development 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):

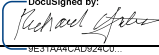
(e) Minimum area is 9,000 feet.

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 6,000 square feet (SF) to 12,842 SF.

Signatures

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

Signature:  Date: 2/15/2024

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:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

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

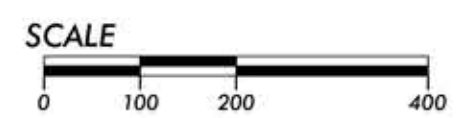
<p>Date Received <i>Office Use</i></p>	
---	--



a schematic development plan for
LONESTAR PKWY
 ± 56.7 ACRES OF LAND
 prepared for
TAYLOR MORRISON



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-I-765A
 FEBRUARY 19, 2024

LOT SUMMARY

	55' x 120'	173 LOTS	100%
TOTAL		173 LOTS	

Approximate Tree Mass Areas

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.