



December 29, 2022

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

Re: Building Line Encroachment/Variance Request
Montgomery Summit Business Park
City of Montgomery

Dear Commission:

Montgomery Summit Business Park ("the Developer") is proceeding with construction of additional buildings on Reserve B. As stated in the enclosed letter, the Developer found a discrepancy in the survey which led to the buildings being located within the building line setback on the west and north sides of the property by approximately 6 inches.


The developer request approval to leave the buildings in the location they are encroaching the existing building lines and request a variance to allow the plat to be amended to reduce the building lines accordingly.

We offer no objection to this request.

Approval of the requested variance does not constitute plat approval and only allows the Developer to further refine the proposed plat, 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,


Chris Roznovsky, PE
Engineer for the City

KMV/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2022.12.27 MEMO to P&Z RE Montgomery Business Park 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