



June 17, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Rezoning request for Buffalo Springs Drive Apartments (BCS Montgomery)

The subject tract (Montgomery Appraisal District ID 331739) currently consists of Commercial and Planned Development Zoning according to the City of Montgomery's latest zoning map. With the ongoing Development Agreement with BCS Montgomery, a portion of the subject tract is proposed as a multi-family development. This request is to re-zone the 12.148 acres as multi-family to match the intended use within the overall development. The remaining acreage of the subject tract outside of the 12.148 acres will utilize the current zoning of Commercial.

With this rezoning request, we believe we are providing walkability to the existing and future commercial uses adjacent to the 12-acres. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Lesley Reel, PE
L Squared Engineering
936-647-0420
Lreel@L2Engineering.com

Attachments: Rezoning Application, Preliminary Site Plan

