



September 27, 2024

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

Re: Rezoning Application  
Superior Properties of Texas (Dev. No. 2215)  
City of Montgomery

Dear Commission:

We have received an application for rezoning from Superior Properties of Texas, LP (“the Developer”). The proposed 15.46-acre development is located on the northwest corner of Lone Star Parkway and FM 149 and is currently zoned Industrial (ID). It is our understanding that the Developer plans to subdivide and develop the tracts for approximately 5.64-acres of Commercial (B) and 9.62-acres of Multi-Family (R2) use. As a reminder, this development has completed an economic and feasibility study that was presented and approved by City Council at their January 24, 2023 meeting.

The current land plan shows that the development will consist of 58 townhome style multi-family units and a combination of commercial office space and warehouse along the frontage of Lone Star Parkway and self-storage space in the back of the development adjacent to Simonton and Lawson Street.

We have reviewed the land plan against the City’s Code of Ordinances Chapter 98 Article III and find no issue with the proposed rezoning request. Based on the land plan provided, the Developer is providing adequate parking for both the multifamily and commercial space, but we plan to review in-depth once the Developer submits their plats and civil construction drawings for approval.

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

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu".

Katherine Vu, PE,CFM  
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2024\2024.09.27 MEMO to P&Z RE Superior Properties Rezoning Application.docx

Enclosures: Rezoning Application  
Proposed Land Plan

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