



September 23, 2025

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

Re: Submission of Preliminary Plats
Briarley Phase 1B Section 4, 5, and 6 (Dev. No. 2006)
City of Montgomery

Dear Commission:

We reviewed the Preliminary Plat submission for Briarley Phase 1B, owned by Johnson Development ("the Owner"), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plats. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

As a reminder, this development includes 698 total single-family residential lots. The development also includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

Additionally, as part of the Development Agreement, the Developer is required to provide at least 20% of their lots with shared side yard lot lines of no less than 15'. To date they have 14%.

We offer no objection to the preliminary plats, and we recommend the Commission approve the preliminary plats as submitted.

If you have any questions or comments, please contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2025.09.23 MEMO TO P&Z Briarley Phase 1B Preliminary Plats.docx

Enclosure: Preliminary Plats

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney