



August 6, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Buffalo Springs Drive Apartments (BCS Capital, LLC)

According to Chapter 98-286 of the City of Montgomery Code of Ordinances, any development in the Multi-family district (R-2) is required to have off-street parking for two vehicles for each apartment or townhouse unit. The proposed development will consist of 192 1 bedroom units and 120 2 bedroom units. The existing ordinance has the set parking ratio, independent of the size of unit, number of bedrooms, etc. A parking ratio of 1.5 spaces for each unit has been proposed for this development.

We believe the variance requests are justified for the following reasons:

- The development is providing sufficient parking more than equal to 2 spaces for each of the 2-bedroom units however, 1-bedroom units should not need 2 parking spaces per unit.
- Due to the size of the master planned development, the developer is proposing to more closely align with the current City of Houston parking requirements (1.333 parking spaces for each 1-bedroom unit and 1.666 parking spaces for each 2-bedroom unit). Based on this requirement, a total of 456 spaces would be required.
- Using City of Houston criteria, the proposed site plan shows 27 more parking spaces than required.

It is for the above-mentioned reasons that we feel the variance requests 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
936-647-0420
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Attachments: Variance Request Applications, Land Plan, City of Houston Parking Requirements



Sec. 26-492. Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Use Classification	Required Number of Parking Spaces
Class 1. Office:	
a. Office	2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1,000 square feet of UFA
b. Financial facility	4.0 parking spaces for every 1,000 square feet of GFA
Class 2. Residential:	
a. Apartment	1.250 parking spaces for each efficiency dwelling unit
	1.333 parking spaces for each one-bedroom dwelling unit
	1.666 parking spaces for each two-bedroom dwelling unit
	2.0 parking spaces for each dwelling unit with 3 or more bedrooms
b. Single-family residential or manufactured home	2.0 parking spaces for each dwelling unit, except that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1.0 parking space
c. Special residential	0.3 parking spaces per sleeping room, plus 1.0 parking space per employee on largest shift
d. Retirement community (with kitchen facilities)	0.75 parking spaces per dwelling unit, plus 1.0 space per employee on the largest shift
e. Retirement community (without kitchen facilities)	1.0 parking space for every 6 beds, plus 1.0 parking space per employee on largest shift
f. Hotel or motel	1.0 parking space for each sleeping room up and including 250 rooms;
	0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms;
	0.50 parking spaces for each sleeping room in excess of 500 rooms
Class 3. Health Care Facilities:	
a. Hospital	2.2 parking spaces for each bed
b. Psychiatric hospital	1.0 parking space for every 4 beds and 1.0 parking space for every 4 employees
c. Clinic (medical complex)	2.7 parking spaces for every 1,000 square feet of GFA
d. Clinic (medical or dental)	3.5 parking spaces for every 1,000 square feet of GFA
e. Nursing home	1.0 parking space for every 3 beds and 1.0 parking space for every 4 employees
f. Funeral home or mortuary	0.5 parking spaces for every chapel seat
g. Veterinary clinic	5.0 parking spaces for every 1,000 square feet of UFA
Class 4. Industrial and Commercial Manufacturing:	
a. Multi-tenant (or multi-building project):	
1. At grade (no docks)	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space

2. Semi-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
3. Full-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
b. Bulk warehouse	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
c. Heavy manufacturing and industrial	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 2,000 square feet of GFA of warehouse space
d. Light manufacturing assembly and research and development	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 1,500 square feet of GFA of assembly space
e. Transportation terminal	6.5 parking spaces per 1,000 square feet of GFA of waiting area
f. Truck terminal	1.0 parking space per 2,000 square feet of GFA
g. Mini-warehouse facility	1.0 parking space for every 50 storage units or bays
Class 5. Religious and Educational:	
a. Church	1.0 parking space for every 5 fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 parking space for every 40 square feet of GFA in the main auditorium or sanctuary
b. Nursery school or day care center	1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity
	1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided
c. School (public, denominational or private):	
1. Elementary school	1.0 parking space per every 12 occupants
2. Junior high school (including a school for 9 th grade only)	1.0 parking space per every 7 occupants
3. Senior high school	1.0 parking space per every 3 occupants
d. College, university, or trade school	1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus
e. Library	1.2 parking spaces for every 1,000 square feet of GFA
f. Art gallery or museum	3.0 parking spaces for every 1,000 square feet of GFA of exhibit area or gallery space
Class 6. Recreation and Entertainment:	
a. Golf course	5.0 parking spaces for every green
b. Movie theater	0.3 parking spaces for every seat
c. Bowling alley	5.0 parking spaces per lane
d. Theater, auditorium or arena	1.0 parking space for every 3 seats
e. Tennis or racquet club	3.0 parking spaces per court
f.	5.0 parking spaces for every 1,000 square feet of GFA

	Sports club or health spa	
g.	Roller or ice skating rink	5.0 parking spaces for every 1,000 square feet of GFA
h.	Swimming club	9.0 parking spaces per employee
i.	Park (5 to 10 acres)	1.0 parking space for the first 2 acres and 1.0 parking space for each additional acre and additional parking spaces must be provided for each separate use classification constructed in the park
j.	Park (over 10 acres)	5.0 spaces for the first acre; and 1.0 space for each additional 10.0 acres and additional parking spaces must be provided for each separate use classification constructed in the park
k.	Park pavilion	1.0 parking space for each picnic table
l.	Sports complex	1.0 parking space for every 40 square feet of seating
m.	Miniature golf	1.0 parking space for each hole
n.	Driving range (golf)	1.0 parking space for each tee
o.	Arcade or game room	5.0 parking spaces for every 1,000 square feet of GFA
Class 7. Food and Beverage:		
a.	Take-out restaurant	4.0 parking spaces for every 1,000 square feet of GFA
b.	Dessert shop	6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
c.	Small restaurant	8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
d.	Neighborhood restaurant	9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
e.	Restaurant	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
f.	Tavern or pub	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
g.	Small bar	12.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
h.	Bar, club or lounge	14.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patios and seating areas
Class 8. Retail Services:		
a.	Supermarket	5.0 parking spaces for every 1,000 square feet of GFA
b.	Furniture store	2.0 parking spaces for every 1,000 square feet of GFA
c.	Retail store	4.0 parking spaces for every 1,000 square feet of GFA
d.	Building materials or home improvement store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area
e.	Barber or beauty shop	8.0 parking spaces for every 1,000 square feet of GFA
f.	Shopping center (strip) (up to 25,000 square feet of GFA)	4.0 parking spaces for every 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by 26-495(a)
g.	Shopping center (neighborhood) (25,000–100,000 square feet of GFA)	4.0 parking spaces per 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by 26-495(b)
h.	Shopping center (regional) (over	4.0 parking spaces for every 1,000 square feet of GFA

	100,000 square feet of GFA)	
Class 9. Automobiles:		
a.	Auto sales dealer	5.5 parking spaces for every 1,000 square feet of GFA
b.	Auto repair establishment	5.0 parking spaces for every 1,000 square feet of GFA
c.	Car wash (automated)	2.5 parking spaces for each bay or stall for stacking space
d.	Car wash (all other)	1.0 parking space per bay or stall
e.	Service station	3.0 parking spaces for each service stall and 1.0 space for each employee on duty during largest shift
f.	Auto parts and supply store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area

(Ord. No. 2013-208, § 2(Exh. A), 3-6-2013)
