



July 23, 2025

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

Re: Submission of Partial Re-plat  
Hills of Town Creek Section 5 (Dev. No. 2406)  
City of Montgomery

Dear Commission:

We reviewed the partial re-plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 61 and any other applicable chapters. The purpose of this re-plat is to adjust the Lot lines of existing Lots 27 and 28 and to add a restricted reserve within Block 1 of The Hills of Town Creek, Section 5 subdivision. The reserve will provide a shared access path to the playground located behind the revised Lots 1 and 2.

As a reminder, this development received variance approval on March 25, 2025, for a minimum frontage of 45' at the building line. The Developer also received approval to maintain the previously approved variances from December 14, 2021, which allow for 5' side yard setbacks, a minimum lot depth of 120', and a minimum lot area of 5,500 sf.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat 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)\140 Hills of Town Creek Sec. 5\Correspondence\Letters\2025.07.21 MEMO to P&Z Hills of Town Creek Section 5 Partial Replat.docx

Enclosure: Original Plat  
Partial Re-plat

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