



June 18, 2025

City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
H-E-B Development (Dev. No. 2402)
City of Montgomery

Dear Mayor and Council:

H-E-B, LP (the "Developer") owns approximately 16.75 acres of land (the "Tract"). The Developer intends to develop the Tract for commercial purposes, which may include a grocery store, gas station, and car wash. The Developer is requesting the following variances from the City's Code of Ordinances, Chapter 78:

- Section 78-92 (a) Required 16' minimum utility easement: The Developer is requesting to remove the utility easement entirely along SH-105 and place all proposed public utilities within TxDOT right-of-way.
- Section 78-162 (a) Minimum Landscape Setback: Requesting a 20' setback in lieu of the 25' requirement to be maintained on all commercial properties abutting single-family properties.

Enclosed you will find the request for variance as submitted by the engineer for the development. We do not offer any engineering objections to the variances as requested. Planning & Zoning recommended approval of these variances at their June 11th meeting.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed plat and site plans, which will require the full review and approval of the City.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\138 HEB\Correspondence\Letters\2025.06.17 MEMO To Council HEB Variance Requests.docx

Enclosures: Variance Request

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