



September 11, 2025

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

Re: Variance Request
BCS Capital (Dev. No. 2415)
City of Montgomery

Dear Mayor and Council:

BCS Capital (the "Developer") plans to proceed with the development of the approximately 11-acre multi-family development located south of the intersection of CB Stewart Drive and Buffalo Springs Drive. The Developer is requesting the following variance from the City's Code of Ordinances:

- Section 98-286: Each apartment or townhouse unit shall have off-street parking for 2 vehicles. The Developer is requesting to provide a parking ratio of 1.5 spaces for each apartment unit.

Enclosed you will find the request for variance as submitted by the engineer for the development and the formal recommendation from the Planning & Zoning Commission. It is important to note that the Developer has not received plan approval for the site, and the final layout of their site is contingent on the variances being requested at this time.

Approval of the requested variances does not constitute plan approval and only allows the Developer to further refine the proposed preliminary and final plats and site plan, 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,

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\148 BCS Capital\Correspondence\Letters\2025.09.10 MEMO to Council BCS Variance Request.docx

Enclosures: Variance Request

Planning & Zoning Formal Recommendation

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. Mike Muckleroy – City of Montgomery, Director of Public Works

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney