



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

May 7, 2025

Mayor Countryman
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On May 6, 2025, the City of Montgomery Planning and Zoning Commission (the Commission) considered the variance request related to the minimum side lot setback, minimum front setback, minimum lot area, and minimum lot width for 71 single-family residential lots at the proposed Villages of Montgomery development, pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"):

Sec. 78-28. - Variances.

When a subdivider or developer can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to, or where because of some condition peculiar to the site or the unique nature of the development compliance with this chapter is not consistent with or required by good engineering and planning practices, and if in the opinion of the city council, planning and zoning commission and the city engineer, a departure from this chapter may be made without destroying the intent of this chapter, the city council may authorize a variance.

Upon reviewing the request with the supporting information, the Commission recommends, to the City Council, approval of the variance requests as follows:

- Proposed 10' front yard setback; from the required 25' front yard setback (Sec. 98-122(a)(1))
- Proposed 5' side yard setback; from the required 10' side yard setback (Sec. 98-122(a)(2))
- Proposed 4,950 sf lot area; from the required 9,000 sf lot area (Sec. 98-122(b)(1))
- Proposed 45' lot width; from the required 75' lot width (Sec. 98-122(b)(2))
- Proposed 110' lot depth; from the required 120' lot depth (Sec. 98-122(b)(3))

And, subject to the incorporation of no parking in the alley way:

The motion passed with a vote of 5-0.

Respectfully,

A handwritten signature in blue ink that reads 'Corinne Tilley'.

Corinne Tilley
Code Enforcement Officer
Planning/Zoning Administrator



April 30, 2025

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

Re: Variance Request
Villages of Montgomery (Dev. No. 2502)
City of Montgomery

Dear Commissioners:

Parkside Capital (the "Developer") plans to proceed with the Villages of Montgomery. The development will consist of approximately 7.3 acres of commercial and 42.7 acres of single-family development. The Developer is requesting the following variances from the City's Code of Ordinances:

- Section 98-122 (a)(1) Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement.
- Section 98-122 (a)(2) Minimum Front Setback: Requesting 10' front setback from 25' requirement.
- Section 98-122 (b)(1) Minimum Lot Area: Requesting 4,950 sf from 9,000 sf requirement.
- Section 98-122 (b)(2) Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement.

Enclosed you will find the request for variance as submitted by the engineer for the development. It is important to note that the Developer is proposing more than the minimum required compensating green space for the lot size variance as well as dedicating additional right-of-way for the proposed boulevard. We do not offer any engineering objections to the variances as requested.

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)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO to P&Z Villages of Montgomery Variance Request.docx

Enclosures: Variance Request

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator and Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



March 11, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for The Villages of Montgomery

According to Sections 78 and 98 of the City of Montgomery Code of Ordinances, residential lots are required to have a minimum lot width of 75 feet, a minimum lot size of 9,000 square feet, front setback of 25' and side lot setbacks of 10 feet. The proposed development includes approximately 71 single-family residential lots with a minimum lot size of 45 feet by 110 feet with 10' front setbacks and 5-foot side setbacks, designed as alley-loaded lots. Additionally, approximately 65 single-family lots will have a minimum lot size of 50 feet by 100 feet with 5-foot side setbacks and will be garage-loaded.

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

- The proposed development will incorporate both residential and commercial components. Most of the residential homes will feature enhanced streetscapes with landscaping, trees, and other aesthetic elements, as they will be rear-loaded via alleys, eliminating the need for front-facing driveways and garages.
- The developer is dedicating additional developable space to include a boulevard road with landscaped medians, further enhancing the streetscape for alley-loaded homes.
- The boulevard roadway for alley-loaded homes will also prevent on-street parking, ensuring a safer and more aesthetically pleasing neighborhood environment.

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
Jwhite@L2Engineering.com

Attachments: Variance Request Applications, Land Plan





Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

DEVELOPER: (s): Parkside Capital
Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R274708, R222387, R124056
Legal Description: 50 acres +/- in the Montgomery Townsite Subdivision
Street Address or Location: West of Caroline St and North of SH 105
Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122

Ordinance wording as stated in Section (98-122):

(a)(1) There shall be a front yard having a depth of not less than 25' from the property line.

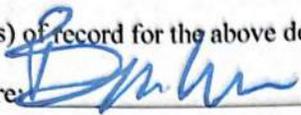
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

The request is for a 10' front building line

Signatures

Owner(s) of record for the above described parcel:

Signature:



Date:

3/12/25

Signature: _____

Date: _____

Signature: _____

Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

Date Received

Office Use



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

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Address: 3003 W Alabama Houston, TX Zip Code: 77098
Email Address: brett.walker@parksidecap.com Phone: _____
Applicants: Same As Above
Address: _____
Email Address: _____ Phone: _____

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Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:
City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88
Ordinance wording as stated in Section (78-88):
(C) Minimum lot width is 75'

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:
See cover letter

Signatures

Owner(s) of record for the above described parcel:

Signature:  Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

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Cover letter on company letterhead stating what is being asked.

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The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received <i>Office Use</i></p>	
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Variance Request Application

City of Montgomery
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(936) 597-6434

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Acreage: 50+/- Present Zoning: Commercial / Residential Present Land Use: Commercial / Residential

Variance Request

Applicant is requesting a variance from the following:
City of Montgomery Ordinance No.: 2014-03 Section(s): 98-122
Ordinance wording as stated in Section (98-122):
(a)(2) There shall be a side yard on each side of the lot having a width of not less than 10'

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:
See cover letter

Signatures

Owner(s) of record for the above described parcel:

Signature: [Handwritten Signature] Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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Applicants: Same As Above

Address: _____

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Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2014-03 Section(s): 78-88

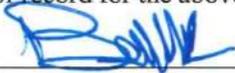
Ordinance wording as stated in Section (78-88):
(e) No building shall be constructed on or moved onto any lots of less than 9,000 square feet

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

Signatures

Owner(s) of record for the above described parcel:

Signature:  Date: 3/7/25

Signature: _____ Date: _____

Signature: _____ Date: _____

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<p>Date Received <i>Office Use</i></p>	
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a schematic plan for
VILLAGES AT MONTGOMERY
 ± 50.4 ACRES OF LAND
 prepared for
GRACEPOINT HOMES

LOT SUMMARY

	45'x110' (ALLEY LOAD)	69 LOTS	50%
	50'x110' (FRONT LOAD)	68 LOTS	50%
TOTAL		137 LOTS	

META
 PLANNING + DESIGN
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422
 MTA-1-730A
 APRIL 21, 2025

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Woodforest 42' Alley – Parma 4965



Parkland Row 42' – Abney 4867



Parkland Row 50' – Crowson 4188



Woodforest 50' Alley – Danbridge B086

