



April 30, 2025

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

Re: Preliminary Plat Approval Extension
Lone Star Ridge Section 2 (Dev. No. 2404)
City of Montgomery

Dear Commissioners:

The Developer of the referenced development is requesting an extension to the previous preliminary plat approval. The Planning & Zoning Commission previously approved the preliminary plat on April 8, 2024. The Developer is actively working on the development and is about to begin mass grading & detention on the site. It is our understanding that the Developer is currently revising the Civil plans for Lone Star Ridge Section 2 and expect to resubmit in the next week.

Per Section 78-60(d) of the City's Code of Ordinances:

"Preliminary approval will expire 12 months after the approval of the planning and zoning commission of the preliminary plat or the final sections thereof except that, if the subdivider shall apply in writing prior to the end of such 12-month period stating reasons for needing the extension, this period may be extended for another 12 months, but not beyond the total of two years"

Though the approval was submitted 21 days after the formal expiration of the preliminary plat, we offer no objection to the preliminary plat approval extension, and we recommend the Commission approve an extension of the approval to a date no later than April 8, 2026.

If you have any questions or comments, please contact me.

Sincerely,

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

Chris Roznovsky, PE
City Engineer

CVR/zlgt

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MEMO TO P&Z Legacy Grove Prelim Plat.docx

Enclosure: Preliminary Plat
Extension Request Letter



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