



April 30, 2025

City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Development Update and MOU
Villages of Montgomery (Dev. No. 2502)
City of Montgomery

Dear Commissioners:

We were recently notified that Parkside Capital, the Developer of Villages of Montgomery, on their interest to continue with the development of the 51-ac single family and commercial development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 2024. This development was previously being funded by Devpoint, LLC.

As outlined in the feasibility study, the development would require public utility extensions to be funded by the developer. The developer intends to request variances to the following. These will be submitted separately.

- Minimum Lot Area: Requesting 4,950 sf from 9,000sf requirement
- Minimum Side Lot Setback: Requesting 5' setbacks from 10' requirement
- Minimum Lot Width: Requesting minimum lot width of 45' from 75' requirement
- Minimum Front Setback: Requesting 10' front setback from 25' requirement

There is no action being requested at this meeting. The intent of this agenda item is to obtain feedback on the proposed development and draft MOU in order for City staff to prepare an updated MOU for Council and Developer approval.

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

Sincerely,

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

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO To Council Villages of Montgomery Development Update.docx.

Enclosures: Draft MOU
Variance Application
Current Land Plan
Project Rendering



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