



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