



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



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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):
(C) Minimum lot width is 75'

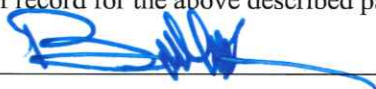
Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

See cover letter

Signatures

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

Signature: _____



Date: _____

3/7/25

Signature: _____

Date: _____

Signature: _____

Date: _____

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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:  Date: 3/7/25

Signature: _____ Date: _____

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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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LOT SUMMARY

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

TOTAL 137 LOTS

a schematic plan for

VILLAGES AT MONTGOMERY

±50.4 ACRES OF LAND

prepared for

GRACEPOINT HOMES

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-I-730A
APRIL 21, 2025

Woodforest 42' Alley – Parma 4965



Parkland Row 42' – Abney 4867



Parkland Row 50' – Crowson 4188



Woodforest 50' Alley – Danbridge B086

