



January 31, 2024

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

Re: Submission of Preliminary Plat
Hills of Town Creek Sec. 5
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

The developer intends to plat the property with 5' side-yard setbacks, 100' minimum lot depths, 50' minimum lot widths, and a minimum lot area of 5,500 sq ft in accordance with the variances approved on December 14, 2021. We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

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

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu". The signature is fluid and cursive.

Katherine Vu, PE, CFM
Engineer for the City

KMV/akg

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.01.30 MEMO TO P&Z RE Hills of Town Creek Sec 5 Preliminary Plat.docx

Enclosures: Preliminary Plat – Hills of Town Creek Sec 5

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney