



March 1, 2023

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

Re: Submission of Partial Replat
Restricted Reserve "H2" of the Amended Plat of Buffalo Springs Shopping Center Phase 2
City of Montgomery

Dear Commission:

We reviewed the Replat submission for the referenced development on behalf of the City of Montgomery. The purpose of the replat is to split reserve H2 into 2 separate parcels to be developed independently as a Popeye's Chicken and a Dutch Brothers Coffee. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 63 and any other applicable chapters.

We offer no objection to the replat as submitted, and we recommend the Commission approve the replat.

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)\900 General Consultation\Correspondence\2023.03.01 MEMO TO P&Z RE Montgomery Bend Sec.1 Preliminary Plat.docx

Enclosures: Preliminary Plat

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