

Montgomery City Council
AGENDA REPORT

Meeting Date: March 12, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding an Escrow Agreement by and between the City of Montgomery, Texas and Tri Pointe Homes Texas, Inc. (Dev. No. 2409) and authorizing the city engineer to prepare a Feasibility Study for a proposed 108.8-acre single-family residential development.

Recommendation

Motion to approve the Escrow Agreement and authorize the city engineer to prepare a Feasibility Study.

Discussion

Issue:
A developer is proposing a single-family residential development on the near west side of the city that extends generally from SH105/Westway Drive (adjacent to Napa Auto Parts) and connects with Lone Star Parkway to the north. The schematic development plan submitted by the developer calls for 136 lots that are roughly 90' x 175'.

Regulations:
The property is bisected by the city limits and will require a portion of the development to be annexed into the city. The site unplatted and zoned R1-Single Family Residential which allows for the proposed use. Development of the site must comply with Chapters 78 and 98 of the City Code of Ordinances and all applicable development regulations in the Development Handbook and Design Criteria Manual.

Analysis & Conclusion:
The Escrow Agreement ensures that the cost of our city engineer's review of the civil site plans are paid for by the developer, not with city operating funds. The proposed development is allowed by right under the city's zoning regulations and staff recommend approval of the Agreement.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/06/2024