



October 22, 2025

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

Re: Submission of Final Plat  
Montgomery Bend Section 3 (Dev. No. 2203)  
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 85 single-family residential lots and 2 reserves.

As a reminder, this development includes 309 total single-family residential lots with a mix of 45' and 55' lots widths. The Final Plat submitted for approval include the following variances, as approved in the Development Agreement dated September 13, 2022, and the variances approved by City Council on February 14, 2023.

- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$229,160 and \$177,820 respectively. A check will need to be delivered to City Hall prior to receiving Council approval.



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/jtd

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Correspondence\Letters\2025.10.20 MEMO to P&Z RE  
Montgomery Bend Section 3 Final Plat .docx

Enclosures: Final Plat – Montgomery Bend Section 3

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator &  
Code Enforcement Officer

Mr. Brent Walker – City of Montgomery, City Administrator

Ms. Ruby Beaven – City of Montgomery, City Secretary

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