



August 2, 2024

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

Re: Submission of Final Plat
Redbird Meadows Phase 1A (Sections 1, 2, and 3)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Redbird Meadows, owned by Redbird Meadows Development LLC. ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the referenced sections for the development of 174 single-family residential lots and 19 total reserves between the 3 sections.

As a reminder, this development includes 681 total single family lots with a mix of 60-, 70-, and 80-foot lot widths. The Final Plats submitted for approval include the following variances, as approved in the Development Agreement dated May 10, 2022 and amended August 8, 2023 :

- Streets: 24' pavement width and 50' right-of-way width for minor residential streets,
- Side Lot: 5' side yard setbacks, with no appurtenances, equipment, accessories, fixtures, appendages, extras, additions, etc. located within the side yard setback area. Additionally, 20% of the total shared lot lines between two adjacent homes for each development phase will have no less than a total of 15' side yard setbacks.
- Lot Size: A maximum of 47% of the platted single-family residential lots may be a minimum of 60-feet wide and 8,400 square feet.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We offer no objection to the plat as submitted. We recommend the Commission approve the plat as submitted.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu". The signature is written in a cursive, flowing style.

Katherine Vu, PE, CFM
Engineer for the City

Redbird Meadows Phase 1A Final Plats

City of Montgomery

Page 2 of 2

August 2, 2024

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Enclosures: Final Plats

Cc (via email): The Honorable Mayor and City Council – City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Micah Kreikemeier, PE – LJA, Redbird Meadows