

END OF PLAT SUBMITTAL

MEMO TO: P&Z COMMISSIONERS

FROM: DAVE MCCORQUODALE, RLA, AICP; DIR. OF PLANNING & DEVELOPMENT

THE FOLLOWING PAGES ARE BACKGROUND MATERIAL RELATED TO REDBIRD MEADOWS THAT GOVERN LOT SIZE, YARD SETBACKS, AND STREET WIDTHS. THE ORIGINAL DEVELOPMENT AGREEMENT AND THE 1ST AMENDMENT ARE THE CITY-APPROVED FRAMEWORK THAT THE CITY ENGINEERS USE TO REVIEW THE PLATS. WHAT FOLLOWS IS:

- SUMMARY OF 1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT
- 1ST AMENDMENT DOCUMENT
- ORIGINAL DEVELOPMENT AGREEMENT

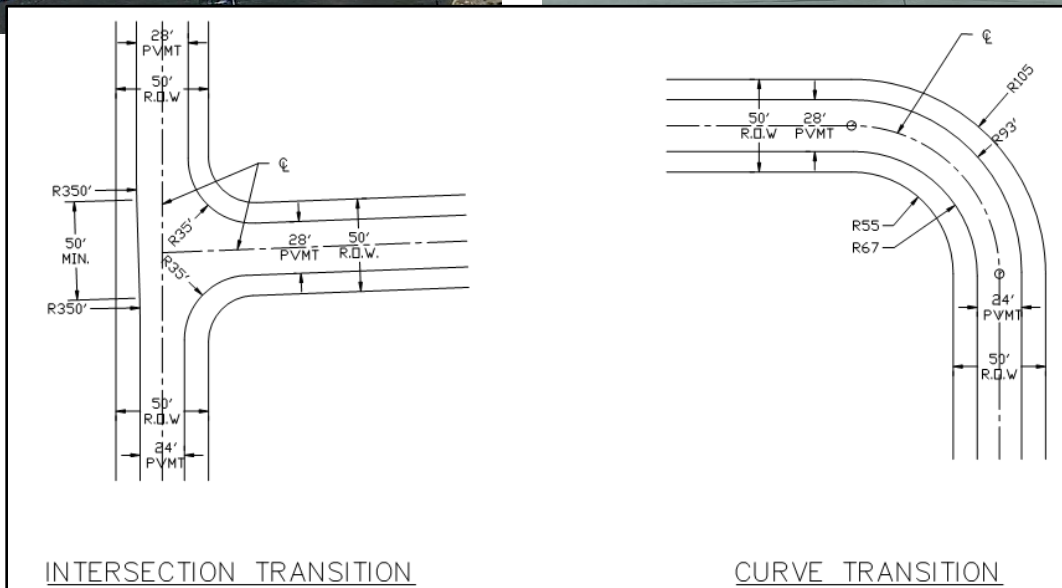
Redbird Meadows Development Agreement Amendment No. 1 Summary

	Original Agreement Terms	Proposed Amendment Terms
Lots	Up to 560 lots total 263 lots @ 60'x140' (47.4%) 174 lots @ 85'x170' (31.4%) 118 lots @ 110'x200' (21.2%)	Up to 682 lots total 235 lots @ 60'x120' (34.4%) 220 lots @ 70'x120' (32.3%) 227 lots @ 80'x120' (33.3%)
Roadways	28' residential streets 36' collector street	24' wide residential streets 28' wide interior collector streets 36' wide minor collector street 8' wide concrete Shared use path
Side Yard Setbacks	10-ft setback	5-ft setback w/ no appurtenances in side yard

Example of transition to 24' wide residential streets:



Example of 24' wide residential streets:



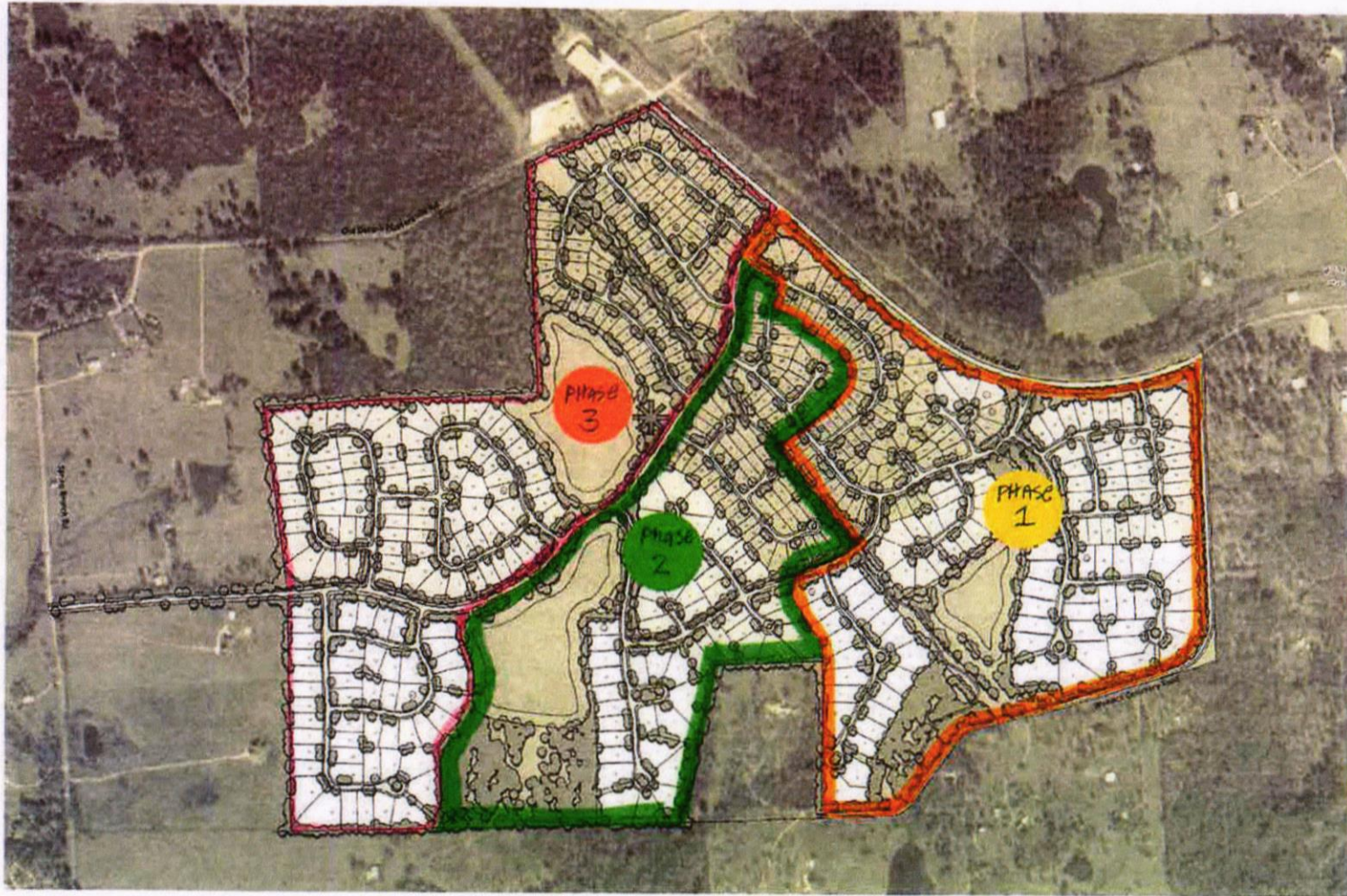
Example of 5' side yard setbacks:



Lot Density Analysis

Subdivision Name	Lot Width	Lot Count	Density
Hills of Town Creek	50 ft	131	4.2 lots/acre
Terra Vista	50 ft	61	4.4 lots/acre
Montgomery Bend	45 ft	309	3.7 lots/acre
Redbird Meadows (original DA)	Varies	550	1.4 lots/acre
Redbird Meadows (proposed DA)	Varies	682	1.8 lots/acre

Original Phasing Plan (from executed Development Agreement)



PHASE 1
Connections/186

PHASE 2
Connections/125

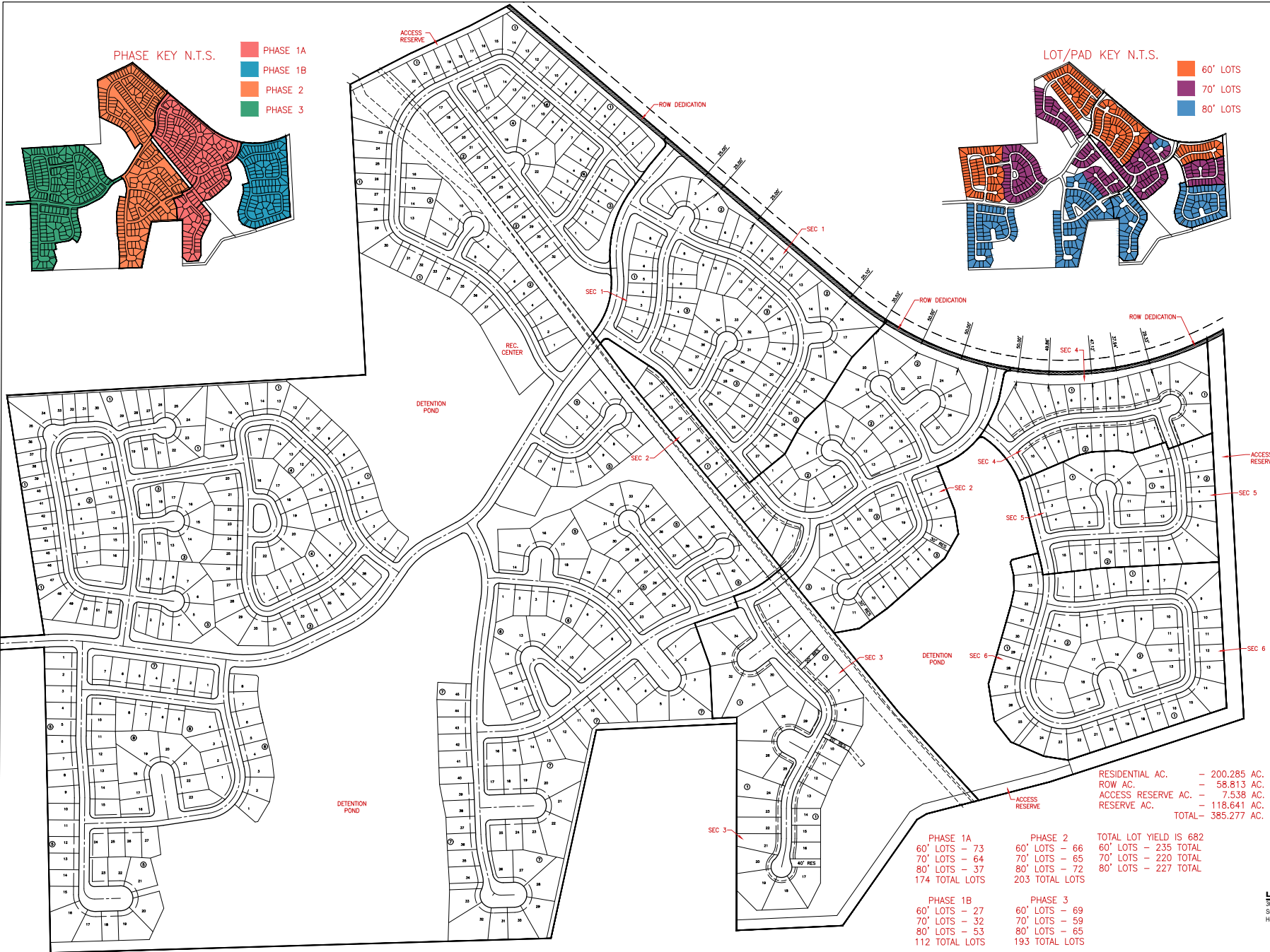
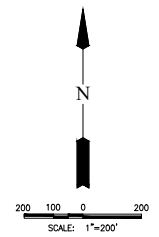
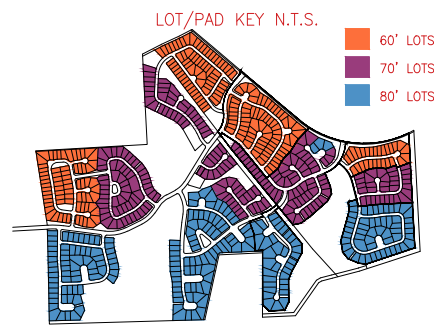
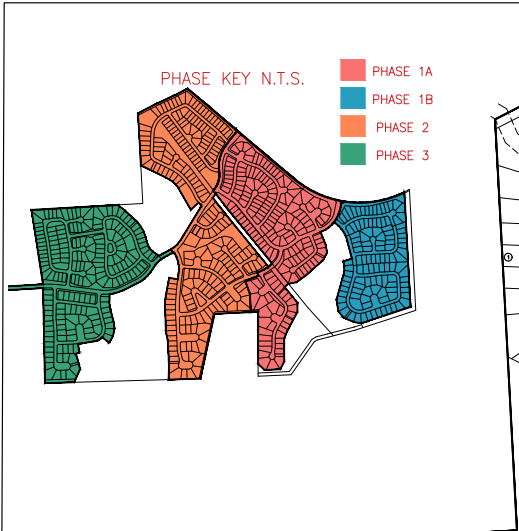
PHASE 3
Connections/244

TOTAL 555
connections

Conceptual Development Plan
REDBIRD MEADOW
 Montgomery County, Texas
 REDBIRD DEVELOPMENT, LLC

	60' X 140' - 263 DU 85.5 Ac		LAKES \ DETENTION 36.3 Ac
	85' X 170' - 174 DU 98.5 Ac		PIPE LINES, MAJOR ROAD ROW, DETENTION, WETLANDS, PARKS, OPEN SPACE, DRAINAGE 80 Ac
	110' X 200' - 118 DU 88.2 Ac		
RESIDENTIAL TOTAL 271.7 Ac - 555 DU		GRAND TOTAL 388.5	





PHASE 1A	PHASE 2	TOTAL LOT YIELD IS 682
60' LOTS - 73	60' LOTS - 66	60' LOTS - 235 TOTAL
70' LOTS - 64	70' LOTS - 65	70' LOTS - 220 TOTAL
80' LOTS - 37	80' LOTS - 72	80' LOTS - 227 TOTAL
174 TOTAL LOTS	203 TOTAL LOTS	
PHASE 1B	PHASE 3	
60' LOTS - 27	60' LOTS - 69	
70' LOTS - 32	70' LOTS - 59	
80' LOTS - 53	80' LOTS - 65	
112 TOTAL LOTS	193 TOTAL LOTS	

RESIDENTIAL AC.	- 200.285 AC.
ROW AC.	- 58.813 AC.
ACCESS RESERVE AC.	- 7.538 AC.
RESERVE AC.	- 118.641 AC.
TOTAL	- 385.277 AC.

TOTAL LOT YIELD IS 682

BUILDING LINES & EASEMENTS:
25' FRONT BUILDING LINES AND
15' SIDE LOT BUILDING LINES
ADJACENT TO ROW. FRONT LOT
UTILITY EASEMENTS.

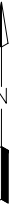
**REDBIRD MEADOWS
HARDCOPY**

April 6, 2023
JOB NO. 2980-0000-000

LJA Engineering, Inc.
3300 W. Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5500
Fax 713.953.5026
FRN - F-1386

LEGEND

- LOCAL RESIDENTIAL (50' R.O.W.) W/24' WIDE CURB & GUTTER
- LOCAL RESIDENTIAL (50' R.O.W.) W/28' WIDE CURB & GUTTER
- INTERIOR MINOR COLLECT (60' R.O.W.) W/28' WIDE CURB & GUTTER
- MTP MINOR COLLECTOR (60' R.O.W.) W/36' WIDE CURB & GUTTER



SCALE: 1"=300'

EXHIBIT	
REDBIRD MEADOWS	
EXHIBIT G	
ROAD WIDTHS	
LJA Engineering, Inc.	
3600 W Sam Houston Parkway S, Suite 600 Houston, Texas 77042	Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386
DATE: 4/26/2023	SHEET NO. 1 OF 1



REDBIRD MEADOWS IN CITY OF MONTGOMERY

LOCATION: MONTGOMERY, TEXAS

CLIENT: CANTERRA

DATE: 23 JUNE, 2023

