

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> January 28, 2025	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and possible action on approval of the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).

**Recommendation**

WGA recommends approval of the Montgomery Bend Section 3 Final Plat as submitted.

**Discussion**

The engineer's memo is attached.

The section includes 85 single family lots and 2 reserves. Section 3 is the 3 of 4 sections to constructed with the Montgomery Bend Subdivision which has a total of 309 proposed homes. The plat being considered includes the following variances, outlined in (1) the executed Developer Agreement, which was approved on September 13, 2022 by City Council, and (2) the variance application approved by City Council on February 14, 2023.

- Side Lots: Minimum side yard measured from the building line to the property line to be 5'.
- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

The Section is subject to advanced payment impact fees, as outlined in the executed Development Agreement. The water and wastewater impact fees being assessed for the development would be \$172,805 and \$165,835 respectively.

The final plat was approved by the Planning & Zoning Commission on December 3, 2024.

**Approved By**

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 01/24/2025
Interim City Administrator & Chief of Police	Anthony Solomon	Date: 01/22/2025