



November 26, 2024

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.

- 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.

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 and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$172,805 and \$165,835 respectively.

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".

Katherine Vu, PE, CFM
City Engineer

KV/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.03.25 MEMO to P&Z RE Montgomery Bend Section 2 Final Plat.docx

Submission of Final Plat
Montgomery Bend, Section 3 (Dev. No. 2203)
November 26, 2024

Enclosures: Final Plat – Montgomery Bend Section 3
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Ms. Amanda Gonzalez, PE – Elevation Land Solutions