



November 26, 2024

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

Re: Submission of Final Plat
Hills of Town Creek Section 5 (Dev. 2406)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Hills of Town Creek Section 5, owned by K. Hovnanian of Houston II, LLC (“the Owner”), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 73 single-family residential lots and 3 reserves.

The Final Plat submitted for approval include the following variances, as approved by City Council on December 14, 2021.

- 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 50’ lot widths, 100’ lot depths, and a lot area of 5,500sf.

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 \$148,409 and \$142,423 respectively. The impact fees assessed for each connection are due at the time of connection of each lot to the City's system.

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

KMV/zlgt

Submission of Final Plat
Hills of Town Creek Section 5 (Dev. 2406)
November 26, 2024

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.11.26 MEMO to P&Z RE HOTC
Section 5 Final Plat.docx

Enclosures: Final Plat – Hills of Town Creek Sec 5
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