

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> December 3, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> Ruby Beaven

**Subject**

Consideration and possible action regarding approval of the final plat for Montgomery Bend Section 3.

**Recommendation**

City Engineers recommend the Commission approve the final plat for Montgomery Bend Section 3.

**Discussion**

City Engineers reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP, 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.

This development includes 309 total single-family residential lots with a mix of 45’ and 55’ lots widths. The Final Plat submitted for approval includes 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.

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

**Approved By**

City Secretary & Director of Administrative Services	Ruby Beaven	Date: November 26, 2024
City Administrator		Date: