

Planning & Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> 05/06/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Discussion and update on development status and proposed variance related to individual septic systems for Mia Lago Reserve development (Dev. No. 2411).

**Recommendation**

No action required. Discussion only.

**Discussion**

This agenda item includes information from the developer of the Mia Lago Reserve development (Dunhill Builders) including:

- A Draft MOU (Not reviewed by City Staff)
- Latest Land Plan
- Variance Request (Not reviewed by City Staff)

The purpose of this item is to refamiliarize P&Z with the development as the Developer looks to move forward with the development. As a reminder City Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented to the Planning & Zoning Commission on October 1, 2024. Since the date of the feasibility study, the development has been confirmed to be removed from the City of Conroe's ETJ, which allows the Developer to continue with the development process, including being annexed into the City of Montgomery and submission of proposed variance requests.

The Engineer's memo is attached.

The Variances will not be formally submitted for consideration until the property has been (1) annexed and (2) an exhibit showing the proposed septic layout has been submitted.

**Approved By**

City Staff	Ruby Beaven	Date: 4/30/2025
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