



April 30, 2025

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

Re: Development Update
Mia Lago Reserve (Dev. No. 2411)
City of Montgomery

Dear Commissioners:

We received an update from Dunhill Builders, LLC, the Developer of Mia Lago Reserve, on their interest to continue with the development of the 74-ac single family development. As a reminder Council authorized the City Engineer, WGA, to complete a feasibility study on this development on July 23, 2024, which was presented and accepted by City Council on September 10, 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 City of Montgomery to consider annexation of the tract.

As outlined in the feasibility study, the development would require public utility extensions, and annexation into the City Limits. It is our understanding the developer intends to request a variance from the City's Code of Ordinances to allow private onsite septic systems for each lot. We have requested additional information from the Developer to ensure this is a feasible option. Should this not be feasible the developer will be required to extend a force main to an onsite lift station to provide public sanitary sewer service to the development.

There is no action being requested at this meeting. The intent of this agenda item is to obtain feedback on the proposed development and draft MOU in order for City staff to prepare an updated MOU for Council and Developer approval.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29 MEMO To P&Z Mia Lago Reserve.docx.

Enclosures: Draft MOU
Variance Application
Current Land Plan

Cc (via email): Ms. Corinne Tilley– City of Montgomery, Code Enforcement Officer & Director of Planning & Development
Chief Anthony Solomon – City of Montgomery, Interim City Administrator & Chief of Police
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney