

Montgomery City Council
AGENDA REPORT

Meeting Date: March 14, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on Amendment No. 1 to the Development Agreement between the City of Montgomery and Redbird Meadow Development, LLC (Dev. No. 2206).

Recommendation

Listen to the developer's request, discuss, and act as you see fit.

Discussion

The developer has requested the following amendments to the Development Agreement for this 388-acre residential neighborhood:

- Additional 122 residential lots for a total of 682 lots (22% increase)
- Additional 36,600 gpd water capacity (22% increase)
- Additional 24,400 gpd sewer capacity (22% increase)
- 5-ft side yards throughout the development instead of 10-ft as required by city development regulations. The same requirement of no equipment in the side yards as the Montgomery Bend development is included.

Roadway design changes proposed are a variation from what is allowed under Section 78-87 of the Code of Ordinances:

- Minor Residential Streets (serving less than 50 lots): 24-ft wide instead of 28-ft wide pavement
- East/West street from Spring Branch Rd to Old Plantersville Rd: 36-ft width and 60-ft ROW. This request is to primarily to affirm the street is defined as a residential street, and these are the specifications that are required for this street type.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/10/2023
City Administrator	Gary Palmer	Date: 03/10/2023