

**Notice of Planning and Zoning Commission Special Meeting
AGENDA**

April 08, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Special Meeting will be held on **Monday, April 08, 2024 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public can download the meeting agenda packet and view the meeting live on the City's website (www.montgomerytexas.gov) under Agenda/Minutes >> Live Stream Page. The meeting will be recorded.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on a wall sign application for Painted Potter pottery studio located at 14259 Liberty Street, Suite B in the Historic Preservation District.
- 2.** Consideration and possible action on a proposed outdoor wall mural for the North Houston Art Gallery located at 14259 Liberty Street in the Historic Preservation District.
- 3.** Consideration and possible action on a Special Use Permit application for an event venue proposed at 504 Caroline Street in the Historic Preservation District.
- 4.** Presentation and discussion on a development proposal for 623 Old Plantersville Road.
- 5.** Consideration and possible action regarding approval of the preliminary plat for Lonestar Parkway Residential Section One. (Dev. No. 2404)
- 6.** Consideration and possible action regarding approval of the preliminary plat for Lonestar Parkway Residential Section Two. (Dev. No. 2404)
- 7.** Consideration and possible action on approval of the Final Plat for Montgomery Bend Section Two (Dev. No. 2203).
- 8.** Discussion and provide comments to land use assumptions, capital improvement plan, and impact fee update provided at March 5, 2024 meeting

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

/s/Nici Browe

Nici Browe, TRMC, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on April 3, 2024 at 3:00 p.m.

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.

Montgomery Planning and Zoning Commission

AGENDA REPORT

Meeting Date: April 8, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a wall sign application for Painted Potter pottery studio located at 14259 Liberty Street, Suite B in the Historic Preservation District.

Recommendation

Staff recommends approval of the wall sign as presented.

Discussion

Issue:

A new business is opening in the North Houston Art Gallery and has submitted a permit application for a wall sign that consists of lettering advertising the business name. Suite B fronts Liberty Street at the south end of the building.

Rules:

Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.

No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.

Sec. 66-51. - Measurement of wall signs.

Wall signs (fixed to buildings) shall be measured as follows: the sign facing or surface area of a wall sign shall be computed as including the entire area within a regular geometric form comprising all display area of the sign including all elements of the display, and including the frame, if applicable.

Sec. 66-53. - Calculation of area; maintenance; permitted signs; variances.

(n) Permanent signs permitted and regulated in commercial districts.

(1) Wall signs.

a. Size and number. Flat wall signs are permitted for each business utilizing up to 60 percent of the total feet of wall area.

b. Location. A wall sign shall not project above the roofline. The sign must be located on the site where the goods or services are offered.

Analysis & Conclusion:

As shown in the attached photo mockup, the sign is significantly below the wall sign area allowed by the City Code of Ordinances, contains a sense of design composition and clearly identifies the business. Staff has no objections to the sign and recommends approval as presented.

Approved By

Director Planning & Development	Dave McCorquodale	Date: 03/28/2024
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WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, Texas 77356
936-597-6434

permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN
180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre-Existing OR New	Pre-Existing <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>

Permit:

Date: 03/01/2024

JOB ADDRESS: 14257 Liberty St, Suite B		BUSINESS NAME: Painted Potter Studio	
BUSINESS OWNER: Lindsey Bryant		MAILING ADDRESS: 14257 Liberty St, Suite B	TELEPHONE: 409-920-8073
APPLICANT: Universal Sign and Graphics		MAILING ADDRESS: 2114 McCaleb Rd C-100 Montgomery	TELEPHONE: 281-204-8176
CONTRACTOR LICENSE (if electrical):			
IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?
		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
SIGN PLACEMENT: directly on building.		VALUATION: \$2154	
SIGN DESIGN & COLOR SCHEME: 1/2" acrylic letters - 18" high - stud mounted			
SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>		SIGN HEIGHT	1'6"
BUILDING WALL SIGN <input checked="" type="checkbox"/>		SIGN WIDTH	13' 5 5/16"
BANNER <input type="checkbox"/>		TOTAL SQ FT	
OTHER <input type="checkbox"/>		SET BACK	
		LOT LINEAR FOOTAGE	
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.			
NAME: Casey Callegari		SIGNATURE: 	
OFFICE USE ONLY			
APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

REVISED 06/12/2019

PAINTED POTTER/CHANNEL LETTERS
OVERVIEW_OPTION B

MOCKUP



MEASUREMENTS



Item 1.

ORDER NUMBER: 22079

DESCRIPTION:

1/2" Acrylic Dimensional Letters,
stud-mounted.

DIMENSIONS:

13' - 5 5/16"(W) x 1'-6"(H)
20.1 SQ FT

FACE COLOR:

☐ WHITE

CONTACT INFO:

Casey Callegari
casey@universalsignandgraphics.com
universalsignandgraphics.com

SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION

APPROVAL
SIGNATURE

PRINT
NAME

DATE:

/ /

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: April 8, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a proposed outdoor wall mural for the North Houston Art Gallery located at 14259 Liberty Street in the Historic Preservation District.

Recommendation

Staff recommends approval of the mural as presented.

Discussion

Issue:

Anthony & Rebecca Noriega are the owners of the North Houston Art Gallery and business spaces at 14259 Liberty Street across the street from the Nat Hart Davis Museum in the historic downtown. They have worked with the city and P&Z Commission on renovations to the property over the last year.

They are proposing an outdoor mural painted on the north wall of the building. The proposed mural contains a livery and historic downtown street scene depicting what the property and surroundings might have looked like in the 19th century. Historical artifacts have been discovered on the property that lend credence to the site's history as a livery and stable.

Rules:

Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.

No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.

Analysis & Conclusion:

Attached photos, renderings, and documents provide background and historical context of the mural. Murals and outdoor artwork are common elements found in many great downtowns. These murals often tell a story of the place or signify important events. The benefit of murals is they are widely seen and can quickly communicate an idea, even if the details are not able to be conveyed.

If approved by the P&Z Commission, the mural will be partially funded by the MEDC through an economic development grant approved on 3/19/24. Staff has no objections to the proposed mural and recommend approval.

Approved By

Director Planning & Development	Dave McCorquodale	Date: 03/28/2024
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A&R Eclectics & Retail LLC for North Houston Art Gallery

Objective: A professionally drawn black & white mural 10 feet high by 20 feet wide.

Location: Midsection of north wall of the Art Gallery building extension. The entire building extension is approximately 11 feet by 40 feet.

Design Inspiration: The intent is to provide a visual glimpse of what a livery stable may have looked like. The location is based on the fact that tokens were found on this property and passed down through the decades. Please see photo plaque for details (exhibit A).

Historical Significance: There is a teaching moment and opportunity to visually connect the history of a Montgomery Tx livery stable with the N.H. Davis museum plaque and the Montgomery Historic district.

Artist: local (Montgomery Tx) professional Artist Amy McCain.

Exhibit A

April 2024

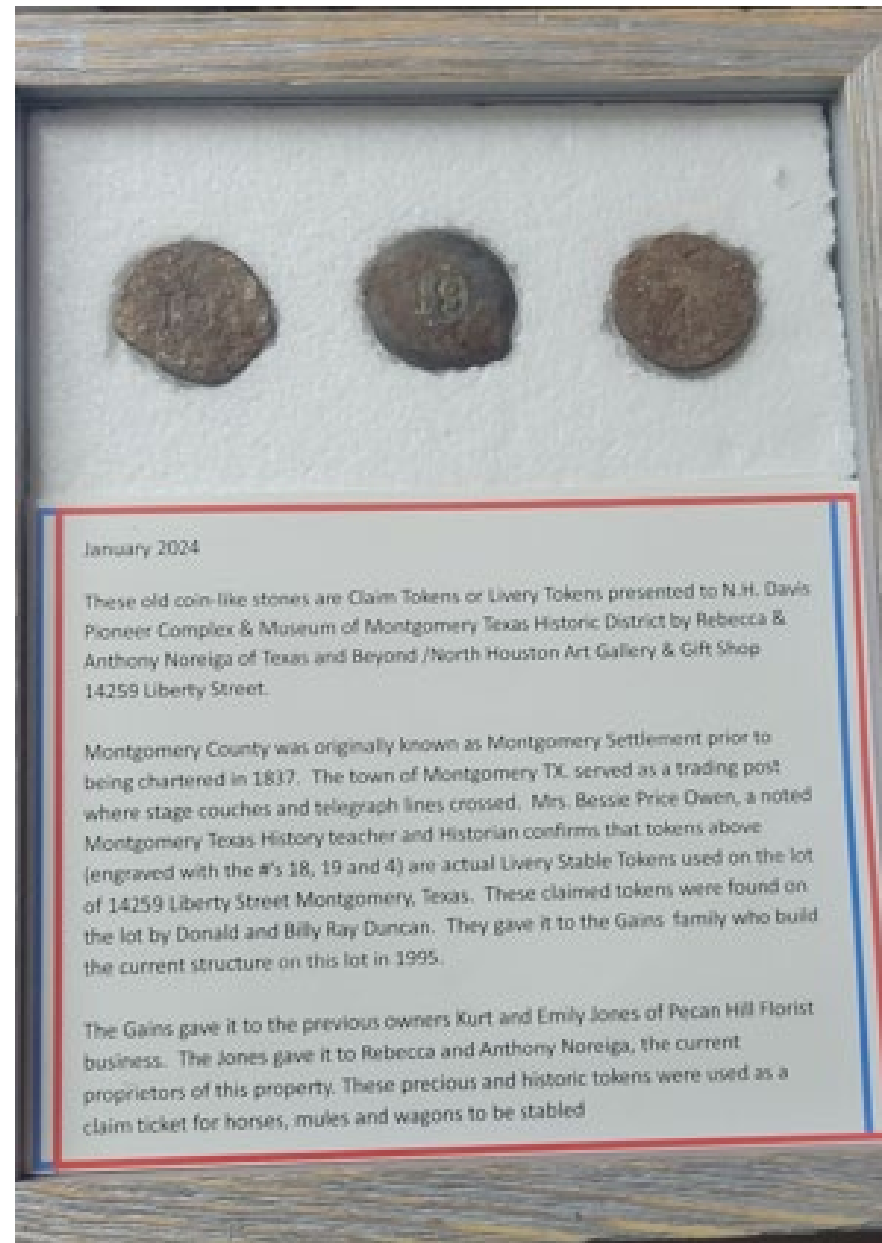
These old coin-like stones are Claim tokens or Livery Tokens presented to N.H. Davis Pioneer Complex & Museum of Montgomery, TX. Historic District by Anthony & Rebecca Noreiga of Texas and Beyond/North Houston Art Gallery & Gift Shop 14259 Liberty Street.

Montgomery County was originally known as Montgomery Settlement prior to being chartered in 1837. The town of Montgomery, TX. served as a trading post where stage couches and telegraph line crossed. Mrs. Bessie Price Owen, a noted Montgomery, TX. history teacher and historian confirms that tokens above (engraved with the #s 18, 19 and 4) are actual Livery Stable Tokens used on the lot of 14259 Liberty Street Montgomery, TX. These claimed tokens were found on the lot by Donald and Billy Ray Duncan. They gave it to the Gains family who build the current structure on this lot in 1995.

The Gains gave it to the previous owners Darron Kirt and Emily Jones of Pecan Hill Florist Business. The Jones gave it to Anthony and Rebecca Noreiga, the current proprietors of this property. These precious and historic tokens were used as a claim ticket for horses, mules and wagons to be stabled.



Antique livery tokens found on the property and given to the current owners. These tokens will be on display at the N.H. Davis Museum across the street from the proposed mural.





A conceptual rendering of the mural. The completed mural will be in black and white.

A mock up image of the proposed size and location of the mural on the north wall of the building. The wall will remain Jazzy Blue.





A photo of a completed indoor wall mural located in downtown Conroe, Texas by artist Amy McCain.



A second photo completed indoor wall mural located in downtown Conroe, Texas with artist Amy McCain.

Montgomery Planning and Zoning Commission

AGENDA REPORT

Meeting Date: April 8, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a Special Use Permit application for an event venue proposed at 504 Caroline Street in the Historic Preservation District.

Recommendation

Staff recommends the Commission study the request and information and be prepared to form a recommendation to City Council on the request at the meeting.

Discussion

Issue:

The owners of the recently restored property at 504 Caroline Street have inquired about using the property as an event venue. The city's Table of Permitted Uses does not allow for an event venue in any district without obtaining a Special Use Permit granted by City Council. The owner's representative has submitted an application and supporting information requesting an SUP.

The P&Z Commission's role in the process is to study the request and provide a study and recommendation to City Council, who after a public hearing, will consider the request.

Rules:

Sec. 98-88(a) - Table of Permitted Uses and Special Uses.

[The Table of Permitted Uses – omitted here for brevity – provides various land uses that are allowed by right in each zoning district. Event venue is not found within the Table of Permitted Uses].

Sec. 98-88(b) Any use not specifically permitted in this table or in the use regulations of each district set out below, shall require a special use permit (see section 98-27, special use permits).

Sec. 98-27. - Special Use Permits.

- (a) The city council, by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in section 98-88, or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. **Before authorization of any of such special uses, the request therefor shall be referred to the Planning and Zoning Commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.**

A public hearing shall be held in relation thereto before the city council, and notice and publication of the time and place for which shall conform to the procedure prescribed in subsection (b) of this section.

- (b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general

Montgomery Planning and Zoning Commission

AGENDA REPORT

circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Analysis:

The Commission is charged with two separate areas of focus for the study and report:

1. Effect of the proposed use on the Comprehensive Plan. While lengthy, it is attached in its entirety for review. Does the proposed event venue support or contradict any parts of the Plan? Discuss any specific examples during the meeting.
2. Effect on the character and development of the neighborhood. This property, spanning the block from Liberty/FM149 to Pond Street with Caroline Street frontage is a key part of the transition from the core business district blocks to the east and the residential district to the west. Looking at character and development separately:

Neighborhood Character. The property lies in the heart of the Historic Preservation District. The recent restoration of the historic home and grounds strengthen the visual and historic aspects of the historic downtown. An event space would bring people to the downtown area, which could also have a negative impact on the residential properties to the west. Several items are identified below that could affect the character of the neighborhood. The list is not all-inclusive and is intended to facilitate discussion at the meeting:

- More visitors to historic downtown—generally positive
- Parking considerations. Onsite parking is adequate for professional offices during the weekday but not for events. Possible shared parking with Lutheran church or other private entity. Some nearby public parking, but very limited.
- Noise. City has minimal noise restrictions. Wedding receptions and music events generally end late in the night and could negatively affect nearby residents. Limiting hours of operation or days of the week could mitigate effects if warranted.

Neighborhood Development. The reactivation and rehabilitation of this property since 2020 has benefitted the city in several ways. Most noticeable is turning a badly rundown property in the historic downtown into a remarkable example of preserving one of the city's most historic structures. Related to the SUP request, the proposed event venue would use the outdoor areas of the property. The proposed event venue activities do not involve further development of the neighborhood and do not appear to directly affect the development of the neighborhood.

Conclusion:

Staff believes that with appropriate safeguards an event venue can be a part of the historic downtown. The Commission should consider whether or not to recommend approval to City Council. Any recommendation to City Council needs to include a rationale or reason behind the decision that needs to be articulated by the Commission.

Approved By

Director Planning & Development

Dave McCorquodale

Date: 03/28/2024

Business Intent: Pecan Shadows Event Venue

Owner: Thomas Cox Jr

Operations Team: Maddie Romero, Giorgio Romero

Our Vision: Pecan Shadows aims to be the destination of choice for those seeking a distinctive event venue that reflects the spirit of our community. We envision our space as a blank canvas, ready to be transformed into the ideal setting for any occasion.

Our Services: At Pecan Shadows, we provide access to our beautifully appointed venue, allowing our clients the freedom to bring their unique vision to life. While we do not offer personalized event planning or on-site assistance, we are committed to ensuring that our clients have all the resources they need to create memorable experiences for their guests.

Community Engagement: We believe in the power of community and are dedicated to supporting local businesses and artisans. By partnering with nearby vendors, we aim to showcase the talent and creativity of our community while providing our clients with access to top-notch services and products.

Why Choose Pecan Shadows:

1. **Versatility:** Our spacious and adaptable venue can accommodate events of various sizes and styles, offering endless possibilities for customization.
2. **Community Connection:** By choosing Pecan Shadows, you are not only selecting a beautiful venue but also supporting local businesses and contributing to the vitality of our community.
3. **Convenience:** With convenient access to our property and a list of recommended vendors, planning your event at Pecan Shadows is hassle-free and straightforward.
4. **Memorable Atmosphere:** From the moment your guests step foot into Pecan Shadows, they will be enchanted by the ambiance and charm of our venue, setting the stage for an unforgettable celebration.

pond street

north 122.00'

east 180.00'

south 122.00'

liberty street

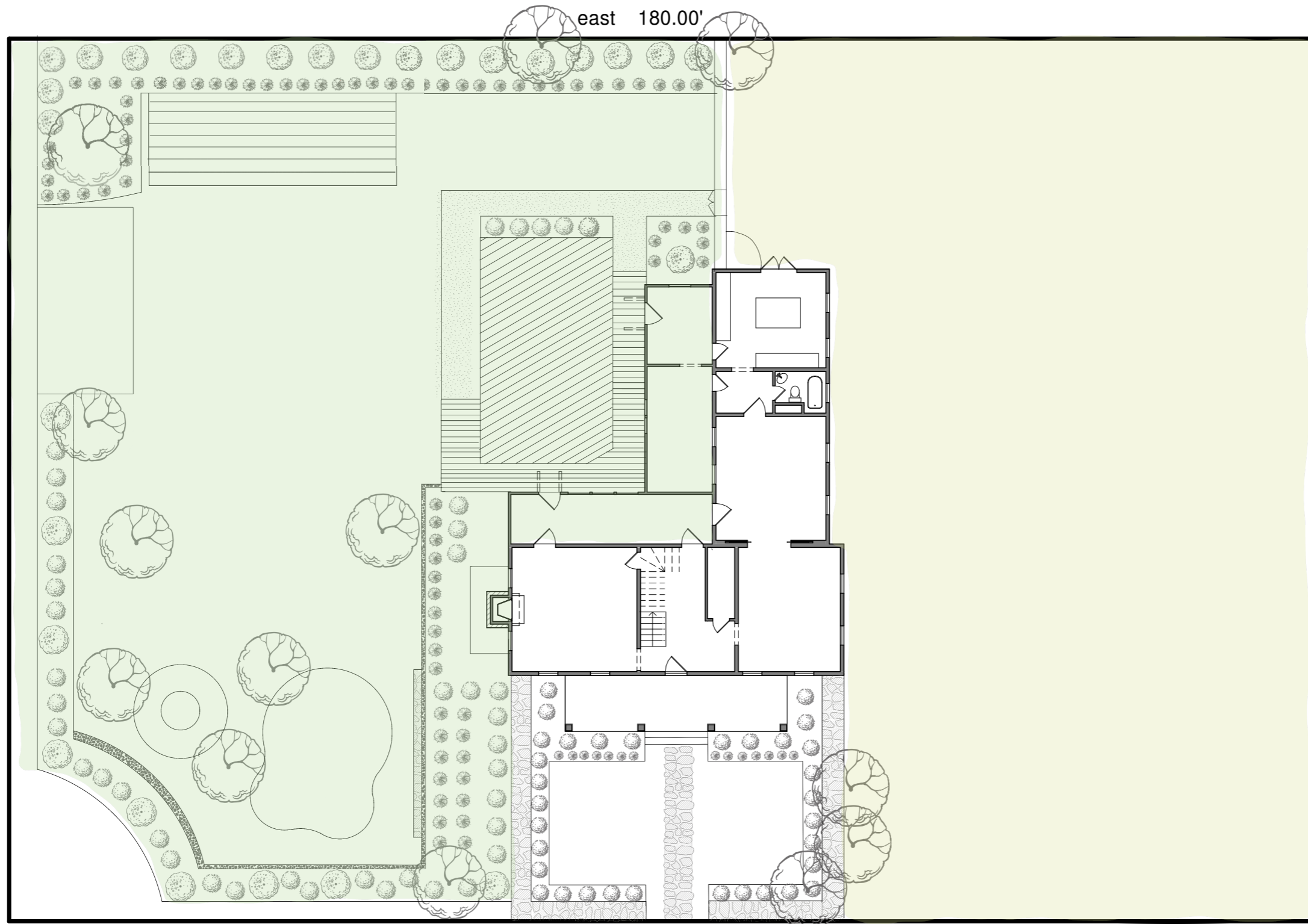
west 180.00'

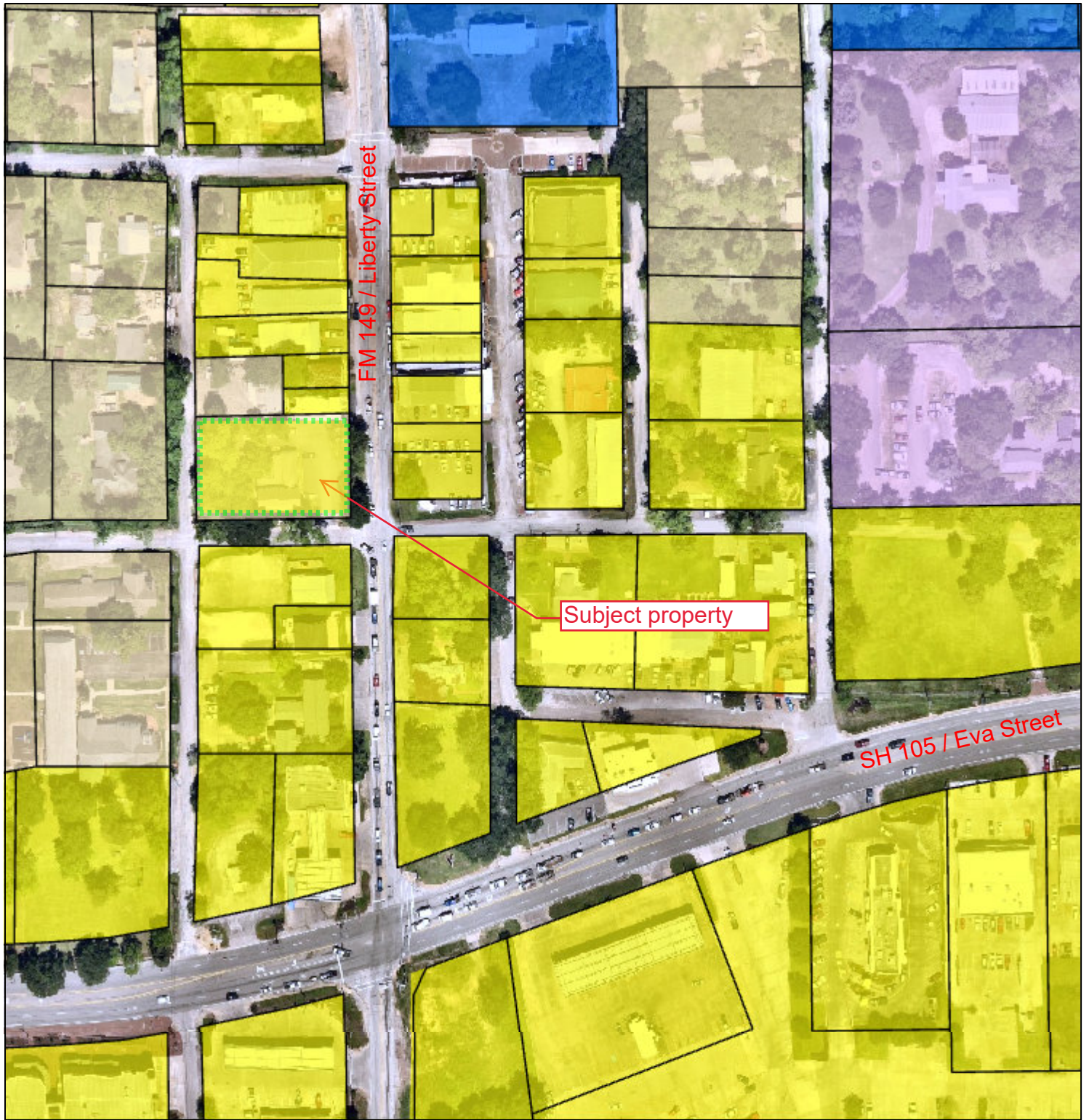
caroline street



existing
site plan
scale: 1/16" = 1'-0"

Parking Lot
Event Space





1 inch equals 188 feet

Zoning Legend

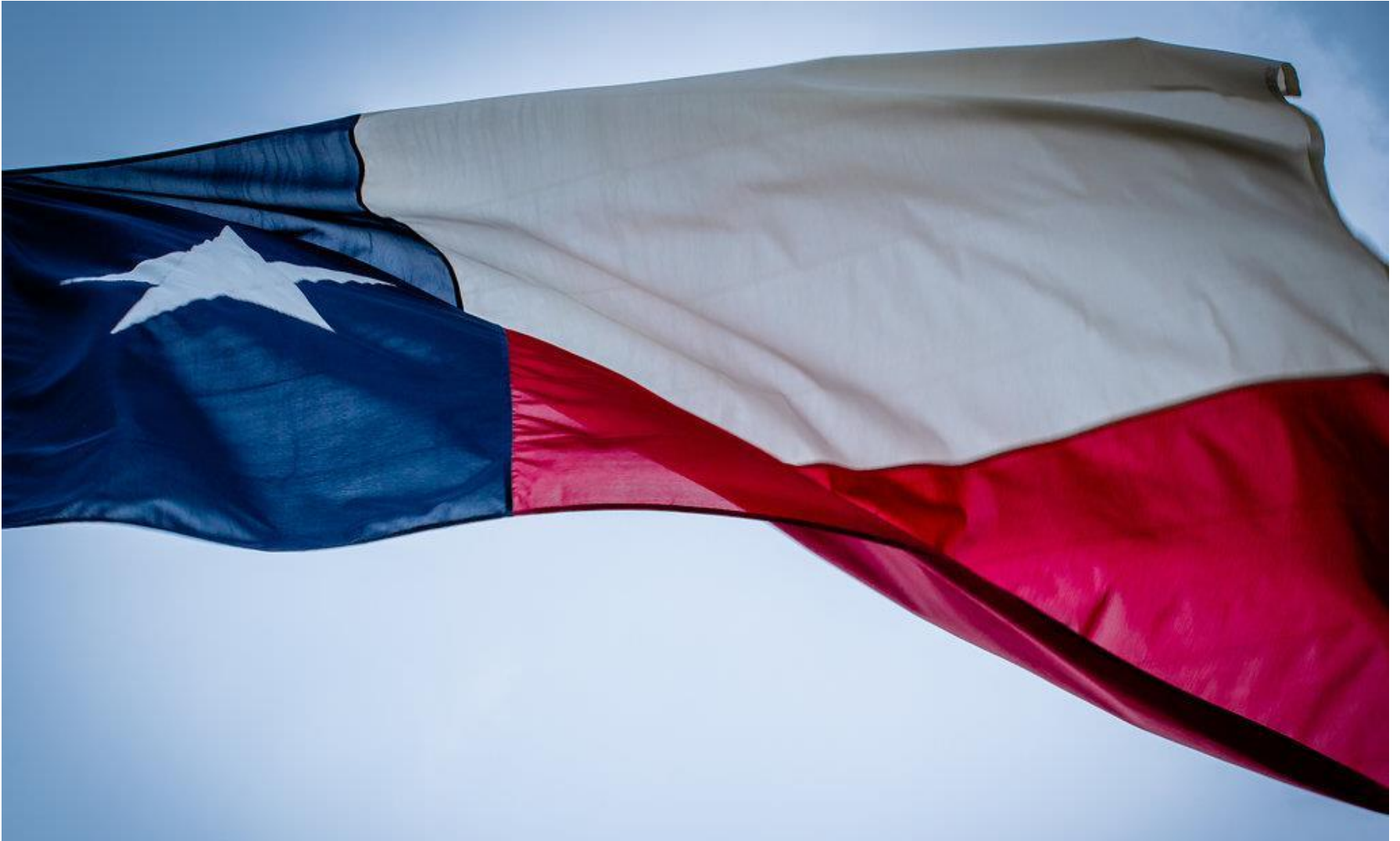
- Commercial (B)
- Single-Family Residential (R-1)
- Institutional (I)
- Planned Development (PD)



Date: April 28, 2024

COMPREHENSIVE PLAN 2020

CITY OF MONTGOMERY



This Comprehensive Plan represents a snapshot of our community that was taken throughout 2019. It will serve as a guide for the City of Montgomery's governing body as we prioritize our efforts moving into the future. With the arrival of 2020 and COVID-19, we were reminded that the present—and our future—can change rapidly. None of us can predict the future, but we can make the decision each day to make tomorrow's world a better place. For us, that starts right here at home in our community. Ensuring that City residents have convenient access to high quality goods and services is a fundamental goal of any city government. Accomplishing that goal requires a dedicated effort and a lasting vision. The adoption of this Comprehensive Plan marks our commitment to that vision, and our commitment to ensuring the ideas and goals expressed in this Plan are pursued with determination and dedication. It is also our commitment to continue to refine and improve this Plan as Montgomery continues to grow, and as we learn more about our Community. The information in this Comprehensive Plan will be updated as new data becomes available and as we, as a Community, better articulate our shared vision for the future. Ensuring that everyone has a place and a voice in our City is a responsibility we all share, and fostering an environment of inclusion and friendship requires each of us to extend our hand to one another. This Comprehensive Plan is not the culmination of a process, but the beginning of a dialogue that will improve the lives of City residents for generations to come.

Sincerely,

Sara Countryman
Mayor, City of Montgomery



The City would like to acknowledge TAMU's Texas SeaGrant, and Texas Target Communities programs, City residents and business owners who participated in the community meetings, City staff, the City Council, the Planning & Zoning Commission, and the Montgomery Economic Development Corporation for contributing to this effort.

TABLE OF CONTENTS

Introduction5

Chapter 1 History & Demographics6

Chapter 2 The Planning Process.....21

Chapter 3 Land Use Planning30

Chapter 4 Housing.....47

Chapter 5 Transportation.....56

CHAPTER 6 ECONOMIC DEVELOPMENT67

Chapter 7 Community Facilities76

Chapter 8 Goals and Actions.....91

*A Funding Guide contains information regarding available funding opportunities through various grant and loan programs at the state and federal level to implement various goals found in the Comprehensive Plan. This companion document to the Comprehensive Plan is available for download is on the City’s website at www.montgomerytexas.com

INTRODUCTION

Texas Sea Grant developed this comprehensive planning document in partnership with the **Community Resiliency Collaborative** and the **City of Montgomery, Texas**.

This collaboration began in the spring of 2019 and was completed in the summer of 2020. The purpose of this collaboration is to assess current community conditions, develop goals and objectives that improve the overall community and the quality of life of its residents, and serve as a guide for creating implementation strategies. The planning process relied heavily on public participation through a series of five community meetings to develop the goals and vision that will guide future development & growth.



Location of Montgomery, Texas

CHAPTER 1 HISTORY & DEMOGRAPHICS

The City of Montgomery is one of the oldest towns in Texas and is the Birthplace of the Lone Star Flag.

Montgomery was established in July 1837 and has seen many ups and downs. From the 1950s to the 1980s, the city experienced an industrial shift from serving as a trading center for west Montgomery County to a bedroom community. This shift has led to stability in real estate and the establishment of a robust service industry. The City of Montgomery is experiencing rapid growth that is bringing more people, traffic, new development, and investment into the community.

Montgomery County (which was named after the city) borders Harris County to the south, San Jacinto County to the north and east, and Grimes County to the west. The City of Montgomery measures 4.6 square miles in total area and is part of southeastern Texas near the highly urbanized cities, namely: Houston, Conroe, and The Woodlands. (HMAP, 2017). Montgomery is 27 miles northwest of The Woodlands, 56 miles northwest of downtown Houston, and 104 miles away from the Gulf Coast. The close proximity to these sites and landmarks plays a crucial role in shaping the economy of Montgomery. The tourism and hospitality sectors make up a significant portion of the economy due to the attraction of visitors to the downtown region of the city due to its location along State Highway 105. These sectors have seen 103 jobs added to the community from 2005 to 2015. The unemployment and poverty rates in Montgomery are considerably lower compared to the county, state, and national averages. This might change because of the current COVID-19 epidemic.

Since the birth of the city, it has seen oscillations in population. The population was estimated to be 997 in 2017 (U.S. Census Bureau, 2017a), and this growth is projected to continue into 2050. This projected growth emphasizes the need to address key issues the city could face in the upcoming years. Currently, the city is connected only by roadways and lacks public transit options. The city will likely benefit by making provisions and investment for accommodating public transit (e.g., busways, trams) as well as other modes of transportation such as pedestrian and bicycle pathways.

As alluded to earlier, the real strength of Montgomery lies in its historic downtown, additionally, the small-town feel, and the number of public schools that are within its city limits is seen as attractive. The parks located near the downtown are used by the locals and tourists alike as they enjoy festivals, admiring historic landmarks/monuments, walking, playing, and jogging. These are characteristics that are treasured by the people who call Montgomery home. As the community continues to grow, it will need to have a plan to protect its history, and small-town feel as it welcomes in a growing number of families calling Montgomery home.



HISTORY



Nat Hart Davis Law Office, Downtown Montgomery

In 1825 Stephen F. Austin obtained a contract by the Mexican government for permission to introduce five hundred families into the area of the Mexican State of Coahuila and Texas; the West Fork San Jacinto River became the eastern boundary for Austin's colony (Searle, 2012). By 1830, Stephen F. Austin granted land to about sixteen early settlers, many of whom received portions of property makes up present-day western Montgomery County (Searle, 2012).

Many settled between the West Fork San Jacinto River and the Lake Creek stream; the area would be known as the "Lake Creek Settlement" (Searle, 2012). One settler, William W. Shepperd, moved to Stephen F. Austin's colony then purchased 200 acres (Searle, 2012). By 1835, Shepperd had built a store "The Store of W.W. Shepperd on Lake Creek," which, besides being one of the first stores in the area, became a common meeting place for the Lake Creek Settlement (Searle, 2012). Thus, we see Montgomery charted as new settlers purchased land and established stores or homesteads.

The Lake Creek Settlement was still within Washington County when W.W. Shepperd founded the City of Montgomery in July 1837 at the site of his store (Searle, 2012). Working alongside Major John Wyatt Moody, the First Auditor of the Republic of Texas, Shepperd advertised in a local newspaper the organization of a new county, the proposition of establishing Montgomery as the county seat, along with the sale of lots in Montgomery City (Searle, 2012). By December 1837, less than 6 months after the birth of the City of Montgomery, President of the Republic of Texas, Sam Houston, signed the act creating Montgomery County (Searle, 2012). Upon the county's creation, the City of Montgomery was made the first county seat of Montgomery County. It became a center point for the arrival of new immigrants from the Old South (Long, 2010). It was only in 1848 when the City of Montgomery was incorporated and given legal recognition by the State of Texas (Searle, 2012).

It is unclear where the origin of the name, “Montgomery,” came from. Andrew J. Montgomery is given as the reason behind the name since he had established a trading post only a few miles west of Montgomery in early 1823. So, it is plausible that because of his local influence, the area was named after him (Montgomery, 2010). However, there is speculation suggesting the name was inspired by Montgomery County, Alabama, which was named after Lemuel P. Montgomery, Sam Houston's mentor commanding officer in the Battle of Horseshoe Bend in 1814 (Searle, 2012). This explanation would prove most probable considering J.W. Moody knew Houston well and would have the leverage to persuade Houston, to name the new county after Houston's mentor; furthermore, J.W. Moody was previously a County Clerk within the Montgomery County, AL (Searle, 2012).



In the 1850s, development in Montgomery took off with the construction of churches, a private school, a courthouse, and Masonic lodge. But, the yellow fever epidemic, in 1850 and 1863, and caused the population to decrease (Montgomery, 2010). Still Montgomery was able to establish a newspaper and telegraph line with a trading center providing mostly lumber and cotton (Montgomery, 2010). Surrounding the City of Montgomery, Montgomery County experienced rapid population growth since abundant land was sought after (Long, 2010). When Montgomery County was established, its residents were mainly subsistence farmers, but by the 1860s, many white families owned slaves, which caused a reliance on an agrarian economy (Long, 2010). Following the abolition of slavery, by the passage of the 13th amendment in December 1865, Montgomery County experienced significant economic loss since slaves accounted for half of the taxable property, and property values declined (Long, 2010).

With the decrease in economic power within the county, the City of Montgomery also experienced a simultaneous dampening in economic power (Montgomery, 2010). By the 1880s, railroad tracks, and infrastructure developed in the county, thanks to companies such as the Great Northern Railroad and the Houston & Texas Central Railroad, which resulted in people traveling and settling an increase in population, and development of new towns outwards. However, once railroad tracks were constructed, a new town, Conroe, was established and challenged the City of Montgomery on becoming the new county seat. In 1890 the county seat was officially moved to Conroe and remains the county seat today. This caused Montgomery to experience decreased from 1,000 to 600 within two years (Long, 2010). Despite the population loss, businesses such as cotton gins and sawmills were still thriving (Montgomery, 2010). By 1925, the population had declined to 350 people. After the 1950s, Montgomery had been the market and trading center for west Montgomery County and gained an economic foundation based on real estate, ranching, and oil production by the 1980s (Montgomery, 2010).

Recently, Montgomery is showing population growth since 2010 and is expected to continue growing. Montgomery had a population of about 621 in 2010, and by 2017 the population had grown to 997, indicating a growth rate of about 60% (U.S. Census Bureau, 2017a). Assuming population projections are correct, Montgomery's population will continue to grow in the next 50 years.

Today, Montgomery strives to preserve and improve its Historic Downtown District by developing a master plan (Rogers, 2018). Working alongside Texas A&M University's Community Resilience Collaborative team, the goal of the master plan is to create a walkable, safe, and welcoming area along Hwy 105 and throughout the historic downtown area (Rogers, 2018). The redevelopment may encourage and attract even more visitors from neighboring cities and enhance the experience of community events that already occur in downtown Montgomery. The town hosts a variety of festivals and events throughout the year. In December, residents get to enjoy breakfast with Santa Claus and view a Christmas parade (Schafler, 2018). In May, the annual antique festival kicks off in Montgomery's Historic District, where local vendors display and sell their antiques (Schafler, 2018). In September, Montgomery hosts a Wine and Music Festival where locals and visitors may enjoy a variety of wine and food while listening to live music (Schafler, 2018).

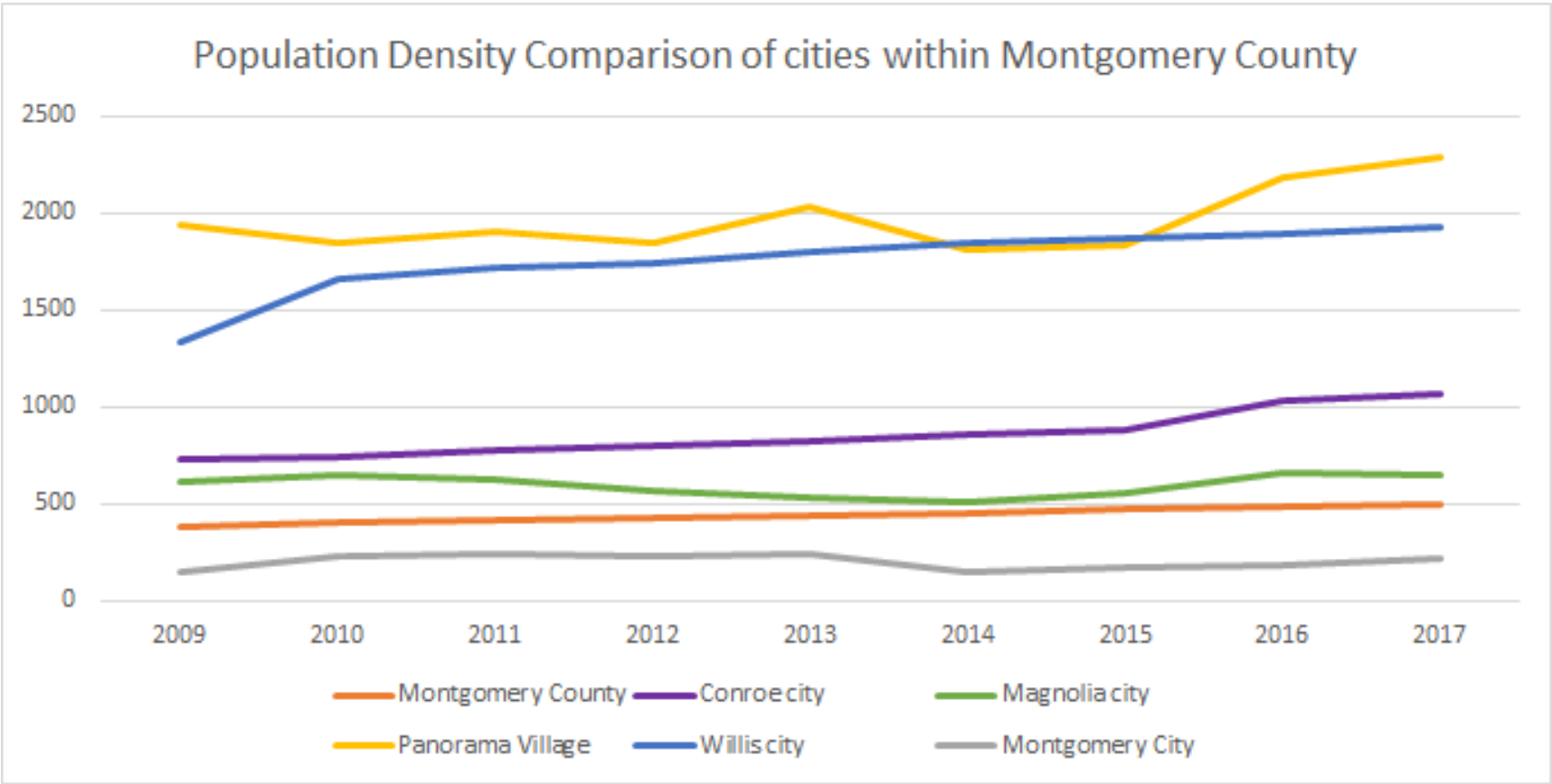


POPULATION DENSITY

As of 2017, the population density of the City of Montgomery was 221 people per square mile, indicating that the city has agronomic characteristics. In general, the population density of Montgomery City has increased by 47.9% from 149 in 2009 to 221 in 2017. However, the growth rate of the population varied during this time (U.S. Census Bureau, 2017a). The city's population density has continuously increased by 238 people per square mile until the year 2013, but experienced a significant decline in the growth rate to 639 in 2014 (U.S. Census Bureau, 2017a). After 2014, the population density started to increase with an annual growth rate of 32.9% and reached 221 people per square mile in 2017 (U.S. Census Bureau, 2017a).

By comparing Montgomery's population density to the county and other cities within the county, the city exhibits a significantly lower population density. The highest population density within Montgomery County is in Conroe, which is the county seat of Montgomery County and a principal city within the Houston–The Woodlands–Sugar Land metropolitan area. Magnolia has an urban area similar to Montgomery, but the population density of Magnolia is nearly three times that of Montgomery (U.S. Census Bureau, 2017c).

Figure 1.1 Comparison of Population Density Historical Change among Cities in Montgomery County, TX 2009-2017

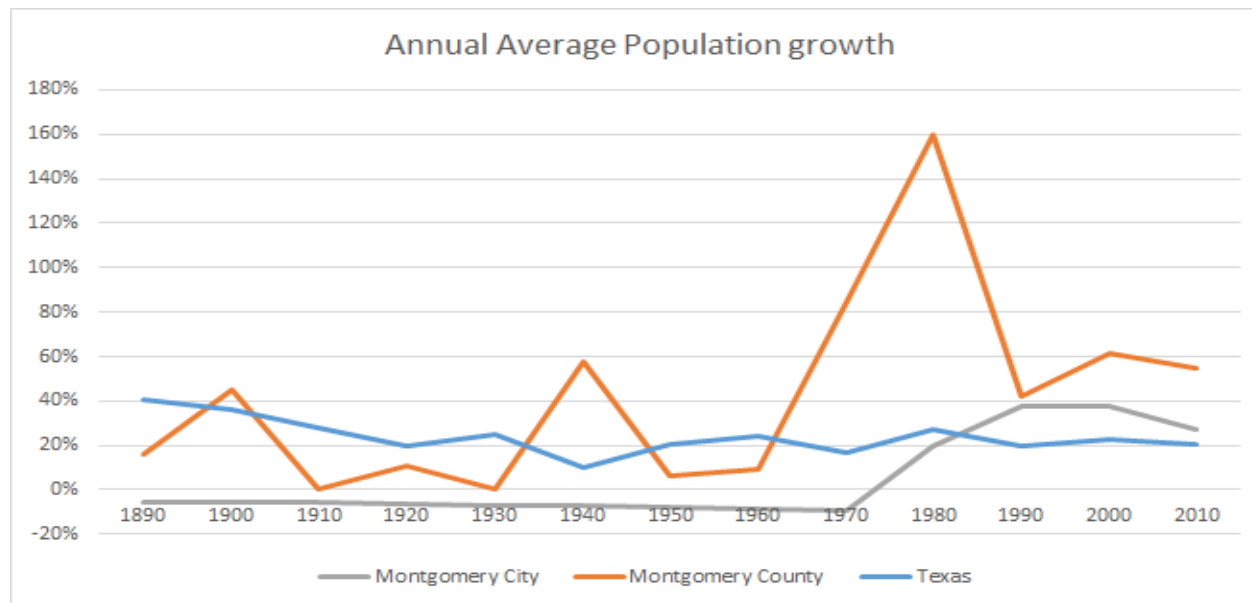


Source: U.S. Census Bureau, Table B01003, [2009](#), [2010b](#), [2011](#), [2012](#), [2013](#), [2014](#), [2015](#), [2016](#), [2017c](#)

POPULATION GROWTH

Montgomery has seen many fluctuations in the size of its population since the 1880s. According to the U.S. Census Bureau, the population in 1880 was 414, and declined to 216 by the year 1970, after consecutive nine decades of decline (IPUMS, 2019). The growth then speeds up with the arrival of the baby boom era in the 1970s, from 216 in 1970 to 621 by 2010 (IPUMS, 2019). According to the U.S. Census Bureau, 2017a, the population in the city has reached over 997, adding 376 people to its population from 2010, which is a 60.55% increase in population.

Figure 1.2 The Comparison of Population Growth Rate for the City of Montgomery, County and State.



Source: IPUMS National Historical Geographic Information System 1830 -2010 Total population.

In 2010, 2015, 2016, and 2017, the city's population shows a very high growth rate shown in table below. The population growth rate has almost reached 50% in the year 2010. Despite the anomaly in 2014 likely attributable to census estimates being revised, the City of Montgomery is expected to follow the growth patterns of Montgomery County and the State of Texas and realize steady growth.

Figure 1.3 Historical Population Growth Rate of the City of Montgomery, Montgomery County, and Texas 1980-2010

Year	City Population	County Population	State Population	City Growth Rate	County Growth Rate	State Growth Rate
2009	674	411,726	23,819,042	-	-	-
2010	1,010	427,717	24,311,891	49.85%	3.88%	2.07%
2011	1,086	443,622	24,774,187	7.52%	3.72%	1.90%
2012	1,045	458,339	25,208,897	-3.78%	3.32%	1.75%
2013	1,073	472,162	25,639,373	2.68%	3.02%	1.71%
2014	639	487,028	26,092,033	-40.45%	3.15%	1.77%
2015	750	502,586	26,538,614	17.37%	3.19%	1.71%
2016	841	518,849	26,956,435	12.13%	3.24%	1.57%
2017	997	535,187	27,419,612	18.55%	3.15%	1.72%

Source: U.S. Census Bureau, Table B01003, [2009](#), [2010b](#), [2011](#), [2012](#), [2013](#), [2014](#), [2015](#), [2016](#), [2017a](#)

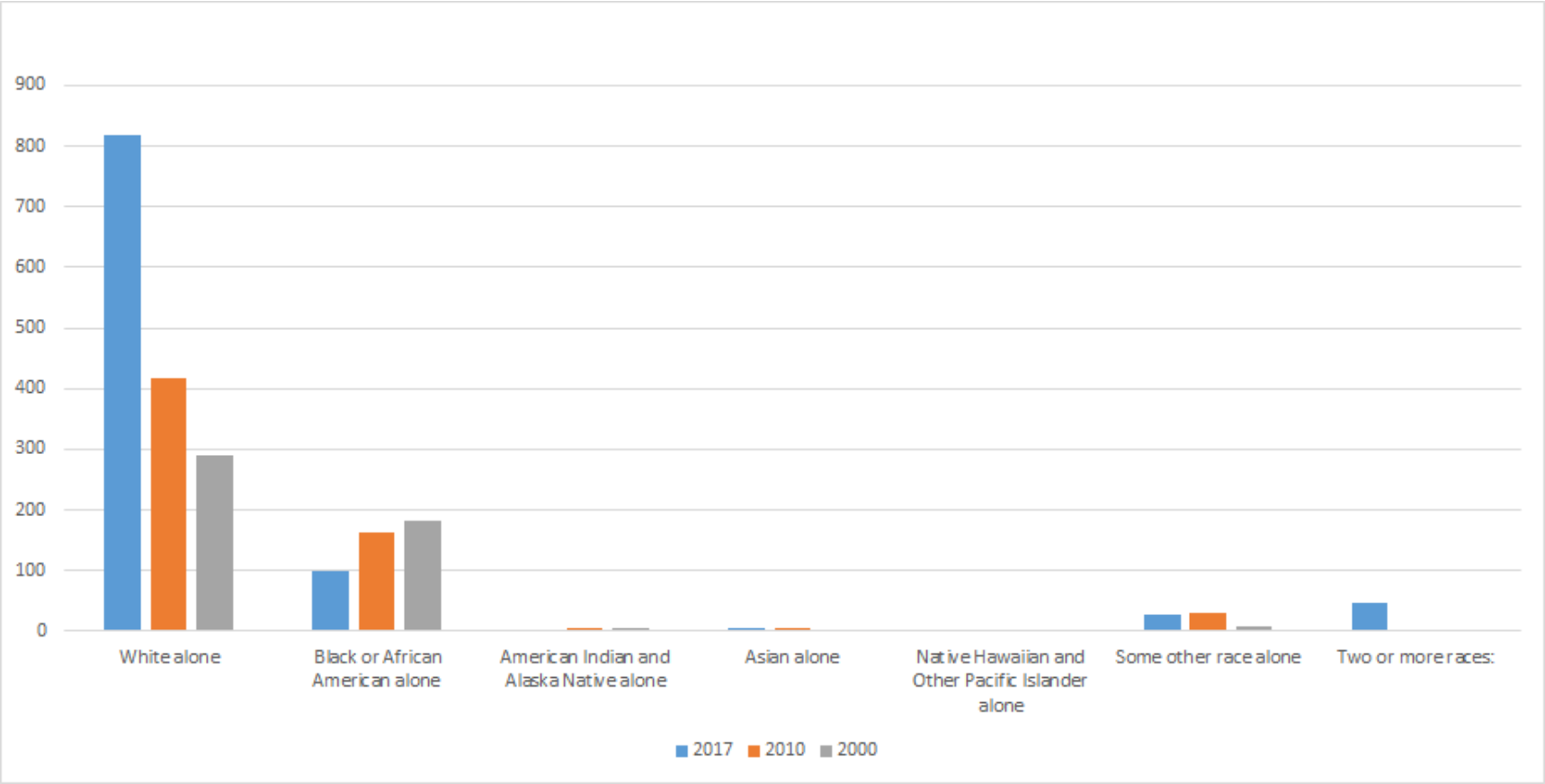
AGE DISTRIBUTION

The youth population under the age of 20 years makes up a significant portion of the total population, indicating that the community is growing. Out of the total population in 2017, 23% of the population was in the age group of 40 to 59 years, and 17% of the population was in the age group of 20 to 39 years (U.S. Census Bureau, 2017d). 16.45% of the population in the city is 60 years and over (U.S. Census Bureau, 2017d). When comparing the city with the county, the city has a larger percentage of the population under 19 years of age. (U.S. Census Bureau, 2017d).

RACE DISTRIBUTION

The "white alone" race classification has dominated the population of Montgomery for most of its existence. According to Figure 1.4, the largest racial group in 2017 was White. In 2017, the population breaks down as 82% whites, with African Americans being the second largest group at 10%. (U.S. Census Bureau, 2017e). The overall share of other racial groups was relatively small. The "white alone" population in Montgomery continues to grow at a high rate. From 2000 to 2017, the white population has consistently increased year over year by 181.10% from 291 to 898. In contrast, the African American population had decreased from 2000 (183) to 2017 (99), with a growth rate of -45.9% (U.S. Census Bureau, 2017e). On the other hand, "some other race" and "two or more races" have been showing rapid growth. Both groups have increased dramatically by 300% and 1466.67% from 2000 to 2017 (U.S. Census Bureau, 2017e). Despite this high percentage growth, these groups make up a tiny percentage of the total population.

Figure 1.4 Race Distribution in the City of Montgomery, TX for 2000, 2010 and 2017



Source: U.S. Census Bureau, Table QT-P3 [2000a](#), [2010a](#), and Table B02001, [2017e](#).

PROJECTIONS

As a part of the Greater Houston Area, the City of Montgomery is expected to follow the trends of rapid growth in the region. The Texas Water Development Board has published population projections that provide a data point for the City when estimating population growth projections.

HGAC (Houston-Galveston Area Council) and the Texas State Water Plan estimated the 2010 population of the City of Montgomery to be 621 people. Figure 1.5 shows the predicted changes to the population from 2020 to 2070. The 2016 Texas State Water Plan forecasted that there would be 2,676 people in the city by the year 2020 (Texas Water Development Board, 2017a). While the forecast for 2020 might have overestimated the growth, the city is continuing to grow quickly. Furthermore, by the year 2070, the total is projected to continue to grow in population to 10,565 (Texas Water Development Board, 2017a).

The projections of population growth for the City of Montgomery are smaller than the county's predicted population growth. According to the Texas Water Development Board, whose past population projects for our region have overestimated growth rates, the 2020 population shows an incredible increase of 330.92%, and by 2030 an increase of 86.29%. This growth will require investment not only from the city but also from private investors to develop the infrastructure that would be required to support this growth (Texas Water Development Board, 2017a). The TWDB is projecting stable annual growth at the range of 15-25% from 2040s to the 2070s (Texas Water Development Board, 2017a). The population growth comparison between the city and the county can be seen in Figure 1.5.

Figure 1.5 Population Projections, Montgomery City and County, Texas, 2020-2070

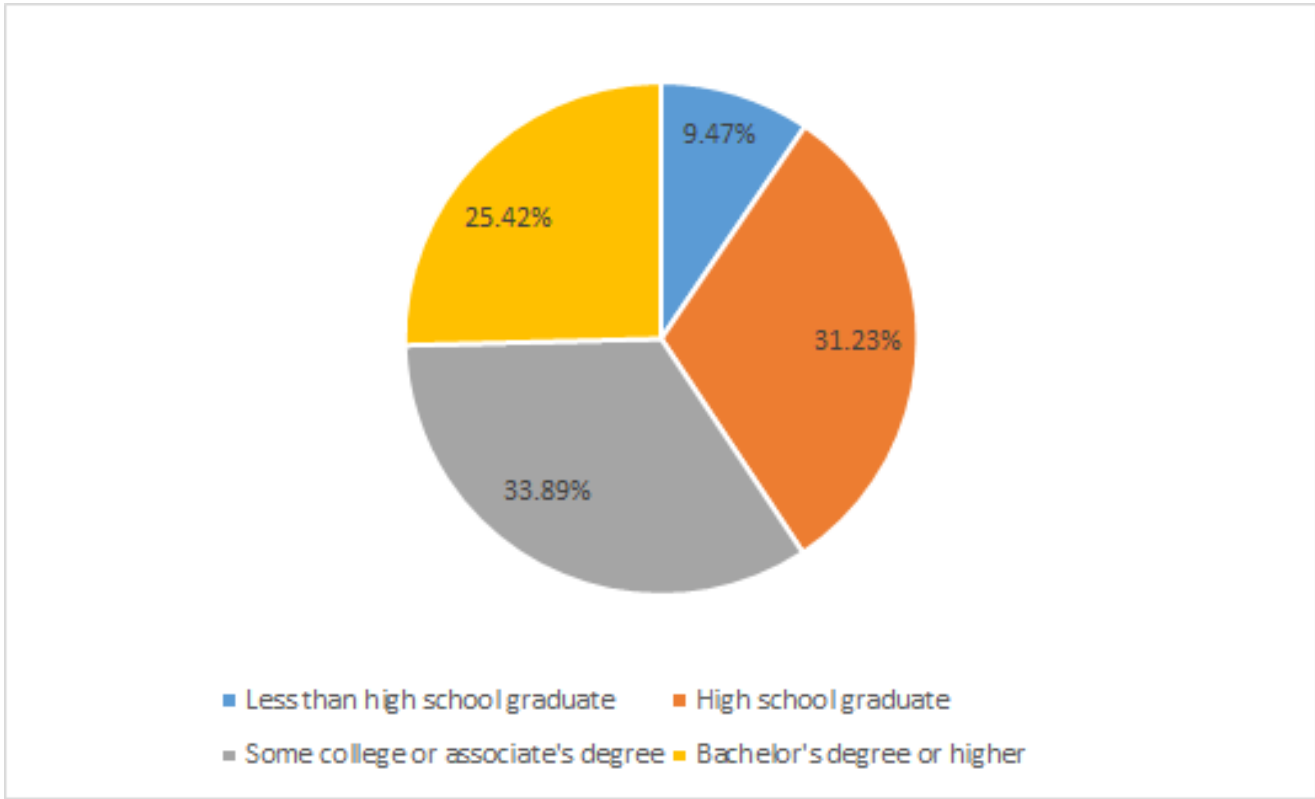
Year	Montgomery City	Percent Change	Montgomery County	Percent Change
2010	621	-	459,185	-
2020	2,676	330.92%	627,917	36.75%
2030	4,985	86.29%	811,252	29.20%
2040	6,185	24.07%	1,019,278	25.64%
2050	7,393	19.53%	1,267,916	24.39%
2060	8,625	16.66%	1,576,135	24.31%
2070	10,565	22.49%	1,946,063	23.47%

Source: Texas Water Development Board, Texas State Water Plan, [2017a](#) and [2017b](#)

EDUCATION

According to the U.S. Census Bureau, 2017, 33.89% of the population had some college or an associate's degrees, which also makes up the majority of Montgomery residents (U.S. Census Bureau, 2017b). Around 31.23% of the population graduated from high school in 2017. About 25% of the total population in the City of Montgomery have received their bachelor's or higher degrees, which is more than double the ratio of the population that has "less than a high school graduate" (9.47 %). This indicates the city has excellent labor resources for future developments (U.S. Census Bureau, 2017b).

Figure 1.6 Education Attainment of Montgomery Residents, TX 2017

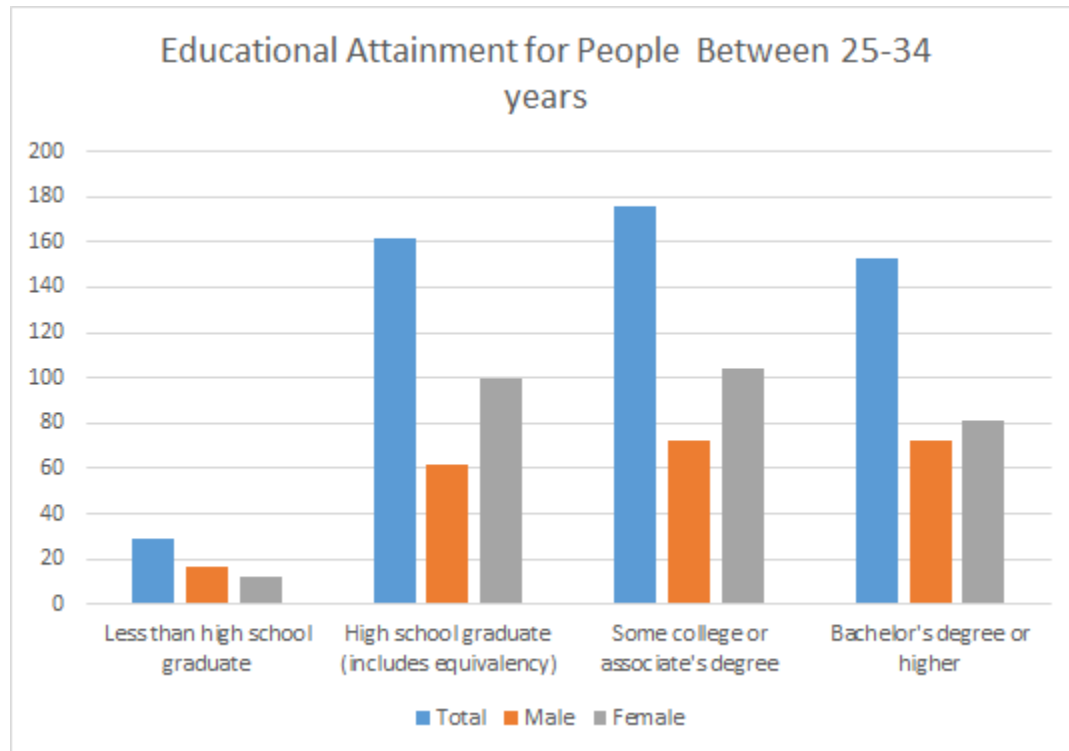


Source: U.S. Census Bureau, Table S1501, [2017b](#)

More than 160 people at least have a college or associate's degree in the city, which is 29.24% of all population (U.S. Census Bureau, 2017b). The millennial population, born between 1981 and 1996, have a higher education educational attainment when compared to other age groups according to the 2017 census data. The number of people with a bachelor's degree was slightly less than that of a high school graduate, which was 153 (25.43%) and 162 (26.91%) respectively, and only 29 (4.82%) of millenials did not graduate from high school (U.S. Census Bureau, 2017b).

By comparing the education attainment data of the city with Montgomery County and the state of Texas, the proportion of people who have not graduated from high school in Montgomery (4.82%) is much smaller than that in the county (12.4%), which is about 8 percent less (U.S. Census Bureau, 2017b). However, the proportion of people with a bachelor's degree or above in the city (26.91%) is 8.27% lower than the average ratio of the county (33.7%). This means the city has a small educational gap compared to the county (U.S. Census Bureau, 2017b).

Figure 1.7 Education Attainment of People between 25 to 34 years, Montgomery, TX 2017



Source: U.S. Census Bureau, Table S1501, [2017b](#)

From 2010 to 2017, there was a larger population in the city with higher education shown in Figure 1.7. The fastest growing population is those with a bachelor degree or above, followed by those with some college or an associate's degrees. The number of people who did not graduate from high school has decreased drastically. This figure was 45 (33.30%) in 2010, and it was reduced by 36.7% in the past 7 years which shows the improvement in the education sector for the city (U.S. Census Bureau, 2017b).

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CHAPTER 2 THE PLANNING PROCESS

Planning for the future of any community is essential for responsible growth. This counts double for smaller communities that are seeing a boom in development. It is easy for these smaller communities to get overwhelmed by developers who can lead to loss of character and disconnected urban landscape. New development can often be at odds with the preservation of an historic and small-town feel, two things that the community would like to keep. This comprehensive plan will provide a vision of growth that will allow Montgomery to provide economic opportunities and stay true to its small-town feel.

The comprehensive plan should be used as the recipe book for the city's leaders and decision-makers. The plan expresses Montgomery citizens' vision for the future and how the city will continue to provide a livable, resilient community for all residents. This plan is not a regulatory document; it is, however, meant to be used to guide city development decisions. The Planning & Zoning Commission and City Council will be able to look to this document to consider this plan before adopting or approving local laws, ordinances, or regulations. The comprehensive plan is based on guiding principles that were created through citizen input that influenced the actions recommended in this plan. This plan is strategic, addressing specific issues to guide Montgomery in growing sustainably by focusing in on issues including land use and urban design, downtown development, transportation, housing, and resiliency. The successful implementation of the plan will take the combined effort of city leaders, area businesses, community leaders, residents, and investors.

PLANNING PROCESS DIAGRAM



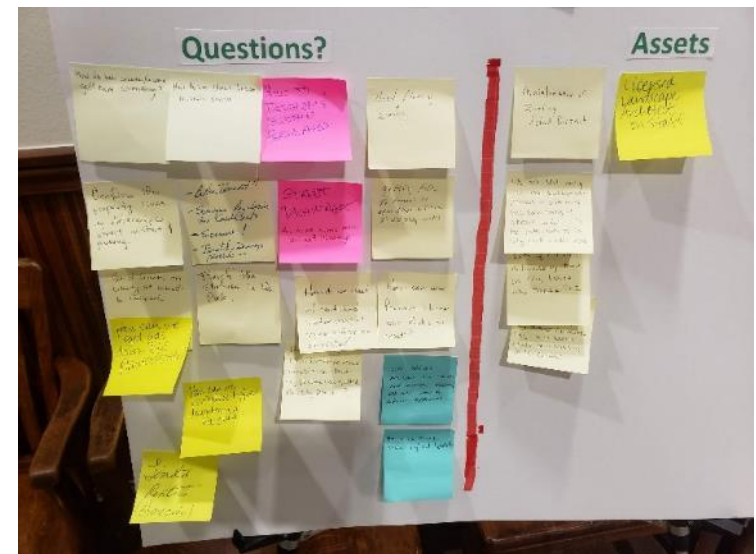
PARTICIPATORY PLANNING & GUIDING PRINCIPLES



Because comprehensive planning is intended to capture the vision of a community, it must be a participatory process. Participatory planning is the foundation of any community planning process. These plans impact every member of the community, and therefore it is crucial to involve the whole community at every stage. This participation ensures that residents are not only informed and understand the plan but also influence actions that will shape the future of their city. The freedom of having public participation allows the community to identify and express needs and desires in an open forum. To be able to capture the community's vision, we must rely on an open inclusionary planning process. As part of the efforts to be more inclusionary, many different avenues were explored to get the word out. The local media, newspaper, flyers sent out in water bills to announce each public meeting, and the city's social media accounts (i.e., Facebook). In addition to the five public meetings below, information from the community was provided to the City through the City Council. This information was incorporated into the Comprehensive Plan and presented to City Council for review and adoption.

KICK-OFF MEETING

The first step was to collect data for the State of Community Report (SOC). The SOC report gathers data from a wide variety of sources to identify current conditions, trends, and patterns. It includes an assessment of population characteristics, economic conditions, land use, transportation, housing conditions, community facilities, and environmental conditions. This was presented to the community at the first meeting held at City Hall on March 28, 2019. The purpose of this meeting was not only to present the SOC but to introduce the planning team to the community, explain the planning process, and to let the community know that this is a safe place to express their hopes and dreams for the city. Community members reviewed and verified the SOC as a fact base for the plan while also expressing concern that the SOC did not accurately represent the community because of the rapid growth and the



inaccuracies of the number of jobs in the city. This is an example of how the planning process combines local wisdom and technical knowledge of planning professionals. Additionally, the attendees participated in several activities. First was an exercise discussing the community's Wishlist for entertainment, safety, jobs, neighborhood, necessities, transportation, and housing. Attendees created a list of amenities they need and desire for the community. The community also completed a statement about what made them proud of living in Montgomery. Lastly, the community filled out a survey answering questions about how they viewed their community they called home and what they would like to see discussed in the next meetings.

Because this was a meeting that was open to the public, the team was able to gain a lot of information about Montgomery and what the community desired. Participants included business owners, citizens, government officials, and those with a desire to see their community improved.

ASSETS MEETING

On June 4, 2019, the city held its second community meeting to identify the community's strengths and assets that the community can build on. Also, the community was able to ask questions about

improving or changing things about their community. The assets were broken into five topic areas that had been selected from the results from the first meeting. These topics were Planned growth, small-town feeling, transportation, economic development and downtown revitalization, and quality of life. The community was also invited to offer questions, considerations, and express needs related to these topic areas. This information laid the groundwork for the development of vision and guiding principles.



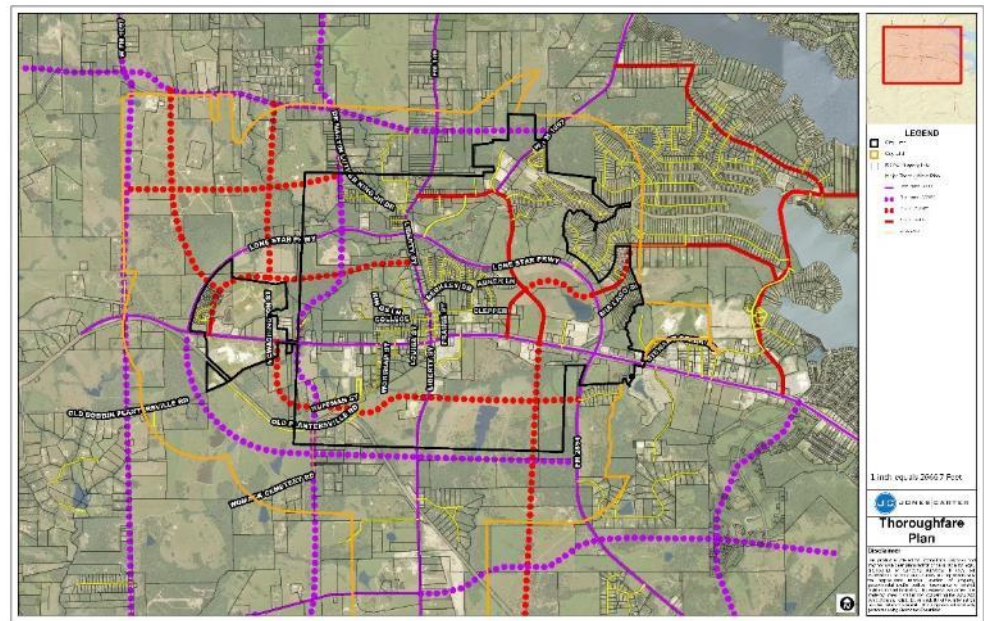


DOWNTOWN MONTGOMERY MEETING

Montgomery's Historic downtown is the cultural center of the city. There were two meetings, held at City Hall, on downtown and economic development. At the first meeting, held at 9:00AM on July 23, 2019, business owners in the downtown were invited to participate. The second meeting held on July 25, 2019 at 6:00PM, was opened to the public. Both meetings followed the same format, which included a Downtown visual preference survey, goals, needs, and problems with the downtown. During these meetings, many problems were repeatedly discussed, which included parking, lack of signage, and businesses closing early. The information and issues discussed during this meeting were presented to the LAND 311 class and were used to guide the design strategy and site designs for the city.

TRANSPORTATION PLANNING MEETING

On September 5, 2019, the city held a public meeting to discuss transportation issues and opportunities to understand the local wants and needs. During the meeting, the citizens located points of interest, service gaps, and dangerous intersections in the transportation network. High volumes of traffic on SH 105 and FM 149, school traffic, and weekend destination traffic present challenges and opportunities for the City to implement design features within the road network to improve safety and enhance user experience. City residents have expressed a desire for multi-modal transportation options such as sidewalks, trails, and cart paths. City Council and staff should actively plan to improve transportation conditions in the City as Montgomery develop grows.



SCENARIO AND SITE DESIGNS

On September 23, 2019, students from an undergraduate landscape architecture class visited the City of Montgomery and met with stakeholders from the City, Economic Development Corporation, and historic downtown merchants. They received a guided tour of the city and learned about areas of the community that needed help with site design. The students also took time to walk from historical areas of the community to the downtown to get a better idea of connectivity and improvements that could be made. The main goal of the Land 311 studio class was to create urban design strategies for the downtown area. The class decided to expand its scope to include health and active living, historic preservation, residential, and open spaces.

The students presented their final designs to the City in a public meeting on December 4, 2019.



GUIDING PRINCIPLES



Guiding principles reflect Montgomery residents and stakeholders needs and wants for their community. Stating these values ensures that the recommendations and actions in this plan reflect and support residents' and stakeholders' desires for the future and assures that, if implemented, the plan will move the city towards these collective goals.

The following guiding principles were established through citizen and stakeholder input and an online visual survey that the citizens participated in. They are grouped into four topic areas: Planned Growth and Sustainable Development, Transportation, Economy & Downtown Revitalization, and Quality of Life.

Planned Growth and Sustainable Development

- Ensure quality new development that is balanced to provide a healthy community
- Develop walkable neighborhoods and commercial centers
- Protect and enhance existing neighborhoods – create identity and a sense of pride in historic neighborhoods
- Provide clear direction on land use decisions
- Implement development standards to improve the quality of development
- Plan for additional residential growth
- Implement design standards to provide quality residential development
- Provide a range of housing types for people of all income levels from high-end to affordable

Transportation

- Improve safety throughout the city
- Create traffic calming and include pedestrian facilities
- Make streets safe and friendly for all modes of transportation (including golf carts)
- Parking

Economy & Downtown Revitalization

- Improve the Historic downtown's vitality
- Create and retain higher paying jobs (Primary Jobs)
- Promote more connections to the historic downtown

Quality of Life

- Have an excellent K-12 school system in Montgomery
- Maintain and connect existing parks, recreation facilities, and trails
- Recognize the quality of life, culture, diversity, and the friendly character of the city as crucial for future growth.

VISION

The City of Montgomery aims to be the home for families. We value our rich history as the birthplace of the Lone Star flag, small-town feel, and our numerous amenities. We want Montgomery to be a place for families to have opportunities to grow, live, work, play, and shop. We must look forward to emerging opportunities and challenges while honoring and strengthening our close-knit community, healthy environment, and history.

GOALS AND OBJECTIVES

From the results of the community meetings, residents identified plan themes and developed goals that aim to address their present needs and provide sustainable benefits for the future growth of the city. Each chapter has goals that correspond to its topic.

Goal 3.1 Encourage a cohesive and diverse range of land uses across Montgomery

Goal 3.2 Promote Development in the Downtown

Goal 3.3 Improve Drainage

Goal 4.1 Provide a safe and equitable city-wide transportation network for all users

Goal 4.2 Promote alternative transportation modes

Goal 5.1 Expand housing choices for all Montgomery residents

Goal 5.2 Improve resilience of current and future housing stock

Goal 6.1 Develop a resilient economy for residents of the city

Goal 6.2 Support existing Economic Assets

Goal 7.1 Provide equitable access to community services and facilities.

Goal 7.2 Ensure public facilities are safe and efficient.

Goal 7.3 Promote use community facilities as community gathering places for events and trainings

Goal 7.4 Signage and Wayfinding

The following chapters describe topics that include:

- **Land Use Planning**
- **Housing**
- **Transportation**
- **Economic Development**
- **Community Facilities**
- **Implementation and Funding Guide**

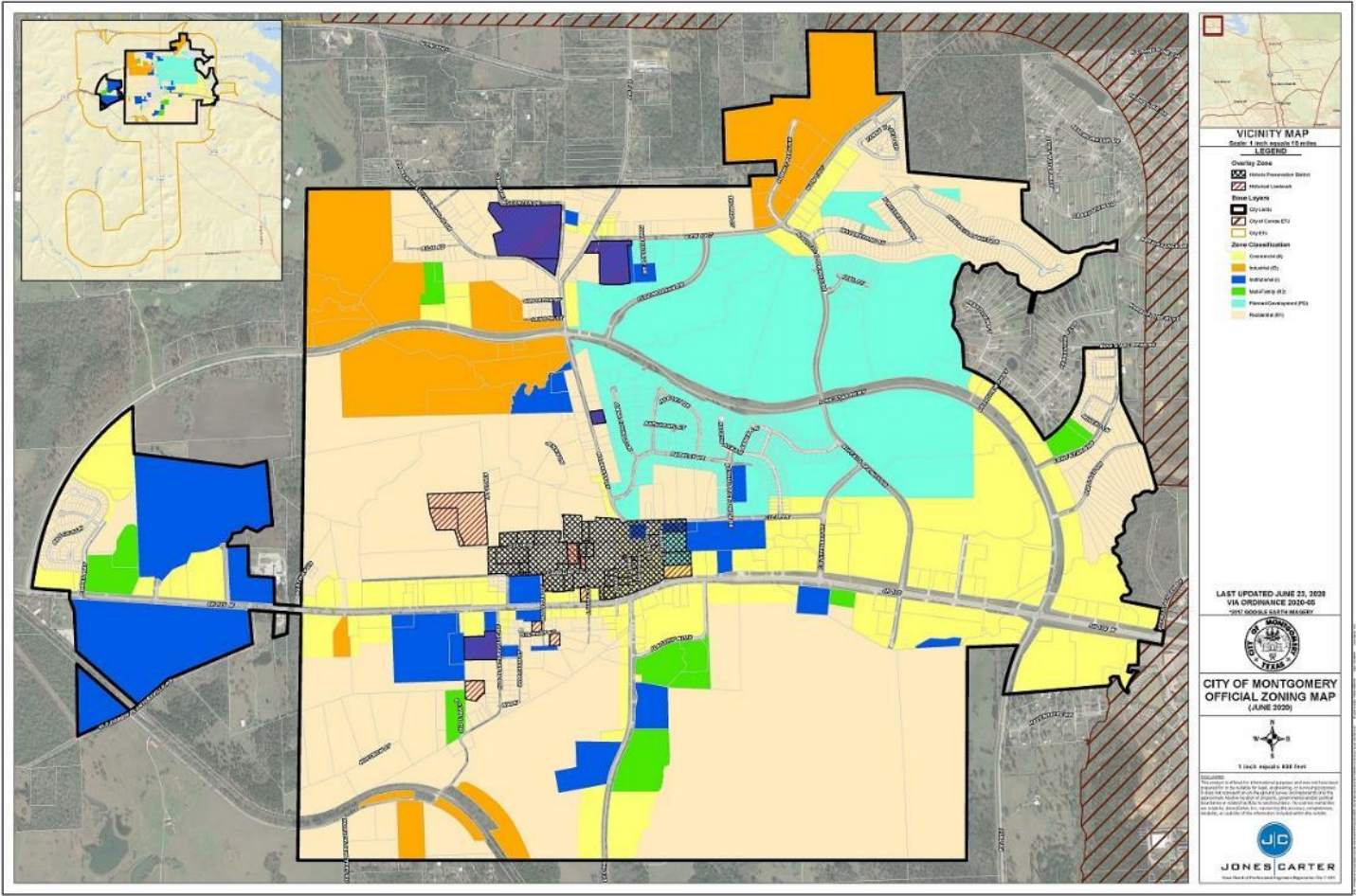


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CHAPTER 3 LAND USE PLANNING

City of Montgomery Official Zoning Map *Adopted June 2020



Legend:

Tan = (R1) Single-Family Residential

Yellow = (B) Commercial

Green = (R2) Multi-Family Residential

Cyan / Light Blue = (PD) Buffalo Springs Planned Development

Orange = (ID) Industrial

Blue = (I) Institutional

INTRODUCTION

Land use planning involves the arrangement of land to ensure the compatibility of different land uses. The existing land use inventory, which classifies different types of land use activities, is an essential means of identifying current conditions and trends. Currently, the city follows the land use patterns that are covered in the zoning map. The City of Montgomery has divided land use into six different zoning districts. These districts include single-family residential (R1), multi-family residential (R2), commercial (B), industrial (ID), institutional (I), and planned development (PD). The city also has overlay zones for historical landmarks (HL) and historic preservation districts (HPD) to preserve the historic buildings in the downtown region.

CURRENT LAND USE

District R-1: Single-family residential district

Most of the area in the city has been zoned Single-family residential. This zone allows for Single-family dwellings, including structures that also provide housing to immediate relatives of the family (granny flats). It also allows for existing public buildings, parks, churches, and public amenities.

District R-2: Multi-family residential district

Multi-family developments only make up a small portion of the land use in the City of Montgomery. Currently, there are two senior care facilities, two apartment complexes, and one mobile home development. There are three vacant areas of land that are currently zoned for future Multi-family developments.

District B: Commercial district

The commercial district provides for a wide range of business uses within enclosed areas, as well as the other uses provided for in this category. The district allows for retail, restaurant, gas stations, and office spaces.

District ID: Industrial district

This zone can be used for industrial, manufacturing, and mechanical business.

District I: Institutional district

This district can be used for a wide array of uses that are related to public services and amenities. This includes city facilities, churches, schools, and parks.

District PD: Planned development district

This district makes up almost 1/5th of the land area within the city limits. This area provides significant design flexibility to encourage innovative and/or mixed-use developments within the city that would not otherwise be permitted in other zones. It is not intended for simple changes to the existing ordinance requirements that are established in the various zoning districts. The district allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of this chapter. The district allows for an appropriate combination of uses, which may be planned, developed, or operated as integral land units, such as developments that incorporate various types of residential and nonresidential uses into the overall project.

Downtown

Montgomery city has a well preserved historic downtown region, which consists of buildings that were constructed in the 19th century (City of Montgomery, 2019b). The downtown region lies northeast of the intersection of SH105 (Eva Street) and FM 149 (Liberty Street). This area has mixed-use developments that mainly consist of restaurants, bars, churches, museums, coffee shops, and grocery stores. The presence of retail and commercial shops, along with the proximity to the Church of Christ and Living Savior Lutheran Church, makes the downtown region busy with lots of activities for the people. The downtown is the heart and cultural center of the city. It hosts multiple festivals and community gatherings.

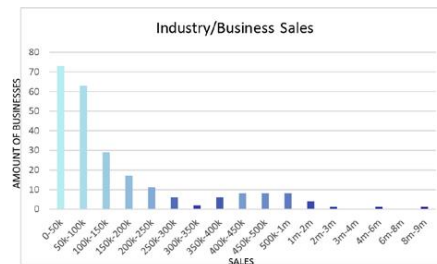
AN OVERVIEW OF GENERAL LAND USE TYPES

Residential

The city of Montgomery has divided the residential district into two subsections, single-family residential (R-1) and multi-family residential (R-2). The single-family residential districts constitute the highest share of the area compared to the other zones in the city. They are primarily located in the western and southern regions of the city and along with some parts of the northeastern side on the boundary of the city limits. Multi-family residential zones are located on the extreme ends of the city on the east, west, and south sides, next to the commercial and institutional zones.

Commercial

According to the official zoning map for the city, most of the commercial / businesses are located along the sides of SH 105. In total, commercial uses make up about 20% of the land use in the city. There are some businesses scattered along FM 149 in the south and along W FM 1097 on the north-east side of the city



Industry

There is no subdivision in the zoning for the different types of industries in the city. They are classified in one broad type and zoned as industrial. The industrial zones are located on the outskirts of the city, away from the city center. They are primarily located on the north and northwest of the city and along with some parts of the south-west region of Montgomery. Some of the industries found in Montgomery are farming & ranching and auto repair & restoration, primarily located along SH 105, and a storage facility along FM 1097.

Overlay

The city has adopted overlay zoning codes for Historic Landmark (HL) and Historic Preservation District (HPD) for preserving its downtown heritage buildings. This has helped develop the area by providing opportunities for mixed-use development such as retail shops, commercial businesses, and grocery stores to optimize the utilization of the downtown. There are specific standards established by the city to make the HPD a walkable mixed-use development, which is in line with the city's vision for a prosperous community living. The Historic Preservation Ordinance adopted by the City is a useful tool for the overall economic development of the City.

Community Input

With the information that we collected from the participants during the public meetings, we learned that the community was interested in possible development for the Planned development zone, increasing the number of housing options, improved flood control, and more connectivity. The community wants to have sidewalk connections to the downtown and parks.

DEVELOPMENT RECOMMENDATIONS

Vacant Lots

Promote infill! Not only around in and around the historic downtown, but throughout the city. Infill development encourages a more efficient investment in infrastructure because it encourages growth in designated growth areas where there is existing infrastructure. Promoting infill in the downtown is low hanging fruit for the community. It is a cultural center full of stores, restaurants, and gathering areas for people to gather and enjoy all the city has to offer. Increasing the amount of development in the downtown area requires striking a balance of protecting the historic downtown and at the same time allowing for change.

Mixed Use and Multi-Family Developments

Promote Mixed-use and Multi-family developments. The developments will not only help to increase the tax base but help to provide the density that supports business in the area. These developments need to have connections to the historic downtown and parks within the city.

Building Design Codes

Develop building design codes for the city. Having design codes in place makes sure that new development that not out of sync with existing development. This is very important when looking at new construction near and around the historic downtown. Promote a style that is appealing and stick with it! In the survey, the community favored the following style: a building with a brick facade with multiple layers.

An example of this being successful is the City of San Antonio. San Antonio created and enforced design codes for the exterior of the buildings that are located near The Alamo and other historical sites in the city. Having these regulations in place protects the significance of the historic downtown.

Prepare for Future Growth

The 5-year capital improvement plan should be updated to ensure funds are available for future infrastructure. The capital improvement plan needs to be updated periodically to correspond with the city's overall budget. While promoting growth and development, the city should review impact fees for new development to offset demand put on existing infrastructure. This can ensure funds are in place to upgrade needed infrastructure.

Improve Drainage

Promote infrastructure that is unobtrusive and improves drainage. Permeable paving, bioretention drainage, and green space are all ways to improve drainage and collect/redirect runoff. Encourage private property owners to incorporate green infrastructure into their site plans. At the same time, these improvements add shade, aesthetic appeal, and character to the city. When selecting plants for green infrastructure, consideration must be made for native plants. Using native plants reduces the amount of replanting and watering that will be required. The danger of new development is how it will affect the current infrastructure. A study is required to examine the drainage system before future development is permitted.



Paving Applications

Porous Pavements – a system used for surface paving that includes a subsurface gravel infiltration bed. The porous paving material (asphalt, concrete, or pavers) allows water to infiltrate through it and continue down through the gravel bed. This option can be used to detain runoff, thus saving land, and is particularly useful in urban redevelopment projects.

Selective Curb Treatment – eliminating curbs along the edges of paved areas or roads allows runoff to be directed into adjacent bioswales or rain gardens to provide water for vegetation. Alternatively, flat (ribbon) curb edges or curb cuts can be used to accomplish the same purpose.

Landscape Applications

Bioretention Areas – also called rain gardens – are shallow depressions that capture runoff. They are planted with a variety of trees, shrubs, and perennials that mimic upper canopy, middle story, and ground floor conditions. Native or native-adapted plants that possess the ability to form a dense root layer to cleanse pollutants from runoff and can withstand both drought and flood conditions should be chosen. Rain gardens can be used in residential lawns, in medians, along roadways, or in other areas adjacent to impervious surfaces.

Bioswales – used to convey runoff from paved areas to retention ponds. The use of bioswales to connect a series of rain gardens creates a green network effective at reducing the quantity and velocity of runoff. This can also result in increasing the time runoff is in a swale to allow for more significant infiltration and enhancing water quality.

Subsurface Infiltration Beds – a uniformly open-graded aggregate bed under a vegetated or paved surface. Provides storage for and infiltration of runoff. These beds are especially useful for athletic fields and parking areas.

Tree Trenches – a linear feature typically found along streets and sidewalks where runoff can be directed. These planted strips promote the health of street trees, especially when combined with structural soils designed to allow tree roots to penetrate more deeply than the compacted subsurface found beneath the pavement.

Street Bump-Outs – an extension of curbs that creates a widened landscape space to capture street runoff. Most effective when used at intersections, which increases their size and ability to handle more water. These bump-outs can be used in a retrofitting strategy for “greening” urban areas and traffic calming.

Flood Management

The city’s building codes and ordinances guide and regulate construction in floodplains. The Special Flood Hazard Area is the zone that FEMA designates as the 100-year floodplain or an area that has a 1% chance of flooding annually (Zones A and AE). The low-lying riparian areas in the northwest side of the city are in the “A” or “AE” zone. The 500-year floodplain designation can better be explained as an area having a .2% chance of flooding annually (Zones B and X).

COMMUNITY RATING SYSTEM

As part of this effort to inspire communities to make themselves less vulnerable, the Community Rating System (CRS) was introduced to encourage communities to exceed the minimum NFIP requirements in exchange for monetary incentives. The CRS uses a class rating system from 1 to 9, with the goal being to reach a lower class rating for maximum incentives. Texas Target Communities, Texas Sea Grant, and The Hazard Reduction & Recovery Center at Texas A&M offer free training and workshops on the Community Rating System.

To help reduce the impact of flooding of community structures, Montgomery should look to participate in the National Flood Insurance Program (NFIP). The purpose of the program is to provide affordable flood insurance to property owners while encouraging communities to utilize flood mitigation strategies, such as adopting minimum building and development standards. Although participation in NFIP can be daunting for smaller communities (because of the amount of effort and resources required), as the city and its resources grow, joining the program will become a goal to keep insurance affordable in the city. The program requires the city to enforce the adopted floodplain regulations based on the Flood Insurance Rate Maps.

RECOMMENDATIONS FOR THE HISTORIC DOWNTOWN

Off-Street Parking

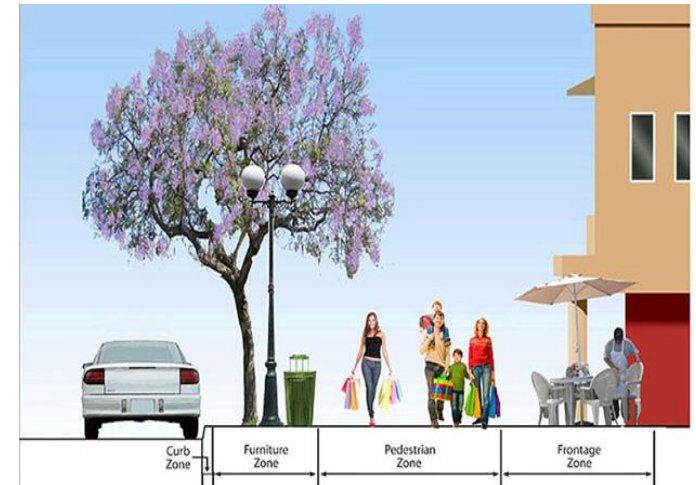
Additional Off-Street parking should be limited to parking structures and single-family homes in the area. On-street parking is essential along Liberty Street. On-street parking will help to act as a buffer between pedestrians and the street. Improving existing parking lots with signage and lines guide people into downtown.

Setbacks

A setback refers to how far back off the sidewalk or road a structure is. The zero-lot-line is the gold standard of walkability for areas around downtowns and business that require foot traffic. There is no off-street parking, aside from parking garages. In other words, no strip mall or big-box style parking.

Sidewalks

Sidewalks are essential for promoting commerce in the historic downtown. The more people you can attract to explore the downtown by foot, the greater the chance of them walking by a shop and becoming interested in their products. Because we want the downtown to be a social center of the city, the sidewalks should be no less than 7 feet wide! This width is considered wide enough for people to walk comfortably. If you want people to be window shopping and eating outside at cafes, the sidewalks need to have room for furniture, seating, and trees for shade. The more activity you want to happen on the sidewalk, the wider it needs to be. Bustling sidewalks can require 20 feet or more of width to accommodate all the activities without impeding traffic.








TEXAS MAIN STREET PROGRAM

This program is in line with the efforts to preserve the historic downtown that is already in place. Texas Main Street Program (TMSP) was created by the Texas Historical Commission in 1980 to revitalize and improve the economic health of historic resources with the help of local communities. Their mission is “to provide technical expertise, education, resources, and support to designated Main Street communities. The program guides communities through effectively preserving and revitalizing their historic downtowns, with the goal of improving the economy and stimulating job creation. The program utilizes the National Main Street Four-Point Approach™ of organization, design, economic vitality, and promotion. Their approach to downtown revitalization is:

- Organization
- Promotion
- Design
- Economic Vitality

There are 89 official Texas Main Street communities across Texas with populations ranging from less than 2,000 to more than 300,000.


Connectivity

-  Pedestrian Oriented
-  Traffic Mitigation
-  Ecological Features
-  Multi-use Paths
-  Crosswalks

Adaptive Reuse

-  Streetscape
-  Parking
-  Beautification
-  Signage

Involvement

-  Parks
-  Active Space
-  Festivals
-  Healthy Eating
-  Commercial
-  Gathering Spaces

STREETSCAPE

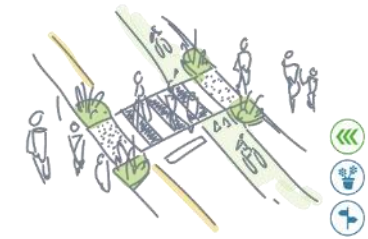
HIGH INVESTMENT



Accommodates all users safely with protected bike lane, noticeable crosswalks, and traffic calming measures.



Widen sidewalks to accommodate multiple pedestrian uses.



Implement needed crosswalks and improve existing ones. Add unprotected bikelanes.

LOW INVESTMENT

DOWNTOWN SITE PLAN

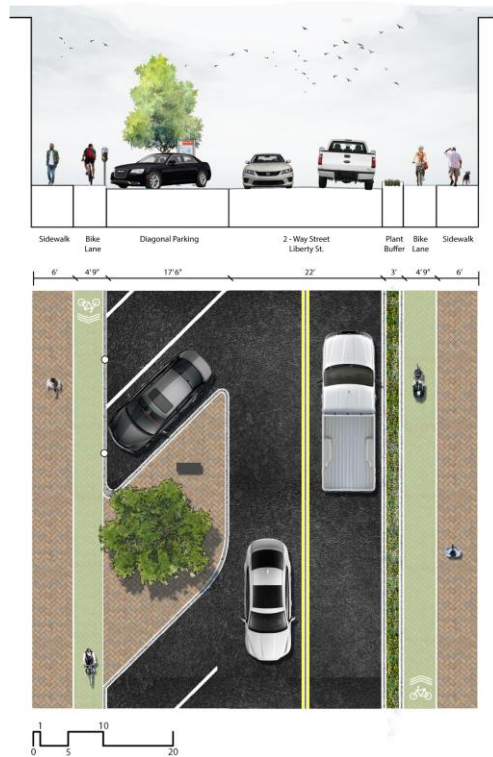
This design was based on community input to promote connectivity, safety, and increasing available parking in the historic downtown. A decision was made to stimulate commercial and residential growth in Montgomery’s downtown area by creating an inviting, walkable experience that allows residents and visitors to shop, relax, work, and play in one central area. Focusing on pedestrian accessibility, mixed land use, and enhancing physical appearance are crucial elements that will support this goal. The design features consolidated parking, increased connectivity between amenities, and designates public green space, which makes use of underutilized amenities. Traffic calming strategies such as adding lighting, angled parking, bike lanes, sidewalks, signage, and plant buffers slow down the constant traffic passing through Montgomery. An art district implemented on the intersection of Liberty St. and Eva St./ Highway 105 promotes creativity within the community. Multiple business plazas were placed strategically throughout the downtown area to provide various gathering venues and income sources.



The figures show a closer look at Liberty Street and a proposed downtown square.

Highlights of this design include:

- Bike paths
- Sidewalks
- Improved parking
- Defined Crosswalks
- Bulb-outs
- Street Furniture
- Lighting



*Conceptual project by TAMU student

TAKING ANOTHER LOOK AT MCCOWN STREET

This design recommends the closure of McCown St. to vehicle traffic, effectively making it a pedestrian street. The design also includes an outside event venue for concerts and gatherings and an outside seating area with a fire pit for picnicking and nightlife.



*Conceptual project by TAMU student

POSSIBLE PLAN FOR THE PLANNED DEVELOPMENT ZONE

This design strives to emphasize connectivity, adaptive reuse, and involvement in the city of Montgomery by linking existing and proposed amenities to encourage health and active living. Key features of this Master plan are increasing mixed-use, multi-modal transportation, and preservation of green space. This design increases housing density and population that support the increase in office space and commercial space. The three key goals of this conceptual student master plan are listed to the right. Elected and appointed leaders should study the goals and details included in this project as a guide when considering the quality of life new development proposals offer.



CREATE GREENSPACE

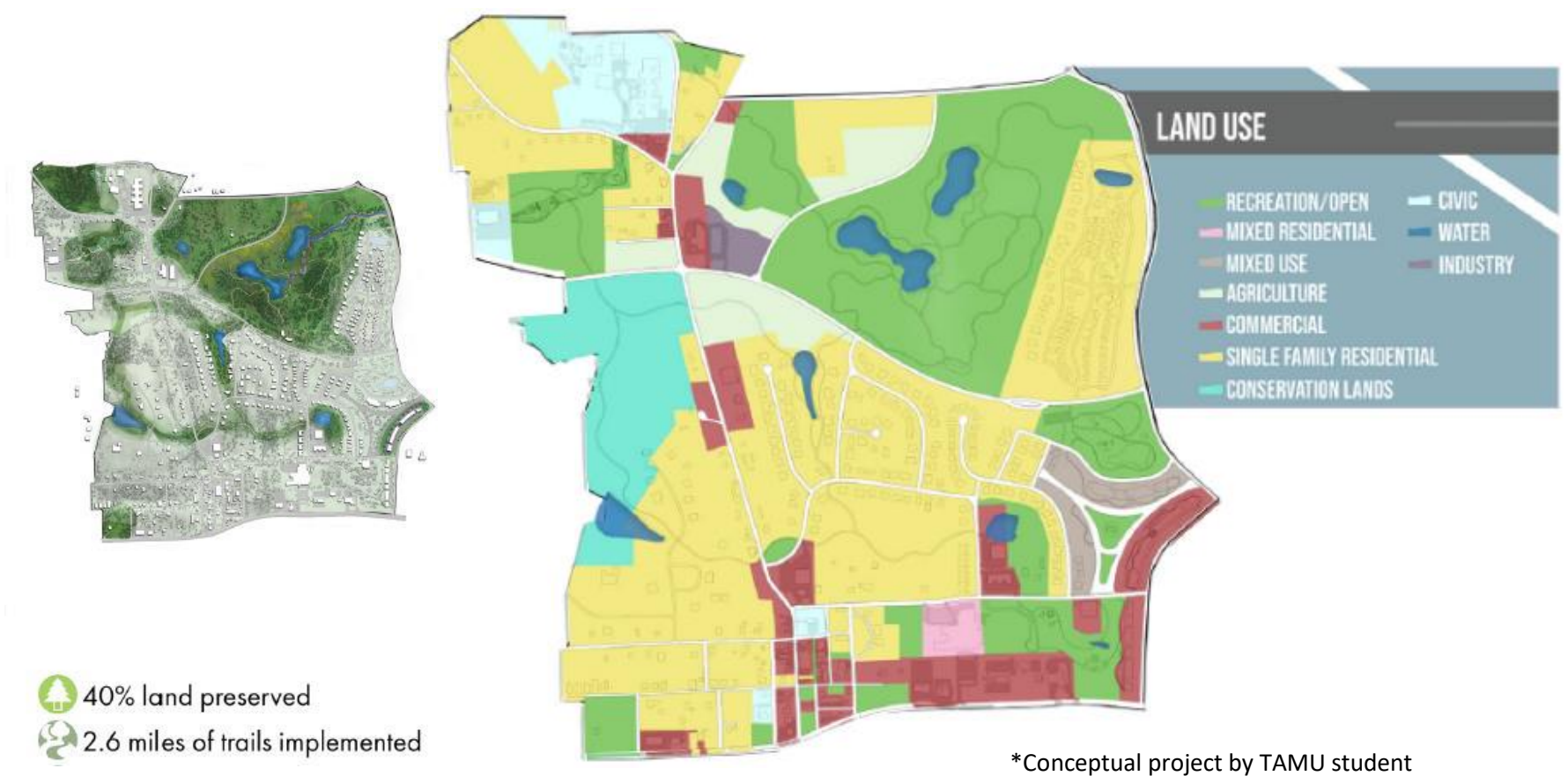


INCREASE FUNCTIONALITY



ECOLOGICAL PRESERVATION

Details in the master plan include a commercial plaza with multi-use green spaces, several residential areas, a nature preserve with an educational center, a community park, and an educational garden, all connected by an encompassing biking/walking trail. These designs will complement the existing tourism industry of Montgomery by bringing in visitors to the outdoor recreation area and encourage them to interact with nature via boating, gardening, shopping, or merely observing nature.





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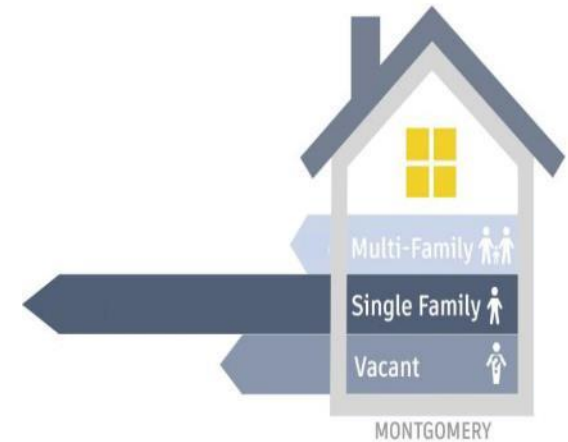


CHAPTER 4 HOUSING

2017 CONDITIONS

Housing is close to the heart of the American Dream. More than just a roof and shelter over someone's head, housing is safety, a place for family, love, and if done right, it is a home. This chapter examines the existing types of housing, the affordability of housing, and household characteristics. After this, the chapter discusses recommendations to meet the future needs of the community, promote quality housing, and safe environment for the community.

In 2017, the U.S. Census Bureau estimated that 441 households are located in Montgomery. Of those households, 51.61% are married-couple households, which is lower than the percentage in Montgomery County at 60.01%. Montgomery also has 60 single-parent households; 80 households of individuals living alone, and 25 households are composed of individuals who are unrelated but living together. (U.S. Census Bureau, 2017). These percentages indicate a lower number of single-parent households in Montgomery than Texas but slightly higher than Montgomery County.

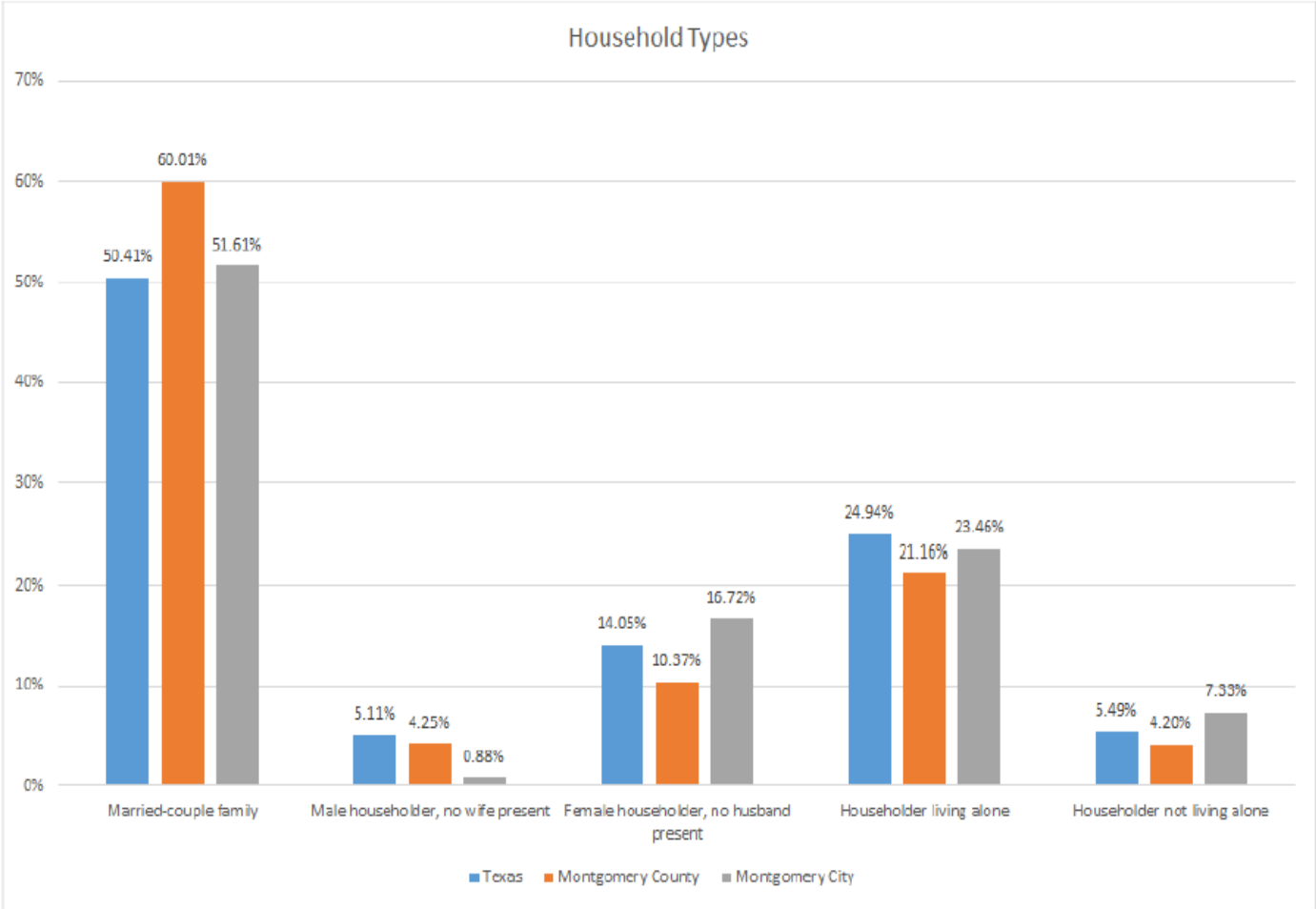


TYPES OF HOUSING

Montgomery is primarily a bedroom community where people own homes but travel elsewhere for work. The most substantial portion of available housing, 75.3%, units are single-family (1-unit detached houses). Out of the total 341 households in the city, about 176 are occupied by married couples, which contributes to 51.61% of the total households (U.S. Census Bureau, 2017j). According to the U.S. Census Bureau, Montgomery contains three male householders, 57 female householders, 80 householders living alone, and 25 householders living with people whom are not related to.

According to the U.S. Census Bureau, 2017, about 70.1% of the households are owner-occupied. This number has declined from the year 2000 (77.9%) and 2010 (75.9%) by about 7%. Despite this decline, Montgomery has a higher owner-occupancy rate than the Texas state average by about 8%. About 29.9% of the total housing units in Montgomery are renter-occupied housing units, which is a 6.8% increase from 2000. The data shows that there is an increase in the renter-occupied housing units by 7% from 2000 to 2017. This number reflects a decrease in owner-occupied housing units in the city. The percent of the population living on rent in Montgomery is almost equal to the county, which is 28.8% but is relatively less than the state, which is 38%.

Comparison between types of Household in Montgomery City, Montgomery County and Texas, 2017

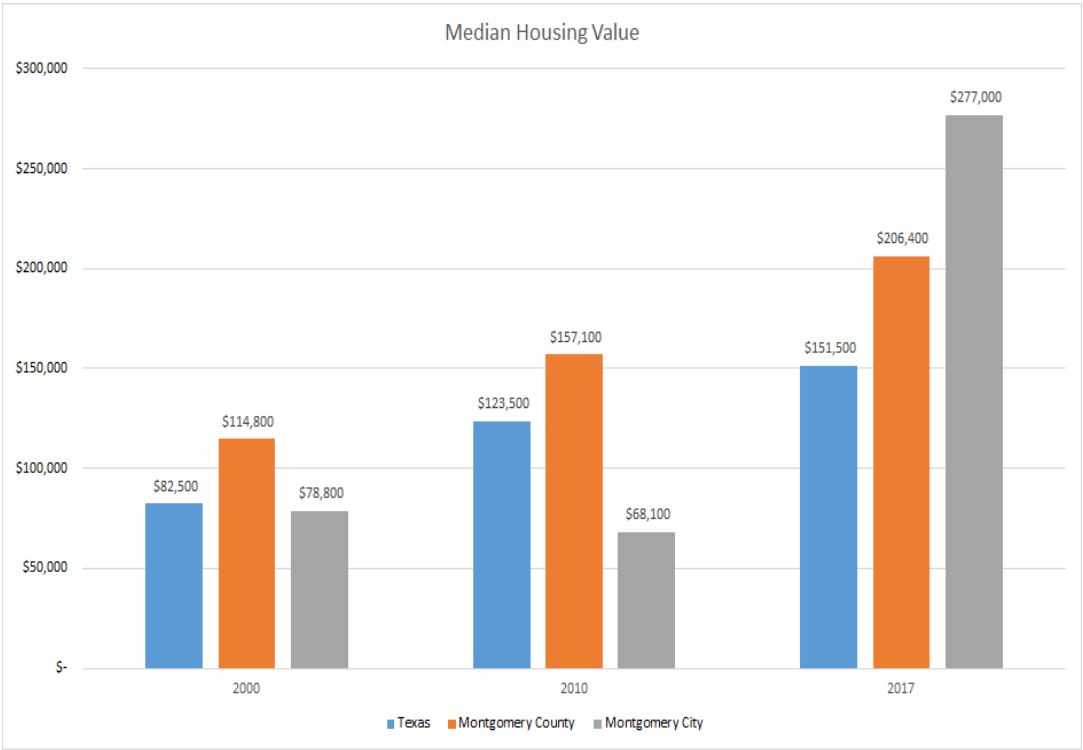


Source: U.S. Census Bureau, Table B11001, [2017](#)

HOUSING PRICES & AFFORDABILITY

Over the history of the city, Montgomery has seen fast population growth followed by considerable decline. Currently, the city is experiencing a large amount of growth as the greater Houston area grows, which is coinciding with increased housing costs. Housing prices have seen a steep increase in 2017 from \$68,100 to \$277,000, which is almost four times the price in 2010 (U.S. Census Bureau, 2010d & 2017i). This value signifies that the cost of living in Montgomery is very high compared to the state and county, thus posing a risk for low-income families in need of more affordable housing in the city. Ensuring the availability of affordable housing is important to the overall vitality of the community.

Figure 4.1 Comparison of median housing values in the City of Montgomery, Montgomery County, and Texas, from 2000-2017



Source: U.S. Census Bureau, Table DP04, [2000b](#), [2010d](#), and [2017i](#)

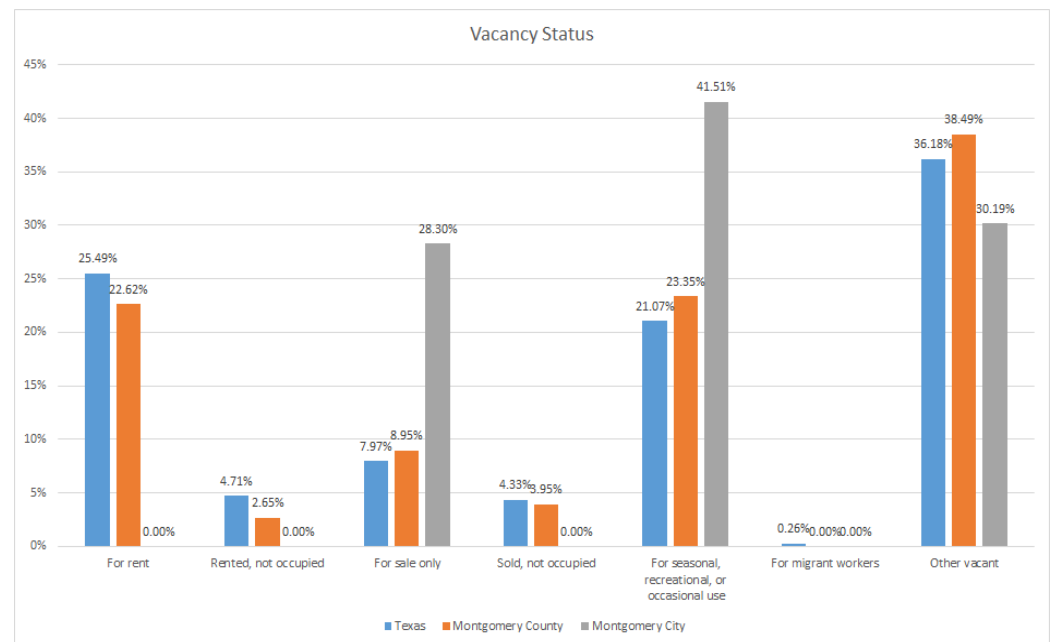
The housing affordability of a region is calculated based on the total household income and the monthly housing costs. The residents are termed to be living in an unaffordable house when the householder pays 30% or more of their income for housing costs (U.S Department of Housing and Urban Development (HUD)). In the U.S, renter-occupied housing units commonly cost 30% or more of the total income of the household, thus making it unaffordable for a large population in the city.

Renter-occupied households with an annual income of less than \$35,000 (i.e., about 15.54% of the population) spend, on average, 30% or more of their income on housing. This shows that a significant portion of the population has a high housing cost burden. Though the city has a small population, more affordable housing policies are necessary to mitigate the rising housing prices and improve the quality of the life of the people.

VACANCY STATUS

Vacancy status can help us determine the housing demand of current types of housing in a community. Figure 4.2 shows that the majority of the vacant houses are for seasonal, recreational, or occasional use. A large number of homes in the city that are vacant are for sale, which is 15 out of 53 vacant houses. According to the 2017 Census ACS data, only fifteen of the total 394 housing units are vacant in Montgomery. In 2017 the vacancy rate of housing units in Montgomery was 13.5%, which is higher than both Montgomery County (8.4%) and Texas (11.1%). About 53 of 394 housing units are vacant in Montgomery. In 2010, the vacancy rate was 11% (i.e., 36 out of 326 housing units were vacant) (U.S. Census Bureau, 2010e). The rising vacancy rate could be the result of AirBnB rental homes or renovations of older housing stock.

Figure 4.2 Vacancy status of houses in Montgomery City, Montgomery County, and Texas, 2017



Source: U.S. Census Bureau, Table B25004, [2017](#)

RECOMMENDATIONS

NUMBER OF HOUSING UNITS NEEDED

If the increase in population continues at the current rate, Montgomery will have demand for 500 new dwelling units over the 20-year planning period, which means that an annual average of 25 new dwelling units will be needed per year to replace older stock and meet future growth.

CREATING NEW RESIDENTIAL ZONING DISTRICTS

Residential lot sizes are determined by which residential zone the property is located. These zones control often have set limits, both minimum and maximum lot sizes, and setback regulations. Creating new zones or overlay zones that allow for a variety of lot sizes and housing types. This gives citizens more housing choices.

TYPE OF UNITS NEEDED

As highlighted earlier, more affordable dwelling units of all types are needed in Montgomery. The city will continue to see demand increase as long as Montgomery's population grows. Demand for affordable rental housing is increasing as Baby Boomer households downsize and Millennials form new families. Having new homes that are connected to the historic downtown will promote community connection for years to come.

AFFORDABLE AND WORKFORCE HOUSING

Quality affordable housing is needed to attract teachers, police officers, nurses, firefighters, and other key service providers to the community. Growth in lower-wage jobs (i.e., employment in retail, hospitality services, food services, and some health care professions) will increase demand for affordable housing. People working in lower-wage jobs would be able to afford rental homes in the \$350-\$825 per month range. For a household with a single wage-earner in the lowest wage jobs, Montgomery has few housing options available. Families with two wage earners in lower-wage positions also experience much difficulty in finding housing for about \$850 per month in Montgomery. Cities that have affordable housing discover that it improves the quality of life of residents by growing the community fabric. Housing choices leads to better health, adequate jobs, financial stability, security, and population diversity.

RENTAL HOUSING

Increased development of duplexes, townhouses, or apartments, should loosen the rental market by increasing the supply. New rental housing is unlikely to be less expensive than the existing rental housing stock unless it is subsidized. However, the development of new rental housing may decrease the growth in rental costs, especially in the long run.

MULTI-FAMILY HOUSING

Multi-family units tend to be smaller and more affordable than single-family homes. These smaller units can be an asset for people who are scaling back or who have less income to spend on housing. Multi-family units are also primarily rented rather than owned. In recent years, multi-family housing options have increased in Montgomery, with approximately 350 units available for market-rate or subsidized rent. Additionally, duplexes can be a way of increasing the density of housing and can be built in a similar style as single-family houses.

ADDITIONAL HOUSING DEVELOPMENT STRATEGIES

High-Density Zoning or Density Bonuses require or encourage developers to include more units within a given area. Increasing density in low-risk areas can draw development out of hazardous zones. Increasing density can also increase accessibility in areas where there are community facilities and amenities such as stores, schools, parks, and medical centers.

Mixed-Use Zoning allows a variety of land uses within one area or development. The most common application is combining multi-family residential units with commercial and office units. Uses can be in separate buildings or can share buildings. These combinations allow residents greater access to community facilities and amenities, much like increased density.

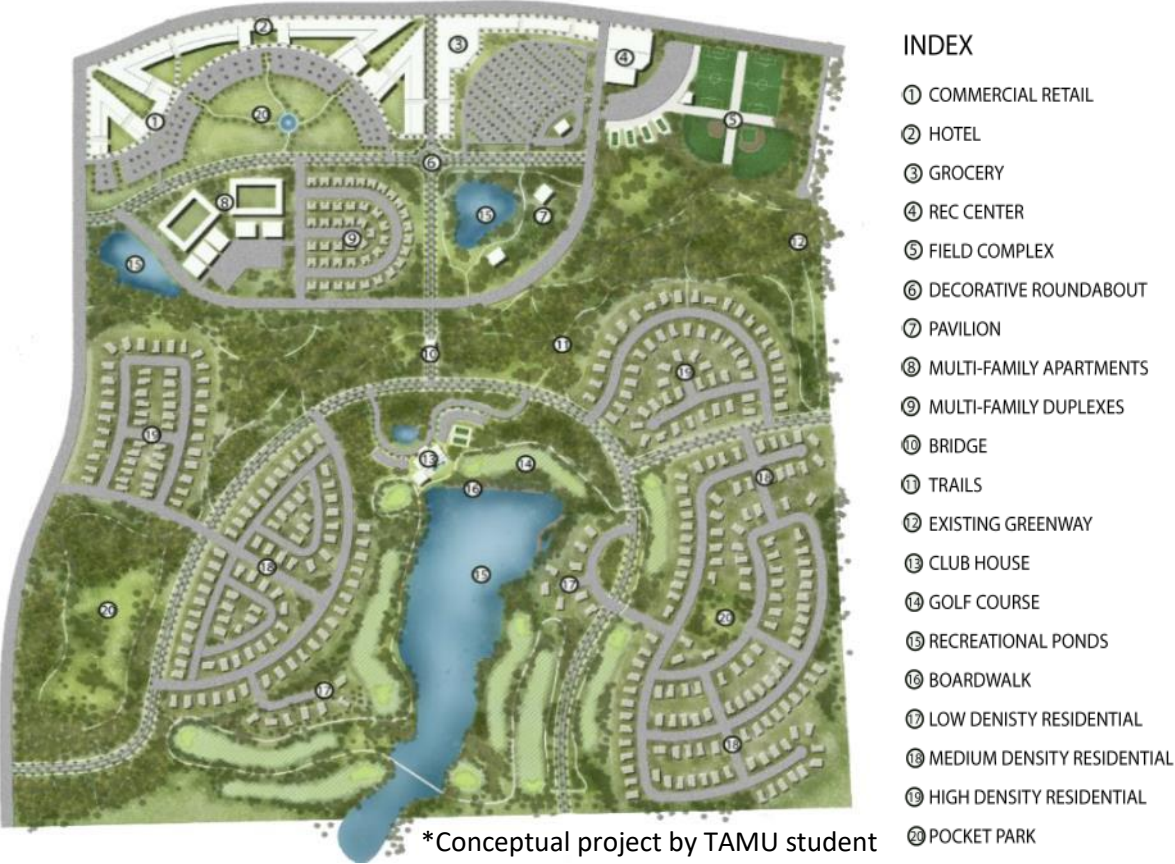
Inclusionary Zoning or Policies require or encourage there to be a certain percentage of affordable units within residential developments or mixed-use developments. The developments are commonly made up of multi-family units, but can also be for single-family units. The goal is to provide the same quality of housing and the same amenities to a variety of income levels and to eliminate the stigma associated with segregated “low income” or “affordable” developments.

Accessory Dwelling Units (ADUs) are typically smaller units constructed on lots with a larger primary housing unit, but the accessory unit can also be included in the primary structure. Most zoning ordinances restrict property owners from renting out accessory units. Communities that wish to accommodate more density, affordability, and rental units should include specific language in their ordinances for ADUs.

Tax Incentives or Abatements are exemptions, reductions, or delays in tax payments for developers. They can be granted when the property is purchased or while it is being developed. The developer benefits financially, but the city specifies how the incentives relate to increasing housing unit density or affordability.

POSSIBLE FUTURE MASTER PLAN RESEDINTAL DEVELOPMENT

This conceptual development is a family-focused community with an emphasis on healthy, active, and sustainable living, without the sacrifice of small-town charm. The location of this site is south 105 and east of FM 149 behind the existing shopping center. This area is currently undeveloped but is within one mile of the historic downtown and a public school.

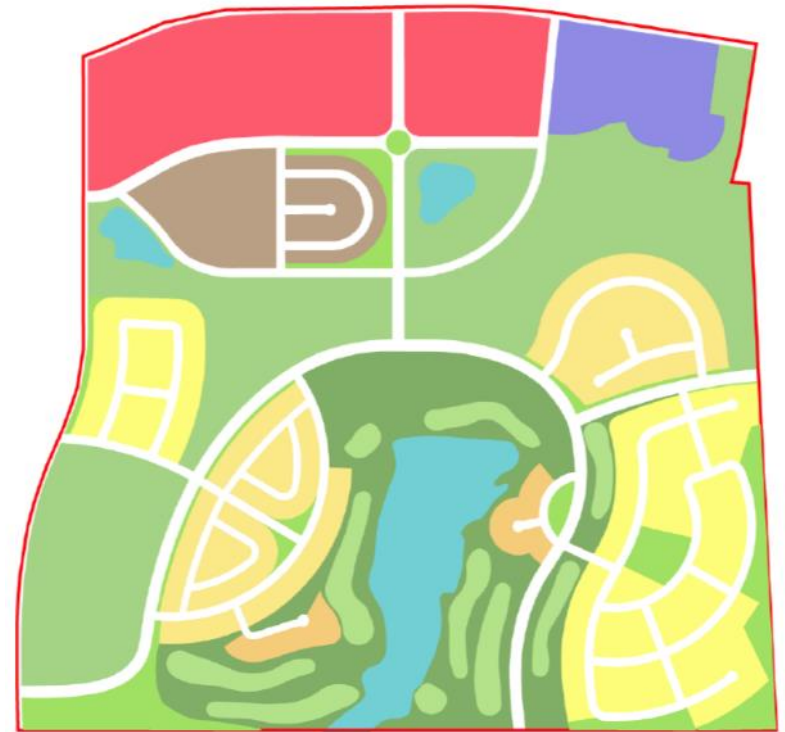


The goals of this site design are:

- Preservation of existing ecology
- Maintain greenspace
- Facilitate natural drainage
- Promote Activity Through Connectivity
- Increase sidewalks with buffers
- Promote Healthy and active lining
- Provide linkage to various amenities and downtown
- Appeal to Multiple Styles of Housing
- Mix of high and low-density lots
- Provide variations of single-family housing
- Increase property values with water frontage
- Promote Healthy relation between Natural and Build Environment
- Limit ecological footprint/impact
- Integrated designs that promote nature.

The master plan includes multiple land uses and residential types that will accommodate not only growing families but also has options for retirees that want to downsize. The development will help to residence active with a golf course, recreational ponds, rec center, and hiking trails.

*Conceptual project by TAMU student



LAND USE

- OPEN SPACE
- PARKS
- LOW DENSITY SINGLE FAMILY
- MEDIUM DENSITY SINGLE FAMILY
- HIGH DENSITY SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- GOLF COURSE
- REC CENTER/SPORTS COMPLEX
- WATER

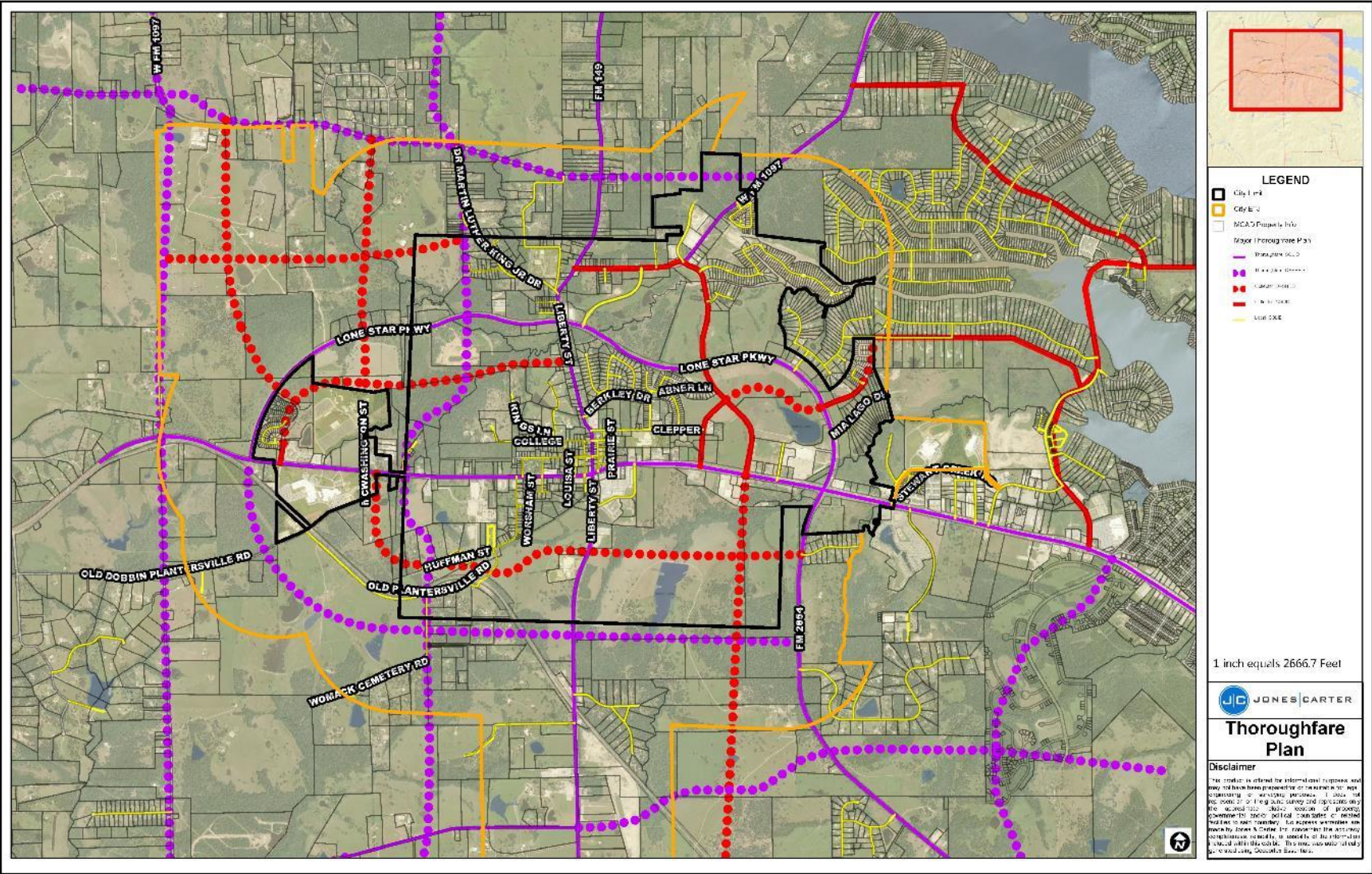


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CHAPTER 5 TRANSPORTATION

City of Montgomery Thoroughfare Map



INTRODUCTION

Effective transportation planning eases movement and accessibility throughout the city. The influence of an adequate transportation system can also boost property values, build a cohesive community, and promote a healthy lifestyle. The chapter includes proposed improvements to existing highways, transit options, and investment in alternate modes of transportation such as walking and biking. Driving is a major factor in the everyday lives of many citizens as a sizable majority drive outside city limits for work.

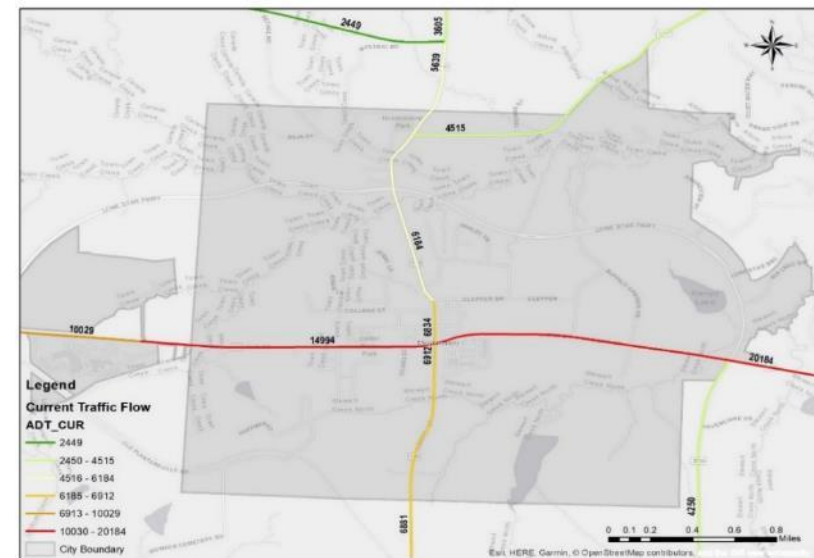
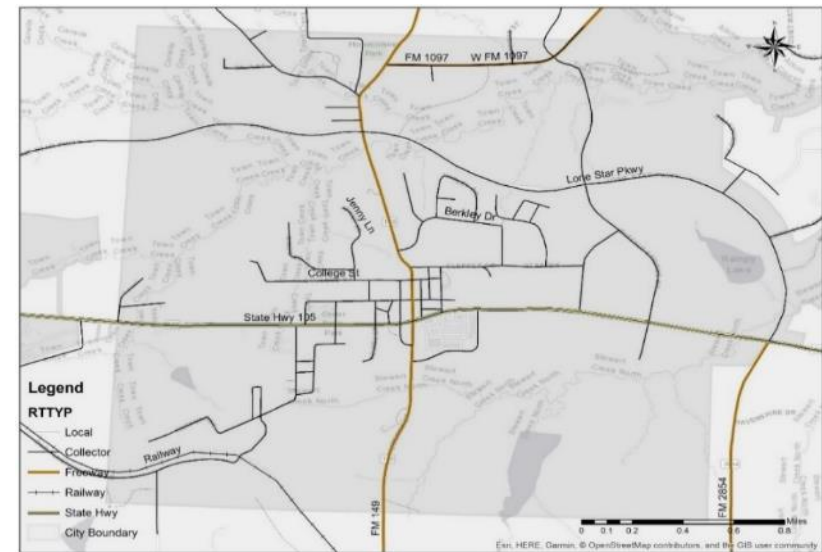
ROADWAY NETWORK

The roadway system in Montgomery is comprised of State Highways (SH), local collectors and arterial streets. Road transport is the essential mode of transportation here, and SH 105 and Farm-to-Market (FM) Road 149 form the skeleton of the road network. SH 105 stretches along the city center from west to east, serving as the main corridor of local traffic. The remaining roads that are also frequently used include FM 1097, FM 2854, and Lone Star Parkway, as seen in Figure 5.1.

MODES OF COMMUTE

The City of Montgomery is highly reliant on motor vehicles for transportation. According to a 2017 U.S. Census Bureau study, 72.64% of the commutes in the city were made by commuters driving alone. However, this is not as high when compared to the county and province averages where the city is located. The rate of driving alone is much lower than the county (82.07%) and state average (80.46%). This may be due to Montgomery's total area size. Also, more people in Montgomery City choose to carpool as their mode of transportation. As such, 14% of residents choose to carpool, which is 4.3% higher than the state and 5.56% higher than the county, respectively.

Figure 5.1 Road Networks in Montgomery, TX



ANNUAL AVERAGE DAILY TRAFFIC

The area with the highest road density is in the city crossroads at SH 105, and FM 149 intersect. The next high road density area is in the north of the city center, where the newly renovated Lincoln Elementary School is located. By measuring the annual average daily traffic data (AADT) from the Texas Department of Transportation (TxDOT), we have a better understanding of the current traffic volume. The study of traffic and the utilization of current traffic data helps to forecast future traffic demands and therefore satisfy the travel needs of the growing community in Montgomery. According to TxDOT (2018), as of 2015, the busiest road in the city is SH105, with a maximum AADT of 20,154. The western section of SH 105 is not as busy as the eastern section, with an average of only 10,029 vehicles passing through daily. The difference between the east section and the west section shows that there is a larger population in the Montgomery going to and from Conroe compared to the population that commuting westward to Navasota. The second busiest road is FM 149, with daily traffic of 6912 vehicles (Texas Department of Transportation, 2018). The southern section has a more significant traffic flow than the north.

ROADWAY CLASSIFICATION SYSTEM

The traditional classification model provides a list of design standards and a base from which we can evaluate current conditions and future improvements and expansions. This method has also been adopted by the Texas Department of Transportation (TxDOT), and therefore it is often required when applying for federal grants. The classification is defined by the following hierarchy:

- Principal arterial (freeway and other): Movement-focused (high mobility, limited access)
- Minor arterial: Connects principal arterials (moderate mobility, limited access)
- Collectors: Connects local streets to arterials (moderate mobility, moderate access)
- Local roads and streets: Access-focused (limited mobility, high access)

PRINCIPAL ARTERIAL

The main goal of principal arterial roads is to provide connection between all freeways crossing the County and lower-level roads. Roads classified as principal arterial are characterized by their high traffic volume and speed. They are responsible for carrying a major part of the traffic that enters and exits the County, including special freight.

MINOR ARTERIAL

Minor arterial roads are also responsible for carrying a large portion of traffic and providing connection between freeways and lower level roads. Roadways classified in this category are different from major arterial mostly because they are designed to support local traffic and land access. Yet, due to their high levels of speed and traffic volume, minor arterials should not allow direct access to local neighborhoods and highly dense regions.

MAJOR COLLECTOR

Major collector roadways are responsible for taking traffic from local roads and connecting them to arterial roads. They are supportive of traffic circulation and land access, especially in more rural environments. Hence, major collectors operate at medium speeds and are highly signalized.

MINOR COLLECTOR

Minor collectors provide the same function as major collectors, with more emphasis on access and generally with lower speed levels. Minor collectors are also shorter in length and have intersections more closely spaced.

LOCAL ROADS

Local roads are responsible for connecting traffic to their final destination. They offer the lowest level of mobility and provide direct access to adjacent land. Due to their design characteristics, local roads should carry no through traffic movement nor should they be used for bus routes.

MEANS OF TRANSPORTATION

- Public transportation & Transportation for Health Services
- The city does not currently offer Public transportation. Additionally, rideshare services like Uber and Lyft have limited availability in the area.
- Meals on wheels does offer Curb-to-curb services in Montgomery County called Senior Rides. This program offers—for elderly or disabled individuals that are too frail to drive—rides to the grocery store, the local community center, and doctor’s appointments. To qualify for this service, individuals must be 60+ years of age or have proof of disability and live in Montgomery county.
- Highways
- The transportation network in Montgomery contains one state highway, farm-to-market roads, park roads, and arterials (Figure 5.1). State Highway 105 runs east to west through the center of the city and it also serves as the leading collector of traffic.
- Railroads
- The Railroad only passes through the southwest corner of the city and is used only for freight. As such, it does not offer transportation opportunities for the community.
- The City of Montgomery does not have an airport within its city limits. Montgomery County has 14 airfields and airports, only two of which are open to the public. The closest major commercial airport, George Bush International Airport, is 50 minutes away. These public airports are available to Montgomery residents (Williams Airport - 9X1) (Lone Star Executive Airport – CXO)
- Regionally-Coordinated Transportation Plan



Montgomery County has been historically underserved by transit except for The Woodlands Express Park and Ride network and the relatively new fixed-route service inside the City of Conroe. Available federal funding for transportation has been especially challenging in the rural areas and locations that are part of the Houston Urbanized Area.

New service initiatives have occurred in the past few months as local officials, stakeholders, and current service providers have worked diligently in developing countywide coordination and connectivity in Montgomery County and improved community transit. Using the relatively new Conroe-Woodlands Transit UZA as the means to increase services countywide, Montgomery County has moved forward with efforts at county level coordination. Meeting bylaws were adjusted to facilitate extensive discussion of countywide mobility issues

besides matters relating to the UZA at its quarterly meetings. It is a unique practice designed to provide a forum for countywide mobility efforts. Recommendation # 9 – The initiation of a concerted attempt to improve transit/mobility service in Montgomery County is one of the identified regional best practices. Initial actions are only in the preliminary phase. Continued coordinated action is recommended.

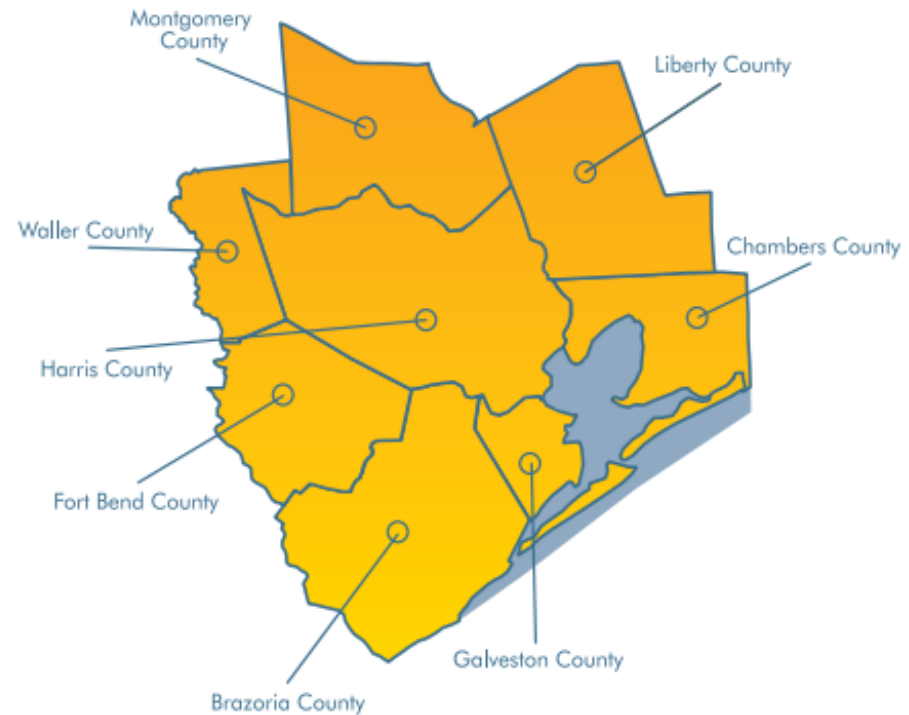
Montgomery County has a substantial rural population of about 150,000 (2010 census). However, the most significant component of its population is in the Conroe-Woodlands Urbanized Area (over 200,000 – 2010 census). Another portion of the county located near the Harris County border is part of the Houston UZA. Transit funding is challenging.

Montgomery County is part of the Houston Galveston Area Council and is included in the 2040 Regional Transportation Plan (RTP).

The 2040 RTP provides a responsible guide for maintaining and improving the current transportation system and identifies priority transportation investments. The 2040 RTP is the latest update to a continuous planning process involving the eight central counties of the thirteen county Houston-Galveston Area Council (H-GAC) region. The recommended investments in this plan total approximately \$88 billion.

These investments are guided by the plan's goals to:

- Improve Safety
- Manage and Mitigate Congestion
- Ensure Strong Asset Management and Operations
- Strengthen Regional Economic Competitiveness
- Conserve and Protect Natural and Cultural Resources
- The investment priorities in the 2040 RTP represent priority investments within conservative estimates of



revenues available over the next 25 years. These investments are key steps toward the realization of the vision. These investments support one or more of the following strategies:

- Improve System Management and Operations (Maximizing reliability and efficiency of existing assets through Intelligent Transportation Systems, Traffic Incident Management, crash avoidance technology, etc.)
- Enhance State of Good Repair (Leveraging facility maintenance or scheduled replacement and with opportunities to improve facility design or operations)
- Expand the Multimodal Network (New or expanded facilities and services)
- Coordinate Development (Proactively planning for public/private partnerships advancing multimodal investments such as a regional extension of light rail, thoroughfare development, and a regional hike/bike trail system)

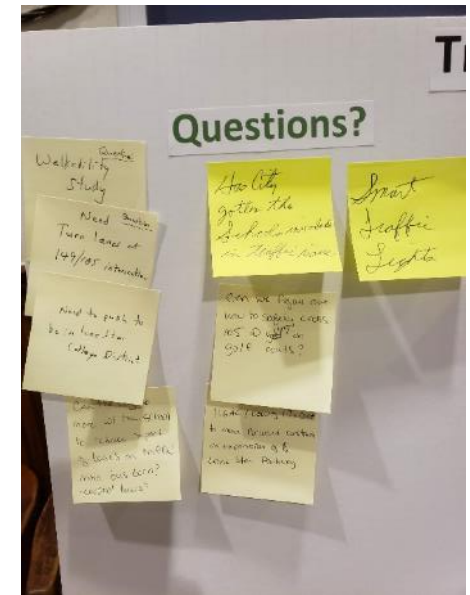
PUBLIC FEEDBACK

Access to safe and multi-modal transportation is key to the community's future. Results from public meetings show that the public desires more options for transportation. Most of the trips in the community are via their vehicles, but there is a demand for walkability, bike paths, and golf cart infrastructure.

Residents expressed interest in the City and Montgomery ISD partnering to evaluate and improve the logistics of bus transportation for students in the morning and afternoons. The geographic distribution of school campuses in Montgomery means a high number of bus trips across the City. Ensuring the efficiency of bus routes and timing will be instrumental in keeping traffic congestion to a minimum on school days. Key items are staggering school bus route times, the location of the current bus barn facility, and coordinating with MISD police for traffic control.

Safety is particularly important for residents. The traffic that flows through the town requires the development of traffic calming measures, especially in the historic downtown. While the community could be walkable, there is a limited number of sidewalks and crosswalks to do it safely.

Improved parking in the historic downtown is also a concern. During festivals and special events in the historic downtown exposes the problems with parking. Lack of wayfinding for parking, marked parking spots, and parking lot design are all things that can be addressed to improve the situation. Improving parking can make downtown more accessible and inviting to visitors.



RECOMMENDATIONS

With the population projected to increase by 300% by 2050, the traffic volume is expected to increase accordingly. In compliance with public demand and the desired future, the plan recommends a thoroughfare plan, expansion of sidewalks and bicycle routes in all parts of the city, golf carts, and a regional approach to serving the transportation needs of the community. Maintaining an effective partnership with Montgomery ISD will work to ensure school-related traffic challenges are addressed and mitigated.

SAFE AND EFFICIENT ROADWAY NETWORK

To maintain and enhance public safety, Montgomery needs to redesign critical roads and intersections to mitigate geometric and operational improvements. The city should maintain regular communication with TxDOT, the county transportation agencies, and local transportation stakeholders to update project needs and progress.

In areas of the city where crash severity is high, like the curve on FM 149 North at Martin Luther King, Jr. Blvd, studies (speed, traffic, and crash) need to be conducted to analyze traffic flow issues and promote the safety of travelers. Some things to implement near residential areas and community facilities are low-speed zones, chicanes, and diversions. Additionally, the city needs to provide adequate lighting, visibility, and wayfinding signage along major thoroughfares adjacent to commercial developments and public facilities. To ensure the quality and standard of the roads that get annexed, the city needs to coordinate street design standards with the county. The functional classification of roads needs to be updated based on the future thoroughfare plan.

FUTURE THOROUGHFARE PLAN

Thoroughfare planning plays a crucial role in public safety since it defines standards for road width, sidewalks, bicycle paths, and speed. It includes the functional classification of roads. The TxDOT functional classification of roads shows how different routes contribute to mobility and accessibility. The thoroughfare plan for Montgomery encompasses minor arterial, major collector, minor collector, and local roads. The arterial roads provide good mobility and are expected to have the right level of service. Collectors and local routes improve accessibility to publicly-used areas. Shared lanes and sidewalks cannot be part of arterial roads. Collectors need a moderate rate of movement and accessibility. Adopting a multi-modal connection helps to reduce traffic volume. Similarly, local roads need lower speed limits and adequate sidewalk space. Turn lanes need to be added and improved at the crossroads of FM149 and SH105.

Historic Downtown Street Design

Some projects will not only make the Historic Downtown aesthetically appealing but will also help support multi-modal transportation (pedestrians, bikes, cars). Furthermore, the inclusion of traffic calming measures will make this an environment that people will like to visit, congregate, and walk to/around. Traffic calming consists of physical design and other measures put in place on existing roads to reduce vehicle speeds and improve safety for motorists and especially pedestrians. Fixing the road and sidewalks should be one of the first steps for improving the downtown. The roads in the area desperately need their pavement markings repainted. This includes the areas for on-street parking. Sidewalks are lacking in many parts of the downtown area; where they do exist, they are only about 3 - 4 feet wide and are not connected throughout the area. Sidewalks need to be installed in the residential sections and connected to historic downtown. Suggested minimum width for sidewalks is 7 feet, but broader widths would be ideal.

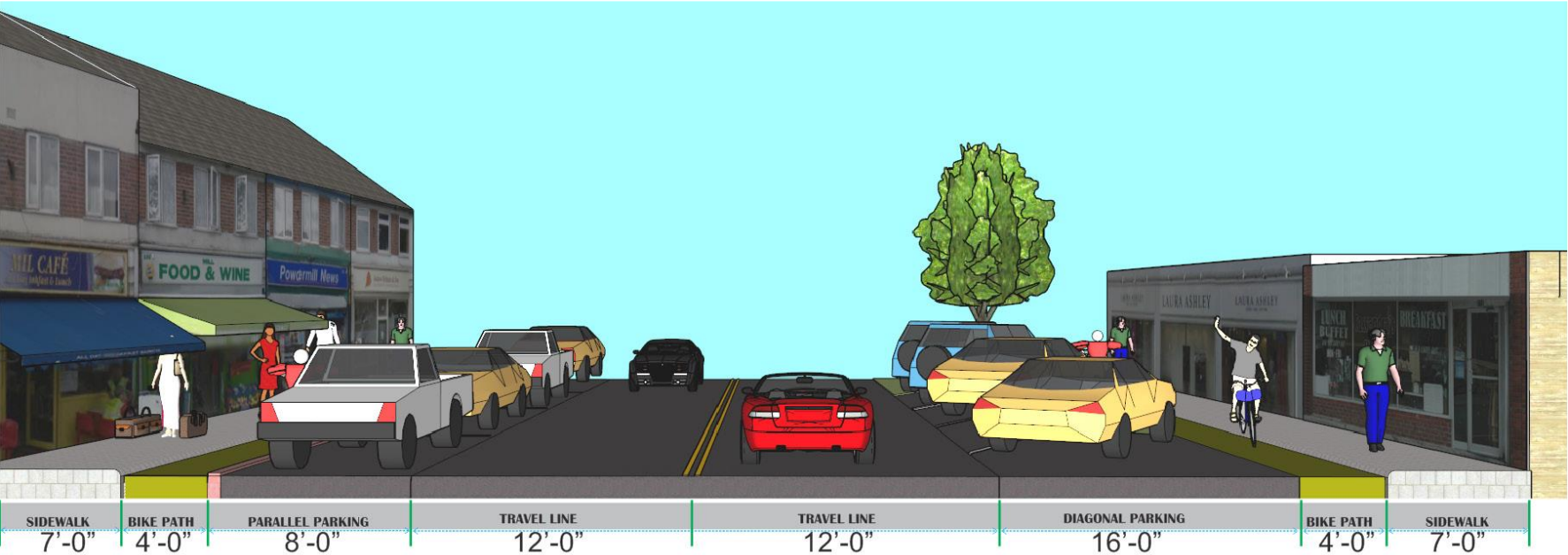
TRANSPORTATION AND PARKING				
Action Items	Timeline in years			Responsibility
	1-3	4-5	6+	
Repaint Street Makings	X			City
Expand Sidewalks		X		City
Install Bulb-outs		X		City
Traffic Calming Measures		X		City

Creating Standards for Sidewalk and Bulb-outs. The intersection at FM149 & SH105 would be an ideal spot to introduce Bulb-outs. Bulb-outs can have the following benefits:

- Increased pedestrian visibility at intersections through improved sightlines
- Decreased pedestrian exposure to vehicles by shortening the crossing distance
- Reduced vehicle turns speeds by physically and visually narrowing the roadway
- Increased pedestrian waiting space
- Additional space for street furnishings, planters, and other amenities
- Reduced illegal parking at corners, crosswalks, and bus stops
- Facilitated ability to provide two curb ramps at each corner

The Historic downtown area is also in need of crosswalk markings at road intersections.

Creating new crosswalk designs can help with traffic calming and the safety of pedestrians. Making crosswalks with bright colors or different textures helps to make both drivers and pedestrians attentive at these street crossings.



PLAN INTEGRATION

STREET TREES AND LANDSCAPING

Develop a Tree Master Plan to use as a framework to help guide tree planting within public and private property. A tree inventory of the community would be a useful project to begin the master plan effort.

Provide strategic tree plantings in the downtown, at key intersections, on vacant lots, and along the streetscape to provide shade, visual appeal, and help capture stormwater. Planting trees downtown is possible through using urban forestry best practices and close coordination with underground utilities and Montgomery's public works department.

The city should consult an arborist or other landscaping professional to understand tree and plant selection that helps reduce the need for and costs of maintenance.

IMPROVE LIGHTING DOWNTOWN

Encourage (and financially support/incentivize) businesses to leave porch/facade lights and window display lights on in the evening hours. Provide mini-grants to businesses to add building facade and awning lighting to illuminate the sidewalks at night.

Incorporate pedestrian scale lighting into future streetscape engineering and design plans along the Liberty Street corridor.

Construct pedestrian scale lighting along the east and west sides of McCown Street along the sidewalks.

RESILIENCE AND GREEN STREETS

Develop a Tree Master Plan and Green Infrastructure Plan to use as a framework to help guide tree planting within public and private property.

Retrofit bulb-outs and provide strategic live oak tree plantings along Streets in the downtown, at key intersections, on vacant lots, and along the streetscape to provide shade, visual appeal, and help absorb stormwater.

PLAN INTEGRATION

SIDEWALKS, BIKE LANES, AND PEDESTRIAN SAFETY

Sidewalks are the most fundamental element of the walking network. They provide a dedicated space for pedestrian travel that is safe, comfortable, and accessible. The team recommends improving and expanding sidewalks in downtown including:

McCown St: Expand and fill in the gaps of sides of the street.

Caroline St: Expand sidewalks along both sides of the street to connect to the downtown. A crosswalk is needed to span across Liberty Street.

Liberty St: Expand and fill in the voids for sidewalks along both sides of the street, connect the two sections of the downtown together.

Bike Lanes: Provide on-street bicycle lanes along FM149 connecting to the parks, Historic downtown, and to the school.

Montgomery could consider a bike sharing program to encourage the use of bike lanes, decrease motor vehicle traffic, and provide more recreation options. Many different models exist. The city should conduct research to select the appropriate model and company.

Conduct a pedestrian/bicycle plan (scoping study) for Downtown Montgomery to identify gaps, destinations, alignments, and costs of the bicycle and pedestrian infrastructure improvements.

Systematically construct sidewalks and bike lanes along FM149 and SH 105, first filling in the gaps, and then expanding sidewalks and bike lanes to connect downtown to parks, city hall, and historical sites.

TRAFFIC CALMING AND INTERSECTION IMPROVEMENTS

Restripe crosswalk stripes on FM149 to improve visibility of crosswalk. Add public art murals on crosswalks.

Implement intersection improvements, including crosswalk treatments, improved bulb-outs, including brick pavers/stamped concrete, raised intersections, street trees, and lighting. Intersection and crosswalk improvements should be made in close coordination with new public or private development

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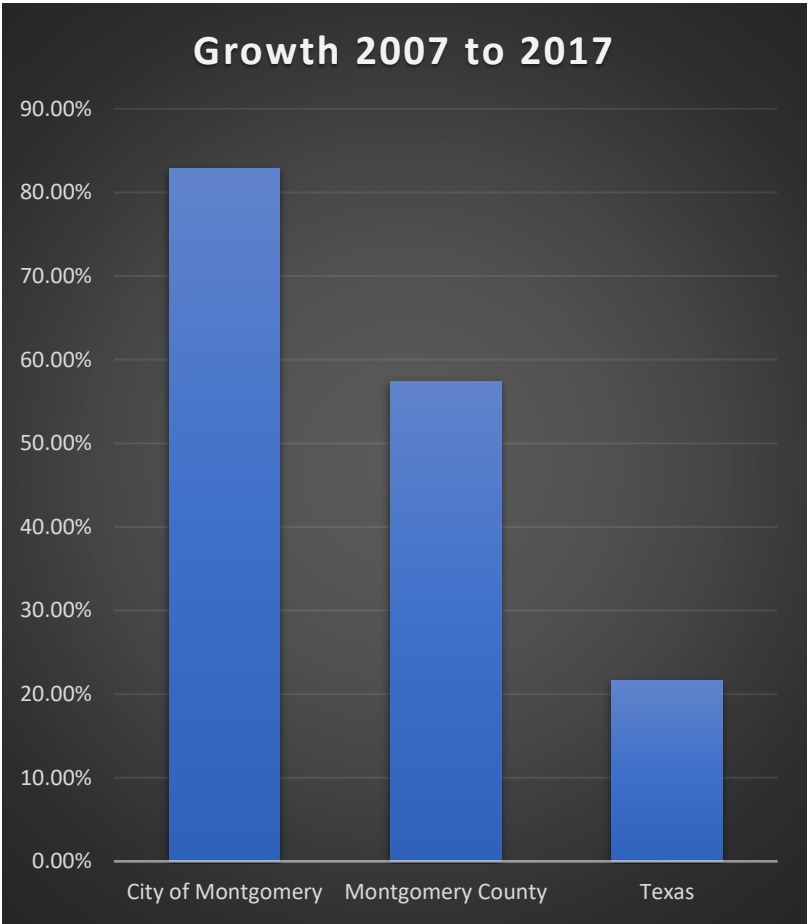


CHAPTER 6 ECONOMIC DEVELOPMENT

In this chapter, we will take a look at the economic characteristics of the city and compare it to the county and state to get a better understanding of the current conditions. The economic analysis will describe local industries, employment, and income of the community. Finally, recommendations will be made to address the future growth of Montgomery's economy.

CURRENT CONDITIONS

The City of Montgomery's economy is comparatively stable and is seen to be working towards development. About 686 people in total have their jobs in the city. Most people working in the City are employed in Accommodation and Food Services, Administration and support, waste management and remediation, and Retail Trade. Although the city is racing ahead in the accommodation and food services, it lacks in the Agriculture, Forestry, Fishing and Hunting, Information Services, Management of Companies and Enterprises Administration & Support services. One of the biggest strengths of Montgomery is the attraction of tourists in the city due to its historic downtown and community events. But on the other hand, the city should work on attracting more people by creating more job opportunities in the city. A large number of the population coming into the city for employment as well as the number of people going out of the city for jobs is a threat to the city as it may generate more significant problems such as traffic congestion and a rise in housing prices.



INCOME

The median family income for the City of Montgomery in the 2017 was \$80,000 per year, which is a 74% increase from \$46,000 per year in 2010 (U.S. Census Bureau, 2017m). The median household income for Montgomery (\$61,131) is lower than that of Montgomery County (\$74,323) but is higher than Texas (\$57,051) and United States (\$57,652). Montgomery County has a higher median household income than anticipated. Table 6.1 below compares the family, household, and per capita incomes for the City of Montgomery, Montgomery County, Texas, and the United States.

Table 6.1 Income Overview for Montgomery City, Montgomery County, Texas, and United States, 2017

	Montgomery City	Montgomery County	Texas State	United States
Median Family Income	\$80,000	\$87,145	\$67,344	\$70,850
Median Household Income	\$61,131	\$74,323	\$57,051	\$57,652
Per Capita Income	\$31,814	\$38,012	\$28,985	\$31,177

*2017 Inflation-Adjusted Dollars

Source: U.S. Census Bureau, Table DP03, [2017m](#)

EMPLOYMENT

In 2017, the total civilian labor force in Montgomery was 426. Out of these, eight are unemployed, which results in an unemployment rate of 1.8%. The unemployment rate is defined as the share of the population 16 and over in the civilian labor force who are jobless. This is much lower compared to 4.8% for Montgomery County, 5.8% for Texas, and 6.5% for the United States (U.S. Census Bureau, 2017m).

ECONOMIC GROWTH

The city experienced significant economic growth from 2007 to 2017. During this time, the number of jobs in Montgomery increased by 82.9%, from 375 to 686. This growth rate is statistically higher than Montgomery County (57.4%) and Texas (21.6%). From the year 2007 to 2017, the two largest growing industries by the number of jobs are Accommodation and Food services, which added 123 new added jobs, which is a 121.78% growth, and Public Administration, which added 98 new jobs. This is consistent with growing bedroom communities. During this time, Montgomery has lost 16 jobs in construction and 36 Administration & Wastewater management. Table 6.2 below shows the absolute change in the total number of jobs in Montgomery from 2007 to 2017. But, overall jobs in Montgomery will grow at a similar rate as population growth.

Where Workers Live - All Jobs

	2017	
	Count	Share
Conroe city, TX	100	14.6%
Houston city, TX	34	5.0%
The Woodlands CDP, TX	20	2.9%
Huntsville city, TX	8	1.2%
San Antonio city, TX	7	1.0%
All Other Locations	517	75.4%
Total Jobs	686	100%

Table 6.2 Jobs by NAICS Industry Sector

	2017		2007
	Count	Growth	Count
Accommodation and Food Services	224	121.78%	101
Public Administration	114	612.50%	16
Retail Trade	82	30.16%	63
Health Care and Social Assistance	39	225.00%	12
Professional, Scientific, and Technical Services	35	250.00%	10
Mining, Quarrying, and Oil and Gas Extraction	31	3000.00%	1
Construction	29	-35.56%	45
Manufacturing	29	-35.56%	45
Finance and Insurance	21	600.00%	3
Utilities	19	1900.00%	0
Real Estate and Rental and Leasing	17	750.00%	2
Other Services (excluding Public Administration)	14	366.67%	3
Transportation and Warehousing	11	57.14%	7
Administration & Support, Waste Management and Remediation	11	-80.70%	57
Arts, Entertainment, and Recreation	7	700.00%	0
Wholesale Trade	2	-33.33%	3
Educational Services	1	-85.71%	7

INFLOW OUTFLOW

The inflow-outflow analysis measures the inter-regional commute for jobs within the geographical area. It should be noted that the total employment count used for this analysis is incomplete and hence, has its limitations. For this report, the observations and comparisons have been carried out from 2017 and 2007.

In 2017, out of the total 686 jobs in the City of Montgomery, only 3 workers (0.1%) lived and worked in the city. This number has not increased since 2007, where only 3 workers (.4%) out of 372 lived and worked in Montgomery. There is a large population that is employed in Montgomery but lives outside the city, i.e., 683 workers in 2017, which was almost half in 2007 with 375 workers.

It must also be noted there are 319 people who live in the City of Montgomery but work out of town. Figure 6.1 and Figure 6.2 show the inflow/outflow of jobs in the City of Montgomery in 2007 and 2017, respectively. The high number of workers who travel to/from Montgomery for work is mainly due to the proximity of neighboring cities of Conroe and Houston other locations inside of Montgomery County. Conroe is one of the major cities where people live and travel to Montgomery for work. Even with the over 80% increase in jobs located in the city of Montgomery, it has not resulted in an increase in the number of people that both live and work in the city.

Figure 6.1



Figure 6.2



COMMUNITY INPUT

Promote a more diverse and resilient economy.

Many of the residents have expressed the importance of Montgomery moving towards a more robust and diverse economy in the future. To do so, the city must promote local businesses and help new businesses succeed. Helping established businesses thrive while welcoming more industrial and commercial businesses can help create more jobs and opportunities for the residents of Montgomery. Supporting small local businesses offers the opportunity to help boost the local economy, provide jobs for Montgomery residents, and strengthen the community as a whole. A business recognition program would be one way to highlight places that represent city values and have a positive impact in the community. By providing appreciation, Montgomery can create a sense of community and encourage other local businesses to adopt community-based strategies. Additionally, it is important to encourage local businesses to engage, participate, and assist in local events whereby the city can promote their presence. The city could provide tax incentives to women-owned and historically under-represented businesses. This can be done by levying tax incentives, providing counsel, and marketing aid to these emerging markets. By promoting diversity of the economy, as well as its participants, Montgomery can aim to increase total job employment while creating a more sustainable local industry.

Montgomery has an active Economic Development Corporation that helps to provide resources for existing businesses and enhances infrastructure in the City, but the EDC can only do so much. The city needs to further its partnerships with the area Chamber of Commerce to pursue new economic growth strategies. Strategies to attract higher-paying jobs require a multipronged approach that will need to include tax incentives and enhanced infrastructure to attract target industries.

ECONOMIC DEVELOPMENT POLICIES AND INCENTIVES

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ) are similar methods of using tax revenues for redevelopment. The methods start with the local government designating an area that is expected to accrue more tax revenue after redevelopment. The local government then borrows money from another entity or sells bonds to make improvements to the area (e.g. installing utilities and other infrastructure, purchasing properties, and demolishing or enhancing structures). After private development occurs in the area, and tax revenue increases to anticipated levels, the amount over the pre-development taxes pays off the loans or bonds.

Tax Abatement exempts a property owner from all or part of their property taxes as they develop/redevelop and the property value increases. The property owner and taxing entity agree on the length of contract, the conditions for improving the property, and the ultimate use of the property.

SUPPORT FOR EXISTING ECONOMIC ASSETS

The historic downtown is a huge asset for Montgomery's economy. More can be done not only by the city but by NGO's to revitalize the historic downtown. First step should be to create a downtown task force to help guide downtown revitalization efforts. Develop and incorporate streetscape guidelines into the planning process of future downtown development. Start programs that incentivize businesses to improve the appearance of building facades and landscaping in the downtown area. Make the area a place to gather by installing street furniture, such as benches and chairs, and public art that promote Montgomery and represent the community.

Businesses are currently reeling as a result of the current disaster that has forced many to close their doors. Montgomery EDC has been assisting local businesses during this troubling time. A business needs assessment study should be conducted to facilitate more business re-openings and a return to regular business hours considering the current COVID-19 pandemic. The Historic District Overlay Code could be reassessed and updated. The EDC and the Chamber of Commerce should arrange professional assistance for businesses to cultivate their merchandising and websites. Special events, like the Sip-N-Stroll, are even more critical in letting residents and visitors know that Montgomery is open and ready for business. New media campaigns should be developed to communicate specific, current information that small business are open.

STRATEGIES AND PROGRAMS TO FOSTER A SKILLED WORKFORCE

As the workforce grows over time with new or returning residents, marketing strategies and recruitment sessions should be developed to connect existing companies to potential employees. The City and the Economic Development Corporation (EDC) should identify new target industries and generate a stronger demand for workers. An assessment of the strengths and weaknesses in the existing workforce can help the city and the EDC establish professional training programs to advance local skill sets. Partnerships with the HGAC and local universities and organizations can create job fairs and seminars to encourage entrepreneurship and coach people on business trends, resumes, and interviews. Furthermore, it is important to get young people involved in the workforce, so mentorship and internship programs should be developed for high school students. Opportunities could be offered by the local government, nonprofits, and businesses.

CASE STUDY: ECONOMIC REVITALIZATION - DOUGLAS, GA

Douglas is a small town in Coffee County, Georgia with a population of about 12,000. Up until the 1950s, the economy was driven by agriculture, but over time the Douglas-Coffee County Economic Development Authority sought to diversify. After some initial successes with the manufacturing industry, jobs declined in the early 2000s.

Cooperation among the city, county, business community, education institutions and civic leaders has been the basis for Douglas' economic development strategy. In addition to bringing in manufacturing jobs, the city has focused on small and local businesses. Leaders in the community recognized that development of small business would support a more diverse economy and provide services that could attract industrial employers as well.

In the late 1980s, a Main Street Program was initiated and aimed to preserve the heritage and improve the aesthetics of Douglas' downtown area. Through a series of grants and matching funds, storefronts were restored and improved, and a streetscape project added trees, landscaping, lighting, and sidewalks with decorative brickwork. These improvements made the downtown area a community gathering place and spurred a "Second Saturday" market for artists, farmers, and other vendors. In 2007, when the city's comprehensive plan was updated, the plan included strategies to continue improvements, a mix of businesses, and redevelop vacant lots. Between 1995 and 2012, the vacancy rate in downtown dropped from 25% to 6%.

In 2002, a new director of entrepreneur and small business development, within the Chamber of Commerce, initiated a document outlining permitting and zoning processes, tax policies, business loans, and other resources. Additionally, the Chamber began offering programs for new business owners by connecting them with experienced business owners, providing training for workplace and community leadership skills, and encouraging community members to shop locally by giving discounts.

In 2004, Douglas and Coffee County were the first community in Georgia to be recognized by the state for its strategies and commitment to support local entrepreneurs. The decisions of the city and county to improve the economic environment for businesses and consumers helped Douglas become a more welcoming place for entrepreneurs and created nearly 800 new jobs.

CASE STUDY: DOWNTOWN REVITALIZATION - MOUNT MORRIS, NY

Mount Morris, New York is a small village south of Rochester in Livingston County with a population of 2,929. Historically, its economy was driven by farming, commercial agriculture, and milling. The local farms and businesses were able to ship goods directly to markets via the Genesee Valley Canal and, later, a new rail line. Yet, the village and many surrounding communities fell into decline when manufacturing jobs left the area. In the 1970s, a new expressway and competition from big box stores also drew attention away from downtown Mount Morris and left storefronts empty and falling into disrepair.

The Livingston County Development Group (LCDG) stepped in to help revitalize the economy. The group supported small businesses, encouraged entrepreneurship, and promoted downtown revitalization. LCDG began to provide instruction, technical assistance, relocation services, and a loan fund for start-ups or expansion expenses. They subsidized rent, put together a catalog of downtown businesses, and advertised the community to developers with the hopes of bringing in investments.

Greg O'Connell, a developer and a graduate of State University of New York (SUNY) - Geneseo found Mount Morris to be a significant investment opportunity. He spent over \$2 million on purchasing and restoring 20 downtown buildings. He provided lower rent for businesses to help them get a head start and, in exchange, requested more dynamic downtown activities such as longer hours one night a week. Renting out second story apartments also gave O'Connell a return on his investment.

Mount Morris worked to get the whole community involved in the downtown revitalization efforts, so it took advantage of its proximity to SUNY-Geneseo. By enlisting O'Connell's alma mater, the students helped with projects related to beautification and event publicity. O'Connell created and funded the position of Main Street Manager for which a SUNY student works to coordinate advertising and social media for downtown businesses.

The efforts of O'Connell and other community leaders have brought downtown Mount Morris back to life by filling vacant storefronts with new businesses such as a cafe and bakery, a barbershop, and antiques dealer. In 2010, the village received a "Restore NY" grant to preserve and repurpose an old downtown theater building. Some business owners have been successful enough to open new establishments as well.

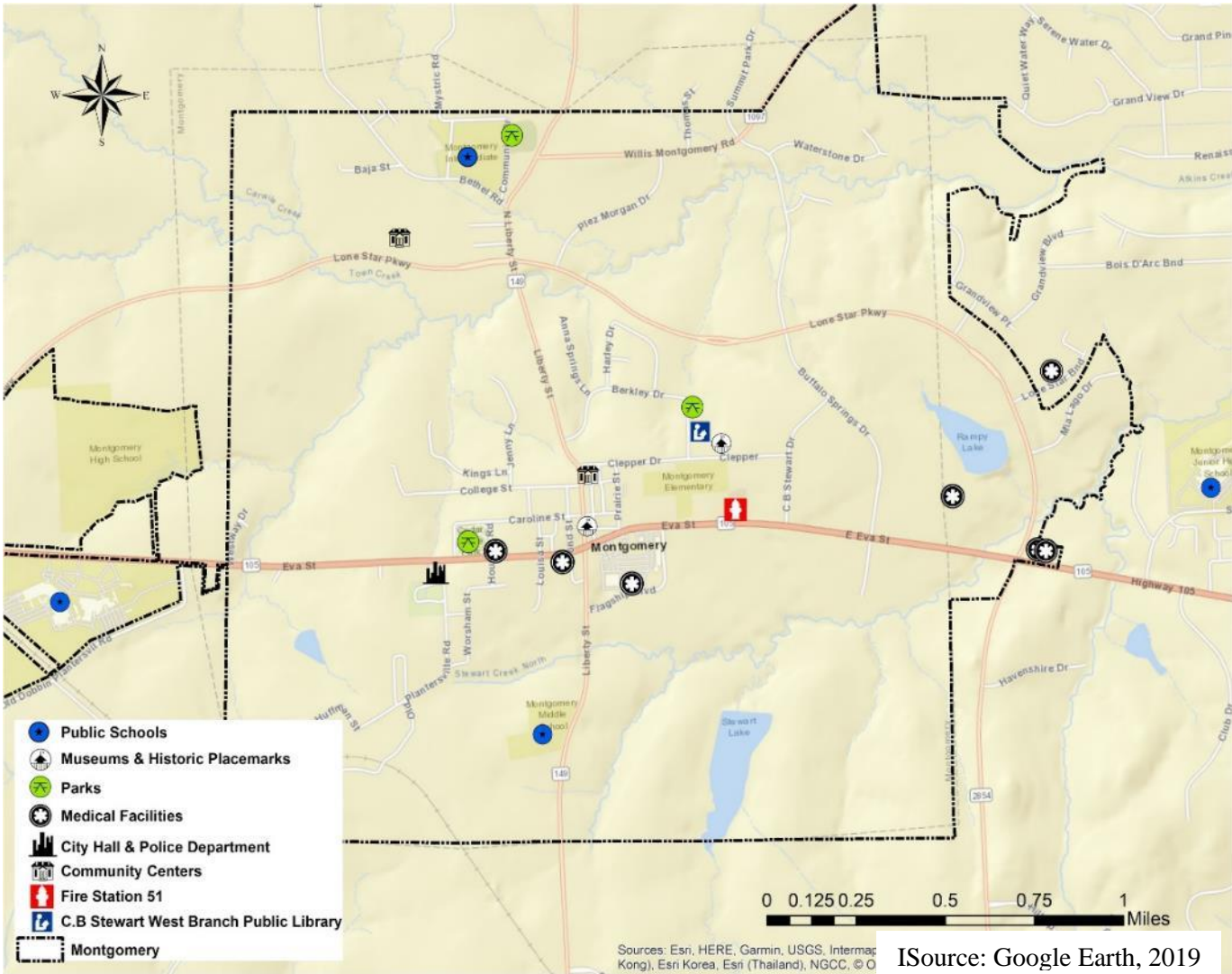
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CHAPTER 7 COMMUNITY FACILITIES

Community facilities give the public access civic services, education, and healthcare. These facilities can bring stability and investments into the neighborhoods making up a community. As a city grows and attracts new residents and businesses, the services and facilities will play a major part in the success and further development. We will look at the existing facilities and services in Montgomery and provide recommendations to maintain, improve, and expand these services for accommodating the needs of present and future residents.

Figure 7.1 Community Facilities in Montgomery, Texas



SCHOOLS

One thing that attracts young and growing families of Montgomery is the fact that it has four good public schools within in the city. Montgomery Independent School District (ISD) serves not only the city of Montgomery but also the surrounding county. For Montgomery ISD, from 2017 to 2018, there were 8,730 students enrolled within the school system. There are currently 10 schools within Montgomery County but only 4 of them are located inside of the city. The Texas Education Agency (TEA) 2018 Accountability Rating System broke down the standards met in the district as a whole and for each school, as seen in Table 7.1.

Table 7.1 Montgomery ISD and Campus Accountability Rating of 2018

District/Campus Name	School Type	Grades Served	2018 Accountability Rating
Montgomery ISD			B
Lincoln Elementary	Elementary	PK-04	Met Standard
Montgomery Intermediate School	Intermediate	5	Met Standard
Montgomery Junior High	Middle School	06-08	Met Standard
Montgomery High School	High School	09-12	Met Standard

Source: Texas Education Agency, [2018a](#)

In 2018, Montgomery ISD was graded a “B” for overall performance meaning the district has served many students well, encouraged high academic achievement, and created an opportunity for academic growth for most students (TEA, 2018b). All schools in Montgomery ISD met standard ratings for acceptable performance, as indicated by the Texas Education Agency. Two new schools, Lincoln Elementary and Lake Creek High School joined Montgomery ISD and welcomed new students in August 2018. Lincoln Elementary School, prior to its grand opening, was once known as Lincoln High School—during the time before desegregation—served as an institution for African

American students in Montgomery (Summer, 2018). Thus, the school represents the history of Montgomery as well as the bright future ahead for young students. As Montgomery and Montgomery County continue to grow in population, the two additional schools may help alleviate crowding that could occur within Montgomery ISD.

Figure 7.2 School in Montgomery, Texas



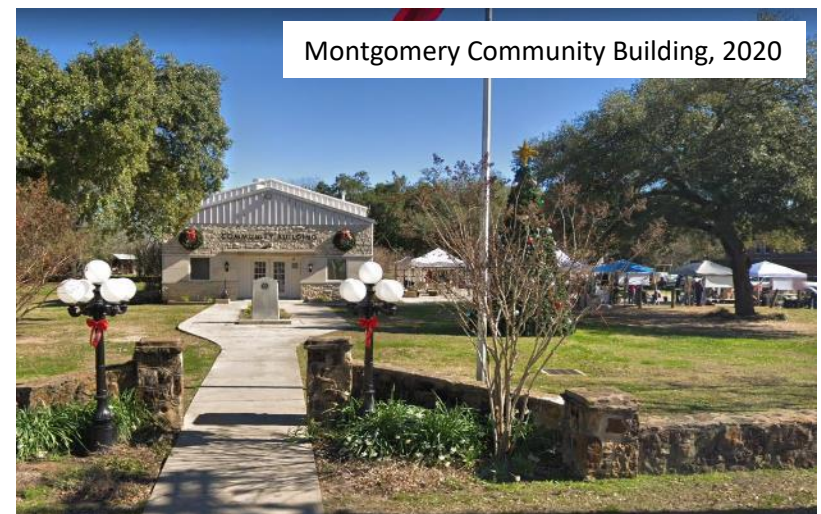
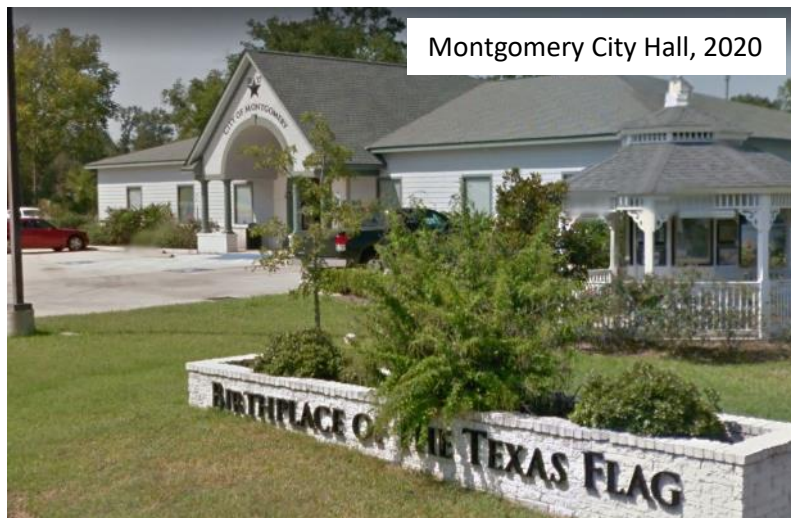
Source: Montgomery ISD, [2019](#)

HEALTH CARE & MEDICAL FACILITIES

It is crucial that all residents have convenient access to health clinics, acute care, and emergency services. Montgomery has available dental care facilities, primary care centers, and assisted living within its city boundaries. However, there are no hospitals in the city. For example, the Houston Methodist Primary Care Group, located near the center of Montgomery, helps residents with sick visits, physicals, flu shots, and preventative medicine. Although, if a resident needs intensive care, medical emergency care, or specialized medical treatments, they would need to visit facilities in surrounding areas such as Conroe, The Woodlands, or Houston.

GOVERNMENTAL INFRASTRUCTURE

The governmental facilities in Montgomery include its City Hall, two community centers (Lone Star Community Center operated by Montgomery County Precinct #1, and the Montgomery Community Building, a city-owned facility), Charles B. Stewart-West Branch Library, a police station, and a fire department, as seen in Figure 7.1. The Montgomery Community Building is in the heart of Montgomery. The Community Building is located on the site of the first Montgomery County Courthouse that was county seat until 1889 (Historical Marker Vagabond, 2018). Located on-site of the Montgomery Community Building is a display of the Montgomery County Jail used from 1855 until 1889 (Historical Marker Vagabond, 2018).



The Charles B. Stewart-West Branch Library opened in a donated, rent-free space in 1988. This location was later purchased, expanded, and opened to the public in 1992. A new location and construction became possible several years later, in part due to land donated by Philip and Holly LeFevre. The current location of the Charles B. Stewart-West Branch Library held its Grand Opening in the spring of 2006. Today, the branch serves more than 15,000 cardholders (Memorial Library System, 2020). In addition to books and movies, the Library offers computers, printing, Internet access, training classes, meeting/study rooms, and book clubs for all ages. Currently this branch of the Montgomery library system has 15 employees and has noticed an increase in the amount of people participating in children story times and work groups that have started to cause a strain on available space inside the library.

FIRE & POLICE SERVICES

The Montgomery Fire Department, Fire Station 51, is located next to Hwy 105 and is the only fire station in the city boundary. Fire Station 51, seen in Figure 7.5, is part of Montgomery County Emergency Service District (MCESD) #2, a government agency that oversees fire prevention, fire suppression, rescue, and emergency services (Montgomery-Fire, 2019). The Montgomery County ESD #2 currently caters to the City of Montgomery, Dobbin, and surrounding communities such as Walden and Bentwater.

The Montgomery Police Department is located within Montgomery City Hall. There are currently twelve full-time sworn peace officers with one reserve officer (City of Montgomery, 2019b). The department currently has a total of 11 patrol units in operation. Montgomery PD provides protection of life, property, maintaining peace, high visibility, criminal and drug interdiction, and community building.



Fire Station #51, 2020

PARKS WITHIN MONTGOMERY

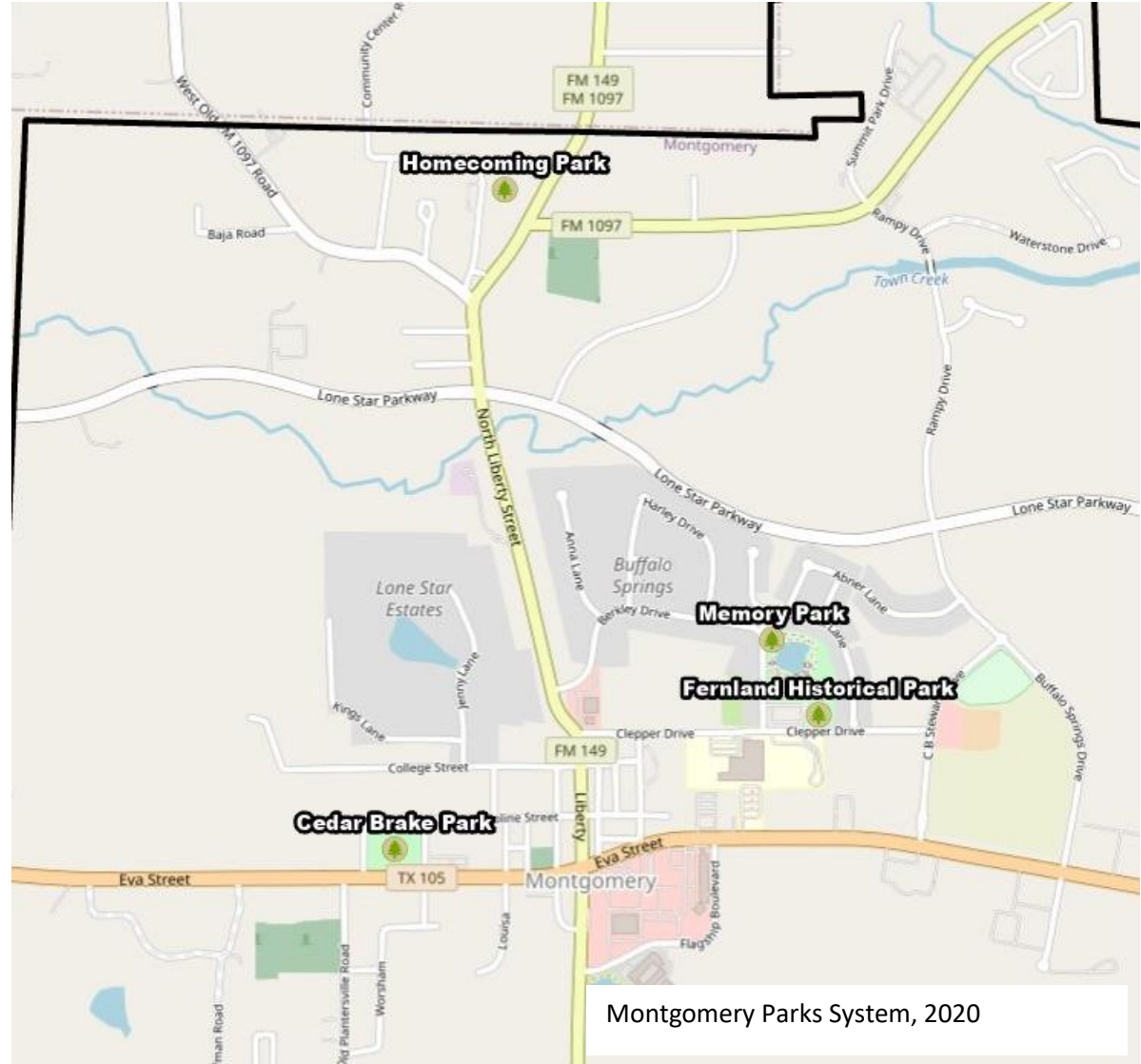
Montgomery has four parks in its park system; each park reflects the support and spirit of community members.

Two of the City's parks feature outdoor recreation equipment and attract a number of community residents to each for walking, basketball, sand volleyball, and playgrounds—Homecoming Park and Cedar Brake Park.

Cedar Brake Park is a 5-acre park along SH 105 located in the historic residential neighborhood west of downtown. The park gets its name from the stand of century-old cedar trees that can be found throughout the park.

Homecoming Park is located on Community Center Drive next to Lincoln Elementary School. The land for Homecoming Park was purchased by the City in 2002.

Memory Park and Fernland Historical Park are adjacent to one another and located behind the Charles B. Stewart Library with a variety of park features such as gardens, ponds, and walkways; public interest and community input brought forth the need to continue development of features that reflect the community, such as a children's wall (Meyer, 2011).



MUSEUM AND HISTORICAL LANDMARKS

Montgomery caters to a variety of historical landmarks and sites due to its rich history dating back to the 1800s. The N.H. Davis Pioneer Complex & Museum, located in the center of Montgomery, displays an array of period memorabilia within a pioneer house (Texas Forest Trail, 2019).

The Fernland Historical Park, located adjacent to the C.B. Steward West Branch Library, houses many restored and preserved historic buildings that represent early Texas architecture (Fernland, 2019). Many buildings were relocated to Montgomery, for example, the Jardine Cabin, which was built in 1826 and moved from Walker County to Montgomery County in 1976, seen in Figure 7.7 (Fernland, 2019).



Photos of Fernland Historical Park, 2019

PUBLIC WORKS

Public Works Department oversees water and sewer utilities, street repair and maintenance, drainage maintenance, building facility maintenance, parks maintenance, and ROW mowing. The department currently has 6 public works employees. One director, one foreman, and 4 crewmembers. Because the department is small, the city utilizes contractors for water and sewer operations, and ROW mowing. The public works department has access to four crew trucks, a backhoe, mini excavator, a 6-yd. dump trailer, one lowboy trailer, a single equipment trailer dedicated for a mini excavator, a pressure washer trailer mounted rig, and a line striping machine.

COMMUNITY EVENTS

Festivals and events are great ways to make use of the community facilities while promoting community wellbeing. Montgomery has 11 different events and festivals that not only serve its community but also bring in tourists.

Antique Festival: The Annual Antique Festival occurs in downtown Montgomery each May and it is free to the public. This festival shows off Montgomery's historic downtown and its local businesses.

Freedom Fest: This festival, put on in July by the Montgomery area Chamber of Commerce, celebrates Independence Day. The festival includes a parade, BBQ cook-off, a baking contest, and vendors.

Sip-n-Stroll Farmers Market: Located in the heart of historic Montgomery each Thursday of the month from 4:30 pm to 7:30pm. The farmers market offers homegrown produce, fresh artisan foods, local wine, and live music.

Other events include, but are not limited to: Water Party at the Community Center (July), Snowballs with the Mayor (August), Wine Fest (September), Texas Flag Celebration (October), Light up the Park (First Saturday in December), Christmas Parade & Cookie Walk with Home Tour (Second Saturday in December), Lone Star First Saturday, and Movie Night in the Park.



PUBLIC FEEDBACK

As Montgomery continues to grow, residents and tourists will desire places for recreational activities. Parks provide quality-of-life and can impact whether residents and businesses move to a community. Public feedback shows that there is a section of the community that desires better use of and updates to the Community Building. Community members also are requesting more sidewalk and bike path connections from residential areas to these parks and historical sites. There is also a desire for more amenities in these parks. The lack of basketball courts, tennis courts, splash pads, and other sports fields was repeatedly brought up. While there are sports facilities in the community, they are often located within the school grounds and not available to the public. City facilities such as City Hall will have to accommodate additional staff to handle the additional workload of a growing city. City leaders should consider facilities planning as part of a long term strategy to respond to growth.

RECOMMENDATIONS

Montgomery is a beautiful historic community that offers excellent parks and a historic downtown. Investments in public parks and spaces to increase the number of recreational facilities will better meet the needs of future and current residents. The city should leverage funding for park maintenance and green infrastructure projects. It is recommended that the city adopt a trail dedication ordinance that requires land dedication (or fee-in-lieu) for trails, parks, and improvements. This ordinance needs to require developers to dedicate and construct trails or to invest in public spaces.

The city needs to increase the number of public facilities to meet the needs of current and future residents of all ages. The city needs to collaborate with Montgomery ISD to provide neighborhood parks by considering keeping school playgrounds open after hours for the use of residents in neighborhoods near schools. The city should also partner with the Nature conservancy groups to identify future parkland and open space in the floodplain suitable for wildlife habitat, floodplain mitigation, or wetland banking.



AMENITIES AND BEAUTIFICATION

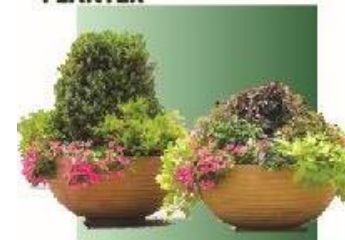
Montgomery needs to enhance and maintain its small-town charm, which is a sure-fire way to attract investment and tourists. Installing branding and wayfinding signs will let passers-by know they have entered someplace special. This could be gateway signs along HWY 149 letting people know they have just crossed into Montgomery’s historical downtown “The Birthplace of the Lone Star Flag”. The city can also create ways to promote increased activity McCown Street and in community parks during the day. This can be done by providing movable tables, chairs, and umbrellas. Moveable furniture provides maximum flexibility by allowing users to sit alone, in groups, in the sun, or shade. If there are concerns of theft, chairs and tables can be secured with long-locked cables that still allow portability within a certain distance. Ideally, the tables and chairs would only be secured overnight to ensure maximum flexibility. Montgomery should continue to provide public restrooms in any public park improvements, and in the downtown area. Give tourists more reasons to stay! The City could also consider setting aside funding for public artwork and historical programming. One could even envision the development a one percent-for-art-ordinance in Montgomery. A “one percent for the arts” program specifies that one percent of eligible city capital improvement project and private development funds be set aside for the commission, purchase, and installation of artworks, including art-related events and creative place making in Historical markers and downtown. Finally, all these amenities will require the requisite infrastructure to connect them to historical building and homes.



WATER FEATURE



STREET PLANTER



NATIVE PLANTINGS



BENCH SEATING



SEATING

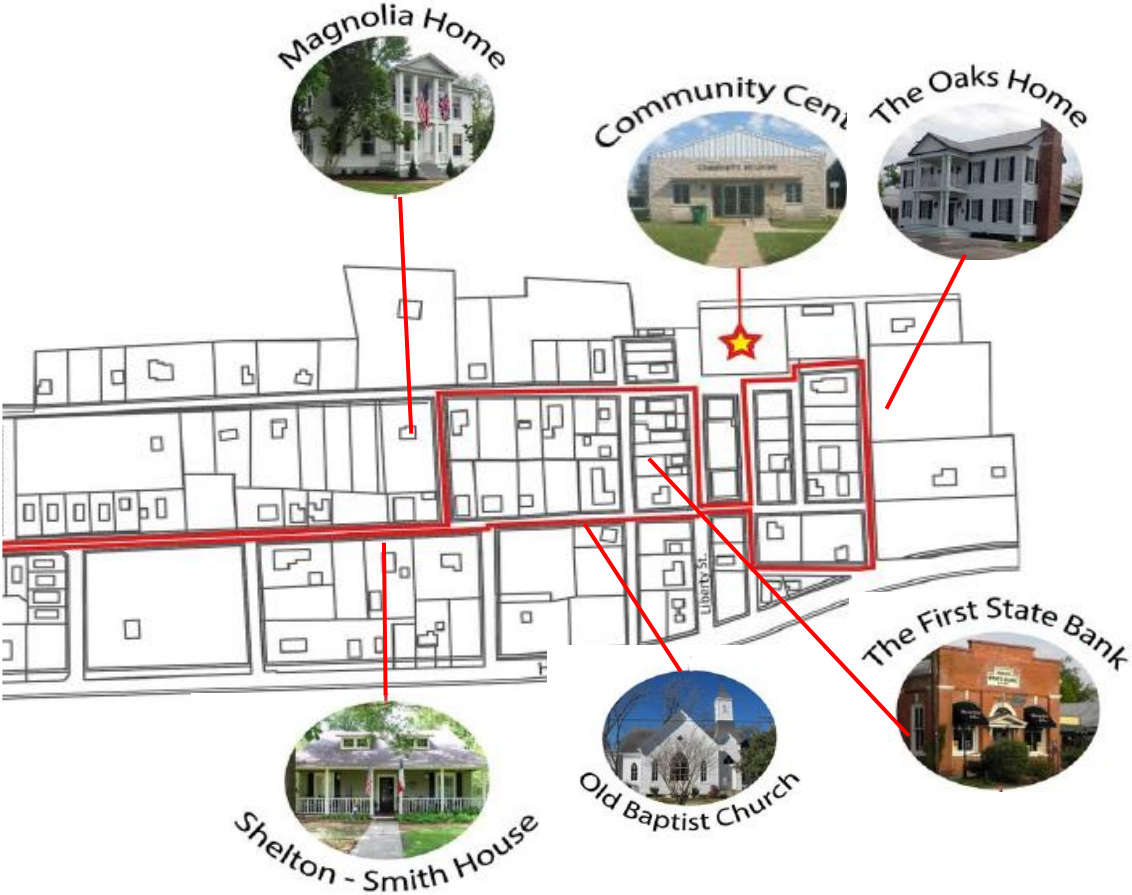


SEATING PLANTERS



SIDEWALKS & CULTURAL TRAILS

Sidewalks need to be implemented as part of the cities land use, housing, transportation, and community facilities plans. The City lacks proper sidewalks and walking trails, particularly those connecting the downtown and retail areas to the residential areas on the north side of the City. Additionally, developing a Montgomery historic or cultural trail that connects its many historical sites to the downtown is crucial. Create as many reasons as possible for people to be involved and engaged with the City’s many resources and shops. This should build upon existing festivals and events that occur throughout the year.



FUTURE PARK DESIGNS

One of the design plans proposed by the TAMU landscape architecture students is the creation of a historic park located near the downtown and historic home that builds upon the history of Montgomery. It includes gardens, water features, and flagpoles (for the six flags that are part of Texas’s history). The park will provide a peaceful location for people to gather, exercise and to enjoy nature. These elements could also be incorporated into one of the existing city parks.



*Conceptual project by TAMU student



ECOLOGY PARK DESIGN

This proposed park concept considers the importance of protecting ecological diversity, wetlands, and reducing development into the floodplain. The Ecology Park recommends the creation of a boardwalk, multi-use trails, and a water retention lake. This will bring in visitors and encourage them to interact with the outdoors via boating, gardening, or observing nature. The design also includes a commercial district with space for retail, restaurant space, and an urban plaza.



ECOLOGICAL AMENITIES

- 1 Boardwalk
 - a Scenic Overlook
 - b Outdoor Equipment Rentals
- 2 Existing Lakes
 - c Rock Outcrop
- 3 Wildflower Area
- 4 Multi-use Trails
- 5 Tree Grove

ECONOMIC DEVELOPMENT

- 1 Commercial District
 - a Retail/Restaurant Space
 - b Urban Plaza

COMMUNITY RESOURCES

- 1 Green Amphitheatre
 - a Activity Lawn
 - b Stage
- 2 Multi-use Parking
 - c Overflow Parking
- 3 Bike Lane



*Conceptual project by TAMU student

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CHAPTER 8 GOALS AND ACTIONS

IMPLEMENTATION

The items in this chapter are not just a list of ‘to-dos’, they are an outline for the process that requires various leaders and coordination within the community to achieve the goals and objectives to make the community the best it can be.

The Comprehensive Plan is meant to be a ‘living document’ that is visited regularly. The Implementation Table specifies recommended policy changes, goals, objectives and actions, along with an annotated timeline with responsible parties involved. It also identifies potential opportunities to finance implementation of actions or projects, outlining potential grant opportunities. Comprehensive Plans are living documents that need ongoing evaluation and monitoring to ensure the relevance and effectiveness for the City.

PLAN MAINTENANCE

Stakeholders and those responsible for certain action items should continue to ensure that their action items are being fulfilled in order to continue to be an asset to the community’s needs. The city can amend the Comprehensive Plan in order to respond to changes in conditions or needs of the community, to improve or clarify content, or to incorporate other documents or plans. To help evaluate Montgomery’s progress, an agreed upon time frame is needed. The Implementation Table contains information regarding the suggested time frame for each of the Action Steps, separated into four categories:

Short-term: 0 - 5 years

Medium-term: 5 - 10 years

Long-term: 10 - 20 years

Continuous (“On-going”)

city.

Action Leaders

To achieve the goal of building a better Montgomery community, the following is a list of presumable action leaders corresponding to certain action items. This would help Montgomery authorities to maintain transparency and create consistency across all associated departments and organizations.

Entities are classified as follows:

MEDC: Montgomery Economic Development Corporation

CC: City Council

CS: City Staff

P&Z: Planning & Zoning Commission

MACC: Montgomery Area Chamber of Commerce

HMBA: Historical Montgomery Business Association

Action Type

The action type is classified based on the general character of the recommendation.

Term	Description
Development Regulation	Zoning, site-planning and development regulations.
Systems/Support	Expansions, adjustments, or revisions to existing tools or systems
Program/Organization	Programmatic changes, development of tools, programs or institutions.
Study/Plan	Studies, plans, evaluations, and data collection.
Financial	Funding and financing issues
Coordination	Strategizing, coordination, and communication among different agencies.

Land Use Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
Goal 3.1 Encourage a cohesive and diverse range of land uses across Montgomery.											
Objective 3.1.1 Maintain updated current land use map and ensure the map reflects existing land uses.											
Action 3.1.1.1 Expand land use categories to include categories such as open space and Mixed use.	x				√					CS	City budget.
Action 3.1.1.2 Revise current land use map to reflect these new land use categories.	x				√					CS	
Action 3.1.1.3 Ensure land use maps are updated as changes occur.	Ongoing				√					CS	
Objective 3.1.2 Ensure zoning and development standards align											
											City budget.
Action 3.1.2.2 Update zoning map as changes occur to accurately reflect the current zoning of parcels in Montgomery.	Ongoing			√						CS P&Z	
Action 3.1.2.3 Amend Zoning Regulations in the city code of ordinances to add civic, open space, and other new land use categories as zoning districts.	x			√						CS P&Z	

Goal 3.2 Promote Development in the Downtown.											
Objective 3.2.1 Gather Support											
Action 3.2.1.1 Ensure participation from diverse individuals’ representative of the community.	Ongoing				√					CS	Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Zone Program; Texas Leverage Fund (TLF) Tax increment financing (TIF)
Action 3.2.1.2 Seek partnerships with organizations and agencies that can offer aid and guidance in the planning and development of the downtown vision, such as H-GAC, or Scenic Houston.	x								√	CS P&Z MEDC	
Action 3.2.1.3 Determine existing community assets that can be used to anchor growth and develop a vision unique to Montgomery and its people.	x								√	CS MEDC HMBA	
Action 3.2.1.4 Promote a downtown district by incorporating input from community members and different stakeholders.	x				√					CS P&Z	
Action 3.2.1.5 Create a downtown task force to help guide downtown revitalization efforts.										CS CC	
Objective 3.2.2 Promote Streetscaping & Beatification											
Action 3.2.2.1 Incorporate streetscape guidelines into the planning process of future downtown development.		x			√					CS P&Z CC	MainStreet Program H-GAC Montgomery Area Chamber of Commerce Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Zone Program; Texas Leverage Fund (TLF)
Action 3.2.2.2 Prioritize the construction of sidewalks connecting different amenities in the City.	x				√					CS CC	
Action 3.2.2.3 Incentivize businesses to improve the appearance of	Ongoing					√				CC MEDC HMBA	

building facades and landscaping in the downtown area.											Tax increment financing (TIF)
Action 3.2.2.4 Incorporate street furniture, such as benches and chairs.	x						√			CS	
Action 3.2.2.5 Incorporate murals and other public art that promote Montgomery and represent the community.	Ongoing	√								CS; MACC MEDC	
Objective 3.2.3 Promote compact land use patterns by incentivizing infill development.											
Action 3.2.3.1 Offer an expedited the permit review process for infill development proposals.		√								CS P&Z	
Goal 3.3 Improve Drainage											
Action 3.3.1 Conduct a City-wide drainage study	x						√			CS	HGAC
Action 3.3.2 Select areas where porous pavement will help with drainage in the urbanized areas.		x		√						CS P&Z	
Action 3.2.3 Develop and implement green storm-water infrastructure to reduce storm-water runoff through water conservation and retention practices in public spaces.		x		√						CS P&Z CC	
Action 3.2.4 Create and add a conservation overlay district to the city's zoning map in areas located in the floodplain/wetland	x			√						CS P&Z CC	

Transportation Actions	Timeframe	Action Items		Funding
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	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination	Action Leaders	
Goal 4.1 Provide a safe and equitable transportation network for all users of the Montgomery.											
Objective 4.1.1 Conduct roadway inventory assessment and establish maintenance schedule.											
Action 4.1.1.1 Appoint responsibility for the maintenance schedule to a staff member.	x					√				CS	Surface Transportation Program - Transportation Enhancement Highway Safety Improvement Program;
Action 4.1.1.2 Create an inventory of current citywide transportation conditions.		x					√			CS	
Action 4.1.1.3 Hold annual workgroup meetings to keep the inventory up to date.	Ongoing								√	CS	
Objective 4.1.2 Evaluate speed limits across the city to serve various users and different modes.											
Action 4.1.2.1 Retain professionals to conduct necessary studies to assess the speed limits and traffic calming techniques along SH 105 and FM 149	x						√			CS	Highway Safety Improvement Program; Surface Transportation Program - Transportation Enhancement; Transportation, Community & System Preservation.
Action 4.1.2.2 Coordinate with city police department, city engineer, and Public Works to evaluate traffic speeds on local streets and use traffic calming techniques to improve safety.										CS	
Action 4.1.2.3 Coordinate with state and regional agencies to perform changes needed.	x								√	CS	

Objective 4.1.3 Incorporate traffic calming measures along specific major corridors and intersections.											
Action 4.1.3.1 Identify high crash locations.	x						√			CS	Highway Safety Improvement Program; Surface Transportation Program - Transportation Enhancement; Pedestrian and Bicycle Safety Program; Public Lands Highways; Transportation Planning Capacity Building Program (TPCB)
Action 4.1.3.2 Retain professionals to study the feasibility and perform necessary studies and design for different traffic calming elements.	x					√				CS	
Action 4.1.3.3 Create traffic calming devices to reduce speeds and increase safety on SH 105 around the high school.	x					√				CS	
Objective 4.1.4 Improve the existing local street conditions.											
Action 4.1.4.1 Organize a local task force focused on transportation-related matters.	Ongoing					√				CS P&Z CC	Transportation Planning Capacity Building Program (TPCB); Transportation Infrastructure Finance and Innovation Act.
Action 4.1.4.2 Maintain an annual inventory of mobility and accessibility issues and prioritize them.	x						√			CS	
Action 4.1.4.3 Fix intersection at SH 105, Prairie St and John A. Butler St.	x					√				CS	
Objective 4.1.5 Improve access management on major streets.											
Action 4.1.5.1 Retain professionals to conduct access management studies on SH105, and HWY 149.		x				√				CS	Public Lands Highways; Highway Safety Improvement Program; Transportation Planning Capacity Building Program (TPCB).
Action 4.1.5.2 Perform access management improvements on SH105, and HWY 149		x				√				CS	
Objective 4.1.6 Improve transportation design guidelines.											
Action 4.1.6.1 Conduct research on existing grants, resources and partnerships that can assist in the	x							√		CS	City budget; Transportation Planning Capacity Building Program (TPCB);

development of transportation design guidelines.											Rural Transit Assistance Program (5311b3); Transportation, Community & System Preservation.
Action 4.1.6.2 Appoint staff to apply for grants, and memberships applicable to design guidelines.	x						√			P&Z CC	
Action 4.1.6.3 Retain professionals to create transportation design guidelines specific to the city of Montgomery.		x					√			CS	
Action 4.1.6.4 Implement and maintain transportation design guidelines.	Ongoing					√				CS	
Goal 4.2 Promote alternative transportation modes.											
Objective 4.2.1 Develop an active transportation system plan for walking, biking, and golf carts.											
Action 4.2.1.1 Identify local individuals and groups to serve as champions for active transportation.	x						√			CS	Pedestrian and Bicycle Safety Program; Bicycle Friendly Community (BFC) Program; Veterans Transportation and Community Living Initiative Grant Program; Transportation Infrastructure Finance and Innovation Act; Surface Transportation Program - Transportation Enhancement; Transportation, Community & System Preservation; Safe Routes to Schools-Infrastructure (SRTS) Program; Transportation Alternatives Set-Aside (TA) Program.
Action 4.2.1.2 Identify agencies and funding sources in support of active transportation at the national, state and regional level.	x						√			CS	
Action 4.2.1.3 Discern destinations where people have a desire to access by walking, biking, and golf carts such as parks, economic centers, among others.		x					√			CS	
Action 4.2.1.4 Establish a bicycle and pedestrian network master plan that identifies the existing sidewalk locations and conditions, as well as potential shared-use lanes and paths.			x				√			CS	
Action 4.2.1.5 Continue revising thoroughfare plan based on public meeting feedback.	Ongoing				√					CS	
Objective 4.2.2 Improve existing sidewalk conditions.											

Action 4.2.2.1 Conduct pedestrian infrastructure inventory assessment.	x						√			CS	Pedestrian and Bicycle Safety Program; Walk Friendly Community (WFC); Transportation Investments Generating Economic Recovery (TIGER); Public Lands Highways; Transportation Infrastructure Finance and Innovation Act; Safe Routes to School.
Action 4.2.2.2 Apply for grants and memberships applicable to the design, construction, and maintenance of sidewalks.	x						√			CS	
Action 4.2.2.3 Prioritize improvements needed along existing roads, taking into consideration routes to school, existing infrastructure, desired paths, economic development and considerations specific to Montgomery.	x						√			CS	
Objective 4.2.3 Improve transit service.											
Action 4.2.4.1 Encourage regional transit providers to include Montgomery in transit routes.	Ongoing				√					CS	Veterans Transportation and Community Living Initiative Grant Program; Grants For Transportation of Veterans in Highly Rural Areas; Transportation for Elderly Persons and Persons with Disabilities; Transportation, Community & System Preservation.
Action 4.2.4.2 Identify options for medical transit service for non-emergency trips to health providers.			x			√				CS	
Action 4.2.4.3 Establish partnerships with local and regional groups concerned with improving conditions for the elderly and people with disabilities.	Ongoing					√				CS	
Objective 4.2.4 Collaborate with regional authorities to develop a long-term functional network system.											
Action 4.2.4.1 Identify coalitions and partnerships to provide resources to improve transportation network conditions.	Ongoing								√	CS P&Z	Public Lands Highways; TxDot H-GAC
Action 4.2.4.2 Monitor transportation needs by assessing population growth.	Ongoing						√			CS	

Action 4.2.4.3 Establish partnerships with neighboring cities to assess common needs and potential solutions.	Ongoing						√	CS P&Z	
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Housing Actions	Timeframe			Action Items					Action Leaders	Funding	
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial			Coordination
Goal 5.1: Expand housing choices for all Montgomery residents.											
Objective 5.1.1 Promote flexible and inclusive housing options throughout the city.											
Action 5.1.1.1 Conduct a Housing Needs Assessment to determine current housing needs, as well as project future housing needs.	x						√			CS	City budget; Rural Community Development Initiative.
	Ongoing							√	√	CS	
Action 5.1.1.2 Expedite permit review process for mixed density housing developments.	Ongoing			√						CS	
Action 5.1.1.3 Allow for mixed use housing.	x			√						CC P&Z	
Action 5.1.1.4 Conduct outreach to connect residents with available federal and state financial resources that assist homeowners, renters, and developers in rural areas.	Ongoing							√	√	CC	

Objective 5.1.2 Encourage housing in proximity to public amenities serving residents of Montgomery.											
Action 5.1.2.1 Regularly update current land use and zoning maps to include civic space and parks or open spaces.	Ongoing				√					CS	City budget; Rural Community Development Initiative.
Action 5.1.2.2 Waive permit review fees for equitable housing proposals accessible to public amenities.	Ongoing			√						CS	
Action 5.1.2.3 Consider applying for the Rural Community Development Initiative Grant to fund future projects that enhance the housing, community facilities, or economic development of Montgomery.		x						√	√	CS	
Goal 5.2 Improve resilience of current and future housing stock.											
Objective 5.2.1 Establish minimum safe building standards for areas in the floodplain.											
Action 5.2.1.1 Research best practices for minimum safe building standards in special flood hazard areas.	x			√						CS	City budget.
Action 5.2.1.2 Amend the city code of ordinances to establish minimum requirements for residential construction within special flood hazard areas, as defined by FEMA.				√						CS P&Z	
Objective 5.2.2 Encourage building of new housing units away from floodplain.											
Action 5.2.2.1 Research building code and design standard best practices employed by other cities to increase homeowner safety.	x			√						CS	City budget.
Action 5.2.2.3 Adopt FEMA’s most updated floodplain map and align	x			√						CS P&Z	

new building codes and design standards with these boundaries.											
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Economic Development Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
Goal 6.1 Develop a resilient economy for residents of the city.											
Objective 6.1.1 Create more jobs for residents of Montgomery by attracting more employers.											
Action 6.1.1.1 Continue partnerships with local financial institutions to promote the opening of more businesses in the city.	Ongoing								√	MEDC	Self Sufficiency Fund; Rural Community Development Initiative.
Action 6.1.1.2 Expand Business Retention & expansion program to better accommodate local needs.		x				√				MEDC	
Action 6.1.1.3 Promote Business Retention & expansion program among local citizens by employing social media, radio, and other communication means.		x				√				MEDC CS	
Objective 6.2.1 Develop and support a skilled and competitive workforce.											
Action 6.2.1.1 Collaborate with neighboring cities, H-GAC, and state level agencies and organizations to provide workshops to job seekers.	Ongoing								√	MEDC	Texas Workforce Commission’s Skill Development Program;

Action 6.2.1.2 Continue to work with Texas Workforce Solutions to identify job training opportunities.	Ongoing								√	MEDC	Texas Workforce Commission (TWC) Skills for Small Business program.
Objective 6.2.2 Create and promote new professional development programs.											
Action 6.2.2.1 Provide a high quality of professional programs such as auto mechanic training and people can get a certificate when they finish the required courses.	x					√				MEDC	
Objective 6.2.3 Connect young people to job opportunities.											
Action 6.2.3.1 Seek partnerships with businesses and individuals to create networking and career finding opportunities such as local career fairs, seminars, workshops, and other events.	Ongoing								√	CS MEDC	Texas Workforce Commission's Skill Development Program; Texas Workforce Commission (TWC) Skills for Small Business program.
Action 6.2.3.2 Advocate for networking opportunities that connect employers and local citizens.		x				√				MEDC CS	
Action 6.2.3.3 Promote business owners to participate in career fairs and other local opportunities.	Ongoing					√				MEDC CS	
Action 6.2.3.4 Promote High School students to participate in activities related to job finding and collaborate with local schools to help promote such events.	Ongoing					√				MEDC CS	
Action 6.2.3.5 Assist career finding opportunities such as local career fairs, seminars, workshops, and other events by allowing the use of existing local facilities and resources.	Ongoing					√				MEDC CS	
Goal 6.2 Support existing Economic Assets											

Objective 6.2.1 Promote local businesses.												
Action 6.2.1.1 Start a business recognition program to highlight places that represent city values and have positive economic and cultural impacts in the city.	x					√				MEDC MACC	Business & Industry Program; Product Development and Small Business Incubator Fund; Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Fund.	
Action 6.2.1.2 Encourage city departments to purchase and contract with local businesses.	Ongoing			√						CC		
Action 6.2.1.3 Provide tax incentives to women-owned and historically underutilized businesses.	Ongoing							√		MEDC		
Action 6.2.1.4 Promote local vendors and producers at local events.	Ongoing			√						CC MEDC		
Action 6.2.1.5 Encourage local businesses to engage, participate and assist in local events	Ongoing			√						MEDC MACC		
Objective 6.2.2 Establish a community-based vision for downtown.												
Action 6.2.2.1 Create a downtown task force to help guide downtown revitalization efforts.	x					√				CC CS	Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Zone Program; Texas Leverage Fund (TLF)	
Action 6.2.2.2 Ensure participation from diverse individuals representative of the community.	Ongoing								√	CS		
Action 6.2.2.3 Seek partnerships with organizations and agencies that can offer aid and guidance in the planning and development of the downtown vision, such as H-GAC, or Scenic Houston.	x								√	CS MEDC		
Action 6.2.2.4 Determine existing community assets that can be used to	x						√			CS		

anchor growth and develop a vision unique to Montgomery and its people.											
Action 6.2.2.5 Conduct a market analysis to help develop a realistic vision.		x					√			CS	
Action 6.2.2.6 Draft a community-based vision for downtown that represents the values of the community, promotes the city and guide future efforts.		x					√			CC P&Z	
Action 6.2.2.7 Create a plan to strategize steps towards the realization of the downtown vision.		x					√			CC P&Z	
Objective 6.2.3 Create and implement design standards for development in the downtown area.											
Action 6.2.3.1 Create a Downtown Zoning Overlay that encompasses the area delineated as downtown by the community.	x			√						P&Z CC	Economic Impact Initiative Grants; Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Zone Program; Texas Capital Funds (Rural); Texas Leverage Fund (TLF).
Action 6.2.3.2 Identify funding sources to be accessed and used for the planning, development, and implementation of the design standards.	Ongoing							√		MEDC CS	
Action 6.2.3.3 Seek organizations and agencies that could provide assistance or guidance in the development of design guidelines.	Ongoing								√	MEDC CS	
Action 6.2.3.4 Create design guidelines that improve the area and reflect the community-based vision for downtown.	x						√			CS	
Action 6.2.3.5 Reach different members of the community and stakeholders to ensure the downtown	Ongoing								√	CS MEDC	

plan reflects the values and ideals of the community.										
Action 6.2.3.6 Adopt design guidelines appropriate for the area.	x			√						P&Z CC
Objective 6.2.4 Improve conditions in Downtown Montgomery.										
Action 6.2.4.1 Identify streetscape guidelines that could be beneficial for use in Montgomery.		x			√					CC CS P&Z
Action 6.1.4.2 Incorporate streetscape guidelines into the planning process of future downtown development.		x			√					CS MEDC
Action 6.1.4.3 Prioritize the construction of sidewalks connecting the different amenities of Downtown.	x					√				CS
Action 6.2.4.4 Incentivize businesses to improve the appearance of building facades and landscaping in the downtown area.	Ongoing							√		CC MEDC
Action 6.2.4.5 Incorporate street furniture, such as benches and chairs.	x					√				CS
Action 6.2.4.6 Incorporate murals and other public art that promote Montgomery and represent the community.	Ongoing					√				CS MEDC MACC

Economic Impact Initiative Grants;
Rural Business Investment Program;
Rural Community Development Initiative;
Texas Enterprise Zone Program;
Texas Capital Funds (Rural);
Texas Leverage Fund (TLF).

Community Facility Actions	Timeframe			Action Items						Action Leaders	Funding
	Short-term	Mid-term	Long-term	Development Regulation	Systems/Support	Program/Organization	Study/Plan	Financial	Coordination		
Goal 7.1: Provide equitable access to community services and facilities.											
Objective 7.1.1 Ensure there is sufficient police and fire protection for current residents											
Action 7.1.1.1 Routinely monitor necessary increases in staff and/or related resources, such as police cars to meet the needs of residents.			x			√				CC; CS	Rural Business Investment Program; Rural Community Development Initiative; Texas Enterprise Zone Program; Texas Leverage Fund (TLF)
Objective 7.1.2 Define standards for adequate response/service levels for community facilities and service, such as the following: Municipal departments, Police protection, and Utilities/infrastructure and solid waste management.											
Objective 7.1.3 Ensure there is a proper location, design, and maintenance of government infrastructure system including: water and sewer systems, fire station, etc.											
Action 7.1.3.1 Routinely check the government infrastructure system and ensure they are prepared to deal with emergency cases.			x		√					CC; CS	City Budget TWDB

Action 7.1.3.2 Conduct regular inspections and street sweeping to minimize pollutants and waste entering stormwater drainage system.			x			√				CC; CS	
Action 7.1.3.3 Consider establishing additional impact fees for city parks, Parking, and community facilities to accommodate the additional demand		x				√				CC	
GOAL 7.2 Ensure public facilities are safe and efficient.											
Objective 7.2.1 Assess all public facilities to ensure they are safe, structurally sound, and available for use or rental.											
Action 7.2.1.1 Inspect all municipally owned structures to ensure structural stability and safety for users every month.			x			√				CC; CS	City Budget
Objective 7.2.2 Provide for sufficient public facilities and service capacity to support land use buildout.											
Action 7.2.2.1 Improve existing public facilities and update public facilities according to the community's needs every three years.	ON-GOING					√				CC; CS	City Budget
Action 7.2.2.2 Improve access to parks and facilities	ON-GOING					√				CC; CS	Rural Community Development Initiative; City Budget
Action 7.2.2.3 Work with Montgomery ISD to gain access to Sport facilities	x								√	CC; CS	Texas A&M Law School might be able to provide legal help if needed.
Action 7.2.2.4 Create a Historic Walk, Hiking Paths, Trail System		x		√		√	√			CC; CS; MEDC;	Rural Business Investment Program; Rural Community Development Initiative; City Budget

Goal 7.3 Promote use community facilities as community gathering places for events and trainings											
Objective 7.3.1 Create a community center to provide a meeting place and educational area for residents.											
Action 7.3.1.1 Renovate the Montgomery Community Building		x						√			Rural Business Investment Program; Rural Community Development Initiative; City Budget
Action 7.3.1.1 Provide space for community activities such as vocational programs, holiday activities, etc.	x					√				CC; CS; P&Z	
Action 7.3.1.2 Provide information to community residents through the city government website, newspapers, etc.	x					√				CC; CS	
Goal 7.4 Signage and Wayfinding											
Action 7.4.1.1 Create a gateway to the city and the historical downtown	x					√				MEDC, CC, CS, MCOC	Rural Business Investment Program; Rural Community Development Initiative; City Budget Main street American
Action 7.4.1.2 Create Wayfinding for parking	x					√				MEDC, CC, CS, MCOC	

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2020 COMPREHENSIVE PLAN FUNDING GUIDE

Many funding sources, both internal and external, are available to help Montgomery accomplish its goals. Internal resources refer to taxes and fees to support the action item. External resources are numerous and may also include public-private partnerships with external partners such as developers. The Funding column in the Action Tasks table provides suggestions for funding sources or grants for each of the action items

LAND USE

Industrial Revenue Bonds

Grantor: Texas Economic Development Division

Purpose: provide a source of tax-exempt or taxable bond finance for projects involving significant private activity that promote new and existing businesses, encourage employment, and expand the tax base of a community.

Eligibility: Industrial Development Corporations (IDCs) or equivalent bodies

Limitations: Rolling application period.

More information: <https://gov.texas.gov/business/page/industrial-revenue-bonds>

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ)

Grantor: City; County

Purpose: A TIRZ can construct needed public infrastructure in areas with little development or lacking adequate development to attract businesses; encourage development, thereby increasing property values and long-term property tax collections; and reduce the cost of private development by providing reimbursement for eligible public improvements.

Eligible Public Costs: Publicly owned infrastructure within public rights-of-way; Public transit stations and right-of-way; Public school construction; Public beautification (lighting, streetscape, landscaping, etc); Public parking structures; Municipal building construction; Other public buildings (e.g. police, fire stations); Land/building acquisition by a public body; Interest costs on public financing obligations; Site preparation, demolition, cleanup of publicly owned land; TIF administration costs; Planning, engineering, and other redevelopment-related “soft costs”; Cost of remediation of conditions that contaminate public land or buildings; Cost of preservation of facade of public buildings.

Eligible Private Costs: Rehab of existing buildings; Private design, planning, architecture, or engineering costs; Demolition, site prep, cleanup of privately owned land; Development costs can be covered by the agreement, but are subject to clawback provisions; Cost of remediation of conditions that contaminate private land or buildings; Cost of preservation of facade of private buildings.

Funding Limitations: A base value is determined by the existing taxable value of real property within the TIRZ at the time the TIRZ is created. The taxing entities (i.e. the city, county and school district) continue to receive the base year value of the property taxes throughout the life of the 30-year zone. The increment, the portion of the incremental increase in real property tax revenue above the base year resulting from increases in taxable value of property, is captured for the TIRZ.

Qualified Types of Projects: Commercial; Industrial

Financing Options: TIF Revenue Notes; Pay As You Go; Loans

More Info: <https://comptroller.texas.gov/economy/local/ch311/faq.php>

TRANSPORTATION

Better Utilizing Investments to Leverage Development (BUILD) Transportation Grants Program (formerly TIGER)

Grantor: Department of Transportation

Purpose: Provides funds for investments in transportation infrastructure, including transit. This program will give special consideration to projects which emphasize improved access to reliable, safe, and affordable transportation for communities in rural areas, such as projects that improve Infrastructure condition, address public health and safety, promote regional connectivity or facilitate economic growth or competitiveness

Eligibility: State, local, and tribal governments, including U.S. territories, transit agencies, port authorities, metropolitan planning organizations (MPOs), and other political subdivisions of State or local governments.

Funding limitations: \$1000,000/\$25,000,000

More information: <https://ops.fhwa.dot.gov/Freight/infrastructure/tiger/>

Capital Investment Grants (CIG) Program

Grantor: Federal Transit Administration

Purpose: Provides funding for fixed guideway investments such as new and expanded rapid rail, commuter rail, light rail, streetcars, bus rapid transit, and ferries, as well as corridor-based bus rapid transit investments that emulate the features of rail.

Eligibility: State and local government agencies, including transit agencies.

Limitations: 2,3 Billion Appropriated annually.CIG funding provides a portion of the total project cost that includes the cost of project development, engineering, and construction. Maximum CIG share allowed in law for New Starts 60%, & Small Starts and Core Capacity 80%.

More Information: <https://www.transit.dot.gov/funding/grant-programs/capital-investments/about-program>

Discretionary Bus and Bus Facilities (Section 5309): State of Good Repair Initiative

Grantor: Department of Transportation

Purpose: Provide funding to rehabilitate bus and bus facilities.

Eligibility: intermodal facilities must have adjacent connectivity with bus service.

Limitations: will prioritize the replacement and rehabilitation of intermodal facilities that support the connection of bus service with multiple modes of transportation, including but not limited to: rail, ferry, intercity bus, and private transportation providers.

More Information: <https://www.transit.dot.gov/funding/grants/state-good-repair-grants-5337>

Enhanced Mobility of Seniors & Individuals with Disabilities

Grantor: Department of Transportation

Purpose: Provides formula funding to states to assist private non-profit groups in meeting the transportation needs of older adults and people with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these needs. The program aims to improve mobility for seniors and individuals with disabilities by removing barriers to transportation services and expand the transportation mobility options. This program supports transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all areas – large urbanized (over 200,000), small urbanized (50,000-200,000), and rural (under 50,000).

Eligibility: States and designated recipients are direct recipients; eligible subrecipients include private non-profit organizations, states or local government authorities, or operators of public transportation.

Funding limitations: Funds are available to the states during the fiscal year of apportionment plus two additional years (total of three years).

More information: <https://www.transit.dot.gov/funding/grants/enhanced-mobility-seniors-individuals-disabilities-section-5310>

Grants for Buses and Bus Facilities Formula Program

Grantor: Department of Transportation

Purpose: Provides funding to states and transit agencies through a statutory formula to replace, rehabilitate, and purchase buses and related equipment and to construct bus-related facilities.

Eligibility: Designated recipients that operate fixed-route bus service or that allocate funding to fixed-route bus operators; and State or local governmental entities that operate fixed-route bus service.

Funding limitations: Funds are available the year appropriated plus three years.

More information: <https://www.transit.dot.gov/funding/grants/busprogram>

Grants for Rural Areas to Support Public Transportation- 5311

Grantor: Department of Transportation

Purpose: The Formula Grants for Rural Areas program provides capital, planning, and operating assistance to states to support public transportation in rural areas with populations of less than 50,000, where many residents often rely on public transit to reach their destinations. The program also provides funding for state and national training and technical assistance through the Rural Transportation Assistance Program.

Eligibility: Designated recipients that include planning, capital, operating, job access and reverse commute projects, and the acquisition of public transportation services.

Funding limitations: Funds are available the year appropriated plus two additional years. Funds are appropriated based on a formula that includes land area, population, revenue vehicle miles, and low-income individuals in rural areas. Must spend no less than 15 percent of its annual apportionment for development and support of intercity bus transportation.

More information: <https://www.transit.dot.gov/rural-formula-grants-5311>

National Trails Training Partnership

Grantor: American Trails and NTTP

Purpose: for planning, building, designing, funding, managing, enhancing, and supporting trails, greenways, and blue ways.

More information: <http://www.americantrails.org/resources/funding/>

Safe Routes To School

Grantor: Department of Transportation

Purpose: The Program's objectives are 1) to enable and encourage children in grades K-8, including those with disabilities, to walk and bicycle to school; 2) to make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and 3) to facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.

Eligibility: Eligible applicants for infrastructure projects include state agencies and political subdivisions (a city or county within the State of Texas). Applications should present a unified solution for improving the safety of pedestrian or bicycle routes to schools within a community and may involve more than one partner.

Funding limitations: Safe Routes to School is a 100 percent federally funded cost-reimbursement program managed through the Texas Department of Transportation (TxDOT), Traffic Operations Division (TRF). Projects are funded through a statewide competitive process with funds limited to those authorized in the SRTS program. Cost-reimbursement means that sponsors will front the cost of the project and will be reimbursed through various stages of the project. In some cases, there will be no up-front funds required from the applicant.

More information: <http://ftp.dot.state.tx.us/pub/txdot-info/ptn/programs/tasa-2017/2019-program-guide.pdf>

Surface Transportation Block Grant Program (STBG)

Grantor: Department of Transportation

Purpose: The Surface Transportation Block Grant program (STBG) provides flexible funding that may be used by States and localities for projects to preserve and improve the conditions and performance on any Federal-aid highway, bridge and tunnel projects on any public road, pedestrian and bicycle infrastructure, and transit capital projects, including intercity bus terminals.

Eligibility: State, local, and tribal governments, including U.S. territories, transit agencies, port authorities, metropolitan planning organizations (MPOs), and other political subdivisions of State or local governments.

Funding limitations: N/A

More information: <https://www.fhwa.dot.gov/specialfunding/stp/>

The Bicycle Friendly Community (BFC) Program

Grantor: League of American Bicyclists.

Purpose: The program provides a roadmap to communities to improve conditions for bicycling and offers national recognition for communities that actively support bicycling.

Eligibility: Communities.

Information on applying to become a recognized Bicycle Friendly Community

More information: <http://bikeleague.org/bfa>

The Highway Safety Improvement Program (HSIP)

Grantor: U.S. Department of Transportation Federal Highway Administration.

Purpose: The goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads.

Limitations: The HSIP requires states to develop and implement a Strategic Highway Safety Plan (SHSP). \$2.407 bn

More Information: <https://www.fhwa.dot.gov/map21/funding.cfm>

Transportation for Elderly Persons and Persons with Disabilities

Grantor: Department of Transportation

Purpose: provides formula funding to States for the purpose of assisting private non-profit groups in meeting the transportation needs of the elderly and persons with disabilities when the service provided is unavailable, insufficient/ inappropriate to meeting these needs.

Eligibility: States are direct recipients. Eligible sub recipients are private non-profit organizations, governmental authorities where no non-profit organizations are available to provide service and governmental authorities approve to coordinate services

Limitations: State allocated

More information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities>

Walk Friendly Community (WFC)

Grantor: U.S. Department of Transportation Federal Highway Administration.

Purpose: helps to promote safe walking environments in cities.

Eligibility: Individual cities and towns. Applications due June 15 and December 15.

Limitations: By applying will receive specific suggestions and resources on how to make needed changes for pedestrian safety.

More information: <http://walkfriendly.org/>

COMMUNITY FACILITIES

Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Community Development Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Grants to rural Texas cities and counties for basic infrastructure projects such as water/wastewater facilities, street improvements and drainage.

Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000 respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.

Limitations: \$275,000-800,000, biennial basis and competition against 24 planning regions in the State.

Deadline: rolling

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/CommunityDevelopment.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/CommunityDevelopment.aspx)

Community Disaster Loan (CDL) Program

Grantor: FEMA

Purpose: Provides operational funding to help local governments that have incurred a significant loss in revenue, due to major disaster.

Eligibility: Local Governments

Funding limitations: max loan of \$5,000,000

Deadline: Rolling

More information: <https://www.fema.gov/media-library/assets/documents/176527>

Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Disaster Relief Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Cities and counties may apply following a disaster declaration or for qualifying urgent infrastructure needs.

Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.

Limitations: \$50,000-350,000, official disaster status declaration

Deadline: Rolling

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/DisasterRelief.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/DisasterRelief.aspx)

Event Trust Funds Program

Grantor: Texas Economic Development Division

Purpose: Event-specific trust funds created to help pay for qualified expenses associated with an event, to which both the State and applicant must contribute.

Eligibility: A municipality, county, or non-profit local organizing committee endorsed by a Texas municipality or county which has been selected to host a qualified event, if the event location in that Texas municipality or county.

Limitations: Applicants must contribute \$1 in local tax gains for every \$6.25 the State contributes to the fund.

Deadline: Rolling

More information: <https://gov.texas.gov/business/page/event-trust-funds-program>

Farm to School Grant Program

Grantor: USDA

Purpose: to assist implementation of programs that improve access to local foods in eligible schools, particularly farm to school programs.

Eligibility: Eligible Schools; State and Local Agencies; Indian Tribal Organizations Agricultural Producers or Groups of Agricultural Producers; and Non-Profit Entities

Limitations: provides at least 25% of funding costs

More information: <http://www.fns.usda.gov/farmtoschool/farm-school-grant-program>

Farmers Market Promotion Program

Grantor: U.S. Department of Agriculture

Purpose: to increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets by developing, improving, expanding, and providing outreach, training, and technical assistance to, or assisting in the development, improvement, and expansion of,

domestic farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, and other direct producer-to-consumer market opportunities.

- Eligibility: Agricultural businesses, Agricultural cooperatives, Community Supported Agriculture (CSA) networks, CSA associations, Economic development corporations, Local governments, Non-profit corporations, Producer networks, Producer associations, Public benefit corporations, Regional farmers' market authorities and Tribal governments

- More information: <https://www.ams.usda.gov/services/grants/fmpp>

Grants to USA Libraries, Agencies, Schools, and Nonprofits for Rural Library Improvements

Grantor: Texas Grant

Purpose: Grants ranging from \$10,000 to \$50,000 to USA and territories libraries, agencies, schools, and non-profits for improvements to rural and small libraries.

Eligibility: Required registrations may take several weeks to complete

Limitations: Funding is intended for enhancements

More information: <https://texas.grantwatch.com/grant/184904/grants-to-usa-libraries-agencies-schools-and-nonprofits-for-rural-library-improvements.html>

Humanities Texas Grants

Grantor: Humanities Texas

Purpose: Enable communities throughout the State to develop programs of local interest promoting heritage, culture, and education. To support a wide range of public programs: lectures, panel discussions, and conferences; teacher institutes; reading- and film-discussion groups; interpretive exhibits; television and radio programming; film production; and interactive multimedia programming.

Eligibility: Non-profit organizations and state and local governmental entities

More information: <https://www.humanitiestexas.org/grants>

Public Assistance Grant Program

Grantor: FEMA

Purpose: to support communities' recovery from major disasters by providing them with grant assistance for debris removal, life-saving emergency protective measures, and restoring public infrastructure.

Eligibility: Local Governments, states, tribes, territories and certain private non-profit organization

Limitations: The federal share of assistance is not less than 75 percent of the eligible cost. The Recipient determines how the non-federal share (up to 25 percent) is split with the sub-recipients (i.e. eligible applicants).

Deadline: Rolling

More information: <https://www.fema.gov/public-assistance-local-state-tribal-and-non-profit>

Robert Wood Johnson Foundation Pioneering Ideas Brief Proposals

Grantor: Robert Wood Johnson Foundation

Purpose: The Texas Reads Grant funds public library programs to promote reading and literacy within local communities.

Eligibility: Eligible public libraries, must be members of the Texas Library system

Limitations: Maximum grant award is \$10,000. Grant will fund costs such as materials, professional services, and other operating expenses.

Deadline: Opens February 14, 2020

More information: <https://www.rwjf.org/en/how-we-work/submit-a-pioneering-ideas-brief-proposal.html>

Rural Health Network Development Planning Program

Grantor: Health Resource & Services Administration

Purpose: The purpose of the Network Planning program is to assist in the development of an integrated health care network, specifically with network participants who do not have a history of formal collaborative efforts. Network Planning goals are: (i) to achieve efficiencies; (ii) to expand access to, coordinate, and improve the quality of essential health care services; and (iii) to strengthen the rural health care system as a whole.

Eligibility: Eligible applicants must be rural non-profit private or rural public entities that represent a consortium/network composed of three or more health care providers.

Limitations: N/A

More information: <https://www.hrsa.gov/grants/fundingopportunities/default.aspx?id=d69c77dc-272b-4bdc-af32-85fa2de10542>

Rural LISC - Community Facilities Fund

Grantor: National Center for Mobility Management

Purpose: to provide capital to help develop and improve essential community facilities in rural areas. Rural LISC utilizes this fund to provide permanent and construction-to-permanent financing for rural community facilities, including health care centers, hospitals, educational facilities, and other nonprofit and public facilities in rural communities with populations under 20,000.

Eligibility: Non-profits or public entities

Limitations: \$100,000 - \$8,000,000.

Deadline: Assigned every two years. 2021

More information: <https://nationalcenterformobilitymanagement.org/challenge-2019/School>

Texas Capital Fund (Rural)- Infrastructure/ Real Estate Development Programs

Grantor: Texas Department of Agriculture

Purpose: Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions. Provides grants or zero-interest loans for infrastructure and building improvements to create or retain permanent jobs.

- Application Deadline: February, May, August & November 2020
- Funding Limitation: \$1,000,000
- More information: <http://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/TexasCapitalFund.aspx>

Texas Reads Grants

Grantor: Texas State and Library Archives Commission

Purpose: The Texas Reads Grant funds public library programs to promote reading and literacy within local communities.

Eligibility: Eligible public libraries, must be members of the Texas Library system

Limitations: Maximum grant award is \$10,000. Grant will fund costs such as materials, professional services, and other operating expenses.

Texas Treasures Grants

Grantor: Texas State and Library Archives Commission

Purpose: Designed to help libraries make their special collections more accessible for the people of Texas and beyond.

Eligibility: Eligible public libraries, must be members of the TexShare Library Consortium.

Limitations: Maximum grant award is \$7,500. Grant will fund costs to increase accessibility such as organizing, cataloging, indexing, or digitizing local materials.

Deadline: March 8, 2020

Urgent Need Fund (Rural)

Grantor: Texas Department of Agriculture

Purpose: Grants that will restore rural infrastructure whose sudden failure poses an imminent threat to life or health.

Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.

Limitations: \$25,000-250,000, requires assessment.

Deadline: Applications are accepted by invitation.

More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/UrgentNeedFund.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/UrgentNeedFund.aspx)

ECONOMY

Community Advantage Program

Grantor: U.S. Small Business Administration

Purpose: Loans are primarily designed for newer, veteran-owned, and underserved businesses that have difficulty securing traditional financing and can benefit from management and technical assistance.

Eligibility: small businesses

Max loan amount: \$ 250,000

Interest rate: prime + 6%

Terms: up to 25 years of real estate, 10 years for equipment and working capital

Guarantee: 75 to 90%

More information: <https://fitsmallbusiness.com/sba-community-advantage-loan-program/>

High Demand Job Training Program

Grantor: Texas Workforce Commission (TWC)

Purpose: to provide high-demand occupational job training in local workforce areas; to support Boards in partnering with local EDCs that use their local economic development sales taxes for high-demand job training.

Eligibility: Local Workforce Development Board

Limitations: one million dollars. Funds will be available through August 30, 2020.

More information: <https://twc.texas.gov/high-demand-job-training-program>

Jobs & Education for Texans (JET) Grant Program

Grantor: Texas Workforce Commission (TWC)

Purpose: provides grants to eligible educational institutions to defray the start-up costs associated with developing career and technical education programs; Supports new, emerging industries or high-demand occupations; Offers new or expanded dual credit career and technical educational opportunities in public high schools.

Eligibility: Public community, State or technical colleges; Independent school districts (ISD) entered into a partnership with a public community, State or technical college

Limitations: \$10 million each biennium. Rolling Applications.

More information: <https://twc.texas.gov/partners/jobs-education-texans-jet-grant-program>

Rural Business Development Grants

Grantor: USDA

Purpose: The RBEG program provides grants for rural projects that finance and facilitate the development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs.

Eligibility: Rural public entities (towns, communities, State agencies, and authorities), Indian tribes and rural private non-profit corporations are eligible to apply for funding.

Limitations: Generally grants range \$10,000 up to \$500,000.

Deadline: April (annually)

More Information: <http://www.rd.usda.gov/programs-services/rural-business-development-grants>

SBA 7(a) Loan

Grantor: U.S. Small Business Administration

Purpose: to help small businesses to purchase real estate, equipment, working capital, or inventory.

Eligibility: small businesses

Max loan amount: \$ 5 million

Interest rate: generally prime + a reasonable rate capped at 2.75%

Terms: loan term varies according to the purpose of the loan, generally up to 25 years of real estate, 10 years for other fixed assets and working capital

Guarantee: 50 to 90%

More information: <https://www.sba.gov/partners/lenders/7a-loan-program>

SBA Disaster Loan Assistance (Business Physical Disaster Loans)

Grantor: U.S. Small Business Administration

Purpose: If you are in a declared disaster area and have experienced damage to your business, you may be eligible for financial assistance from the SBA. Businesses of any size and most private non-profit organizations may apply to the SBA for a loan to recover after a disaster. These loan proceeds may be used for the repair or replacement of Real property, Machinery, Equipment, Fixtures, Inventory and Leasehold improvements.

Eligibility: A business of any size or most private non-profit organizations that are located in a declared disaster area and has incurred damage during the disaster may apply for a loan to help replace damaged property or restore its pre-disaster condition.

Loan amount: up to \$2 million to qualified businesses or most private nonprofit organizations.

More information: <https://disasterloan.sba.gov/ela/Information/BusinessPhysicalLoans>

SBA Export Express Loan

Grantor: U.S. Small Business Administration

Purpose: for business purposes that will enhance a company's export development. Export Express can take the form of a term loan or a revolving line of credit. As an example, proceeds can be used to fund participation in a foreign trade show, finance standby letters of credit, translate product literature for use in foreign markets, finance specific export orders, as well as to finance expansions, equipment purchases, and inventory or real estate acquisitions, etc.

Eligibility: Any business that has been in operation, although not necessarily in exporting, for at least 12 full months and can demonstrate that the loan proceeds will support its export activity.

Loan amount: up to \$500,000

More information: <https://www.sba.gov/offices/headquarters/oit/resources/5715>

SBA Express Loan

Grantor: U.S. Small Business Administration

Purpose: to buy real estate, refinance debt, and access working capital.

Eligibility: small businesses

Max loan amount: \$ 350,000

Interest rate: for loans less than \$50,000, prime + 6.5%; for loans of \$50,000 and greater, prime+4.75%.

Terms: loan term varies according to the purpose of the loan, generally up to 25 years of real estate, 10 years for other fixed assets and working capital

Guarantee: 50%

More information: <https://www.fundera.com/business-loans/guides/sba-express-loan>

SBA International Trade Loan

Grantor: U.S. Small Business Administration

Purpose: provides small businesses with enhanced export financing options for their export transactions, to help small businesses enter and expand into international markets and, when adversely affected by import competition, make the investments necessary to better compete. The ITL offers a combination of fixed asset, working capital financing and debt refinancing with the SBA's maximum guaranty— 90 percent— on the total loan amount.

Eligibility: small businesses

Loan amount: \$5 million

More information: <https://www.sba.gov/offices/headquarters/oit/resources/14832>

SBA Microloan Program

Grantor: U.S. Small Business Administration

Purpose: Loans are primarily designed for newer, veteran-owned, and underserved businesses that have difficulty securing traditional financing and can benefit from management and technical assistance.

Eligibility: small businesses

Max loan amount: \$ 500 to \$ 50,000

Interest rate: loans less than \$10,000, lender cost + 8.5%; loans \$10,000 and greater, lender cost + 7.75%;

Terms: lender negotiated, no early payoff penalty

More information: <https://www.sba.gov/loans-grants/see-what-sba-offers/sba-loan-programs/microloan-program%20>

SBA Working Capital Program

Grantor: U.S. Small Business Administration

Purpose: to purchase inventory to make the products you export or to finance receivables.

Eligibility: small businesses

Loan amount: \$5 million

Interest Rate: negotiated between lender and business, fixed or variable rate.

Terms: typically one year, cannot exceed three years

Guarantee: up to 90%

More information: <https://www.sba.gov/business-guide/grow-your-business/export-products>

Skills for Small Business

Grantor: Texas Workforce Commission (TWC)

Purpose: supports businesses with fewer than 100 employees, emphasizes training for new workers, and helps upgrade the skills of incumbent workers.

Eligibility: small businesses

Limitations: funds tuition and fees up to \$1,800 per newly hired employee and up to \$900 per incumbent employee. An individual employee can participate once per 12-month period. Funding for training is for full-time employees.

More information: <https://twc.texas.gov/programs/skills-small-business-program-overview>

Small Business Administration Loan programs

Grantor: U.S. Small Business Administration

Purpose: works with lenders to provide loans to small businesses. The agency doesn't lend money directly to small business owners. Instead, it sets guidelines for loans made by its partnering lenders, community development organizations, and micro-lending institutions. General Small Business Loans, Microloan Program, Real Estate & Equipment Loans, and Disaster Loans.

Eligibility: small businesses

More information: <http://www.sba.gov/loanprograms>

The Texas Workforce Commission's Skill Development Program

Grantor: Texas Workforce Commission through Texas Legislature

Purpose: provides grants to community and technical colleges to provide customized job training programs for businesses who want to train new workers or upgrade the skills of their existing workforce.

Eligibility: A business, a consortium of businesses, or trade union identifies a training need, and then partners with a public community or technical college.

Limitations: Texas Administrative Code, Title 40, Part 20, Chapter 803 and Texas Labor Code, Chapter 303.

More Information: <http://www.twc.state.tx.us/partners/skills-development-fund>

The Trade Adjustment Assistance Community College and Career Training (TAACCCT) Grant Program

Grantor: U.S. Department of Labor and Department of Education

Purpose: provides community colleges and other eligible institutions of higher education with funds to expand and improve their ability to deliver education and career training programs

Eligibility: are suited for workers who are eligible for training under the TAA for Workers program, and prepare program participants for employment in high-wage, high-skill occupations.

Limitations: have to be completed in two years or less

More information: <http://www.doleta.gov/taaccct/>

DOWNTOWN AND HISTORIC PRESERVATION

Business Improvement Districts

Grantor: Housing and Economic Development

Purpose: for a range of services and/or programs, including marketing and public relations, improving the downtown marketplace or city/town center, capital improvements, public safety enhancements, and special events

More information: <http://www.mass.gov/hed/community/planning/bid.html>

Certified Local Government Grants (CLG)

Grantor: U.S. Department of the Interior

Purpose: Support and strengthen local preservation activities by encouraging communities to develop an action plan. CLG are mainly grants for the development of historic preservation programs, but they can also be used for the preparation of architectural drawings, façade studies, and condition assessments.

Eligibility: Local, State, and Federal governments

Limitations: States receive annual appropriations from the Federal Historic Preservation Fund.

More information: <https://www.nps.gov/clg/>

Community Development Block Grants (CDBG)

Grantor: U.S. Department of Housing and Urban Development

Purpose: Formula grants for local governments to carry out community and economic development activities.

Eligibility: State allocated Limitations: Apportioned to the States by a formula

More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Community Restoration and Resiliency Fund

Grantor: Keep America Beautiful (KAB)

Purpose: provides immediate and long-term support for initial and ongoing cleanup efforts and helps rebuild vital public spaces: parks, greenways, community gateways, Main Street/downtown areas, open spaces and more.

Eligibility: KAB certified affiliates.

More Information: <https://www.kab.org/resources/community-restoration-and-resiliency-fund>

Federal Historic Preservation Tax Incentives

Grantor: National Park Services

Purpose: encourage private sector investment in the rehabilitation and re-use of historic buildings. The community revitalization program is one of the nation's most successful and cost-effective community revitalization programs.

Limitations: a 20% tax credit for the certified rehabilitation of certified historic structures; a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

More information: <http://www.nps.gov/tps/tax-incentives.htm>

Hart Family Fund for Small Towns

Grantor: National Fund for Historic Preservation

Purpose: intended to encourage preservation at the local level by providing seed money for preservation projects in small towns.

Eligibility: Competition.

Limitations: range from \$2,500 to \$10,000.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund>

National Environmental Policy Act and/or the National Historic Preservation Act Review

Grantor: National Endowment for the Arts

Purpose: The grant will fund, The commissioning and installation of temporary or permanent outdoor furnishings such as benches or market structures or art such as a sculpture or mural, an arts festival in a park, design planning and services for projects that may involve a historic site, structure, or district.

Eligibility: A project involving or occurring near a district, site, building, landscape, structure or object that is 50 years old and therefore eligible for inclusion in the National Register of Historic Places (please note that in some instances, buildings or structures may be included in or eligible for inclusion in the National Register of Historic Places that are less than 50 years old).

More Information: <https://www.arts.gov/grants-organizations/art-works/arts-education>

Preservation Technology and Training Grants

Grantor: U.S. Department of the Interior

Purpose: provides funding for innovative research that develops new technologies or adapt existing technologies to preserve cultural resources. Grant recipients undertake innovative research and produce technical reports which respond to national needs in the field of historic preservation.

Eligibility: federal agencies, states, tribes, local governments, and non-profit organizations.

Funding Limitation: Up to \$30,000

Deadline: February 14, 2020

More information: <https://www.ncptt.nps.gov/grants/preservation-technology-and-training-grants/>

Texas Capital Fund (Rural)- Main Street/ Downtown Revitalization Programs

Grantor: Texas Department of Agriculture

Purpose: Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions. Provides grant funds for public infrastructure to eliminate deteriorated conditions and foster economic development in historic main street areas and rural downtown areas.

Application Deadline: October 2019

Funding Limitation: \$350,000

More information: <http://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/TexasCapitalFund.aspx>

The Cynthia Woods Mitchell Fund for Historic Interiors

Grantor: National Fund for Historic Preservation

Purpose: to assist in the preservation, restoration, and interpretation of historic interiors.

Eligibility: Only Organizational Level Forum members or Main Street America members of the National Trust are eligible to apply for funding from the Cynthia Woods Mitchell Fund for Historic Interiors. Competition.

Limitations: range from \$2,500 to \$10,000

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund>

The Federal Historic Preservation Tax Incentives program

Grantor: The National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices.

Purpose: Encourage private sector investment in the rehabilitation and re-use of historic buildings. The community revitalization program is one of the nation's most successful and cost-effective community revitalization programs.

Limitations: a 20% tax credit for the certified rehabilitation of certified historic structures; a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

- More information: <https://www.nps.gov/TPS/tax-incentives.htm>

The Peter H. Brink Leadership Fund

Grantor: National Fund for Historic Preservation

Purpose: to support the leadership and effectiveness of staff and board members of preservation organizations to fulfill their mission and to create a stronger, more effective preservation movement.

Limitation: reimburse travel costs and provide an honorarium for the mentor up to a maximum total of \$2,500. Applications are accepted on a rolling basis throughout the year.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/brink-fund>

The Southwest Intervention Fund

Grantor: National Fund for Historic Preservation

Purpose: provides support for preservation planning efforts and enables prompt responses to emergency threats or opportunities in the eligible states.

Eligibility: Southwest region, exclusively in Arizona, Colorado, New Mexico, West Texas* and Utah.

Limitations: Grants generally range from \$2,500 to \$10,000.

Deadlines: February 1, June 1, October 1 annually.

More Information: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/southwest-fund>

PARKS

Acres for America

Grantor: Wells Fargo and National Fish and Wildlife Foundation Chloe Elberty (Coordinator) Chloe.Elberty@nfwf.org 202-595-2434

Purpose: Grant - “The Resilient Communities program will award approximately \$ 3 million in grants to projects in 2019. Each grant will range from \$200,000 to \$500,000 depending on category and will be awarded to eligible entities working to help communities become more resilient. This program has one round of applications per year and awards approximately 4 to 8 grants annually.”

Eligibility: Eligible applicants include non-profit 501(c) organizations, local governments, Native American tribes.

Limitations: \$200,000 to \$500,000 The ratio of matching funds offered is one criterion considered during the review process and projects that meet or exceed a 1:1 match ratio will be more competitive.

Deadline: Assigned annually

More information: Description of Acres for America- <https://www.nfwf.org/acresforamerica/Pages/home.aspx> ; Request for proposal information- <https://www.nfwf.org/acresforamerica/Pages/2019rfp.aspx>

Agricultural Water Conservation Grant and Loan Programs

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides financial assistance for agricultural water conservation projects in Texas.

Eligibility: State agencies, Political Subdivisions.

Funding limitations: up to \$600,000 annually; Low-interest loans with fixed interest rates, up to 10-year repayment terms.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/AWCL/index.asp>

Building Blocks for Sustainable Communities

Grantor: Environmental Protection Agency

Purpose: Building Blocks for Sustainable Communities provides quick, targeted technical assistance to selected communities using a variety of tools that have demonstrated results and widespread application. The purpose of delivering these tools is to stimulate a discussion about growth and development and strengthen local capacity to implement sustainable approaches.

Eligibility: states, territories, Indian Tribes, interstate organizations, intrastate organizations, and possessions of the U.S., including the District of Columbia; public and private universities and colleges, hospitals, laboratories, and other public or private non-profit institutions.

Limitations: Selected communities receive assistance in the form of a facilitated process that includes a one- or two-day in the community with a team of national experts in disciplines that match the community's needs. Application required.

Deadline: Application: Rolling

More Information: <http://www2.epa.gov/smartgrowth/building-blocks-sustainable-communities>

Clean Water State Revolving Fund (CWSRF)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program provides low-interest loans that can be used for planning, design, and construction of wastewater treatment facilities, wastewater recycling and reuse facilities, collection systems, storm water pollution control, nonpoint source pollution control, and estuary management projects.

Eligibility: The program is open to a range of borrowers including municipalities, communities of all sizes, farmers, homeowners, small businesses, and nonprofit organizations. Project eligibility varies according to each State's program and priorities. Loans for wastewater treatment plant projects are only given to political subdivisions with the authority to own and operate a wastewater system.

Funding limitations: The program offers fixed and variable rate loans at subsidized interest rates. The maximum repayment period for a CWSRF loan is 30 years from the completion of project construction. Mainstream funds offer a net long-term fixed interest rate of 1.30% below market rate for equivalency loans (project adheres to federal requirements) and 0.95% for non-equivalency (project adheres to state requirements) loans. Disadvantaged community funds may be offered to eligible communities with principal forgiveness of 30%, 50%, or 70% based upon the adjusted annual median household income and the household cost factor.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/CWSRF/>

Community Development Block Grant Mitigation Funds

Grantor: Texas General Land Office

Purpose: These funds were allocated to Texas by the U.S. Department of Housing and Urban Development (HUD) for mitigation programs, projects, and planning in the areas affected by Hurricane Harvey as well as 2015 and 2016 Floods

Eligibility: Areas affected by Hurricane Harvey or other floods

Deadline: Rolling

More information: <https://recovery.texas.gov/public-notice/index.html> Community Outdoor Outreach Program (CO-OP) Grants

Grantor: Texas Parks and Wildlife Department

Purpose: The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department.

Eligibility: Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups.

Limitations: This is not a land acquisition or construction grant; this is only for programs.

Deadline: December 4, 2020

More information: <https://tpwd.texas.gov/business/grants/recreation-grants/community-outdoor-outreach-program-co-op-grants>

Community & Recovery Tree Planting Grants

Grantor: Keep America Beautiful (KAB)

Purpose: reducing levels of carbon dioxide (CO₂) and greenhouse gas emissions through strategic plantings; emphasizing the importance of native trees; or planting fruit trees to produce fruit for local consumption, planting trees that have a greater likelihood of withstanding disasters (e.g., roots hold soil and prevent erosion, lessen runoff to mitigate flooding).

Eligibility: KAB certified affiliates.

Limitations: \$5,000

Deadline: October 22, 2020

More information: <https://www.kab.org/resources/community-grants>

Drinking Water State Revolving Fund (DWSRF)

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides low-cost financial assistance for planning, acquisition, design, and construction of water infrastructure.

Eligibility: Publicly and privately owned community water systems, including non-profit water supply corporations and non-profit, non-community public water systems. Both below market interest rate loans and loan forgiveness (similar to grants) is offered.

Limitations: Loan - additional subsidies available for disadvantaged communities, green projects, very small systems, and urgent need situations. 2.15% Loan origination fee.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/DWSRF/index.asp>

Economically Distressed Areas Program

Grantor: Texas Water Development Board (TWDB)

Purpose: This program provides financial assistance for water and wastewater services in economically distressed areas where present facilities are inadequate to meet residents' minimal needs. The program also includes measures to prevent future substandard development.

Eligibility: Projects must be located in an area that was established as a residential subdivision as of June 1, 2005, median household income less than 75% of the median state household income, has an inadequate water supply or sewer services to meet minimal residential needs and a lack of financial resources to provide water supply or sewer services to satisfy those needs. All political subdivisions, including cities, counties, water districts, and non-profit water supply corporations, are eligible to apply for funds. The applicant, or its designee, must be capable of maintaining and operating the completed system.

Funding limitations: Financial support is in the form of grant or combination of a grant and a loan. The program does not fund ongoing operation and maintenance expenses, nor does it fund new development.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/EDAP/>

FEMA Flood Mitigation Assistance (FMA) Grants

Grantor: Texas Water Development Board (TWDB)

Purpose: The Flood Mitigation Assistance (FMA) program provides grants to assist communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the National Flood Insurance Program (NFIP).

Eligibility: Political subdivision (including any Indian or authorized tribal or native organization) that has zoning and building code jurisdiction over a particular area having special flood hazards and is participating in the NFIP.

Funding Limitations: FEMA may contribute up to 75 percent of the total eligible costs. At least 25 percent of the total eligible costs must be provided by a nonfederal source.

Deadline: January 31, 2020

- More information at <http://www.fema.gov/flood-mitigation-assistance-grant-program>

Hazard Mitigation Grant Program

Grantor: FEMA

Purpose: provides grants to states and local governments to implement long-term hazard mitigation measures after a Major Disaster Declaration.

Eligibility: state, territorial, and local governments, Federally-recognized tribes or tribal organizations, and certain non-profit organizations. Individual homeowners and businesses may not apply directly to the program; however, a community may apply on their behalf.

Deadline: The applicant must submit all HMGP sub applications to FEMA within 12 months of the date of the Presidential Major Disaster Declaration.

More information: <https://www.fema.gov/hazard-mitigation-grant-program-guide-state/local-governments>

Landowner Incentive Program (LIP)

Grantor: Texas Parks and Wildlife Department (TPWD)

Purpose: The program offers project cost-sharing for projects that positively impact the valuable riparian areas and watershed in Texas. Projects showing the greatest benefit to targeted watersheds will receive priority as do projects offering long-term protection, long-term monitoring and greater than the required minimum landowner contribution.

Eligibility: Eligible parties include private, non-federal landowners wishing to enact good conservation practices on their lands in targeted eco-regions. Targeted eco-regions may change from year to year.

Funding limitations: Contracts will require a minimum of 25% landowner contribution (in-kind labor, materials, monetary, etc.).

Deadline: Rolling application

More information: <http://www.tpwd.state.tx.us/landwater/land/private/lip>

Outdoor Recreation Grants

Grantor: Texas Parks and Wildlife Department

Purpose: This grant provides 50% matching grant funds to acquire and develop parkland or to renovate existing public recreation areas.

Eligibility: For municipalities, counties, MUDs and other local units of government with populations less than 500,000. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts.

Limitations: Projects must be completed within three years of approval. The master plans submission deadline is at least 60 days prior to the application deadline.

Deadline: December 4, 2020

More information: For complete information on this grant, please download the Outdoor Recreation Grant Application; <http://www.nps.gov/lwcf/index.htm>

Recreation Grants

Grantor: Texas Parks and Wildlife Department

Purpose: This grant was created to meet recreation needs. The grant provides 50% matching grant funds to eligible municipalities and counties. Funds must be used for development or acquisition of parkland.

Eligibility: Must be a small Texas community with a population of 20,000 and under. Eligible projects include ball fields, boating, fishing, and hunting facilities, picnic facilities, playgrounds, swimming pools, trails, camping facilities, beautification, restoration, gardens, sports courts and support facilities.

- Deadline: December 4, 2020
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants>

Recreational Trail Grants

Grantor: Texas Parks and Wildlife Department

Purpose: TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

Eligibility: Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors.

Limitations: The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and currently there is not a maximum amount for motorized trail grants (call 512-389-8224 for motorized trail grant funding availability).

Deadline: February 1, 2020

More information: <https://tpwd.texas.gov/business/grants/recreation-grants/recreational-trails-grants>;

Recreational Trails Program (RTP)

Grantor: Department of Transportation's Federal Highway Administration (FHWA)

Purpose: provides funds to the States to develop and maintain recreational trails and trail-related facilities for both non motorized and motorized recreational trail uses

More information: https://www.fhwa.dot.gov/environment/recreational_trails/

Resilient Communities Program

Grantor: Wells Fargo and National Fish and Wildlife Foundation Carrie Clingan (Director) carrie.clingan@nfwf.org

Purpose: Grant - "Grants will be offered once a year to support priority projects in states and communities associated with Wells Fargo operations. Additional priorities and funding guidelines may be found within the program's Request for Proposals."

Eligibility: Eligible applicants include non-profit 501(c) organizations, local governments, Indian tribes.

Funding Limitations: \$200,000 to \$500,000 (The ratio of matching funds offered is one criterion considered during the review process and projects that meet or exceed a 1:1 match ratio will be more competitive.)

Deadline: November 1, 2020

More information: Description of Resilient Communities Program- [https:// www.nfwf.org/resilientcommunities/Pages/home.aspx](https://www.nfwf.org/resilientcommunities/Pages/home.aspx) ; Request for Proposal Information- <https://www.nfwf.org/resilientcommunities/Pages/2019rfp.aspx>

Rivers, Trails and Conservation Assistance (15.921)

Grantor: Department of the Interior

Purpose: will help create local, regional and State networks of parks, rivers, trails, greenways and open spaces by collaborating with community partners and National Park areas in every State.

Eligibility: Private non-profit organizations and Federal, State and local government agencies. Private non-profit organizations and Federal, State and local government agencies. Not applicable. OMB Circular No. A-87 applies to this program

Limitations: Range \$3,000 to \$237,000; Average \$45,000.

More Information: <https://www.cfda.gov/index?s=program&mode=form&tab=core&id=0eb58e82a9a678d4d621062e2ea27978>

Rural Water Assistance Fund (RWAf)

Grantor: Texas Water Development Board (TWDB)

Purpose: To assist small rural utilities to obtain low-cost financing for water and wastewater projects. The program also offers tax-exempt equivalent interest rate loans with long-term finance options.

Eligibility: “rural political subdivisions”- non-profit water supply corporations, districts, municipalities serving a population of 10,000 or less, and counties in which no urban area has a population exceeding 50,000.

Funding limitations: Only loans offered

Deadline: Rolling

- More information: <http://www.twdb.texas.gov/financial/programs/RWAF/index.asp>

Rural Water & Waste Disposal Loan & Grant Program

Grantor: U.S. Department of Agriculture (USDA)

Purpose: Provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Eligibility: Rural areas, cities, and towns with a population up to 10,000

Limitations: quarterly interest rates, maximum repayment period 40 years

Deadline: Rolling

More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>

Rural Water & Waste Disposal Loan Guarantees

Grantor: U.S. Department of Agriculture (USDA)

Purpose: To help private lenders provide affordable financing to qualified borrowers to improve access to clean, reliable water and waste disposal systems for households and businesses in rural areas.

Eligibility: Rural areas, cities, and towns with a population up to 10,000

Limitations: 90% private lender

Deadline: Rolling

More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-guarantees>

Smart Growth Implementation Assistance (SGIA) program

Grantor: Environmental Protection Agency

Purpose: focuses on complex or cutting-edge issues, such as stormwater management, code revision, transit-oriented development, affordable housing, infill development, corridor planning, green building, and climate change.

Eligibility: Tribes, states, regions, local governments, as well as non-profits that have a partnership with a government entity.

Limitations: Applicants can submit proposals under 4 categories: community resilience to disasters, job creation, the role of manufactured homes in sustainable neighborhood design or medical and social service facilities siting.

Deadline: Rolling

More Information: <http://www2.epa.gov/smartgrowth/smart-growth-implementation-assistance>

State Participation Program- Regional Water and Wastewater Facilities

Grantor: Texas Water Development Board (TWDB)

Purpose: Provides funding and assume a temporary ownership interest in a regional water, wastewater, or flood control project when the local sponsors are unable to assume debt for an optimally sized facility. Allows for the “right sizing” of projects in consideration of future needs.

Eligibility: Political subdivision of the State, including a water supply corporation, that can sponsor construction of a regional water or wastewater project

Funding limitations: Loans offered. The State Participation program has no available funding until appropriations are received from the Legislature.

Deadline: Rolling

More information: <http://www.twdb.texas.gov/financial/programs/SPP/index.asp>

State Water Implementation Fund for Texas (SWIFT)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program helps communities to develop cost-effective water supplies by providing low-interest loans, extended repayment terms, deferral of loan repayments, and incremental repurchase terms.

Eligibility: Any political subdivision or non-profit water supply corporation with a project included in the most recently adopted state water plan.

Funding limitations: Financial support is in the form of a variety of loans and is available twice a year. A priority rating process applies. Grants are not available.

Deadline: September 27, 2020

More information: <http://www.twdb.texas.gov/financial/programs/SWIFT/index.asp>

Texas Water Development Fund (DFund)

Grantor: Texas Water Development Board (TWDB)

Purpose: This program enables the TWDB to fund projects with multiple purposes (e.g., water and wastewater) in one loan.

Eligibility: Political subdivisions (cities, counties, districts, and river authorities) and non-profit water supply corporations.

Funding limitations: Loans offered.

Deadline: Rolling application

More information: <http://www.twdb.texas.gov/financial/programs/TWDF/index.asp>

The Conservation Fund

Grantor: “A non-profit organization that operates with an entrepreneurial culture” Reggie Hall (Director) rhall@conservationfund.org 703-908-5825

Purpose: Conservation Loan - to conserve America’s legacy of land and water resources

Eligibility: Non-profit, municipal and tribal organizations in good standing

Funding Limitations: Minimum Loan Amount: \$200,000 (extraordinary exceptions considered).

Interest: Contact for current rate.

Term: Minimum of 90 days and a maximum of 3 years (extraordinary exceptions considered). If a loan is needed for less than 90 days, 90 days’ worth of interest will be due at maturity.

Payment Schedule: To be negotiated.

More information:

Description of the conservation fund program- https://www.conservationfund.org/images/resources/Conservation_Loans_Program.pdf

Application and specifics- https://www.conservationfund.org/images/programs/files/Loan_Application_2017.pdf

The Lorrie Otto Seeds for Education Grant Program

Grantor: Donations

Purpose: For more than 20 years, this Wild Ones donor-funded program has provided small grants ranging from \$100 to \$500 for naturally landscaped projects throughout the United States. Youth participate directly in the planning, planting, and care of the native plant gardens.

Limitation: These funds are designated for native plants and seeds for outdoor learning areas that engage children, preschool to high school.

Deadline: October 15, 2020

More information: <http://www.wildones.org/seeds-for-education/>

The Texas Parks and Wildlife Department (TPWD) Grants and Assistance

Grantor: Texas Parks and Wildlife

Purpose: to support planning efforts that help cities increase access to high-quality parks within a 10-minute walk.

Eligibility: largest metroplex to the smallest rural community

Also provides an extensive database of grant opportunities for outdoor recreation, indoor recreation, small communities, outdoor outreach programs, and recreational trails. CO-OP grants

Recreational Trail Grants

Boating access grants

Landowner Incentive Program

Section 6 Grants

Education and Technical Assistance Programs

Sportfish Restoration Program

- Clean Vessel Act (CVA) Grants
- Local Parks Grants
- Target Range Grants
- Game Bird Habitat Management Grants
- Pastures for Upland Bird Program
- Pittman-Robertson Wildlife Research Grants
- Conservation License Plate Grant Program
- State Wildlife Grants
- Zebra / Quagga Mussel Research
- Vendor Invoice Template
- Texas Farm and Ranch Lands Conservation Program
- Deadlines: Different Grants range throughout the year
- More information: <http://www.tpwd.state.tx.us/business/grants/>

Water and Environmental Programs

Grantor: United States Department of Agriculture (USDA)

Purpose: This program provides financial assistance for drinking water, sanitary sewer, solid waste and storm drainage facilities in rural areas and cities and towns of 10,000 or less. Technical assistance and training is also available to assist rural communities with their water, wastewater, and solid waste problems.

Eligibility: Public bodies, non-profit organizations and recognized Indian Tribes

Funding limitations: Financial assistance is provided in various ways including direct or guaranteed loans, grants, technical assistance, research and educational materials. Different amounts of assistance exist depending on the project type and financial tool the participant is seeking.

Deadline: Rolling

More information: <https://www.rd.usda.gov/programs-services/all-programs/water-environmental-programs>

Wetlands Reserve Program

Grantor: Natural Resources Conservation Service (NRCS)

Purpose: Provides technical and financial support to landowners with their wetland restoration efforts. The programs aims to offer landowners the opportunity to protect, restore, and enhance wetlands on their property.

Eligibility: Lands that are eligible under this program include: wetlands farmed under natural conditions; farmed wetlands; prior converted cropland, farmed wetland pasture; certain lands that have the potential to become a wetland as a result of flooding; rangeland, pasture, or forest production lands where the hydrology has been significantly degraded and can be restored; riparian areas which link protected wetlands; lands adjacent to protected wetlands that contribute significantly to wetland functions and values; and wetlands previously restored under a local, state, or federal Program that need long-term protection.

Funding limitations: For permanent easements, 100% of the easement value and 100% of the restoration costs will be funded. For 30-year easements, 75% of the easement value and up to 75% of the restoration costs are funded. For an agreement to restore wetlands without an easement, up to 75% of the restoration costs will be funded. A 30-year contract is available for tribal land and funding allocation is up to 75% of the restoration costs.

More information: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/wetlands>

10-Minute Walk Planning Grant and Technical Assistance

Grantor: National Recreation and Park Association with support from The JPB Foundation

Purpose: Provide grants and technical assistance to support planning efforts that help cities increase access to high-quality parks within a 10-minute walk. In the third round of grants 10 cities will receive \$40,000 to work alongside NRPA, The Trust for Public Land (TPL), and the Urban Land Institute (ULI) to develop their highest, best, and measurable commitment to the 10-Minute Walk Campaign.

Eligibility: The main applicant must be a local government agency that builds and/or operates parks (e.g., municipal park and recreation department, tribal recreation department, public works department that manages parks etc.) or affiliated 501c(3) non-profit organization. The Mayor of the city applying must be signed on to the 10-Minute Walk Campaign and provide a statement of support for this application. At least 2 partners (outside of parks and recreation) must partner with you on this project and provide signed statements of support.

More information: <https://www.nrpa.org/our-work/partnerships/initiatives/10-minute-walk/grants-technical-assistance/>

Housing

Capacity Building for Community Development and Affordable Housing Grants

Grantor: U.S. Department of Housing and Urban Development

Purpose: for intermediary organizations to assist HUD in providing technical assistance to community development corporations and community housing development organizations to carry out community development and affordable housing activities that benefit low-income families.

Eligibility: Community development financing institutions (CDFIs)

Limitations: \$49.4 million

Deadline: Rolling

More information: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/capacitybuilding>

Choice Neighborhoods Implementation Program

Grantor: U.S. Department of Housing and Urban Development

Purpose: to revitalize severely distressed public and/or HUD-assisted multifamily housing in distressed neighborhoods into viable, mixed-income communities with access to well-functioning services, high quality educational programs, public transportation, and jobs.

Eligibility: \$110 million

Limitations: Public housing authorities (PHAs), local governments, nonprofits, tribal entities and for-profit developers that apply jointly with a public entity. Preferred Sustainability Applicants receive an additional two bonus points.

More Information: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/grants

Choice Neighborhoods Initiative Planning Grant

Grantor: U.S. Department of Housing and Urban Development

Purpose: to revitalize severely distressed public and/or HUD-assisted multifamily housing in distressed neighborhoods into viable, mixed-income communities with access to well-functioning services, high quality educational programs, public transportation, and jobs.

Eligibility: Public housing authorities, local governments, non-profits, and for-profit developers that apply jointly with a public entity. Preferred Sustainability Applicants receive an additional two bonus points.

Limitations: \$ 5 million

Deadlines: Annual

More Information: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/planninggrants

Community Development Block Grant (CDBG)

Grantor: U.S. Department of Housing and Urban Development (HUD).

Purpose: Provides communities with resources to address a wide range of unique community development needs. Assists urban, suburban and rural communities to improve housing and living conditions and expand economic opportunities for low- and moderate-income persons.

Eligibility: States and local governments.

Limitations: Apportioned to States and local governments by a formula

Deadline: Annually apportioned

More Information: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

Community Development Block Grant Disaster Recovery (CDBG-DR)

Grantor: U.S. Department of Housing and Urban Development

Purpose: to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. It serves to address job losses, impacts on tax revenues, and impact to business.

Eligibility: cities, counties and States.

Limitations: \$4.383 billion for Texas

Deadline: Rolling

More information: <https://www.hudexchange.info/programs/cdbg-dr/>

Community Development Block Grant (TxCDBG) Program for Rural Texas

Grantor: Texas Department of Agriculture

Purpose: develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income.

Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000, respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.

- Limitations: Population 50,000 city and 200,000 county.
- Deadline: Annually Apportioned.

- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\).aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG).aspx)

Community Facilities Direct Loan & Grant Program

Grantor: U.S. Department of Agriculture

Purpose: assist in the development of essential community facilities in rural areas and towns.

Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Towns of up to 20,000 in population.

Limitations: Development Financing, Construction

Deadline: Open

More information: <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Community Development Block Grant Mitigation Funds

Grantor: Texas General Land Office

Purpose: These funds were allocated to Texas by the U.S. Department of Housing and Urban Development (HUD) for mitigation programs, projects, and planning in the areas affected by Hurricane Harvey as well as 2015 and 2016 Floods

Eligibility: Areas affected by Hurricane Harvey or other floods

Limitations:

Deadline: Rolling

More information: <https://recovery.texas.gov/public-notices/index.html>

Distressed Cities Technical Assistance

Grantor: HUD

Purpose: To build the administrative capacity of smaller distressed communities recently impacted by a natural disaster. The focus of this TA includes financial management, economic development, and disaster recovery planning.

Eligibility: Eligibility is three-fold Distressed Community: unemployment rate of 9% or more over the past 3 years; poverty rate of 20% or more among individuals not enrolled in higher education; population decline of 5% or more between the 2010 Decennial Census and the most recent ACS 5-year Estimates

Impacted by Natural Disaster: community in a county that experienced a Presidentially declared disaster from 2015 onward

Population Size: less than 40,000

More information: <https://www.hudexchange.info/programs/distressed-cities/>

Housing Preservation & Revitalization Demonstration Loans & Grants

Grantor: U.S. Department of Agriculture

Purpose: provide affordable multi-family rental housing

Eligibility: for very low-, low-, and moderate-income families; the elderly; and persons with disabilities.

Deadline: April 30, 2020

More Information: <http://www.rd.usda.gov/programs-services/housing-preservation-revitalization-demonstration-loans-grants>

Housing Preservation Grants (HPG)

Grantor: U.S. Department of Agriculture Rural Development

Purpose: provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

Eligibility: Most State and local governmental entities, nonprofit organizations, Federally Recognized Tribes. Individual homeowners are not eligible. Rural areas and towns with 20,000 or fewer people.

Limitations: USDA will award a total of \$15,888,420 in Housing Preservation Grant Program funding for the repair and rehabilitation of rural housing units.

Deadline: Rolling

More information: <https://flh.fhwa.dot.gov/programs/erfo/>

LEED for Cities and Communities Grant

Grantor: U.S. Green Building

Purpose: building smart cities and resilient communities, provide support to a cohort of local governments pursuing certification under the LEED for Cities and Communities rating system.

Eligibility: local governments

Limitations: \$25,000

Deadline: March 22, 2020

More Information: <https://www.usgbc.org/articles/apply-leed-cities-and-communities-grant>

Low Income Housing Tax Credit (4%)

Grantor: HUD

Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.

Eligibility: Determined by state housing finance agency

If the projects involve the acquisition and substantial rehabilitation expenditures and are funded with Tax-Exempt Bonds only qualify for 4%.

Deadline: Rolling Application

More information: <https://tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm>

Low Income Housing Tax Credit (9%)

Grantor: Department of the Treasury

Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.

Eligibility: Determined by state housing finance agency

9% LIHTC are possible if the projects are not funded by federal Tax-Exempt Bonds, and meet the other basic qualifications of LIHTC.

Deadline: Rolling Application

More information: <http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/>

Low-Income Housing Tax Credit (LIHTC)

Grantor: U.S. Treasury Department via the Internal Revenue Code

Purpose: directing private capital toward the development and preservation of affordable rental housing for low-income households.

Eligibility: Private for-profit and nonprofit developers. Tenants earning up to 60% of the area median family income (AMFI), which varies by area.

Deadline: Rolling

More information can be found at <http://www.huduser.org/portal/datasets/lihtc.html>

Neighborhood Stabilization Program (NSP)

Grantor: U.S. Department of Housing and Urban Development

Purpose: to stabilize communities that have suffered from foreclosures and abandonment by providing funds to purchase and redevelop distressed residential properties.

Eligibility: States, territories and local governments

Limitations: Varies

More Information: <https://www.hudexchange.info/programs/nsp/> Rural Community Development Initiative Grant

Grantor: U.S. Department of Agriculture, Rural Development

Purpose: RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.

Eligibility: Rural communities

Limitations: Improve housing, community facilities, and other development. Matching funds is a requirement to equal the amount of grant.

Deadline: Annually apportioned

More Information: <https://www.rd.usda.gov/programs-services/rural-community-development-initiative-grants/tx>

SBA Disaster Loan Assistance (Home and Personal Property Loans)

Grantor: U.S. Small Business Administration

Purpose: If you are in a declared disaster area and have experienced damage to your home or personal property, you may be eligible for financial assistance from the SBA — even if you do not own a business. As a homeowner, renter and/or personal property owner, you may apply to the SBA for a loan to help you recover from a disaster.

Eligibility: Secondary homes or vacation properties are not eligible for these loans. However, qualified rental properties may be eligible for assistance under the SBA business disaster loan program.

Loan amount: Homeowners may apply for up to \$200,000 to replace or repair their primary residence. Renters and homeowners may borrow up to \$40,000 to replace or repair personal property — such as clothing, furniture, cars and appliances — damaged or destroyed in a disaster.

Deadline: Rolling

More information: <https://disasterloan.sba.gov/ela/Information/HomePersonalPropertyLoans>

Section 202 - Supportive Housing for the Elderly

Grantor: U.S. Department of Housing and Urban Development\

Purpose: Provide capital advances to finance the construction, rehabilitation or acquisition of properties that will serve as supportive housing for very low-income elderly persons.

Eligibility: Private nonprofit organizations and nonprofit consumer cooperatives

Limitations: \$371 million

More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

The Multi-family (Rental Housing) Development Program

Grantor: provides funding to units of General Local Governments, Public Housing Authorities, nonprofits, and for-profit entities towards the new construction or rehabilitation of affordable multifamily rental developments.

Eligibility: Development funds are awarded on a first-come, first-served basis through an application process.

Deadline: Rolling

More information: <http://www.tdhca.state.tx.us/multifamily/home/index.htm>

The Multifamily Mortgage Revenue Bond Program

Grantor: Texas Bond Review Board and the Texas Department of Housing and Community Affairs (TDHCA)

Purpose: issues mortgage revenue bonds to finance loans

Eligibility: qualified nonprofit organizations and for-profit developers.

Limitations: developers financed through this program are subject to set-aside restrictions for low-income tenants and persons with special needs, tenant services, maximum rent limitations and other requirements.

Deadline: Rolling

More information: <http://www.tdhca.state.tx.us/multifamily/bond/index.htm>

The Public Housing Agency's Housing Choice Voucher program

Grantor: U.S. Department of Housing and Urban Development

Purpose: Allows a very low-income family to receive a housing voucher. The family must pay 30% of its monthly adjusted gross income for rent and utilities.

Eligibility: very low-income families.

Limitations: Housing Authorities may establish local preferences for selecting applicants from its waiting list.

Deadline: Rolling

More information: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

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Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: April 8, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Presentation and discussion on a development proposal for 623 Old Plantersville Road.

Recommendation

Discuss the proposal with the applicant and provide initial feedback.

Discussion

Issue:

Tracy Boulware is interested in purchasing the Shockley property on Old Plantersville Road. The property is made up of (3) parcels totaling approximately 5 acres. She is interested in the potential to subdivide the largest 4.1-acre parcel into 3-5 homesites/lots. There is an existing access easement to the large parcel, but it does not have street frontage. Part of the site is a city-designated historic landmark that includes an historic boarding house used for a sawmill that used to be located on the property. In all scenarios presented by Mrs. Boulware, the historic home remains on the property. Several scenarios contemplate relocating the home to a different location on the property.

Rules:

Potential variances would be if a public street is not built as part of the development. Section 78-88(k)(1) requires residential lots to “be provided to adequate access to an existing or proposed public street by frontage on such street”. As such, access easements and private driveways do not meet the requirements of the City Code of Ordinances.

Analysis & Conclusion:

Listen to the proposal and discuss with Mrs. Boulware. She can gauge her next steps in the purchase of the property based on feedback received from the Commission. The City Council will ultimately have to consider variance requests and will rely on the Commission for analysis and recommendation.

No formal action is requested or needed and the discussion is simply an introduction to an idea that the Commission is asked to provide initial thoughts on.

Approved By

Director Planning & Development	Dave McCorquodale	Date: 03/28/2024
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623 Old Plantersville Road – Conceptual Development

4.1-acre parcel with no street frontage (has access easement)

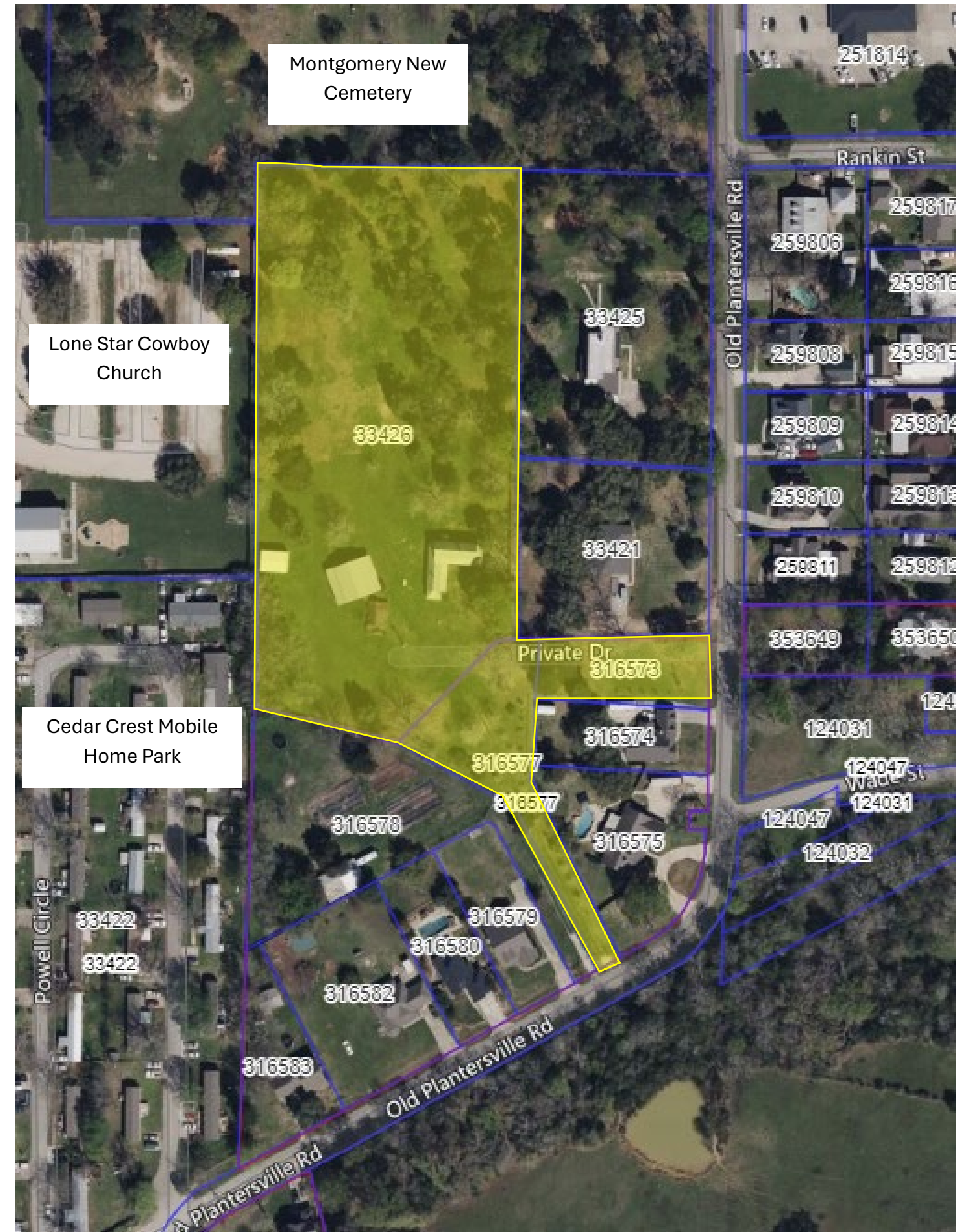
0.34-acre parcel with street frontage

0.54-acre parcel with street frontage and adjoins 4.1-acre parcel

Proposal:

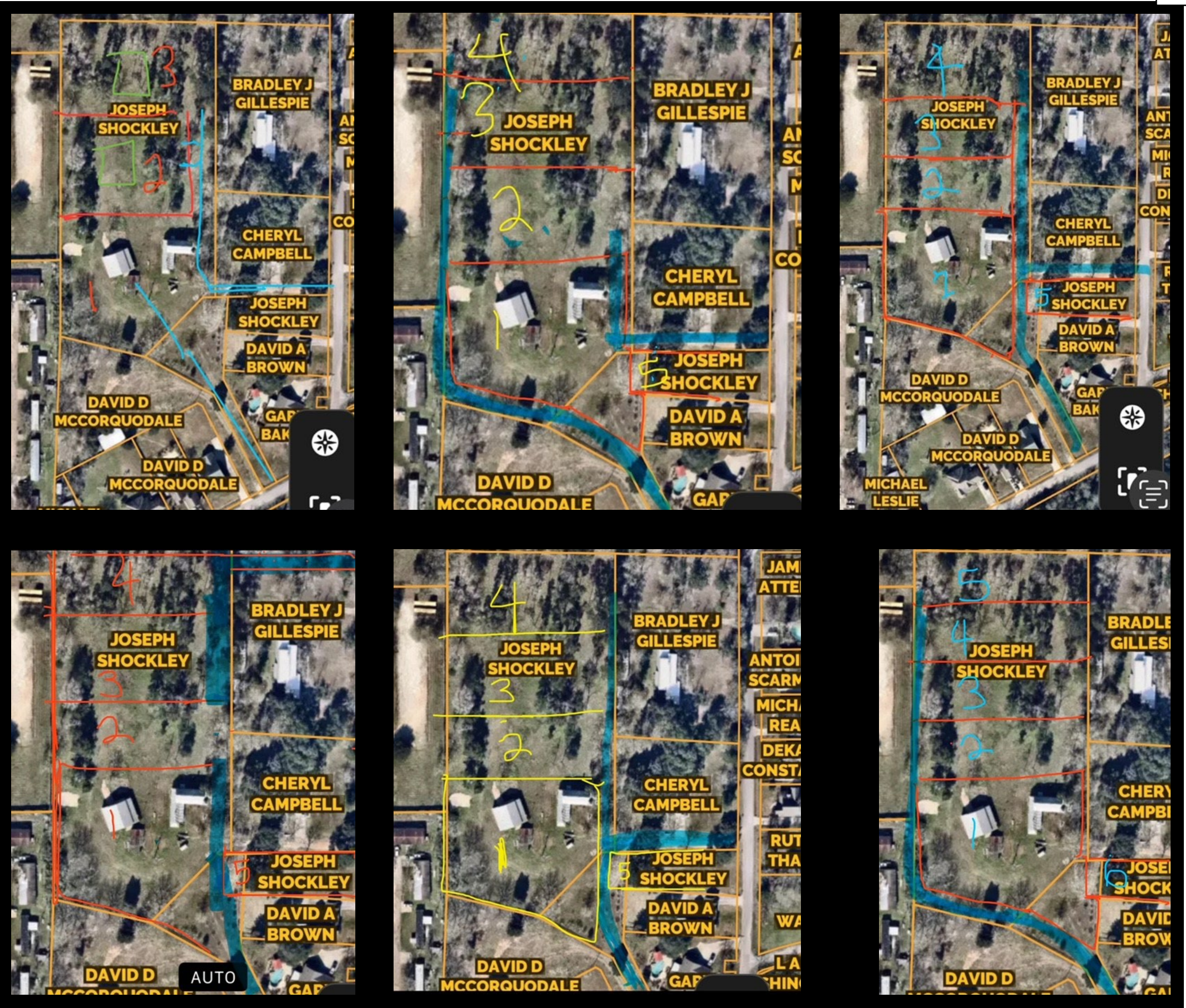
- Subdivide 4.1-acre parcel into 3 – 5 lots
- Use common driveway through 0.54-ac parcel to serve lots (access easement)
- Relocate existing historic house on the property & continue restoration

*Subject property shown highlighted in the image at right.



Examples at right provided by applicant meant to quickly convey subdivision and access possibilities to the properties.

Consider and provide feedback to the applicant.



Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 04/08/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action regarding approval of the preliminary plat for Lonestar Parkway Residential Section One. (Dev. No. 2404)

Recommendation

Approve the Preliminary Plat as presented.

Discussion

The engineer's memo and Preliminary Plat are attached. The design meets the city's requirements and approved variances. The Commission is required to approve items that are delegated to them by City Council if they meet city regulations. These types of actions are known as ministerial approvals. A good blog post by a Houston law firm explains the subject well:

<https://www.randlelawoffice.com/local-governmental-entities/ministerial-acts/>

Staff recommends approval of the Preliminary Plat as submitted.

Approved By

Director of Planning & Development	Dave McCorquodale	Date: 03/28/2024
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March 28, 2024

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

Re: Submission of Preliminary Plats
Lonestar Parkway Residential Sec. 1 (Dev. No. 2404)
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved variances to development regulations as approved by the City.

The developer intends to plat the property with 120' minimum lot depths, 55' minimum lot widths, and a reduced minimum lot area in accordance with the variances approved on March 12, 2024. We recommend the Commission approve the preliminary plat on condition that our comment for the building line adjacent to Lonestar Parkway is addressed. We anticipate receiving the revised plat before the April 2nd meeting.

If you have any questions or comments, please contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/akg

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.03.28 MEMO TO P&Z RE Lone Star Parkway Residential Sec 1 Prelim Plat.docx

Enclosures: Preliminary Plat – Lonestar Parkway Residential Sec 1

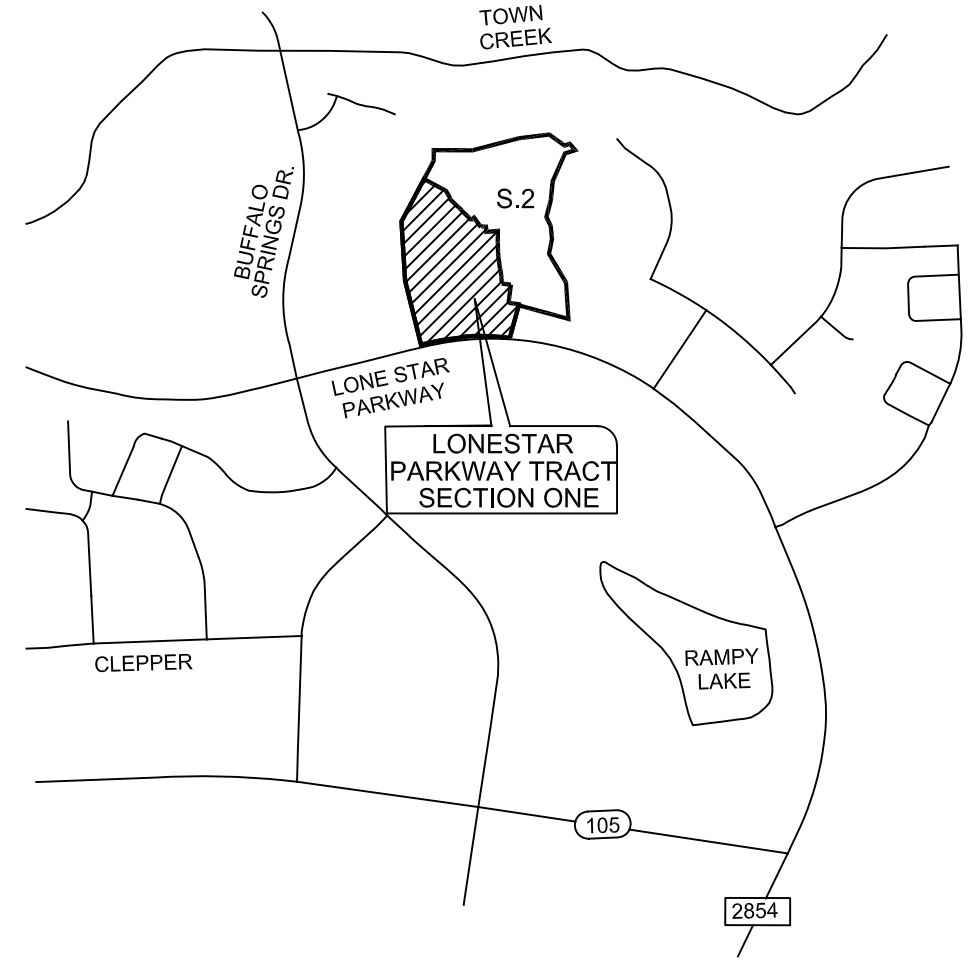
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

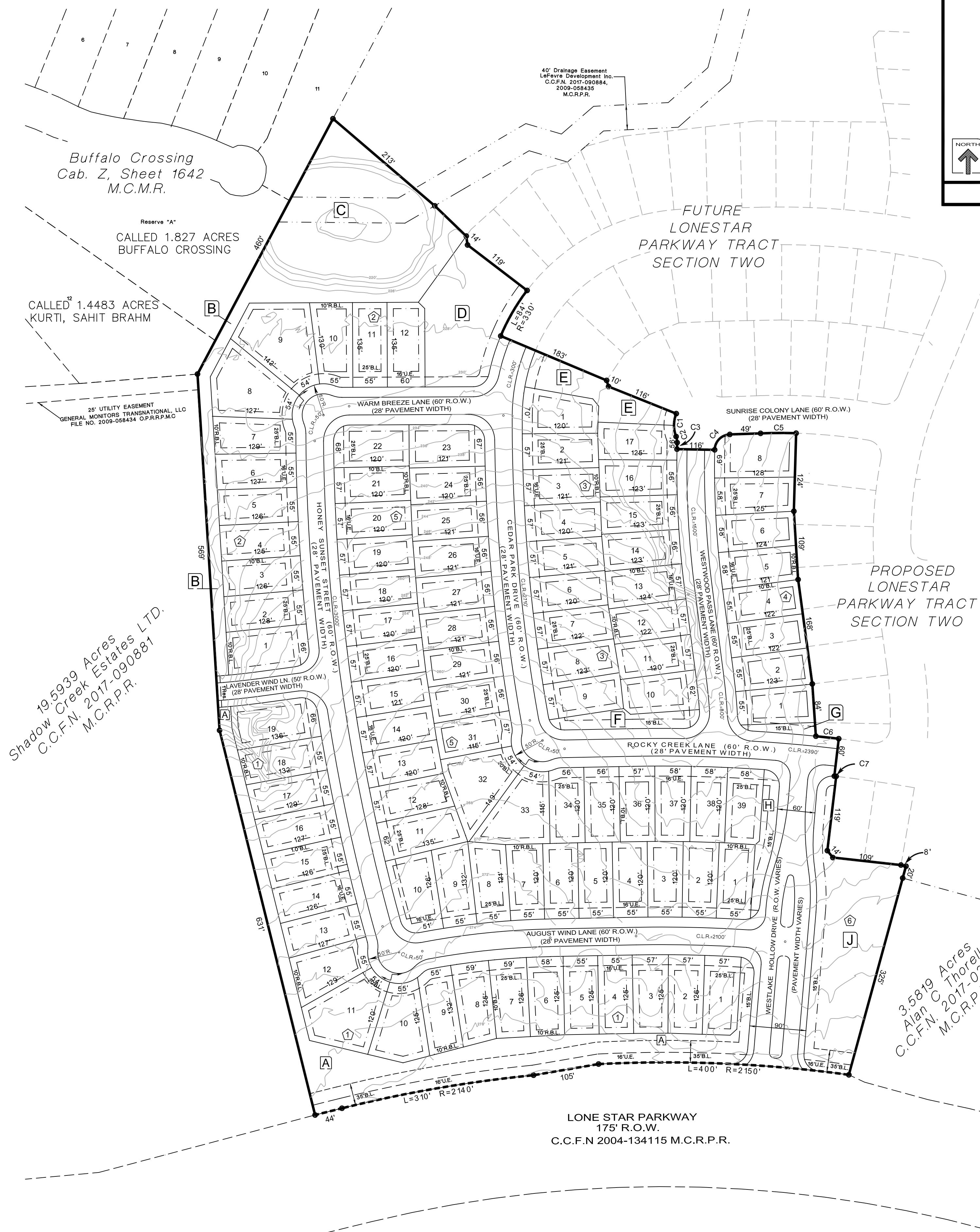
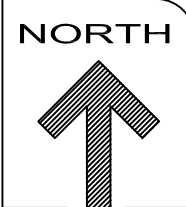
Ms. Nici Browe – City of Montgomery, City Secretary

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Vicinity Map (not to scale)



LOT SIZES			LOT SIZES		
LOT NO.	LOT SQ. FT.	LOT ACREAGE	LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1			BLOCK 4		
LOT 1	7017	0.16	LOT 1	6,990	0.15
LOT 2	7,069	0.16	LOT 2	6,852	0.15
LOT 3	7,028	0.16	LOT 3	6,691	0.15
LOT 4	6,875	0.16	LOT 4	6,675	0.15
LOT 5	6,875	0.16	LOT 5	6,975	0.16
LOT 6	7,116	0.16	LOT 6	7,085	0.16
LOT 7	7,232	0.17	LOT 7	7,191	0.17
LOT 8	7,381	0.17	LOT 8	9,085	0.20
LOT 9	7,293	0.17	BLOCK 5		
LOT 10	8,888	0.21	LOT 1	6,712	0.15
LOT 11	11,803	0.27	LOT 2	6,727	0.15
LOT 12	8,154	0.19	LOT 3	6,726	0.15
LOT 13	7,032	0.16	LOT 4	6,659	0.15
LOT 14	6,997	0.16	LOT 5	6,623	0.15
LOT 15	7,021	0.16	LOT 6	6,640	0.15
LOT 16	7,102	0.16	LOT 7	6,812	0.16
LOT 17	7,242	0.17	LOT 8	7,161	0.16
LOT 18	7,441	0.17	LOT 9	7,293	0.17
LOT 19	9,153	0.21	LOT 10	8,496	0.19
BLOCK 2			LOT 11	8,023	0.18
LOT 1	8,594	0.20	LOT 12	6,937	0.16
LOT 2	7,089	0.16	LOT 13	6,720	0.15
LOT 3	7,010	0.16	LOT 14	6,735	0.15
LOT 4	6,988	0.16	LOT 15	6,735	0.15
LOT 5	7,025	0.16	LOT 16	6,735	0.15
LOT 6	7,119	0.16	LOT 17	6,735	0.15
LOT 7	7,390	0.17	LOT 18	6,735	0.15
LOT 8	11,534	0.26	LOT 19	6,735	0.15
LOT 9	13,636	0.31	LOT 20	6,735	0.15
LOT 10	8,020	0.18	LOT 21	6,735	0.15
LOT 11	7,425	0.17	LOT 22	7,908	0.18
LOT 12	8,050	0.18	LOT 23	8,029	0.18
BLOCK 3			LOT 24	6,893	0.16
LOT 1	7,390	0.16	LOT 25	6,906	0.16
LOT 2	6,766	0.15	LOT 26	6,904	0.16
LOT 3	6,798	0.16	LOT 27	6,622	0.15
LOT 4	6,766	0.15	LOT 28	6,915	0.16
LOT 5	6,750	0.15	LOT 29	6,935	0.16
LOT 6	6,750	0.15	LOT 30	6,926	0.16
LOT 7	6,792	0.16	LOT 31	6,856	0.16
LOT 8	6,876	0.16	LOT 32	10,726	0.25
LOT 9	6,960	0.16	LOT 33	10,273	0.24
LOT 10	7,177	0.16	LOT 34	6,682	0.15
LOT 11	6,895	0.16	LOT 35	6,720	0.15
LOT 12	7,006	0.16	LOT 36	6,750	0.15
LOT 13	7,116	0.16	LOT 37	6,814	0.16
LOT 14	7,045	0.16	LOT 38	6,814	0.16
LOT 15	7,041	0.16	LOT 39	6,804	0.16
LOT 16	7,080	0.16			
LOT 17	7,148	0.16			

GREEN SPACE NEEDED		
LOTS>9000	REQUIRED	PROVIDED
88	155,907	214,749

NOTE:

- A** RESTRICTED RESERVE "A" COMPENSATING OPEN SPACE ±1.28 ACRES
- B** RESTRICTED RESERVE "B" COMPENSATING OPEN SPACE ±0.28 ACRE
- C** RESTRICTED RESERVE "C" DETENTION/ C.O.S ±1.40 ACRES
- D** RESTRICTED RESERVE "D" COMPENSATING OPEN SPACE ±0.58 ACRE
- E** RESTRICTED RESERVE "E" COMPENSATING OPEN SPACE ±0.25 ACRE
- F** RESTRICTED RESERVE "F" COMPENSATING OPEN SPACE ±0.13 ACRE
- G** RESTRICTED RESERVE "G" COMPENSATING OPEN SPACE ±0.04 ACRE
- H** RESTRICTED RESERVE "H" COMPENSATING OPEN SPACE ±0.12 ACRE
- J** RESTRICTED RESERVE "J" COMPENSATING OPEN SPACE ±0.85 ACRE

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatior, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- LOTS BACKING OR SIDING LONE STAR PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD).
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONE ADDITIONAL SPACE SHALL BE PROVIDED.
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- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00003.
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00003.
- ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED.
- THE PROPERTY LIES WITHIN ZONE AE SHOWN ON FEMA FIRM MAP NO. 48339C0200G LAST REVISED AUGUST 18TH, 2014.
- ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 55 FEET WIDE AND 120 FEET LONG. APPROVED MARCH 12TH, 2024.
- ALL LOTS SHALL HAVE A REDUCED MINIMUM LOT AREA. APPROVED MARCH 12TH, 2024.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50'	4250'41"	37'	20'	N 0021'37" E	37'
C2	25'	2231'34"	10'	5'	N 0947'56" W	10'
C3	1530'	0023'24"	10'	5'	N 0116'09" E	10'
C4	25'	865'151"	38'	24'	N 4430'23" E	34'
C5	870'	0343'54"	57'	28'	N 8948'16" E	57'
C6	2420'	0051'57"	37'	18'	S 8345'13" E	37'
C7	2360'	0004'15"	3'	1'	S 8317'07" E	3'

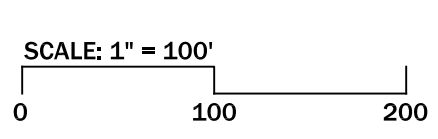
A PRELIMINARY PLAT OF

LONESTAR PARKWAY TRACT SECTION ONE

BEING 27.2± ACRES OF LAND CONTAINING 95 LOTS (50' X 120' TYP.) AND NINE RESERVES IN SIX BLOCKS.

OUT OF THE
JOHN CORNER SURVEY, A-8
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS
OWNER:
TAYLOR MORRISON OF TEXAS, INC.
2929 BRIARPARK DRIVE, SUITE 400
HOUSTON, TX 77042
(281) 598-3000

PLANNER:



MARCH 27, 2024

MTA-765A

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 04/08/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action regarding approval of the preliminary plat for Lonestar Parkway Residential Section Two. (Dev. No. 2404)

Recommendation

Approve the Preliminary Plat as presented.

Discussion

The engineer's memo and Preliminary Plat are attached. The design meets the city's requirements and approved variances. The Commission is required to approve items that are delegated to them by City Council if they meet city regulations. These types of actions are known as ministerial approvals. A good blog post by a Houston law firm explains the subject well:

<https://www.randlelawoffice.com/local-governmental-entities/ministerial-acts/>

Staff recommends approval of the Preliminary Plat as submitted.

Approved By

Director of Planning & Development	Dave McCorquodale	Date: 03/28/2024
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March 28, 2024

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

Re: Submission of Preliminary Plats
Lonestar Parkway Residential Sec. 2 (Dev. No. 2404)
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved variances to development regulations as approved by the City.

The developer intends to plat the property with 120' minimum lot depths, 55' minimum lot widths, and a reduced minimum lot area in accordance with the variances approved on March 12, 2024. We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

If you have any questions or comments, please contact me.

Sincerely,

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

Chris Roznovsky, PE
City Engineer

CVR/akg

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.03.28 MEMO TO P&Z RE Lone Star Parkway Residential Sec 2 Prelim Plat.docx

Enclosures: Preliminary Plat – Lonestar Parkway Residential Sec 2

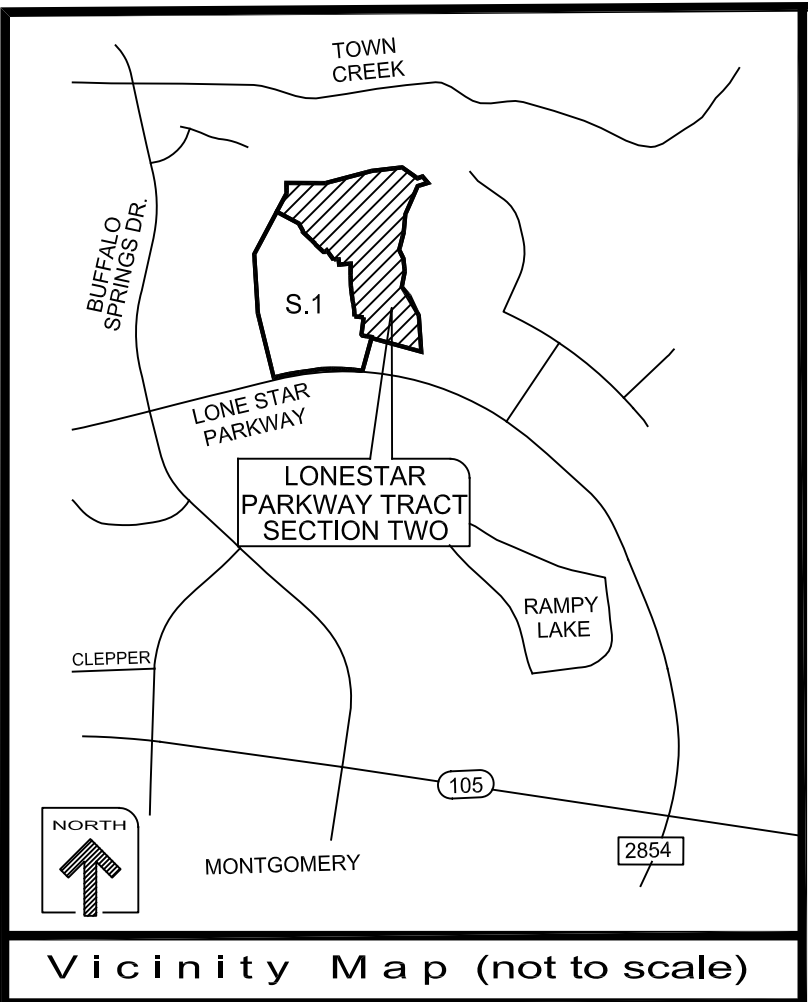
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Ms. Nici Browe – City of Montgomery, City Secretary

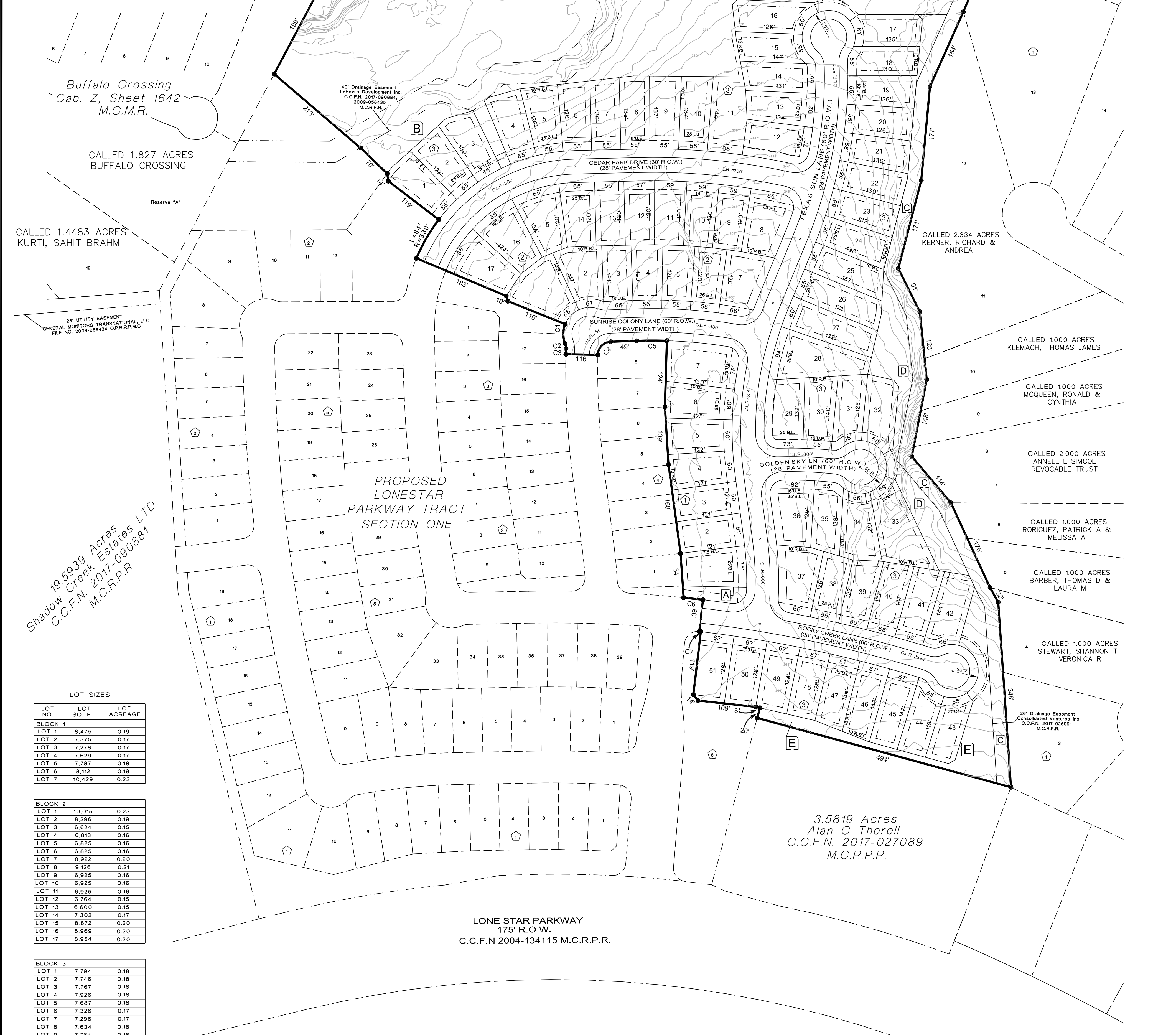
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



Amending Plat of
Waterstone on Lake Conroe
Section One
Cab. Z, Sheet 1356 M.C.M.R.

Residual 155.2494 Acres
Waterstone on Lake Conroe Inc.
C.C.F.N. 2008-023660
M.C.R.P.R.



3.5819 Acres
Alan C Thorell
C.C.F.N. 2017-027089
M.C.R.P.R.

LOT SIZES

LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1		
LOT 1	8,475	0.19
LOT 2	7,375	0.17
LOT 3	7,278	0.17
LOT 4	7,629	0.17
LOT 5	7,787	0.18
LOT 6	8,112	0.19
LOT 7	10,429	0.23

BLOCK 2

LOT 1	10,015	0.23
LOT 2	8,296	0.19
LOT 3	6,624	0.15
LOT 4	6,813	0.16
LOT 5	6,825	0.16
LOT 6	6,825	0.16
LOT 7	8,922	0.20
LOT 8	9,126	0.21
LOT 9	6,925	0.16
LOT 10	6,925	0.16
LOT 11	6,925	0.16
LOT 12	6,764	0.15
LOT 13	6,600	0.15
LOT 14	7,302	0.17
LOT 15	8,872	0.20
LOT 16	8,969	0.20
LOT 17	8,954	0.20

BLOCK 3

LOT 1	7,794	0.18
LOT 2	7,746	0.18
LOT 3	7,767	0.18
LOT 4	7,926	0.18
LOT 5	7,687	0.18
LOT 6	7,326	0.17
LOT 7	7,296	0.17
LOT 8	7,634	0.18
LOT 9	7,784	0.18
LOT 10	7,784	0.18
LOT 11	9,425	0.22
LOT 12	8,450	0.20
LOT 13	7,546	0.17
LOT 14	7,533	0.17
LOT 15	7,142	0.16
LOT 16	8,557	0.20
LOT 17	7,535	0.17
LOT 18	7,194	0.17
LOT 19	7,349	0.17
LOT 20	7,234	0.17
LOT 21	7,363	0.17
LOT 22	7,507	0.17
LOT 23	7,535	0.17
LOT 24	7,770	0.18
LOT 25	8,168	0.19
LOT 26	9,101	0.21
LOT 27	9,868	0.23
LOT 28	12,235	0.28
LOT 29	9,337	0.21
LOT 30	7,841	0.18
LOT 31	7,275	0.17
LOT 32	7,771	0.18
LOT 33	12,007	0.27
LOT 34	8,271	0.19
LOT 35	7,160	0.17
LOT 36	9,177	0.21
LOT 37	9,193	0.21
LOT 38	6,898	0.16
LOT 39	7,085	0.16
LOT 40	7,532	0.17
LOT 41	7,884	0.18
LOT 42	9,187	0.20
LOT 43	6,895	0.16
LOT 44	7,143	0.16
LOT 45	7,952	0.18
LOT 46	7,806	0.18
LOT 47	7,425	0.17
LOT 48	7,190	0.17
LOT 49	7,742	0.18
LOT 50	7,753	0.18
LOT 51	7,829	0.18

GREEN SPACE NEEDED
LOTS>9000REQUIRED PROVIDED

64	77,846	91,476
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- NOTE:
- A** RESTRICTED RESERVE "A" COMPENSATING/OPEN SPACE ±0.07 ACRE
 - B** RESTRICTED RESERVE "B" DETENTION ±9.63 ACRES
 - C** RESTRICTED RESERVE "C" DRAINAGE/ C.O.S. ±1.07 ACRES
 - D** RESTRICTED RESERVE "D" COMPENSATING/OPEN SPACE ±0.53 ACRE
 - E** RESTRICTED RESERVE "E" COMPENSATING/OPEN SPACE ±0.50 ACRE

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE
 - "UE" INDICATES UTILITY EASEMENT.
 - "1' RES" INDICATES ONE FOOT RESERVE
 - dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
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 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
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 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: .XXXXXXXXXXXXX.
 - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00003
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 - SURVEYING MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
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 - THE PROPERTY LIES WITHIN ZONE AE SHOWN ON FEMA FIRM MAP NO. 48339C0200G LAST REVISED AUGUST 18TH, 2014.
 - ALL SINGLE FAMILY LOTS SHALL BE A MINIMUM OF 55 FEET WIDE AND 120 FEET LONG. APPROVED MARCH 12TH, 2024.
 - ALL LOTS SHALL HAVE A REDUCED MINIMUM LOT AREA. APPROVED MARCH 12TH, 2024

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50'	4250'41"	37'	20'	N 002'137" E	37'
C2	25'	2231'34"	10'	5'	N 094'756" W	10'
C3	1530'	0023'24"	10'	5'	N 0116'09" E	10'
C4	25'	865'151"	38'	24'	N 4430'23" E	34'
C5	870'	0343'54"	57'	28'	N 8948'16" E	57'
C6	2420'	0051'57"	37'	18'	S 8345'13" E	37'
C7	2360'	0004'15"	3'	1'	S 8317'07" E	3'

A PRELIMINARY PLAT OF

LONESTAR PARKWAY TRACT SECTION TWO

BEING 29.9± ACRES OF LAND CONTAINING 75 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN THREE BLOCKS.

OUT OF THE
JOHN CORNER SURVEY, A-8
CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS
OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DRIVE, SUITE 400
HOUSTON, TX 77042
(281) 598-3000

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

MARCH 27, 2024

MTA-I-765A

DISCLAIMER AND LIMITED WARRANTY
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Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 04/08/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on approval of the Final Plat for Montgomery Bend Section Two (Dev. No. 2203).

Recommendation

Approve the Final Plat for Montgomery Bend Section Two as submitted.

Discussion

The engineer's memo and Final Plat are attached. The design meets the city's requirements and approved Development Agreement requirements. The Commission is required to approve items that are delegated to them by City Council if they meet city regulations. These types of actions are known as ministerial approvals. A good blog post by a Houston law firm explains the subject well:

<https://www.randlelawoffice.com/local-governmental-entities/ministerial-acts/>

Staff recommends approval of the Final Plat for Montgomery Bend Section Two as submitted.

Approved By

Director of Planning &
Development

Dave McCorquodale

Date: 04/03/2024



March 27, 2024

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

Re: Submission of Final Plat
Montgomery Bend, Section 2 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 2, owned by Pulte Homes of Texas, LP. ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 88 single-family residential lots and 5 reserves.

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.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/akg

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.03.25 MEMO to P&Z RE Montgomery Bend Section 2 Final Plat.docx

Enclosures: Final Plat

Cc (via email): The Honorable Mayor and City Council – City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Garret Duhon, PE – Elevation Land Solutions

Block 1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7308.00	0.1678
2	5875.15	0.1349
3	5928.48	0.1361
4	5979.06	0.1373
5	7961.30	0.1828

Block 4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6617.49	0.1519
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5492.20	0.1261
9	5533.77	0.1270
10	5554.77	0.1275
11	6857.58	0.1574

Block 2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7101.53	0.1630
2	6834.53	0.1569
3	6677.15	0.1533
4	6561.53	0.1506
5	6337.88	0.1455
6	6204.57	0.1424
7	7869.79	0.1807
8	8152.12	0.1871
9	6365.29	0.1461
10	6341.65	0.1456
11	6356.54	0.1459
12	6435.71	0.1477
13	6603.66	0.1516
14	6771.62	0.1555
15	6939.57	0.1593
16	7512.15	0.1725
17	8489.34	0.1949

Block 3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5400.00	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5520.00	0.1267
6	5640.00	0.1295
7	5672.22	0.1302
8	5510.76	0.1265
9	5548.68	0.1274
10	5583.70	0.1282
11	7087.47	0.1627
12	7323.94	0.1681
13	5789.73	0.1329
14	5798.95	0.1331
15	5640.00	0.1295
16	5640.00	0.1295
17	5640.00	0.1295
18	5640.00	0.1295
19	5640.00	0.1295
20	5400.00	0.1240
21	5400.00	0.1240
22	5400.00	0.1240
23	5400.00	0.1240

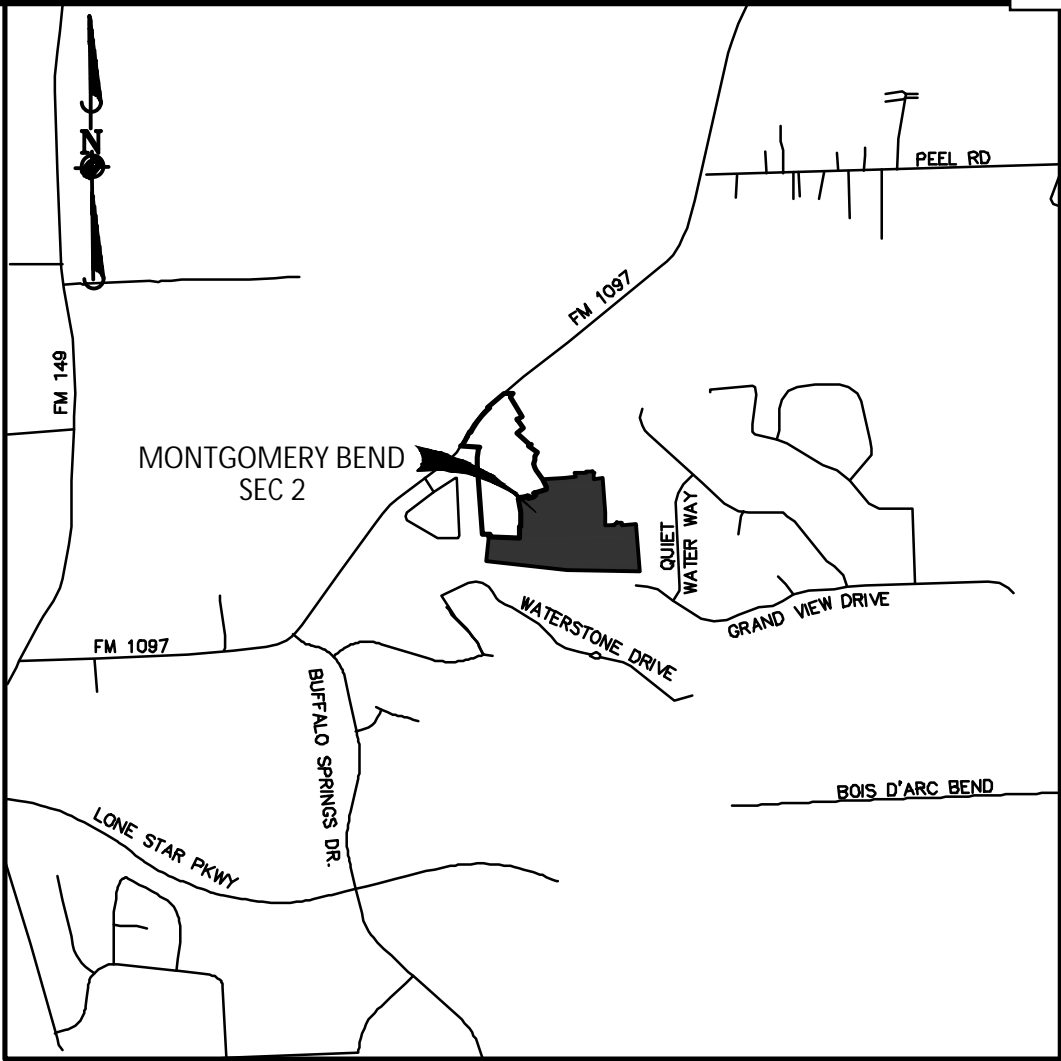
Block 5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5575.00	0.1280
5	5575.00	0.1280
6	5625.00	0.1291
7	8970.34	0.2059
8	13500.13	0.3099
9	8250.44	0.1894
10	6319.99	0.1451
11	7236.41	0.1661
12	5929.33	0.1361
13	5926.26	0.1360
14	5812.08	0.1334
15	5725.66	0.1314
16	5625.00	0.1291
17	5625.00	0.1291
18	5625.00	0.1291
19	5625.00	0.1291
20	5625.00	0.1291
21	5625.00	0.1291
22	5625.00	0.1291
23	5625.00	0.1291
24	5625.00	0.1291
25	5625.00	0.1291
26	5625.00	0.1291
27	5625.00	0.1291
28	5625.00	0.1291
29	5625.00	0.1291
30	5625.00	0.1291
31	5625.00	0.1291
32	5625.00	0.1291

Line Table		
Line #	Length	Direction
L1	125.00'	N03°04'57"E
L2	13.92'	S86°55'03"E
L3	60.00'	N03°04'57"E
L4	102.67'	N04°18'01"W
L5	60.00'	N75°29'52"E
L6	27.98'	N07°49'33"W
L7	105.59'	N26°03'45"W
L8	4.67'	S03°48'06"E
L9	120.00'	N86°11'54"E
L10	41.20'	N03°48'06"W
L11	120.00'	N86°11'54"E
L12	11.67'	N03°48'06"W
L13	60.00'	N86°11'54"E
L14	60.00'	S03°48'06"E
L15	95.00'	N86°11'54"E
L16	13.27'	N86°11'54"E
L17	60.00'	N86°11'54"E
L18	27.50'	S03°48'06"E
L19	68.27'	N86°11'54"E
L20	20.00'	N86°11'54"E
L21	21.80'	N03°04'57"E
L22	55.00'	N86°11'54"E
L23	58.69'	N03°04'57"E
L24	46.14'	N00°44'12"W

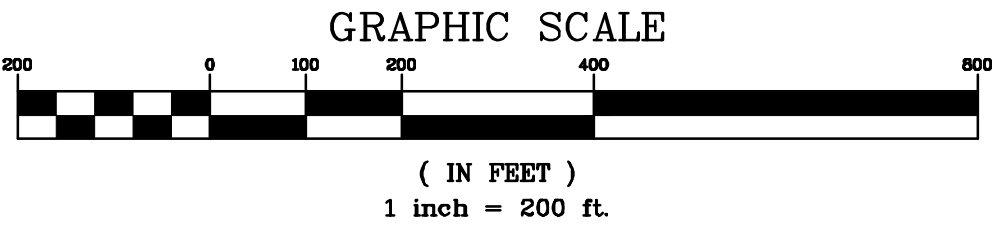
Line Table		
Line #	Length	Direction
L25	46.09'	N02°41'23"W
L26	115.00'	N86°11'54"E
L27	115.00'	N86°11'54"E
L28	14.14'	N41°11'54"E
L29	14.14'	N48°48'06"W
L30	25.00'	N48°05'56"E
L31	25.00'	N86°55'03"W
L32	125.00'	N03°04'57"E
L33	125.00'	N03°04'57"E
L34	25.00'	N86°55'03"W
L35	25.00'	N86°55'03"W
L36	125.00'	N03°04'57"E
L37	125.00'	N03°04'57"E
L38	25.00'	N86°55'03"W
L39	25.00'	N86°55'03"W
L40	125.00'	N03°04'57"E
L41	125.00'	N03°04'57"E
L42	25.00'	N86°55'03"W
L43	20.00'	N03°48'06"W
L44	18.28'	N41°11'54"E
L45	25.00'	N86°11'54"E
L46	25.00'	N00°40'57"E
L47	18.28'	N48°48'06"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	93.68'	630.00'	008°31'13"	93.60'	N80°33'56"E
C2	38.92'	25.00'	089°11'33"	35.11'	S59°05'54"E
C3	32.40'	1030.00'	001°48'08"	32.40'	N15°24'12"W
C4	39.27'	25.00'	090°00'00"	35.36'	S48°48'06"E
C5	87.88'	1470.00'	003°25'31"	87.87'	N87°54'40"E
C6	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C7	180.23'	1500.00'	006°53'03"	180.12'	N89°38'26"E
C8	306.91'	1000.00'	017°35'05"	305.71'	N05°42'35"W
C9	216.27'	1800.00'	006°53'03"	216.14'	N00°21'34"W
C10	180.23'	1500.00'	006°53'03"	180.12'	N00°21'34"W
C11	40.73'	25.00'	093°20'12"	36.37'	N46°24'52"E
C12	37.97'	25.00'	087°00'42"	34.42'	S43°24'42"E
C13	40.06'	25.00'	091°48'22"	35.91'	N47°10'46"E
C14	38.53'	25.00'	088°18'03"	34.83'	S42°46'01"E
C15	39.84'	25.00'	091°18'59"	35.76'	N47°25'28"E
C16	38.74'	25.00'	088°46'36"	34.98'	S42°31'45"E
C17	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C18	27.13'	25.00'	062°10'55"	25.82'	N27°17'22"E
C19	211.34'	50.00'	242°10'55"	85.63'	S62°42'38"E
C20	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	27,247.47	0.6255	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	430,615.98	9.886	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	3,125.00	0.0717	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	467,238.45	10.73	



VICINITY MAP
MONTGOMERY COUNTY
KEY MAPS: 123L
NOT TO SCALE



ABBREVIATIONS

- AE=

DE=

PAE=

PUE=

SSE=

STM SE=

UVE=

UE=

WLE=

BL=

ROW=

MCDR=

MCMR=

MCCF=

MCOPR=

MCOPRRP=

CAB=

VOL. _ PG._=

FND=

IR=
- AERIAL EASEMENT

DRAINAGE EASEMENT

PRIVATE ACCESS EASEMENT

PUBLIC UTILITY EASEMENT

SANITARY SEWER EASEMENT

STORM SEWER EASEMENT

UNOBSTRUCTED VISIBILITY EASEMENT

UTILITY EASEMENT

WATER LINE EASEMENT

BUILDING LINE

RIGHT-OF-WAY

MONTGOMERY COUNTY DEED RECORDS

MONTGOMERY COUNTY MAP RECORDS

MONTGOMERY COUNTY CLERK'S FILE

MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS

MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CABINET

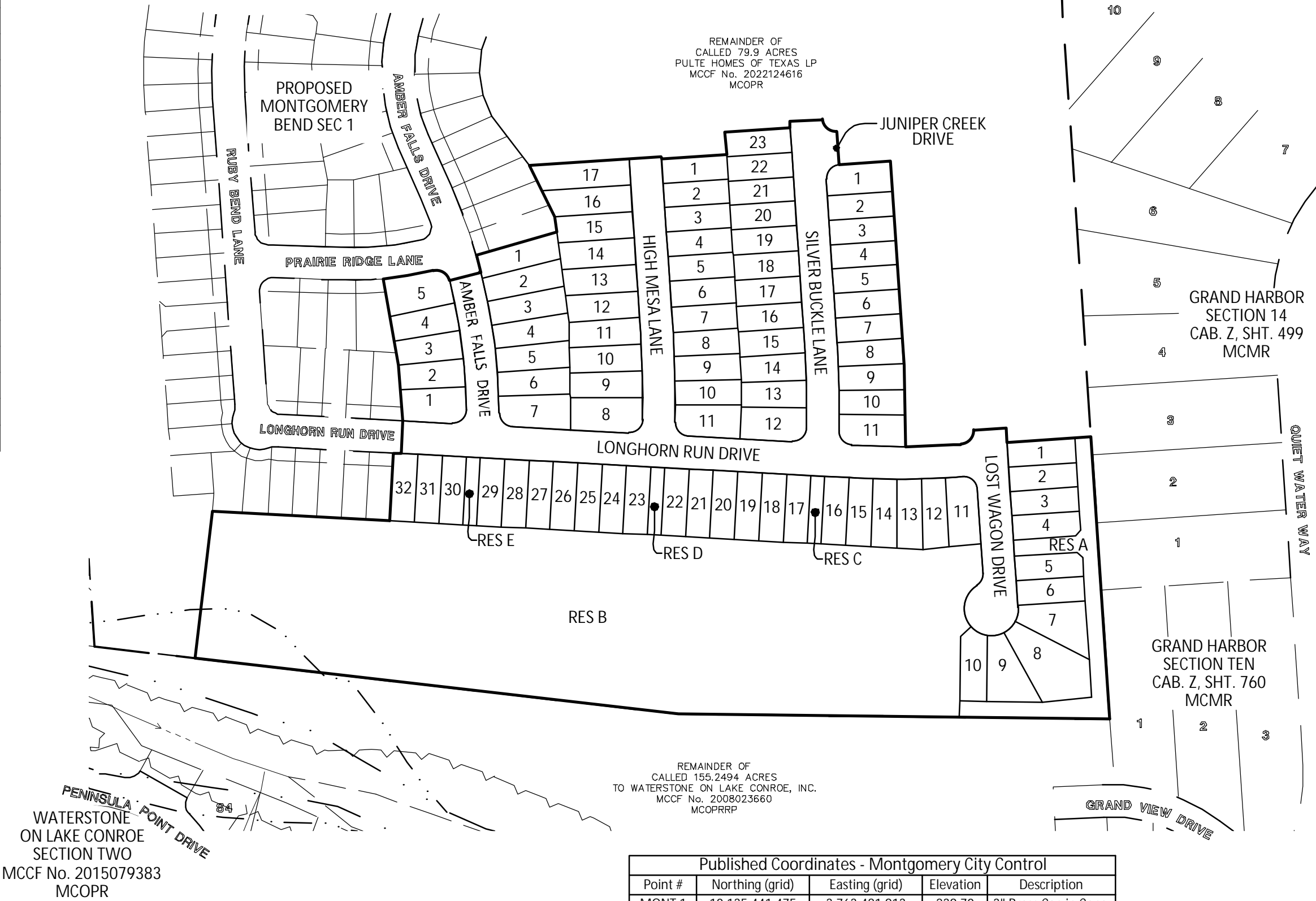
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FOUND

IRON ROD

SET 5/8" IRON ROD W/ CAP
(UNLESS OTHERWISE NOTED)

STREET NAME CHANGE



FINAL PLAT NOTES:

- The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00003.
- All distances shown are SURFACE distances.
- Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
- All interior monuments shall be set after construction of utilities and pavement, and after lots are properly graded. Lot corners will be set 5/8" iron rods with plastic caps stamped "ELS".
- Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCS8 81, PID No. AJ6405 having published information as follows:
Elevation: 212.4 feet, NAVD88
- According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain, and Zone "AE"; defined as special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with Base Flood Elevations determined.
- Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
- All building lines (BL) along the right-of-way are as shown hereon.
- In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on February 14, 2023.
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines or pipeline easements through this subdivision.

- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10,135,441.475	3,763,481.913	239.70	3" Brass Cap in Conc.
MONT 2	10,131,532.695	3,757,800.740	301.87	3" Brass Cap in Conc.
MONT 3	10,135,296.374	3,753,373.590	268.73	3" Brass Cap in Conc.
MONT 4	10,139,200.353	3,752,878.057	285.97	3" Brass Cap in Conc.
MONT 7	10,135,557.537	3,758,356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10,135,441.371	3,763,481.958	239.89
2	10,131,535.767	3,757,800.807	301.72
3	10,135,296.519	3,753,373.658	268.23
4	10,139,200.404	3,752,878.122	285.89
7	10,135,557.584	3,758,356.516	291.21

FINAL PLAT
MONTGOMERY BEND
SEC 2

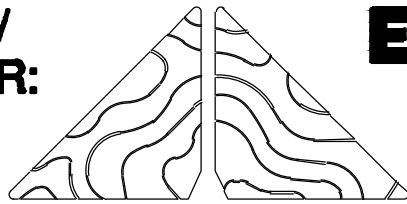
A SUBDIVISION OF 27.15 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

88 LOTS 5 RESERVES 5 BLOCKS
MARCH 2024

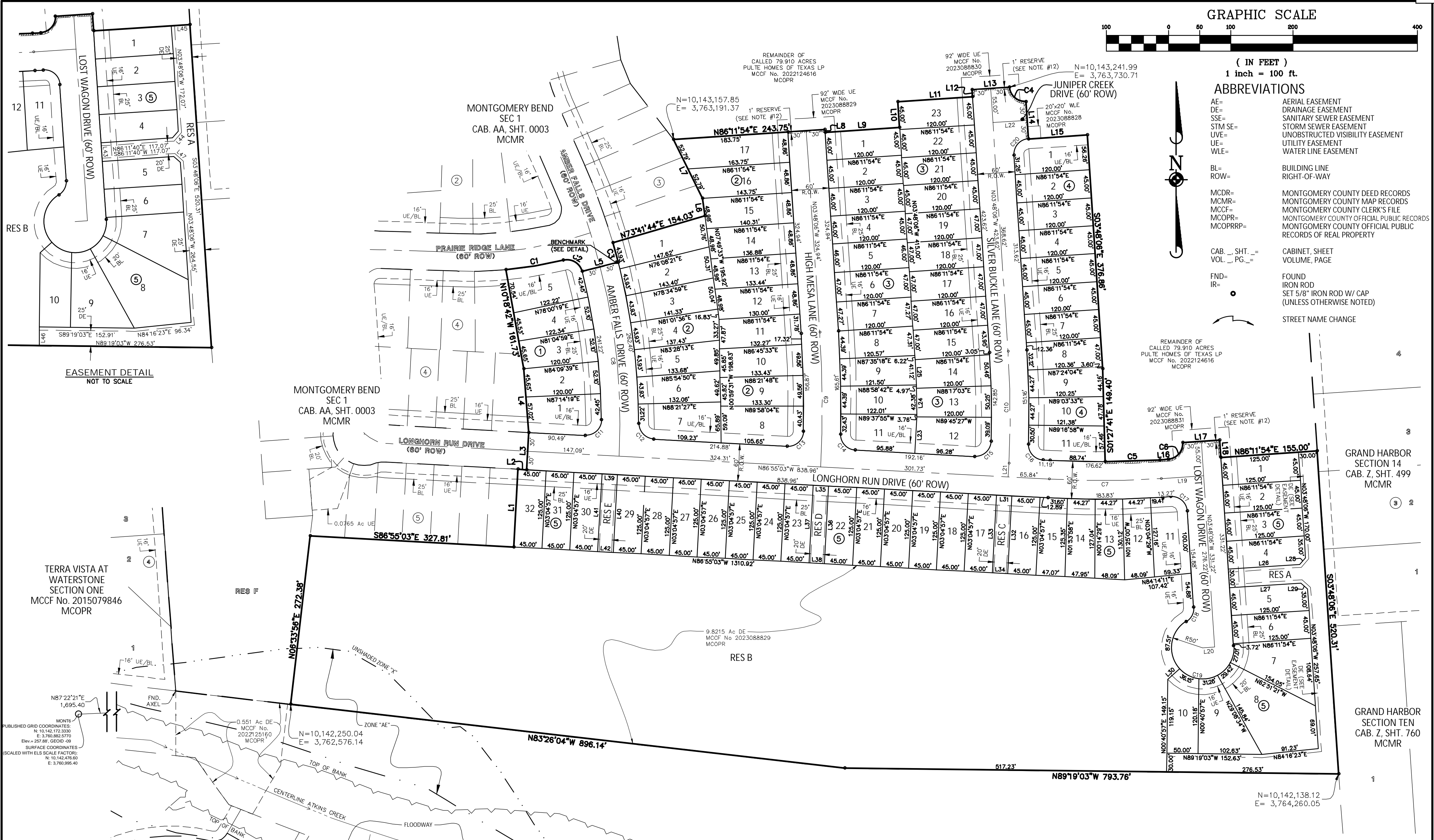
OWNER/
DEVELOPER:

PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-623-2200
TBPS REGISTRATION NUMBER 10194692



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STATE OF TEXAS §
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRIAN WILLIAMS of PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 2 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 20____

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PULTE NEVADA I, LLC,
a Texas limited liability company
Its General Partner

By: _____
BRIAN WILLIAMS
VICE PRESIDENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul R. Bretherton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Paul R. Bretherton
Texas Registration No. 5977

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's certificate of authentication was filed for registration in my office on _____, 20__, at _____ o'clock, __M., and duly recorded on _____, 20__, at _____ o'clock, __M., in cabinet _____ sheet _____, of record of _____ for said county.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written

L. Brandon Steinmann, Clerk, County Court,
Montgomery County, Texas

By: _____
Deputy

I, Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer — City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission, and is hereby approved by such commission.

Dated this _____ day of _____, 20__

By: _____
William Simpson, Chairman
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this _____ day of _____, 20__

By: _____
Byron Sanford, Mayor

Attest: _____
Nici Browe, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared UNDY OLIVA, DIVISION PRESIDENT, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20__

Notary Public in and for the State of _____

My Commission expires _____

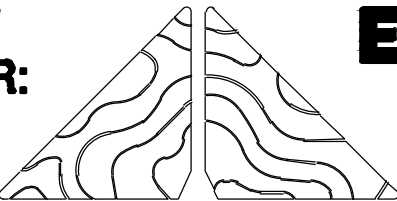
FINAL PLAT
MONTGOMERY BEND
SEC 2

A SUBDIVISION OF 27.15 ACRES OF LAND
OUT OF THE
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88 LOTS 5 RESERVES 5 BLOCKS
MARCH 2024

OWNER/
DEVELOPER: PULTE HOMES OF TEXAS
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-623-2200
TBPS REGISTRATION NUMBER 10194692

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 04/08/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Discussion and provide comments to land use assumptions, capital improvement plan, and impact fee update provided at March 5, 2024 meeting

Recommendation

Provide any comments to the city engineer.

Discussion

The Commission received an overview of the Impact Fee Update at the March meeting. This is to discuss any items of note found in your further review of the information.

Approved By

Director of Planning &
Development

Dave McCorquodale

Date: 03/28/2024



EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Based on the City's 10-year growth projections and the associated demand (consumption) values, 3,571 additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of \$3,988.00 per ESFC for water and sanitary sewer combined.

UPDATES:

1. We have updated the timing of projects based on upcoming and active developments within the City.
2. Updated estimated project costs based on current pricing.
3. Total costs for Water Improvements is **\$18,860,506**.
4. Total costs for Wastewater Improvements is **\$21,502,000**.
5. Major Changes/Project Updates:
 - a. Water Plant No. 4
 - b. Water Plant No. 2 Improvements
 - c. Town Creek Wastewater Treatment Plant Expansion (.3MGD Upsizing)
 - d. Wastewater Treatment Plant Expansion to Ultimate (Town Creek to 0.6 MGD or Stewart Creek to .8 MGD)
 - e. Water Plant No. 3 Improvements (Completed)
 - f. Downtown Waterline Replacement PH I (Completed)

Meter Size	Existing Maximum Assessable Water Fee (\$/ESFC)	Proposed Maximum Assessable Water Fee (\$/ESFC)	Existing Maximum Assessable Wastewater Fee (\$/ESFC)	Proposed Maximum Assessable Wastewater Fee (\$/ESFC)	Existing Maximum Assessable Fee (\$/ESFC)	Proposed Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (%/ESFC)
5/8"	1,126	2,054	2,513	1,934	3,639	3,988	349	9%
3/4"	1,881	3,430	4,198	3,231	6,079	6,660	581	9%
1"	3,001	5,483	6,711	5,165	9,712	10,648	936	9%
1 1/2"	9,006	16,429	20,103	15,476	29,109	31,905	2,796	9%
2"	12,755	23,267	28,471	21,918	41,226	45,185	3,959	9%
3"	26,264	47,910	58,626	45,131	84,890	93,042	8,152	9%
4"	44,942	82,144	100,517	77,379	145,459	159,523	14,064	9%
6"	90,064	164,288	201,035	154,758	291,099	319,046	27,947	9%
8"	135,096	246,432	301,552	232,137	436,648	478,569	41,921	9%

City of Montgomery, Texas
Water and Wastewater Impact Fee Analysis 2023
Update
(DRAFT)

Prepared by:

Ward, Getz & Associates, PLLC
4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1900
Firm Registration No. F-9576

March 2024



Table of Contents

EXECUTIVE SUMMARY 4

1. INTRODUCTION 6

2. WATER SYSTEM DESIGN CRITERIA 8

WATER TRANSMISSION LINES..... 8

STORAGE TANKS 8

3. WASTEWATER SYSTEM DESIGN CRITERIA..... 11

WASTEWATER COLLECTION LINES..... 11

LIFT STATIONS 11

FORCE MAINS..... 11

WASTEWATER TREATMENT PLANT (WWTPs) 11

4. WATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN 12

PROJECT DESCRIPTIONS (16) 12

5. WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN..... 14

PROJECT DESCRIPTIONS (8) 14

6. WATER IMPACT FEE CALCULATIONS 16

7. WASTEWATER IMPACT FEE CALCULATIONS 18

List of Tables

Table 1 - Maximum Assessable Impact Fee for Commonly Used Meters 5

Table 2 - Proposed change in Maximum Assessable Impact Fee for Commonly Used Meters..... 5

Table 3 - Water Demand by Land Use Type..... 10

Table 4 - Wastewater Demand by Land Use Type 11

Table 5 - 10-year Additional Service Units Calculation (Water) 16

Table 6 - Maximum Recoverable Cost (Water)..... 17

Table 7 - ESFC Table for Commonly Used Meters (Water) 18

Table 8 - 10-year Additional Service Units Calculation (Wastewater) 18

Table 9 - Maximum Recoverable Cost (Wastewater) 19

Table 10 - ESFC Table for Commonly Used Meters (Wastewater) 20

List of Exhibits

Exhibit 1 – Water Impact Fee Overall Project Map..... 21

Exhibit 1A – Water Plant No. 2 Improvements 22

Exhibit 1B – Abner Lane Waterline Extension 23

Exhibit 1C – CB Stewart and Buffalo Springs Waterline Extension..... 24

Exhibit 1D – Downtown Waterline Replacement PH II..... 25

Exhibit 1E – East Lone Star Parkway Waterline Extension 26

Exhibit 1F – Houston St. Waterline Replacement..... 27

Exhibit 1G – Old Plantersville Rd. Waterline Extension 28

Exhibit 1H – Pond St. to Montgomery Elementary Waterline Replacement..... 29

Exhibit 1I – SH 105 Waterline Extension..... 30

Exhibit 1J – West Lone Star Parkway Waterline Extension 31

Exhibit 1K – McCown and Caroline St. Waterline Replacement 32

Exhibit 1L – Womack Cemetary Rd. to SH 105 Waterline Replacement 33

Exhibit 2 – Sanitary Sewer Impact Fee Overall Project Map..... 34

Exhibit 2A – GSA No. 1 Improvements..... 35

Exhibit 2B – 2023 Sanitary Sewer Phase I (Pipe Bursting) 36

Exhibit 2C – GSA No. 2S Improvements 37

Exhibit 2D – GSA No. 5 Improvements 38

Exhibit 2E – GSA No. 12 Improvements 39

Exhibit 2F – Lift Station No. 3 Force Main Reroute..... 40

EXECUTIVE SUMMARY

This study was performed to update the City of Montgomery's (the City) Water and Wastewater System Impact Fees. Water and wastewater system analyses and the Water and Wastewater System Master Plans are important tools for facilitating orderly growth of the water and wastewater systems and for providing adequate facilities that promote economic development in the City of Montgomery. The implementation of impact fees shifts the financial burden of new infrastructure to the developers and new users, and away from the existing customer base.

Elements of the water and wastewater systems, including storage facilities, pumping facilities, treatment facilities, and the distribution and collection network itself, were evaluated against industry standards as outlined in the Design Criteria section of this report.

Water and wastewater system improvements necessary to serve the 10-year (2033) build-out and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected cost to serve the ultimate water and wastewater system needs is \$18,860,506 of which, \$21,502,000 is projected to be eligible for recovery through impact fees within the next 10 years. A portion of the remainder can be assessed as the planning window extends beyond 2033 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards, and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes an amount of water requiring a standard 5/8" meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8" meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1**.

Based on the City's 10-year growth projections and the associated demand (consumption) values, **3,571** additional service units will need water and wastewater service by the year 2033. Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum of **\$3,988.00** per ESFC.

Table 1 – Proposed Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8"	15	1.00	2,054	1,934	3,988
3/4"	25	1.67	3,430	3,231	6,660
1"	40	2.67	5,483	5,165	10,648
1 1/2"	120	8.00	16,429	15,476	31,905
2"	170	11.33	23,267	21,918	45,185
3"	350	23.33	47,910	45,131	93,042
4"	600	40.00	82,144	77,379	159,523
6"	1,200	80.00	164,288	154,758	319,046
8"	1,800	120.00	246,432	232,137	478,569

Table 2 - Proposed change in Maximum Assessable Impact Fee for Commonly Used Meters

Meter Size	Maximum Flow (GPM)	Equivalent Single-Family Connection (ESFC)	Increase to Maximum Assessable Water Fee (\$/ESFC)	Increase to Maximum Assessable Wastewater Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)
5/8"	15	1.00	928	(579)	349
3/4"	25	1.67	1,549	(967)	581
1"	40	2.67	2,482	(1,546)	936
1 1/2"	120	8.00	7,423	(4,627)	2,796
2"	170	11.33	10,512	(6,553)	3,959
3"	350	23.33	21,646	(13,495)	8,152
4"	600	40.00	37,202	(23,138)	14,064
6"	1,200	80.00	74,224	(46,277)	27,947
8"	1,800	120.00	111,336	(69,415)	41,921

1. INTRODUCTION

Ward, Getz & Associates, PLLC has served as the City's Engineer since May 2021 and was recently authorized to prepare a report analyzing and updating the impact fees for the water and wastewater system improvements required to serve new development. These fees are developed and updated in accordance with Chapter 395 of the Texas Local Government Code (impact fees), which requires a city imposing impact fees to update the land-use assumptions and capital improvements plan upon which the fees are calculated at a minimum of every five (5) years.

The purpose of this report is to satisfy the requirements of the law and provide the City with an updated impact fee capital improvements plan and associated updated impact fees.

For convenience and reference, the following is excerpted from Chapter 395.014 of the code:

- A. The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:*
- 1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - 4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - 5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
 - 6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

7) *a plan for awarding:*

- *a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*
- *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The update process was comprised of four tasks:

- **LAND USE ASSUMPTIONS**

This task involved reviewing the City's current growth, land planning and projected development for the next 10 years.

- **EVALUATION OF THE WATER AND WASTEWATER SYSTEM**

This task involved reviewing the current water and wastewater system, existing capacities and usage, projected growth and demand, and further analyzing historical data provided by the City's contract utility operator. The demand projections were then used to determine the additional service units the City is expected to experience.

- **IMPACT FEE CAPITAL IMPROVEMENTS PLAN**

This task involved evaluation of the water and wastewater capital improvement projects depicted in the City's 15-year Capital Improvement Plan and discussion with City staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

- **IMPACT FEE ANALYSIS AND REPORT**

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

2. WATER SYSTEM DESIGN CRITERIA

WATER TRANSMISSION LINES

Water lines within the system shall be sized to maintain the following pressure requirements:

- Peak hour demand with a minimum pressure of 35 psi;
- Peak day demand plus fire flow with a minimum pressure of 20 psi.

STORAGE TANKS

The Texas Commission on Environmental Quality (TCEQ) and the State Board of Insurance (SBI) have established criteria for ground and elevated storage. These criteria address volume and height requirements only. The layout of the distribution system, location of the storage facilities, and the interaction with the high service and booster pumps affect the amount of storage necessary for the most efficient and reliable operation of the system.

1) GROUND STORAGE

Ground storage serves two functions:

- Equalization for differing feed rates between the water supply and pumping to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Suggested storage capacities are established based on several criteria. There are specific requirements of the TCEQ. Which are detailed later in this section. Although ground and elevated storage facilities perform separate functions within the system, both are aimed at decreasing the impact of demand fluctuations. Their capacities are established based on knowledge of how demand varies seasonally and daily.

2) ELEVATED STORAGE

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.

- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

Suggested storage capacities are established by the TCEQ. Adequate operational storage is established by determining the required volume to equalize daily fluctuations in flow during the maximum day demand, plus the reserve volume required for fire protection.

The minimum requirements for storage, according to Chapter 290 of the Texas Administrative Code, are as follows:

- Total Storage - Equal to 200 gallons per connection.
- Elevated Storage - Equal to 100 gallons per connection for systems with more than 2,500 physical connections; or
- Elevated Storage - Equal to 200 gallons per connection for a firm pumping capacity reduction from 2.0 gallons per connection to 0.6 gallons per connection.

3) PUMP STATIONS

Pumping capacities must provide the maximum demand, or the peak hour demand required by the water system, or the suggested capacities established by the TCEQ. Pumping capacity should supply the maximum demand with sufficient redundancy to allow for the largest pump at the pump station to be out of service. This is known as firm pumping capacity.

Each pump station or pressure plane must have two or more pumps that have a total capacity of 2.0 gallons per minute per connection or have a total capacity of at least 1,000 gallons per minute and the ability to meet peak hour demand with the largest pump out of service, whichever is less. If the system provides elevated storage capacity of at least 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required.

4) WATER DEMAND

The criteria used for projecting the water demands for the water system were derived from historical data provided by the City’s contract utility operator and anticipated water usage provided by developers in the City. Table 3 shows the projected average day demand by land use type.

Table 3 - Water Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single-Family Residential	N/A	225
Commercial	2,000	N/A
Multi-family Residential	N/A	225

3. WASTEWATER SYSTEM DESIGN CRITERIA

WASTEWATER COLLECTION LINES

Wastewater collection lines shall be sized to maintain the following requirements:

- Capacity for four times the Average Daily Flow (ADF);
- Minimum velocity of 2.0 feet per second.

LIFT STATIONS

The TCEQ has established criteria for the design of lift stations. These criteria address location, volume, controls, flood protection, and ventilation. In addition to meeting the capacity requirements, lift stations will be designed with a six-hour run time to sustain the ADF, and allow a 4x peaking factor.

FORCE MAINS

Force main lines shall be sized to maintain the following requirements:

- Capacity for maximum pumping capacity of the lift station;
- Maintain velocity between 3.0 and 7.0 feet per second.

WASTEWATER TREATMENT PLANT (WWTPs)

The criteria used for designing WWTPs is stated in TCEQ Chapter 217. The wastewater demands for the system were derived from historical data provided by the City's contract utility operator and anticipated wastewater demand provided by developers in the City. **Table 4** shows the projected average day demand by land use type.

Table 4 - Wastewater Demand by Land Use Type

Land Use Type	Demand gpd/ac	Demand gpd/dwelling unit
Single Family Residential	N/A	150
Commercial	1,600	N/A
Multi-Family Residential	N/A	150

4. WATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City commissioned Jones|Carter to complete a Water System Analysis and Master Plan utilizing Bentley WaterGEMS (v8i) in 2015. The purpose of the water master plan was to provide the City with a strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected demands to create an updated plan that is suitable for the City’s current size and reasonably anticipated growth.

The following sixteen (16) projects are determined to be partially or entirely eligible for recoverable cost through impact fees over the next 10 years. The total cost of these projects is **\$18,860,506**. The projected total recoverable cost through impact fees is **\$14,668,000**. After the credit calculation and 50% reduction is completed, **\$7,334,000** is recoverable through impact fees to serve the 10-year system needs.

PROJECT DESCRIPTIONS (15)

1. WATER PLANT No. 4

The design of Water Plant No. 4 with a 1000-gpm Jasper water well, booster pumps, a 500,000-gallon elevated storage tank, and general sitework.

Estimated Project Cost

\$6,573,000
2. WATER PLANT No. 2 IMPROVEMENTS

Recoat tanks and pumps, generator addition, and replace and upsize the well rework to improve water quality and extend the life of existing facilities.

Estimated Project Cost

\$1,232,000
3. ABNER LANE WATERLINE EXTENSION

Closes loop from Lone Star Parkway to Estates of Lake Creek Village at Abner Lane.

Estimated Project Cost

\$240,000
4. CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION (12")

Closes loops from Estates of Lake Creek Village to SH 105 via CB Stewart Dr. and Buffalo Springs Dr.

Estimated Project Cost

\$678,000
5. DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)

Upsize the existing 8" waterline to a 12" waterline along SH 105 from Pond Street to Prairie Street.

Estimated Project Cost

\$559,000
6. EAST LONE STAR PARKWAY WATERLINE EXTENSION

Closes the loop from Town Creek Crossing Section 1 to FM 149

Estimated Project Cost

\$740,000

- 7. HOUSTON ST. WATERLINE REPLACEMENT**
 Upsize the existing 8" waterline to a 12" waterline from SH 105 to Water Plant No. 2.
Estimated Project Cost **\$463,000**
- 8. OLD PLANTERSVILLE RD. WATERLINE EXTENSION**
 Install 12" waterline from Womack Cemetery W to SH-105 along Old Plantersville Rd and Old Dobbin Plantersville Rd.
Estimated Project Cost **\$980,000**
- 9. POND STREET WATERLINE REPLACEMENT (SH 105 TO MONTGOMERY ELEMENTARY)**
 Upsize the existing 8" waterline to a 12" waterline from SH 105 to Montgomery Elementary.
Estimated Project Cost **\$1,089,000**
- 10. SH-105 WATERLINE EXTENSION**
 Extension of existing 12" waterline from Buffalo Springs to CB Stewart, via SH-105.
Estimated Project Cost **\$425,000**
- 11. WEST LONE STAR PARKWAY WATERLINE (12")**
 Closing the loop from Hills of Town Creek subdivision to the existing 12" line along Lone Star Parkway east of Town creek.
Estimated Project Cost **\$1,302,000**
- 12. McCOWN AND CAROLINE WATERLINE REPLACEMENT**
 Replace existing 4" and 6" waterlines with an 8" waterline east of FM 149.
Estimated Project Cost **\$370,000**
- 13. OLD PLANTERSVILLE ROAD WATERLINE REPLACEMENT (SH 105 TO WOMACK CEMETERY)**
 Upsize the existing 8" waterline to a 12" waterline along Old Plantersville Rd from SH 105 to Womack Cemetery.
Estimated Project Cost **\$1,988,000**
- 14. WATER PLANT No. 3 EXPANSION**
 Booster pump addition and misc. improvements.
Estimated Project Cost **\$120,000**
- 15. WATER PLANT No. 3 IMPROVEMENTS (COMPLETED)**
 210,000-gallon GST addition, 600 gpm cooling tower, generator addition, and misc. site work.
Estimated Project Cost **\$1,001,622**
- 16. DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)**
 Upsize the existing 4" and 6" waterlines to a 12" waterline along SH-105, Pond St. and FM 149 to Berkeley Dr.
Estimated Project Cost **\$1,099,884**

5. WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

In 2015 the City commissioned Jones|Carter to complete a Wastewater System Analysis and Master Plan. The purpose of the wastewater master plan was to provide the City with a strategy for upgrading and expanding its wastewater collection and treatment systems to accommodate future growth and for addressing existing system deficiencies.

Following the completion of the analysis and master plan, the City has consistently and closely monitored growth trends and projected flows to create an updated plan that is suitable for the City’s current size and reasonably anticipated growth. Within the next 10 years we are anticipating improvements to the City’s lift stations, however we are assuming that any major improvements to any single lift station triggered by development would be paid by the developer and would be identified at the time of feasibility.

The following ten (10) wastewater projects are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is **\$36,986,000**. The projected total recoverable through impact fees is **\$34,402,000**. After the credit calculation and 50% reduction is completed, **\$17,201,000** is recoverable through impact fees serving the 10-year system needs.

PROJECT DESCRIPTIONS (10)

1. TOWN CREEK WWTP IMPROVEMENTS

LS2 and 0.4 MGD WWTP (Town Creek).

Estimated Project Cost

\$8,500,000
2. 2023 SANITARY SEWER PHASE I (PIPE BURSTING)

Rehab and repair of gravity sanitary sewer system overall.

Estimated Project Cost

\$200,000
3. GSA 1 GRAVITY SYSTEM IMPROVEMENTS

Replace existing 10" sanitary sewer line with 18" sanitary sewer from SH 105 to just north of Grandview Dr along Lone Star Parkway.

Estimated Project Cost

\$2,657,000
4. GSA 12 GRAVITY SYSTEM IMPROVEMENTS

Extend 8" gravity sanitary sewer along SH-105 from Buffalo Springs to CB Stewart to abandon Lift Station No. 12.

Estimated Project Cost

\$353,000
5. GSA NO. 2S GRAVITY SYSTEM IMPROVEMENTS

Upsize existing 8" and 10" sanitary sewer lines to a 12" sanitary sewer line from SH-105 to College St.

Estimated Project Cost

\$578,000
6. GSA NO. 5 SYSTEM IMPROVEMENTS

Extends 8" gravity sanitary sewer from Lift Station No. 5 past Lift Station B to abandon Lift Station B.

Estimated Project Cost

\$259,000

7. LIFT STATION No. 3 FORCE MAIN REROUTE
Abandons existing 4" force main along FM 149 to SH-105 and reroutes flow along SH-105 to Stewart Creek Wastewater Treatment Plant.
Estimated Project Cost **\$350,000**

8. WWTP UPSIZING TO ULTIMATE
Upsizing of either Stewart Creek WWTP and Lift Station No. 1 or Town Creek WWTP and Lift Station No. 2 to 0.8 MGD depending on future city development.
Estimated Project Cost **\$6,500,000**

DRAFT

6. WATER IMPACT FEE CALCULATIONS

Chapter 395 of the Local Government Code defines a service unit as follows, “‘Service Unit’ means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.” Therefore, the City of Montgomery defines a *service unit* as an Equivalent Single-Family Connection (ESFC) that consumes the amount of water requiring a standard 5/8” meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8” meter. The equivalency factor and associated impact fee by meter size is shown in **Table 1** earlier in this report.

Additional Service Units and Water Impact Fee Calculation

Based on the City’s 10-year growth projections and the resulting water demand projections, water service will be required for an additional 3,571 service units by 2033. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 225 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8” meter. **Table 5** outlines the future water demand projections and its relationship to the additional service units projected for the next 10-years.

Table 5 - 10-year Additional Service units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single-Family Connections (ESFC)
2023	481,238	225	2,139
2028	1,022,429	225	4,544
2033	1,286,879	225	5,710
10-year Additional ESFC's			3,571

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to undertake a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 6 - Maximum Recoverable Cost (Water)

Projects	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
WATER PLANT NO. 4	\$6,573,000	100%	\$6,573,000
WATER PLANT NO 2 IMPROVEMENTS	\$1,232,000	26%	\$320,320
ABNER LANE WATERLINE EXTENSION	\$240,000	100%	\$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	\$678,000	100%	\$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	\$559,000	56%	\$313,040
EAST LONE STAR PARKWAY WATERLINE EXTENSION	\$740,000	100%	\$740,000
HOUSTON ST. WATERLINE REPLACEMENT	\$463,000	56%	\$259,280
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	\$980,000	100%	\$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	\$1,089,000	75%	\$816,750
SH-105 WATERLINE EXTENSION	\$425,000	100%	\$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION	\$1,302,000	100%	\$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT	\$370,000	19%	\$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT	\$1,988,000	56%	\$1,104,444
WATER PLANT NO. 3 EXPANSION	\$120,000	33%	\$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	\$1,001,622	44%	\$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	\$1,099,884	33%	\$366,798
Summation	\$18,860,506		\$14,668,000

A calculation of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

$$\text{Impact fee per service unit} = \frac{10 - \text{year recoverable costs}}{10 - \text{year additional service units}} = \frac{\$14,668,000}{3,571}$$

$$\text{50\% Reduction} \quad \quad \quad \text{50\% x \$} \quad \quad \quad = \$2,054$$

Therefore, the maximum assessable water impact fee per service unit is \$2,054.

For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 7**, ESFC Table for Commonly Used Meters.

Table 7 - ESFC Table for Commonly Used Meters (Water)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Water Fee (\$)
5/8"	15	1.00	2,054
3/4"	25	1.67	3,430
1"	40	2.67	5,483
1 1/2"	120	8.00	16,429
2"	170	11.33	23,267
3"	350	23.33	47,910
4"	600	40.00	82,144
6"	1,200	80.00	164,288
8"	1,800	120.00	246,432

7. WASTEWATER IMPACT FEE CALCULATIONS

Based on the City's 10-year growth projections and the resulting water demand projections, wastewater service will be required for an additional 5,885 service units. For simplicity, the average daily flow for wastewater is compared to the meter size used for water service. The calculation is as follows:

- A service unit, which is a unit of development that produces approximately 150 gallons per day (GPD), is an equivalent single-family connection that uses a 5/8" meter. **Table 8** outlines the future wastewater demand projections and their relationship to the additional service units projected for the next 10 years.

Table 8 - 10-year Additional Service Units Calculation

Year	Average Day Demand (Gallons)	Service Unit Demand (GPD)	Equivalent Single Family Connections (ESFC)
2023	187,100	150	1,247
2028	695,000	150	4,060
2033	923,000	150	4,834
10-year Additional ESFC's			3,586

Impact fee law allows for a credit calculation to credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not to do a financial analysis to determine the credit value, they are required by law to reduce the recoverable cost by 50 percent. The City has chosen not to perform a financial analysis. The maximum recoverable cost for impact fee is shown below.

Table 9 - Maximum Recoverable Cost (Wastewater)

Projects	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
Town Creek WWTP Improvements	\$8,500,000	100%	\$8,500,000
Sanitary Sewer Rehabilitation Phase I	\$200,000	31%	\$62,000
GSA 1 Gravity System Improvements	\$2,657,000	56%	\$1,487,920
GSA 12 Gravity System Improvements	\$353,000	100%	\$353,000
GSA 25 Gravity System Improvements	\$200,000	57%	\$114,000
GSA 5 Gravity System Improvements	\$259,000	100%	\$259,000
Lift Station No. 3 Force Main Reroute	\$350,000	31%	\$108,500
WWTP Upsizing to Ultimate	\$6,500,000	50%	\$3,250,000
Summation	\$21,502,000		\$13,875,920

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

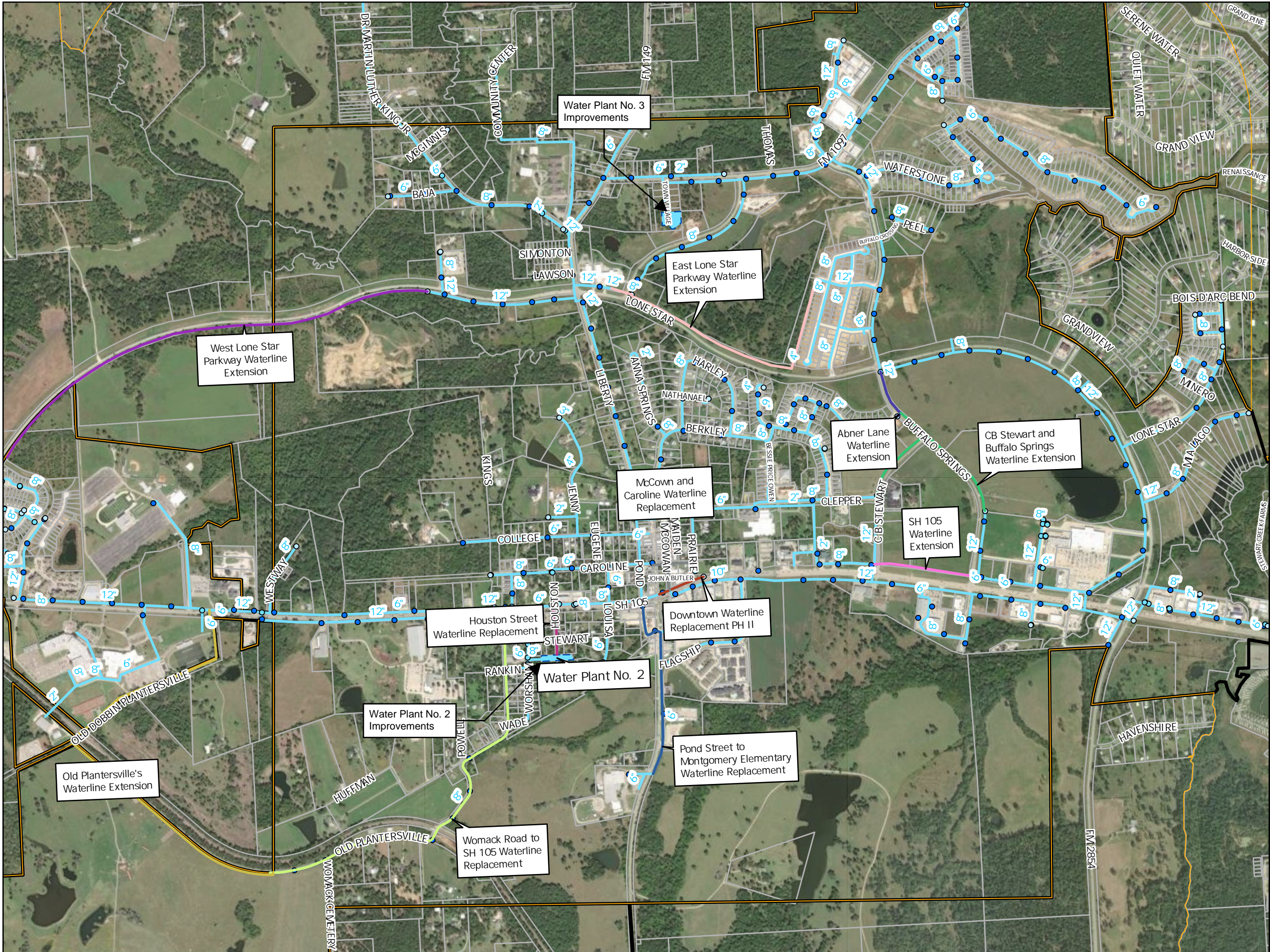
$$\begin{array}{lcl}
 \text{Impact fee per service unit} & = & \frac{10 - \text{year recoverable costs}}{10 - \text{year additional service units}} = \frac{\$13,875,920}{3,586} \\
 \text{50\% Reduction} & & \text{50\% x \$} = \$1,934
 \end{array}$$

Therefore, the maximum assessable impact fee per service unit is \$1,934.

As stated above, the wastewater demand is compared to meter sizes as used for water service to a development. For a development that requires a different size meter, an equivalent single-family connection (ESFC) is established at a multiplier based on its capacity with respect to the 5/8" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 10**, ESFC Table for Commonly Used Meters.

Table 10 - ESFC Table for Commonly Used Meters (Wastewater)

Meter Size	Maximum Continuous Operating Capacity (GPM)	ESFC	Maximum Assessable Wastewater Fee (\$)
5/8"	15	1.00	1,934
3/4"	25	1.67	3,231
1"	40	2.67	5,165
1 1/2"	120	8.00	15,476
2"	170	11.33	21,918
3"	350	23.33	45,131
4"	600	40.00	77,379
6"	1,200	80.00	154,758
8"	1,800	120.0	232,137



Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Abner Lane Waterline Extension
- CB Stewart and Buffalo Springs Waterline Extension
- Downtown Waterline Replacement PH II
- East Lone Star Parkway Waterline Extension
- Houston Street Waterline Replacement
- McCown and Caroline Waterline Replacement
- Old Plantersville's Waterline Extension
- Pond Street to Montgomery Elementary Waterline Replacement
- SH 105 Waterline Extension
- West Lone Star Parkway Waterline Extension
- Womack Road to SH 105 Waterline Replacement

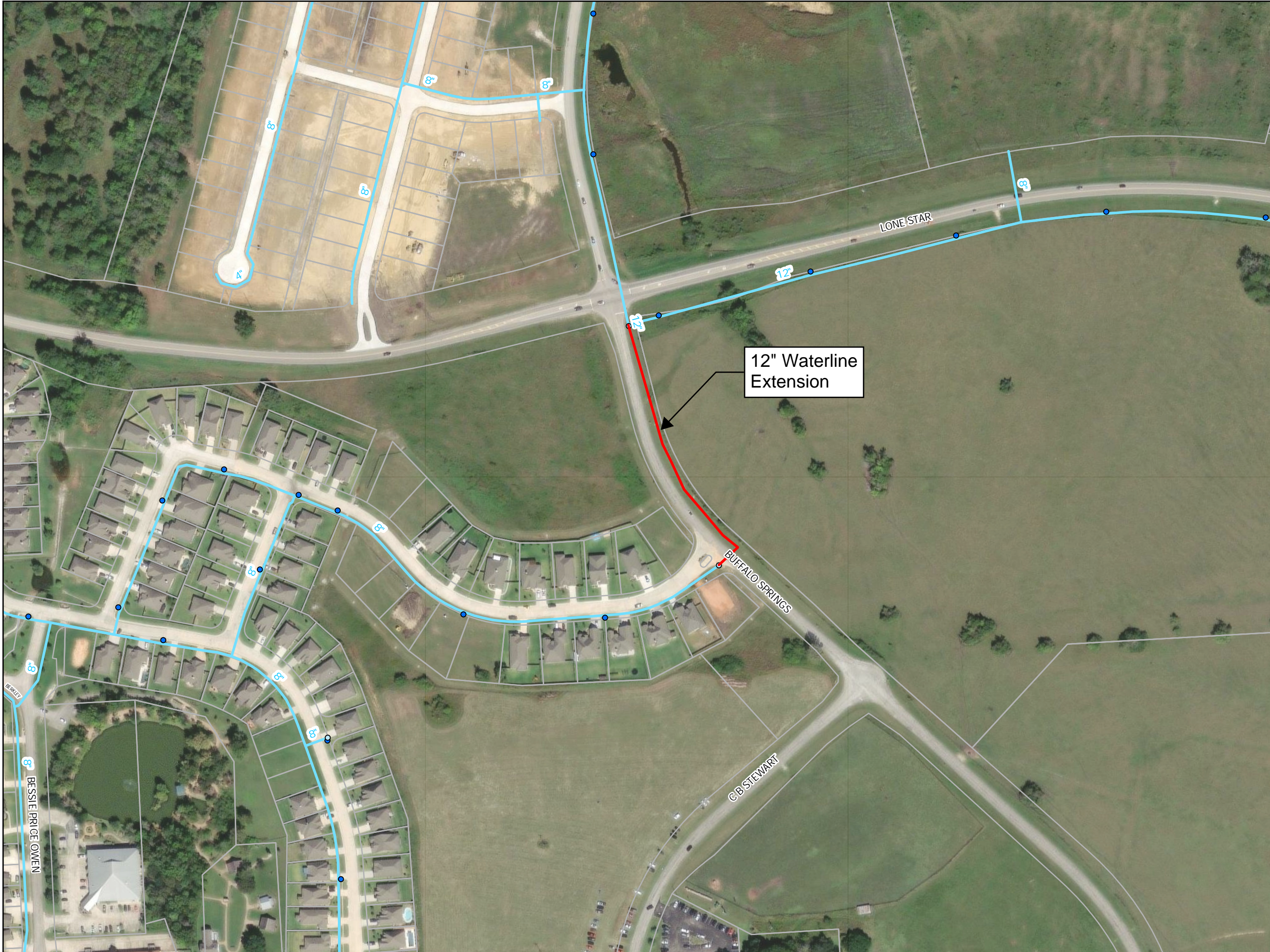
Exhibit No. 1

Water Impact Fee Overall Project Map



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Abner Lane Waterline Extension

Exhibit No. 1A

Abner Lane Waterline Extension



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- Legend**
- Jurisdictional Boundaries**
- Parcel Boundary
 - City Limits
 - Montgomery ETJ
- Water Infrastructure**
- Water Plant Boundary
 - wMain
 - wHydrant
 - wFittings
 - wControlValve
- Proposed Capital Projects**
- CB Stewart and Buffalo Springs Waterline Extension

Exhibit No. 1B

CB Stewart and Buffalo Springs
Waterline Extension



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Downtown Waterline Replacement PH II

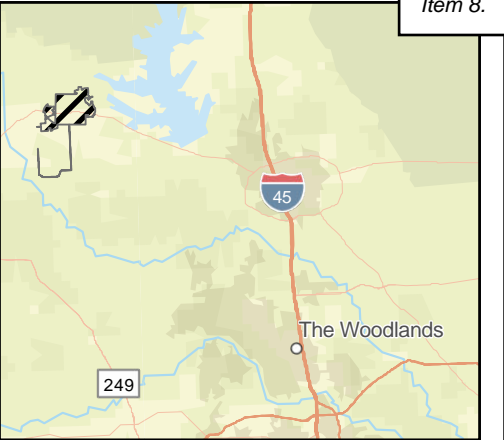
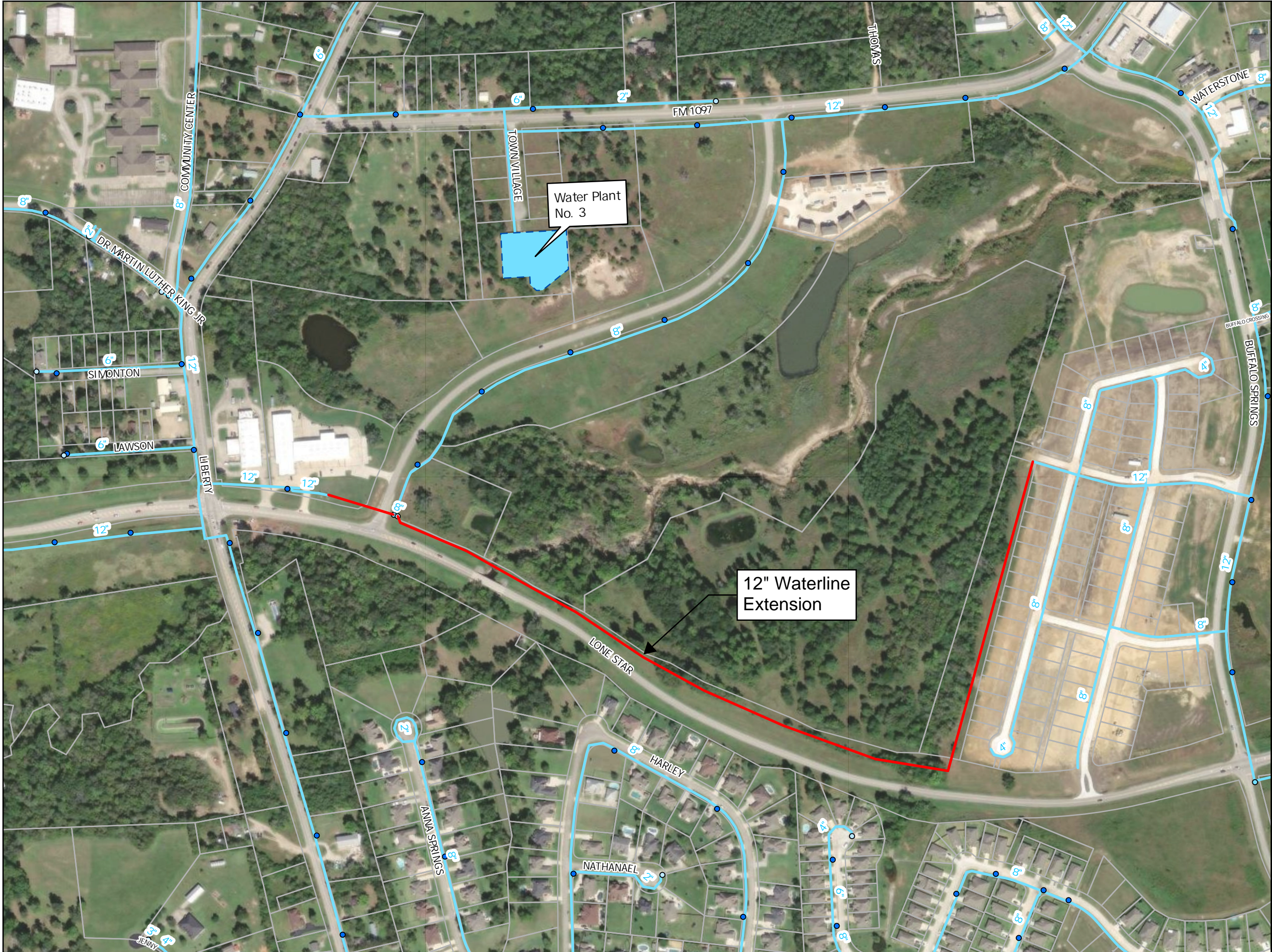
Exhibit No. 1C

Downtown Waterline Replacement PH II



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- East Lone Star Parkway Waterline Extension

Exhibit No. 1D

East Lone Star Parkway Waterline Extension



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Houston Street Waterline Replacement

Exhibit No. 1E

Houston Street Waterline Replacement



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wControlValve
- wFittings
- wHydrant

Proposed Capital Projects

- Old Plantersville's Waterline Extension

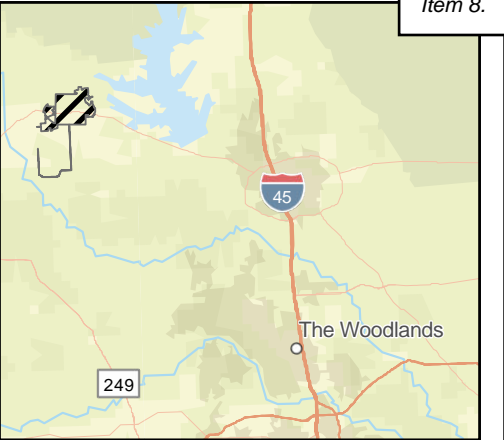
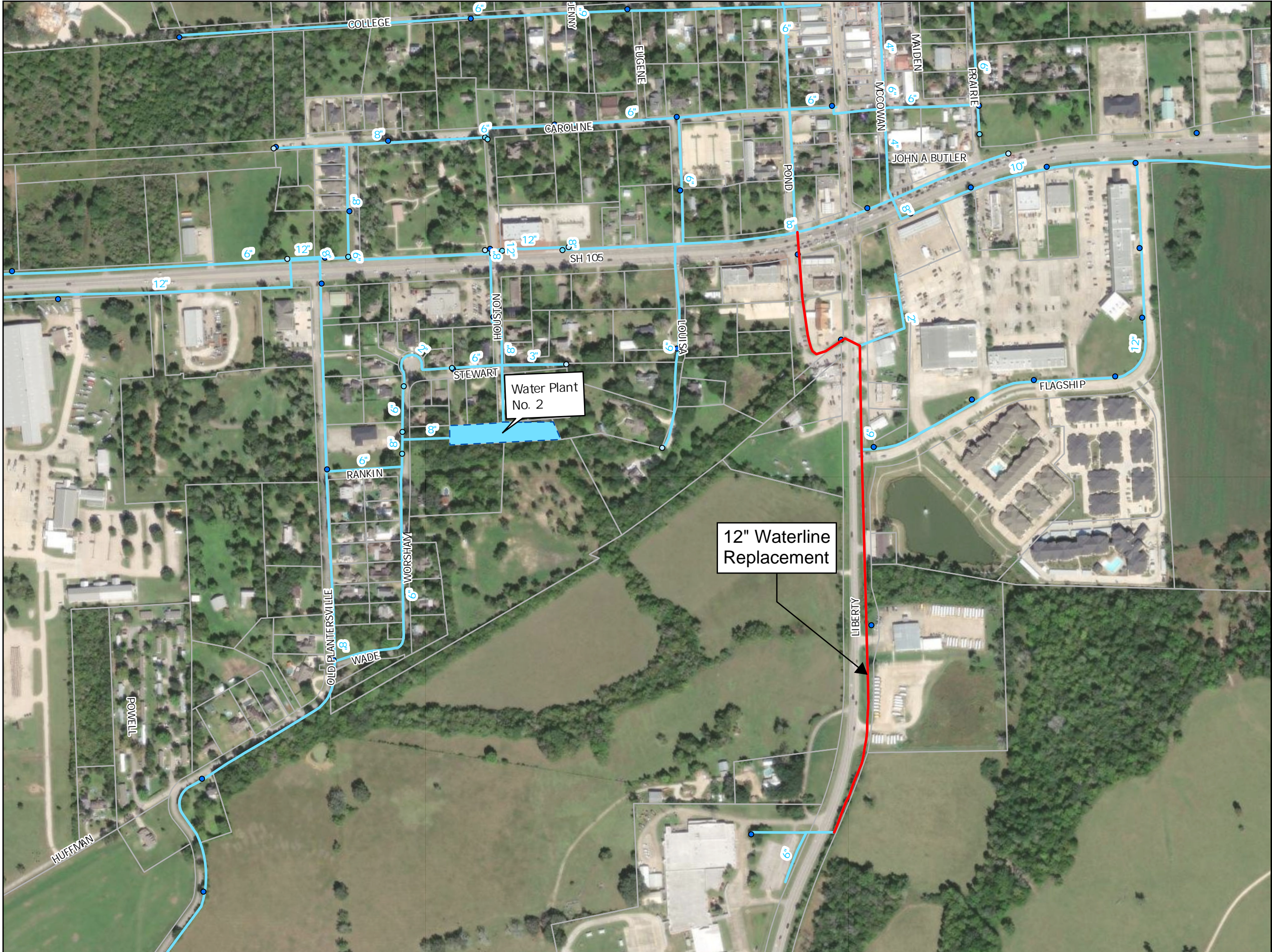
Exhibit No. 1F

Old Plantersville Road Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wVain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Pond Street to Montgomery Elementary Waterline Replacement

Exhibit No. 1G

Pond Street to Montgomery Elementary Waterline Replacement



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- SH 105 Waterline Extension

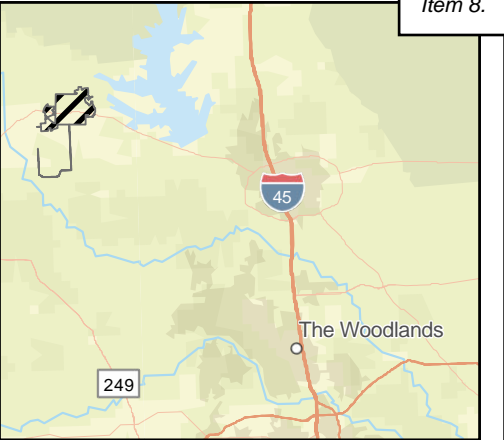
Exhibit No. 1H

SH 105 Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- West Lone Star Parkway Waterline Extension

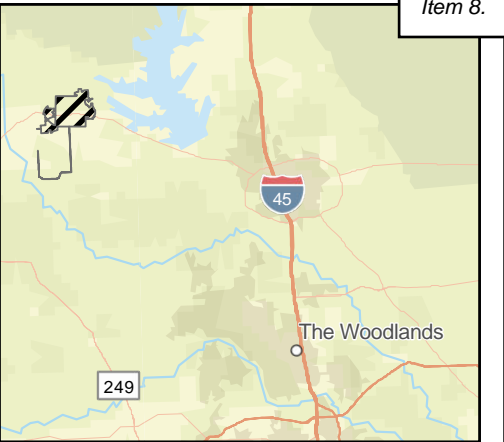
Exhibit 11

West Lone Star Parkway Waterline Extension



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- Womack Road to SH 105 Waterline Replacement

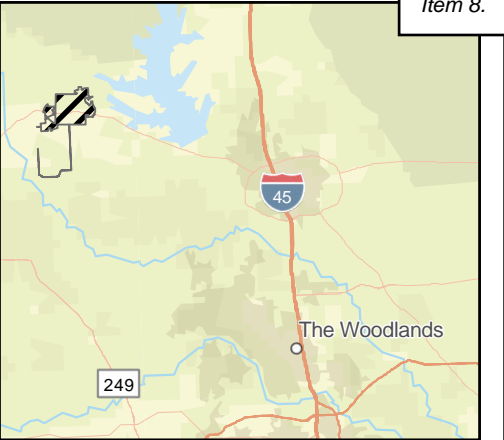
Exhibit 1J

Womack Cemetery Rd to SH 105 Waterline Replacement



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Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Water Infrastructure

- Water Plant Boundary
- wMain
- wHydrant
- wFittings
- wControlValve

Proposed Capital Projects

- McCown and Caroline Waterline Replacement

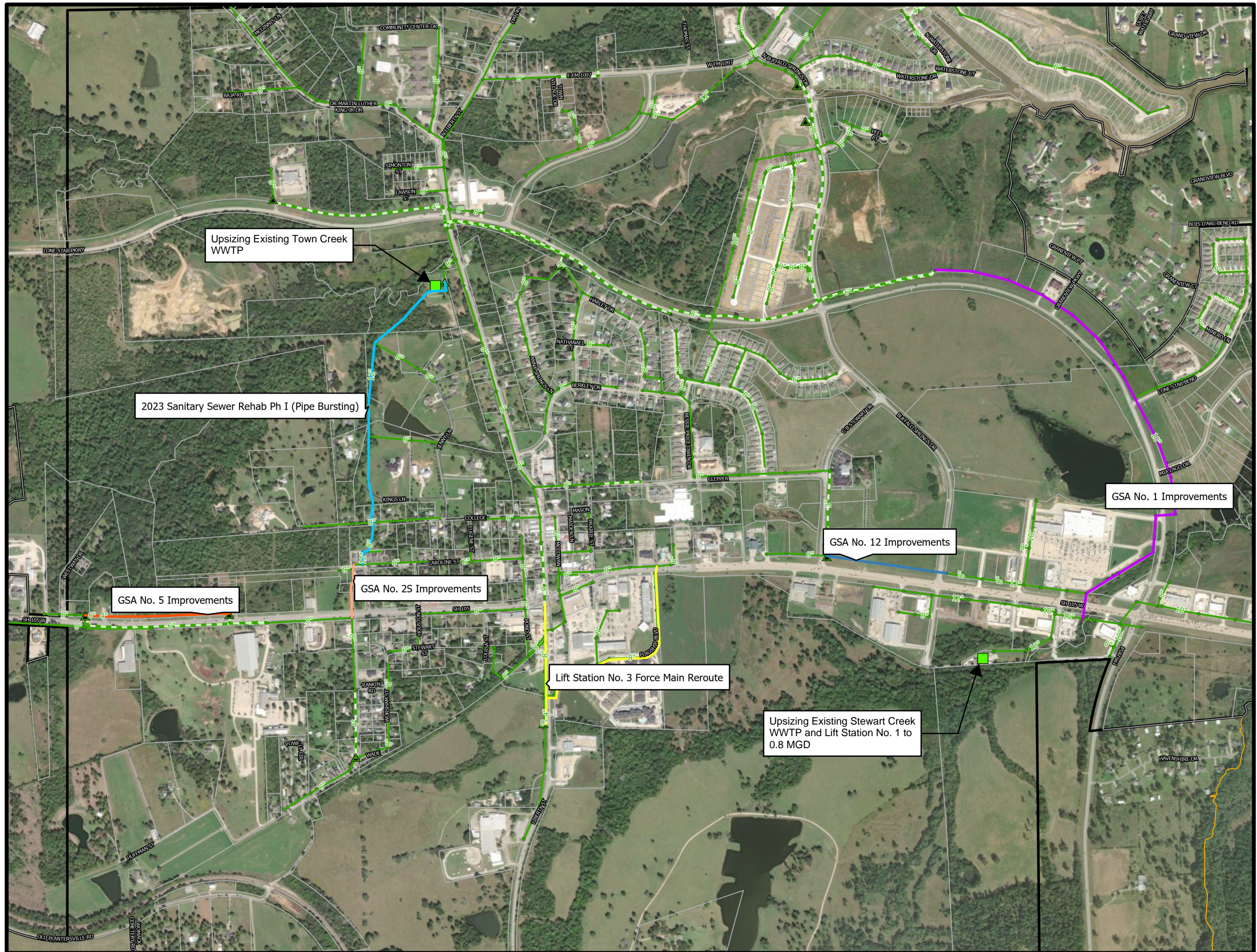
Exhibit No. 1K

McCown and Caroline Waterline Replacement



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements
- GSA No. 12 Improvements
- GSA No. 2S Improvements
- GSA No. 5 Improvements
- Lift Station No. 3 Force Main Reroute
- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

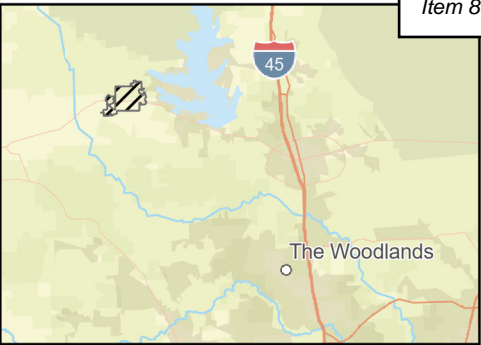
Exhibit No. 2

Sanitary Sewer Impact Fee Overall Map



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits
- Montgomery ETJ

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 1 Improvements

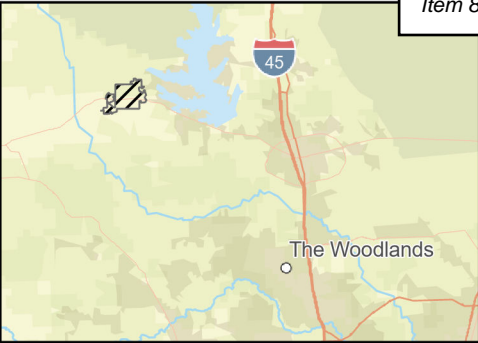
Exhibit No. 2A

GSA No. 1 Improvements



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Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- 2023 Sanitary Sewer Rehab Ph I (Pipe Bursting)

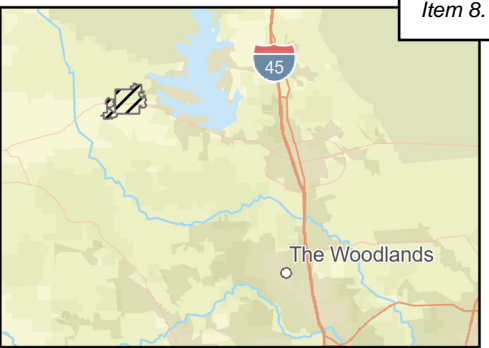
Exhibit No. 2B

2023 Sanitary Sewer Phase I (Pipe Bursting)



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 2S Improvements

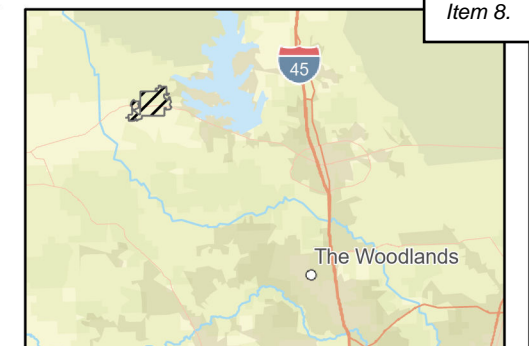
Exhibit No. 2C

GSA No. 2S Improvements



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Proposed Capital Projects

- GSA No. 5 Improvements

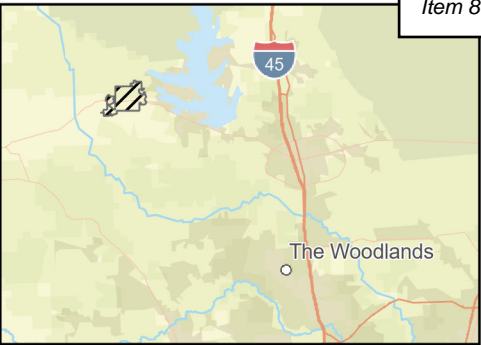
Exhibit No. 2D

GSA No. 5 Improvements



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





- Legend**
- Jurisdictional Boundaries**
- Parcel Boundary
 - City Limits
- Sanitary Sewer Infrastructure**
- Lift Station
 - Sanitary Sewer Manhole
 - Sanitary Sewer Force Main
 - Sanitary Sewer (Gravity)
- Proposed Capital Projects**
- GSA No. 12 Improvements

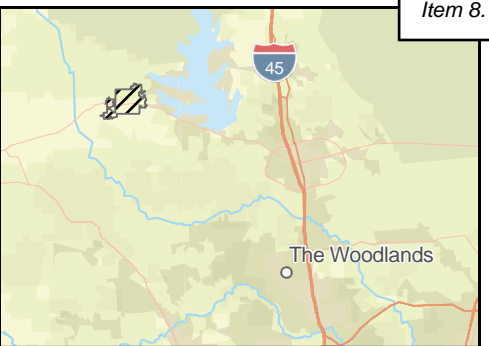
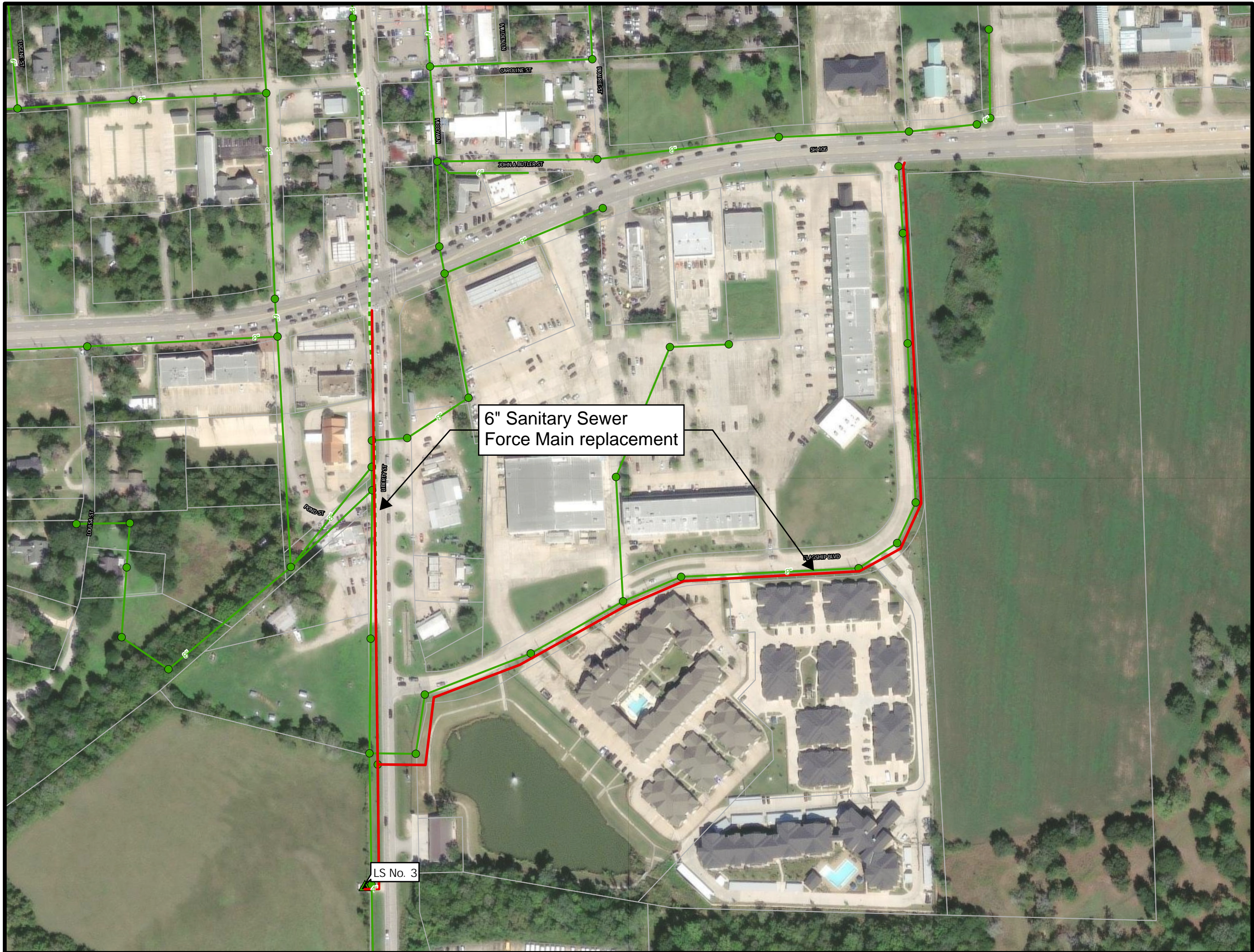
Exhibit No. 2E

GSA No. 12
Improvements



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.





Legend

Jurisdictional Boundaries

- Parcel Boundary
- City Limits

Sanitary Sewer Infrastructure

- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)
- Lift Station No. 3 Force Main Reroute

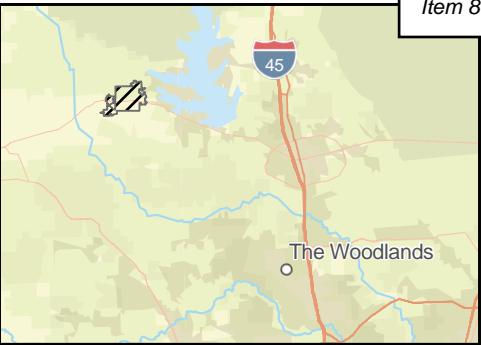
Exhibit No. 2F

Lift Station No. 3
Force Main Reroute



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Legend

Jurisdictional Boundaries

- City Limits
- Parcel Boundary

Sanitary Sewer Infrastructure

- Treatment Plant
- Lift Station
- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer (Gravity)

Exhibit No. 2G

Town Creek WWTTP Improvements



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Preliminary Cost Estimate
Water Plant No. 4
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Concrete Access Road	1	LS	\$ 70,000	\$ 70,000
3	500,000 gallon Composite Elevated Storage Tank, including Protective Coating	1	LS	\$ 2,500,000	\$ 2,500,000
4	1,000 GPM Jasper Well	1	LS	\$ 1,500,000	\$ 1,500,000
5	Booster Pumps	2	EA	\$ 120,000	\$ 240,000
6	Plant Piping, Valves, Fittings, Thrust Blocks, and Pipe Supports	1	LS	\$ 10,000	\$ 10,000
7	Electrical Work (Includes Generator)	1	LS	\$ 250,000	\$ 250,000
8	Site Work	1	LS	\$ 30,000	\$ 30,000
9	Hydromulch	1	LS	\$ 5,000	\$ 5,000
10	Protective Coating for all Facilities (Excluding EST)	1	LS	\$ 30,000	\$ 30,000
11	Traffic Control	1	LS	\$ 5,000	\$ 5,000
12	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
Subtotal					\$ 4,665,000
Contingencies (15%)					700,000
Inflation					\$ 214,600
Engineering (Design and Construction Admin)(20%)					933,000
Field Project Representation					30,000
Additional Services & Reimbursable Expenses					30,000
Total Construction Cost					\$ 6,573,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Abner Lane Waterline Extension
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 15,000	\$ 15,000
2	12-inch PVC Waterline	780	LF	\$ 80	\$ 62,400
3	12-inch PVC Waterline (trenchless with 20" steel casing)	60	LF	\$ 350	\$ 21,000
4	12-inch Gate Valve	1	EA	\$ 3,000	\$ 3,000
5	Fire Hydrant Assembly	2	EA	\$ 6,000	\$ 12,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	780	LF	\$ 1	\$ 780
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000

Subtotal	\$ 143,000
Contingencies (15%)	22,000
Inflation (4% per year)	\$ 20,603
Engineering (Design and Construction Admin)(20%)	29,000
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	\$ 240,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
CB Stewart and Buffalo Springs Waterline Extension
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	2800	LF	\$ 80	\$ 224,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	200	LF	\$ 350	\$ 70,000
4	12-inch Gate Valve	3	EA	\$ 3,000	\$ 9,000
5	Fire Hydrant Assembly	7	EA	\$ 6,000	\$ 42,000
6	Connection to Existing Waterline	3	EA	\$ 4,000	\$ 12,000
7	Trench Safety System	2800	LF	\$ 1	\$ 2,800
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 15,000	\$ 15,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
					Subtotal \$ 415,000
					Contingencies (15%) 63,000
					Inflation (4% per year) \$ 81,192
					Engineering (Design and Construction Admin)(20%) 83,000
					Field Project Representation 15,000
					Additional Services & Reimbursable Expenses 20,000
					Total Construction Cost \$ 678,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Downtown Waterline Replacement PH II
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline via Pipe Bursting	1500	LF	\$ 150	\$ 225,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	120	LF	\$ 350	\$ 42,000
4	12-inch Gate Valve	2	EA	\$ 5,000	\$ 10,000
5	Fire Hydrant Assembly	4	EA	\$ 6,000	\$ 24,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	80	LF	\$ 1	\$ 80
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 10,000	\$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
					Subtotal \$ 350,000
					Contingencies (15%) 53,000
					Inflation (4% per year) \$ 50,320
					Engineering (Construction Admin)(20%) 70,000
					Field Project Representation 10,000
					Additional Services & Reimbursable Expenses 25,000
					Total Construction Cost \$ 559,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

(4) The design work for this project was completed during the Downtown Waterline Replacement PH I. Due to timing this project was broken out into Phase I and Phase II.



Preliminary Cost Estimate
East Lone Star Parkway Waterline Extension
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	4250	LF	\$ 80	\$ 340,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	60	LF	\$ 350	\$ 21,000
4	12-inch Gate Valve	5	EA	\$ 3,000	\$ 15,000
5	Fire Hydrant Assembly	11	EA	\$ 6,000	\$ 66,000
6	Connection to Existing Waterline	3	EA	\$ 4,000	\$ 12,000
7	Trench Safety System	4250	LF	\$ 1	\$ 4,250
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
Subtotal					\$ 494,000
Contingencies (15%)					75,000
Inflation (4% per year)					\$ 46,430
Engineering (Design and Construction Admin)(20%)					99,000
Field Project Representation					10,000
Additional Services & Reimbursable Expenses					15,000
Total Construction Cost					\$ 740,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Houston Street Waterline Replacement
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
3	12-inch PVC Waterline via Pipe Bursting	800	LF	\$ 150	\$ 120,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	170	LF	\$ 350	\$ 59,500
5	12-inch Gate Valve	1	EA	\$ 5,000	\$ 5,000
6	Fire Hydrant Assembly	3	EA	\$ 6,000	\$ 18,000
7	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
8	Trench Safety System	80	LF	\$ 1	\$ 80
9	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
10	Traffic Control	1	LS	\$ 5,000	\$ 5,000
11	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
Subtotal					\$ 246,000
Contingencies (15%)					37,000
Inflation (4% per year)					\$ 104,305
Engineering (Design and Construction Admin)(20%)					50,000
Field Project Representation					10,000
Additional Services & Reimbursable Expenses					15,000
Total Construction Cost					\$ 463,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Pond Street to Montgomery Elementary Waterline Replacement
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Remove and Dispose of Existing 8-inch Waterline	3000	LF	\$ 13	\$ 39,000
3	12-inch PVC Waterline	3000	LF	\$ 80	\$ 240,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	180	LF	\$ 350	\$ 63,000
5	Temporary Waterline	3000	LF	\$ 50	\$ 150,000
6	12-inch Gate Valve	3	EA	\$ 3,000	\$ 9,000
7	Fire Hydrant Assembly	8	EA	\$ 6,000	\$ 48,000
8	Connection to Existing Waterline	1	EA	\$ 4,000	\$ 4,000
9	12-inch waterline stub and blowoff valve	1	EA	\$ 2,500	\$ 2,500
10	Trench Safety System	3000	LF	\$ 1	\$ 3,000
11	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
12	Traffic Control	1	LS	\$ 10,000	\$ 10,000
13	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
Subtotal					\$ 614,000
Contingencies (15%)					93,000
Inflation (4% per year)					\$ 223,364
Engineering (Design and Construction Admin)(20%)					123,000
Field Project Representation					15,000
Additional Services & Reimbursable Expenses					20,000
Total Construction Cost					\$ 1,089,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
SH-105 Waterline Extension
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	1250	LF	\$ 80	\$ 100,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	200	LF	\$ 350	\$ 70,000
4	12-inch Gate Valve	2	EA	\$ 3,000	\$ 6,000
5	Fire Hydrant Assembly	4	EA	\$ 6,000	\$ 24,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	1250	LF	\$ 1	\$ 1,250
8	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
9	Traffic Control	1	LS	\$ 10,000	\$ 10,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 8,000	\$ 8,000
					Subtotal \$ 263,000
					Contingencies (15%) 40,000
					Inflation (4% per year) \$ 65,646
					Engineering (Design and Construction Admin)(20%) 53,000
					Field Project Representation 15,000
					Additional Services & Reimbursable Expenses 15,000
					Total Construction Cost \$ 452,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
West Lone Star Parkway Waterline Extension
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Waterline	6750	LF	\$ 80	\$ 540,000
3	12-inch PVC Waterline (trenchless with 20" steel casing)	100	LF	\$ 350	\$ 35,000
4	12-inch Gate Valve	7	EA	\$ 5,000	\$ 35,000
5	Fire Hydrant Assembly	17	EA	\$ 6,000	\$ 102,000
6	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
7	Trench Safety System	6750	LF	\$ 1	\$ 6,750
8	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 15,000	\$ 15,000

Subtotal	\$ 782,000
Contingencies (15%)	118,000
Inflation (4% per year)	\$ 194,988
Engineering (Design and Construction Admin)(20%)	157,000
Field Project Representation	25,000
Additional Services & Reimbursable Expenses	25,000
Total Construction Cost	\$ 1,302,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
McCown and Caroline St. Waterline Replacement
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-In and Start-Up	1	LS	\$ 15,000	\$ 15,000
2	8-Inch Waterline Replacement by Direct Replacement	1706	LF	60	102,000
3	8-Inch Gate Valve	8	EA	3,000	24,000
4	8-Inch Wet Connect	4	EA	3,500	14,000
5	Reconnect Water Meters	17	EA	1,000	17,000
6	Flushing Valves	4	EA	6,000	24,000
7	Temporary Waterline	500	LF	50	25,000
8	Abandon Existing 4" Waterline	853	LF	2	2,000
9	Abandon Existing 6" Waterline	853	LF	2	2,000
10	Site Restoration and Hydro-mulch Seeding	1	LS	10,000	10,000
11	Traffic Control	1	LS	10,000	10,000
12	Construction Staking	1	LS	4,500	5,000
13	Pollution Prevention	1	LS	\$ 10,000	\$ 10,000
Subtotal					260,000
Contingencies (20%)					52,000
Inflation (4% per year)					\$ -
Engineering (Design and Construction Admin)(20%)					48,000
Reimbursable Expenses					10,000
Total Construction Cost					\$ 370,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes construction materials testing, advertising fees, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Womack Cemetery Rd. to SH-105 Waterline Replacement
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Removal and Disposal of Ex. 8" line	6000	LF	\$ 15	\$ 90,000
3	12-inch PVC Waterline	6000	LF	\$ 80	\$ 480,000
4	12-inch PVC Waterline (trenchless with 20" steel casing)	300	LF	\$ 350	\$ 105,000
5	12-inch Gate Valve	6	EA	\$ 3,000	\$ 18,000
6	Fire Hydrant Assembly	15	EA	\$ 6,000	\$ 90,000
7	Connection to Existing Waterline	2	EA	\$ 4,000	\$ 8,000
8	Temporary Waterline	6000	LF	\$ 50	\$ 300,000
9	Clearing and Grubbing (20-feet along Alignment)	1	LS	\$ 8,000	\$ 8,000
10	Trench Safety System	6000	LF	\$ 1	\$ 6,000
11	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
12	Traffic Control	1	LS	\$ 15,000	\$ 15,000
13	Storm Water Pollution Prevention Plan	1	LS	\$ 15,000	\$ 15,000

Subtotal	\$ 1,170,000
Contingencies (15%)	176,000
Inflation (4% per year)	\$ 357,119
Engineering (Design and Construction Admin)(20%)	234,000
Field Project Representation	25,000
Additional Services & Reimbursable Expenses	25,000
Total Construction Cost	\$ 1,988,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 1 Gravity System Improvements
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Remove and Dispose of Existing 10-inch Sanitary Sewer line	6000	LF	\$ 15	\$ 90,000
3	18-inch PVC Sanitary Sewer line	6000	LF	\$ 200	\$ 1,200,000
4	18-inch PVC Sanitary Sewer line (trenchless with 30" steel casing)	230	LF	\$ 500	\$ 115,000
5	Bypass pumping	1	LS	\$ 20,000	\$ 20,000
6	Sanitary Sewer Manhole (36" Typ)	15	EA	\$ 3,000	\$ 45,000
7	Trench Safety System	6000	LF	\$ 1	\$ 6,000
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000
11	Rework/Connection to existing Sanitary Sewer system	2	EA	\$ 2,000	\$ 4,000
				Subtotal	\$ 1,515,000
				Contingencies (15%)	228,000
				Inflation (4% per year)	\$ 550,669
				Engineering (Design and Construction Admin)(20%)	303,000
				Field Project Representation	30,000
				Additional Services & Reimbursable Expenses	30,000
				Total Construction Cost	\$ 2,657,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 12 Gravity System Improvements
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	8-inch PVC Sanitary Sewer line	2000	LF	\$ 80	\$ 160,000
3	Sanitary Sewer Manhole (36" Typ)	5	EA	\$ 3,000	\$ 15,000
4	Connection to existing Sanitary Sewer system	2	EA	\$ 2,000	\$ 4,000
5	Abandonment of Lift Station 12	1	LS	\$ 10,000	\$ 10,000
6	Trench Safety System	2000	LF	\$ 1	\$ 2,000
7	Site Restoration (Including Pavement)	1	LS	\$ 7,500	\$ 7,500
8	Traffic Control	1	LS	\$ 5,000	\$ 5,000
9	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000

Subtotal	\$ 234,000
Contingencies (15%)	36,000
Inflation (4% per year)	\$ 10,800
Engineering (Design and Construction Admin)(20%)	47,000
Field Project Representation	10,000
Additional Services & Reimbursable Expenses	15,000
Total Construction Cost	\$ 353,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 2C Gravity System Improvements
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 20,000	\$ 20,000
2	12-inch PVC Sanitary Sewer line via Pipe Bursting	3500	LF	\$ 200	\$ 700,000
3	Bypass Pumping	1	LS	\$ 15,000	\$ 15,000
4	Sanitary Sewer Manhole (36" Typ)	9	EA	\$ 3,000	\$ 27,000
5	Trench Safety System	3500	LF	\$ 1	\$ 3,500
6	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
7	Traffic Control	1	LS	\$ 15,000	\$ 15,000
8	Storm Water Pollution Prevention Plan	1	LS	\$ 1,000	\$ 1,000
9	Rework/Connection to existing Sanitary Sewer system	2	EA	\$ 2,000	\$ 4,000
					Subtotal \$ 801,000
					Contingencies (15%) 121,000
					Inflation (4% per year) \$ 75,235
					Engineering (Design and Construction Admin)(20%) 161,000
					Field Project Representation 15,000
					Additional Services & Reimbursable Expenses 20,000
					Total Construction Cost \$ 1,194,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 25 Gravity System Improvements
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 10,000	\$ 10,000
	Replacement of Existing 10" to 12" Sanitary Sewer Via Pipe				
2	Bursting	3050	LF	\$ 30	\$ 91,500
3	Bypass Pumping	1	LS	\$ 10,000	\$ 10,000
4	Sanitary Sewer Manhole Rework	8	EA	\$ 9,500	\$ 76,000
5	Storm Water Pollution Prevention Plan	1	LS	\$ 15,000	\$ 15,000
Subtotal					\$ 203,000
Contingencies (15%)					31,000
Inflation (4% per year)					\$ 19,094
Engineering (Design and Construction Admin)(20%)					41,000
Field Project Representation					5,000
Additional Services & Reimbursable Expenses					11,000
Total Construction Cost					\$ 311,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
GSA No. 5 Gravity System Improvements
City of Montgomery
 March 5, 2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 20,000	\$ 20,000
2	8" Sanitary Sewer via Open Construction	1920	LF	\$ 40	\$ 76,800
3	8" Sanitary Sewer (SDR-26) via Trenchless Construction	90	LF	\$ 120	\$ 10,800
4	36' Sanitary Sewer Manhole	4	EA	\$ 3,000	\$ 12,000
5	Abandonment of Lift Station B	1	LS	\$ 10,000	\$ 10,000
6	Trench Safety	1920	LF	\$ 1	\$ 1,920
7	Coring into Existing Lift Station No. 5	1	LS	\$ 5,000	\$ 5,000
8	Site Restoration (Including Pavement)	1	LS	\$ 5,000	\$ 5,000
9	Traffic Control	1	LS	\$ 5,000	\$ 5,000
10	Storm Water Pollution Prevention Plan	1	LS	\$ 5,000	\$ 5,000

Subtotal	\$ 152,000
Contingencies (15%)	23,000
Inflation (4% per year)	\$ 37,914
Engineering (Design and Construction Admin)(20%)	30,000
Field Project Representation	5,000
Additional Services & Reimbursable Expenses	11,000
Total Construction Cost	\$ 259,000

Notes:

- (1) All values rounded up to the nearest thousand.
- (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Lift Station No. 3 Re-route
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 20,000	\$ 20,000
2	6" Sanitary Sewer Force Main via Open Construction	2000	LF	\$ 50	\$ 100,000
3	6" Sanitary Sewer Force Main via Trenchless Construction w/ Casing	200	LF	\$ 100	\$ 20,000
4	Connection to Existing Sanitary Manhole	1	EA	\$ 3,000	\$ 3,000
5	Disconnect/Reconnect Ex. 6" Force Main to Lift Station	1	LF	\$ 5,000	\$ 5,000
6	Disconnect Ex. 4" Force Main and Abandon	1	LS	\$ 10,000	\$ 10,000
7	Trench Safety System	2000	LF	\$ 1	\$ 2,000
8	Site Restoration (Including Pavement)	1	LS	\$ 10,000	\$ 10,000
9	Traffic Control	1	LS	\$ 5,500	\$ 5,500
10	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000

Subtotal	\$ 186,000
Contingencies (15%)	28,000
Inflation (4% per year)	\$ 36,350
Engineering (Design and Construction Admin)(20%)	38,000
Field Project Representation	5,000
Additional Services & Reimbursable Expenses	11,000
Total Construction Cost	\$ 305,000

Notes:

- (1) All values rounded up to the nearest thousand.
 (2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We
 (3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



Preliminary Cost Estimate
Sanitary Sewer Rehabilitation PH II
City of Montgomery
 March 5, 2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 75,000	\$ 75,000
2	8-Inch Pipe Replacement with 12" Pipe via Pipe Bursting	780	LF	\$ 75	\$ 58,500
3	Re-remove and Replace Manhole	8	LF	\$ 3,000	\$ 24,000
4	Site Restoration (Including Pavement)	1	LS	\$ 15,000	\$ 15,000
5	Traffic Control	1	LS	\$ 25,000	\$ 25,000
6	Storm Water Pollution Prevention Plan	1	LS	\$ 10,000	\$ 10,000
Subtotal					\$ 208,000
Contingencies (15%)					32,000
Inflation (4% per year)					\$ 19,584
Engineering (Design and Construction Admin)(20%)					42,000
Field Project Representation					15,000
Additional Services & Reimbursable Expenses					30,000
Total Construction Cost					\$ 347,000

Notes:

(1) All values rounded up to the nearest thousand.

(2) This estimate is based on my best judgement as a design professional familiar with the construction industry. We

(3) This includes topographic survey, construction staking, construction materials testing, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

City of Montgomery
Sewer Impact Fee Analysis
3/1/2024

Demand	2023		2028		2033		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Town Creek WWTP	0	0	322,000	2,147	382,184	2,548	382,184	2,548
Stewart Creek WWTP	187,100	1,247	287,000	1,913	342,888	2,286	155,788	1,039
Total Demand for City	187,100	1,247	609,000	4,060	725,072	4,834	537,972	3,586
Effective Unit Flowrate Per Connection (gpd/connection)		150		150		150		

LS 2 Flows
LS 1 Flows

Lift Station No.	Existing ADF (gpd)	Ex. Design Capacity (gpd)	Projected ADF for 2033 (gpd)	Increased ADF (gpd)	Prop. Capacity for 2033 (gpd)	Increased Capacity (gpd)	% Increase
Town Creek WWTP - Subarea 1							
WWTP Expansion PH 1 & 2	0	0	210,000	210,000	400,000	400,000	53%
Lift Station No. 2	122,379	144,000	282,184	159,805	400,000	256,000	62%
Lift Station No. 3	35,561	84,000	44,500	8,939	84,000	0	0%
Lift Station No. 4	3,300	58,000	3,300	0	58,000	0	0%
Lift Station No. 5	15,546	144,000	42,802	27,256	144,000	0	0%
Lift Station No. 6	35,400	100,800	49,774	14,374	100,800	0	0%
Lift Station No. 7	1,703	36,000	62,734	61,031	36,000	0	0%
Lift Station No. 8	15,300	56,000	15,450	150	56,000	0	0%
Stewart Creek WWTP - Subarea 2							
Lift Station No. 1	288,034	400,000	530,000	241,966	800,000	400,000	60%
Lift Station No. 9	27,905	126,000	102,099	74,194	126,000	0	0%
Lift Station No. 10	59,840	126,000	85,737	25,897	180,000	54,000	48%
Lift Station No. 12	650	40,000	2,557	1,907	40,000	0	0%
Lift Station No. 13	146	153,000	52,725	52,579	153,000	0	0%
Lift Station No. 14	9,150	59,000	9,150	0	59,000	0	0%

Capacities	2022		2027		2032		Increase	
	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Town Creek WWTP-A1	0	0	400,000	2,667	400,000	2,667	400,000	2,667
Stewart Creek WWTP-A2	400,000	2,667	400,000	2,667	800,000	5,333	400,000	2,667
Total	400,000	2,667	800,000	5,333	1,200,000	8,000	800,000	5333
Unit Flowrate Per Connection (gpd/connection)		150		150		150		

Project	Description	Complete Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable
Overall System Improvements															
WWTP Upsizing to Ultimate							\$6,500,000						\$6,500,000	50%	\$3,250,000
Town Creek WWTP Improvements	LS2 and .3 MGD WWTP				\$8,500,000								\$8,500,000	100%	\$8,500,000
Sanitary Sewer PH I (10"-12" Pipe Bursting)				\$200,000									\$200,000	31%	\$62,000
Lift Station No. 3 Reroute							\$350,000						\$350,000	31%	\$108,500
Subtotal			\$1,811,000	\$210,000	\$8,975,000	\$90,000	\$6,886,000	\$0	\$0	\$0	\$5,000	\$36,000	\$18,013,000		\$11,921,000
Town Creek WWTP - Subarea 1															
GSA 2S Gravity System Improvements (2023 Sanitary Sewer Phase II)				\$200,000									\$200,000	57%	\$114,000
GSA No. 5 Improvements								\$259,000					\$259,000	100%	\$259,000
Subtotal Subarea 1			\$0	\$200,000	\$0	\$0	\$0	\$259,000	\$0	\$0	\$0	\$0	\$459,000		\$114,000
Stewart Creek WWTP - Subarea 2															
GSA No. 12 Gravity System Improvements				\$353,000									\$353,000	100%	\$353,000
GSA No. 1 Gravity System Improvements										\$2,657,000			\$2,657,000	56%	\$1,487,920
Subtotal Subarea 2			\$0	\$353,000	\$0	\$0	\$0	\$0	\$20,000	\$2,657,000	\$0	\$0	\$3,030,000		\$1,840,920
Total															
Total			\$1,811,000	\$763,000	\$8,975,000	\$90,000	\$6,886,000	\$259,000	\$20,000	\$2,657,000	\$5,000	\$36,000	\$21,502,000		\$13,875,920

Sewer Impact fee eligible project cost (0% eligible project removed) =	\$13,875,920	\$3,868.95	\$6,937,960
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Impact Fee Calc. (1 ESFC = 150 gpd)	\$/Gal ADF	\$/ESFC ADF	50% Reduction	
			\$/Gal ADF	\$/ESFC ADF
General Service Area 1	\$0.30	\$44.74	\$0.15	\$22.37
General Service Area 2	\$11.82	\$1,772.52	\$5.91	\$886.26
Total	\$25.79	\$3,868.95	\$12.90	\$1,934.48

ESFC Table			50% Reduction					
			SA1	SA2	Combined	SA1	SA2	Combined
Water Meter Size	Max Flow	ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC
5/8"	15	1.00	\$45	\$1,773	\$3,869	\$22	\$886	\$1,934
3/4"	25	1.67	\$75	\$2,960	\$6,461	\$37	\$1,480	\$3,231
1"	40	2.67	\$119	\$4,733	\$10,330	\$60	\$2,366	\$5,165
1 1/2"	120	8.00	\$358	\$14,180	\$30,952	\$179	\$7,090	\$15,476
2"	170	11.33	\$507	\$20,083	\$43,835	\$253	\$10,041	\$21,918
3"	350	23.33	\$1,044	\$41,353	\$90,263	\$522	\$20,676	\$45,131
4"	600	40.00	\$1,790	\$70,901	\$154,758	\$895	\$35,450	\$77,379
6"	1200	80.00	\$3,579	\$141,802	\$309,516	\$1,790	\$70,901	\$154,758
8"	1,800	120.00	\$5,369	\$212,703	\$464,274	\$2,685	\$106,351	\$232,137

Project	CP#	Description	Exist. Capacity	ESFC	Prop. Capacity	ESFC	Increase	%
Town Creek WWTP Improvements	N/A	LS2 and .3 MGD WWTP (Town Creek)	0	0	400000	2667	2667	100%
Sanitary Sewer Rehabilitation Ph I (Pipe Bursting)		Rehab and repair of sanitary sewer system overall	1,057,531	7050	1,522,844	10152	3102	31%
GSA 2S Gravity System Improvements		Replace existng 8" with 12" from College St. to Town Creek WWTP via pipe bursting	676,820	4512	1,522,844	10152	5640	57%
Lift Station No. 1 and Stewart Creek WWTP		Upsizing Stewart Creek WWTP to .8MGD	400,000	2667	800,000	5333	2667	50%
GSA No. 12 Gravity System Improvements		Extend 8" Gravity to abandon LS 12 from Buffalo Springs to CB Stewart	0	0	676,820	4512	4512	100%
GSA No. 1 Gravity System Improvements		Replace existng 10" with 18" from SH 105 to just north of Grandview	1,057,531	7050	3,426,400	22843	15792	69%
GSA No. 5 Improvements		Extends 8" gravity sewer from Lift Station No. 5 past Lift Station B	0	0	676,820	4512	4512	100%
Lift Station No. 3 Force Main Reroute		Abandons existing 4" force main to SH 105 and reroutes flow to Stewart Creek	169,205	1128	380,711	2538	1410	56%

General Service Area Number	Description	Devloped Acres	Total Acreage
GS2C	Along FM 149 from Town Creek WWTP to Caroline (Historical District, commercial along FM 149)	67	96
GS2S	OPR, though Lonestar Estates and College Street (City Hall, Lonestar Church, SF homes along OPR, Sheppard and Lone Star Estates	75	250
GS2N	Lonestar Parkway to the city limits near MLK and Community Center Drive (Old Iron Works, Mount Pleasant Heights, Town Village, and misc SF on MLK&Community Center Drive, and Lincoln Elementary	86	268
GS3	Along FM 149 from Caroline to the edge of town and Wade Street to Flagship(Commercial along FM 149 and SH 10, SF south of 105 and Montgomery Middle School.	53	176
GS4	southwest corner along OPR(Planters Village, other SF and a mobile park)	44	49
GS5	the west side of town along SH 105 (Montgomery High School, Montgomery Forest)	105	209

GS6	High School Complex, HOTC and TC Apartments	82	164
GS7	Lonestar Community Center	6	6
GS8	SE FM 149 and Lonestar Parkway (SF along Anna Springs, Harley Drive, Berkely Court, and Nathanael Court)	48	53
Total		566	1271
GS1	SH 105 to Grandview Parkway (Mia Lago, Grandview)	26	335
GS9	Plez Morgan to FM 1097 Summit Park and Waterstone Section 1	225	250
GS10	Northeast side fo the city along FM 1097, Plez Morgan, North Waterstone Dr. ,	65	273
GS10	Along Buffalo Crossing Dr. (Buffalo Crossing, Fernland Park, Memory Park, the Library, and SF along Berkley Dr.	24	44
GS12	Along SH 15 and CB Stewart, south of Clepper. (the Fire Department, Ransom's)	1	18
GS13	North along FM 1097 and Buffalo Crossing Dr. (Summit Business Park)	5	50
GS14	Waterstone Sec 2 and Terra Vista	47	47
GS 15 (Future)	Montgomery Bend Subdivision	0	80
GS 16 (Future)	Redbird Meadows Subdivision	0	378
Total		393	1017

Sanitary Trunkline Size (in)	Area (sq.ft.)	Volume (gpd)(3 fps)	ESFC
4	0.0873	169,205	1128
6	0.1963	380,711	2538
8	0.3491	676,820	4512
10	0.5454	1,057,531	7050
12	0.7854	1,522,844	10152
15	1.2272	2,379,444	15863
18	1.7671	3,426,400	22843

City of Montgomery
Water Impact Fee Analysis
3/1/2024

	2023		2028		2033		Increase	
Demand	ADF	ESFC	ADF	ESFC	ADF	ESFC	ADF	ESFC
Residential	248,350	1,104	671,574	2,985	749,999	3,333	501,649	2,230
Commercial	101,990	453	204,957	911	388,882	1,728	286,892	1,275
Irrigation	83,578	371	83,578	371	83,578	371	0	0
Institutonal	41,090	183	56,090	249	56,090	249	15,000	67
City Taps	6,230	28	6,230	28	6,230	28	0	0
Total	481,238	2,139	1,022,429	4,544	1,284,779	5,710	803,541	3,571
Effective Unit Flowrate Per Connection (gpd/connection)		225		225		225		

*Existing and Proposed Connection Counts taken from Attachments C1 & C2 - Water Master Plan

	2023		2027		2032		Increase	
Capacities		ESFC		ESFC		ESFC		ESFC
Well (gpd)	1,245,000	3,458	1,245,000	3,458	1,245,000	3,458	0	0
Storage (gal)	545,000	2,725	545,000	2,725	545,000	2,725	0	0
Pressure Maintenance (gal)(Hydropneumatic & Elevated)	32,500	1,625	532,500	3,850	532,500	3,850	500,000	2,225
Booster Pump (gpd)	567,568	875	1,054,054	1,625	1,054,054	1,625	486,486	750

Projects	Completed Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Project Cost (\$)	Allowed Recoverable	Allowed Recoverable (\$)
WATER PLANT NO. 4			\$933,000	\$5,640,000								\$6,573,000	100%	\$6,573,000
WATER PLANT NO 2 IMPROVEMENTS				\$1,232,000								\$1,232,000	26%	\$320,320
ABNER LANE WATERLINE EXTENSION					\$240,000							\$240,000	100%	\$240,000
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION						\$678,000						\$678,000	100%	\$678,000
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)					\$559,000							\$559,000	56%	\$313,040
EAST LONE STAR PARKWAY WATERLINE EXTENSION				\$740,000								\$740,000	100%	\$740,000
HOUSTON ST. WATERLINE REPLACEMENT										\$463,000		\$463,000	56%	\$259,280
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)		\$980,000										\$980,000	100%	\$980,000
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT									\$1,089,000			\$1,089,000	75%	\$816,750
SH-105 WATERLINE EXTENSION							\$452,000					\$425,000	100%	\$425,000
WEST LONE STAR PARKWAY WATERLINE EXTENSION							\$1,302,000					\$1,302,000	100%	\$1,302,000
McCOWN and CAROLINE WATERLINE REPLACEMENT		\$370,000										\$370,000	19%	\$70,300
WOMACK CEMETERY RD. TO SH 105 WATERLINE REPLACEMENT								\$1,988,000				\$1,988,000	56%	\$1,104,444
WATER PLANT NO. 3 EXPANSION			\$120,000									\$120,000	33%	\$40,019
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	\$1,001,622											\$1,001,622	44%	\$438,210
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	\$1,099,884											\$1,099,884	33%	\$366,798
Summation	\$2,101,506	\$1,350,000	\$1,053,000	\$7,612,000	\$799,000	\$678,000	\$1,754,000	\$1,988,000	\$1,089,000	\$463,000	\$0	\$18,860,506		\$14,668,000

14,668,000

\$7,334,000

	Water Impact fee eligible project cost (0% eligible project removed) =	\$14,668,000
	Sewer Impact fee eligible project cost (0% eligible project removed) =	\$13,875,920
	Total Impact fee eligible project cost (0% eligible project removed) =	\$28,543,920

	50% Reduction)			
Impact Fee Calc.	\$/Gal ADF	\$/ESFC	\$/Gal ADF	\$/ESFC
Water (1 ESFC = 472 gpd)	\$18.25	\$4,107.20	\$9.13	\$2,053.60
Sewer (1 ESFC = 250 gpd)	\$25.79	\$3,868.95	\$12.90	\$1,934.48
Total	\$44.05	\$7,976.15	\$22.02	\$3,988.07

ESFC Table				50% Reduct.	Sewer		50% Reduct.	Combined		50% Reduct.
Water Meter Size	Max Flow	ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC	\$/ESFC
5/8"	15	1.00	4,107	2,054	3,869	1,934	7,976	3,988		
3/4"	25	1.67	6,859	3,430	6,461	3,231	13,320	6,660		
1"	40	2.67	10,966	5,483	10,330	5,165	21,296	10,648		
1 1/2"	120	8.00	32,858	16,429	30,952	15,476	63,809	31,905		
2"	170	11.33	46,535	23,267	43,835	21,918	90,370	45,185		
3"	350	23.33	95,821	47,910	90,263	45,131	186,084	93,042		
4"	600	40.00	164,288	82,144	154,758	77,379	319,046	159,523		
6"	1200	80.00	328,576	164,288	309,516	154,758	638,092	319,046		
8"	1,800	120.00	492,863	246,432	464,274	232,137	957,138	478,569		

Project	Project No.	Decription	Ex. Capacity	ESFC	Proposed Capacity	ESFC	Increase	% Change
WATER PLANT NO. 4	1	Well No. 4, EST, Booster Pumps, general site work	-	-	500,000	5,710	5,710	100%
WATER PLANT NO. 2 IMPROVEMENTS	2	Recoat Tanks, Pumps, Generator Addition,Well rework and 125K GST	223,200	992	300,000	1,333	341	26%
ABNER LANE WATERLINE EXTENSION	3	Closes loop from Lonestar to Abner	-	-	1,522,844	4	4	100%
CB STEWART AND BUFFALO SPRINGS WATERLINE EXTENSION	4	Closes loops from Abner to SH 105 via CB Stewart and Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
DOWNTOWN WATERLINE REPLACEMENT PH II (POND TO PRAIRIE)	5	Pond Street to Prairie Street line upsizing to 12"	676,820	3,008	1,522,844	6,768	3,760	56%
EAST LONE STAR PARKWAY WATERLINE EXTENSION	6	Closes loop from TCCS1 to FM 149	-	-	1,522,844	6,768	6,768	100%
HOUSTON ST. WATERLINE REPLACEMENT	7	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
OLD PLANTERSVILLE ROAD TO SH 105 WATERLINE EXTENSION (REDBIRD MEADOWS DEVELOPMENT)	8	Closes loop from Womack to SH 105	-	-	1,522,844	6,768	6,768	100%
POND STREET TO MONTGOMERY ELEMENTARY WATERLINE REPLACEMENT	9	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	1,522,844	6,768	5,076	75%
SH-105 WATERLINE EXTENSION	10	Extension of 12" waterline from CB Stewart to Buffalo Springs	-	-	1,522,844	6,768	6,768	100%
WEST LONE STAR PARKWAY WATERLINE EXTENSION	11	Closing loop from HOTC (Emma's Way to future Meadow Ridge	-	-	1,522,844	6,768	6,768	100%
MCCOWN AND CAROLINE WATERLINE REPLACEMENT	12	Replaces existing 4" and 6" with a 8"	169,205	752	676,820	3,008	564	19%
			380,711	1,692				
WOMACK CEMETERY TO SH 105 WATERLINE REPLACEMENT	13	Replacement of 8" with 12"	676,820	3,008	1,522,844	6,768	3,760	56%
WATER PLANT NO. 3 EXPANSION	14	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%
WATER PLANT NO. 3 IMPROVEMENTS (COMPLETED)	15	Upsizing existing 6" to an 12" from SH 105 to Montgomery Elementary	380,711	1,692	676,820	3,008	1,316	44%
DOWNTOWN WATERLINE REPLACEMENT PH I (COMPLETED)	16	Booster Pump Addition, misc improvements	324,324	1,441	486,486	2,162	721	33%

Water Main Size (in)	Area (sq.ft.)	Volume (gpd)(3 fps)	ESFC
4	0.0873	169,205	752
6	0.1963	380,711	1692
8	0.3491	676,820	3008
10	0.5454	1,057,531	4700
12	0.7854	1,522,844	6768