

**Notice of Planning and Zoning Commission
AGENDA**

July 05, 2022 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, July 05, 2022 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download the agenda pack and view the meeting live on the City's website www.montgomerytexas.gov, under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The meeting will be recorded and uploaded to the City's website.

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 regarding:
 - a. Special Meeting Minutes of May 17, 2022, and
 - b. Regular Meeting Minutes of June 7, 2022.

- 2.** Consideration and possible action on a request to relocate the rear property fence at 14335 Liberty Street located in the Historic Preservation District.

- 3.** Consideration and possible action on a wall sign application for Jewel's Teahouse located at 14351 Liberty Street in the Historic Preservation District.

- 4.** Presentation of Pulte Group and Nantucket Housing Feasibility Studies.

- 5.** Update on downtown redevelopment projects.

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

Nici Browe, 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 July 1, 2022 at 4:00 p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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 accommodations.

MINUTES OF SPECIAL MEETING

May 17, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:15 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Daniel Gazda

Absent: Britnee Ghutzman

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development
Richard Tramm, City Administrator

VISITOR/CITIZENS FORUM

No public comments given. Chairman Waddell welcomed Daniel Gazda to the Planning & Zoning Commission after his recent appointment by City Council.

1. Consideration and possible action on the April 5, 2022 Regular Meeting minutes.

Bill Simpson moved to approve the April 5, 2022 minutes as presented. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action regarding a proposed paving and exterior lighting project at 14343 Liberty Street.

Staff reviewed the information and the Commission discussed the proposed changes with the applicants, Mr. and Mrs. Fauss. The owners stated an emergency sewer repair created an opportunity to improve pedestrian access and widen the existing walkway.

Merriam Walker moved to approve the proposed modifications as presented contingent on the applicant obtaining an electrical permit for proposed light fixtures. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action on a shed repainting request for 709 College Street, Montgomery, Texas.

The applicant was delayed in getting to the meeting, action was deferred until after Item 4. Staff reviewed the information and introduced Ryan Londeen, the property owner. Mr. Londeen spoke the request and discussed details with the Commission.

Merriam Walker moved to approve the proposed repainting as presented. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

4. Consideration and possible action on a proposed restroom project for the Montgomery Memorial Cemetery, a City-designated Historic Landmark located near the intersection of FM 149 & FM 1097.

Staff reviewed the information and noted Councilman TJ Wilkerson was in attendance to speak about the details of the request as a member of the Montgomery Memorial Cemetery Association. Mr. Wilkerson noted the cemetery is also a State-designated Historic Cemetery. He also stated he was working on obtaining donations to fund the project and that the restrooms would be open on the weekends and special events. Additional details were discussed about the location and details of the project. Bill Simpson asked who enforced ADA requirements for the project, staff explained the state’s responsibility and the City’s responsibility for ensuring that projects meet requirements. Mr. Wilkerson noted he hoped to start construction of the project this summer.

Merriam Walker moved to approve the proposed restroom project as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action regarding a Preliminary Report for a rezoning request from R1—Single-Family Residential to B—Commercial for 504 Caroline Street, Montgomery, Texas.

Staff reviewed the information and noted a draft Preliminary Report was included in the packet information. Mr. Damon Haynes, the property owner, spoke to the Commission about the request and noted the County was appraising the property as commercial and he would like the zoning to match. Staff noted that any future improvements to the property would still require P&Z approval.

Bill Simpson moved to approve the Preliminary Report as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

6. Consideration and possible action on calling two Public Hearings on the Preliminary Report for a rezoning request for 504 Caroline Street, Montgomery, Texas.

Bill Simpson moved to call two Public Hearings on the Preliminary Report for a rezoning request for 504 Caroline Street, Montgomery, Texas on June 7, 2022. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

Commission Inquiry

None.

Adjournment

Merriam Walker Bill Simpson moved to adjourn the meeting at 7:28 p.m. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

MINUTES OF REGULAR MEETING

June 7, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker, Britnee Ghutzman, Daniel Gazda

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding proposed exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.

Staff reviewed the information and the owner and his contractor were present to answer questions. The owners and the Commission discussed details of the proposed second story addition and affirmed the lower back porch space would remain. The Commission was in agreement that the concept appeared good and that final architectural drawings need to be submitted for review.

Bill Simpson moved to approve the concept of the exterior modifications and contingent on final architectural drawings and colors being reviewed and submitted by P&Z. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding proposed exterior modifications to 504 Caroline Street in the Historic Preservation District.

Commissioner Waddell noted the proper action on this item is to make a recommendation to City Council on the partial demolition request of the structure. Staff reviewed the information and noted the applicant was in attendance and could talk in more detail about their plans. Mr. Tom Cox of

Gracepoint Homes spoke to the dilapidated condition of the north wing of the house. After a structural assessment, it was determined that the north wing of the home could not be repaired. That is what led to the request to demolish a portion of the structure. Mr. Cox said they are considering a future Phase 2 of the project that would match the existing structure’s architecture.

Britnee Ghutzman moved to recommend to City Council the approval of the demolition request as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

3. Convene into a Public Hearing on the Preliminary Report for a rezoning request from R1-Single Family Residential to B-Commercial at 504 Caroline Street, Montgomery, Texas.

Chairman Waddell opened the Public Hearing at 6:25 p.m. Staff noted 19 notification letters were mailed to surrounding properties and have not received any comments on the rezoning request. Receiving no comments, the Public Hearing was closed at 6:27 p.m.

4. Discussion and possible action regarding comments received in the Public Hearing.

Ms. Ghutzman noted the County Appraisal District’s assessment of the property should not be used as a determining factor in making a recommendation to rezone the property, though she does believe the property’s highest and best use is B – Commercial considering the location and surrounding properties.

No action taken.

5. Public Hearing on Final Report.

Chairman Waddell opened the Public Hearing at 6:35 p.m. Receiving no comments, the Public Hearing was closed at 6:36 p.m.

6. Consideration and possible action on a Final Report for a requested rezoning of 504 Caroline Street, Montgomery, Texas.

The Commission discussed details of the request and draft Final Report.

Britnee Ghutzman moved to approve the Final report with the addition of a note that a single residentially zoned property to the north will be surrounded by commercial properties and to recommend to City Council approval of the rezoning request from R1 – Single Family Residential to B – Commercial. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

Bill Simpson asked about the boundaries of the historic district and where they are. Secondly, he asked about the demolition of a home on Louisa Street and whether it was in the historic district. Mr. McCorquodale stated he would verify the location of the boundaries and would follow up with the Commission with more information. Mr. Simpson asked if the City has record of what homes are historic within the district. Mr. McCorquodale said he didn't know of a complete list of historic properties.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 6:50 p.m. Daniel Gazda seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a request to relocate the rear property fence at 14335 Liberty Street located in the Historic Preservation District.

Recommendation

Staff has no objections to the request.

Discussion

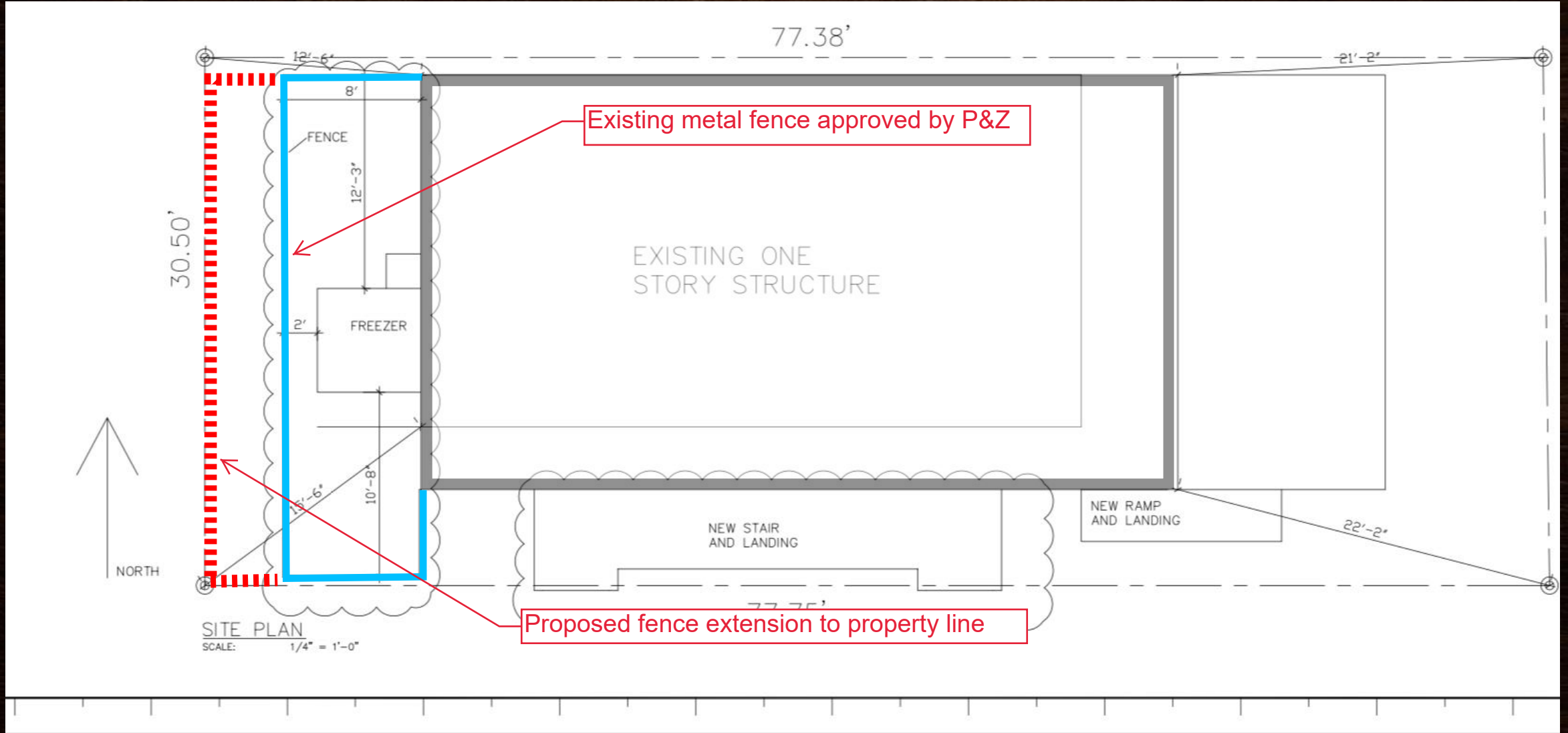
As you may know, the owners of the Wings of Montgomery restaurant have recently closed the business. As part of the renovation of the building in 2020, P&Z approved the 6-ft height rear metal fence enclosure as seen in the attached images. The existing location of the fence is roughly 3-feet from the rear property line.

The owner would like to relocate the fence to the rear property line, resulting in additional storage space at the rear of the building. The relocation of the fence would also prevent use of the existing sidewalk to adjacent properties. The owner stated he has communicated this point to adjacent property owners.

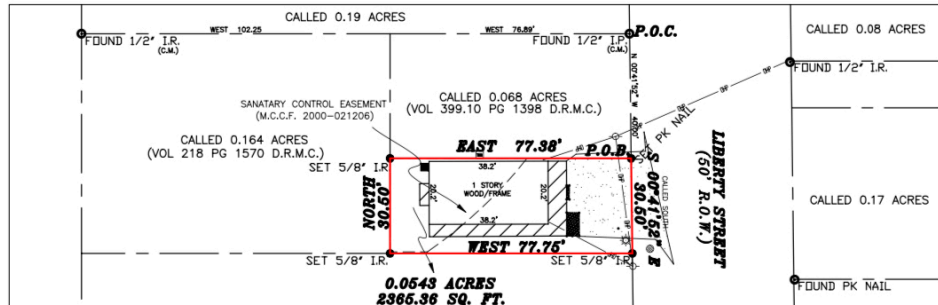
Approved By

Interim City Administrator	Dave McCorquodale	Date: 06/28/2022

Wings Over Montgomery



14335 Liberty St Site Information



NOTES:
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT/DEED OF VOL 568 PG 216 D.R.M.C.)
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT PLAT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION: BEING A 0.054 PARCEL

RECORDATION: VOL 568, PG 216 D.R.M.C.	COUNTY: MONTGOMERY TX	ST: TX	ABSTRACT: JOHN CORNER A -- 8
RECORD OWNER: RAMON LAUGHTER	TITLE COMPANY: OLD REPUBLIC TITLE		
PURCHASER: DAMON & CINDY HAYNES			JOB #: 1906143
ADDRESS: 14335 LIBERTY ST MONTGOMERY TX 77356			
FIELD WORK: DK, JR			
DRAFTED BY: DK, JR (07/10/2019)			
CHECKED BY: DK, SR			
G.F. NUMBER: 74620-GAT86			

1" = 30'

STATE OF TEXAS
REGISTERED
DAVID E. KING
4503
PROFESSIONAL
LAND SURVEYOR

FIRM NO. 10152100
 I, David E. King, Sr. Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY that the plat was made from an actual survey on the ground by me or under my direction, this survey substantially complies in the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
 Professional Land Surveyors



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a wall sign application for Jewel’s Teahouse located at 14351 Liberty Street in the Historic Preservation District.

Recommendation

Staff has no objections to the request.

Discussion

Jewel’s Teahouse is planning on opening in the former Homewood Market building next to the H-Wines/First State Bank building. The owner has submitted an application for a wall sign to replace the 4’x8’ Homewood Market sign. The sign is made of ACM, or Aluminum Composite Material, which is the same as other recent signs. The material is durable and fade resistant. The sign ordinance allows up to 60% of a building wall to be used a signage. The 32 square feet in the proposed sign is significantly less than 60% of the total wall area. A mockup image showing how the proposed sign would look on the building is included along with the application and image of the sign.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 06/30/2022

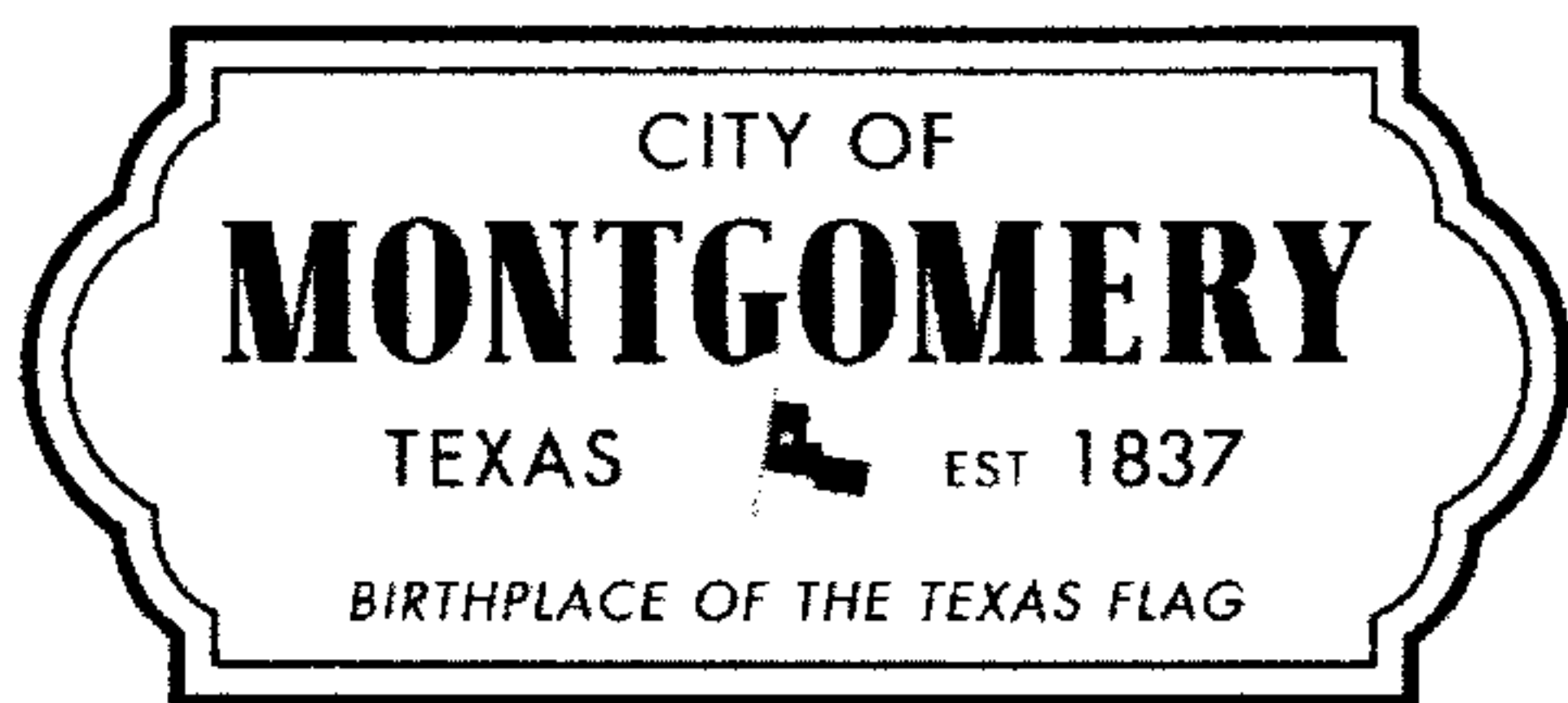
Item 3.





Item 3.

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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: 5/18/2022

JOB ADDRESS: 14351 Liberty St.	BUSINESS NAME: Jewels TeaHouse / Cafe & Antiques	
BUSINESS OWNER: Catherine Brown	MAILING ADDRESS: 18453 Sunrise Maple Dr.	TELEPHONE: 936-648-2001
APPLICANT: Catherine Brown	MAILING ADDRESS: SAME	TELEPHONE:
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"/>
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SIGN PLACEMENT: Store front	VALUATION:		
SIGN DESIGN & COLOR SCHEME: Red, Blue & Gold Text & Teacup			
SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT	4 ft	
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH	8 ft	
BANNER <input type="checkbox"/>	TOTAL SQ FT	32	
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: Catherine Brown **SIGNATURE:** Catherine Brown

OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Presentation of Feasibility Studies for the following projects:

- a. Pulte Group for an 80-acre single-family residential development, and
- b. Nantucket Housing for a 33-acre multi-family residential development.

Recommendation

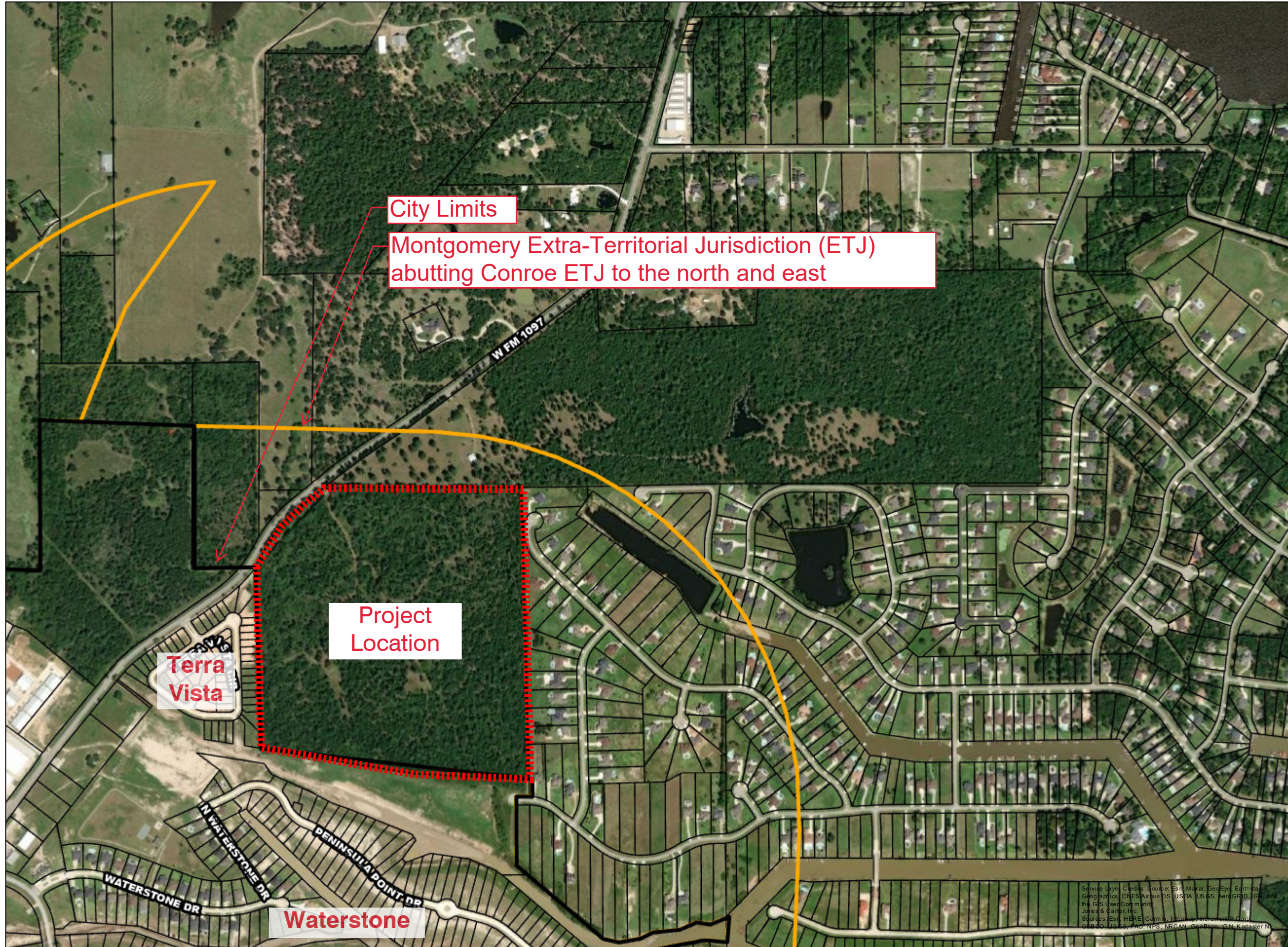
Listen to the presentations and discuss.

Discussion

These two Feasibility Studies were recently completed for the two proposed developments on the eastern side of the City. The city engineers will discuss the details of the studies at the meeting. There is no formal action required, although the Commission should share their perspectives on the proposed projects to aid staff and consultants in ongoing discussions with the developers.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 07/01/2022



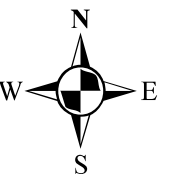
City Limits

Montgomery Extra-Territorial Jurisdiction (ETJ) abutting Conroe ETJ to the north and east

Project Location

Terra Vista

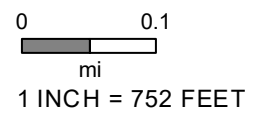
Waterstone



LEGEND

- City Limit
- City ETJ
- MCAD Property Boundaries
- Road Label

Date: 4/8/2022



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

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**PULTE GROUP FEASIBILITY STUDY
(Dev. No. 2203)**

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-115

MAY 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Excerpt From Impact Fee Analysis
- E: Escrow Calculation
- F: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

Pulte Homes of Texas (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve future single-family development on a 79.4 acre tract along FM 1097, also referred to as the Mabry tract. The tract is located outside the City limits and within the City’s Extraterritorial Jurisdiction (“ETJ”), and will require annexation prior to receiving service.

This development would consist of approximately 250 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that after the completion of the City’s Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 10, the lift station will need additional capacity to serve all existing and proposed developments at full build out. The analysis also shows that the City will have the sanitary sewer capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

The estimated total costs that will be associated with the development are:

Escrow Account	\$44,000
Lift Station 10 Improvements	\$350,000
Water Impact Fee	\$281,500
Wastewater Impact Fee	\$628,250
Total Estimated Costs	
	\$1,303,750

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$81,493,750 at full build out, assuming that 75% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption . Based on the City’s estimated current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 200,361
Debt Service	\$ 109,316
Total Estimated Annual Tax Revenue	
	\$ 309,677

2 INTRODUCTION

This undeveloped tract is located along FM 1097 outside of the City's limits and within the City's ETJ. The tract will require annexation prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to subdivide the Tract into approximately 250 – 45' wide single family lots. Upon annexation, the Tract will need to be zoned as Residential (R-1).

Based on information from the Developer, construction of the development is planned to be complete in 2029. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development. It is our understanding the Developer is looking to create a MUD or similar entity to support the development.

3 ANALYSIS

Water Production and Distribution

The Tracts are located within City’s ETJ and would need to be annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality (“TCEQ”) requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City’s water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow (“ADF”) in the City is approximately 368,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract’s estimated water capacity requirement is approximately 56,250 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tracts, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located along FM 1097, which terminates at the City limits. This waterline will need to be extended to the Tract’s northern boundary to provide water service to the Tract. There is an existing public 8” waterline along Terra Vista Circle that will need to be extended through an existing reserve to connect to the Tract . Additionally, the Developer will be required to provide a utility easement along the FM 1097 frontage to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. These waterlines will need to be placed in public utility easements located along the public ROW or placed within public ROW interior to the development and constructed per all applicable City and

TCEQ design criteria. The developer is responsible for all costs associated with easement acquisitions and recordation.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterline to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 32,500 gpd (975,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

The Developer will be responsible for constructing a public lift station and force main to direct flow into the gravity line, as shown in **Exhibit A**. There is an existing public 8" sanitary sewer line along Terra Vista Circle. There is also an existing reserve that connects Terra Vista Circle to the Tract. The manhole at this reserve will be the discharge point for the proposed force main to serve the Development. The Developer will be responsible for all costs associated with the sanitary sewer lift station and force main, and required easements.

The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 10 to exceed capacity at full buildout and will need to be upsized from approximately 350 gpm to 550 gpm. The estimated preliminary cost for the improvements is approximately \$350,000 as shown in **Exhibit F**. However, an additional inspection and analysis of Lift Station No. 10 will need to be performed to prepare a final estimated cost of improvements. There is sufficient capacity in Lift Stations 9 and 14 to serve this development and other future developments. There is opportunity for a cost sharing agreement between the Developer for the Porter Farms development for the Lift Station No. 10 improvements as the improvements

are required to serve both of these developments.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will need to be placed within public utility easements located along the public ROW or placed within the public ROW interior to the development and constructed per all applicable City and TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development, the sanitary sewer extension, lift station, and force main to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic

Per the preliminary land plan submitted by the Developer, the streets are proposed to be public and accepted by the City. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Currently, the preliminary land, combined with existing infrastructure, provides for one (1) proposed point at FM 1097 to provide access to the entire 250-home subdivision. Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is also responsible for TxDOT approval for the proposed access to FM 1097.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 250 ⁵/₈ – inch water meters per the table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$44,000 will be required to cover the City’s remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

<i>ESTIMATED COSTS</i>	
Escrow Account	\$44,000
Lift Station 10 Improvements	\$350,000
Water Impact Fee	\$281,500
Wastewater Impact Fee	\$628,250
Total Estimated Costs	\$1,303,750

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the average home price to be \$383,500, with the total assessed value (A.V.) at full development to be approximately \$81,493,750 assuming that 75% of homeowners receive a 20% in reduction in their assessed valuation due to a Homestead Exemption. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$109,316 per year in debt service revenue, and approximately \$200,361 per year in operations and maintenance revenue. These estimates are based on the City’s \$0.1412/\$100 valuation debt service tax rate and the \$0.2588/\$100 valuation Operations & Maintenance (O&M) tax rate..

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tracts and of the potential increase in tax revenue to the City. This report is not

intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

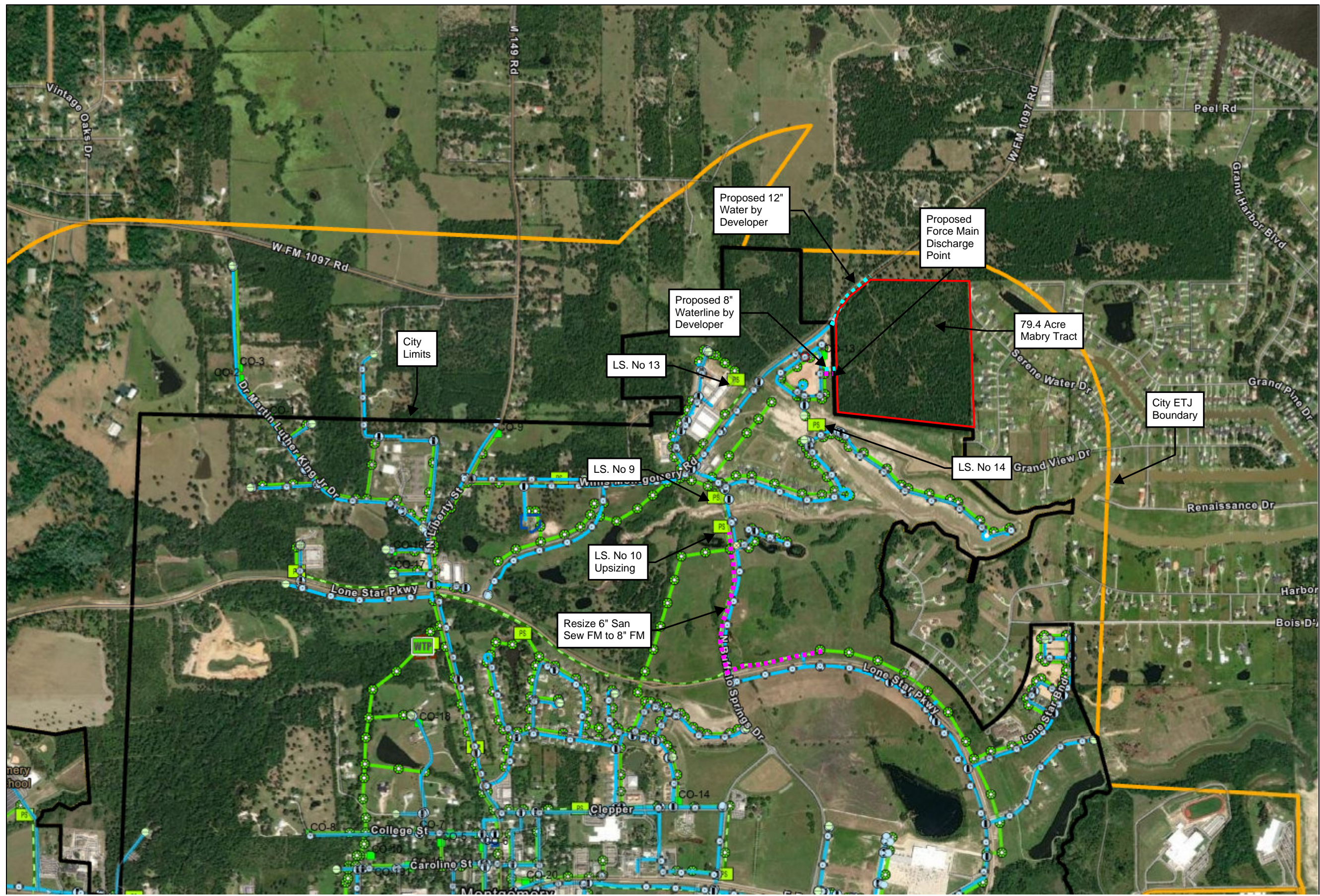
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Ms. Katherine Vu should you have any questions.

Sincerely,

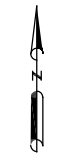
Chris Roznovsky, PE

Engineer for the City

CVR/kv:zlg



Mabry Tract Boundary
 Pulte Group Feasibility Study



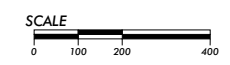
SHEET
 EXHIBIT
 A



a conceptual exhibit for
MABRY TRACT
 ±79.9 ACRES OF LAND
 prepared for
PULTE GROUP



24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-68007
 MAY 19, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Single Family																					
Buffalo Crossing	1	13	225	2,925	130	1,690	3	675	390	4	900	520	2	450	260	2	450	260	1	225	130
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120															
Buffalo Springs, Section 2	60	64	13,500	14,400	7,800	8,320	1	225	130	1	225	130	1	225	130						
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	2	450	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250				1	225	130	1	225	130	1	225	130	1	225	130
Simonton and Lawson	13	23	2,925	5,175	1,690	2,990				2	450	260	2	450	260	2	450	260	2	450	260
Martin Luther King	47	55	10,575	12,375	6,110	7,150				2	450	260	2	450	260	2	450	260	2	450	260
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-
Community Center Drive	3	3	675	675	390	390															
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-				1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950															
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260												
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810															
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130												
Estates of Lake Creek Village	16	22	3,600	4,950	2,080	2,860	6	1,350	780												
Lone Star Estates	10	10	2,250	2,250	1,300	1,300															
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630															
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370															
Hills of Town Creek Sec. 4	10	30	2,250	6,750	1,300	3,900	20	4,500	2,600												
Historic/Downtown	129	150	29,025	33,750	16,770	19,500	5	1,125	650	5	1,125	650	5	1,125	650	5	1,125	650	1	225	130
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930															
Town Creek Crossing Section 1	-	102	-	22,950	-	13,260	40	9,000	5,200	40	9,000	5,200	20	4,500	2,600	1	225	130			
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820															
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460															
Waterstone, Section 1	43	53	9,675	11,925	5,590	6,890	3	675	390	3	675	390	2	450	260	2	450	260			
Waterstone, Section 2	5	89	1,125	20,025	650	11,570	15	3,375	1,950	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	14	3,150	1,820
Gary Hammons	1	1	225	225	130	130															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
Fernland Park	1	1	200	200	150	150															
Homecoming Park Restrooms	1	1	200	200	150	150															
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000															
West Side at the Park	8	11	1,800	2,475	1,040	1,430				3	675	390									
Subtotal	752	1,077	171,330	244,455	98,560	137,560	99	22,275	12,610	81	18,225	10,010	60	13,500	7,280	39	8,775	4,680	24	5,400	2,730
Commercial Platted and Existing																					
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170						
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910															
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900				3	4,700	3,055									
Prestige Storage (SBP Res. D)	1	1	225	225	146	146															
McCoy's	1	1	750	750	488	488															
AutoZone	1	1	360	360	234	234															
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	2	5,000	3,250												
Pizza Shack	1	1	4,900	4,000	3,185	2,600															
CareNow & Other Suites	3	3	1,200	1,500	780	975															
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	2	8,000	5,200									
Wendy's	1	1	1,300	1,300	845	845															
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050															
ProCore Developments	1	1	1,500	1,500	975	975															
Christian Brothers	1	1	225	225	146	146															
Madsen and Richards	1	1	225	225	146	146															
Kroger	2	2	4,500	5,000	2,925	3,250															
Burger King	1	1	1,450	1,450	943	943															
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095															
Buffalo Springs Shopping, Ph. 1 (Reserve A2)	-	1	-	3,000	-	1,950				1	3,000	1,950									
Buffalo Springs Shopping, Ph. 1 (Reserve E)	-	1	-	3,000	-	1,950															
Buffalo Springs Shopping, Ph. 1 (Reserve D)	-	1	-	6,000	-	3,900										1	6,000	3,900			
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365															
Heritage Place	1	1	360	1,200	234	780															
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800															
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200				1	4,000	2,600	1	4,000	2,600						
Buffalo Springs Phase II (Reserve I2)	-	1	-	225	-	146	1	225	146												
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550															
Brookshire Brothers	2	2	1,500	1,500	975	975															
Ransoms	1	1	1,500	1,500	975	975															
Heritage Medical Center	1	1	600	1,200	390	780															
Lone Star Pkwy Office Building	2	2	400	720	260	468															
Old Iron Work	1	1	225	225	146	146															
Apache Machine Shop	1	1	225	225	146	146															
Montgomery Community Center (lone Star)	1	1	850	850	553	553															
Jim's Hardware	1	1	225	225	146	146															
Town Creek Storage	1	1	225	225	146	146															

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)	Equivalent Single Family Home (ESFC)	Maximum Assessable Water Fee (\$)	Maximum Assessable Waste Water Fee (\$)	Maximum Assessable Fee (\$)
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Pulte Homes of Texas

Dev. No. 2203

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 7,500
City Attorney	\$ 7,500
City Engineer	\$ 29,000
<hr/>	
TOTAL	\$ 44,000

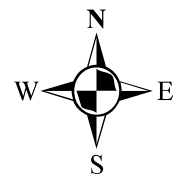
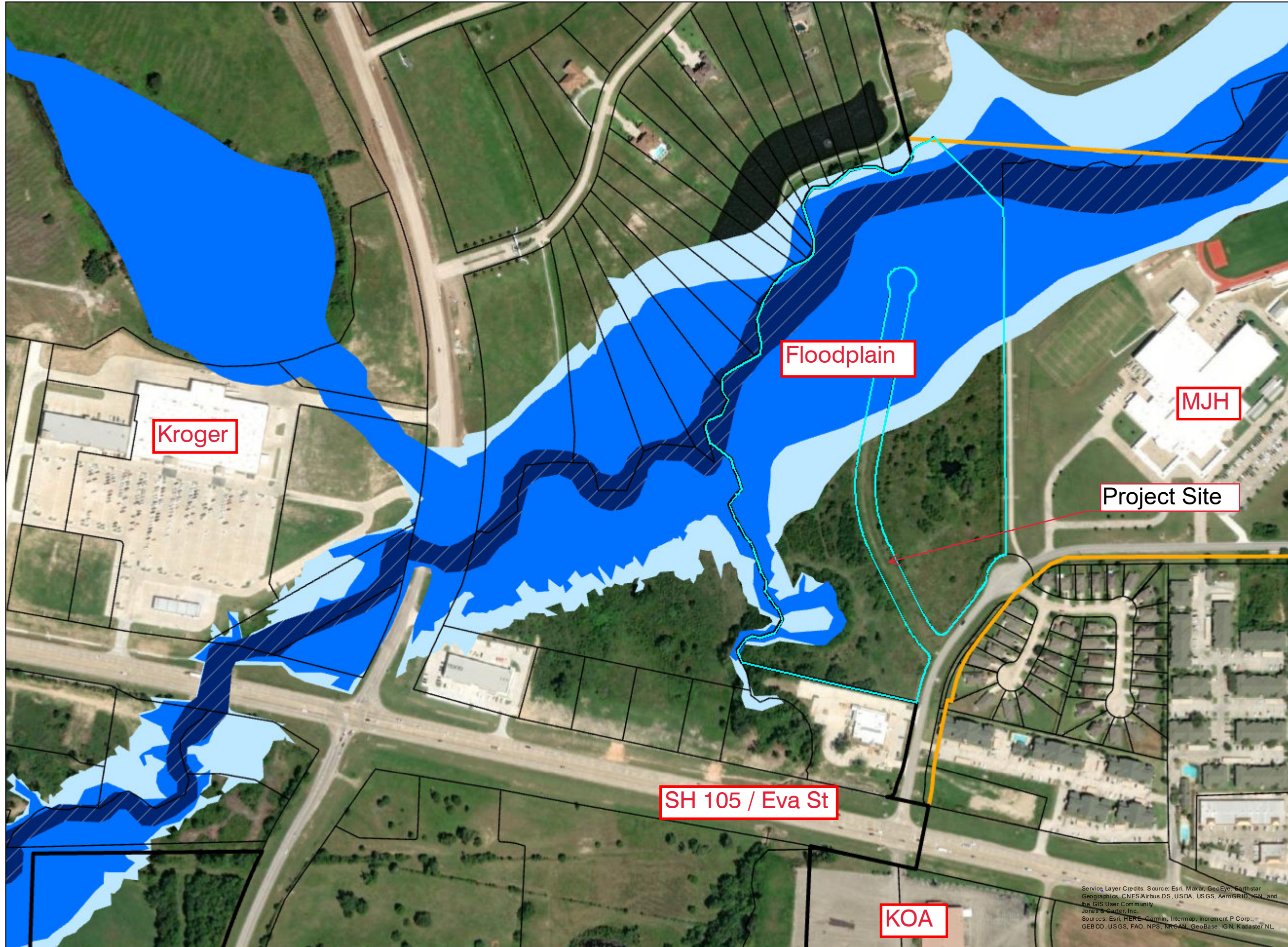


Preliminary Cost Estimate
FOR
LIFT STATION NO. 10 IMPROVEMENTS
79.4 Acre Mabry Development
5/20/2022

Table with 6 columns: Item No., Description, Quantity, Unit, Unit Price, Cost. Includes a 'General' section with 8 items and a summary table for Construction Subtotal, Contingencies (15%), Engineering, Construction Phase Services, Reimbursables, and Total (\$350,000).

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 geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.



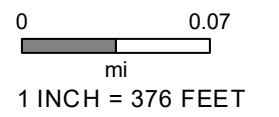
LEGEND

- City Limit
- City ETJ
- MCAD Property Boundaries

FEMA Effective FIRM

- Floodway
- 100-yr
- 100-yr Overflow
- 500-yr

Date: 4/6/2022



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Jones & Carter, Inc.
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL

**NANTUCKET HOUSING FEASIBILITY STUDY
(Dev. No. 2204)**

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-113

MAY 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Excerpt From Impact Fee Analysis
- E: Escrow Calculation
- F: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

Matt Fuqua of HCR Ventures, Ltd., (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future multi-family and senior-living development on a 33.01-acre tract along Stewart Creek Road, north of SH-105. The tract is located outside the City limits and completely within the City’s extra territorial jurisdiction (“ETJ”). As part of the development process, the Developer has requested annexation into the City limits prior to receiving service.

This development would consist of approximately twenty multi-unit apartment buildings containing approximately 385 apartment units, in addition to an amenity center building and two swimming pools. The analysis shows that the City will have the wastewater capacity to serve the development, and existing developments, for the next few years but will need additional wastewater treatment plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that after the completion of the City’s Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The estimated total costs that will be associated with the development are:

• Escrow Account	\$ 20,000
• Waterline Extension	\$ 107,000
• Water Impact Fee	\$ 26,200
• <u>Wastewater Impact Fee</u>	<u>\$ 58,600</u>
Total Estimated Costs	\$ 211,800

The Developer has estimated a total assessed valuation for the development to be approximately \$32,000,000 at full build out. Based on the City’s estimated current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

• Operations and Maintenance	\$ 82,816
• <u>Debt Service</u>	<u>\$ 45,184</u>
Total Estimated Annual Tax Revenue	\$ 128,000

2 INTRODUCTION

This undeveloped 33.01-Acre Tract is located north of SH-105 and west of Stewart Creek Road. The entirety of the Tract is currently located within the City's ETJ. The Tract will require annexation into the City limits prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary, as well as the Tract's proposed utility improvements is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to build a multi-family and senior-living residential development. Upon completion of annexation of the Tract, the area will need to be zoned as Multi-Family Residential (R-2).

Based on information from the developer, construction of the development is planned to be complete in the beginning of 2024. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

3 ANALYSIS

Water Production and Distribution

The Tract is located within City's ETJ and plans to be annexed into the City's limits before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 368,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 60,000 gpd and is used throughout this feasibility study. However, based on historical water usage of similar developments in the City, we anticipate the capacity requirement to be approximately 43,750 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% of the connection capacity. Based on the projections shown in Exhibit C, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located along SH-105, plugged at the western Right-of-Way of Stewart Creek Road, that will need to be extended to within the Tract's boundary to provide water service to the Tract. Additionally, the Developer will also be required to provide a utility easement spanning the Stewart Creek Road frontage, to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements. An estimated cost of the required waterline extension is enclosed as **Exhibit F**.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. The developer is responsible for all design decisions and placement of waterlines interior to the proposed development.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterlines to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

Based on the City's historical usage for similar types of development we anticipate the capacity requirement to be approximately 43,750 gpd. However, using information from the Developer, the Tract's estimated sanitary sewer capacity requirement is approximately 50,000 gpd (1,500,000 gallons per month) and is used throughout this study. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including this Tract and other treats under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

There is an existing public sanitary sewer line along the northern right-of-way of SH-105, which terminates in front of the existing Pizza Shack. Due to the topography of the site, a gravity sanitary sewer line is unable to be extended to provide service to the entire Tract. With these considerations, the Developer will be responsible for constructing a private lift station and force main to direct flow into the existing sewer facilities near the previously referenced existing Pizza Shack, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the private lift station, force main, and required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will remain private and must be constructed per all applicable TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development to the City engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits. The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of

Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system will be designated private and will remain the responsibility of the Developer. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic

Per the preliminary land plan submitted by the Developer, there are internal private roads that will connect to Stewart Creek Road in three locations. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer and Montgomery County for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Per the Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of a 3-inch water meter per the table, but impact fee is subject to change with field verification of size of installed water meter.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$20,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, inspection of the public waterline extension, and developer and construction coordination. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

Estimated Costs:

- Escrow Account	\$ 20,000
- Waterline Extension	\$ 107,000
- Water Impact Fee	\$ 26,200
- Wastewater Impact Fee	\$ 58,600
Total	\$ 211,800

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$32,000,000. Based on the estimated total A.V. and assuming 95% collection, the development would generate approximately \$45,184 per year in debt service revenue based on the City's \$0.1412/\$100 valuation debt service tax rate, and approximately \$82,816 per year in operations and maintenance revenue based on the City's \$0.2588/\$100 valuation Operations & Maintenance (O&M) tax rate.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.



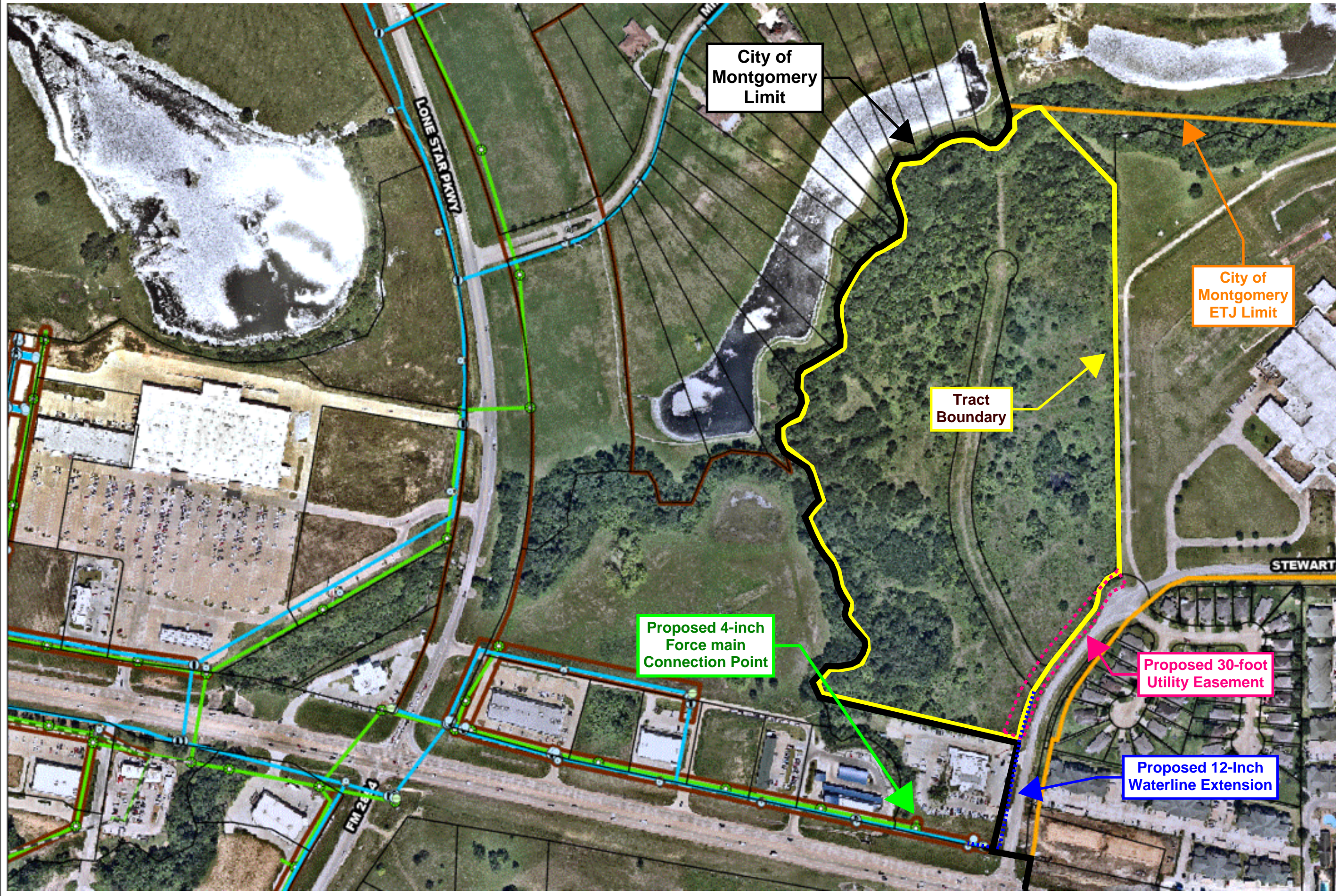
Sincerely,

Chris Roznovsky, PE

Engineer for the City

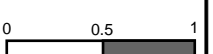
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Nantucket Housing Tract Boundary

City of Montgomery



SCALE: 1" = 285'

PROJECT SUMMARY:

Senior Living Phase:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	28	700 s.f.
A2	One Bedroom, 1 Bath	34	777 s.f.
A3	One Bedroom, 1 Bath	8	790 s.f.
A4	One Bedroom / Den, 1 Bath	27	948 s.f.
A5	One Bedroom / Den, 1 Bath	6	995 s.f.

Total One Bedroom Units		103 Units	
B1	Two Bedroom, 2 Bath	19	943 s.f.
B2	Two Bedroom, 2 Bath	9	1,014 s.f.
B3	Two Bedroom, 2 Bath	12	1,082 s.f.
B4	Two Bedroom, 2 Bath	4	1,120 s.f.
B5	Two Bedroom / Den, 2 Bath	18	1,120 s.f.

Total Two Bedroom Units		62 Units	
Project Total		165 Units	149,093 s.f.

Multi - Family Phase:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	58	689 s.f.
A2	One Bedroom, 1 Bath	60	776 s.f.

Total One Bedroom Units		118 Units	
B1	Two Bedroom, 2 Bath	54	968 s.f.
B2	Two Bedroom, 2 Bath	30	1,004 s.f.

Total Two Bedroom Units		84 Units	
C1	Three Bedroom, 2 Bath	18	1,175 s.f.
Total Three Bedroom Units		18 Units	

Project Total		220 Units	190,064 s.f.
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STEWART CREEK MASTER PLAN

Mucasey & Associates, Architects

March 28, 2022

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)	Equivalent Single Family Home (ESFC)	Maximum Assessable Water Fee (\$)	Maximum Assessable Waste Water Fee (\$)	Maximum Assessable Fee (\$)
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Nantucket Housing

Dev. No. 2204

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 5,000
City Attorney	\$ 5,000
City Engineer	\$ 10,000
<hr/>	
TOTAL	\$ 20,000



**City of Montgomery
Engineer's Cost Estimate**

**Waterline Extension
Stewart Creek Farms**

5/20/2022

Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>General</u>					
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 5,000	\$ 5,000
2	Trench Safety	220	LF	1	1,000
3	Stormwater Pollution Prevention Plan	1	LS	2,000	2,000
4	Site Restoration	1	LS	5,000	5,000
5	Traffic Control	1	LS	2,500	3,000
<u>Water</u>					
6	12" Waterline (Open Cut)	220	LF	55	13,000
7	12" Waterline (Trenchless)	340	LF	115	40,000
8	Fire Hydrant	2	EA	4,500	9,000
9	12" Wet Connect	1	EA	3,000	3,000
10	12" Plug and Clamp	1	EA	1,500	2,000
11	12" Gate Valve & Box	2	EA	3,000	6,000
12	2" Blow-off Valve & Box	1	EA	2,000	2,000
				Subtotal	\$ 89,000
				Contingencies (20%)	\$ 18,000
				Total	\$ 107,000

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.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: July 5, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject
Update on downtown redevelopment projects.

Recommendation
No formal action needed. Discuss and provide feedback as you see fit.

Discussion
Staff will provide an update and overview of ongoing projects of the MEDC and City in the historic downtown area.

Approved By		
Interim City Administrator	Dave McCorquodale	Date: 07/01/2022