

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

May 07, 2024 at 6:15 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Regular Meeting will be held on **Tuesday, May 07, 2024 at 6:15 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

The meeting agenda packet and a livestream video of the meeting can be found on the City's website under Agenda/Minutes and then select **Live Stream Page** (located at the top of the page). Prior meeting videos are posted to the City's website (www.montgomerytexas.gov).

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 the March 5, 2024 Regular Meeting Minutes.
- 2.** Consideration and possible action on the April 8, 2024 Regular Meeting Minutes.
- 3.** Discussion on a proposed site development proposal along Pond Street south of Eva Street by Lone Star Christian Academy.
- 4.** Review and discussion of a Feasibility Study for a proposed 86-acre single family residential development by Morning Cloud Investments/Solid Bridge Construction (Dev. No. 2403).
- 5.** Review and discussion of a Feasibility Study for a proposed 108-acre single family residential development by Tri-Pointe Homes Texas, Inc. (Dev. No. 2409).
- 6.** Consideration and possible action on calling a Public Hearing to be held on June 4, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

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 May 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 accommodations.

MINUTES OF REGULAR MEETING

March 5, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Simpson declared a quorum was present and called the meeting to order at 6:00 p.m.

Present: Bill Simpson, Tom Czulewicz, Daniel Gazda, John Fox, Merriam Walker

Absent:

Also Present: Dave McCorquodale, Director of Planning & Development
Chris Roznovsky, WGA Consulting Engineers, City Engineer

VISITOR/CITIZENS FORUM:

Cheryl Fox stated she has lived in the City for 49 years. She said in regard to item #3 she really dislikes the way the windscreens look which is almost as bad as the dumpster across the street. She said she is sure the business owner has a good reason for the cellophane as she has been a small business owner herself. In the pictures she thought it looked bad but in person it looks worse. He is only asking until the end of March, which is a short time, but the fact of even allowing that to come through FM 149 as people are driving through, she really thinks it is something that should not be allowed. She said she thinks it looks very tacky and has heard several residents do not like it.

1. Consideration and possible action on the Regular Meeting Minutes of February 6, 2024.

Motion to approve the February 6, 2024 meeting minutes was made by Tom Czulewicz and seconded by Merriam Walker. All in favor. (5-0)

2. Consideration and possible action on a proposed 35-foot-tall flagpole installation for 504 Caroline Street located in the Historic Preservation District.

Mr. McCorquodale said the request is for the left of the driveway as entering from Caroline Street. He said there are trees there and is certain it would not be placed too close to the trees. He introduced Allison with Gracepoint Homes and said she was available to answer any questions.

Merriam Walker asked if there would be any up lights going on it.

Ms. Allison said no lights are planned.

Tom Czulewicz asked if the flag is going to be raised and lowered every day.

Ms. Allison said the owner wants the Texas flag so whatever the appropriate accommodations for that would be.

Tom Czulewicz said the American flag requires illumination at night.

Ms. Allison said it is the Texas flag.

Merriam Walker asked how big is the flag.

Ms. Allison said they have not ordered it yet.

Mr. McCorquodale said the information in the packet specifies a maximum of a 6x10 for the flag pole itself. He said that is not speaking to what they are going to put up but at least the flag pole is designed for something as large as 6x10.

Ms. Allison said depending on how it fits with the art of the building. She said the pole they actually have from a previous location is 35-foot tall but it does not have to be that tall. She said they can shorten it if need be to accommodate the space so it does not supersede the roof line at the house.

Bill Simpson asked if it will be a maximum of 35-foot.

Ms. Allison said yes.

Merriam Walker asked if that is as tall as the second story and how tall is 35-feet.

Tom Czulewicz said it is about as tall as the top of the roof.

Merriam Walker asked if they have any say regarding the height.

Mr. McCorquodale said he thinks the regulations for commercial buildings has to be less than 40 feet but this is under whatever the requirement for a building would be.

Motion to approve the request for the flagpole as submitted was made by Tom Czulewicz and seconded by Dan Gazda. All in favor. (5-0)

3. Consideration and possible action on temporary windscreens around the front porch at 14335 Liberty Street located in the Historic Preservation District.

Tom Czulewicz said he thinks it is an eyesore. He said it would be fine if it were clear all the way around but the black on the top and bottom looks hideous and would not approve it as is.

Merriam Walker asked if he is already at the max as he previously asked for the variance for it to come out even more than it was before.

Mr. McCorquodale said if you recall he built the patio on and then had to come back to P&Z to ask for approval which was back in 2020.

Merriam Walker said as they have had various mini meetings, they are asking for forgiveness for something they have already done.

Tom Czulewicz said he agrees and that is another reason to disapprove.

Bill Simpson said it does not fit in with the character of downtown. He said he thinks there are a couple things he could do to it. He said they should let the time period to March run out but not make any decisions on next year until next year. He would need to reapply. He said he feels there are things he could do to dress that up plus if this does come back he would like to see it just as per hours of operation. If he is closed Monday and Tuesday it needs to get rolled up and same thing for closing in April. He said there are a couple ways they can address this where it is not so blatant out there plus the hours of operation will then make some of that [*inaudible*] but that can be taken care of next time he applies.

Bill Simpson said he does not believe he needs October in there as October is still a pretty warm month. He said cutting it back a month, hours of operation, and dressing it up a bit would help. He does not want to hamper anyone but they still have to somewhat conform.

Tom Czulewicz said he does not agree with that at all. He thinks you set a precedent and he agrees with Merriam that once again these people are trying to get forgiveness for doing something that is not in accordance with the regulations. If you approve it until the end of the month you are setting a precedent that they should not set. He said the thing that looks so hideous about it is the black on top and bottom. If it were clear plastic all the way up and down it would not look as bad but that definitely does not fit with the Historic District. He said whether it is one day or three weeks from now it does not fit.

Merriam Walker asked if he decides to put something up there permanently what are the rules for that.

Mr. McCorquodale said he would need to come before the Planning and Zoning Commission. He said he originally had an idea to extend the roof and the Commission said they do not object to the general concept but he would need to refine this idea more and bring it back with actual drawings but it was enough of a direction to give him that the Commission would consider a roof structure that was appropriate to it but he does not know where that stands. He said he has not heard from him to say that he is pursuing a roof at this time.

John Fox said he does not like the appearance of it and it looks tacky in the Historic District. He said he thinks it is more of a safety issue also. With people parking along both sides of FM 149 and jumping out of their cars it is a bad situation all the way around.

Dan Gazda said he agreed and asked if there were any other situations in outdoor dining in town that have anything like this. He asked if Cozy Grape was like that.

Mr. McCorquodale said Cozy Grape has their sunscreens that have been up for years but does not know if there is anything inside of that.

Bill Simpson said they do have plastic but it is in the inside.

Mr. McCorquodale said Ransom's is the other one he knows of that has an outdoor patio. He said there is not a lot of outdoor dining in the City. He said anything outside of the Historic District there is not a regulation that says you cannot do this it is just that it is in the Historic District and the Commission has the final say.

Motion to decline the request as submitted with recommendation to submit something more clear was made by Daniel Gazda and seconded by Merriam Walker.

Merriam Walker asked if the owner will be asked to remove them.

Mr. McCorquodale said as with anyone who is denied he can appeal to the Zoning Board of Adjustment. If he does apply to appeal the decision then the action stays until it is decided on by Council. He said City Council also serves as the Zoning Board of Adjustment

All in favor. (5-0)

4. Consideration and possible action on a recommendation for two variance requests related to lot width and lot area for a proposed 56-acre single-family residential development along the northeast corridor of Lone Star Parkway.

Mr. McCorquodale said this request is very similar to something that was proposed a couple of years ago. He said they were going for smaller 45 foot lots. The development went away and the Buffalo Springs Planned Development expired which means the previous variances which were granted to the 2004 Code of Ordinances were no longer valid. They were granted to something that was no longer in effect on the property. When the new developers came to the City they understood they would have to resubmit for these variances. He said the variances they are asking for are on lot width. As you know our minimum lot width is 75 feet and they are proposing a 55 foot width on their lots. The minimum lot area is 9,000 square feet and they are proposing a minimum of 6,000 square feet for the lot area. He said one important note on the proposed plan they have today is the side building lines on these 55 foot lots are going to be 10 feet which is what their ordinance does require. He said a number of the smaller lot sizes in recent past have also asked for a five foot side yard and this one is just notable in that the lot width is 55 feet but there is a 10 foot side yard that is anticipated on either side of the lot.

Bill Simpson asked if it was five on each or 10 on each.

Mr. McCorquodale said 10 on each.

Tom Czulewicz said 20 feet between houses.

Mr. McCorquodale said that is correct.

Daniel Gazda asked if this was before the preliminary plat. They will get the variances and get the preliminary plat again.

Mr. McCorquodale said yes and what this does is it allows the engineers to be able to review that plat and understand these were granted so they can review according to that as opposed to having to reject the plat and then they go back to the variances. He said it is a little more efficient for both the staff and consultants time and the developers and their teams time as well.

Mr. Roznovsky said specific to this development at Council next week they have an escrow agreement that will get approved and they will perform an updated feasibility study at that time. He said one was done back in 2020 and obviously a lot changes in two years.

He said they have submitted their preliminary plats that were rejected for the reason they just said. They have provided them general comments so they are ready to submit those back, but their preliminary plats are worthless without the approved variances.

Bill Simpson said on the rendering that was submitted it says phase 1 and phase 2, 84 lots and 103 and it says 55x120 typical. He asked if there is a variance and a lot and are there going to be smaller lot sizes than the 55 or will it all stay within the 55.

Mr. Kyle McAndrews, Taylor Morrison Development said 55 will be the minimum.

Bill Simpson asked if the rendering showing all the same size is going to vary.

Mr. McAndrews said it will slightly vary between 55 and 60.

Bill Simpson asked if nothing will be asked to be lower than the 55.

Mr. McAndrews said correct and maintain the 10 foot side setbacks on every lot as well.

Tom Czulewicz said this is addressing 84 lots and the letter talked about 170 residences. He asked where are the others going.

Mr. McAndrews said there are two sections. The second phase is 84 lots and the first phase is 103.

John Fox said as a part of the City they have 45 foot small lots period. He said as you look at the plat of the area surrounding Montgomery there are a lot of what people refer to as affordable housing. He said he thinks now is the time maybe they set a standard instead of saying you have to have 75 foot maybe 60 foot is the minimum and you work from that. He asked how would that affect the builder.

Mr. McAndrews asked if they were to increase to 60 foot lots.

John Fox said from 55 to 60.

Mr. McAndrews said they would lose roughly 15 to 20 more lots and it would become a little more economically difficult to develop. He said they originally started with 50's and that was around 187 lots and they increased to 55 so they counted for the 10 foot side setbacks and they have given up 15 lots or so already. He said with another 15 they would lose a few million in value both for them and for the City in taxable value.

John Fox said when you talk about a 50 foot lot or any lot for that matter it looks to him like they see huge houses on small lots and how would you feel if it was restricted to a certain size living area on a certain size lot.

Mr. McAndrews asked like a percentage of coverage.

John Fox said yes instead of how they are going about it here.

Mr. McAndrews said it would vary by developer. He said their homes are going to range in size and the smaller end will be just under 2,000 and will go up to 3,000 square feet. It would all depend on what that ruling would be if that ruled out anything they were planning on selling.

Mr. McAndrews stated it is important to note that when they went from the 50 foot lot and moved to 55 they did not increase their footprint of the home. They did not make a larger footprint. He said a lot of times when builders are forced to go to larger lots the size of the house also has to increase. They want to be able to have the same product because the market is the product they have and if they added a larger footprint the house value goes up but there is not as much of demand to be able to sell as quickly. They are putting the same size house on a bigger lot and are not making money. They are doing less houses with the same product.

Bill Simpson asked if the last areas that were developed on Lone Star Parkway were five foot side setbacks. He said these are 10 so we are not jamming these homes in.

Mr. Roznovsky said right around the area of Montgomery Bend are five foot setbacks and Town Creek Crossing is five foot setbacks.

John Fox said he has looked at the plat closely and he likes it and cannot see anything to disapprove of.

Bill Simpson said even if they had it at six feet someone is going to come back and ask for a variance of 55.

Daniel Gazda said in phase 1 and phase 2 there is a lot more green space in phase 2 than phase 1. He asked does the green space in phase 1 meet the requirements if just phase 1 was developed.

Mr. McAndrews said all the acreage toward the bridge/canal will all be in place as part of phase 1.

Tom Czulewicz asked if the parks that are envisioned on there will eventually be maintained by the HOA.

Mr. McAndrews said yes.

Tom Czulewicz asked if they will be available to nonresidents of the development.

Mr. McAndrews said technically they are not private.

Mr. McAndrews said they will not have a private enclosed recreation building that is specific to the community.

Mr. McCorquodale said one of the points of this development worth noting is it is in a MUD district. He said it is very similar to Town Creek Crossing which formed a MUD so you cannot close a park to the general public but you can require a fee for the general public. He said for example the splash pads at the development of Town Creek Crossing if the residents decide at some point that everyone is using it and they are the ones who are funding this through the MUD, a mud does have the ability to institute a use fee. If you live in the neighborhood a monthly pass may be \$5.00 but it may be \$20.00 for those not in the neighborhood. He said he does not have any experience with a specific example that does that but it was at least part of

the conversation when they were talking about the amenities in Town Creek Crossing. He said you cannot make them completely private because the MUD is a public entity but a MUD is able to adjust the fees. It is more of an address it if there is an issue but generally someone likely does not want to institute a complex process like that unless there is a need for it.

Tom Czulewicz asked if the City has an input on reviewing and approving the covenants and restrictions for the development.

Mr. McCorquodale said not that he is aware of and generally the cities and deed restrictions in Texas he has dealt with in the past and the City of Houston is a perfect example of it. He said the City of Houston does not have the normal traditional zones sometimes called Euclidean zoning which is what they operate on. He said they have a very strong deed restriction process in the City of Houston. If you go to permit a project in the City of Houston you sign an affidavit that says you are not violating any deed restrictions but the City of Houston says we do not enforce those deed restrictions. So furthering that point, he said he is not sure if cities have the ability to get in. He said in a planned development like Buffalo Springs those covenants and restrictions were all part of what was approved as part of the planned development. He said he does not know if in a normal subdivision scenario similar to this one that they are operating under the traditional zoning and in this case it is a PD but they did not start the PD they are just following the rules that are in it. He is not sure cities have the ability to get in and dictate deed restrictions but it is certainly something their City Attorney can answer and he will find out.

Tom Czulewicz said he is curious because throughout the country the developments are the builder and development and their attorneys draft up the deed restrictions and the covenants and everyone that lives there has to comply with that. He said they have actually more power than law because if they violate them they can fine them and can take their home from them. He said they are pretty strong restrictions and he thinks an elected official should have a say in that process rather than leaving it up to the development lawyers.

John Fox asked what about street widths. Are they going to see anything leaning toward these narrow streets they have seen in some of these other developments.

Mr. Roznovsky said the only variances they are requesting are the ones in front of you. He said the normal street widths of the City which are 20 foot are what they would be following unless they bring a variance request to you.

Bill Simpson asked if it is open ditch.

Mr. Roznovsky said it is curb and gutter. Any lots that are less than 100 feet are curb and gutter. If you have acreage homes you can do open ditch but everything else has to be curb and gutter.

Motion to recommend approval for the two variance requests related to lot width and lot area for proposed 56-acre single-family residential development along the northeast corridor of Lone Star Parkway was made by Dan Gazda and seconded by John Fox. All in favor. (5-0)

5. Consideration and possible action by the P&Z Commission acting as the Capital Improvements Advisory Committee on the Land Use Assumptions map used in the city's impact fee update.

Mr. McCorquodale said at the last meeting they viewed the Land Use Assumptions map as part of the Improvement Plan update. He said the Land Use Assumptions map is very different from

the Future Land Use Plan. A Future Land Use Plan is a vision for what you want and the Land Use Assumptions are very narrowly based on a couple of things which are what the current zoning is, what the observable development patterns are and known and active developments that are out of the city but are looking to be annexed. He said the purpose of this plan is it forms the foundation for what the impact fee update is based on.

Mr. Roznovsky said Katherine and Zach presented this at the last month's meeting. He said it is all based off the zoning map. He said back when the City created the impact fee ordinance they wanted it to be simple and straight forward so going off the zoning map it is not an additional map. He said they take zoning and look at what it is, what is the density and use and what is the projected timeline. In the end what this really changes is how many additional service unit houses or equivalent houses do they expect over that 10 year period of the impact fees. The math simply works out to what is the cost of the improvements that you can apply to impact fees divided by the number of added connections which comes out to what the impact fee is. What is in front of you gets them that denominator portion so how many units and the next item on the agenda they will talk about the numerator portion of the calculation.

Tom Czulewicz asked what is the definition of planned development because where it sits right now this whole area on the map shows 56 acres and it shows planned development should be changed to residential.

Mr. Roznovsky said the zoning is a planned development zone. He said what planned zone development is is a mixed use. When the PD was created for the Buffalo Springs planned development it was envisioned there be a mixture of commercial, single-family, multi-family, institutional uses of churches, schools, and city facilities within that entire area. There was an exhibit that was created at that time that gave a general layout of those. He said what is used on these is they look at surrounding uses. For example, the tract they just talked about the 56 acres is PD and has been talked about going single-family for years so in the Land Use Assumptions it is zoned PD but assumed to be single-family homes.

Tom Czulewicz asked why don't they do that. He said for instance where the schools are going in was planned development but there was no plan. Why not clarify on the definition and charts. If you know it is planned development and you know it is residential then indicate it is residential.

Mr. Roznovsky said the reasoning is the map adopted was the zoning map. They can show that on there of what the assumptions of the uses are but the official map is still the zoning map.

Mr. Zach Timms said on the top right corner of the map you see the undeveloped areas legend and some of those tracts such as the MISD is hatched with an orange overlay and that is shown on their projections as developed as institutional whereas the Summer Wind or Taylor Morrison tract hatched in the green striping is being planned as single-family. Similarly along Plez Morgan you will see some cyan baby blue with yellow hatching and they are anticipating that to be a commercial corridor so it is being planned as commercial corridor. He said as Mr. Roznovsky stated this is really just for planning purposes. In the event these do become something completely different it will be adopted on your zoning map. In that instance as they are planning this it is all very hypothetical as it could go one way or the other.

Tom Czulewicz said hypothetically how did so much of it get green.

Mr. Timms said it is all green just because that was the area of the planned development. It is an overlay of your existing zoning map. They are anticipating different developments coming in which are shown as the overlay hatching, the yellow dots, orange hatching, and green stripes.

Mr. Roznovsky said back in 2004 when the development agreement was put in place it established that PD zone which established that boundary at that time and since it is PD it allows for a mixed use so there are no rezonings that have happened because all the uses are allowed within that area.

John Fox said in encountering some of the improvements at FM 149 north there is a mixed storage facility an RV facility out there and some growth on the commercial corner tract someone is clearing, why would they not also show those areas as commercial from their city limits to the ETJ so they could lay out that plan.

Mr. Roznovsky said that would be more of a Future Land Use Plan.

John Fox asked if they could include the ETJ.

Mr. Roznovsky said they cannot include it. He said the impact fee is only applicable to what is in the city limits. Every time they annex they will look to do an update of the plan now that they have this new zone and new area. He said you cannot collect impact fees when it is not in your city so they are not included in the calculation and they cannot zone what is not in the City, but a Future Land Use Plan is for that purpose for in the planning area. It is not tied to zoning.

John Fox said because they cannot identify the potential on every corridor.

Tom Czulewicz said by what Mr. Roznovsky has said the planned development has to do with mixed use. He asked does a city park fit in with mixed use.

Mr. Roznovsky said it would but there is no requirement of the City to dedicate a city park. He said within the PD zone the City does not own that land to create a park. There is no city park planned in here as part of this.

Tom Czulewicz asked if all the land they are looking at is privately owned.

Mr. Roznovsky said correct. The blue property is either City owned, school district owned or church owned.

Daniel Gazda asked if the examination period is five or 10 years.

Mr. Roznovsky said it is a 10 year planning period and reviewed at least every five years. He said this committee will discuss this twice a year and make changes every time they annex.

Daniel Gazda asked just to be clear the denominator industrial has a proposed amount of connections that is changing the denominator for that.

Mr. Roznovsky said correct. He said in the study they are looking at 3,500 additional connections over a 10 year period as a combined residential. He said Bubble King is equivalent to 80 homes because of the amount of water they use. They have a higher tap and higher tap fees.

Daniel Gazda said he does not see an issue with it. There are only so many assumptions you can make off the current zoning.

Motion to approve the Land Use Assumptions map to be used for the City's impact fee update was made by Dan Gazda and seconded by Merriam Walker. All in favor. (5-0)

6. Review of the draft Impact Fee Analysis by the P&Z Commission serving as the Capital Improvements Advisory Committee.

Mr. Roznovsky said the goal tonight is to briefly walk through the draft Impact Fee Analysis. He said back in 2015 the City did a water and sewer master plan. Every time they do a feasibility study and throughout the year they update that plan. He said based on in 2015 they thought they were going to be using 600,000 gallons of water a day by 2020 and they were actually using 350,000. No decisions are made off of that plan it is a guideline. It is continually watched and looked at and when the need is there is when these projects go forward. A handful of projects have been completed and are on the list. The City recently received qualifications for the design of the new sewer plant expansion which is one of the top two projects both from a size and an impact standpoint to continue the City to grow.

Mr. Roznovsky said the City adopted these impact fees. He asked what are all the items they need to meet that growth. Based on the land use assumptions and their need, what all improvements in general do they need to serve that. He said they stopped the study and the previous time they stopped the study was at plants and major lines around the City. Not individual lift stations and things like that. They are solely single developer driven.

Mr. Roznovsky said Redbird Meadows was going to lift station 4, lift station 4 did not have the size and Redbird Meadows was going to cover that cost not everyone else because it is a very isolated one, but everyone is in sewer flow and all the new developments pay into the sewer plant. You then are allowed to go through by the State to say what percentage of that project is applicable for expansion. If you are expanding an eight inch line to a 12 inch line you can only count the cost differential and the capacity you gain, not the full cost of that line. The cost that you can recapture is equivalent to that capacity that you are gaining in that pipe, not the whole thing. The State then does one more thing, they cut it by 50 percent. Mr. Roznovsky said that is what is in here. Going through both the water and sewer systems, taking the Capital Improvement Plan, looking at the timing based on these developments, and working it into the structure.

Mr. Roznovsky said the high level assumption is you have 3,500 additional Equivalent Single Family Connections (ESFC) over that 10 year period. When you look at the cost of that it works out to \$3,988.00 per equivalent connection. Your current rate of the impact fees is \$3,639.00 so that is a \$350.00 increase or nine percent. Last time this was updated was 2019 and over that five year period a 10 percent increase in cost really is not bad compared to how everything else has changed.

Mr. Roznovsky said the big things are timing of projects, costs of projects, and changes to that project list, the major items which are bulleted on number five on that summary. The additional water plant number 4 is moving up with the future water plant with the elevated tower. That is the one where it is part of the Redbird Meadow's development and the City is getting two-ish

acres of land to be able to locate it over there by the railroad tracks and the high school to be able to help with the pressure and water.

Mr. Roznovsky said water plant number 2 improvements is a newer one added to the list. He said the City's well failed over six months ago so they are in design of that well replacement. The well will be upsized from 300 gallons a minute to 500 gallons a minute and that increase they can capture in the impact fee to help pay for some of that cost.

Bill Simpson asked where plant number 2 is located

Mr. Roznovsky said plant number 2 is Houston and Worsham Street south of the post office. Plant number 3 is on FM 1097 and plant 4 is the one on the west side which does not exist today.

Mr. Roznovsky said the other big ticket items are the wastewater plant projects now that the scopes of those projects have been better defined and over time that causes them adjusted. There have been a couple projects that have been completed off the list which is water plant number 3 improvements and the downtown waterline replacement. He said what you are allowed to do is with impact fees you can either pay the cost directly or you can use it to pay down debt on those projects. Even though those projects are complete they continue to include them in the calculations so your fee is based on paying off those projects. They do not just fall off the list once you complete them.

Mr. Roznovsky reviewed the highlights of the report of the official executive summary which includes the assumptions, the cost, and fees. What the City did back when it was created was they set the fee based on the meter size. A 5/8 inch meter which is a typical residential meter that is your one ESFC and they calculated it per meter size to make it easier for when the developer comes in it is not a calculation every time. You are requesting a four inch meter therefore your impact fee is going to be such and such an amount.

Mr. Roznovsky said following that you will see the summary of the fees. What is proposed and what is that delta between them is also shown on the executive summary and then it gets into the background of this project. The applicable law this applies to on page 7 talks about the land use assumptions, the evaluation, capital improvements and this report. This covers all the administrative items and how we got here.

Mr. Roznovsky said the summary reviews the water systems design criteria which involves what you are required to design your facilities on that includes background information, water demand assumptions and waste water is also covered.

Mr. Roznovsky said on page 12 there are a list of projects. These are the projects they start breaking down that are included in the fee. This gives the details and everything behind these documents are exhibits, cost estimates, and the actual breakdown of the cost. You will be able to see what is included with that scope for each of those projects.

Merriam Walker asked what happens if a major catastrophe happens in Montgomery. Will the projects get set aside and they move forward.

Mr. Roznovsky said you can only use the impact fees for the projects on this list.

Merriam Walker said there are 16 of them.

Mr. Roznovsky said correct. The law is very specific on what you can and cannot use impact fees for and if it is not on the list you cannot use those funds for it.

Merriam Walker asked how long ago did they decide on these projects.

Mr. Roznovsky said they were updated as of this week. He said the genesis of them were the master plan but a lot of the projects have changed out, the scope has changed, and the timing has changed based on development trends. Another important point with this is with development agreements that have come in is an impact fee credit. Mr. Roznovsky mentioned Redbird for example. One of the major items on this project is the Old Plantersville Road waterline loop. It is closing from SH 105 at the Methodist Church, (it is a 12-inch waterline) all the way down Old Plantersville, Old Dobbin-Plantersville, and ties back into Womack Cemetery. That project is on the plan so the fee is based on that. The developer is paying for that project solely himself and he will be given credit against his impact fees because instead of him paying just the water impact fee he is upping and running that cost to get that full \$900,000 project completed. Every time they get the chance they will do that because there is a 50 percent discount on these. Part of these current discussions with MISD is the waterline that they are required to pay. That is also on your Capital Improvement Plan of closing the loop on that side of the City. There is an agreement in place but there is potential of the same approach of giving credit on the impact fees since they are putting in that line.

Mr. Roznovsky said on page 17 there are the assumptions of the allowable recovery. Total project cost, the percent recoverable is the calculation of how much of this project is a capacity improvement versus how much of this project is rehabilitation or taking care of the capacity you already have. The sewer rehab project which is ongoing now the City is upsizing some of the lines so that portion of the project is reimbursable but just repairing the lines of the same size, that portion is not. The whole base of this is the developer is paying to increase capacity is how you get there.

Mr. Roznovsky said on the back of the sheet you see the amount that is allowed divided by the number of additional service units which is what the land use assumption is and then 50 percent to get your total maximum allowable fee for each. There is one for water and one for sewer within the reports. If you notice there is a different service unit count between the two it is actually on purpose because the Estates of Mia Lago are on septic. They are on the water system but not the sewer system so there is a delta there because of that. Following this are all the exhibits and this goes over all the locations behind the projects listed on the report followed by more detailed exhibits and cost estimates for each of those. The very last pages are detailed calculations.

Mr. Roznovsky said the impact fees will be going up nine percent over a five year period especially at the time they are in he thinks it is pretty reasonable. He said \$350.00 for a connection is not a deal killer. They want to keep their fees appropriate and collecting the maximum amount they can. With the amount of growth and the additional connections the City has seen over this period of time, yes costs have gone up but annexing Redbird and the apartment complex on the east side of town behind Pizza Shack, those projects drastically drive up that denominator and help keep the total fee in check.

Mr. Roznovsky asked for everyone to review it and they will discuss it next month. It will need to be recommended for approval to Council and then there will need to be a public hearing that will need to get published onto the website as it needs to be available for people to review. A

public hearing is called on these assumptions and on this impact fee and then Council will ultimately approve it and it will go into effect.

Mr. Roznovsky said Planning and Zoning was not directly involved in the process previously and most of you were not on Planning and Zoning at that time. The way that impact fees are assessed is at time of platting so when a project plats is when they are assessed the fee. The way the ordinance is written is that the time that they actually make the physical connection is when it is due.

Mr. Roznovsky said another thing the City has been doing over the past couple of years is when we have these large developers like Pulte and Redbird coming in is putting in the development agreement prepayment. He said when they plat they pay the entirety of it which helps with the cash flow of these projects where Pulte has not made one visible connection but they have platted so they paid \$240,000 into the impact fee fund and they will do it with the subsequent sections as well. These funds are great but obviously they are collecting them as they are connecting and that does not give you time to actually complete the work. Working that in, getting developers to fund the projects is part of their development given their credit on the impact fees where appropriate and using the impact fees to help pay off debt as the City gets CO's or other funding mechanisms to help pay it off to reduce the burden on the taxpayers.

COMMISSION INQUIRY:

No inquiries at this time.

ADJOURNMENT

Tom Czulewicz moved to adjourn the meeting at 6:59 p.m. Daniel Gazda seconded the motion. All in favor. (5-0)

Prepared by: _____ Date approved: _____
Diana Titus, Deputy City Secretary

Bill Simpson, Vice-Chairman

Attest: _____
Nici Browe, TMRC, City Secretary

MINUTES OF SPECIAL MEETING

April 8, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Simpson called the meeting to order at 6:00 p.m.

Present: Tom Czulewicz, John Fox, Daniel Gazda, Bill Simpson, Merriam Walker

Absent: None

Also Present: Dave McCorquodale, Director of Planning & Development
Chris Roznovsky, WGA Consulting Engineers, City Engineer

VISITOR/CITIZENS FORUM:

Both speakers will present their concerns at the time of the specific item of interest.

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

Mr. McCorquodale said the applicants were not able to be attend but he would be happy to answer any questions they may have.

Merriam Walker said on the outside sign that used to be the previous owner's there is a list of businesses that are on there. She asked if Painted Potter is going to be on there as well.

Mr. McCorquodale said yes. The Commission approved the overall sign and the small inserts with the business name.

Merriam Walker said there was a question two buildings down where the sign was out front but on the outside of the building it was duplicated again. There was a question about the duplication of the wording and they wanted a sign on the side of the building. She said it passed but is wondering do they set a standard for that.

Mr. McCorquodale said he is not aware of that specific one.

Merriam Walker said they just had a meeting about it and had to vote on it.

Mr. McCorquodale said there is nothing that he is aware of that says you cannot have a sign on the wall and a sign on the side.

Bill Simpson asked if the sign was not luminated like the gift shops and it is all staying the same.

Mr. McCorquodale asked the owner of the building if the letters on the sign are internally lit.

The owner said no.

Mr. McCorquodale said this would be the same.

Motion to approve the wall sign at the Painted Potter at 14259 Liberty Street, Suite B as presented was made by John Fox and seconded by Merriam Walker. **All in favor. (5-0)**

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.

Mr. McCorquodale said this is an outdoor mural that is proposed to be on the north side of the North Houston Art Gallery building.

Ms. Rebecca Noriega owner of the North Houston Art Gallery and business spaces at 14259 Liberty Street asked if anyone had any questions and mentioned Ms. Amy McCain, the artist of the mural is here as well to answer any specific questions.

Merriam Walker asked if the mural is exactly what is going to be painted on the wall or is it a suggestion of what might possibly be painted on there.

Ms. McCain said it is basically a rendering to show what elements will be in the picture.

Merriam Walker said it looks like the church, the stable, a wagon out front and two patrons with their horses, another barrier, possible trees to be painted, and the Texas flag. She asked if there is a name of the stable or anything that is going to be insgnia or is it just going to say Livery Stable.

Ms. McCain said it will just say Livery Stable because it is just an idea of what may have been there since there is no actual proof or any historical records besides the stuff that was found underground.

Merriam Walker asked if they went to the museum across the street and asked for any information about that or other historical society members.

Ms. Noriega said they received when they purchased the building three tokes from Kirt and Emily Jones which were found by Mr. Donald and Billy Ray Duncan as they were preparing some work for the Jones.' In discussions with Mrs. Owen it was told to Mr. Duncan that those three tokens were part of the historical nature of that property. They had discussions with Mr. Duncan and the museum would like the three tokens placed into the museum with a little bit of history that ties that together. The concept around the mural is really to bring all of that to fruition so they would not lose that element of history for the City and it could be a teaching moment going forward.

Tom Czulewicz asked on the application submitted it said the siding will remain blue so is this going to be like a cloud.

Ms. McCain said it will be phased out on the outside where it will fade away and then when she made the rendering she just accidentally made it all one solid color underneath. She originally thought they were going to paint the whole wall white.

Merriam Walker asked if they were using that small street right there as a three-way or do people park there now.

Ms. Noriega said that street remained as part of the property ownership but that street remained as a thruway.

Merriam Walker asked if anyone is going to be parking there to block the mural.

Ms. Noriega said no.

Merriam Walker asked Mr. McCorquodale if then they go to paint this do they have to have the exact render or what she is going to exactly paint or can they say yes to the idea of what it is she is painting on the wall.

Mr. McCorquodale said he understood this is to include all of the elements.

Ms. McCain said she will do that and it will look a little more realistic. She said that is just a visual, a true rendering. It is not an actual.

Bill Simpson asked if all the characteristics like they are talking about will all be in that picture.

Ms. McCain said yes it is just to show different elements and maybe a few more things around the barn.

Tom Czulewicz asked if it is going to be black and white.

Ms. McCain said yes it was requested to be black and white. It can have a little color in it if anyone prefers.

Merriam Walker said she would like the Texas flag to be the Texas flag colors.

Ms. McCain said it was supposed to be black and white in the beginning which was kind of like you are looking back into the past and then she just added a little color.

Tom Czulewicz said he thinks the Texas flag in color with the rest being black and white would be fantastic.

Merriam Walker said she thinks the Texas flag should stand out.

Ms. McCain said it is no problem.

Motion to accept the wall mural at the North Houston Art Gallery located at 14259 Liberty Street was made by Tom Czulewicz and seconded by Merriam Walker. **All in favor. (5-0)**

Merriam Walker asked when they are going to start.

Ms. McCain said probably within the next two weeks.

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.

Mr. McCorquodale said this is an application for an event venue and since we do not have that in our Zoning Table of Uses that requires a special use permit. The property is already zoned B-

commercial. The requested use again is an event venue which would require the Special Use Permit to be granted by Council. The ordinance lays out what the role of the Commission is in this process and it is to look at the character and development of the neighborhood and the effect it might have on the Comprehensive Plan. He said because the very nature of special uses not being included in the Table of Uses means there could be something specific to that use that may need some additional guidelines related to parking and hours of operation that is not a definitive suggestion that stuff be included just examples of the types of things that the Commission and the Council may choose to address in that Special Use Permit approval. The idea behind those conditions would be those conditions would be integral to protecting the surrounding property owners from any negative consequences. The applicants are here and may answer any detailed questions. They have given him an overview which you have in your packet to review.

Mr. Giorgio Romero of Pecan Shadows Event Venue said this was originally utilized as Grace Points Design Center so this is going to be not a separate space but utilizing the outdoor space as a rental.

John Fox asked what kind of event is this going to be.

Mr. Romero said this would be for various events so it is not specifically them trying to host an event, it is a space that people would be allowed to rent based off of an hourly time rate for whatever purpose they would like to use to utilize the space for.

Merriam Walker asked if alcohol is going to be served.

Mr. Romero said that would be dependent on the people purchasing. They will not be providing any alcohol.

Bill Simpson said you say it is outside parties that are renting. Are you going to be supervising it.

Mr. Romero said no they would not be supervising but will have someone available. They would not be in direct attendance.

Bill Simpson said then there would be no one there controlling the event.

Mr. Romero said correct. He said they are utilizing it specifically for their purpose of rental.

Bill Simpson said they are self-honored on how things go that evening.

Mr. Romero said there are people that are inside of the main house separate from them so the actual point company would still be utilized inside of the building and they are just using that outer space.

Tom Czulewicz asked what size events are you looking at and the number of people.

Mr. Romero said it could vary between 20 to 100.

Tom Czulewicz asked what are you looking at for parking. He said he sees you suggest the possibility of the church parking lot.

Mr. Romero said correct. They have not reached out to them just yet to see if they would be interested in allowing them to utilize that space or working a specific deal with them.

Merriam Walker asked if they have reached out to them or they are going to reach out to them.

Mr. Romero said they are going to reach out to them.

Bill Simpson said what has been done to that house has been part of the Comprehensive Plan outside that has never really been supported at that. The parking is going to be the big problem. There is no parking downtown at all. You are saying 100 people you are talking 50 more cars sometime in the evening or afternoon. They now have business owners patrolling their parking lots and chaining them up when not being used.

Merriam Walker said cars parking on both sides of the road.

Bill Simpson said and now something like this people trying to park down the residential streets which are not meant for anything other than residential traffic. The only way he could see it work is if you could come up with an agreement with the church. He said he thinks that has been tried before with no avail.

Tom Czulewicz said he agrees with that wholeheartedly. Without some kind of a firm agreement for parking with the church, any event that you would have would be extremely difficult for businesses, parking, and police. He does not see how it can work.

Merriam Walker said across the street from there, there is a Consolidated telephone communication little brick building and then that parking lot.

Mr. McCorquodale said the City leases that Consolidated lot and the gravel lot and they are actually in the process now where Mr. Palmer the City Administrator is working with Consolidated to update the lease which expires next year. They did not specifically say if it was the gravel or the concrete lot so they are trying to clarify that now. It is probably 20 spaces maybe but that is a guess. Once they secure the lease the City is going to look and see if they can maximize the parking in that lot.

Merriam Walker asked if right now they have it under contract.

Mr. McCorquodale said right now the gravel lot they know they do but the concrete lot it does not speak to that.

Merriam Walker asked how do you monitor the gravel area where people park.

Mr. McCorquodale said the City lets people park there and can be used by anyone who is going anywhere downtown.

Merriam Walker asked on your hours what are you offering to the people that walk into your establishment and want to rent the outdoor facility for an event. She asked what are the hours you are allowing them to rent.

Mr. Romero said currently it is going to be a daytime rental option between noon to 3:00 p.m. and then additionally the evening rental would be 5:00 p.m. to 10:00 p.m.

Merriam Walker asked what is their cutoff in town for noise.

Mr. McCorquodale said 10:00 p.m.

Merriam Walker said the rental would have to shut off at 10:00 p.m.

Mr. McCorquodale said there can be noise after 10:00 p.m. it just cannot exceed a certain level.

Bill Simpson asked in your agreement with your renters are they required to have an off duty security.

Mr. Romero said currently they are not requiring that.

Merriam Walker said if they serve alcohol it is required.

Daniel Gazda asked if they can sell alcohol because it is too close to the church is it not.

Mr. McCorquodale said he is not familiar enough with TABC licenses to know.

John Fox said if it is a private event you can bring your own cooler so he would think they have to have law enforcement there. Any city facility the City operates they require police.

Merriam Walker asked if it is an outdoor venue where are the restrooms.

Mr. Romero said those will also be included in the rental agreement.

Merriam Walker asked if it would be on the property or outside the property.

Mr. Romero said on the property.

Merriam Walker asked if it was Monday through Friday or Saturday through Sunday.

Mr. Romero said Thursday through Sunday.

Bill Simpson said there are a lot of questions yet to be answered on most of this. He asked if this discussion could be passed on to City Council.

Mr. McCorquodale said yes if the Commission would like a formal recommendation they can make that recommendation. He said he would use the example of parking. If the Commission said they want to recommend approval contingent on something like a parking agreement or something like that you could take no action or you could table it and want to see that parking agreement. It is up to you. The recommendation from this body can include those conditions. It can just be a recommendation to approve or deny it or you can take additional time to wait to ask them to come back with things that you feel are important enough that you want to see verified before you sign off on a recommendation to Council. The Council tomorrow night is going to call the public hearing for the Special Use Permit for one month from tomorrow night.

City Council's first meeting in May is when they would be acting on it so there is going to be one more Planning & Zoning meeting before the Council.

Bill Simpson asked if they list items for them to answer or to present to the City Council or to come back to Planning & Zoning then they can go over that again at their next meeting.

Mr. McCorquodale said yes Planning & Zoning has the option of either making a recommendation contingent on those being met sometime within the next month and if they are not met then Council would not get a recommendation from Planning & Zoning.

Bill Simpson said he would like for them to come back and present them that way they know what is going on.

Tom Czulewicz said he thinks there are two things that are critical. One is getting a written agreement with the church and the other one is to discuss with the Chief of Police what your plans are as far as the events and get a concurrence or approval from the Chief of Police that the whole concept of the events is acceptable.

Merriam Walker said her concerns are as what everyone else has already said but the noise because when this first venture started it blew out of control pretty quickly but it ended up being very presentable in downtown. There is a stage and they said they were going to possibly have bands. The next one is the lights. She said she did not see any lights strung across the artificial grass that was laid down so she does not know but the lights just for people coming and going and there has to be lights on that other patio.

Mr. Romero said that has already been installed, which was part of the original plan.

Merriam Walker said she was wondering what time of day do the lights go on. She said it is open and if you have a band out there and a rental going on you have all the lights on and the rental size 20 to 100 she is not sure of the conditions that come under play when you rent a space of how much space is required for that quantity of people for that type of venue.

Mr. Romero said he spoke with the Fire Marshal and they did not have any concerns with the outdoor space given that it was an outdoor space.

John Fox asked what type of food do they plan on serving.

Mr. Romero said they would not be providing the food.

Mr. McCorquodale asked if they would allow any type of food preparation there or would it have to be entirely catered.

Mr. Romero said entirely catered.

Merriam Walker said that means a food truck or a caterer who brings in food.

Bill Simpson said the food truck would have to park on the property.

Mr. Tom Cox owner of the location said they have had three venues so far that were within their use they were realtor gatherings and one of them was the Chamber of Commerce gathering.

They had 75 to 100 people and they did not have a problem with the parking. He said they did serve alcohol and they had the guys from H Wines provide it. It was not for purchase. It is not their interest to sell anything other than the opportunity for people to do baby showers, executive meetings and obviously provide for wedding receptions to play off the church. He said when it comes to noise, anything they are doing is subject to whatever the City requires so they would meet all those requirements. They have had music a couple of times and it was all acoustic.

Bill Simpson said they want to have guidelines so everyone is on the same page.

Mr. Cox said in his opinion the guidelines are there from the City and you can be this loud until this long and people figure parking out.

Bill Simpson said that is the problem.

Mr. Cox said he understands but he does not think they should be required to have some agreement with the church necessarily in order to get the permit to have a venue.

Bill Simpson said the problem is people need a place to park. They are already having feuds downtown about parking and if you are going to bring people in for your venue he can understand the people downtown that you are taking away from their establishment. So now, you come in early and then their people have no place to park. If parking is a problem and it is an issue then it is an issue with the venue.

Mr. Cox said he understands and he is working on some other stuff for parking for the City long term.

Bill Simpson said he understands but you can see when you have been down there on a Saturday afternoon. People can find places to park but usually it is not the best place to park.

Merriam Walker asked what is the special use permit length.

Mr. McCorquodale said they can either be open-ended in terms of the duration of them as long as the players are the same or they can be as short as one year. Ultimately the Council is going to set a time for that. He said they have never done a special use permit for an event venue but just to give you an example on others it is typically like a three to five year approval. If it is something that is a little unique and the City is willing to try it out, it can be for a year. There is a balance of trying to provide the predictability for someone to invest in a business you want to at least have a reasonably foreseeable path through it. There does not have to be a timeline but typically we have some timelines on in the past.

Merriam Walker asked if there is a cost to it.

Mr. McCorquodale said the application for a special use permit is \$500 regardless of whether it is granted or not and the fee covers the legal notice publication and the attorney's time to draft the ordinance that becomes the permit itself.

Merriam Walker asked if it is \$500 a year, \$500 one time.

Mr. McCorquodale said no that is just the application fee not a fee to hold the permit. There is no other cost beyond the legal notice and the attorney's time.

Merriam Walker said in our ordinance a police officer would make sure that anything they are doing like if it is a food truck they set on the parking lot it is part of what their agreement is in downtown Montgomery as to what it is and how much it is and if it can set there. She asked if they follow those rules.

Mr. McCorquodale said yes the code enforcement officer would definitely play the leading role in the enforcement of this or any other regulation whether it be sound or something like that.

Merriam Walker asked if they know when there is going to be something. Do they have to come to the City to tell us they are having a venue event.

Mr. McCorquodale said no you put the framework around the use itself not the individual activities.

Merriam Walker asked if Mr. Romero is going to work along with what else is going on in downtown like movie night, First Saturdays, bingo, and Sip 'n' Stroll on Thursday.

Mr. Romero said it is definitely something they can keep in mind.

Mr. Fox said the Cox family has done a great job with that building and we certainly want to work with you on this.

Merriam Walker agreed and said it is a nice building.

Daniel Gazda asked what is the event venue at Prairie and Butler.

Mr. Romero said the Chandler House.

Daniel Gazda asked if they have any restrictions and do they have an agreement for parking because there is not a whole lot of parking around there.

Mr. McCorquodale said they do not. They were a restaurant for a while.

Bill Simpson said the eight or nine spaces along their street is their parking and then they have some more spaces in the back.

Daniel Gazda asked if they have a whole parking lot in the back.

Bill Simpson said there is enough room for seven or eight cars around back but it is not much.

Daniel Gazda said it seems like a tough requirement to require from them. He said he agrees wholeheartedly it is an issue but it seems like a tough requirement to say you have to have this agreement in place to have our recommendation for approval. The City of Montgomery hosts many events and parades that bring a lot of people into town without additional parking available.

Bill Simpson said one thing he does not want to happen is they have a lot of stuff downtown. If you have an event at your place and those people come in and they cannot find a place to park they will never come back to your venue plus people going to Cozy Grape or the crawfish place

they come in from wherever to come to eat, they have to turn around and go home and they are never going to come back to Montgomery so we do have to do something and have something in place just to protect everyone.

Daniel Gazda said he definitely understands that concern.

Mr. Cox said they have onsite parking and then there is City parking throughout the area.

Bill Simpson asked if on the Thursday, Friday, and Saturday evenings, whoever is having the event can use your lot for parking.

Mr. Cox said if they come to some agreement sure if not, no. He said for example the crawfish restaurant does not have parking.

Bill Simpson said he is asking with you the venue has use of your parking lot.

Mr. Cox said 100 percent.

Merriam Walker asked if Pecan Shadows has another name going on the sign or is it already there.

Mr. Cox said it is not on there but would go on after.

Merriam Walker asked if there would be anymore signage or anything going to happen.

Mr. Romero said not that he knows of.

Merriam Walker asked if they want to do a list of what it is they need and then present it to City Council so they can go over it.

Bill Simpson said they can.

Merriam Walker said the first on the list would be parking, safety and security, hours of operation, lights, if they need MPD to coordinate with some of their events, and size of the rental.

Mr. Cox said they have no problem requiring security in the event alcohol is on site.

Tom Czulewicz said he also thinks they should get the Chief of Police involved.

Motion to table this item until the next meeting and request that the applicant provide information from the list they have put together and work within the City's ordinances and codes in order to achieve what the Commission needs was made by Merriam Walker.

Discussion: Mr. McCorquodale said he will take the list and give it to Merriam Walker and then also give it to the applicant to take steps to work on.

Motion was seconded by Daniel Gazda.

Discussion: Bill Simpson said this is not to pass but just to table until the City Council receives the information and then it comes back to Planning & Zoning.

Mr. McCorquodale said you will see it before City Council does at your May meeting and then the very next Tuesday is when Council will and have a hearing.

Bill Simpson said for item three they are going to table until the next scheduled Planning & Zoning meeting and would like for you in more detail to address the parking, safety and security, the hours, or cut off time in the evening of the hours, if you have a meeting with the Chief of Police to see if he has any concerns or suggestions to bring to them

All in favor. (5-0)

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

Mr. McCorquodale said the applicant Ms. Tracy Boulware is interested in purchasing the five acre property and possibly a potential to subdivide.

Mr. McCorquodale said this is not a formal action item as there is no action needed. This is really for the potential buyer to get feedback from the Commission that will help inform her decisions going forward. Please feel free to talk about any ideas as these are all just ideas at this point. You will not leave here tonight with Ms. Boulware having any formal approval to do anything. This is just before she starts that process to get an idea of what the Commission thinks about the possibility of this.

Daniel Gazda said to confirm if this were to come back to them it would be in the form of preliminary plat for replatting as that would be their role in this.

Mr. McCorquodale said they would be looking at the variances needed that the Commission would have to weigh in on that would not be related to lot size. The next step in this if Ms. Boulware moves forward would be for the Commission to start looking at those routine things that are part of the development like plats.

Ms. Boulware said Montgomery is her hometown. She has been working with the real estate agent on this property and is very excited about it. She said she wanted to see what her opportunities are with it. It has some challenges but she thinks they are fun challenges and she looks at them as opportunities. Most notably would be the historic building. She stated she is a preservationist at heart. She said she has restored old buildings and homes in Houston Heights and outside of Bellville and New Braunfels. Ms. Boulware said it has been a bit of a passion and something she really enjoys doing.

Ms. Boulware said she wanted to find out what she could do with this building as far as first she would like to move it somewhere on the property. Where it is located at this moment is really awkward. She wanted to review those options and also explore the opportunity to break up the four acres into three or four different tracts that would be a nice home development and have what she calls the country setting in town. There are some ingress and egress limitations on it so she wants to explore those opportunities and is what she will be able to entertain doing within the framework.

Merriam Walker asked if this was Mr. Shockley's property.

Ms. Boulware said yes.

Merriam Walker said she thought they could not move that house.

Mr. McCorquodale said it is a city designated historic landmark which just means anything that is done to the exterior of the home does require the approval of the Planning & Zoning Commission so it is not that the home could not be moved or relocated on the property, it would just require the approval of the Planning & Zoning Commission and the City Council.

Merriam Walker said so it would stay on the property and not move over to Fernland or somewhere like that.

Mr. McCorquodale said the way he understands it is this would just move somewhere else on this same property.

Ms. Boulware said yes. She said there is a lot right there that faces the road so that it may have public access. There were some exciting opportunities that just came through today. It could be a host for preservation or Historic Society for offices for their utilization.

Merriam Walker asked which Old Plantersville's site would you use for access.

Ms. Boulware said if you look on the map it would be the one that says Joseph Shockley. There is a lot that is right there. She is calling it a lot and it is a pretty large size one. She would like to move it to that lot, which is ideal.

Merriam Walker asked if instead of putting a home there you should make it an entry to where you are going.

Ms. Boulware said that historic building would go onto that space, which is what they were looking at doing. It can be seen from the road and it is a beautiful building. It has a lot to offer but it also has its challenges.

Merriam Walker asked what she would do with the barn.

Ms. Boulware said they would turn it into a barndominium. This is a family project so a family member would be living there.

John Fox said so there is a lot that is part of that development adjoining it behind Mr. McCorquodale's house and asked if that is one of the tracts she is talking about.

Ms. Boulware said yes it is right there nestled between David Brown and Cheryl Campbell's house. She said how she wrote that out is she broke it down into numbers one, two, and three in red and the blue lines are ingress and egress positions. On the very front page it just says private drive and then lot 316573 is where she would like to move the historic building so it would actually be a road frontage property so it could be seen. If it is nestled behind those properties it is just really lost in her opinion. She said what they are looking at doing is they have to take it apart in two buildings to move it. It cannot be moved as is. She has already met with some folks that that is what they have been doing for a long time and it can be done. They just have to make sure they are following the letter of the law.

Merriam Walker asked if that is four lots, it will turn into four lots so three other additional homes would possibly be built.

Ms. Boulware said in the back they are looking at three possibly four lots. It probably is going to be three but she does not know yet. The barn would be on one lot.

Merriam Walker asked if she is thinking about a subdivision type home and if she is talking about the homes that are by Cedar Brake Park that you can drive beside the park yet if you go into these quote unquote patio homes there is a one-way in and a one-way out.

Ms. Boulware said it would be a shared driveway that would either run along the easement or the second entrance to the property there is a 30-foot driveway that is shared with David's. They have one and then on one side then this has the other. She was thinking if that would be a private road to the three or four properties. She was looking at either having it go between the Lone Star Cowboy Church and the lots or between the two houses in front of it.

Merriam Walker said the age of the trees that are on there she knows that in the City of Montgomery you cannot get (she forgets what it is called) but knows of a property where they came out and looked at the age of her trees so they protect her trees so they can never be taken down. She is just wondering on Mr. Shockley's property will that be adhered to as well like if the trees are a certain age they stay.

Ms. Boulware said a lot of them are cedar trees and a lot of them are past their lifetime. The ones that are salvageable of course but if they are dead or dying probably not.

Merriam Walker said there is one big pretty one.

Ms. Boulware asked if she was talking about the oak tree.

Merriam Walker said yes.

Ms. Boulware said yes that makes sense. It is very special.

John Fox asked if she has researched the driveway beside the Powell house. He said he was very familiar with the property. At the time Mr. Joe Shockley bought that property he was granted an easement which turns right in at that brick house which was the Powell house. There has been some controversy about that easement or not but he always understood there was. He did have easement to that old house.

Ms. Boulware said a listing agent gave her a copy of the deed and it does show the easement.

John Fox said as he understands the only restriction the City has for you to move the house on the property is that you could not remove the house but you can move it on the property. With the development if you had enough driveways you may not have to totally subdivide all that. He asked if she spoke to an engineer about how they might want to subdivide it.

Ms. Boulware said not yet as they are in the option period and it is a short one. She has only been able to gather a certain amount of information during this certain time.

John Fox said it would certainly be great to see her get that house because he is very concerned it is going to rot down and Joe Shockley put a lot of work into that.

Ms. Boulware agreed and said structurally it is in good shape. They would have to take it apart in two pieces but does not know if they would put it back together because that would not necessarily be historically accurate. The gentleman she spoke with did a lot of work with Mr. Shockley and said that he has done homes for 50 plus years and that is normal for that year to have usually the kitchen as an out building so they were looking at those opportunities and options on what is the best way to move it to keep it in its integrity but also to try and get it as historically accurate as possible.

Merriam Walker asked if she would name it a subdivision or would you just say there are three houses down there.

Ms. Boulware said she would probably just say three houses down there to be honest.

Mr. McCorquodale said when he says subdivision it is a subdivision. It is just a technical subdivision of land but not a description of a product or a specific type of house. It is just a subdivision of the land.

Merriam Walker said yes because her subdivision is called Sterling Heights but no one knows that she lives in Sterling Heights subdivision.

Ms. Boulware said it would probably be just a private road access and would need to review the opportunities and options on that as well.

Merriam Walker said she is glad to see someone that is from Montgomery looking at it and it makes her very excited to know that someone is going to take care with such history you have with Montgomery to make sure this stays something that is special to our historical Montgomery type feel here. She said she is very excited to hear about this.

Ms. Boulware said she likes to preserve and has a passion that is also financially beneficial. She is excited about taking on this project and being a part of it. She did not realize that one of her distant relatives Willis sold it and there are about three old buildings that are all from her ancestors.

John Fox asked if she has looked around in there to see all the stuff that is there to finish that house.

Ms. Boulware said she has seen some of it. It is in pretty great shape.

John Fox said copper sinks, air conditioning, all kinds of plumbing fixtures. He was kind of a fanatic as he would buy that stuff and bring it home with the intent of putting it in and of course now, which would really be great because he had two adult children and that house was awarded to their trust. It really needs to go forward.

Ms. Boulware said she went to church with them when they were all kids.

Merriam Walker asked Mr. McCorquodale if they bring this and say yes to it then it goes to feasibility or what happens next.

Mr. McCorquodale said based on your feedback to her tonight should be clear enough either you know we are not 100 percent opposed to this idea and if that is your feeling certainly let her

know if you think you see some daylight I will say to do a private drive it sounds simple there but there are hurdles in our codes we have to navigate to do that.

Merriam Walker said you would have to work with all the people that already live there.

Mr. McCorquodale said from the development side this would be just like a normal development that have to happen it is just that you know when you start that process it can get expensive.

Merriam Walker asked if it comes back to them anymore than what it is now or is this it.

Mr. McCorquodale said for the idea or the concept of this, this is the time. The next time you would see this would be for a formal approval in pursuit of this idea or concept.

Ms. Boulware said she is looking to see if she is going in the right direction and meets the City's approval. If there are any suggestions she would love to hear them.

Merriam Walker said she is so happy and cannot wait. She said it is going to be awesome if it is possible to move that home right out front on Old Plantersville Road so people can see it and thinks that is very cool.

Ms. Boulware said she thinks so too and she agrees. She said they have actually moved a house in the Heights but it has been a while since they did that. They moved it 20 blocks and restored it.

Merriam Walker said all those homes are cool. Mrs. Cummings lived in one and then she was born in the house beside it and then back there is Mr. Shockley. It is real Montgomery history.

Ms. Cheryl Campbell said she is the one who owns the right-of-way that was done in 1970 between two family members. She said it is a big concern to her to have a driveway of three or four additional houses going through her yard. She wanted to make that point and it will be something with the purchase of this property as you can see there are two other ins and outs that she will be purchasing on to Old Plantersville that is not her right-of-way.

Merriam Walker asked if there is two.

Ms. Campbell said yes there is one down in the curve and then there is that lot so she has two points of entry and exit. That right-of-way was only for the three acres not purchasing at all. She said she has young kids so it is a point of concern to have traffic, fire trucks, garbage trucks and whatever else going through her property as that was not designed for this purpose.

Mr. Brad Gillespie said he is only here because he is noticing on one of the sketches there is a line drawn going just to the side of his property there between him and the cemetery. He said he has plenty of surveys to indicate that he owns it all the way to the cemetery and he is confused as to why that is even a thought.

Merriam Walker asked if he could show them what he is talking about.

Daniel Gazda said it is the bottom left image.

Merriam Walker said the other she is talking about is that driveway that is between Cheryl Campbell.

Merriam Walker said she does understand what Ms. Campbell is saying.

Ms. Boulware said it is something they could possibly work through to make everyone happy. She said by no means is she trying to be an adversarial neighbor at all but it is an easement that she would be able to and so maybe they could come up with something that makes everyone happy. She would love to sit down and visit with you about that and see what they can come up with.

Tom Czulewicz asked if the piece of land that is connected with Old Plantersville Road is sufficient to be used as an access.

Ms. Boulware said it is 60-foot wide. (*inaudible*)

Tom Czulewicz asked so you could feasibly have that as an access.

Ms. Boulware said it could be but she would not be able to move the historic building onto that lot. Unfortunately though that was the thought process on that.

Merriam Walker asked why Ms. Boulware could not move it.

Ms. Boulware said if it were used as an easement to the back property then it could not be used.

Merriam Walker said but if you did move it you could go into that other driveway and it would come in behind it if that was what really happened. You still could have access, you still could move that property, move the historical home to the property you could just use a different entrance.

Merriam Walker said they are all about neighbors working with each other and deciding what they want to do.

Tom Czulewicz asked Mr. McCorquodale said 70 feet wide.

Mr. McCorquodale said the lot there should be 75 by 200 give and take a few feet.

Merriam Walker said it is more footage than the developments are trying to give them.

Tom Czulewicz said he wondered if the building could still be there and still be able to have a driveway go by it.

Merriam Walker said maybe not a driveway but maybe they come up the back way, move the building and stay away from the easement and use that back entrance.

Tom Czulewicz said there is no back entrance.

Merriam Walker said there is. She showed him on the map saying the corner right here when they come in right here off Plantersville Road. Again referring to the map, she said if Ms.

Boulware moves the historical home here and uses this as a driveway she could use the back side of it and go into all those other homes.

Tom Czulewicz asked if she could put the historical home on an easement.

Merriam Walker said no that is property.

Ms. Boulware said here is the lot and the blue line above it is the easement.

Merriam Walker said he has enough property there to put that house on there. It is just the easement that is right beside Cheryl's house.

Ms. Boulware said it is a shared driveway.

Ms. Cheryl Campbell said it is her property.

Merriam Walker asked what do they need to do.

Mr. McCorquodale said there is **no motion needed** as this is just a feedback session for the potential purchaser. This is a hard note that would influence her decision. It sounds like she has an understanding that there are obstacles around the property which is largely why it has been on the market the time that it has. There is a way through but there are some details that all have to be worked out. What the Commission should focus on tonight is if you support the idea in concept or let her know if you are opposed to the idea.

Bill Simpson said he does not think anyone is opposed; it is just there are some obstacles.

Merriam Walker said they are all for fellow members of the community coming together at a table and everyone making their own decisions in agreement so when you present it to the Commission we do not have to go through those obstacles of this neighbor or that neighbor. It would be wonderful if you could hop that obstacle fairly quickly up front. She said she is all about that old house moving as that old house is pretty. She said it does not need to be back there in the back.

Merriam Walker said she is saying yes and she likes the idea.

Bill Simpson said yes he wants to hear more.

Tom Czulewicz said he likes it too.

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

Ms. Jordan Montgomery said she was just made aware of this situation today. She said she is working on her PhD in history and does have a Secretary of the Interior qualifications as a professional historian and is also the Vice President of the Montgomery Historical Society and a part of the Montgomery Historical Commission. In addition to that she has also worked with federal and state governments.

Ms. Montgomery said she comes today to discuss this area and tell you a little of the history of that area. The area was settled by early pioneers where the first settlers to the area that became Montgomery, the City of Montgomery settled in the late 1820's to at least by 1830 they were there. There is talk of a trading post there, there have been artifacts that are there and also citation of graves there that are on land deed. The land deed records citing burials and amount on the site according to Montgomery County clerk records document 2023096232 submitted last year to Montgomery County that cites burials. Within that it discusses and says that the legal description number was sold by Jacob Shannon to Robert Simonton. It said accepting and reserving out of said survey 30 feet square at the mound including graves there being the burial ground expressly reserved for that purpose. This reservation was continued through several land deed records from 1848 to 1878. Somewhere in the middle it got lost in the ether but those were never sold from the time of the Shannons. According to State codes and federal regulations she is also kin to these folks. Margaret Montgomery was her fifth great aunt. As that, Texas law requires that any person who wished to visit a cemetery or private burial grounds where there is no public access shall have the right to reasonable egress over the property to visit the cemetery during reasonable hours according to Texas Health and Safety Code 711.041. The law also provided a process negotiating written agreement between property owners and those visiting access to cemetery without public access that will be filed and enforced by the Texas Funeral Service Commission, Texas Administrative Code 205.2.

Ms. Montgomery said in light of this history she would like to pose an archaeological review for this site.

Merriam Walker asked is there a reason you are bringing this up. Is there something fixing to happen.

Ms. Montgomery said that is where they are about to build all those houses.

Mr. Darryl Herbert a retired engineer said he has worked with the National Forest Archaeology. He said he picked up archaeology as a hobby and has really concentrated on Montgomery County. He has given local talks around here at the libraries and Walker County Historical Society. He said his expertise is looking at lidar digital modeling. You can pick up from these lidar road signatures and potentially housing squares or foundations as such. He said what he did when he was asked to look at this property was go through all the land records of 20 some documents, that is not his expertise but built spread sheets and did as much detail as he could to try to come up with and what he had done is with the maps that show this area which was the Owen Shannon 220 acres which was part of a 600 acres of Clark's. What we are going to picture here is down by the creek there were 600 acres along the creek this side of the creek of 149 and to the east there are 600 acres then he divided it up. This is all John Corner. He did 600 acres and Shepherd took his 200, there was a Clark he kept 200 and then in the middle was this 220 acres. In 1835 they divided it in half and sold the west half of the 220 and that is where the exception that Ms. Montgomery is talking about. Based on that, there is 110 acres that he can plot and that would be the 110 acres that was in there. There is a 30 square foot mound that was reserved for graves. The other thing is when he looked at these signatures he narrowed it down to the head of the spring and actually since 2018 had been filled in by someone. It has already been scraped and disturbed somewhat and that is what brought attention to that area. He said Bill Ray and him have been working on it and he said he actually found three iron stakes that were about 30 feet apart so you can imagine maybe at some point someone went in put them in and maybe the last corner was gone. He has a hard time now recollecting exactly where it is at. They have been trying to get together working on it. He actually lived out there in the 1940 era.

He said he had taken an ariel and used Google Earth. Part of the documentation is that land and now he is using the (*inaudible*) survey calls which back then were poles placed 33 feet. He can very accurately measure the outline of the 110 acres and in the 110 acres he is looking for anything from a square or a mound. He could see where the head of the spring was. Right there at the head of the spring looks the most attractive that he would think it is where the graves would have been and also a very typical site for early settlers. There is some documentation that Owen Shannon moved there and potentially started trading there. A year later he died after he moved there but he traded properties around. His actual land grant is north of Town Creek but he was on John Connor. He then bought that 220 where his home was, sold one half, kept one half for his mom in 1846 and he and his mom moved toward Dobbin where he opened a trading post. He said it has a lot of historical value with that aspect being kind of almost like their place where they came in they set up then they bought it then he got his land grant approved and by then he had passed on and his son also got a land grant over towards Dobbin so he moved his mom over to the land grant over there.

He said that is what the kind of history of it is. The spring is very historical in that respect being out on the prairie and he used to have his buffalo out there. He thinks part of that had water but it actually was not a very big spring but very small.

He said that is the history and the documentation that he has done to say this is your best spot.

Bill Simpson asked is this the red line you have here in section one or section two.

Mr. Chris Roznovsky, City Engineer said if you are looking at the plat it is somewhere along that back property line. He said he thinks it is generally this area around the sub street on the preliminary plat and it is section one.

Mr. Herbert said where it has been scraped it is right around there.

Mr. Roznovsky said a lot of that dirt work is on the neighbor property.

Bill Simpson said no one knew about this when Mr. LeFevre bought all this property.

Ms. Montgomery said this is new research she uncovered.

Bill Simpson asked when did you start researching this.

Ms. Montgomery said she uncovered a lot of these documents and just took a course in local history. She has done a lot of research, 250 page papers of private sources.

Mr. Herbert said the story for Montgomery is in the 60's and 70's he worked with another group History Taskforce he is part of. They went into his old house and they digitized all the papers. He actually had work done on this in the 70's. He was hot on the trail interviewing older citizens and they thought they had an idea of where that Own Shannon grave was. That was before they put a tombstone in the New Cemetery. The tombstone in the New Cemetery is not where he is buried. What he read was it was so overgrown in that area and the lady he was visiting with said they could not get back there so they ended up just putting a marker gravestone for an early settler but his work shows that exact stuff that is showing, he pulled those maps with the old 220 and 200 acres and went through every deed. He said he has his work that he researched to find that area. It appeared it just never got followed through and then now was just lost for this long.

Ms. Montgomery said it has been known in theory, it has been passed down and discussed but these primary source documents have not seen the light of day until most recently because they have done a lot of preservation efforts.

Merriam Walker asked what are you asking us.

Ms. Montgomery said she is hoping for an archeological review of the area just before there is development so they can see what is out there just to make sure before a critical part of the City of Montgomery's history is lost.

Merriam Walker asked how long is an archeological review.

Ms. Montgomery said 90 days.

Merriam Waker asked whose expense would this be at.

Ms. Montgomery said they can do fundraising and get it together.

Merriam Walker asked what pressure does that put on the developer as they have already moved forward for us to be presented with the plans. Is this something you have talked with the developer about.

Ms. Montgomery said no they have not had a chance to as she just found out about this today, but inciting specifically those graves and those State codes that brings the burden of proof that it does at least need to be reviewed.

Mr. Roznovsky said the Womack Cemetery did an environmental assessment and are obviously a lot further along than this group who has not. They do not own the property as of yet, they are still in the feasibility period. In Redbird they did an environmental assessment and they identified the grave site so that is coming out as a separate reserve when they get to plotting that section so it is protected, it is not disturbed, and it is broken out as access.

Merriam Walker asked is it that little grave site on Womack Cemetery.

Mr. Roznovsky said correct. Once it is identified, set apart, and determined it has to be set aside either if it is on one of these lots, that lot either has to change or move or lose the lot. He knows there is another site on what they had sent over earlier today that looks to be closer to the pond that is existing out there. Again, he is going based off his phone as he is sitting here. It could be in their drainage reserve and open green space which again he thinks the same logic applies as far as not disturbing the access. They are not at the construction plan stage as they are in the feasibility state and he thinks this is obviously the perfect time to discuss this because they are nowhere near putting dirt on the property.

Tom Czulewicz asked what would be the effect of their action today whether they approve or disapprove the planning.

Mr. Roznovsky said the preliminary planning is just a planning tool so it tells them for this development specifically. In the past there have been preliminary plots submitted on this property years ago. Council and Planning & Zoning have approved a variance for lot width and lot size on this property back in March. This document does not. This does not get recorded in the County and this does not actually set any property boundaries or right-of-ways. This just gives them the planning tool of saying this is generally the concept for them to refine and prepare construction plans off of. It is not an approval of construction plans; this is not an approval of the plat so you are not actually locking any of these in. This is more or less a well-defined concept plan at this point.

Bill Simpson asked how long do you need to do your study.

Mr. Hebert said he does not know. It needs a GPR (ground penetrating radar), test pits, shovel test, an area defined to do it. He said he is not an expert on that but this is where it would be an archeologist saying this is the project proposed, this is where we will dig, this is what we are going to look at. First is finding the money to do this.

Bill Simpson said that is what he is saying. They could be a year out at the most with funding.

Ms. Montgomery said yes. She worked section 106 reviews federal government with the Alabama Coushatta Tribe of Texas. Normally those assessments come in and they show what is there already to show burials, what is on the atlas, the archaeology atlas but with this we will need to do a ground penetrating radar potentially. The fact that this is so critical to the history of the City of Montgomery and finally discovering this and putting this to rest she thinks before the development could also add a property value to the place and showing that it is a historical place.

Bill Simpson asked if there is any legal involvement.

Mr. McCorquodale said yes he spoke with the city attorney today. The State of Texas gives very clear rules for platting property. The local government code also says that a city may not impose any additional studies or conditions or any other type of requirement on a plat other than what is prescribed in State law. He said while he does not know the veracity of the claims, it is not his role to judge on that. What he can advise you on is the platting process. State law gives a city 30 days to act on a plat and if it meets your rules and criteria which these plats do, then they should be approved. We have not been in a situation where now no one is going to jail if we do not approve these plats tonight but I will have to follow up with the city attorney because this will be the first time that he is aware of that the City would not have met the time.

Bill Simpson asked if they approve the plats then it is out of the Commissions hands.

Mr. McCorquodale said his understanding from the attorneys is whether the Commission approves or does not approve the plat tonight it is not something the City plays a role in. We have our historic preservation ordinance and there is a process for adding a historical landmark and that would be a process that would run separate and apart from platting because it does not have anything to do with the subdivision of land. If it is certainly the Commission's right to not approve a plat and to suggest or to require an archaeological review the reality of it is you could require the developer do an archaeological study but from his understanding again this is based off one phone call with the attorneys who are trying to get up to speed on something just as fast as the rest of us are there would not be any teeth to that motion. In other words you cannot compel a developer to do an archaeological review because we now have certain documents. The veracity of these claims aside it is just simply not what the Commission is looking at tonight. The Commission is tasked with a review of this plat which has been reviewed by the engineers and approved by the engineers saying that it meets our requirements. The City just simply does not have the tools to create our own process for platting or to create a special situation and that is exactly what the State legislature several years ago said that cities were not able to do.

Tom Czulewicz asked Ms. Montgomery based on the information you have already pinpointed; do you have any legal method to require the developer to allow you to go on the property to do a geological study and is there a legal process for that.

Ms. Montgomery said yes there is a legal process for people to visit the site of the grave.

Tom Czulewicz said but you have to identify where the grave is.

Ms. Montgomery said yes and that has been identified on the Texas State Historical Atlas.

Tom Czulewicz asked if you would have legal methodology to go to the developer and say you can develop all you want but I get access to that site.

Ms. Montgomery said absolutely. She said that is part of what she is going to pursue but she hopes for the City of Montgomery that there was some way to at least look at these other potential archaeological sites. As far as the grave sites are concerned, yes that is part of why she did the filing for the unknown graves that is public information that is up there with the Texas Historic Sites Atlas and it is also with the Montgomery County Clerk and that has been filed.

Merriam Walker said as a Commission they really do not have the power to what the request is for item five and six although you have my sympathy in finding a historical location of where there is a burial site and how precious that is. She said she does not know what they can do to help you do that but as a Commission they are just here to look at the plat and would hope the developer would take into consideration as it is not like he is on that piece of property right now to developing it right now and maybe there is some communication and whatever legal rights you have to communicate with that developer. She said she does not know the rules and it sounds like you are qualified to make these statements but even so if they did find the grave site, if it is historical it would have to have a plat.

Bill Simpson asked if they found an area that needed to be broken out then that would have to be replatted, the whole subdivision.

Mr. Roznovsky said between now and the final in the disturbance he is checking and they have an archaeologist on staff to get his thoughts as far as the owner and if it is disturbed what that opens up. He thinks a lot of that will fall on today's point. A landowner, not a plat necessarily.

Tom Czulewicz asked is it correct that the developer does not own the land yet.

Mr. Roznovsky said he believes he is still in feasibility. They are still going through the due diligence process on purchasing the property from the current landowner.

Bill Simpson asked if the dimensions of the lots are pre-development agreement or the new.

Mr. Roznovsky asked if he meant showing on the preliminary plots.

Bill Simpson said yes.

Mr. Roznovsky said these are the dimensions of the lots after the variances were approved back in March.

Tom Czulewicz said these are 55 foot.

Mr. Roznovsky said correct. He said they were originally 45 by 120 approved a couple years ago.

Ms. Montgomery asked Mr. McCorquodale when he spoke with the city attorney if he mentioned the Texas Antiquities Code.

Mr. McCorquodale said no.

Ms. Montgomery asked so he was not aware of that.

Mr. McCorquodale said he is not an attorney so he is not going to say what he is or is not aware of. The only thing that he asked him about in that phone call is what the obligations are as they relate to State law around platting because that is all that is on the agenda.

Merriam Walker said she appreciates this being brought to their attention because they did not know.

Tom Czulewicz said he supports their effort.

Merriam Walker said items #5 and #6 they are not going to do anything on. Do they need to say anything or do anything to move past items #5 and #6.

Mr. McCorquodale said they will need recommendations to approve the preliminary plats.

Daniel Gazda said they will see this again for the final plats hopefully by that time there is additional discovery.

Mr. McCorquodale said they will see the final plats.

Mr. Roznovsky said Council has to approve the construction plans for the development and that will be on a posted agenda. He said they are an easy six plus months out from when that happens.

Bill Simpson said they do not even own the property yet.

Mr. Roznovsky said correct.

Bill Simpson said they have time.

Mr. Roznovsky said correct.

Mr. Roznovsky said they are not trying to ignore any of this. It is what they are allowed to do as a body and then making sure that the land owner and potential developer and everyone is aware of this and the proper steps to take.

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

Mr. Roznovsky said section one has 95 lots, has met all the variances requested, and they have no objection to it. He said it is the same thing for section two with 75 lots total. This does not approve construction; it does not actually get the recorded plat. This is just approving the preliminary land plans so they can continue with their feasibility study.

Daniel Gazda said on the curves they are 54 feet and asked if that is a foot below what he thought they approved and is that acceptable.

Mr. Roznovsky said on the corner lots you are allowed to measure at the 30 feet behind the building line on those pie-shaped lots.

Daniel Gazda asked the green space required; say only section one is built out the green space would be met within just the section one. It looks like there is a majority inside section two.

Mr. Roznovsky said there is and now that you say that he questioned if they looked at that independently. It is a one to one compensating green space for every one foot reduction in lot size below 9,000 square feet. They met it as overall and he just cannot remember. If you look on the green space needed under the table there is one on each plat so it says 88 lots less than 9,000 square feet is required for 155,000 square feet. They are providing 214 in section one

and then 24,000. In section two that table is at the bottom left corner and required 77 providing 91.

Motion to approve the preliminary plat for Lonestar Parkway residential section one and section two was made by Tom Czulewicz and seconded by Daniel Gazda. All in favor. (5-0)

7. Consideration and possible action on approval of the Final Plat for Montgomery Bend Section Two (Dev. No. 2203)

Mr. Roznovsky said this is the final plat and is the document that would be recorded with the County and they will set the actual building lines, right of way, and reserves as shown on the plat. These construction plans have been previously approved by City Council and construction is primarily complete for this section. The plot includes 88 single family lots and meets all the previous approved ordinances part of their development agreement.

Mr. Roznovsky said the other major thing a part of this development and their development agreement is they are required to pay impact fees which will tie into the next item. At the time of platting the way the ordinance is written is most developments will pay their assessed at the time of platting and due at the time of connection, so paid with each lot. What the City did for Redbird and this development is they have in the agreement they pay that up front. As soon as this plat is approved by both this Commission as well as City Council and gets recorded, the developer has 10 or 21 days to deposit \$300,000 into the City's account.

Daniel Gazda asked if this is the one with the variance on the street width.

Tom Czulewicz said yes.

Mr. Roznovsky said it should be 28 foot. They are not required to show the pavement width on the final plat only the preliminary but it is 28 foot pavement width. The street width variance is Redbird.

Tom Czulewicz asked if this is all the 45 foot lots too.

Mr. Roznovsky said that is correct.

Motion to approve the final plat for Montgomery Bend Section Two was made by John Fox and seconded by Daniel Gazda. **The motion carried with 4-ayes and 1-nay vote by Tom Czulewicz. (4-1)**

8. Discussion and provide comments to land use assumptions, capital improvement plan, and impact fee update provided at March 5, 2024 meeting

Mr. Roznovsky said tomorrow night City Council plans to call a public hearing which based on the timeline will not happen until May. At the Commission's next main meeting is when you will provide your written recommendation to Council as to approve or disapprove or make changes.

Tom Czulewicz asked how they based the assumption on the number of future connections.

Mr. Roznovsky replied based on the land use assumption.

Mr. Roznovsky said he just received word from their staff archaeologist that it is the responsibility of the land owner to make sure they do not undertake any negligent work. Being made aware of it is a land owner responsibility. He said if it was a publicly funded project, which this one is not, it would have to follow all of the archeological guidelines. When the City did Texas Water Development Board projects a few years ago since there were federal and State dollars coming in all those projects and those routes had to get clearance as when we put the waterline in by the wall at the community building.

Tom Czulewicz asked if Mr. Roznovsky would call Ms. Montgomery and let her know that.

Mr. Roznovsky said he would.

Mr. Roznovsky said if you look at page 10 of the report there is a table on water demand which says based on GPD for dwelling unit. Essentially we said that for commercial we did it by acreage for single family and for multi-family we did it based on the number of estimated units on that property.

Tom Czulewicz said the reason he asked the question was because we do not have in some of those on the planned use. We have planned development and some of that is commercial, some of it is industrial and some institutional. Since we do not have any development plat or anything that is why he was asking.

Mr. Roznovsky said on the plan development when the original plan development was created in 2004 there was a general plan that was produced with that and so we use that as a basis or what is known to be.

Tom Czulewicz said current zoning regulation is 75 foot by 120 foot lots. Are your assumptions based on that.

Mr. Roznovsky said on the future land use plan he believes it was broken down into two classifications. There is high density and low density residential. Low density residential we assume 75 foot lots. For high density residential we are going off of lots per acre. That was considered based on the future land use plan if it was high or low, but it was not this one is a 55 this one is a 65. It was 75 and greater or less than 75.

COMMISSION INQUIRY:

Merriam Walker said she would like to set a date where they can look at the paint and submit that to the Commission to see if we can agree on a possible color scheme for what we believe will make it easier for them to make selections.

Tom Czulewicz said he sent everyone the recommended lighting for them to look into.

Bill Simpson said they can try and look at those next month.

ADJOURNMENT

Tom Czulewicz moved to adjourn the meeting at 7:53 p.m. Daniel Gazda seconded the motion. **All in favor. (5-0)**

Prepared by: _____ Date approved: _____
Diana Titus, Deputy City Secretary

Bill Simpson, Vice-Chairman

Attest: _____
Dave McCorquodale, Director of Planning & Development

Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|-----------------------------------|-----------------------------|
| Meeting Date: May 7, 2024 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Discussion on a proposed site development proposal along Pond Street south of Eva Street by Lone Star Christian Academy.

Recommendation

Listen to the presentation and provide feedback to the LSCA owners on the proposed development.

Discussion

Lone Star Christian Academy (LSCA) currently operates a daycare facility in an office/business park on Clepper Street next to Fernland Historical Park. The owners desire to build a stand-alone facility and have identified a vacant parcel of land behind First Financial Bank along Pond Street.

The property is primarily zoned R1-Single Family Residential with a portion zoned B-Commercial (see attached aerial) and has frontage on Pond and Louisa Streets. Several iterations of a conceptual site plan are also attached. The owners will be at the meeting to discuss their initial plans and get feedback from the Commission.

Approved By

| | | |
|---------------------------------|-------------------|------------------|
| Director Planning & Development | Dave McCorquodale | Date: 05/01/2024 |
|---------------------------------|-------------------|------------------|

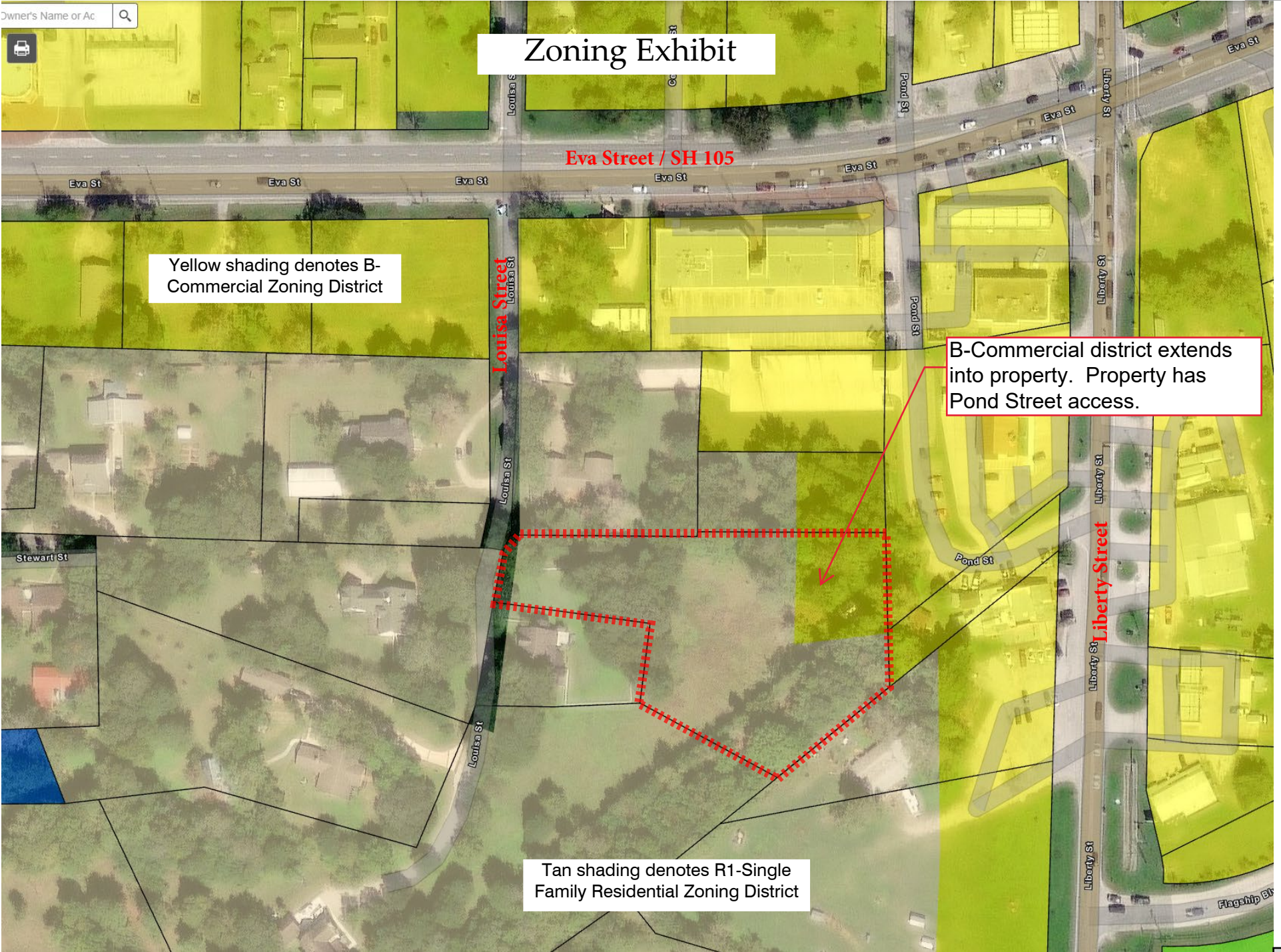
Zoning Exhibit

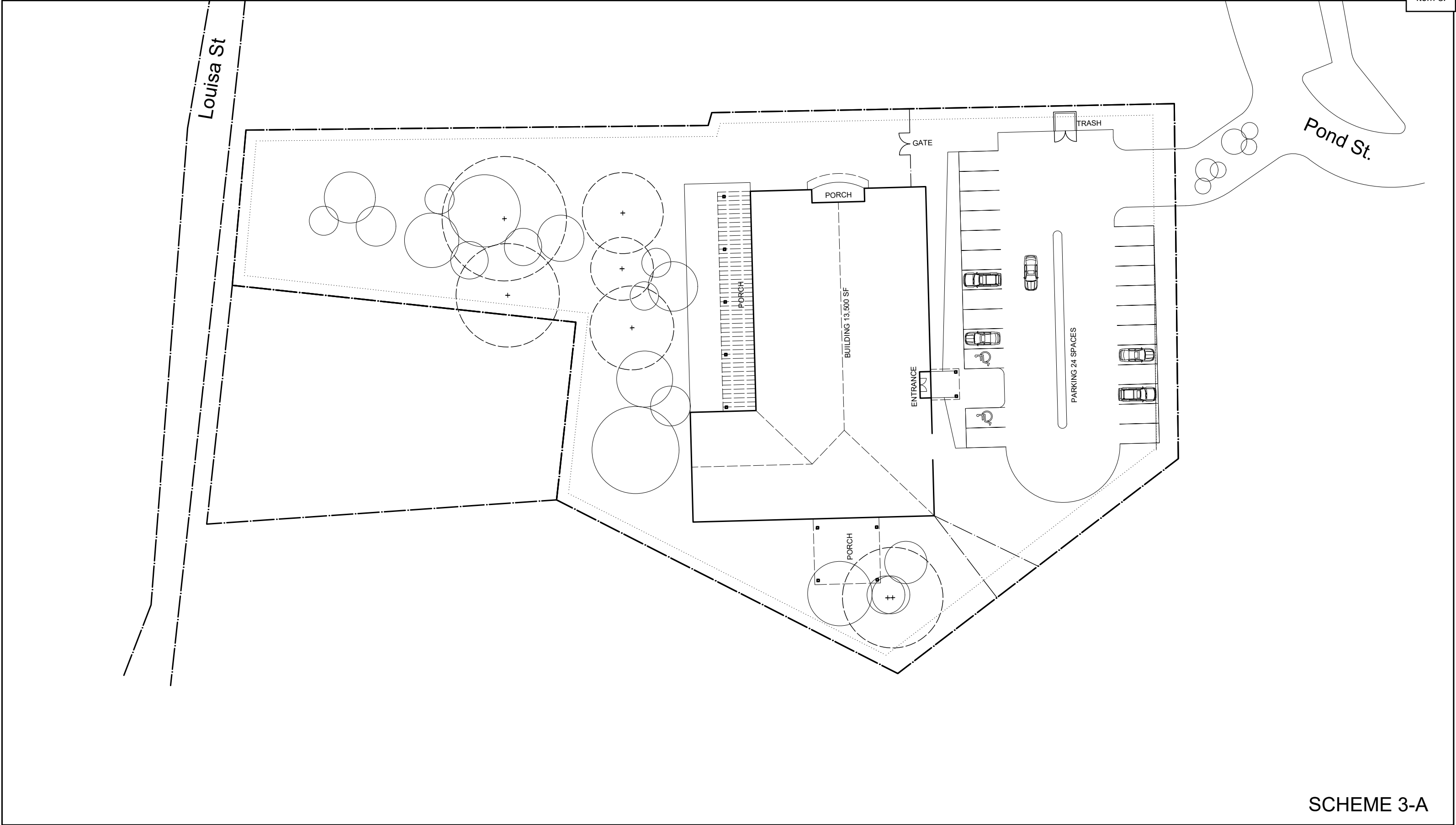
Eva Street / SH 105

Yellow shading denotes B-Commercial Zoning District

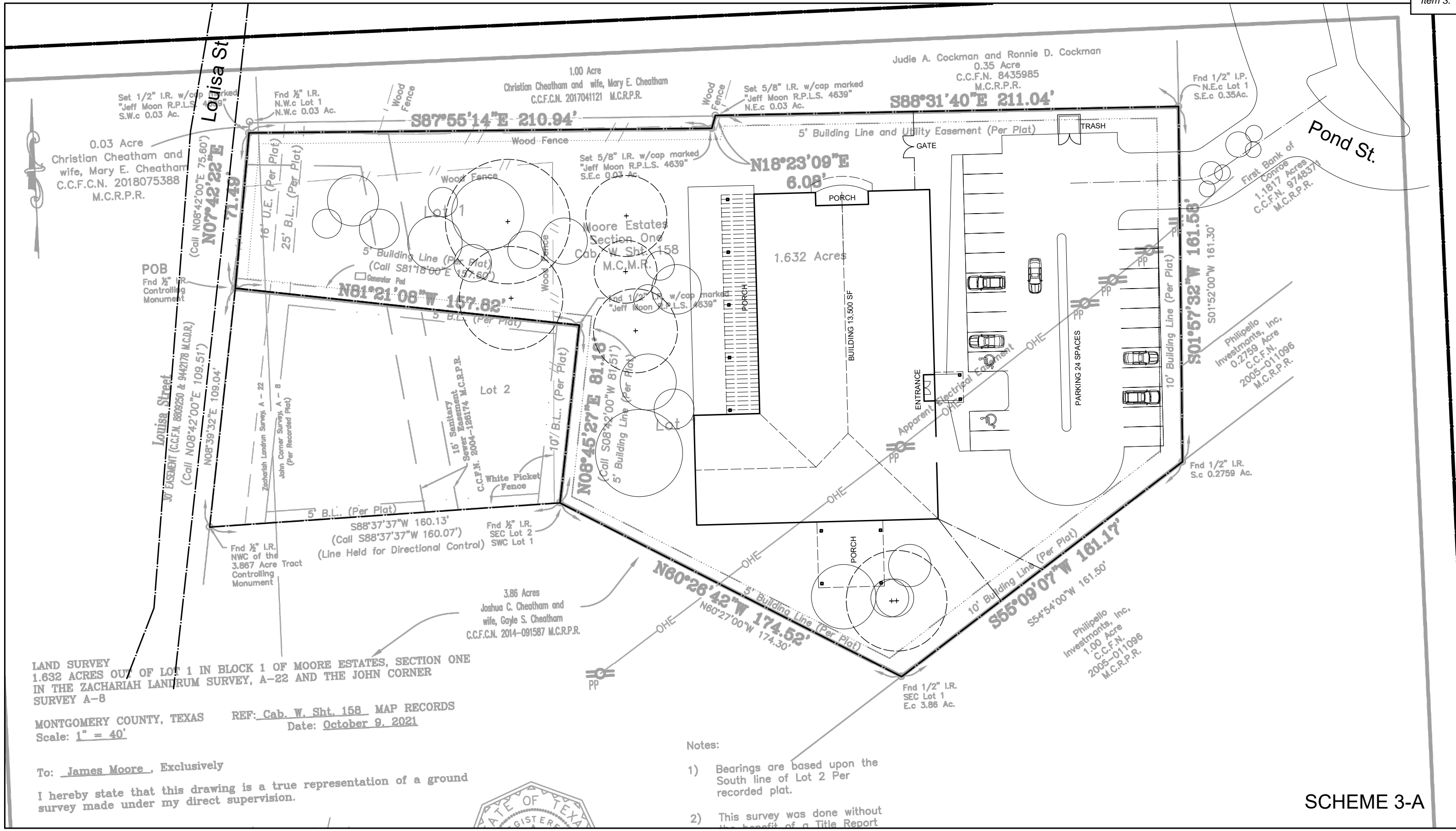
B-Commercial district extends into property. Property has Pond Street access.

Tan shading denotes R1-Single Family Residential Zoning District





SCHEME 3-A



LAND SURVEY
 1.632 ACRES OUT OF LOT 1 IN BLOCK 1 OF MOORE ESTATES, SECTION ONE
 IN THE ZACHARIAH LANDRUM SURVEY, A-22 AND THE JOHN CORNER
 SURVEY A-8

MONTGOMERY COUNTY, TEXAS REF: Cab. W. Sht. 158 MAP RECORDS
 Scale: 1" = 40' Date: October 9, 2021

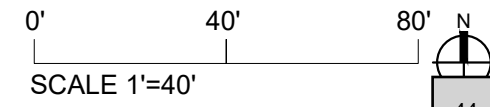
To: James Moore, Exclusively

I hereby state that this drawing is a true representation of a ground
 survey made under my direct supervision.



- Notes:
- 1) Bearings are based upon the South line of Lot 2 Per recorded plat.
 - 2) This survey was done without the benefit of a Title Report

SCHEME 3-A

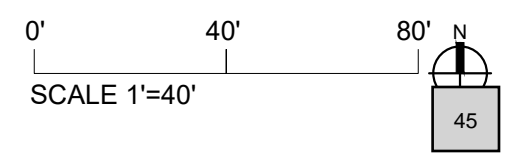


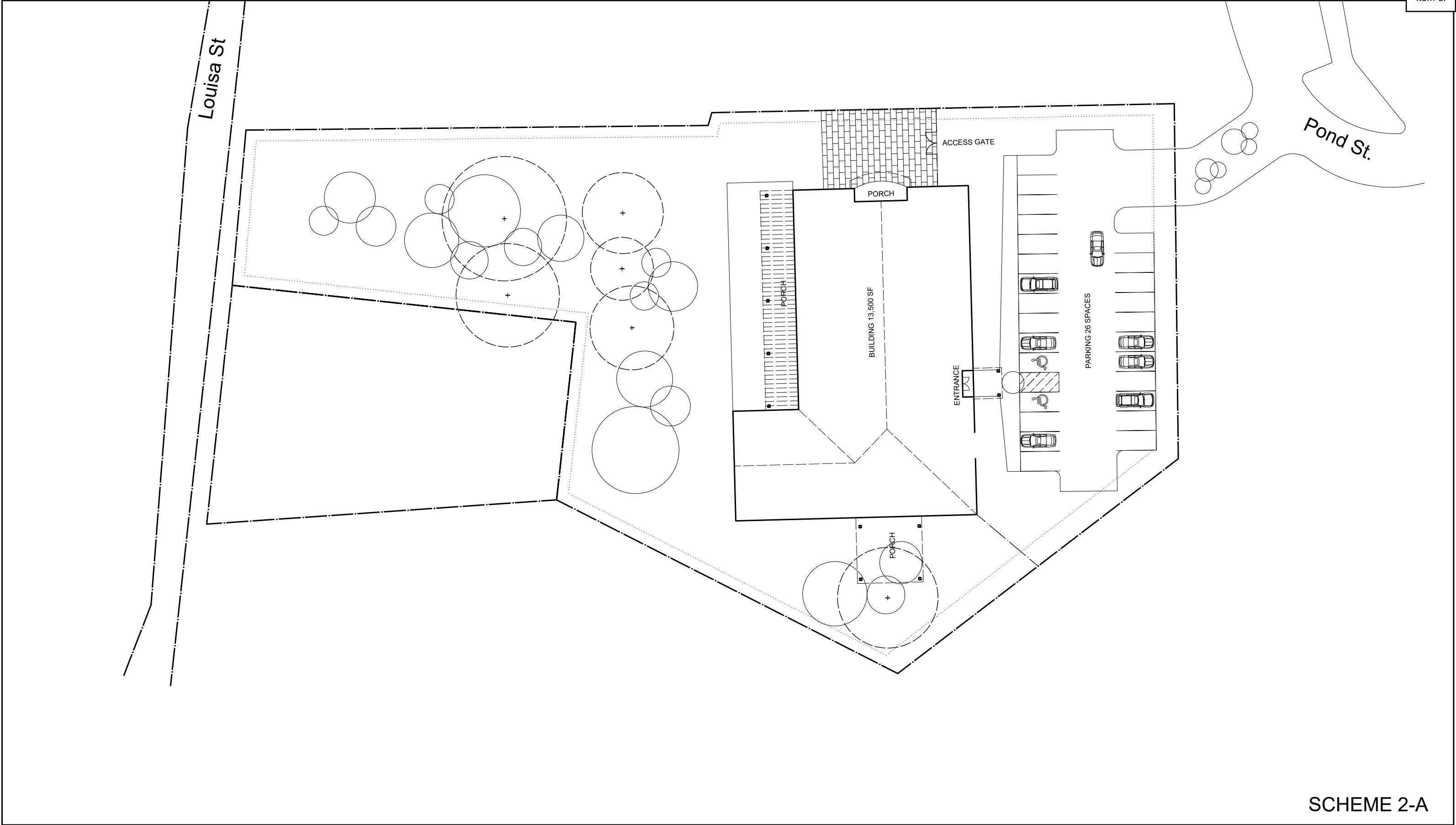


SCHEME 2-A

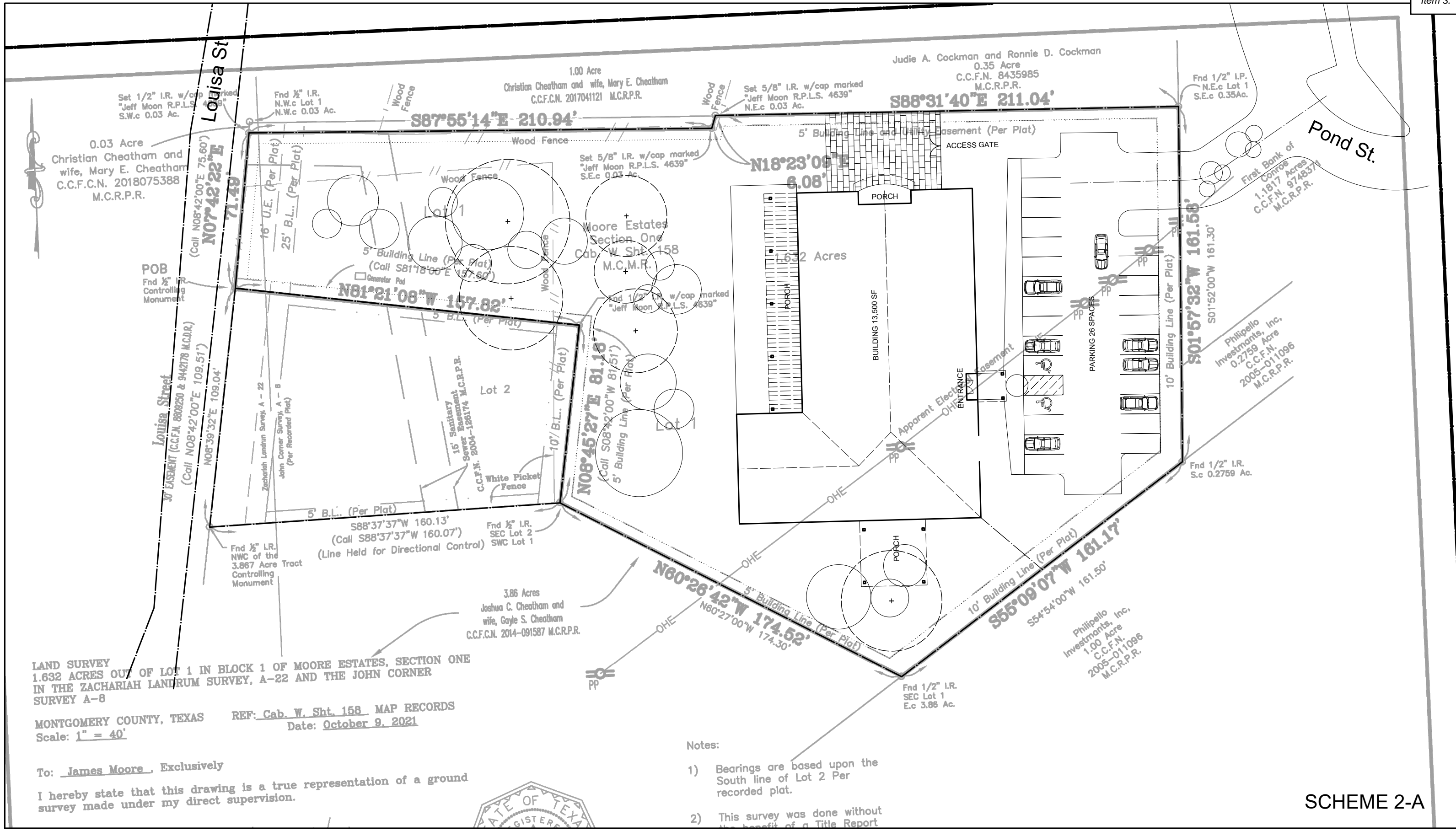
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**Lone Star Christian Academy
Pond St Montgomery, Texas**

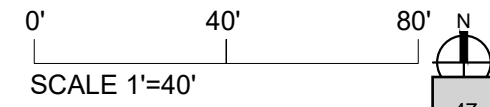




SCHEME 2-A



Lone Star Christian Academy Pond St Montgomery, Texas

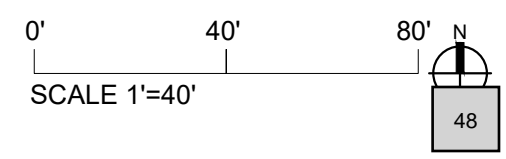


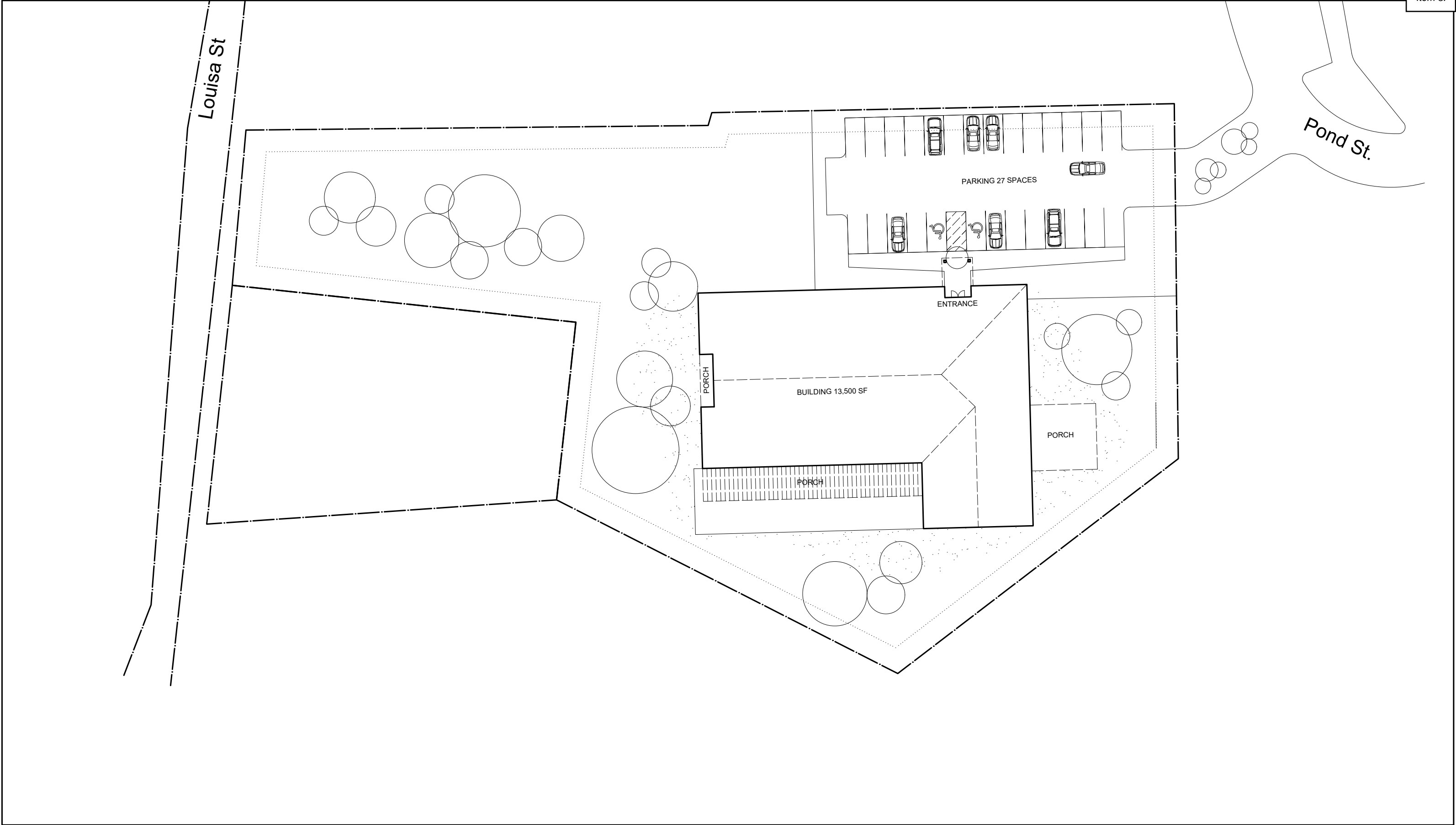


SCHEME 2-A

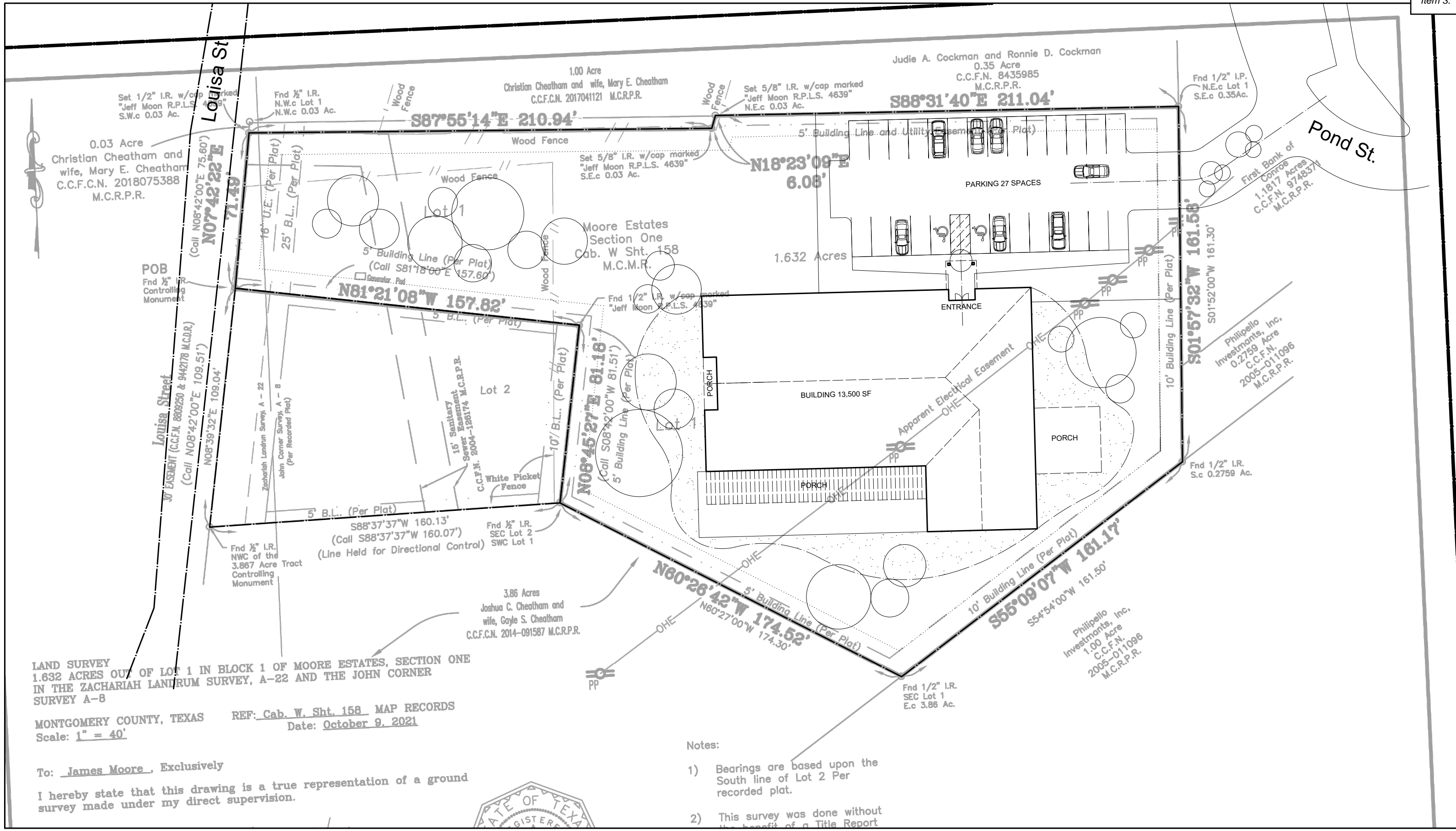
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**Lone Star Christian Academy
Pond St Montgomery, Texas**





Lone Star Christian Academy
Pond St Montgomery, Texas



LAND SURVEY
 1.632 ACRES OUT OF LOT 1 IN BLOCK 1 OF MOORE ESTATES, SECTION ONE
 IN THE ZACHARIAH LANDRUM SURVEY, A-22 AND THE JOHN CORNER
 SURVEY A-8

MONTGOMERY COUNTY, TEXAS REF: Cab. W. Sht. 158 MAP RECORDS
 Scale: 1" = 40' Date: October 9, 2021

To: James Moore, Exclusively

I hereby state that this drawing is a true representation of a ground
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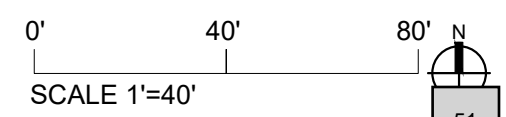


- Notes:
- 1) Bearings are based upon the South line of Lot 2 Per recorded plat.
 - 2) This survey was done without the benefit of a Title Report



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Lone Star Christian Academy Pond St Montgomery, Texas



Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|-----------------------------------|-----------------------------|
| Meeting Date: May 7, 2024 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Review and discussion of a Feasibility Study for a proposed 86-acre single family residential development by Morning Cloud Investments/Solid Bridge Construction (Dev. No. 2403).

Recommendation

Listen to the presentation and discuss.

Discussion

This project is located south of Montgomery High School along the eastern side of the railroad tracks extending to Old Plantersville Road. The conceptual land plan calls for (246) 65' x 110' lots. The City Council reviewed and accepted the study at the 4/23 regular meeting.

No formal action required, listen to the information and discuss with staff and consultants.

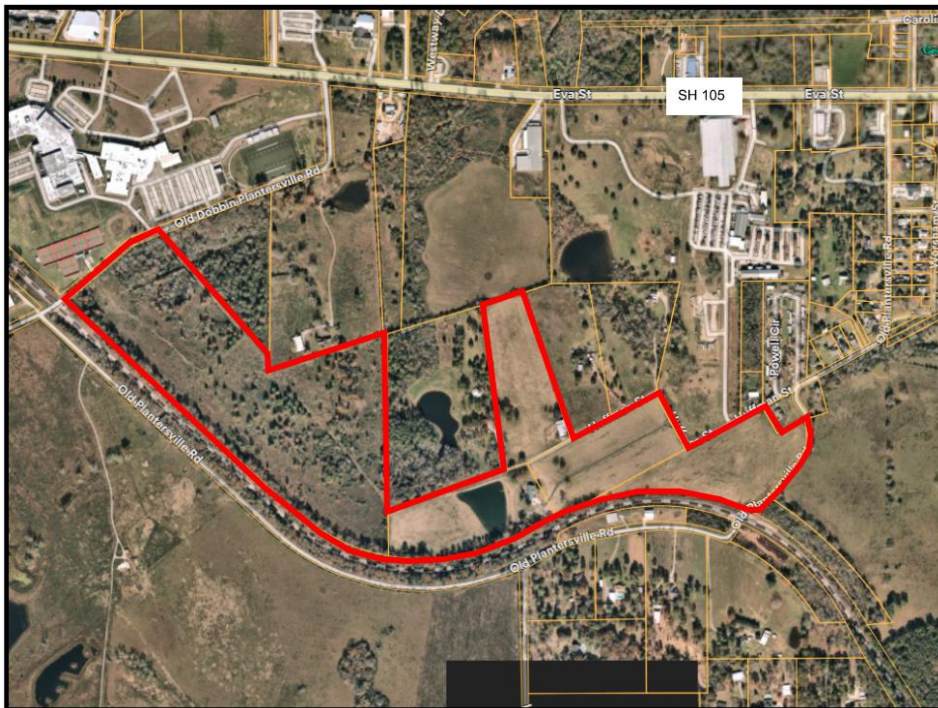
Approved By

| | | |
|---------------------------------|-------------------|------------------|
| Director Planning & Development | Dave McCorquodale | Date: 05/01/2024 |
|---------------------------------|-------------------|------------------|

**MORNING CLOUD INVESTMENTS
FEASIBILITY STUDY
(Dev. No. 2403)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-137

APRIL 2024

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: City of Montgomery Impact Fee Table
- E: Escrow Calculation
- F: Offsite Public Infrastructure Cost Estimate
- G: Proposed Thoroughfare Plan
- H: Excerpt from Montgomery County Thoroughfare Plan
- J: City Zoning Map

1 EXECUTIVE SUMMARY

Morning Cloud Investments (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future single-family development on a 86.45 acre tract along Old Plantersville Road, also referred to as the Stowe tract. The tract is not located entirely within City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 246 65-foot wide single-family lots for in-city service at full build out. The final land plan may affect the estimated costs and revenues associated with the development.

The analysis shows that after the completion of the City’s Water Plant No. 2 Improvements project currently in approvals 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. We recommend the City move forward with an improvements project at Water Plant No. 3 to add a booster pump to increase the City’s water service capacity to 730,000 gpd.

The analysis also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek Crossing WWTP plant project is completed.

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

| | |
|--|--------------------|
| Escrow Account | \$65,000 |
| Offsite Public Infrastructure Improvements | \$490,000 |
| Water Impact Fee | \$277,000 |
| Wastewater Impact Fee | \$618,200 |
| Total Estimated Costs | \$1,450,200 |

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$94,000,000 (average of \$400,000 per home) at full build out, assuming that 95% 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 (\$0.0970 debt service and \$0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

| | |
|---|-------------------|
| Operations and Maintenance | \$ 86,621 |
| Debt Service | \$ 270,579 |
| Total Estimated Annual Tax Revenue | \$ 357,200 |

2 INTRODUCTION

This undeveloped tract is located along Old Dobbins Plantersville Road and Old Plantersville Road, south of State Highway 105, partially inside the City’s limits, and partially outside of the City’s limits and within the City’s ETJ. The portion of the tract outside the City’s limits will require annexation prior to receiving service. As a reminder, it is our understanding that a portion of the tract was previously located in Dobbins-Plantersville WSC, but as part of the 2011 Settlement Agreement was removed from the CCN’s service boundary. An exhibit showing the Tract’s boundary in relation to the City’s surrounding facilities 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 246 – 65’ wide single-family lots. Upon annexation, the Tract will need to be zoned completely as Residential (R-1). An exhibit showing the zoning of the tract and surrounding area is included as **Exhibit J**.

A variance request approved by the City of Montgomery City Council will be required for any lot parameters that do not meet minimum specifications outlined in the City of Montgomery Code of Ordinances. This includes but is not limited to a 75-foot lot width, 120-ft lot depth, minimum lot area of 9,000 sq-ft, and side yard of 10-ft.

Based on information from the Developer, construction of the development is planned to be complete in 2028. 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 PID as a reimbursement vehicle to support the development.

3 ANALYSIS

Water Production and Distribution

The Tract is located partially within the City. The portion only within the City's ETJ would need to be annexed into the City before receiving water service. The City is currently obtaining approvals of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 that includes an elevated storage tank and increased water well capacity. The project is expected to be constructed in 2025 or 2026 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 140% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on the proposed lot count and the estimated usage per single family connection, the Tract's estimated water capacity requirement is approximately 55,350 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,150,720 gpd or 203% of the total ADF capacity and 133% 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 2026 if a booster pump is added to Water Plant No. 3.

There is a current waterline extension project creating a loop from SH 105 along Old Dobbins Plantersville and Old Plantersville Road. The project extends a 12-inch line along Old Dobbins Plantersville Road and Old Plantersville Road connecting to the existing 8-inch waterline along Old Plantersville Road and the 12-inch waterline along State Highway 105. Construction of the waterline project is expected to be completed in Q4 2024, before the development will need to connect for water service.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. However, the City will require the waterline to connect the 12-inch waterline along Old Dobbins Plantersville Road to the 8-inch waterline along Old Plantersville Road upon the development being built out completely. Additionally, the Developer will be responsible for installing an 8-inch waterline

terminating at the most northern point of the proposed thoroughfare as described later in this study, as shown in **Exhibit G**. These waterlines and connections 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 waterline for the connections 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 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% of existing permitted capacity at full build out. Based on projected build out we do not expect to exceed the allowance until late 2025. 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 36,900 gpd (1,107,000 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 757,000 gpd or 189% 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. Anticipating this requirement to be triggered, the City has recently received qualifications for the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. 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). Upon selection of an engineer for design of the Town Creek WWTP, the City will move forward with design and ultimately construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit C**, the City would exceed the 700,000 gpd capacity around 2027.

An analysis of the City's surrounding sanitary sewer facilities determined the Developer will be responsible for constructing a public lift station within the development and force main with multiple feasible routes for ultimate discharge. The Developer will be responsible for sizing the on-site lift station to accept the portion of gravity sanitary flow if and when the land to the north develops. The final decision for the force main route will be subject to conversations between the Developer and the City.

The first option is to construct a force main along Old Dobbins Plantersville Road and SH 105 discharging at an existing sanitary sewer manhole shown in Exhibit A. The benefit of this option is the force main would be located nearly entirely within public ROW, and would require a small number of easements. The Developer will be responsible for all costs associated with the on-site sanitary sewer lift station, force main, and required easements. Additionally, the Developer will be responsible for the costs associated with upsizing the existing 8-inch sanitary sewer line that will accept the flow from the proposed force main. An estimated cost for this option is shown in **Exhibit F**.

The second option is to locate the force main north along Old Plantersville Road discharging at the existing sanitary manhole just south of New Montgomery Cemetery. The referenced manhole also acts as the discharge point of the existing 4-inch force main effluent from the City's Lift Station No. 4 as well as the future discharge point of the 6-inch force main effluent from future Lift Station No. 16 proposed to serve the Redbird Meadows development. The benefit of this option is a shorter force main route and eliminating having to pump sanitary flow more than once. However, the proposed route would require a number of easements from the property owners along the route due to multiple existing utilities within the public ROW and existing easements. Additionally, the Developer will be responsible for the costs associated with upsizing the existing 8-inch sanitary sewer line that will accept the flow from the proposed force main south of SH 105.

The third option is to coordinate with the property owners north of the tract to route the force main along the future thoroughfare road's ROW to SH 105 and then east to the manhole referenced in option 1. Similarly, the Developer would be responsible for upsizing the gravity line downstream of the manhole from an 8-inch to a 12-inch. This route would likely be the shortest in length, but the Developer would likely have the most difficulty obtaining easements due to the properties being mostly undeveloped. The Developer will be responsible for all coordination to obtain required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. However, the City will require a gravity line with sufficient depth to serve a portion of the potential development north of the tract to be extended to the northern most point of the proposed thoroughfare as described later in this study. 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.

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 Planning

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 plan provides for two (2) proposed connections to Old Dobbins Plantersville Road and Old Plantersville Road to provide access to the entire 246-home subdivision. The Developer will need to perform a TIA for their impact on the City's roadway system and coordinate with Montgomery County on the connection to Old Dobbins Plantersville Road.

Per the City and Montgomery County's most recently adopted thoroughfare plan, the current land plan considers the planned extension of Westway Drive by providing an access easement through the site. However, based on our discussions with BNSF railway, the current alignment of the road is not feasible due to the railroad being unwilling to grant an additional crossing of their facilities unless multiple existing crossings nearby are closed or an overpass is constructed. The ultimate alignment of the public collector road will depend on the final land plan and coordination with the City and Montgomery County. The City suggests coordinating with the County to modify the thoroughfare plan to connect NR 211 with Westway drive within the planned Development, as shown in **Exhibit G**. The City recommends the collector have a 70-foot dedicated ROW with 36-foot-wide pavement as is being done with the improvements to Buffalo Springs Drive currently in construction.

Finally, the Developer must also provide access to the property adjacent to the north (MCAD Property ID: 270662) due to the property being landlocked if no access is given. Based on the preliminary land use plan provided, this requirement is being fulfilled as shown in **Exhibit B**. Any changes to the land use plan must consider and fulfill this requirement.

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. It is important to note that the City is currently undergoing revisions to their water and wastewater impact fees and is proposing an increase of approximately 9% to each.

The estimated ADF provided by the developer requires the equivalent use of 246 5/8– inch water meters per the current 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 \$65,000 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. This number is for general planning only and subject to change based on size and number of phases of the development. The fees calculation can be seen in **Exhibit E**.

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

| | |
|--|------------------|
| <i>ESTIMATED COSTS</i> | |
| Escrow Account | \$65,000 |
| Offsite Public Infrastructure Improvements | \$490,000 |
| Water Impact Fee | \$277,000 |
| Wastewater Impact Fee | \$618,200 |
| Total Estimated Costs | \$1,4,200 |

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 \$400,000, with the total assessed value (A.V.) at full development to be approximately \$94,000,000 assuming that 95% 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 \$86,621 per year in debt service revenue, and approximately \$270,579 per year in operations and maintenance revenue. These estimates are based on the City’s \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$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.

It is our understanding that the Developer is interested in Planned Improvement District (PID) to reimburse eligible public infrastructure.

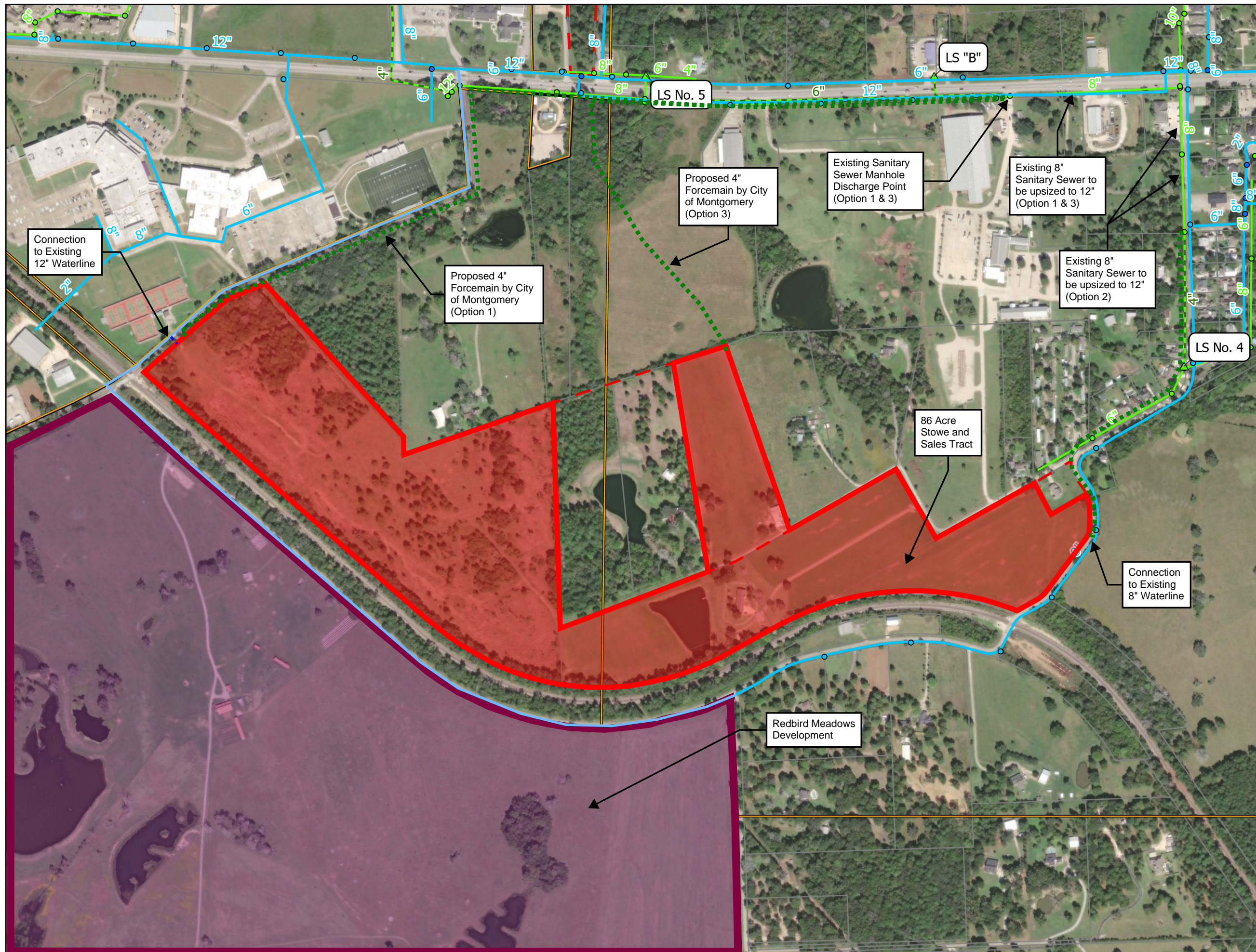
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.



Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/akg



Legend

- Jurisdictional Boundary
- Parcel Boundary
- Montgomery ETJ
- Montgomery City Limits
- Subject Tract

Water Infrastructure

- wMain
- wLateral
- wControlValve
- wFittings
- wHydrant

Sanitary Sewer Infrastructure

- Lift Station
- Treatment Plant
- ssGravityMain
- ssManhole
- ssPressurizedMain

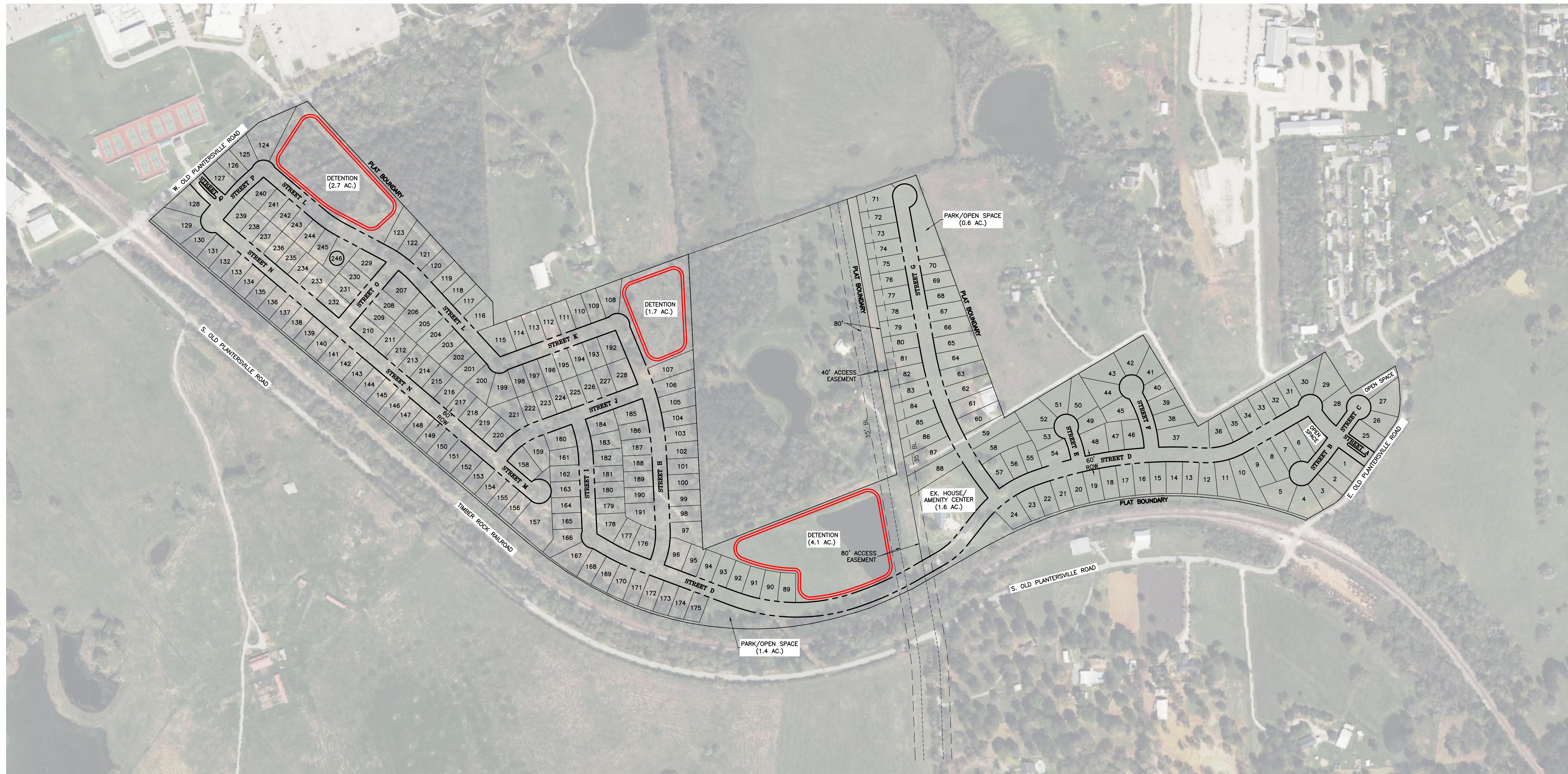
**EXHIBIT A
STOWE AND SALES
TRACT BOUNDARY**

City of Montgomery
Proposed Development

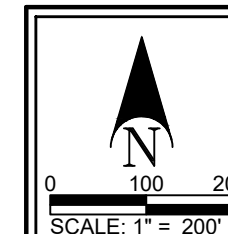


Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



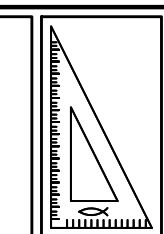


| SITE DATA TABLE | |
|--------------------|------------|
| LOT COUNT | 246 LOTS |
| TYP. LOT DIMENSION | 65' x 120' |
| MIN. LOT DIMENSION | 65' x 110' |



| | |
|-----------------|-----------------------|
| PROJECT NAME: | STOWE & SALES 86-ACRE |
| PROJECT NUMBER: | 13341 |
| PREPARED FOR: | |
| DATE: | FEBRUARY 27, 2024 |

PRELIMINARY LANDPLAN



BLEYL ENGINEERING
 TEXAS FIRM REGISTRATION NO. F-678
 100 NUGENT STREET, CONROE TEXAS 77301
 PHONE 936-441-7833 FAX 936-760-3833
 WWW.BLEYLENGINEERING.COM

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|----------------|----------------|----------------|-------------|---------------|---------------|-------------|---------------|---------------|-------------|---------------|---------------|-------------|---------------|---------------|-------------|--------------|--------------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | 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 | 8 | 13 | 1,800 | 2,925 | 1,200 | 1,950 | 2 | 450 | 300 | 2 | 450 | 300 | 1 | 225 | 150 | - | - | - | - | - | - |
| Buffalo Springs, Section 1 | 24 | 24 | 5,400 | 5,400 | 3,600 | 3,600 | | | | | | | | | | | | | | | |
| Buffalo Springs, Section 2 | 63 | 64 | 14,175 | 14,400 | 9,450 | 9,600 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - | - | - | - |
| Estates of Mia Lago, Section 1 | 4 | 27 | 900 | 6,075 | - | - | 3 | 675 | - | 3 | 675 | - | 3 | 675 | - | 3 | 675 | - | 4 | 900 | - |
| FM 149 Corridor | 21 | 25 | 4,725 | 5,625 | 3,150 | 3,750 | 2 | 450 | 300 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Simonton and Lawson | 13 | 23 | 2,925 | 5,175 | 1,950 | 3,450 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 |
| Martin Luther King | 52 | 55 | 11,700 | 12,375 | 7,800 | 8,250 | 2 | 450 | 300 | 2 | 450 | 300 | 2 | 450 | 300 | - | - | - | - | - | - |
| Baja Road | 7 | 11 | 1,575 | 2,475 | 1,050 | 1,650 | 2 | 450 | 300 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Community Center Drive | 3 | 3 | 675 | 675 | 450 | 450 | | | | | | | | | | | | | | | |
| Community Center Drive (Water Only) | 8 | 10 | 1,800 | 2,250 | - | - | 1 | 225 | | 1 | 225 | | | | | | | | | | |
| Lake Creek Landing | 15 | 15 | 3,375 | 3,375 | 2,250 | 2,250 | | | | | | | | | | | | | | | |
| Gulf Coast Estates, Section 2 | 2 | 4 | 450 | 900 | 300 | 600 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - |
| Lake Creek Village, Section 1 | 37 | 37 | 8,325 | 8,325 | 5,550 | 5,550 | | | | | | | | | | | | | | | |
| Lake Creek Village, Section 2 | 45 | 45 | 10,125 | 10,125 | 6,750 | 6,750 | | | | | | | | | | | | | | | |
| Estates of Lake Creek Village | 21 | 22 | 4,725 | 4,950 | 3,150 | 3,300 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - | - | - | - |
| Lone Star Estates | 10 | 10 | 2,250 | 2,250 | 1,500 | 1,500 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 2 | 51 | 51 | 11,475 | 11,475 | 7,650 | 7,650 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 3 | 49 | 49 | 11,025 | 11,025 | 7,350 | 7,350 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 4 | 30 | 30 | 6,750 | 6,750 | 4,500 | 4,500 | | | | | | | | | | | | | | | |
| Hills of Town Creek Section 5 | - | 72 | - | 16,200 | - | 10,800 | | | | 35 | 7,875 | 5,250 | 37 | 8,325 | 5,550 | | | | | | |
| Historic/Downtown | 132 | 150 | 29,700 | 33,750 | 19,800 | 22,500 | 7 | 1,575 | 1,050 | 7 | 1,575 | 1,050 | 4 | 900 | 600 | - | - | - | - | - | - |
| Terra Vista Section 1 | 61 | 61 | 13,725 | 13,725 | 9,150 | 9,150 | | | | | | | | | | | | | | | |
| Town Creek Crossing Section 1 | 86 | 102 | 19,350 | 22,950 | 12,900 | 15,300 | 16 | 3,600 | 2,400 | - | - | - | - | - | - | - | - | - | - | - | - |
| Villas of Mia Lago Section 1 | 14 | 14 | 3,150 | 3,150 | 2,100 | 2,100 | | | | | | | | | | | | | | | |
| Villas of Mia Lago Section 2 | 42 | 42 | 9,450 | 9,450 | 6,300 | 6,300 | | | | | | | | | | | | | | | |
| Waterstone, Section 1 | 44 | 53 | 9,900 | 11,925 | 6,600 | 7,950 | 5 | 1,125 | 750 | 2 | 450 | 300 | 2 | 450 | 300 | - | - | - | - | - | - |
| Waterstone, Section 2 | 43 | 89 | 9,675 | 20,025 | 6,450 | 13,350 | 15 | 3,375 | 2,250 | 15 | 3,375 | 2,250 | 15 | 3,375 | 2,250 | - | - | - | - | - | - |
| Red Bird Meadows (Phase I - Sec. 1, 2, 3) | - | 174 | - | 39,150 | - | 26,100 | | | | 50 | 11,250 | 7,500 | 60 | 13,500 | 9,000 | 64 | 14,400 | 9,600 | | | |
| Redbird Meadows Rec Center | - | 1 | - | 15,900 | - | 10,600 | | | | 1 | 15,900 | 10,600 | | | | | | | | | |
| Redbird Meadows Rec Center Irrigation | - | 3 | - | 1,500 | - | - | | | | 3 | 1,500 | | | | | | | | | | |
| Pulte Group (Mabry Tract) | - | 309 | - | 69,525 | - | 46,350 | 60 | 13,500 | 9,000 | 100 | 22,500 | 15,000 | 109 | 24,525 | 16,350 | 40 | 9,000 | 6,000 | | | |
| Pulte Group (Mabry Tract) Rec Center | - | 1 | - | 15,900 | - | 10,600 | 1 | 15,900 | 10,600 | | | | | | | | | | | | |
| Pulte Group (Mabry Tract) Rec Center Irrigation | - | 3 | - | 1,500 | - | - | 3 | 1,500 | | | | | | | | | | | | | |
| Gary Hammons | 1 | 1 | 225 | 225 | 150 | 150 | | | | | | | | | | | | | | | |
| 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 | 1,200 | 1,650 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Subtotal | 930 | 1,640 | 211,380 | 404,130 | 139,340 | 262,090 | 124 | 44,400 | 28,000 | 226 | 67,350 | 43,300 | 237 | 53,325 | 35,100 | 108 | 24,300 | 15,750 | 5 | 1,125 | 150 |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|----------|------------|----------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|---|-------|-------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | | | |
| | | | 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 | | | |
| 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 | 1 | 1,567 | 1,018 | 2 | 3,133 | 2,037 | | | | | | | | | | | | |
| 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 | 1 | 2,500 | 1,625 | - | - | - | 1 | 2,500 | 1,625 | - | - | - | - | - | - | - | - | - |
| Pizza Shack | 1 | 1 | 4,900 | 5,000 | 3,185 | 3,250 | | | | | | | | | | | | | | | | | | |
| CareNow & Other Suites | 3 | 3 | 1,200 | 1,500 | 780 | 975 | | | | | | | | | | | | | | | | | | |
| KenRoc (Montgomery First) | - | 3 | - | 12,000 | - | 7,800 | 1 | 4,000 | 2,600 | 1 | 2,500 | 1,625 | 1 | 2,500 | 1,625 | | | | | | | | | |
| 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 | 405 | 146 | 263 | | | | | | | | | | | | | | | | | | |
| 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. I (Reserve B) | 1 | 1 | 6,300 | 6,300 | 4,095 | 4,095 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve A2) | - | 1 | - | 3,000 | - | 1,950 | 1 | 3,000 | 1,950 | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve E) | - | 1 | - | 3,000 | - | 1,950 | | | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (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 | 360 | 234 | 234 | | | | | | | | | | | | | | | | | | |
| Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J) | 1 | 1 | 33,600 | 33,600 | 21,840 | 21,840 | 1 | 33,600 | 26,880 | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. 2 | - | 2 | - | 8,000 | - | 5,200 | 1 | 4,000 | 2,600 | | | | 1 | 4,000 | 2,600 | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | |
| Lake Creek Village 3 Commercial (Res A & B) | - | 5 | - | 25,000 | - | 16,250 | | | | 1 | 5,000 | 3,250 | 2 | 10,000 | 6,500 | - | - | - | - | - | - | - | - | - |
| Waterstone Commercial Reserves | 3 | 11 | 1,000 | 16,000 | 650 | 10,400 | 1 | 1,875 | 1,219 | 1 | 5,000 | 3,250 | 1 | 1,875 | 1,219 | 1 | 1,875 | 1,219 | 1 | 1,875 | 1,219 | 1 | 1,875 | 1,219 |
| Lupe Tortilla | - | 1 | - | 6,000 | - | 3,900 | | | | | | | | | | | | | | | | | | |
| Discount Tire | - | 1 | - | 225 | - | 146 | 1 | 225 | 146 | | | | | | | | | | | | | | | |
| Express Oil and Tire | 1 | 1 | 225 | 225 | 146 | 146 | | | | | | | | | | | | | | | | | | |
| Popeyes | 1 | 1 | 1,450 | 1,450 | 943 | 943 | | | | | | | | | | | | | | | | | | |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|----------------|----------------|----------------|---|------------------|---------------------|--------------------|------------------|---------------------|--------------------|------------------|---------------------|--------------------|------------------|---------------------|--------------------|------------------|---------------------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | 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 |
| Commercial Platted and Existing (cont.) | | | | | | | | | | | | | | | | | | | | | |
| Waterstone Commercial Reserve C (State Farm) | 1 | 1 | 405 | 405 | 263 | 263 | | | | | | | | | | | | | | | |
| Town Creek Crossing Commercial Reserves | - | 6 | - | 8,000 | - | 5,200 | 1 | 1,333 | 867 | 2 | 2,667 | 1,733 | | | | | | | 1 | 1,333 | 867 |
| Depado Estates | - | 5 | - | 10,000 | - | 6,500 | 1 | 2,000 | 1,300 | 1 | 1,333 | 867 | | | | | | 1 | 1,333 | 867 | |
| The Montgomery Shoppes (Remaining) | - | 6 | - | 15,000 | - | 9,750 | 2 | 5,000 | 3,250 | 2 | 5,000 | 3,250 | 1 | 2,500 | 1,625 | | | | - | - | - |
| Sherwin Williams (Shoppes at Montgomer Sec. 2 Res. B) | - | 1 | - | 360 | - | 320 | 1 | 360 | 320 | | | | | | | | | | | | |
| Retail Center | 1 | 2 | 2,000 | 4,000 | 1,300 | 2,600 | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 3,200 | 3,200 | 2,080 | 2,080 | | | | | | | | | | | | | | | |
| Panda Express | 1 | 1 | 1,400 | 1,400 | 910 | 910 | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 225 | 225 | 146 | 146 | | | | | | | | | | | | | | | |
| Starbucks | 1 | 1 | 1,000 | 1,000 | 650 | 650 | | | | | | | | | | | | | | | |
| Burger Fresh | 1 | 1 | 240 | 240 | 156 | 156 | | | | | | | | | | | | | | | |
| Churches | 12 | 12 | 3,000 | 3,000 | 1,950 | 1,950 | | | | | | | | | | | | | | | |
| Miscellaneous Commercial | 79 | 79 | 28,000 | 28,000 | 18,200 | 18,200 | | | | | | | | | | | | | | | |
| Subtotal | 139 | 191 | 134,590 | 268,875 | 87,483 | 174,855 | 16 | 69,060 | 50,015 | 13 | 34,233 | 22,252 | 8 | 25,175 | 16,364 | 2 | 3,208 | 2,085 | 2 | 3,208 | 2,085 |
| Multi Family | | | | | | | | | | | | | | | | | | | | | |
| Heritage Plaza (Units) | 208 | 208 | 22,000 | 22,000 | 11,000 | 11,000 | | | | | | | | | | | | | | | |
| Town Creek Village, Phase I (Units) | 152 | 152 | 25,000 | 25,000 | 12,500 | 12,500 | | | | | | | | | | | | | | | |
| Plez Morgan Townhomes | 48 | 48 | 6,000 | 6,000 | 3,000 | 3,000 | | | | | | | | | | | | | | | |
| Montgomery Supported Housing | 14 | 14 | 2,300 | 2,300 | 1,150 | 1,150 | | | | | | | | | | | | | | | |
| Live Oak Assisted Living | 1 | 1 | 2,300 | 2,300 | 1,150 | 1,150 | | | | | | | | | | | | | | | |
| Grand Monarch Apartments | - | 72 | - | 10,300 | - | 8,600 | 72 | 10,300 | 8,600 | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal | 423 | 495 | 57,600 | 67,900 | 28,800 | 37,400 | 72 | 10,300 | 8,600 | - | - | - | - | - | - | - | - | - | - | - | - |
| Institutional (Schools) | | | | | | | | | | | | | | | | | | | | | |
| MISD Athletic Complex | 2 | 2 | 6,800 | 6,800 | 3,400 | 3,400 | | | | | | | | | | | | | | | |
| MISD High School Complex | 2 | 2 | 20,000 | 20,000 | 10,000 | 10,000 | | | | | | | | | | | | | | | |
| MISD Warehouse (105/Clepper) | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD CTE/ Ag Barn | - | 1 | - | 20,000 | - | 10,000 | | | | 1 | 20,000 | 10,000 | | - | - | | | | | | |
| Bus Barn | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD School (MLK) | 2 | 2 | 2,500 | 2,500 | 1,250 | 1,250 | | | | | | | | | | | | | | | |
| MISD School (149) | 1 | 1 | 4,500 | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | | | |
| Subtotal | 9 | 10 | 35,800 | 55,800 | 17,900 | 27,900 | - | - | - | 1 | 20,000 | 10,000 | - | - | - | - | - | - | - | - | - |
| Irrigation | | | | | | | | | | | | | | | | | | | | | |
| Single Family Residential | 61 | 100 | 16,165 | 26,500 | - | - | 39 | 10,335 | - | | | | | | | | | | | | |
| Commercial Irrigation | 32 | 70 | 9,600 | 21,000 | - | - | 38 | 11,400 | - | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1,100 | 1,100 | - | - | | | | | | | | | | | | | | | |
| MISD High School Irrigation | | | | | | | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 1,600 | 1,600 | - | - | | | | | | | | | | | | | | | |
| BlueWave | 1 | 1 | 500 | 500 | - | - | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 1,200 | 1,200 | - | - | | | | | | | | | | | | | | | |
| Church | 2 | 2 | 530 | 530 | - | - | | | | | | | | | | | | | | | |
| City | 9 | 9 | 4,500 | 4,500 | - | - | | | | | | | | | | | | | | | |
| Subtotal | 108 | 185 | 35,195 | 56,930 | - | - | 77 | 21,735 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Committed | 1,501 | 2,336 | 439,370 | 796,705 | 273,523 | 502,245 | 289 | 145,495 | 86,615 | 240 | 121,583 | 75,552 | 245 | 78,500 | 51,464 | 110 | 27,508 | 17,835 | 7 | 4,333 | 2,235 |
| | | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | | | | | 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 |
| | | | | | | | 1,790 | 584,865 | 360,138 | 2,030 | 706,448 | 435,690 | 2,275 | 784,948 | 487,153 | 2,385 | 812,457 | 504,989 | 2,392 | 816,790 | 507,224 |
| | | | | | | | Total Projected Committed Volumes: | | | | | | | | | | | | | | |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|------------------|----------------|------------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|------------------|----------------|--------------|------------------|----------------|--------------|------------------|----------------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | 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 |
| Future Development in Feasibility/Design | | | | | | | | | | | | | | | | | | | | | |
| Red Bird Meadows (Future Phases) | - | 495 | - | 111,375 | - | 74,250 | | | | | | | 30 | 6,750 | 4,500 | 50 | 11,250 | 7,500 | 90 | 20,250 | 13,500 |
| Nantucket Housing (Stewart Creek) (Units) | - | 385 | - | 60,000 | - | 50,000 | | | | | | | 385 | 60,000 | 50,000 | | | | | | |
| Superior Properties (Units) | - | 98 | - | 21,680 | - | 17,990 | | | | | | | 40 | 8,849 | 7,343 | | | | | | |
| Superior Properties (Commercial) | - | 4 | - | 17,262 | - | 14,350 | | | | | | | 3 | 12,947 | 10,763 | | | | | | |
| Morning Cloud Investments (Single Family)[Stowe and Sales Tract] | - | 246 | - | 55,350 | - | 36,900 | | | | | | | 20 | 4,500 | 3,000 | 90 | 20,250 | 13,500 | 46 | 10,350 | 6,900 |
| Taylor Morrison (Single Family) | - | 190 | - | 42,750 | - | 28,500 | | | | | | | 50 | 11,250 | 7,500 | 70 | 15,750 | 10,500 | | | |
| Tri-Pointe Homes (Single Family)[Cheatham-Stewart Tracts] | - | 136 | - | 30,600 | - | 20,400 | | | | | | | 25 | 5,625 | 3,750 | 50 | 11,250 | 7,500 | 66 | 14,850 | 9,900 |
| HEB Grocery (Commercial) | - | 1 | - | 15,000 | - | 12,450 | | | | | | | 1 | 15,000 | 12,450 | | | | | | |
| Subtotal | - | 982 | - | 354,017 | - | 254,840 | - | - | - | 138 | 43,170 | 32,355 | 685 | 146,147 | 112,685 | 276 | 62,100 | 41,400 | 136 | 30,600 | 20,400 |
| Committed Plus Feasibility | 1,501 | 3,318 | 439,370 | 1,150,722 | 273,523 | 757,085 | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| Total Projected Committed Volumes Plus Feasibility | | | | | | | 1,790 | 584,865 | 360,138 | 2,168 | 749,619 | 468,045 | 3,098 | 974,265 | 632,193 | 3,484 | 1,063,874 | 691,429 | 3,627 | 1,098,807 | 714,064 |
| Potential Future Development (Within Current City Limits) | | | | | | | | | | | | | | | | | | | | | |
| Summit Business Park, Phase 2 | - | 6 | - | 4,400 | - | 2,860 | | | | | | | 2 | 1,467 | 953 | | | | | | |
| Moon Over Montgomery | - | 15 | - | 3,375 | - | 2,194 | | | | | | | | | | 15 | 3,375 | 2,194 | | | |
| Waterstone, Section 3 | - | 20 | - | 4,500 | - | 2,925 | | | | | | | 10 | 2,250 | 1,463 | | | | | | |
| Waterstone Section 4 | - | 23 | - | 5,175 | - | 3,450 | | | | | | | 15 | 3,375 | 2,250 | 8 | 1,800 | 1,200 | | | |
| J. Allen Kent (19.6 Ac) | - | 126 | - | 28,350 | - | 18,900 | | | | | | | 50 | 11,250 | 7,500 | | | | | | |
| Peter Hill 5.7 Acre Feasibility | - | 5 | - | 5,000 | - | 3,250 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | 2 | 2,000 | 1,300 | | | |
| Porter Farms Tract | - | 92 | - | 20,700 | - | 11,960 | | | | | | | 38 | 8,550 | 4,940 | 30 | 6,750 | 3,900 | 30 | 6,750 | 3,900 |
| Olde Montgomery Food Gardens | - | 1 | - | 2,180 | - | 2,180 | | | | | | | | | | 1 | 2,180 | 2,180 | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | |
| South FM 149 Corridor | | 2,258 | | 813,000 | | 650,400 | | | | | | | | | | | | | | | |
| West SH 105 Corridor | | 1,376 | | 495,000 | | 396,000 | | | | | | | | | | | | | | | |
| East Buffalo Springs Corridor | | 2,031 | | 731,000 | | 584,800 | | | | | | | | | | | | | | | |
| East Lone Star Parkway Corridor | | 7,035 | | 2,532,708 | | 2,026,170 | | | | 18 | 6,480 | 5,184 | 33 | 11,880 | 9,504 | 34 | 12,240 | 9,792 | 34 | 12,240 | 9,792 |
| East SH 105 Corridor | | 810 | | 292,000 | | 233,600 | | | | | | | | | | | | | | | |
| Residential | | | | | | | | | | | | | | | | | | | | | |
| Southeast Corridor | | 1,430 | | 357,500 | | 286,000 | | | | | | | | | | | | | | | |
| Southwest Corridor | | 397 | | 99,250 | | 79,400 | | | | | | | 41 | 10,250 | 8,200 | 42 | 10,500 | 8,400 | 42 | 10,500 | 8,400 |
| Western Corridor | | 471 | | 117,750 | | 94,200 | | | | 47 | 11,750 | 9,400 | 45 | 11,250 | 9,000 | 30 | 7,500 | 6,000 | 30 | 7,500 | 6,000 |
| Northern Corridor | | 106 | | 26,500 | | 21,200 | | | | | | | 38 | 9,500 | 7,600 | 38 | 9,500 | 7,600 | 30 | 7,500 | 6,000 |
| Multi-Family | | | | | | | | | | | | | | | | | | | | | |
| SH 105 Corridor | | 117 | | 23,000 | | 18,400 | | | | | | | | | | | | | | | |
| FM 149 Corridor | | 807 | | 61,000 | | 48,800 | | | | | | | | | | | | | | | |
| Institutional | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | | | | | | | | | | | | | | | | | | | | |
| Old Plantersville Rd Corridor | | 213 | | 76,000 | | 60,800 | | | | | | | | | | | | | | | |
| FM 1097 Corridor | | 608 | | 219,000 | | 175,200 | | | | | | | | | | | | | | | |
| West Lone Star Parkway Corridor | | 1,499 | | 540,000 | | 432,000 | | | | | | | | | | | | | | | |
| Planned Development | | | | | | | | | | | | | | | | | | | | | |
| Plez Morgan Corridor | | 103 | | 25,750 | | 20,600 | | | | | | | 21 | 5,250 | 4,200 | 21 | 5,250 | 4,200 | 21 | 5,250 | 4,200 |
| East Lone Star Parkway Corridor | | 384 | | 96,000 | | 76,800 | | | | | | | | | | 48 | 12,000 | 9,600 | | | |
| Subtotal | - | 19,933 | - | 6,579,138 | - | 5,252,089 | 1 | 1,000 | 650 | 126 | 32,730 | 24,197 | 294 | 76,022 | 56,260 | 220 | 58,915 | 44,586 | 236 | 63,920 | 50,072 |
| Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City | | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | | | | | 1,791 | 585,865 | 360,788 | 2,295 | 783,349 | 492,892 | 3,519 | 1,084,017 | 713,300 | 4,125 | 1,232,540 | 817,121 | 4,504 | 1,331,394 | 889,829 |

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

Morning Cloud Investments / Solid Bridge Development

Dev. No. 2403

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 | \$ 50,000 |
| <hr/> | |
| TOTAL | \$ 65,000 |

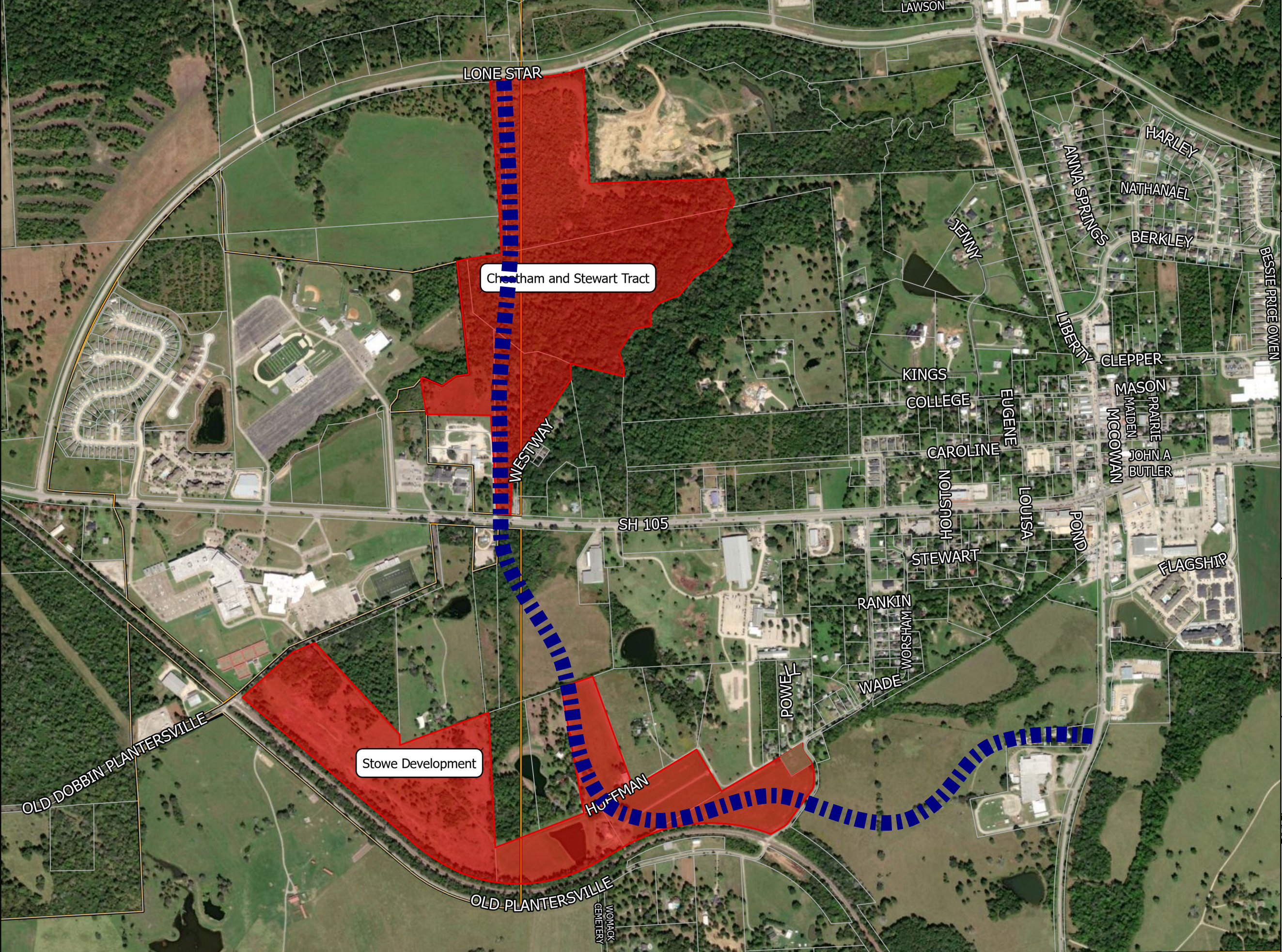


EXHIBIT F
Preliminary Cost Estimate
Public Sanitary Sewer Improvements
Morning Cloud Investments Tract
4/17/2024

| Item No. | Description | Quantity | Unit | Unit Price | Cost |
|---|--|----------|------|---|-------------------|
| General | | | | | |
| 1 | Mobilization, Bonds, and Insurance | 1 | LS | \$ 30,000 | \$ 30,000 |
| 2 | Construction Staking | 1 | LS | 12,000 | 12,000 |
| 3 | Trench Safety System | 5,300 | LF | 1 | 5,300 |
| Sanitary Sewer (Force Main Route Option 1) | | | | | |
| 4 | 4" Sanitary Sewer Forcemain | 5,300 | LF | 45 | 239,000 |
| 5 | Core into Existing Manhole | 1 | EA | 2,000 | 2,000 |
| 6 | Pressure Release Valve | 3 | EA | 4,000 | 12,000 |
| 7 | Upsize 8-Inch to 12-Inch Gravity (Via Pipe Bursting) | 900 | LF | \$ 60 | \$ 54,000 |
| | | | | Construction Subtotal | \$ 354,000 |
| | | | | Contingencies (15%) | \$ 54,000 |
| | | | | Engineering (Surveying, Geotech, etc.) | \$ 82,000 |
| | | | | Total | \$ 490,000 |

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 is not a proposal for engineering services but an estimate for planning purposes.



Legend

- Jurisdictional Boundaries**
- Parcel Boundary
 - Montgomery City Limits
 - Montgomery ETJ
- Proposed Development**
- Proposed Development
 - Proposed Collector Road

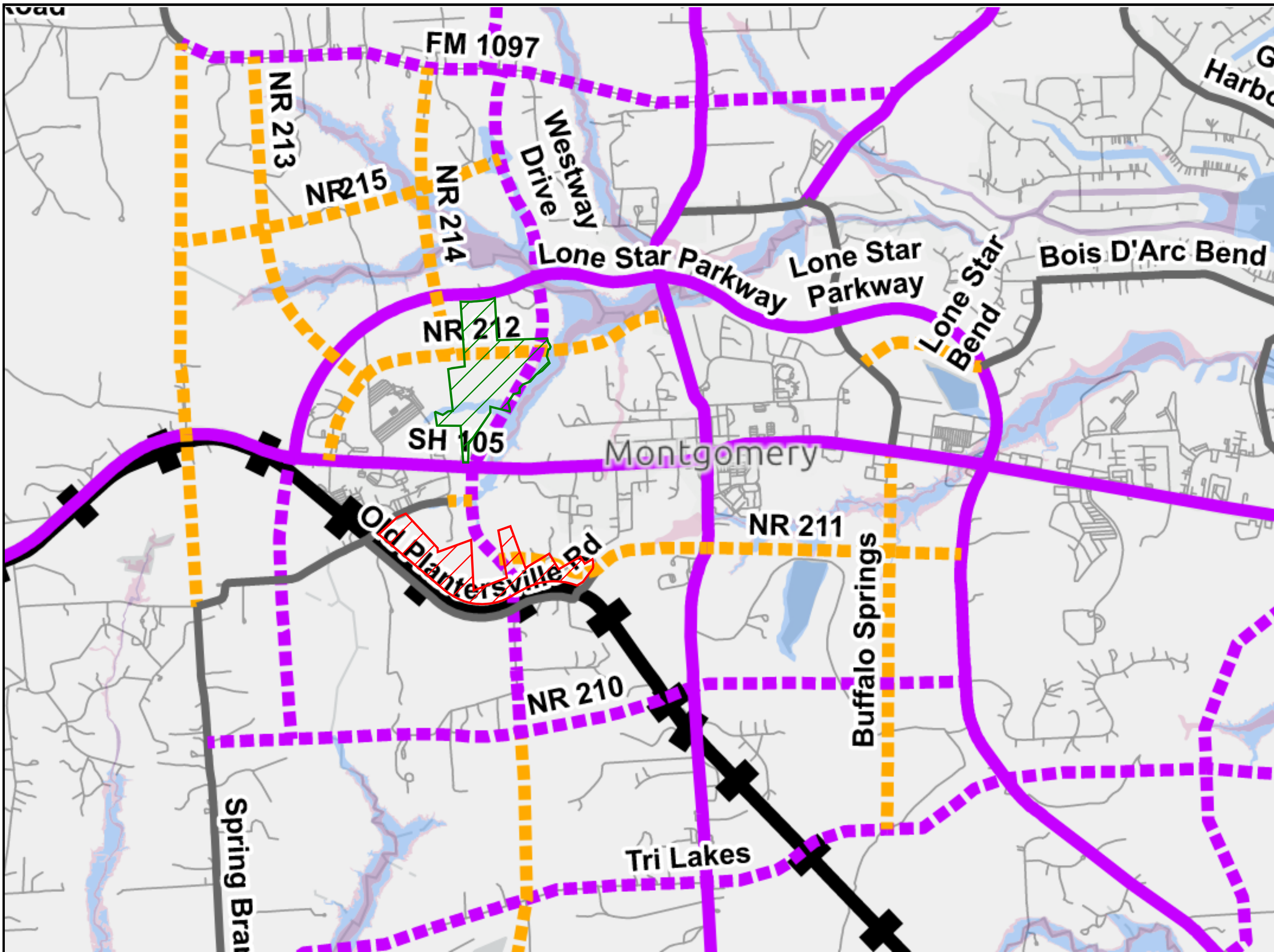
PROPOSED THOROUGHFARE PLAN

City of Montgomery
Proposed Development



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.





- Railroad
- ROAD CLASSIFICATION**
 - Existing Thoroughfare
 - - - Proposed Thoroughfare
 - Existing Collector
 - - - Proposed Collector
- FLOOD PLAIN**
 - 100 Year Flood Plain
 - Floodway
 - 500 Year Flood Plain
- DEVELOPMENTS**
 - Tri Pointe Homes Tract
 - Morning Cloud Investments Tract

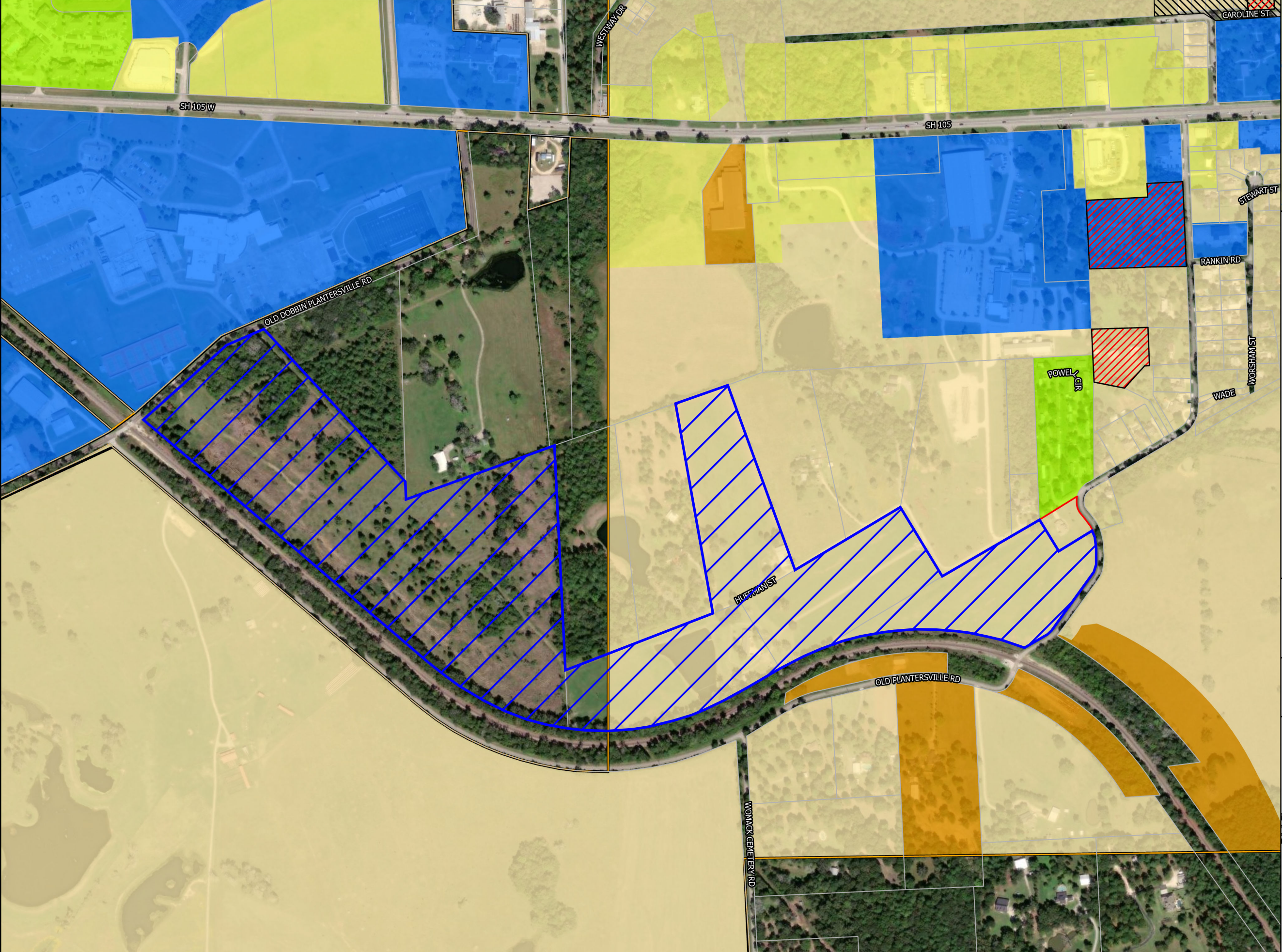
**EXHIBIT H -
EXCERPT FROM
MONTGOMERY COUNTY
THOROUGHFARE PLAN**

Feasibility Study



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
 - Montgomery City Limits
 - Montgomery ETJ
- Historical Preservation**
 - Historical Landmark
 - Historical District
- Zoning Classification**
 - Residential (R1)
 - Planned Development (PD)
 - Multi-Family (R2)
 - Institutional (I)
 - Industrial (ID)
 - Commercial (B)
- Proposed Development**
 - Stowe Development

EXHIBIT J - CITY ZONING MAP

City of Montgomery
Proposed Development



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.



Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|-----------------------------------|-----------------------------|
| Meeting Date: May 7, 2024 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Review and discussion of a Feasibility Study for a proposed 108-acre single family residential development by Tri-Pointe Homes Texas, Inc. (Dev. No. 2409).

Recommendation

Listen to the presentation and discuss.

Discussion

This project is located on the near-west side of the city north of Napa Auto Parts (along Westway Drive) and extends north to Lone Star Parkway. The conceptual land plan calls for (136) 1/3-acre lots with an average dimension of 90' x 175'. The City Council reviewed and accepted the study at the 4/23 regular meeting.

No formal action required, listen to the information and discuss with staff and consultants.

Approved By

| | | |
|---------------------------------|-------------------|------------------|
| Director Planning & Development | Dave McCorquodale | Date: 05/01/2024 |
|---------------------------------|-------------------|------------------|

**TRI POINTE HOMES
FEASIBILITY STUDY
(Dev. No. 2409)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-143

APRIL 2024

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: City of Montgomery Impact Fee Table
- E: Escrow Calculation
- F1: Public Water Improvements Cost Estimate
- F2: Lift Station No. 5 Cost Estimate
- G: Proposed Thoroughfare Plan
- H: Excerpt from Montgomery County Thoroughfare Plan
- J: City Zoning Map

1 EXECUTIVE SUMMARY

Tri Pointe Homes Texas, Inc. (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future single-family development on a 108.8-acre tract between Lone Star Parkway and SH 105, also known as the Cheatham-Stewart Tract. The tract is not located entirely within City limits and would need to be fully annexed prior to receiving utility service.

This development would consist of approximately 136 90-foot wide single-family lots for in-city service at full build out. The final land plan may affect the estimated costs and revenues associated with the development.

The analysis shows that after the completion of the City’s Water Plant No. 2 Improvements project currently in approvals 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. We recommend the City move forward with an improvements project at Water Plant No. 3 to add a booster pump to increase the City’s capacity to 730,000 gpd.

The analysis shows that based on sanitary sewer capacity of Lift Station No. 5, 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 proposed development, existing developments, and committed developments at full build out when the Town Creek Crossing WWTP plant project is completed.

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

| | |
|--|--------------------|
| Escrow Account | \$56,000 |
| Lift Station No. 5 Improvements | \$1,193,000 |
| Offsite Public Infrastructure Improvements | \$404,000 |
| Water Impact Fee | \$153,150 |
| Wastewater Impact Fee | \$341,800 |
| <hr/> | |
| Total Estimated Costs | \$2,147,950 |

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$115,000,000 (average of \$700,000 per home) at full build out, assuming that 95% 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 (\$0.0970 debt service and \$0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

| | |
|---|-------------------|
| Operations and Maintenance | \$ 105,973 |
| Debt Service | \$ 331,027 |
| <hr/> | |
| Total Estimated Annual Tax Revenue | \$ 437,000 |

2 INTRODUCTION

This undeveloped tract is located between Lone Star Parkway and State Highway 105 (“SH 105”), partially inside the City’s limits, and partially outside of the City’s limits and completely within the City’s ETJ. The portion of the tract outside the City’s limits will require annexation prior to receiving service. As a reminder, it is our understanding that a portion of the tract was previously located in Dobbin-Plantersville WSC, but as part of the 2011 Settlement Agreement was removed from the CCN’s service boundary. An exhibit showing the Tract’s boundary in relation to the City’s surrounding facilities 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 136 – 90’ wide single-family lots. Upon annexation, the Tract will need to be zoned completely as Residential (R-1). An exhibit showing the zoning of the tract and surrounding area is included as **Exhibit J**.

Based on information from the Developer, construction of the development is planned to be complete in 2028. 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 partially within the City. The portion only within the City's ETJ would need to be annexed into the City before receiving water service. The City is currently obtaining approvals of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 that includes an elevated storage tank and increased water well capacity. The project is expected to be constructed in 2025 or 2026 depending on the rate of development.

The current average daily flow ("ADF") in the City is approximately 444,000 gpd. Inclusive existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 796,700 gpd and 2,336 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 140% of the total ADF capacity and 93% of the connection capacity.

The City previously ran an analysis of the existing water facilities to determine the most economically advantageous improvements to increase water service capacity. The addition of a booster pump to Water Plant No. 3 would increase the City's ADF capacity to approximately 730,000 gpd and a capacity of 2,500 connections. We recommend the City move forward with making this improvement but do not expect the Developer to be responsible for costs associated with this project due to the impact fees assessed for the Development as described later in this study.

Based on the proposed lot count and the estimated usage per single family connection based on the City's historical data, the Tract's estimated water capacity requirement is approximately 30,600 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,086,750 gpd or 191% of the total ADF capacity and 167% 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 2026.

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 is prepared to expand their water production and distribution capacity.

There are existing 12-inch waterlines located along the Tract's frontage of SH 105 as well as approximately 1600-feet east of the closest property boundary along Lone Star Parkway. The City requires the Developer to extend the waterline along Lone Star Parkway to the western property boundary. The Developer will be responsible for all costs of design and construction to extend the 12-inch waterline along Lone Star Parkway, as shown in **Exhibit A**.

Additionally, the City will require a 12-inch waterline to run through the tract to connect the 12-inch waterlines along Lone Star Parkway and SH 105 upon the development being built out completely, to create a looped waterline. These waterline connections 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 waterline for the connections 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 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% of existing permitted capacity at full build out. Based on projected build out we do not expect to exceed the allowance until late 2025. 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 20,400 gpd (855,000 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 757,000 gpd or 189% 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. Anticipating this requirement to be triggered, the City has recently received qualifications for the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. 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). Upon selection of an engineer for design of the Town Creek WWTP, the City will move forward with design and ultimately construction to provide capacity for the proposed development and future committed developments. Based on the projections shown in **Exhibit C**, the City would exceed the 700,000 gpd capacity around 2027.

An analysis of the City's surrounding sanitary sewer facilities determined the most effective option to provide sanitary service to the entire tract is by directing flow to the City's Lift Station No. 5. The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 5 to exceed capacity at full buildout and will need to be upsized from approximately 240 gpm to 420 gpm. Due to the location and condition of Lift Station No. 5, a new Lift Station must be constructed in a separate location in place of the

existing facility. The Developer will be responsible for dedicating land sized for a public sanitary sewer lift station site as well as contributing to the cost for design and construction of the proposed lift station. The estimated preliminary cost for the improvements is shown in **Exhibit F2**. However, an additional inspection and analysis of Lift Station No. 5 will need to be performed to prepare a final estimated cost of improvements. It is also important to note that the developer is only estimated to utilize approximately 32% of the capacity of the proposed lift station and the City may consider a development agreement to address a cost sharing with the City or other developers.

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.

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 Planning

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 plan provides for two (2) proposed connections to Lone Star Parkway and SH 105 to provide access to the entire 136-home subdivision. The Developer will need to coordinate with Montgomery County and TxDOT on the impact of the proposed development on those roads.

Per the City and Montgomery County's most recently adopted thoroughfare plan, the current land plan does not consider the planned extension of Westway Drive. The ultimate alignment of the public collector road will depend on the final landplan and coordination with the City and Montgomery County. The Developer will be required to coordinate with the City to provide right-of-way dedicated for the planned collector. The City has determined a proposed route for the collector that satisfies this development and others planned at the time of this study as shown in **Exhibit G**. The alignment of the proposed collector is modified from the most recent Montgomery County Thoroughfare Plan as shown in **Exhibit H**. Based on our discussions with BNSF railway, the proposed Westway Drive is not feasible due to the railroad being unwilling to grant an additional crossing of their facilities along Old Plantersville Road unless multiple existing crossings nearby are closed or an overpass is constructed. The point of intersection with SH 105 is fairly fixed however the point of intersection with Lone Star Parkway can vary must be on this tract. The City recommends the collector have a 70-foot dedicated ROW with 36-foot-wide pavement to match the improvements to Buffalo Springs Dr currently in construction.

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. It is important to note that the City is currently undergoing revisions to their water and sanitary sewer impact fees and is proposing approximately a 9% increase.

The estimated ADF provided by the developer requires the equivalent use of 136 $\frac{5}{8}$ – inch water meters per the current 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 \$56,000 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. This number is for general planning only and subject to change based on size and number of phases of the development. The fees calculation can be seen in **Exhibit E**.

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

ESTIMATED COSTS

| | |
|--|--------------------|
| Escrow Account | \$56,000 |
| Lift Station 5 Improvements | \$1,193,000 |
| Offsite Public Infrastructure Improvements | \$404,000 |
| Water Impact Fee | \$153,150 |
| Wastewater Impact Fee | \$341,800 |
| Total Estimated Costs | \$2,147,950 |

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 \$700,000, with the total assessed value (A.V.) at full development to be approximately \$115,000,000 assuming that 95% 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 \$105,973 per year in debt service revenue, and approximately \$331,027 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$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 Mr. Austin Gee should you have any questions.

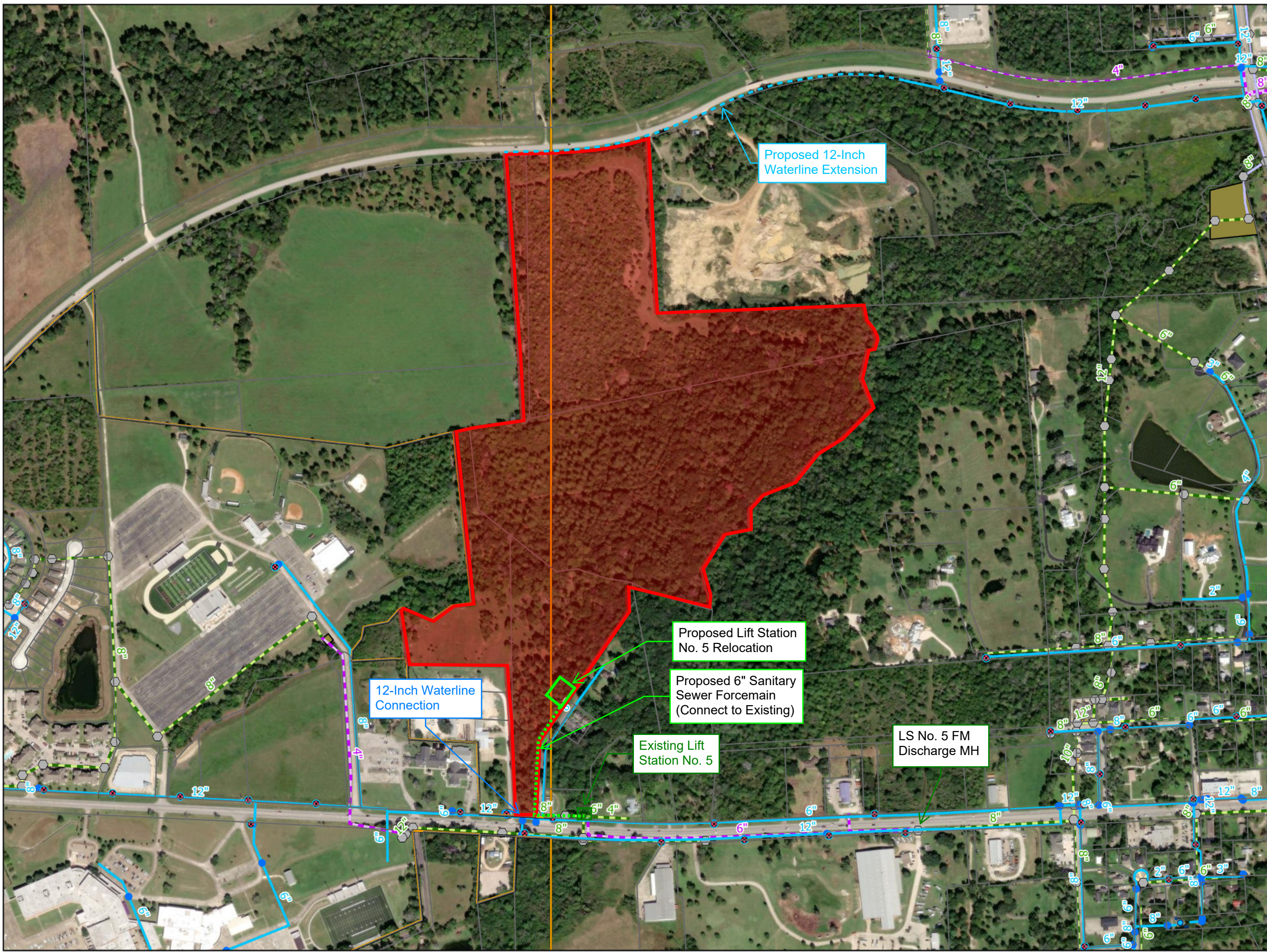


Sincerely,

Chris Roznovsky, PE

City Engineer

CVR/akg



- Legend**
- █ Cheatham-Stewart Tract
 - █ City ETJ
 - City Limits
 - Tax Parcel
- Water Infrastructure**
- Hydrant
 - Water Main Valves
 - Water Main
 - █ Water Plant Facility
- Sanitary Sewer Infrastructure**
- Sanitary Sewer Manhole
 - Sanitary Sewer CCTV
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Lateral
 - Sanitary Sewer Pressurized Main
 - █ Sanitary Sewer Water Treatment Plant

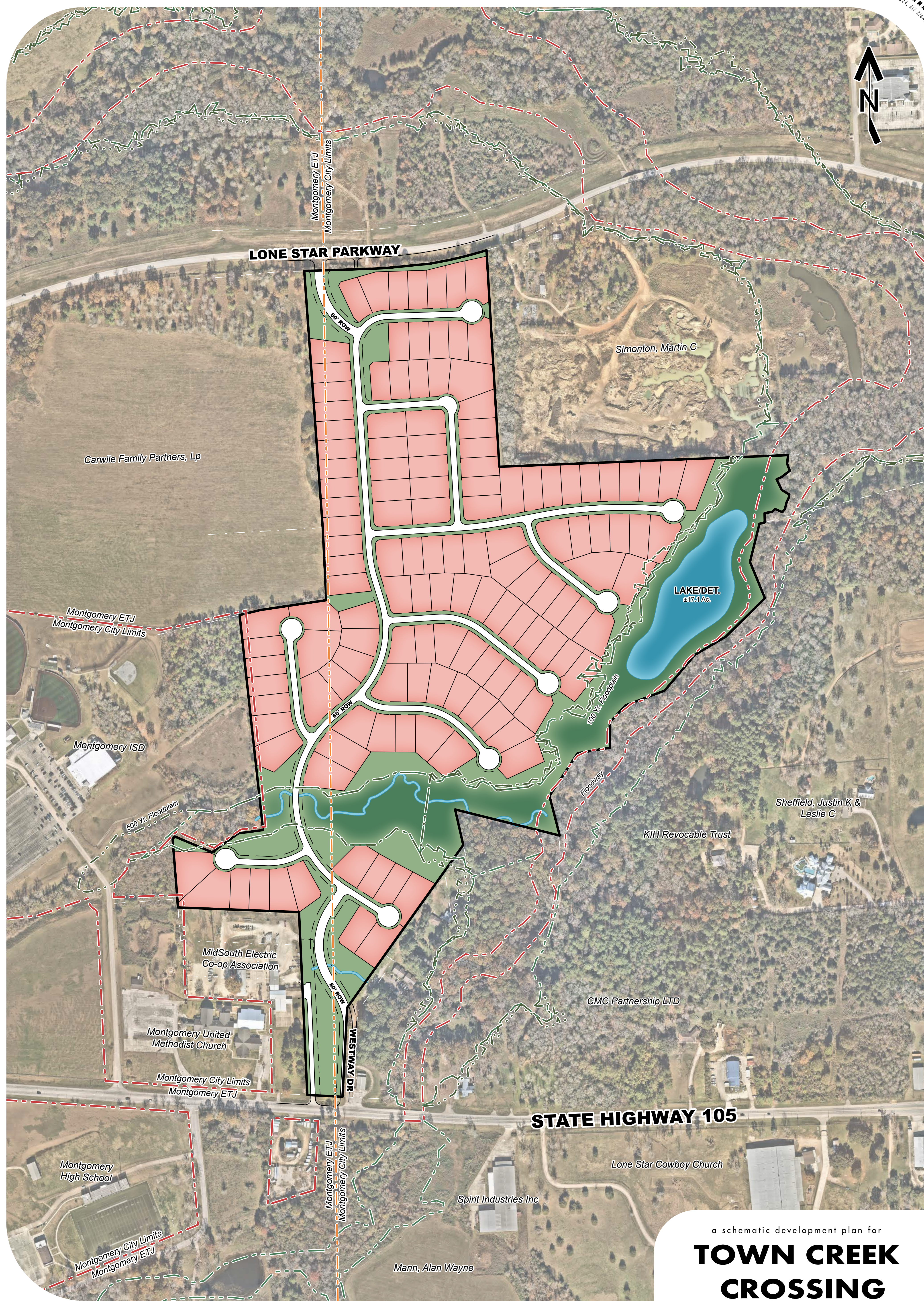
Cheatham-Stewart Tract

Feasibility Study



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.





LOT SUMMARY

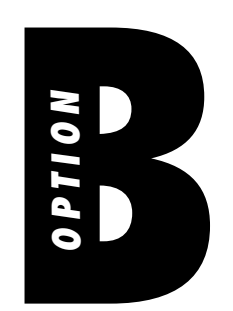
| | | | |
|--------------|----------|-----------------|------|
| | 90'x175' | 136 LOTS | 100% |
| TOTAL | | 136 LOTS | |

a schematic development plan for
TOWN CREEK CROSSING
 ±108.8 ACRES OF LAND
 prepared for
TRI POINTE HOMES

META 24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422
 PLANNING + DESIGN



HOU-1301
 FEBRUARY 14, 2024



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 | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | 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 | 8 | 13 | 1,800 | 2,925 | 1,200 | 1,950 | 2 | 450 | 300 | 2 | 450 | 300 | 1 | 225 | 150 | - | - | - | - | - | - |
| Buffalo Springs, Section 1 | 24 | 24 | 5,400 | 5,400 | 3,600 | 3,600 | | | | | | | | | | | | | | | |
| Buffalo Springs, Section 2 | 63 | 64 | 14,175 | 14,400 | 9,450 | 9,600 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - | - | - | - |
| Estates of Mia Lago, Section 1 | 4 | 27 | 900 | 6,075 | - | - | 3 | 675 | - | 3 | 675 | - | 3 | 675 | - | 3 | 675 | - | 4 | 900 | - |
| FM 149 Corridor | 21 | 25 | 4,725 | 5,625 | 3,150 | 3,750 | 2 | 450 | 300 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Simonton and Lawson | 13 | 23 | 2,925 | 5,175 | 1,950 | 3,450 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 |
| Martin Luther King | 52 | 55 | 11,700 | 12,375 | 7,800 | 8,250 | 2 | 450 | 300 | 2 | 450 | 300 | 2 | 450 | 300 | - | - | - | - | - | - |
| Baja Road | 7 | 11 | 1,575 | 2,475 | 1,050 | 1,650 | 2 | 450 | 300 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Community Center Drive | 3 | 3 | 675 | 675 | 450 | 450 | | | | | | | | | | | | | | | |
| Community Center Drive (Water Only) | 8 | 10 | 1,800 | 2,250 | - | - | 1 | 225 | | 1 | 225 | | | | | | | | | | |
| Lake Creek Landing | 15 | 15 | 3,375 | 3,375 | 2,250 | 2,250 | | | | | | | | | | | | | | | |
| Gulf Coast Estates, Section 2 | 2 | 4 | 450 | 900 | 300 | 600 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - |
| Lake Creek Village, Section 1 | 37 | 37 | 8,325 | 8,325 | 5,550 | 5,550 | | | | | | | | | | | | | | | |
| Lake Creek Village, Section 2 | 45 | 45 | 10,125 | 10,125 | 6,750 | 6,750 | | | | | | | | | | | | | | | |
| Estates of Lake Creek Village | 21 | 22 | 4,725 | 4,950 | 3,150 | 3,300 | 1 | 225 | 150 | - | - | - | - | - | - | - | - | - | - | - | - |
| Lone Star Estates | 10 | 10 | 2,250 | 2,250 | 1,500 | 1,500 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 2 | 51 | 51 | 11,475 | 11,475 | 7,650 | 7,650 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 3 | 49 | 49 | 11,025 | 11,025 | 7,350 | 7,350 | | | | | | | | | | | | | | | |
| Hills of Town Creek, Section 4 | 30 | 30 | 6,750 | 6,750 | 4,500 | 4,500 | | | | | | | | | | | | | | | |
| Hills of Town Creek Section 5 | - | 72 | - | 16,200 | - | 10,800 | | | | 35 | 7,875 | 5,250 | 37 | 8,325 | 5,550 | | | | | | |
| Historic/Downtown | 132 | 150 | 29,700 | 33,750 | 19,800 | 22,500 | 7 | 1,575 | 1,050 | 7 | 1,575 | 1,050 | 4 | 900 | 600 | - | - | - | - | - | - |
| Terra Vista Section 1 | 61 | 61 | 13,725 | 13,725 | 9,150 | 9,150 | | | | | | | | | | | | | | | |
| Town Creek Crossing Section 1 | 86 | 102 | 19,350 | 22,950 | 12,900 | 15,300 | 16 | 3,600 | 2,400 | - | - | - | - | - | - | - | - | - | - | - | - |
| Villas of Mia Lago Section 1 | 14 | 14 | 3,150 | 3,150 | 2,100 | 2,100 | | | | | | | | | | | | | | | |
| Villas of Mia Lago Section 2 | 42 | 42 | 9,450 | 9,450 | 6,300 | 6,300 | | | | | | | | | | | | | | | |
| Waterstone, Section 1 | 44 | 53 | 9,900 | 11,925 | 6,600 | 7,950 | 5 | 1,125 | 750 | 2 | 450 | 300 | 2 | 450 | 300 | - | - | - | - | - | - |
| Waterstone, Section 2 | 43 | 89 | 9,675 | 20,025 | 6,450 | 13,350 | 15 | 3,375 | 2,250 | 15 | 3,375 | 2,250 | 15 | 3,375 | 2,250 | - | - | - | - | - | - |
| Red Bird Meadows (Phase I - Sec. 1, 2, 3) | - | 174 | - | 39,150 | - | 26,100 | | | | 50 | 11,250 | 7,500 | 60 | 13,500 | 9,000 | 64 | 14,400 | 9,600 | | | |
| Redbird Meadows Rec Center | - | 1 | - | 15,900 | - | 10,600 | | | | 1 | 15,900 | 10,600 | | | | | | | | | |
| Redbird Meadows Rec Center Irrigation | - | 3 | - | 1,500 | - | - | | | | 3 | 1,500 | - | | | | | | | | | |
| Pulte Group (Mabry Tract) | - | 309 | - | 69,525 | - | 46,350 | 60 | 13,500 | 9,000 | 100 | 22,500 | 15,000 | 109 | 24,525 | 16,350 | 40 | 9,000 | 6,000 | | | |
| Pulte Group (Mabry Tract) Rec Center | - | 1 | - | 15,900 | - | 10,600 | 1 | 15,900 | 10,600 | | | | | | | | | | | | |
| Pulte Group (Mabry Tract) Rec Center Irrigation | - | 3 | - | 1,500 | - | - | 3 | 1,500 | | | | | | | | | | | | | |
| Gary Hammons | 1 | 1 | 225 | 225 | 150 | 150 | | | | | | | | | | | | | | | |
| 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 | 1,200 | 1,650 | 1 | 225 | 150 | 1 | 225 | 150 | 1 | 225 | 150 | - | - | - | - | - | - |
| Subtotal | 930 | 1,640 | 211,380 | 404,130 | 139,340 | 262,090 | 124 | 44,400 | 28,000 | 226 | 67,350 | 43,300 | 237 | 53,325 | 35,100 | 108 | 24,300 | 15,750 | 5 | 1,125 | 150 |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|----------|------------|----------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|--------------|---|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | |
| | | | 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 | |
| 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 | 1 | 1,567 | 1,018 | 2 | 3,133 | 2,037 | | | | | | | | | | |
| 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 | 1 | 2,500 | 1,625 | - | - | - | 1 | 2,500 | 1,625 | - | - | - | - | - | - | - |
| Pizza Shack | 1 | 1 | 4,900 | 5,000 | 3,185 | 3,250 | | | | | | | | | | | | | | | | |
| CareNow & Other Suites | 3 | 3 | 1,200 | 1,500 | 780 | 975 | | | | | | | | | | | | | | | | |
| KenRoc (Montgomery First) | - | 3 | - | 12,000 | - | 7,800 | 1 | 4,000 | 2,600 | 1 | 2,500 | 1,625 | 1 | 2,500 | 1,625 | | | | | | | |
| 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 | 405 | 146 | 263 | | | | | | | | | | | | | | | | |
| 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. I (Reserve B) | 1 | 1 | 6,300 | 6,300 | 4,095 | 4,095 | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve A2) | - | 1 | - | 3,000 | - | 1,950 | 1 | 3,000 | 1,950 | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (Reserve E) | - | 1 | - | 3,000 | - | 1,950 | | | | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. I (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 | 360 | 234 | 234 | | | | | | | | | | | | | | | | |
| Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J) | 1 | 1 | 33,600 | 33,600 | 21,840 | 21,840 | 1 | 33,600 | 26,880 | | | | | | | | | | | | | |
| Buffalo Springs Shopping, Ph. 2 | - | 2 | - | 8,000 | - | 5,200 | 1 | 4,000 | 2,600 | | | | 1 | 4,000 | 2,600 | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| Lake Creek Village 3 Commercial (Res A & B) | - | 5 | - | 25,000 | - | 16,250 | | | | 1 | 5,000 | 3,250 | 2 | 10,000 | 6,500 | - | - | - | - | - | - | - |
| Waterstone Commercial Reserves | 3 | 11 | 1,000 | 16,000 | 650 | 10,400 | 1 | 1,875 | 1,219 | 1 | 5,000 | 3,250 | 1 | 1,875 | 1,219 | 1 | 1,875 | 1,219 | 1 | 1,875 | 1,219 | |
| Lupe Tortilla | - | 1 | - | 6,000 | - | 3,900 | | | | | | | | | | | | | | | | |
| Discount Tire | - | 1 | - | 225 | - | 146 | 1 | 225 | 146 | | | | | | | | | | | | | |
| Express Oil and Tire | 1 | 1 | 225 | 225 | 146 | 146 | | | | | | | | | | | | | | | | |
| Popeyes | 1 | 1 | 1,450 | 1,450 | 943 | 943 | | | | | | | | | | | | | | | | |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|----------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | 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 |
| Commercial Platted and Existing (cont.) | | | | | | | | | | | | | | | | | | | | | |
| Waterstone Commercial Reserve C (State Farm) | 1 | 1 | 405 | 405 | 263 | 263 | | | | | | | | | | | | | | | |
| Town Creek Crossing Commercial Reserves | - | 6 | - | 8,000 | - | 5,200 | 1 | 1,333 | 867 | 2 | 2,667 | 1,733 | | | | | | | 1 | 1,333 | 867 |
| Depado Estates | - | 5 | - | 10,000 | - | 6,500 | 1 | 2,000 | 1,300 | 1 | 1,333 | 867 | | | | | | 1 | 1,333 | 867 | |
| The Montgomery Shoppes (Remaining) | - | 6 | - | 15,000 | - | 9,750 | 2 | 5,000 | 3,250 | 2 | 5,000 | 3,250 | 1 | 2,500 | 1,625 | | | - | - | - | - |
| Sherwin Williams (Shoppes at Montgomer Sec. 2 Res. B) | - | 1 | - | 360 | - | 320 | 1 | 360 | 320 | | | | | | | | | | | | |
| Retail Center | 1 | 2 | 2,000 | 4,000 | 1,300 | 2,600 | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 3,200 | 3,200 | 2,080 | 2,080 | | | | | | | | | | | | | | | |
| Panda Express | 1 | 1 | 1,400 | 1,400 | 910 | 910 | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 225 | 225 | 146 | 146 | | | | | | | | | | | | | | | |
| Starbucks | 1 | 1 | 1,000 | 1,000 | 650 | 650 | | | | | | | | | | | | | | | |
| Burger Fresh | 1 | 1 | 240 | 240 | 156 | 156 | | | | | | | | | | | | | | | |
| Churches | 12 | 12 | 3,000 | 3,000 | 1,950 | 1,950 | | | | | | | | | | | | | | | |
| Miscellaneous Commercial | 79 | 79 | 28,000 | 28,000 | 18,200 | 18,200 | | | | | | | | | | | | | | | |
| Subtotal | 139 | 191 | 134,590 | 268,875 | 87,483 | 174,855 | 16 | 69,060 | 50,015 | 13 | 34,233 | 22,252 | 8 | 25,175 | 16,364 | 2 | 3,208 | 2,085 | 2 | 3,208 | 2,085 |
| Multi Family | | | | | | | | | | | | | | | | | | | | | |
| Heritage Plaza (Units) | 208 | 208 | 22,000 | 22,000 | 11,000 | 11,000 | | | | | | | | | | | | | | | |
| Town Creek Village, Phase I (Units) | 152 | 152 | 25,000 | 25,000 | 12,500 | 12,500 | | | | | | | | | | | | | | | |
| Plez Morgan Townhomes | 48 | 48 | 6,000 | 6,000 | 3,000 | 3,000 | | | | | | | | | | | | | | | |
| Montgomery Supported Housing | 14 | 14 | 2,300 | 2,300 | 1,150 | 1,150 | | | | | | | | | | | | | | | |
| Live Oak Assisted Living | 1 | 1 | 2,300 | 2,300 | 1,150 | 1,150 | | | | | | | | | | | | | | | |
| Grand Monarch Apartments | - | 72 | - | 10,300 | - | 8,600 | 72 | 10,300 | 8,600 | - | - | - | - | - | - | - | - | - | - | - | - |
| Subtotal | 423 | 495 | 57,600 | 67,900 | 28,800 | 37,400 | 72 | 10,300 | 8,600 | - | - | - | - | - | - | - | - | - | - | - | - |
| Institutional (Schools) | | | | | | | | | | | | | | | | | | | | | |
| MISD Athletic Complex | 2 | 2 | 6,800 | 6,800 | 3,400 | 3,400 | | | | | | | | | | | | | | | |
| MISD High School Complex | 2 | 2 | 20,000 | 20,000 | 10,000 | 10,000 | | | | | | | | | | | | | | | |
| MISD Warehouse (105/Clepper) | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD CTE/ Ag Barn | - | 1 | - | 20,000 | - | 10,000 | | | | 1 | 20,000 | 10,000 | | | | | | | | | |
| Bus Barn | 1 | 1 | 1,000 | 1,000 | 500 | 500 | | | | | | | | | | | | | | | |
| MISD School (MLK) | 2 | 2 | 2,500 | 2,500 | 1,250 | 1,250 | | | | | | | | | | | | | | | |
| MISD School (149) | 1 | 1 | 4,500 | 4,500 | 2,250 | 2,250 | | | | | | | | | | | | | | | |
| Subtotal | 9 | 10 | 35,800 | 55,800 | 17,900 | 27,900 | - | - | - | 1 | 20,000 | 10,000 | - | - | - | - | - | - | - | - | - |
| Irrigation | | | | | | | | | | | | | | | | | | | | | |
| Single Family Residential | 61 | 100 | 16,165 | 26,500 | - | - | 39 | 10,335 | - | | | | | | | | | | | | |
| Commercial Irrigation | 32 | 70 | 9,600 | 21,000 | - | - | 38 | 11,400 | - | | | | | | | | | | | | |
| Christian Brothers | 1 | 1 | 1,100 | 1,100 | - | - | | | | | | | | | | | | | | | |
| MISD High School Irrigation | | | | | | | | | | | | | | | | | | | | | |
| Chick Fil A | 1 | 1 | 1,600 | 1,600 | - | - | | | | | | | | | | | | | | | |
| BlueWave | 1 | 1 | 500 | 500 | - | - | | | | | | | | | | | | | | | |
| CVS | 1 | 1 | 1,200 | 1,200 | - | - | | | | | | | | | | | | | | | |
| Church | 2 | 2 | 530 | 530 | - | - | | | | | | | | | | | | | | | |
| City | 9 | 9 | 4,500 | 4,500 | - | - | | | | | | | | | | | | | | | |
| Subtotal | 108 | 185 | 35,195 | 56,930 | - | - | 77 | 21,735 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Committed | 1,501 | 2,336 | 439,370 | 796,705 | 273,523 | 502,245 | 289 | 145,495 | 86,615 | 240 | 121,583 | 75,552 | 245 | 78,500 | 51,464 | 110 | 27,508 | 17,835 | 7 | 4,333 | 2,235 |
| | | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | |
| | | | | | | | 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 |
| Total Projected Committed Volumes: | | | | | | | 1,790 | 584,865 | 360,138 | 2,030 | 706,448 | 435,690 | 2,275 | 784,948 | 487,153 | 2,385 | 812,457 | 504,989 | 2,392 | 816,790 | 507,224 |

| | Development Info & Capacities | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|----------------------|----------------|------------------|----------------|------------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|------------------|----------------|--------------|------------------|----------------|--------------|------------------|----------------|----|--------|--------|
| | Current Connections | Ultimate Connections | Water | | Wastewater | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | | | |
| | | | 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 | | | |
| Future Development in Feasibility/Design | | | | | | | | | | | | | | | | | | | | | | | | |
| Red Bird Meadows (Future Phases) | - | 495 | - | 111,375 | - | 74,250 | | | | | | | 30 | 6,750 | 4,500 | | | | 50 | 11,250 | 7,500 | 90 | 20,250 | 13,500 |
| Nantucket Housing (Stewart Creek) (Units) | - | 385 | - | 60,000 | - | 50,000 | | | | | | | 385 | 60,000 | 50,000 | | | | | | | | | |
| Superior Properties (Units) | - | 98 | - | 21,680 | - | 17,990 | | | | | | | 40 | 8,849 | 7,343 | | | | | | | | | |
| Superior Properties (Commercial) | - | 4 | - | 17,262 | - | 14,350 | | | | | | | 3 | 12,947 | 10,763 | | | | | | | | | |
| Morning Cloud Investments (Single Family)[Stowe and Sales Tract] | - | 246 | - | 55,350 | - | 36,900 | | | | | | | 20 | 4,500 | 3,000 | | | | 90 | 20,250 | 13,500 | 46 | 10,350 | 6,900 |
| Taylor Morrison (Single Family) | - | 190 | - | 42,750 | - | 28,500 | | | | | | | 50 | 11,250 | 7,500 | | | | 70 | 15,750 | 10,500 | | | |
| Tri-Pointe Homes (Single Family)[Cheatham-Stewart Tracts] | - | 136 | - | 30,600 | - | 20,400 | | | | | | | 25 | 5,625 | 3,750 | | | | 50 | 11,250 | 7,500 | 66 | 14,850 | 9,900 |
| HEB Grocery (Commercial) | - | 1 | - | 15,000 | - | 12,450 | | | | | | | 1 | 15,000 | 12,450 | | | | | | | | | |
| Subtotal | - | 982 | - | 354,017 | - | 254,840 | - | - | - | 138 | 43,170 | 32,355 | 685 | 146,147 | 112,685 | 276 | 62,100 | 41,400 | 136 | 30,600 | 20,400 | | | |
| Committed Plus Feasibility | 1,501 | 3,318 | 439,370 | 1,150,722 | 273,523 | 757,085 | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | | | |
| Total Projected Committed Volumes Plus Feasibility | | | | | | | 1,790 | 584,865 | 360,138 | 2,168 | 749,619 | 468,045 | 3,098 | 974,265 | 632,193 | 3,484 | 1,063,874 | 691,429 | 3,627 | 1,098,807 | 714,064 | | | |
| Potential Future Development (Within Current City Limits) | | | | | | | | | | | | | | | | | | | | | | | | |
| Summit Business Park, Phase 2 | - | 6 | - | 4,400 | - | 2,860 | | | | | | | 2 | 1,467 | 953 | | | | | | | | | |
| Moon Over Montgomery | - | 15 | - | 3,375 | - | 2,194 | | | | | | | | | | | | | 15 | 3,375 | 2,194 | | | |
| Waterstone, Section 3 | - | 20 | - | 4,500 | - | 2,925 | | | | | | | 10 | 2,250 | 1,463 | | | | | | | | | |
| Waterstone Section 4 | - | 23 | - | 5,175 | - | 3,450 | | | | | | | 15 | 3,375 | 2,250 | | | | 8 | 1,800 | 1,200 | | | |
| J. Allen Kent (19.6 Ac) | - | 126 | - | 28,350 | - | 18,900 | | | | | | | 50 | 11,250 | 7,500 | | | | | | | | | |
| Peter Hill 5.7 Acre Feasibility | - | 5 | - | 5,000 | - | 3,250 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | 1 | 1,000 | 650 | | | | 2 | 2,000 | 1,300 | | | |
| Porter Farms Tract | - | 92 | - | 20,700 | - | 11,960 | | | | | | | 38 | 8,550 | 4,940 | | | | 30 | 6,750 | 3,900 | 30 | 6,750 | 3,900 |
| Olde Montgomery Food Gardens | - | 1 | - | 2,180 | - | 2,180 | | | | | | | | | | | | | 1 | 2,180 | 2,180 | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | |
| South FM 149 Corridor | | 2,258 | | 813,000 | | 650,400 | | | | | | | | | | | | | | | | | | |
| West SH 105 Corridor | | 1,376 | | 495,000 | | 396,000 | | | | | | | | | | | | | | | | | | |
| East Buffalo Springs Corridor | | 2,031 | | 731,000 | | 584,800 | | | | | | | | | | | | | | | | | | |
| East Lone Star Parkway Corridor | | 7,035 | | 2,532,708 | | 2,026,170 | | | | | | | 18 | 6,480 | 5,184 | | | | 34 | 12,240 | 9,792 | 34 | 12,240 | 9,792 |
| East SH 105 Corridor | | 810 | | 292,000 | | 233,600 | | | | | | | | | | | | | | | | | | |
| Residential | | | | | | | | | | | | | | | | | | | | | | | | |
| Southeast Corridor | | 1,430 | | 357,500 | | 286,000 | | | | | | | | | | | | | | | | | | |
| Southwest Corridor | | 397 | | 99,250 | | 79,400 | | | | | | | | | | | | | | | | | | |
| Western Corridor | | 471 | | 117,750 | | 94,200 | | | | | | | 47 | 11,750 | 9,400 | | | | 45 | 11,250 | 9,000 | 30 | 7,500 | 6,000 |
| Northern Corridor | | 106 | | 26,500 | | 21,200 | | | | | | | | | | | | | 38 | 9,500 | 7,600 | 38 | 7,500 | 6,000 |
| Multi-Family | | | | | | | | | | | | | | | | | | | | | | | | |
| SH 105 Corridor | | 117 | | 23,000 | | 18,400 | | | | | | | | | | | | | | | | | | |
| FM 149 Corridor | | 807 | | 61,000 | | 48,800 | | | | | | | | | | | | | | | | | | |
| Institutional | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | | | | | | | | | | | | | | | | | | | | | | | |
| Old Plantersville Rd Corridor | | 213 | | 76,000 | | 60,800 | | | | | | | | | | | | | | | | | | |
| FM 1097 Corridor | | 608 | | 219,000 | | 175,200 | | | | | | | | | | | | | | | | | | |
| West Lone Star Parkway Corridor | | 1,499 | | 540,000 | | 432,000 | | | | | | | | | | | | | | | | | | |
| Planned Development | | | | | | | | | | | | | | | | | | | | | | | | |
| Plez Morgan Corridor | | 103 | | 25,750 | | 20,600 | | | | | | | | | | | | | | | | | | |
| East Lone Star Parkway Corridor | | 384 | | 96,000 | | 76,800 | | | | | | | | | | | | | | | | | | |
| Subtotal | - | 19,933 | - | 6,579,138 | - | 5,252,089 | 1 | 1,000 | 650 | 126 | 32,730 | 24,197 | 294 | 76,022 | 56,260 | 220 | 58,915 | 44,586 | 236 | 63,920 | 50,072 | | | |
| Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City | | | | | | | 2024 | | | 2025 | | | 2026 | | | 2027 | | | 2028 | | | | | |
| Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City | | | | | | | 1,791 | 585,865 | 360,788 | 2,295 | 783,349 | 492,892 | 3,519 | 1,084,017 | 713,300 | 4,125 | 1,232,540 | 817,121 | 4,504 | 1,331,394 | 889,829 | | | |

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

Tri Pointe Homes Texas, Inc.

Dev. No. 2409

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 | \$ 41,000 |
| <hr/> | |
| TOTAL | \$ 56,000 |



EXHIBIT F-1
Preliminary Cost Estimate
Offsite Public Water Improvements
Cheatham-Stewart Tract

4/18/2024

| Item No. | Description | Quantity | Unit | Unit Price | Cost |
|----------------|--|----------|------|---|-------------------|
| General | | | | | |
| 1 | Mobilization, Bonds, and Insurance | 1 | LS | \$ 20,000 | \$ 20,000 |
| 2 | Construction Staking | 1 | LS | 8,000 | 8,000 |
| 3 | Trench Safety System | 2,460 | LF | 1 | 2,460 |
| 4 | SWPPP | 1 | LS | 7,500 | 7,500 |
| Water | | | | | |
| 5 | 12-Inch C900 PVC Waterline | 2,460 | LF | 65 | 159,900 |
| 6 | 12-Inch PVC Waterline (trenchless with 20" Steel Casing) | 140 | LF | 350 | 49,000 |
| 7 | 12-Inch Gate Valve | 5 | EA | 3,000 | 15,000 |
| 8 | 12-Inch Wet Connect | 1 | EA | 4,500 | 4,500 |
| 9 | Flush Valve | 5 | EA | 5,000 | 25,000 |
| 10 | 2-Inch Blow Off Valve and Box | 1 | EA | \$ 2,000 | \$ 2,000 |
| | | | | Construction Subtotal | \$ 293,000 |
| | | | | Contingencies (15%) | \$ 44,000 |
| | | | | Engineering (Surveying, Geotech, etc.) | \$ 67,000 |
| | | | | Total | \$ 404,000 |

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 is not a proposal for engineering services but an estimate for planning purposes.



EXHIBIT F-2
Preliminary Cost Estimate
Lift Station No. 5 Improvements
Morning Cloud Investments Tract
4/18/2024

| Item No. | Description | Quantity | Unit | Unit Price | Cost |
|---|---|----------|------|------------|----------|
| <u>Site Work</u> | | | | | |
| 1 | Site Grading | 1 | LS | \$ 7,500 | \$ 7,500 |
| 2 | Clearing and Grubbing | 0.1 | AC | 10,000 | 1,000 |
| 3 | Site Fence | 150 | LF | 55 | 8,250 |
| 4 | Manual Swing Gate - 15-Foot Wide | 1 | EA | 2,500 | 2,500 |
| 5 | Flexible Base Site Paving - 7-Inch Thick | 37 | SY | 75 | 2,775 |
| 6 | Demolition of Existing Lift Station Wet Well and Piping | 1 | LS | 75,000 | 75,000 |
| 7 | Mobilization and Bonds | 1 | LS | 50,000 | 50,000 |
| <u>Stormwater Pollution Prevention</u> | | | | | |
| 8 | Concrete Truck Washout | 1 | LS | 1,500 | 1,500 |
| 9 | Stabilized Construction Access | 1 | LS | 1,500 | 1,500 |
| <u>Structural</u> | | | | | |
| 10 | Excavation | 25 | CY | 53 | 1,325 |
| 11 | Structural Backfill | 22 | CY | 150 | 3,300 |
| 12 | Electrical/Controls and Valve Pad Concrete Slabs | 15 | CY | 750 | 11,250 |
| 13 | Concrete Pipe Supports | 2 | EA | 1,875 | 3,750 |
| 14 | 6-Foot Diameter x 25-Foot Deep Lift Station Wet Well | 1 | LS | 201,250 | 201,250 |
| <u>Pump Station Mechanical and Yard Piping</u> | | | | | |
| 15 | Pump Hatches | 2 | EA | 2,500 | 5,000 |
| 16 | Submersible Pumps | 2 | EA | 35,000 | 70,000 |
| 17 | 6-Inch DI Discharge Pipe and Header | 35 | LF | 100 | 3,500 |
| 18 | 6-Inch DI Riser Pipe | 50 | LF | 150 | 7,500 |
| 19 | 4x6 DI Reducer | 2 | EA | 1,000 | 2,000 |
| 20 | 6-Inch DI 45-Degree Bend | 6 | EA | 1,000 | 6,000 |
| 21 | 6-Inch DI 90 Degree Bend | 3 | EA | 1,750 | 5,250 |
| 22 | 6x6 Tee | 4 | EA | 3,000 | 12,000 |
| 23 | 6-Inch Swing Check Valve | 2 | EA | 4,400 | 8,800 |
| 24 | 6-Inch Manual Plug Valve | 3 | EA | 3,300 | 9,900 |
| 25 | Combination Air Valve Assembly | 3 | EA | 2,750 | 8,250 |
| 26 | 6-Inch Flex Coupling | 2 | EA | 750 | 1,500 |
| 27 | Adjustable Pipe Support | 3 | EA | 275 | 825 |

Electrical

| | | | | | |
|----|---|---|----|---------|---------|
| 28 | 50kW Generator | 1 | LS | 115,000 | 115,000 |
| 29 | Electrical Improvements & Appurtenances | 1 | LS | 77,000 | 77,000 |

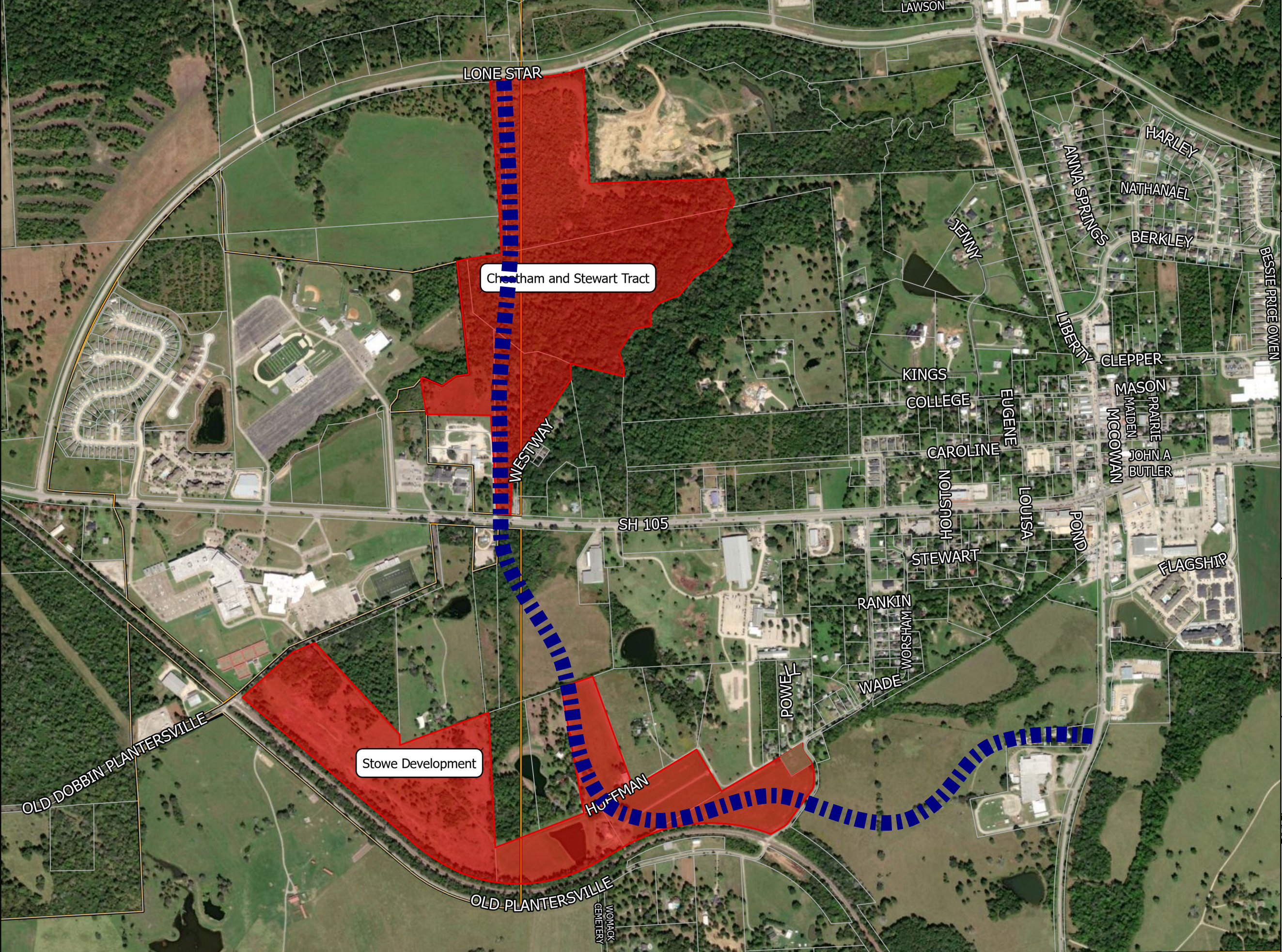
Sanitary Sewer

| | | | | | |
|----|---|-------|----|-----------|-----------|
| 30 | 4-Foot Diameter Sanitary Manhole, All Depths | 4 | EA | 4,000 | 16,000 |
| 31 | 8-Inch SDR 26 Gravity Sanitary Sewer | 1,030 | LF | 45 | 46,350 |
| 32 | 6-Inch C900 Sanitary Sewer Force Main | 1,200 | LF | 50 | 60,000 |
| 33 | Connection of Proposed 6-Inch Force Main to Existing Force Main | 1 | EA | 3,000 | 3,000 |
| 34 | Temporary Bypass Pumping | 1 | LS | \$ 35,000 | \$ 35,000 |

| | | |
|------------------------------|-----------|------------------|
| Construction Subtotal | \$ | 864,000 |
| Contingencies (15%) | | 130,000 |
| Engineering (20%) | | 199,000 |
| | \$ | 1,193,000 |

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 is not a proposal for engineering services but an estimate for planning purposes.



Legend

- Jurisdictional Boundaries**
- Parcel Boundary
 - Montgomery City Limits
 - Montgomery ETJ
- Proposed Development**
- Proposed Development
 - Proposed Collector Road

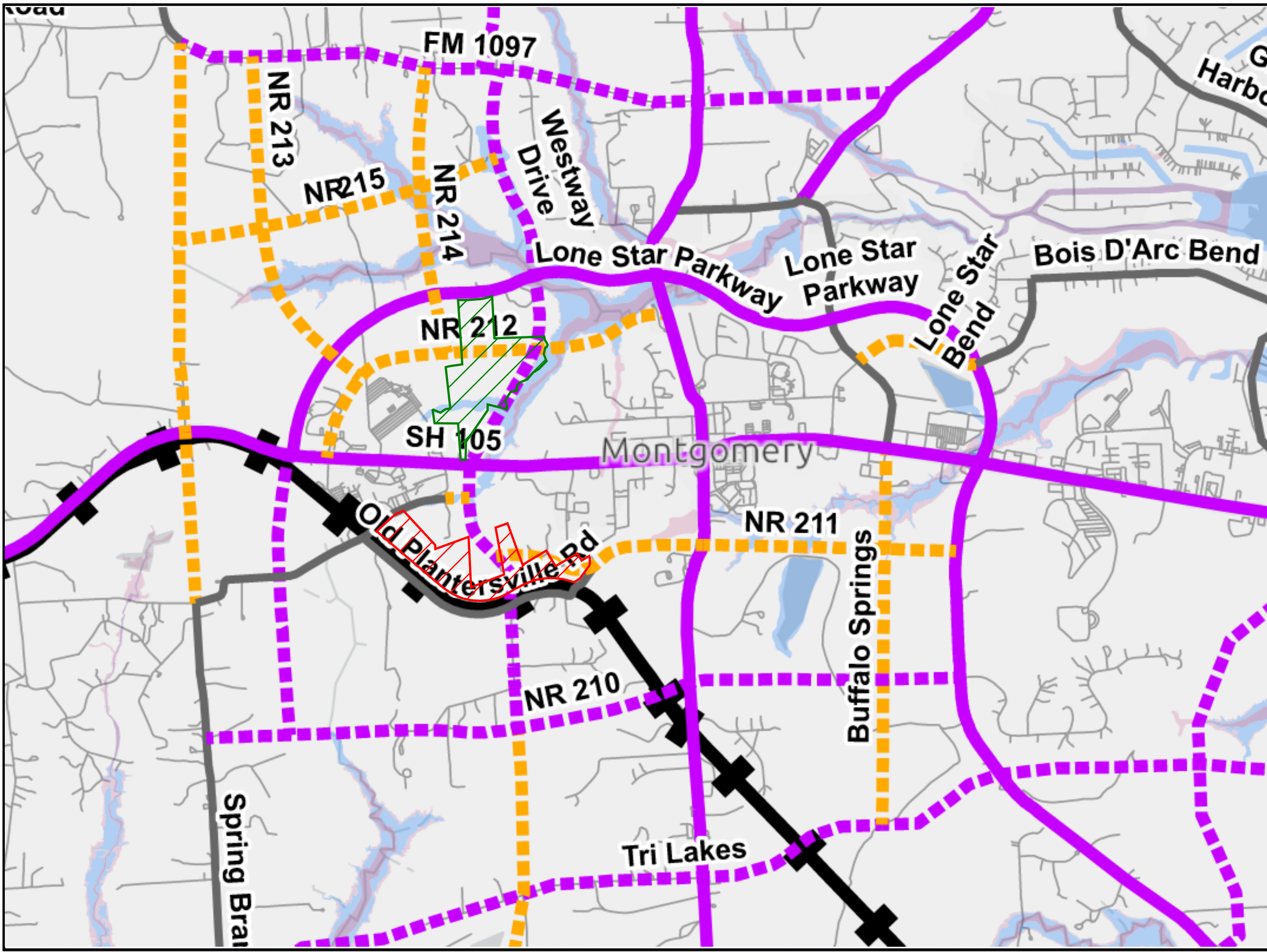
PROPOSED THOROUGHFARE PLAN

City of Montgomery
Proposed Development



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.





- Railroad
- ROAD CLASSIFICATION**
 - Existing Thoroughfare
 - - - Proposed Thoroughfare
 - Existing Collector
 - - - Proposed Collector
- FLOOD PLAIN**
 - 100 Year Flood Plain
 - Floodway
 - 500 Year Flood Plain
- DEVELOPMENTS**
 - Tri Pointe Homes Tract
 - Morning Cloud Investments Tract

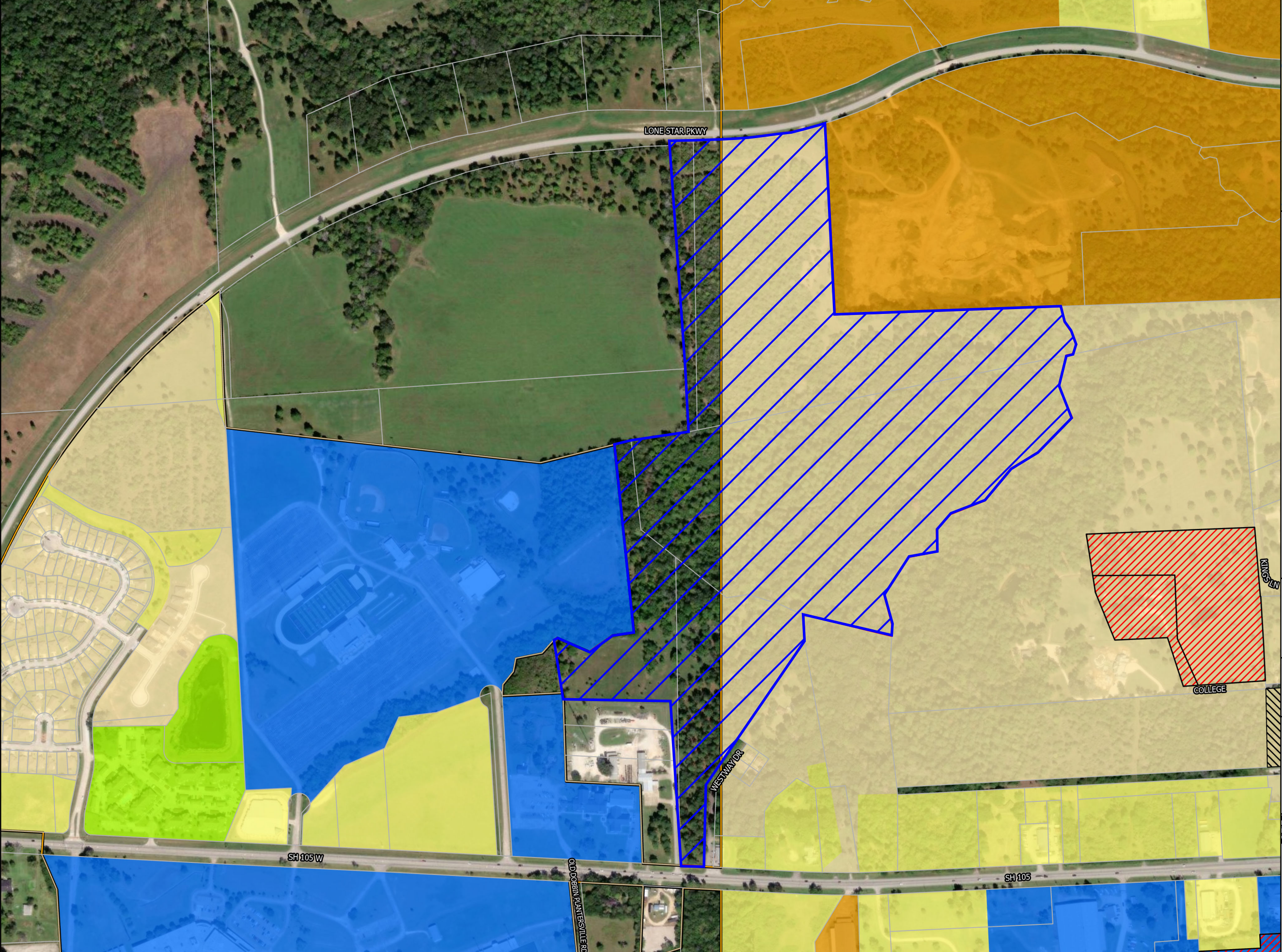
**EXHIBIT H -
EXCERPT FROM
MONTGOMERY COUNTY
THOROUGHFARE PLAN**

Feasibility Study



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
 - Montgomery City Limits
 - Montgomery ETJ
- Historical Preservation
 - Historical Landmark
 - Historical District
- Zoning Classification
 - Residential (R1)
 - Planned Development (PD)
 - Multi-Family (R2)
 - Institutional (I)
 - Industrial (ID)
 - Commercial (B)
- Proposed Development
 - Cheatham and Stewart Tract

EXHIBIT J - CITY ZONING MAP

City of Montgomery
Proposed Development



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.



Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|-----------------------------------|-----------------------------|
| Meeting Date: May 7, 2024 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Consideration and possible action on calling a Public Hearing to be held on June 4, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

Recommendation

Staff recommends calling a Public Hearing to be held on 6/4/24 at 6:00pm at city hall.

Discussion

Issue:

You will recall an agenda item on a Special Use Permit application for a proposed outdoor event venue at 504 Caroline Street at the 4/8/24 meeting. Following P&Z’s meeting, City Council denied calling the Public Hearing on the SUP request, which effectively denied the application. During the discussion, City Council asked staff to review the existing zoning regulations and provide a recommendation that allows for small event venues to operate within the city.

Regulations:

Section 98-88 Table of Special and Permitted Uses regulates what types of activities are allowed by right within each zoning district. Proposed uses not found within the table require a Special Use Permit.

Analysis:

The purpose of the proposed amendment is to regulate the establishment and operation of small event venues within B – Commercial zoning districts as accessory uses to a primary permitted land use. Like any other land use, this activity must comply with all applicable regulations regarding noise, sanitation, waste management, and public safety, etc. The legislative steps to amend the zoning code are:

Amend Section 98-1 (Definitions) by adding:

Small Event Venue is defined as a self-contained area for hosting events such as dinner parties, music or theatrical performances, outdoor markets, and other similar gatherings. These venues typically accommodate 10-100 attendees. Small event venues shall not impact public services and must be an accessory uses to an existing permitted primary use on the property.

Amend Section 98-88 (Table of Special and Permitted Uses) by adding “Small Event Venue (accessory to a primary permitted use)” to the table allowed in B – Commercial districts.

The schedule for the proposed amendment is as follows:

- 5/7/24: P&Z discusses a draft report on the requested text amendment and calls a PH for 6/4/24
- 5/14/24: CC calls for PH on the proposed amendment to be held on 6/11/24
- 5/20 -5/24: staff window for publishing legal notice in paper of PH.
- 6/4/24: P&Z holds PH and approves report and recommendation on proposed amendment
- 6/11/24: CC accepts report, holds PH, and acts on ordinance amending the zoning code.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Conclusion:

The Commission should consider the draft amendment text and discuss the topic to begin to form a recommendation to City Council on the item. Staff’s recommendation is to proceed with calling the Public Hearing to meet the procedural requirements of the process and supports the recommendation to allow this activity within commercial zoning districts.

Approved By

Director Planning & Development

Dave McCorquodale

Date: 05/03/2024