

**Notice of Planning and Zoning Commission
AGENDA**

December 06, 2022 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, December 06, 2022** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

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

CALL TO ORDER

VISITOR/CITIZENS FORUM:

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

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the November 1, 2022 regular meeting minutes.
- 2.** Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.
- 3.** Discussion of renovation plans for 14259 Liberty Street in the Historic Preservation District.
- 4.** Consideration and possible action on the proposed relocation of the Southern Roots salon building at 14275 Liberty Street in the Historic Preservation District.
- 5.** Consideration and possible action on a Preliminary Plat for Montgomery Bend Section One.
- 6.** Presentation and discussion of Feasibility Studies for Olde Montgomery Food Gardens, Summer Wind, and Montgomery Ridge proposed developments.

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 December 2, 2022 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

November 1, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

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

Present: Jeffrey Waddell
William Simpson
Britnee Ghutzman
Merriam Walker

Absent: Dave McCorquodale, Interim City Administrator
Daniel Gazda

Also Present: Nici Browe, City Secretary

VISITOR/CITIZENS FORUM:

No comments given.

CONSIDERATOIN AND POSSIBLE ACTION:

1. Consideration and possible action on the October 4, 2022 Regular Meeting Minutes.

Britnee Ghutzman moved to approve the minutes as presented. William Simpson seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action on proposed side and rear yard fencing at 918 Caroline Street located in the Historic Preservation District.

Ms. Nici Browe, City Secretary said the homeowner at 918 Caroline Street is planning to construct a side and rear yard fence. Ms. Browe said two other homes nearby on Shepperd Street have the same fence style, though Shepperd Street is not within the Historic Preservation District and do need Planning & Zoning Commission approval for any exterior modifications. Ms. Browe said the proposed fence has a generally neutral appearance, is an appropriate scale for the surroundings, and the color is consistent with other fences in the area.

Britnee Ghutzman asked what the height of the fence is. Ms. Browe said it meets minimum standards. Merriam Walker asked if it is going to be consistent in height. Ms. Browe said per the Zoning Ordinance for fencing there is a minimum standard, but she does not have the details of the height of the fencing and will provide that information via email tomorrow to the commissioners.

Britnee Ghutzman said of the description it is a generally neutral appearance, is an appropriate scale for the surroundings and the color is consistent with other colors in the area. Britnee Ghutzman said the description is a bit vague. Britnee Ghutzman asked if it was wood or composite and is it going to be the same height. Ms. Browe said she would find all of the information out.

Britnee Ghutzman moved to approve with consideration and receipt of information to make sure the proposed side and rear yard fencing at 918 Caroline Street located in the Historic Preservation District is of the same height and composition of the neighborhood. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action on proposed exterior site modifications for Old Montgomery Steakhouse located at 204 McCown Street in the Historic Preservation District.

Ms. Browe said Mr. Wayne Kung, owner of the Old Montgomery Steakhouse is planning a project that affects the east/back side of the property. Ms. Browe said the project is to include switching from propane to a natural gas service that would allow the existing tank

to be removed, adding three parking spaces in the rear of the building for employee parking, and building a trash enclosure on the northeast corner of the property.

Ms. Browe said a site plan is included. Ms. Browe said the plumbing work will require a city permit; the rest of the work required will not.

Ms. Browe said the recommendation by staff is to approve the modifications contingent on the applicant obtaining any required city permits.

Britnee Ghutzman said she likes the idea of enclosing the dumpster and is curious as to how that will be done. Britnee Ghutzman said they wanted them to do the dumpster coverings and set the precedence in the downtown historic area, but they never have which means the steakhouse is going to set the precedence.

William Simpson said he would like to know what the materials will consist of for the trash enclosure.

Jeffrey Waddell said it looks like there is enough clearance for the approach of the garbage truck without damaging anything.

Britnee Ghutzman said where Mr. Kung is considering placing the dumpster, there are lines of trees with a small walkway and entrances to the other building next to it. Britnee Ghutzman said the dumpster is going to back right up to the property line and there is a tree there. Britnee Ghutzman asked if he going to have to get rid of any existing foliage.

Jeffrey Waddell said the property line should be clear there because of the way the parking spaces are existing.

Britnee Ghutzman asked if Mr. Kung will need to obtain any permits if he has to cut any trees down. Ms. Browe said the only permitting required right now would be the city permit for plumbing. Ms. Browe said the rest of the work does not require a permit.

Britnee Ghutzman moved to approve the consideration and possible action on the proposed exterior site modifications for Old Montgomery Steakhouse located at 204 McCown Street in the Historic Preservation District and would like to know the height and make and who will maintain the dumpster closure. William Simpson seconded the motion, the motion carried unanimously. (4-0)

4. Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.

Ms. Browe said at the October 4, 2022 meeting this item was denied. Ms. Browe said since then, the application has been resubmitted and they have reduced the overall height of the proposed signage to 12 inches. Ms. Browe said discussion was made about incorporating elements of Montgomery’s historic nature, though it does not appear the proposed signage incorporates any historical elements of the City.

Ms. Browe said staff recommendation is to consider the revised ATM canopy signage and act as you see fit.

William Simpson asked if this is a structure or an occupied building. Merriam Walker said it is not occupied by any tenants, but it is a structure. William Simpson said it is not a structure but will be an off-premises sign for the bank.

Merriam Walker said she believes the bank would be paying ground rent to Cozy Grape and essentially have rights to the small space which is a self-service kiosk where service is provided onsite.

William Simpson said he does not think it was originally located there for people on FM 149 to see an ATM, but it was for the convenience for those people walking the street downtown. William Simpson said it was not for an everyday drive-up business for people. William Simpson said during festivals those people needing to use an ATM only had the closest options of going to Woodforest or the street near the funeral home.

Jeffrey Waddell said the signage does not need to be seen from SH 105 or from FM 149 and that was the point for reducing the signage down to 12 inches because it is only meant to be seen by those walking around in that particular area.

Jeffrey Waddell said they have to remember banks are different in they have standard logos and have to adhere to corporate standards. Jeffrey Waddell said he thinks it is a nice idea to ask to have the signage look more historic, but because it is a bank, he believes it has to be recognized with their standard logo.

Britnee Ghutzman asked if the size of the sign was reduced. Ms. Browe said the depth of the sign is now 10 inches with a ten by six-foot canopy and the signage is going on the 10-inch depth. Ms. Browe said the sign itself is not luminated but is lit underneath the canopy.

Britnee Ghutzman said she does not want the town to turn into a bunch of signs being displayed everywhere. William Simpson said they have finally taken control of the banner situation.

Jeffrey Waddell asked why it is any different than any other business sign. Jeffrey Waddell said they have quite a mixture of business signs. Jeffrey Waddell said he has not heard any complaints with the signs they already have.

William Simpson said it is not the sign, it is the ordinance. Jeffrey Waddell said that ordinance pertains to when you have a separate sign for a different business on the property. Jeffrey Waddell said this is a sign for what is existing on the land as it is not advertising for something else.

William Simpson said it is a sign or a billboard off premise from the location of the subject advertising content which means Simmons Bank is advertising their bank here in the Historic Preservation District.

Merriam Walker asked William Simpson if he would want to see any signage at that location. William Simpson said no. William Simpson said the bank could display it on their machine but not on the framework in the air for the signage.

Jeffrey Waddell said he understands William Simpson's point but to him, proportion wise, with it reduced down to 12-inches he feels it is okay.

Merriam Walker asked if it is more of an eyesore to have no signage. William Simpson said it would blend in and would not be noticed.

Merriam Walker said in her opinion signage looks better and it looks attended to because right now when you look at it you are not sure if it is operational or not.

Ms. Browe said on the last page of the report the dimensions are shown. Ms. Browe said the depth of the canopy is 10-inches, but the actual words would be nine inches.

Merriam Walker asked if in general the hesitation is with the commercialization and standardization of this type of signage. Britnee Ghutzman said yes, and they know that Cozy Grape is going to be building out a patio which the design is in character with their current building with nothing obtrusive that will stick out. Britnee Ghutzman said this ATM canopy signage does stand out. Jeffrey Waddell said this is what you would expect to see of an ATM.

William Simpson said if this were happening across the road, they would not even be discussing this, but this is in the Historical District.

Merriam Walker asked when the ATM was approved was the canopy portion added later. William Simpson said the canopy was added at the same time.

Jeffrey Waddell said if all the other signs in town are at the same height of nine or 10 feet high, he does not know why it would make a difference for this.

William Simpson said the only thing he is going by from the ordinance is the off-premises sign. William Simpson said it is not on the same property as the main operation. Merriam Walker said the individual entity could take that over. Jeffrey Waddell said it is like a mini bank as it is an extension of the bank.

William Simpson said his question is how this is going to affect the future. William Simpson said the reason this is brought to their attention is to preserve the Historical Downtown Montgomery and not to please people within the City or people within neighboring cities.

Britnee Ghutzman moved to approve the proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District. Jeffrey Waddell seconded the motion. Motion failed (2-2). William Simpson and Merriam Walker opposed.

COMMISSION INQUIRY:

None at this time.

ADJOURNMENT

Merriam Walker moved to adjourn the meeting at 7:10 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date Approved: _____
Diana Cooley, Deputy City Secretary

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 6, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.

Recommendation

Consider the request again and vote to approve or deny the signage.

Discussion

As you will recall, this item was denied at the October 4, 2022 meeting as submitted with a sign height of 30” including the sign frame. A revised sign application with the sign height reduced from 30” to 12” was considered at the November 1, 2022 meeting. The 2-2 tie vote resulted in no action to approve or deny the sign. The city attorney confirmed the item should be placed on the next agenda for additional consideration and action.

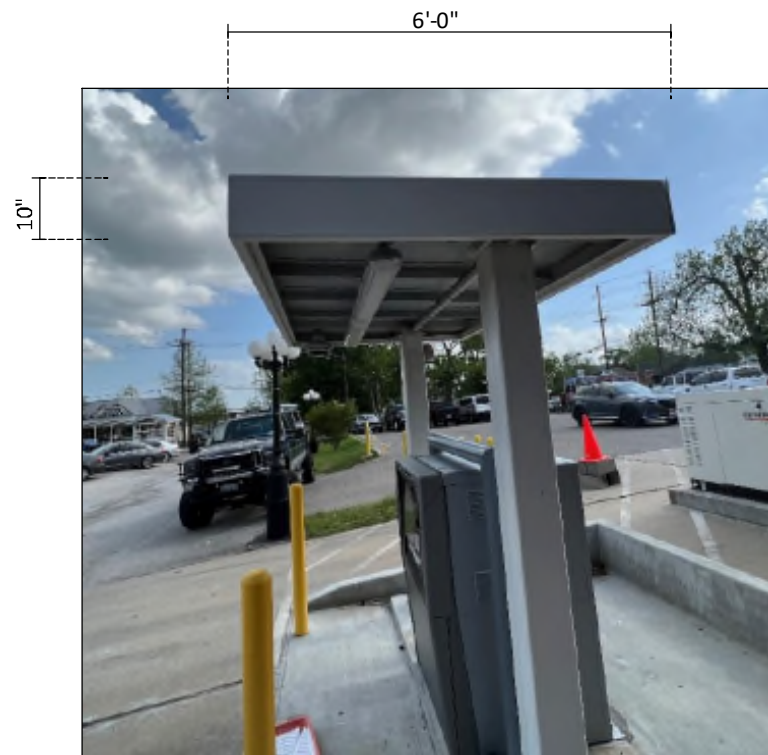
Approved By

Interim City Administrator	Dave McCorquodale	Date: 11/30/2022



PROJ. 0417082Ar1
14340 Liberty Street
Montgomery, Texas

PRESENTED BY:
 **CHANDLER**
SIGNS



C3 EXISTING CONDITIONS TYPICAL SIDE



C3 EXISTING CONDITIONS TYPICAL FRONT / BACK



C3 PROPOSED SIGNAGE - TYPICAL SIDE



C3 PROPOSED SIGNAGE - TYPICAL FRONT / BACK

Design #	Item 2.
0417082Ar1	
Sheet	2 of 3
Client	
SIMMONS BANK	
Address	
14340 Liberty St Montgomery, Texas	
Account Rep.	MD
Designer	KMc
Date	6/18/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R1 JMC 10/6/22: REVISED SIGN	
C3	

CHANDLER SIGNS
chandler signs.com

National Headquarters
14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2800 Fax (214) 902-2844

San Antonio
17320 San Pedro Avenue
Suite 200
San Antonio, TX 78232
(210) 348-8804 Fax (210) 348-8724

Georgia
113 Woodstone Pkwy
Lawrenceville, GA 30044
(678) 725-8852 Fax (210) 348-8724

South Texas
PO BOX 125 205 Urral Drive
Port Arthur, TX 78374
(361) 563-5699 Fax (361) 643-6533

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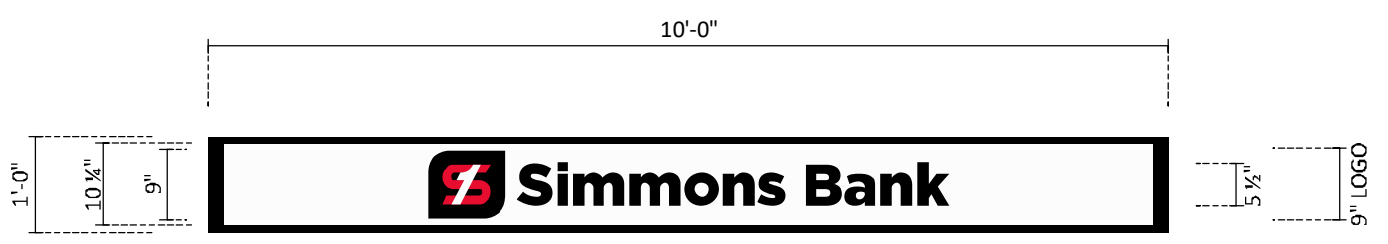
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN WITH UL LABEL(S).

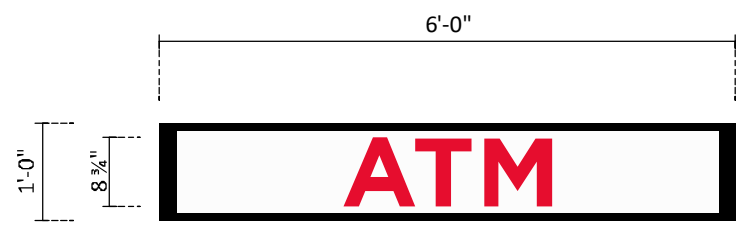
UL

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

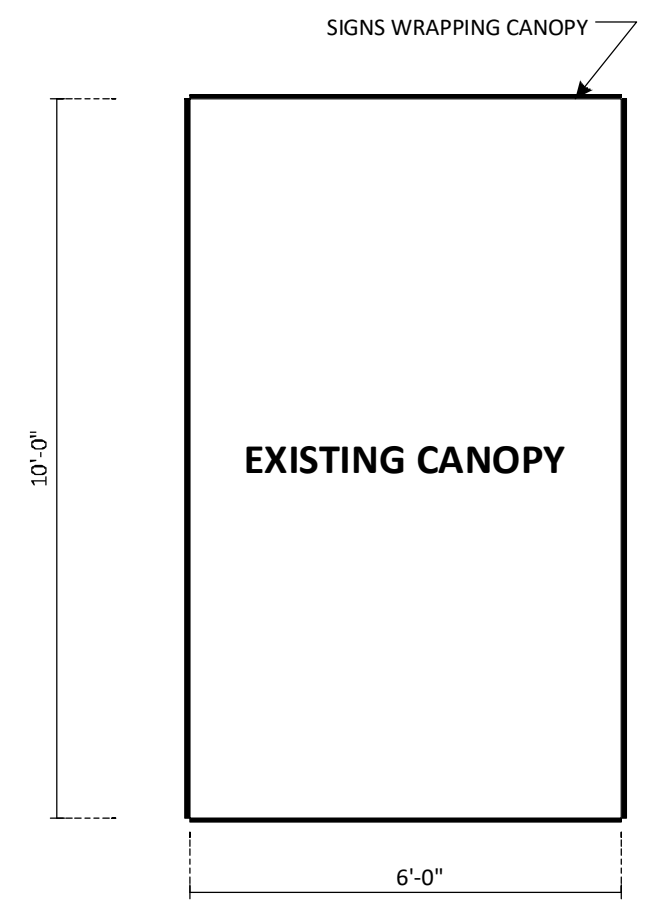
R1 JMC 10/6/22: REVISED SIGN C3



(2) REQUIRED AS SHOWN



(2) REQUIRED AS SHOWN



PLAN VIEW
SCALE: 3/8" = 1'-0"

C3 "ATM" S/F CANOPY PANELS WRAPPING EXISTING CANOPY SCALE: 1/2" = 1' - 0"

(4) SIDES REQUIRED TOTAL

- .125 FLAT ALUMINUM PANELS PAINTED BLACK
- 1st SURFACE VINYL GRAPHICS -3630-33 RED, OPAQUE WHITE & BLACK
- NON-ILLUMINATED
- MOUNT FLUSH TO EXISTING CANOPY, BOTTOM OF PANELS FLUSH WITH BOTTOM OF CANOPY / EXACT MOUNTING METHOD TO BE DETERMINED



END VIEW

CHANDLER SIGNS
chandler signs.com

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14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

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17320 San Pedro Avenue
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San Antonio, TX 78232
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Lawrenceville, GA 30044
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PO BOX 125 205 Uvalde Drive
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WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

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

permits@ci.montgomery.tx.us

Item 2.

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

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

Permit: _____

Date: Sept 8, 2022

JOB ADDRESS: <u>14340 Liberty St</u>	BUSINESS NAME: <u>Simmons Bank</u>
BUSINESS OWNER: <u>501 S. Main St Pine Bluff, AR 71601</u>	MAILING ADDRESS: <u>21281 Blair Rd Bldg. 10 Conroe TX 77385</u>
APPLICANT: <u>Sign Remedy Inc</u>	TELEPHONE: <u>(870) 541-1000</u>
CONTRACTOR LICENSE (if electrical): <u>18185/351026</u>	TELEPHONE: <u>(281) 631-1560</u>
IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

SIGN PLACEMENT: <u>Atm Header</u>	VALUATION:
SIGN DESIGN & COLOR SCHEME: <u>Red, black & white</u>	
SIGN TYPE	SIGN DIMENSIONS
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT
BUILDING WALL SIGN <input type="checkbox"/>	SIGN WIDTH
BANNER <input type="checkbox"/>	TOTAL SQ FT
OTHER <input checked="" type="checkbox"/> <u>Atm Header</u>	SET BACK
	LOT LINEAR FOOTAGE

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

NAME: <u>Stephanie Stewart</u>	SIGNATURE: <u>Stephanie Stewart</u>
-----------------------------------	--

OFFICE USE ONLY

APPROVED	TOTAL FEE:	\$
DATE		
COMMENTS:		

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 6, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject
Discussion of renovation plans for 14259 Liberty Street in the Historic Preservation District.

Recommendation
Review the details of the proposed renovations and provide feedback to the new owners of the property.

Discussion

The Pecan Hill Florist property recently sold to new owners who plan to continue a commercial business on the property but are not continuing the floral or screen-printing businesses that are operating today. In a recent conversation, the new owners have mentioned a gallery space for art and other ideas they can expand on at the meeting.

One of the main points of their planning is an expansion and renovation of the existing structure. The applicants would like to provide an overview of their plans to the Commission to get feedback that may affect the final design. After receiving feedback from the Commission, the owners can continue with the necessary building and development related items to obtain approvals for the work. Currently the owners plan to begin renovations in the spring after submitting final documents to P&Z for review and approval.

A proposed site plan and existing photos are attached.


Approved By		
Interim City Administrator	Dave McCorquodale	Date: 11/30/2022

14259 Liberty St Aerial



11/30/2022, 2:25:28 PM

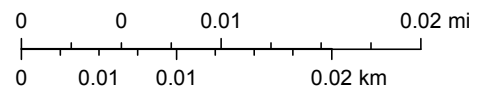
1:564

 Abstracts

 World Transportation

 Parcels

 Lot Lines



© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, GeoTechnologies, Inc.

APPROVAL

OWNER

CONTRACTOR

ARCHITECT:

PROJECT
PROPOSED SITE STUDY
TEXAS & BEYOND MINI PLAZA
14259 LIBERTY STREET
MONTGOMERY, TEXAS



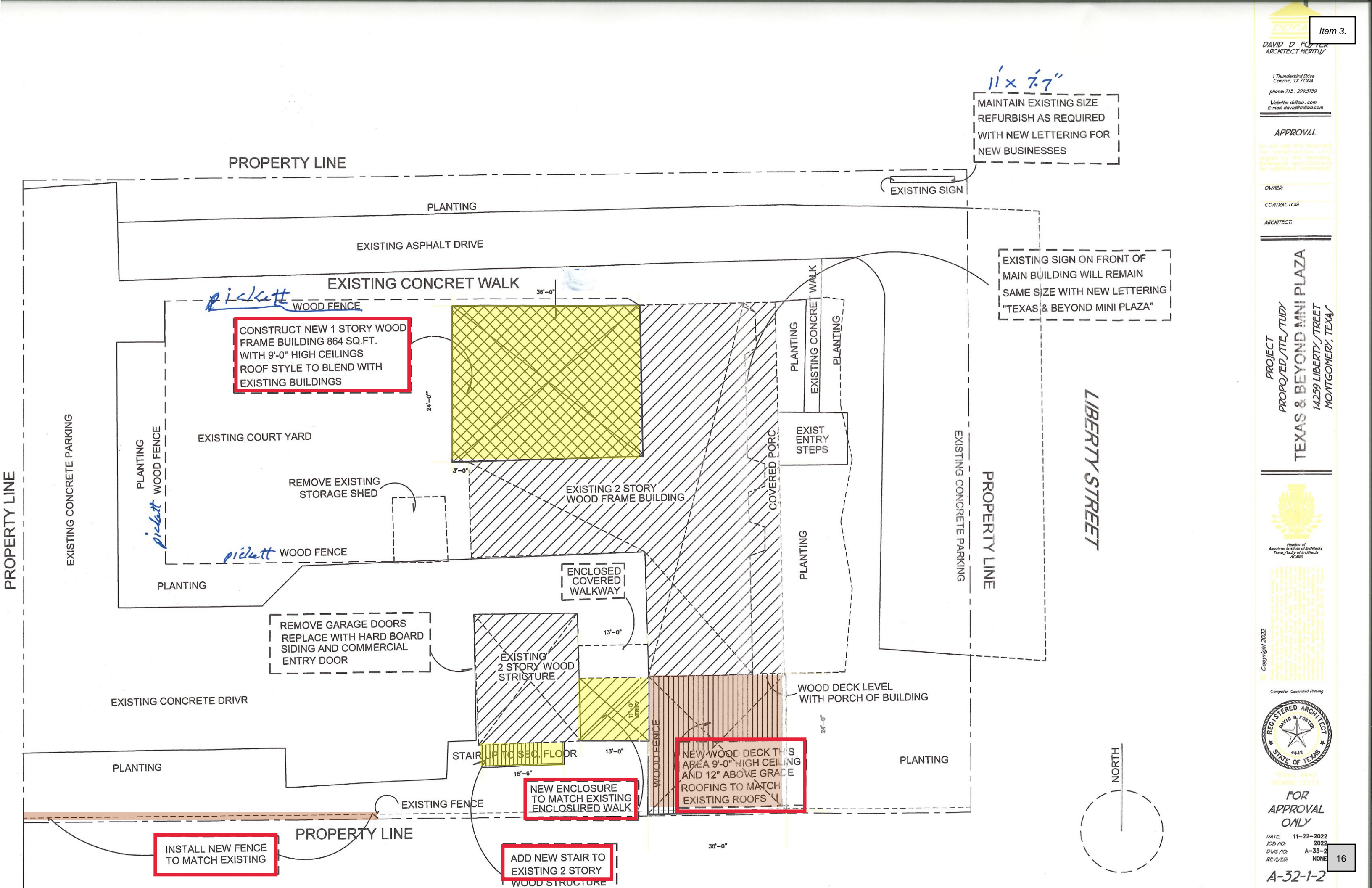
Copyright 2022

Computer Generated Drawing



FOR APPROVAL ONLY

DATE: 11-22-2022
JOB NO: 2022
DWG NO: A-33-2
REVISED: NONE



11' x 7.7'
MAINTAIN EXISTING SIZE
REFURBISH AS REQUIRED
WITH NEW LETTERING FOR
NEW BUSINESSES

EXISTING SIGN ON FRONT OF
MAIN BUILDING WILL REMAIN
SAME SIZE WITH NEW LETTERING
"TEXAS & BEYOND MINI PLAZA"

CONSTRUCT NEW 1 STORY WOOD
FRAME BUILDING 864 SQ.FT.
WITH 9'-0" HIGH CEILINGS
ROOF STYLE TO BLEND WITH
EXISTING BUILDINGS

REMOVE GARAGE DOORS
REPLACE WITH HARD BOARD
SIDING AND COMMERCIAL
ENTRY DOOR

NEW WOOD DECK THIS
AREA 9'-0" HIGH CEILING
AND 12" ABOVE GRADE
ROOFING TO MATCH
EXISTING ROOFS

ADD NEW STAIR TO
EXISTING 2 STORY
WOOD STRUCTURE

INSTALL NEW FENCE
TO MATCH EXISTING

NEW ENCLOSURE
TO MATCH EXISTING
ENCLOSED WALK

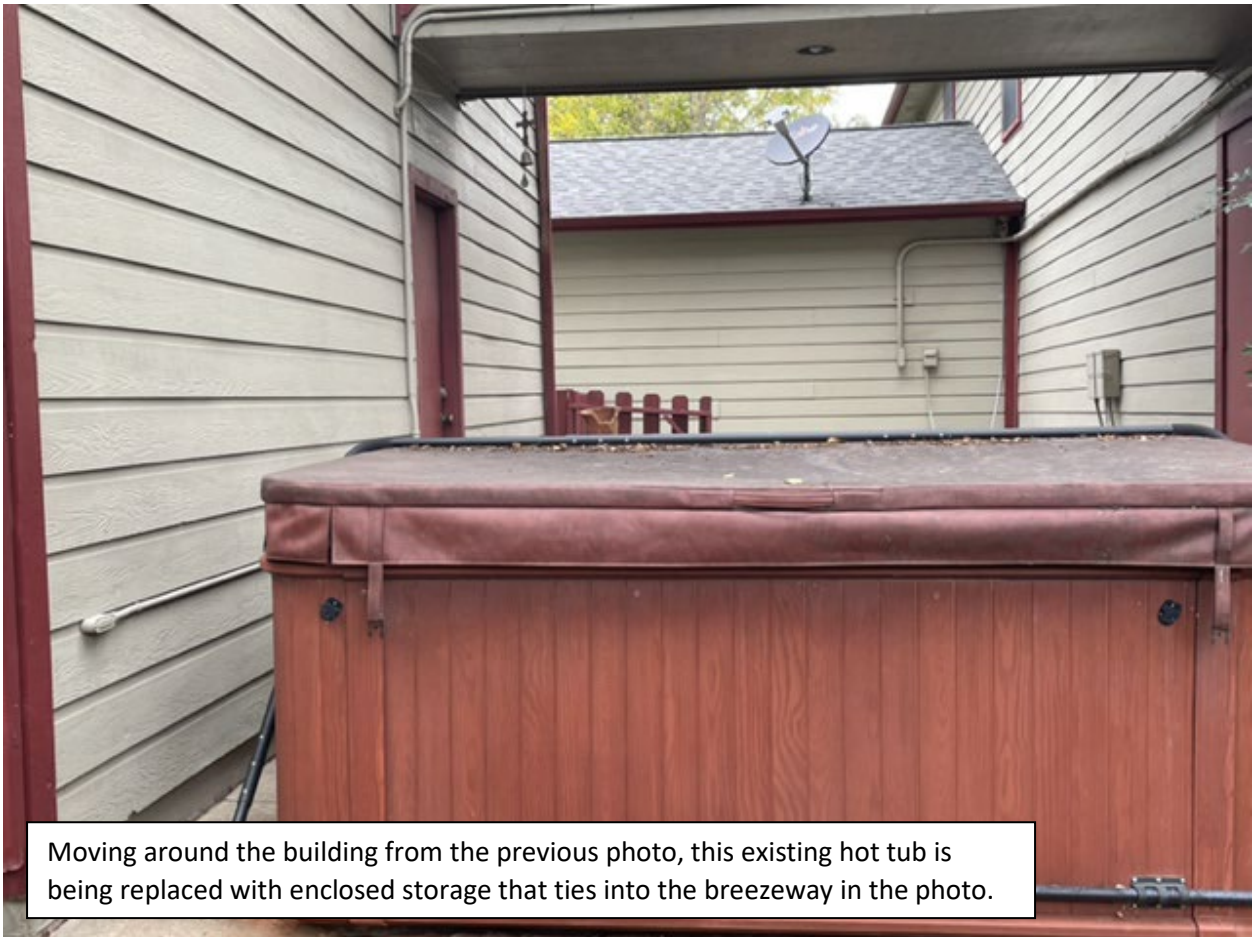
14259 Liberty Street Site Photos



Front of building looking west from Liberty Street



Front porch looking south





South wall of the detached garage with the hot tub from the previous photo visible. A new exterior staircase is proposed with a door to replace the window shown in the photo.



Southwestern corner of property. New owners would like to extend this fence to the rear of the property. See site plan for current end of fence.



West or back view of the property from Pond Street. The garage doors are proposed to be replaced and the small storage shed to the left of the vehicle is planned to be removed.



Existing back yard where a single-story addition is proposed.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 6, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the proposed relocation of the Southern Roots salon building at 14275 Liberty Street in the Historic Preservation District.

Recommendation

Staff has no objections to the request.

Discussion

The owners of the Southern Roots salon own the building itself and lease the property from the Montgomery Historical Society. The owners are requesting to move the building out of the city limits to their property near Montgomery. MCAD shows the building was constructed in 2000, the owner stated the year as 2005.

As with any other exterior modifications to properties within the Historic Preservation District, approval is required from the P&Z Commission per the City Code of Ordinances:

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

No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the planning and zoning commission. New construction within an historic preservation district or on property designated as an historic landmark, or buildings or structures moved onto a property within an historic preservation district or onto property designated as an historic landmark will be subject to and in accordance with the design guidelines for the city.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 11/30/2022

 All iCloud

November 9, 2022 at 6:50 PM

14275 Liberty Street

Carl Reed [936-760-9720](tel:936-760-9720)

Our family purchased this building on 11/28/2014 with plans of moving it one day. This building was built on this property in 2005. We are moving our building to a location that will be more convenient for our daughters salon clientele. Also there will be less competition. With 4 salons within a few blocks of one another and rumor that a new one is going in next door to our daughters salon.

We are notifying the city and anyone else that it concerns ,we will be moving this building.

Thanks
Carl Reed



14275 Liberty Street Site Photos



Front of building looking west from Liberty Street



Back of building looking east from Pond Street

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 6, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a Preliminary Plat for Montgomery Bend Section One.

Recommendation

Approve the plat per the engineer's recommendation.

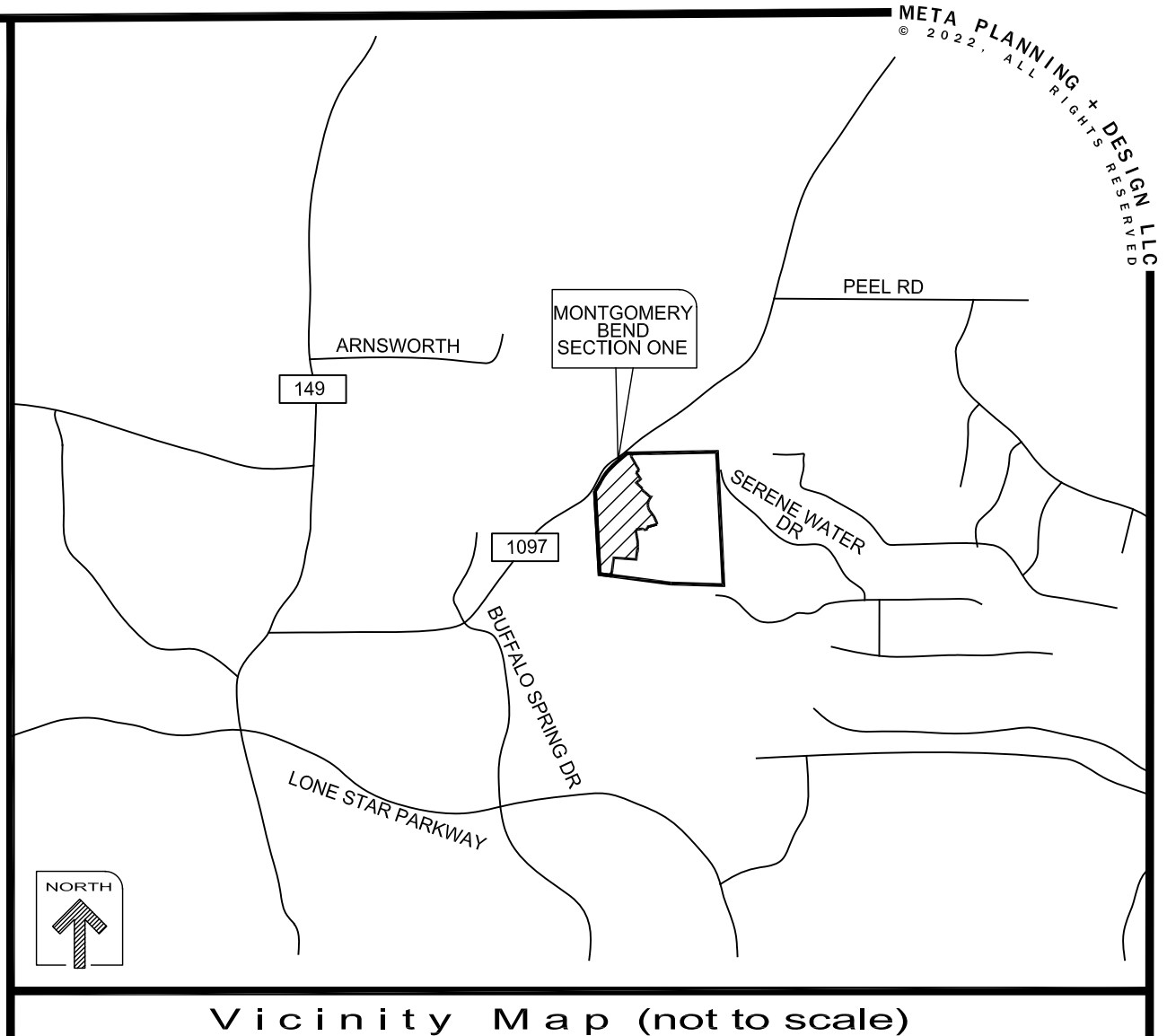
Discussion

This is the first phase of development for the Pulte 80-acre single-family residential project in the northeast corner of the City. As you may recall from the presentation of the feasibility study, the development proposed 45-foot-wide lots which were approved by City Council as part of the Development Agreement. With a total buildout of 309 homes, this first section of 69 homes also includes infrastructure and drainage land allocation along with the private amenity sites for the neighborhood.

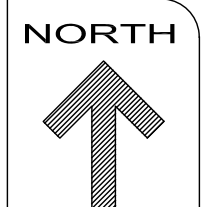
The engineer's memo and plat are attached for review.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 11/30/2022



Vicinity Map (not to scale)



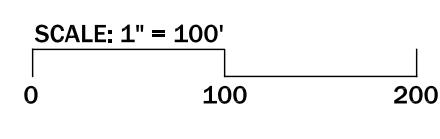
LOT SIZES			LOT SIZES		
LOT NO.	LOT SQ. FT.	LOT ACREAGE	LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1					
LOT 1	6,255	14	LOT 1	7,095	16
LOT 2	6,345	15	LOT 2	6,656	15
LOT 3	6,615	15	LOT 3	6,636	15
LOT 4	7,020	16	LOT 4	9,472	22
BLOCK 2					
LOT 1	6,625	15	LOT 5	6,888	16
LOT 2	6,572	15	LOT 6	5,580	13
LOT 3	6,678	15	LOT 7	5,625	13
LOT 4	6,572	15	LOT 8	5,670	13
LOT 5	6,731	15	LOT 9	7,308	17
LOT 6	5,796	13	BLOCK 5		
LOT 7	5,895	14	LOT 1	5,625	13
LOT 8	6,075	14	LOT 2	5,625	13
LOT 9	6,165	14	LOT 3	5,625	13
LOT 10	5,940	14	LOT 4	5,625	13
LOT 11	7,524	17	LOT 5	5,625	13
LOT 12	6,625	15	LOT 6	5,416	12
LOT 13	7,906	18	LOT 7	6,254	14
LOT 14	11,524	26	LOT 8	5,546	13
LOT 15	8,768	20	LOT 9	5,625	13
LOT 16	6,165	14	LOT 10	5,625	13
LOT 17	5,895	14	LOT 11	5,625	13
LOT 18	5,750	13	LOT 12	5,625	13
LOT 19	5,850	13	LOT 13	5,625	13
BLOCK 3					
LOT 1	7,920	18	LOT 14	5,625	13
LOT 2	7,920	18	LOT 15	5,625	13
LOT 3	7,920	18	LOT 16	5,625	13
LOT 4	6,840	16	LOT 17	5,625	13
LOT 5	5,895	14	LOT 18	5,625	13
LOT 6	6,435	15	LOT 19	5,625	13
LOT 7	6,705	15	LOT 20	5,625	13
LOT 8	6,930	16	LOT 21	5,625	13
LOT 9	6,885	16	LOT 22	5,625	13
			LOT 23	5,625	13
			LOT 24	5,625	13
			LOT 25	5,625	13
			LOT 26	5,760	13
			LOT 27	5,670	13
			LOT 28	5,670	13

- GENERAL NOTE
- "BL" INDICATES BUILDING LINE
 - "UE" INDICATES UTILITY EASEMENT
 - "1 RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
 - LOTS BACKING OR SIDING FM 1097 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD)
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927055342
 - ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG. APPROVED SEPTEMBER 13TH, 2022.
 - ALL LOTS SHALL BE A MINIMUM OF 5,400 SQUARE FEET. APPROVED SEPTEMBER 13TH, 2022.

- NOTE:
- | | |
|---|---|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.04 ACRE | E RESTRICTED RESERVE "E" LIFT STATION ±0.12 ACRE |
| B RESTRICTED RESERVE "B" REC CENTER ±1.56 ACRE | F RESTRICTED RESERVE "F" DRAINAGE/DETENTION ±5.02 ACRE |
| C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.15 ACRE | G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.13 ACRE |
| D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.18 ACRE | H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±1.22 ACRE |

A PRELIMINARY PLAT OF
MONTGOMERY BEND SECTION ONE
 BEING 23.5± ACRES OF LAND CONTAINING 69 LOTS (45' X 120' TYP.) AND EIGHT RESERVES IN FIVE BLOCKS.
 OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER:
 PULTE GROUP



NOVEMBER 21, 2022

MTA# 68007

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



November 30, 2022

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

Re: Submission of Preliminary Plat
Montgomery Bend Section 1 (Dev. No. 2203)

Dear Commission:

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

We offer no objection to the preliminary plat, and we recommend the Commission approve the preliminary plat as submitted.

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/kv;zlg

Z:\00574 (City of Montgomery)\115 Pulte Group\Plat Review\Plat Review Letters\Preliminary Plat Approval Letter.docx

Enclosures: Approved Preliminary Plat
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Interim City Administrator & Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 6, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Presentation and discussion of Feasibility Studies for Olde Montgomery Food Gardens, Summer Wind, and Montgomery Ridge proposed developments.

Recommendation

Listen to the information presented and discuss as you see fit.

Discussion

These Feasibility Studies were presented to City Council at recent meetings and are being presented for your information. The proposed developments can be summarized as:

Olde Montgomery Food Gardens: A proposed 1.5-acre food truck park on the north end of downtown roughly across from Jim’s Hardware / Clepper Street.

Summer Wind: A proposed 56-acre single-family residential development within Buffalo Springs PD on Lone Star Parkway east of Buffalo Springs Drive. Total of approximately 211 homes.

Montgomery Ridge: A proposed 28-acre single-family residential development on Lone Star Parkway west of Liberty Street / FM 149 North. Total of approximately 81 homes.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 11/30/2022

**THE FOOD GARDENS OF OLDE MONTGOMERY
FEASIBILITY STUDY
(Dev. No. 2210)**

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-122

OCTOBER 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

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

1 EXECUTIVE SUMMARY

Food Gardens of Olde Montgomery (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve future commercial development on a 1.48 acre tract along FM 149, also referred to as the Food Gardens of Olde Montgomery tract. The tract is located within City limits.

This development would consist of parking and food truck pads for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

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

The analysis shows that based on the existing capacity of Lift Station No. 2, the lift station will have sufficient capacity to serve existing and proposed developments for the next couple of years but 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 wastewater treatment plant capacity to serve the development and existing developments for the next couple of years but will need additional wastewater treatment plant capacity to serve all existing and proposed developments at full build out.

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

Escrow Account	\$5,000
Water Impact Fee	\$3,001
Wastewater Impact Fee	\$6,711
Total Estimated Costs	\$14,712

Based on information provided by the Developer, the estimated total assessed valuation for the development would be approximately \$800,000 at full build out. Based on the City’s current tax rate (\$0.1050 for debt service and \$0.2950 for operations and maintenance), the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$ 2,360
Debt Service	\$840
Total Estimated Annual Tax Revenue	\$ 3,200

2 INTRODUCTION

This undeveloped tract is located along the western right-of-way of FM 149 between Berkley Street and Clepper Drive and falls completely within the City Limits. An exhibit showing the Tract's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions develop the tract to be a food truck park. The Tract is currently partially zoned as R – 1 Residential and partially zoned as B – Commercial, and the proposed usage would require the tract be rezoned as B – Commercial for the entirety of the tract. The tract also falls partially within the City's Historic Preservation District and would require approval from the Planning & Zoning Commission prior to development.

Based on information from the Developer, construction of the development is planned to be complete in 2023. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

3 ANALYSIS

Water Production and Distribution

The Tract is located within the City limits and plans to receive service from the City. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality (“TCEQ”) requirements. The City is currently nearing completion of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City’s water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow (“ADF”) in the City is approximately 434,400 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract’s estimated water capacity requirement is approximately 2,180 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 934,170 gpd or 164% of the total ADF capacity and 136% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 2024.

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

There is an existing 12-inch waterline located along FM 149, which will be able to serve the development. The Developer will be required to provide a utility easement along the FM 149 frontage to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. Waterlines interior to the Tract beyond the water meter must be constructed per all applicable City and TCEQ design criteria, and will be considered private. 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 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 Average Daily Flow (ADF) at the Stewart Creek Wastewater Treatment Plant is 184,330 gpd or 46%.

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

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 2,180 gpd (65,400 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 564,467 gpd or 141% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around the first quarter of 2024. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around third quarter of 2024. We are expecting the construction of Nantucket Apartments, consisting of 385 units. The development will account for 50,000 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.

The Tract will be served by gravity flow to Lift Station No. 2 as shown on **Exhibit A** which has an ADF capacity of 144,000 GPD. At the time of development, Lift Station No. 2 does have capacity to service the commercial development. Inclusive of existing connections, platted developments, and developments which are in design or under construction and feasibility, the City has committed approximately 216,967 GPD to Lift Station No. 2. Based on this analysis the City will need to upgrade Lift Station No. 2 to be able to serve the development and other tracts at full build out.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. Sanitary sewer lines interior to the Tract beyond the point of connection must be constructed per all applicable City and TCEQ design criteria, and will be considered private.

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

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

Drainage

The onsite storm sewer system will be designated private. 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 water and sanitary sewer service 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

Currently, the preliminary land plan, combined with existing infrastructure, provides for two (2) proposed driveways at FM 149 to provide access to the development from both the north and south side of the tract. The currently proposed driveway will connect directly to FM 149 but is aligned to allow for the future roundabout to be constructed.

Per the City and Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is also responsible for TxDOT approval for the proposed access points onto FM 149.

Applicable Ordinances

The project tract is currently partially zoned for R-1 Residential and partially zoned for B-Commercial use. Prior to development the Developer will need to request the property to be rezoned to B-Commercial in its entirety. The Developer must submit all proper documentation including metes and bounds, copies of the deed, site plan, and all necessary payments with their rezoning application, and must attend public hearings at the Planning and Zoning Commission and City Council throughout the rezoning process.

Additionally, the subject tract falls partially within the Historic Preservation District (HPD) of the City. In accordance with Section 98-347 of the City's Code of Ordinances, the Developer must submit all construction plans and the preliminary and final plat for approval to the Planning and Zoning Commission prior to development. Additionally, Section 98-181 of the City's Code of Ordinances states that all commercial properties along major roads shall have a building setback of no less than 35 feet. The City considers a building to be "any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind". Based on the current land plan, the proposed canopies

would be considered a building and are located within the proposed building line. The Developer would be required to obtain a variance for a reduced building setback

In addition to these ordinances, the Development will need to follow all other applicable sections of the Code of Ordinances in order to be approved for development by the City.

Any desired deviations from the Code of Ordinances would require additional analysis and information in the form of a variance request, which would need to be submitted to City Council and the Planning and Zoning Commission for review and approval.

Development Costs

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

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

The estimated ADF provided by the developer requires the equivalent use of 1 1–inch water meter per the table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$5,000 will be required to cover the City’s remaining expenses for the development, which includes administrative costs, legal fees, plan reviews and coordination with the Developer. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited in the escrow prior to any work being completed by the City.

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

<i>ESTIMATED COSTS</i>	
Escrow Account	\$5,000
Water Impact Fee	\$3,001
Wastewater Impact Fee	\$6,711
Total Estimated Costs	\$14,712

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

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$800,000. Based on the estimated total A.V., the in-city development would generate approximately \$840 per year in debt service revenue, and approximately \$2,360 per year in operations and maintenance revenue. These

estimates are based on the City's \$0.1050/\$100 valuation debt service tax rate and the \$0.2950/\$100 valuation Operations & Maintenance (O&M) tax rate.

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

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



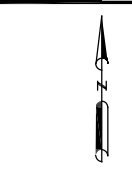
Sincerely,

Chris Roznovsky, PE

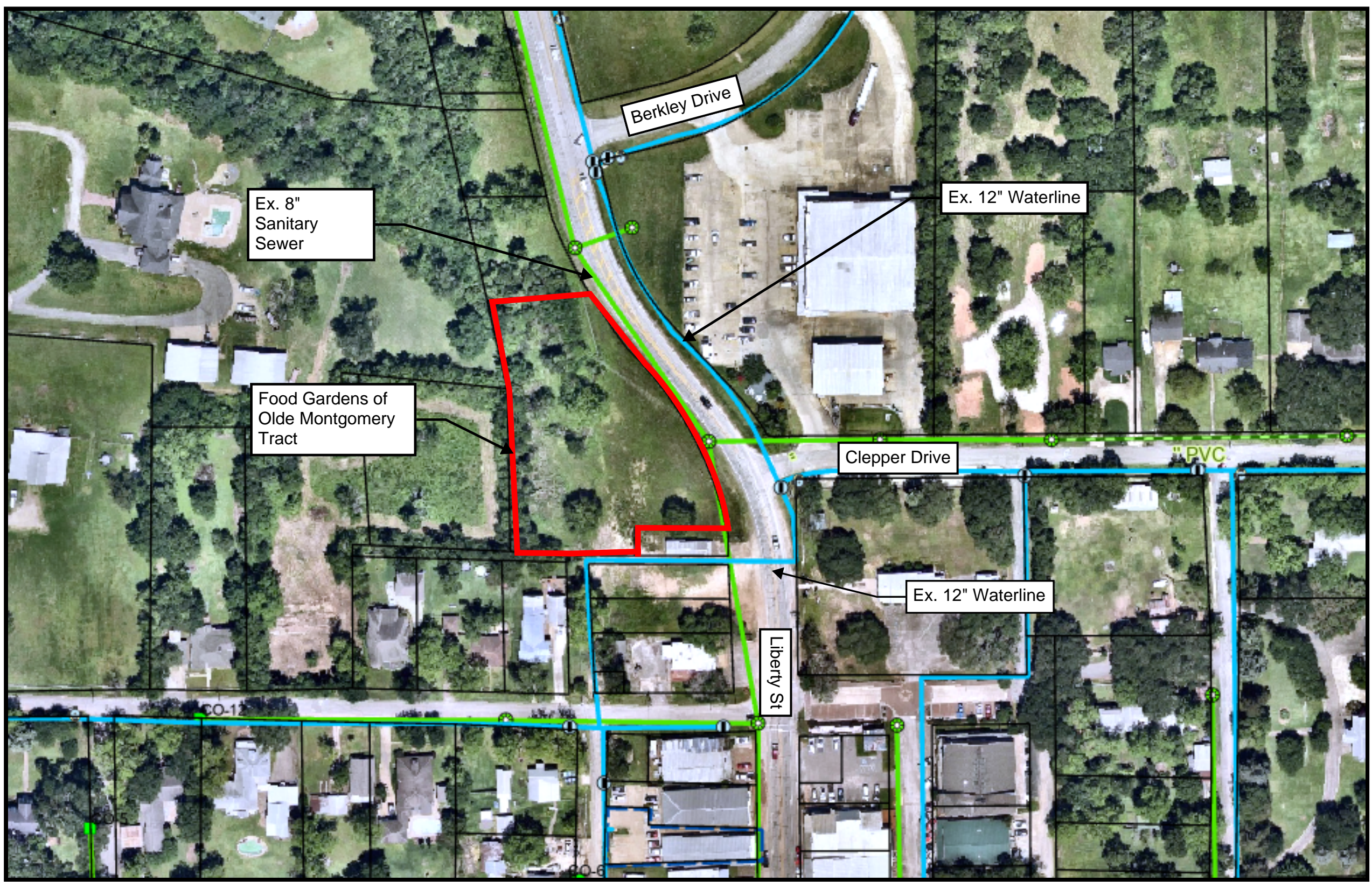
Engineer for the City

CVR/kv:zlg

TRACT BOUNDARY
FOOD GARDENS OF OLDE MONTGOMERY



SHEET
 EXHIBIT
 A





EG ARCHITECTURE LLC
 ENRIQUE GONZALEZ AIA, LEED AP, BD+C ARCHITECT
 11251 North West Pwy. Ste. 440
 Houston, Tx. 77092
 281-850-5228

THESE DOCUMENTS ARE INCOMPLETE AND ISSUED FOR PRELIMINARY REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.
 ENRIQUE GONZALEZ ARCHITECT
 DATE: 8/13/2022

Proposed New Project for:
The Food Gardens at Olde Montgomery
 Address: 14465 Liberty St., Montgomery, TX 77356

DATE	Description

DATE: 04-01-2022 8/13/2022
 DRAW: PV-KM-AZ-EG CHECKED: EGG
 PROJECT NO: 22-144

SHEET NAME:
 Site Plan

SHEET No.
A.01

LOT COVERAGE FOR ALL IMPERVIOUS MATERIAL	
TOTAL LOT SIZE	61,307
GRAVEL	29,250
CONCRETE PADS	5,373
PAVERS	4,179
TOTAL SQ. FT.	38,802
PROPOSED PERCENTAGE OF LOT COVERED =	63.29%

LANDSCAPE AREAS	
FRONT GREEN AREA	15,207
REAR GREEN AREA	7,288
AREA IN 25' VEGETATIVE SETBACK (included in total rear green area)	5,504

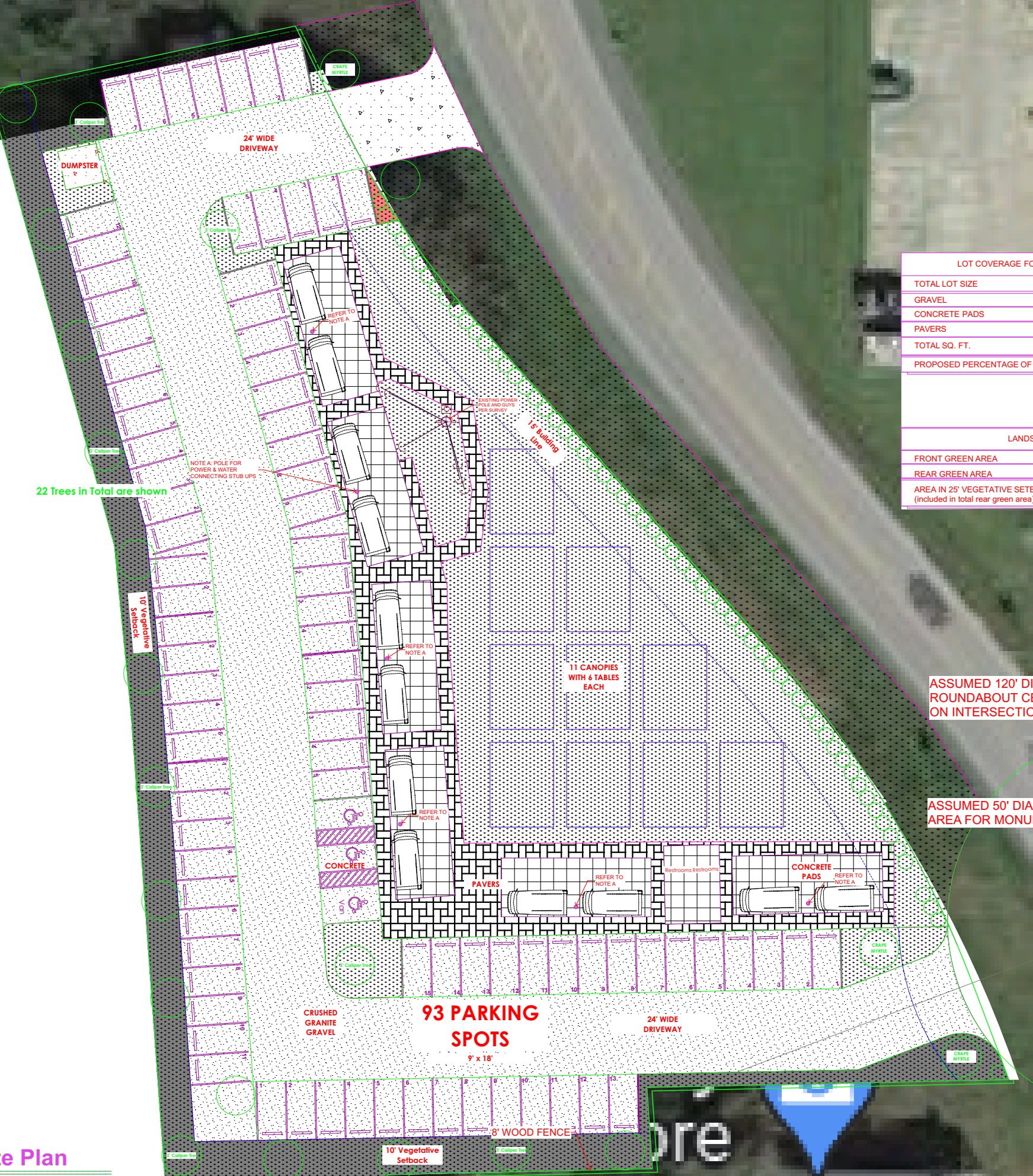
1.01 Site Plan

1/16" = 1'-0"

22 Trees in Total are shown

ASSUMED 120' DIA. ROUNDABOUT CENTERED ON INTERSECTION

ASSUMED 50' DIA. GARDEN AREA FOR MONUMENT



Mon
 Con

	Development Info & Capacities						2022			2023			2024			2025			2026		
	Current Connections	Ultimate Connections	Water		Wastewater		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
			Current Actual	Ultimate	Current	Ultimate															
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															
Depado Estates	-	5	-	10,000	-	6,500				2	4,000	2,600	1	1,333	867	2	2,667	1,733			
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750				2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
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	136	187	99,315	239,080	64,555	155,402	1	1,875	1,219	17	39,400	25,610	10	26,883	17,474	8	18,517	12,036	3	11,875	7,719
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	-	6,000	-	3,000	48	6,000	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															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,385	1,696	388,760	583,365	224,220	342,877	71	12,825	7,079	175	79,435	35,490	68	39,933	24,494	44	26,617	16,326	26	17,050	10,319
			Total Projected Committed Volumes:				2022			2023			2024			2025			2026		
							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
							1,456	401,585	231,299	1,631	481,020	266,789	1,699	520,953	291,283	1,743	547,570	307,609	1,769	564,620	317,927
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910			
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000				385	60,000	50,000	385	60,000	50,000						
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Grand Monarch Apartments	-	72	-	10,300	-	8,600				72	10,300	8,600									
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180				1	2,180	2,180									
Summer Wind	-	211	-	47,475	-	27,430							72	16,200	9,360	72	16,200	9,360	67	15,075	8,710
Meadow Ridge	-	81	-	18,225	-	10,530							60	13,500	7,800	21	4,725	2,730			
Waterstone Section 4	-	23	-	5,175	-	2,990							18	4,050	2,340	5	1,125	650			
Subtotal	-	1,695	-	350,805	-	221,590	-	-	-	148	29,355	20,530	745	141,000	96,800	282	63,450	36,660	232	52,200	30,160
Committed Plus Feasibility	1,385	3,391	388,760	934,170	224,220	564,467	2022			2023			2024			2025			2026		
			Total Projected Committed Volumes Plus Feasibility				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
							1,456	401,585	231,299	1,779	510,375	287,319	2,592	691,308	408,613	2,918	781,375	461,599	3,176	850,625	502,077

	Development Info & Capacities																					
	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026			
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
Potential Future Development (Within Current City Limits)																						
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500				-	-		1	10,000	6,500							
HEB Tract (pad sites only)	-	5	-	15,000	-	9,750	-	-	-				2	6,000	3,900	3	9,000	5,850	-	-	-	
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	-	36	-	8,100	-	5,265							10	2,250	1,463	10	2,250	1,463	10	2,250	1,463	
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380							50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	
Waterside	-	85	-	19,125	-	11,050				15	3,375	1,950	5	1,125	650	35	7,875	4,550				
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250				2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	650	
Porter Farms Tract	-	92	-	20,700	-	11,960				38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	-	
The Woods of Town Creek	-	212	-	47,700	-	27,560				-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,900	
Group 1A (Mix)	-	1,519	-	379,650	-	303,720																
Group 1B (Mix)	-	715	-	178,650	-	142,920													41	10,250	8,200	
Group 1C (Res Low)	-	114	-	28,530	-	22,820																
Group 1D (Mix Use)	-	207	-	51,730	-	41,390																
Group 1E (Res Low Density)	-	283	-	70,740	-	56,600							19	4,750	3,801	18	4,500	3,601	18	4,500	3,601	
Group 1F (Mix Use)	-	162	-	40,610	-	32,480																
Group 1G (Mix Use)	-	86	-	21,450	-	17,160																
Group 1H (Comm)	-	230	-	57,490	-	45,990							15	3,750	3,000				20	5,000	4,000	
Group 1I (Comm)	-	214	-	53,510	-	42,810																
Group 1J (Mix Use)	-	1324	-	330,920	-	264,730													18	4,500	3,600	
Group 1K (Comm)	-	151	-	37,770	-	30,220										4	1,000	800	5	1,250	1,000	
Group 1L (Comm)	-	153	-	38,280	-	30,630										8	2,006	1,605	9	2,256	1,806	
Subtotal	-	5,740	-	1,451,080	-	1,128,239	-	-	-	57	15,392	9,143	203	63,848	40,966	238	64,207	41,429	198	48,601	35,594	
Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City						2022			2023			2024			2025			2026				
						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		
						1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209		
Potential Future Development (ETJ)																						
Group 2A (Mix Use)	-	516	-	129,120	-	103,290																
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940																
Group 2C (Res High Density)	0	428	-	106,890	-	85,510																
Group 2D (Mix Use)	0	807	-	201,750	-	161,390																
Group 2E (Mix Use)	0	1118	-	279,380	-	223,500																
Group 2F (Res Low)	0	410	-	102,550	-	82,030																
Group 2G (Comm)	0	406	-	101,400	-	81,120																
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850																
Subtotal	-	4,063	-	1,015,850	-	812,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
						2022			2023			2024			2025			2026				
						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		
						1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209		
Potential Ultimate Totals		1,385	13,194	388,760	3,401,100	224,220	2,505,336	1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209

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

Food Gardens of Olde Montgomery

Dev. No. 2210

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	\$ 500
City Attorney	\$ 500
City Engineer	\$ 4,000
<hr/>	
TOTAL	\$ 5,000

**SUMMER WIND
FEASIBILITY STUDY
(Dev. No. 2211)**

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-121

OCTOBER 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Escrow Calculation
- E: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

Montage Partners, LLC (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 56.7 acre tract along Lone Star Parkway, also referred to as the Summer Wind tract. The tract is located within City limits.

The development falls with Montgomery County Municipal Utility District No. 179. MUD No. 179 does not provide its own water or wastewater so the development would receive water and wastewater services from the City.

This development would consist of approximately 211 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

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

The analysis shows that based on sanitary sewer capacity of Lift Station No. 10, the lift station will need additional capacity to serve all existing and proposed developments at full build out. There is an opportunity of some cost sharing for Lift Station No. 10 improvements with the Developer of the Mabry Tract. All coordination on any potential cost sharing is the responsibility of the Developer. The analysis also shows that the City will have the wastewater treatment plant capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

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

Escrow Account	\$33,000
Lift Station No. 10 Improvements*	\$379,000
Total Estimated Costs	\$412,000

**total cost to of improvements to serve this development and the Pulte development*

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$82,875,000 at full build out. Based on the City’s estimated current tax rate (\$0.1050 debt service and \$0.2950 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Operations and Maintenance	\$244,481.25
Debt Service	\$ 87,018.75
Total Estimated Annual Tax Revenue	\$331,500.00

2 INTRODUCTION

This undeveloped tract is located along Lone Star Parkway just east of Buffalo Springs Drive, and falls completely within the City Limits. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to subdivide the Tract into approximately 211 – 45' wide single family lots.

The Tract is currently zoned as Planned Development as part of the LeFevre Development Agreement. The Planned Development zoning allows for a mixed use of the development which includes single family as proposed in this development.

Based on information from the Developer, construction of the development is planned to be complete in 2026. 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. The Tract is currently located within the boundary of Montgomery County MUD No. 179.

3 ANALYSIS

Water Production and Distribution

The Tract is located within the City and would not need to be annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality (“TCEQ”) requirements. The City is nearing completion of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City’s water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow (“ADF”) in the City is approximately 434,400 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C**. Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

The proposed development falls within Montgomery County Municipal Utility District No. 179 (“MUD No. 179”). MUD No. 179 does not intend to provide separate water service so the Development will receive water from the City. Based on information provided by the Developer the Tract is estimated water usage is 79,560 gpd. However, based on historical data from similar developments in the City, the Tract’s estimated water capacity requirement is approximately 47,475 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 934,170 gpd or 164% of the total ADF capacity and 136% of the connection capacity at full build out. Based on the projections shown in **Exhibit C**, the City would need additional water plant capacity around 2024.

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

City records indicate that there is an existing 8-inch waterline that stubs at the frontage of the Tract, which will be able to serve the development as shown in **Exhibit A**. This will need to be verified by the Developer. The Developer should also connect to the existing 8-inch waterline that stubs at the end of Peel Point Dr. to provide a looped waterline system throughout the development. The Developer will be responsible for all costs associated with the waterline extension and required easements.

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

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

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development 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 184,330 gpd or 46%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 342,900 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C**.

The proposed development falls within Montgomery County Municipal Utility District No. 179 ("MUD No. 179"). MUD No. 179 does not intend to provide separate sanitary sewer service so the Development will receive sanitary sewer service from the City. Based on information from the Developer the Tract's estimated sanitary sewer usage is 55,250. However, 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 27,430 gpd (822,900 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 564,467 gpd or 141% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around the first quarter of 2024. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around third quarter of 2024. (Note: We are expecting the construction of Nantucket Apartments, consisting of 385 units. The development will account for 50,000 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.)

There is an existing public sanitary sewer manhole at the end of Peel Point Dr. that can serve as the point of connection for the proposed development. This is based on as-built information for the existing sanitary sewer line and LIDAR elevations for the Tract, and should be verified by the Developer after a topographic survey is completed. The Developer will be responsible for constructing a gravity line to serve the development, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the sanitary sewer gravity line, and required easements. The final land plan, and grading plan may affect the estimated costs and design associated with the development.

The proposed sanitary sewer capacity of the Development will cause the City's Lift Station No. 10 to exceed capacity at full buildout and will need to be upsized from approximately 350 gpm to 550 gpm. There is an opportunity for cost sharing of these expenses with the Mabry Tract development. The estimated preliminary cost for the improvements is approximately \$379,000 as shown in **Exhibit E**. However, an additional inspection and analysis of Lift Station No. 10 will need to be performed to prepare a final estimated cost of improvements.

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, to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

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

Drainage

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development ultimately has no impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

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

Paving and Traffic

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

Currently, the preliminary land plan, combined with existing infrastructure, provides for one (1) proposed access point along Lone Star Parkway to provide access to the entire 211-home subdivision. The Developer Per the City and Montgomery County’s most recently adopted thoroughfare plan, there are no conflicts with the current land plan. The Developer is responsible for Montgomery County approval for the proposed access point onto Lonestar Parkway. The Developer will need to add a stub-out street adjacent to the western boundary to allow for future access through the adjacent property.

Development Costs

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

The Developer will not need to pay water and wastewater impact fees to the City. Tap fees will be based on cost of the tap plus 200%, and will be determined by Public Works at the time the tap is requested.

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 \$33,000 will be required to cover the City’s remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit D**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Escrow Account	\$33,000
Lift Station No. 10 Improvements*	\$379,000
Total Estimated Costs	\$412,000

**total cost of improvements to serve this development and the Pulte development*

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.

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.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$82,875,000.00. Based on the estimated total A.V., the in-city development would generate approximately \$87,018.75 per year in debt service revenue, and approximately \$244,481.25 per year in operations and

maintenance revenue. These estimates are based on the City's \$0.1050/\$100 valuation debt service tax rate and the \$0.2950/\$100 valuation Operations & Maintenance (O&M) tax rate.

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

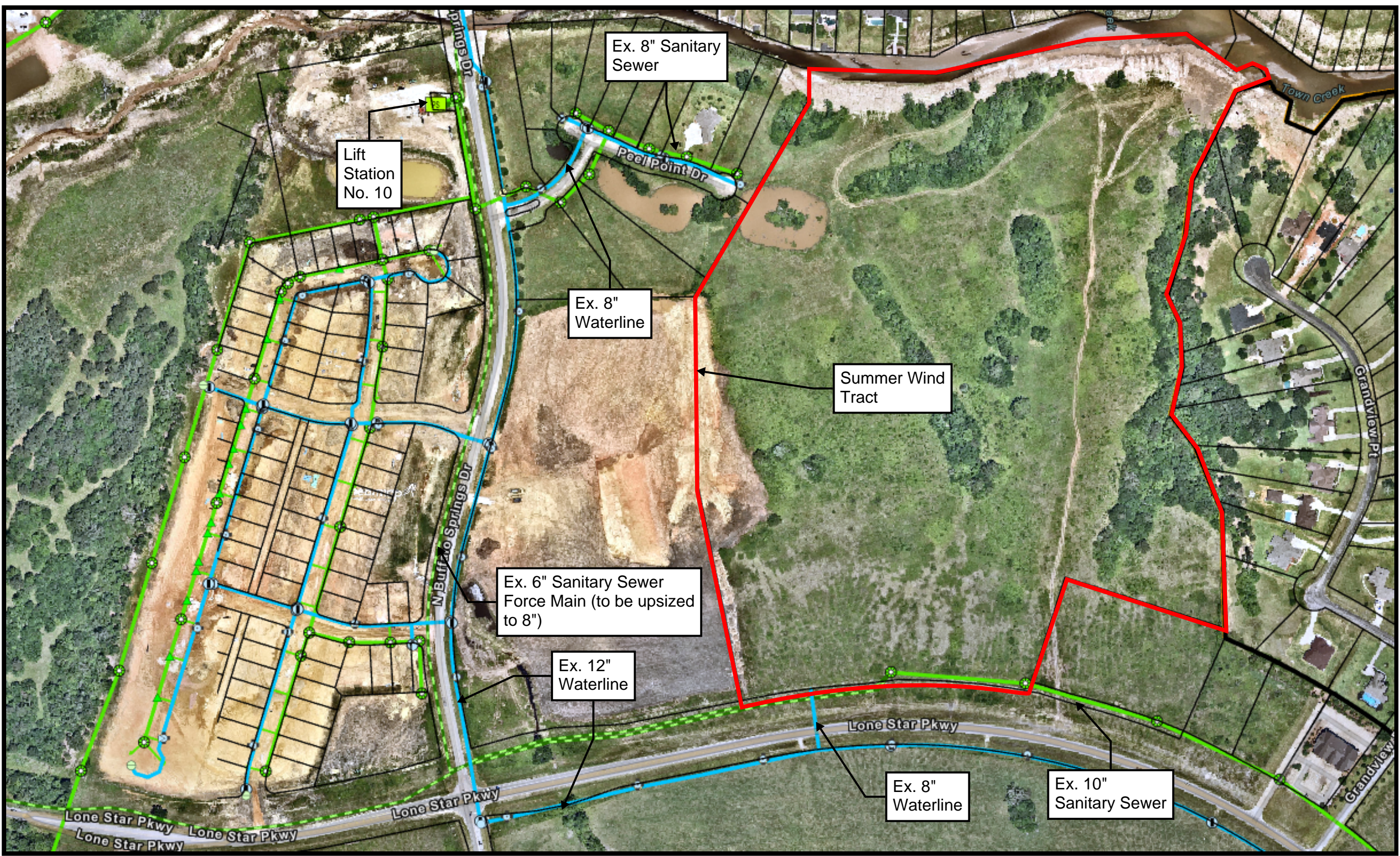
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Ms. Katherine Vu should you have any questions.



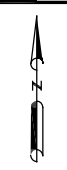
Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/kv:zlg



TRACT BOUNDARY
 SUMMER WIND FEASIBILITY STUDY



SHEET
 EXHIBIT
 A



a schematic development plan for
LONESTAR PKWY
 ±56.7 ACRES OF LAND
 prepared for
CORPORATE STRATEGIES LLC

LOT SUMMARY

	45'x120'	211 LOTS	100 %
TOTAL		211 LOTS	

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

SCALE 0 100 200 400

MTA-1-763
 JULY 26, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION 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 TOPIC OF ENGINEERING AND DRAINAGE, FLOODPLAIN, 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						2022			2023			2024			2025			2026		
	Current Connections	Ultimate Connections	Water		Wastewater		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
			Current Actual	Ultimate	Current	Ultimate															
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															
Depado Estates	-	5	-	10,000	-	6,500				2	4,000	2,600	1	1,333	867	2	2,667	1,733			
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750				2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
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	136	187	99,315	239,080	64,555	155,402	1	1,875	1,219	17	39,400	25,610	10	26,883	17,474	8	18,517	12,036	3	11,875	7,719
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	-	6,000	-	3,000	48	6,000	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															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,385	1,696	388,760	583,365	224,220	342,877	71	12,825	7,079	175	79,435	35,490	68	39,933	24,494	44	26,617	16,326	26	17,050	10,319
			Total Projected Committed Volumes:				2022			2023			2024			2025			2026		
							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
							1,456	401,585	231,299	1,631	481,020	266,789	1,699	520,953	291,283	1,743	547,570	307,609	1,769	564,620	317,927
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910			
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000				385	60,000	50,000	385	60,000	50,000						
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Grand Monarch Apartments	-	72	-	10,300	-	8,600				72	10,300	8,600									
Olde Montgomery Food Gardens	-	1	-	2,180	-	2,180				1	2,180	2,180									
Summer Wind	-	211	-	47,475	-	27,430							72	16,200	9,360	72	16,200	9,360	67	15,075	8,710
Meadow Ridge	-	81	-	18,225	-	10,530							60	13,500	7,800	21	4,725	2,730			
Waterstone Section 4	-	23	-	5,175	-	2,990							18	4,050	2,340	5	1,125	650			
Subtotal	-	1,695	-	350,805	-	221,590	-	-	-	148	29,355	20,530	745	141,000	96,800	282	63,450	36,660	232	52,200	30,160
Committed Plus Feasibility	1,385	3,391	388,760	934,170	224,220	564,467	2022			2023			2024			2025			2026		
							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
							1,456	401,585	231,299	1,779	510,375	287,319	2,592	691,308	408,613	2,918	781,375	461,599	3,176	850,625	502,077

Project/Group	Development Info & Capacities						2022			2023			2024			2025			2026				
	Current Connections	Ultimate Connections	Water		Wastewater		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		
			Current Actual	Ultimate	Current	Ultimate																	
Potential Future Development (Within Current City Limits)																							
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500	-	-	-	-	-	1	10,000	6,500	-	-	-	-	-	-	-	-	
HEB Tract (pad sites only)	-	5	-	15,000	-	9,750	-	-	-	-	-	2	6,000	3,900	3	9,000	5,850	-	-	-	-		
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860	-	-	2	1,467	953	2	1,467	953	-	-	-	-	-	-	-		
Moon Over Montgomery	-	15	-	3,375	-	2,194	-	-	-	-	-	15	3,375	2,194	-	-	-	-	-	-	-		
Waterstone, Section 3	-	36	-	8,100	-	5,265	-	-	-	-	-	10	2,250	1,463	10	2,250	1,463	10	2,250	1,463	10	2,250	1,463
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380	-	-	-	-	-	50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	26	5,850	3,380
Waterside	-	85	-	19,125	-	11,050	-	-	15	3,375	1,950	5	1,125	650	35	7,875	4,550	-	-	-	-	-	
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	-	-	2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	650	1	1,000	650
Porter Farms Tract	-	92	-	20,700	-	11,960	-	-	38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	-	-	-	
The Woods of Town Creek	-	212	-	47,700	-	27,560	-	-	-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,900	30	6,750	3,900
Group 1A (Mix)	-	1,519	-	379,650	-	303,720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group 1B (Mix)	-	715	-	178,650	-	142,920	-	-	-	-	-	-	-	-	-	-	-	41	10,250	8,200	41	10,250	8,200
Group 1C (Res Low)	-	114	-	28,530	-	22,820	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group 1D (Mix Use)	-	207	-	51,730	-	41,390	-	-	-	-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,601	18	4,500	3,601
Group 1E (Res Low Density)	-	283	-	70,740	-	56,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group 1F (Mix Use)	-	162	-	40,610	-	32,480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group 1G (Mix Use)	-	86	-	21,450	-	17,160	-	-	-	-	-	15	3,750	3,000	-	-	-	20	5,000	4,000	20	5,000	4,000
Group 1H (Comm)	-	230	-	57,490	-	45,990	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group 1I (Comm)	-	214	-	53,510	-	42,810	-	-	-	-	-	-	-	-	13	3,250	2,600	14	3,500	2,800	14	3,500	2,800
Group 1J (Mix Use)	-	1,324	-	330,920	-	264,730	-	-	-	-	-	-	-	-	18	4,500	3,600	33	8,250	6,600	33	8,250	6,600
Group 1K (Comm)	-	151	-	37,770	-	30,220	-	-	-	-	-	-	-	-	4	1,000	800	5	1,250	1,000	5	1,250	1,000
Group 1L (Comm)	-	153	-	38,280	-	30,630	-	-	-	-	-	8	2,006	1,605	9	2,256	1,806	-	-	-	-	-	
Subtotal	-	5,740	-	1,451,080	-	1,128,239	-	-	-	57	15,392	9,143	203	63,848	40,966	238	64,207	41,429	198	48,601	35,594		
Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City																							
							2022			2023			2024			2025			2026				
							1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209		
Potential Future Development (ETJ)																							
Group 2A (Mix Use)	-	516	-	129,120	-	103,290	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2C (Res High Density)	0	428	-	106,890	-	85,510	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2D (Mix Use)	0	807	-	201,750	-	161,390	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2E (Mix Use)	0	1,118	-	279,380	-	223,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2F (Res Low)	0	410	-	102,550	-	82,030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2G (Comm)	0	406	-	101,400	-	81,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal	-	4,063	-	1,015,850	-	812,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
							2022			2023			2024			2025			2026				
							1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209		
Potential Ultimate Totals	1,385	13,194	388,760	3,401,100	224,220	2,505,336	1,456	401,585	231,299	1,836	525,767	296,462	2,852	770,548	458,722	3,416	924,822	553,137	3,872	1,042,673	629,209		

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

Summer Wind

Dev. No. 2211

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 and drainage report reviews, developer coordination, construction coordination, construction inspection, and warranty of services. The required additional amount is below:

Administration	\$ 3,000
City Attorney	\$ 3,000
City Engineer	\$ 27,000
<hr/>	
TOTAL	\$ 33,000



Preliminary Cost Estimate
FOR
LIFT STATION NO. 10 IMPROVEMENTS
Summer Wind
9/28/2022

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
1	Mobilization, Bonds & Insurance	1	LS	\$ 25,000	\$ 25,000
2	Submersible Pumps & Accessories	1	LS	89,700	90,000
3	Piping, Valves, Supports, etc.	1	LS	66,671	67,000
4	Lift Station Electrical & Controls	1	LS	71,563	72,000
5	Bypass Pumping	1	LS	25,000	25,000
6	Stormwater Pollution Protection Plan	1	LS	1,000	1,000
7	Misc. Metals	1	LS	8,000	8,000
				Construction Subtotal	\$ 288,000
				Contingencies (15%)	\$ 44,000
				Engineering	\$ 28,000
				Construction Phase Services	\$ 19,000
				Total	\$ 379,000

Notes:

- 1 All values rounded up to the nearest thousand.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3 This includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.

**MEADOW RIDGE
FEASIBILITY STUDY
(Dev. No. 2213)**

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-124

NOVEMBER 2022

PREPARED BY

WGA

CONSULTING ENGINEERS

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A. Tract Boundary
- B. City Zoning
- C. Preliminary Site Plan
- D. Water and Wastewater Usage Projection
- E. Impact Fees
- F. Escrow Agreement
- G. Public Utility Extension Cost Estimate

1 EXECUTIVE SUMMARY

Morning Cloud Investments, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a future 28-acre single family development along Lone Star Parkway, also referred to as the Meadow Ridge tract. A majority of the tract falls within the City limits and would not require annexation. However, approximately 8.25 acres of the tract is located within the City’s Extraterritorial Jurisdiction (“ETJ”) and would require annexation into the City prior to receiving service.

This development would consist of approximately 81 single family lots for in-city service at full build out. The final land plan may affect the estimated costs of and revenues associated with the development.

The analysis shows that the City has the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that the City will have the wastewater treatment plant capacity to serve the development and existing developments for the next couple of years but will need additional sanitary sewer plant capacity to serve all existing and proposed developments at full build out.

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

Escrow Account	\$47,500
Water Impact Fee	\$91,206
Wastewater Impact Fee	\$203,553
Offsite Utility Improvements	\$762,500
<hr/>	
Total Estimated Costs	\$1,104,759

Based on information provided by the Developer the estimated a total assessed valuation for the development would be approximately \$36,000,000 at full build out. Based on the City’s estimated current tax rate (\$0.1050 debt service and \$0.2950 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below, assuming 95% collection and 75% of the properties receive a 20% homestead exemption:

Operations and Maintenance	\$30,524
Debt Service	\$85,756
<hr/>	
Total Estimated Annual Tax Revenue	\$116,280

2 INTRODUCTION

This undeveloped tract is located along Lone Star Parkway west of FM 149. Approximately 8.25 acres of the tract falls outside of City limits and would require annexation prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit C** and indicates the Developer's intentions to subdivide the Tract into approximately 81 – 75' wide single family lots. Upon annexation of approximately 8.25 acres the tract will need to be zoned R-1 Residential. Enclosed as **Exhibit B** is a map showing the current zoning of the area surrounding the property.

Based on information from the Developer, construction of the development is planned to be complete in 2026. 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 primarily within the City and would need to be fully annexed into the City before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 2,500 connections or a 568,000 gallons per day (average daily flow) per Texas Commission on Environmental Quality (“TCEQ”) requirements.

The current average daily flow (“ADF”) in the City is approximately 434,400 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in permitting or under construction, the City has committed approximately 593,665 gpd and 1,768 connections. A copy of the updated water usage projections is included as **Exhibit D**. This equates to approximately 104% of the total ADF capacity and 70% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until 2024. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on historical data from similar developments in the City, the Tract’s estimated water capacity requirement is approximately 18,225 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed approximately 934,170 gpd or 164% of the total ADF capacity and 136% of the connection capacity at full build out. Based on the projections shown in **Exhibit D**, the City would need additional water plant capacity around 2024. The addition of a booster pump would increase the ADF capacity to 730,000.

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

City records indicate that there is an existing 12-inch waterline along Lone Star Parkway, which will be able to serve the development as shown in **Exhibit A**. The Developer will extend this line to the tract’s western boundary to allow for a future closed loop of the City’s water system. A preliminary cost estimate for the construction costs of the waterline extension can be found in **Exhibit G**. The Developer will be responsible for all costs associated with the waterline extension and required easements. It is recommended that an environmental assessment be conducted to confirm potential wetlands and to identify the limits of the recorded floodplain. The results of this assessment may impact construction costs and timeline. Additionally this waterline is on the City’s capital improvements plan and included in the City’s Impact Fee calculation. The City should consider completing this waterline loop as part of this project and should take into consideration the sharing of cost of this waterline with the Developer.

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

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

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development 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 184,330 gpd or 46%.

Inclusive of existing connections, platted developments, and developments which are in permitting or under construction, the City has committed approximately 351,477 gpd or 88% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit D**.

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 10,530 gpd (315,900 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility and design, and this development, the City will have committed 564,467 gpd or 141% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including these Tracts and other tracts in design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around the first quarter of 2024. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around third quarter of 2024. (Note: We are expecting the construction of Nantucket Apartments and Grand Monarch Apartments, consisting of 385 units and 72 units, respectively. The developments will account for 58,600 gpd at full build out. We are not anticipating all units to be filled within 2024 but are accounting for it in these calculations.)

Given the Tract's location relative to the City's existing sanitary sewer facilities and due to the topography across the tract, a new public lift station and force main will need to be constructed to serve the Tract. The Tract will be served by extending gravity sanitary sewer lines to the proposed lift station. The lift station will need to be located and constructed to a depth such that future gravity sanitary sewer lines can also be extended to the surrounding properties to receive sanitary sewer service in the future. This includes properties along Lone Star Parkway up to Town Creek.

The lift station pumps will initially be sized to serve only the Tract and existing developed properties within the City limits that do not currently receive sanitary sewer service. Additionally, the wet well and gravity sanitary sewer lines shall be constructed deep enough to serve a portion of the surrounding properties for future development as previously described. The final location of the lift station will determine the depth

and diameter of the wet wells. The lift station will need to be constructed with a permanent backup generator, and the pumps, controls, and design shall be reviewed and approved by the City. The Developer will be responsible for dedicating the necessary lift station site and easements to the City.

The proposed lift station will convey flow via a new public force main extending to the existing public gravity sanitary sewer line located at the southwest corner of the intersection of FM 149 and Lone Star Parkway. We evaluated routing the flow toward Lift Station No. 7; however, Lift Station No. 7 does not have the capacity to serve the Tract. Additionally, by discharging the force at the intersection of FM 149 and Lone Star Parkway, will minimize the number of times the flow would have to be pumped before reaching the City's wastewater treatment plant. A preliminary layout of the improvements can be found in **Exhibit A**, and construction cost estimates for the force main can be found in **Exhibit G**. The developer will need to prepare cost estimates for the proposed lift station and include them in their development cost. The alignment and cost of the improvements are subject to change based on the final land plan of the proposed development. The developer will be responsible for all costs associated with the improvements required to serve the Tract and all required easements.

We additionally evaluated the feasibility of extending a public gravity sanitary sewer line from the Tract to the existing manhole in Lone Star Estates. However due to the elevations of Town creek and the existing 12" sanitary sewer line, this option is not feasible to provide service to the Tract via gravity sanitary sewer.

Lift Station No. 2 is also already projected to be over its calculated capacity, based on a 6 hour per day run time, at full build-out of the existing developments, not including this Tract. (The reason to limit the capacity to 6 hours per day is it then allows for the lift station to handle the 4 times peaking factor.) The City will need to proceed with a study in the next few months to finalize the long-term plan to handle sanitary sewer treatment, which will include evaluation of future sanitary sewer line and lift station upsizing's.

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, to the City Engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits.

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

Drainage

The onsite storm sewer system will be designated public and accepted by the City upon completion of the development. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards.

Failure to design and construct the drainage facilities per Montgomery County Criteria potentially jeopardizes eligibility for acceptance by the City. The Developer will also be required to perform and submit a drainage study showing the development ultimately has no impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

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

Paving and Traffic

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

Currently, the preliminary land plan, combined with existing infrastructure, provides for two (2) proposed access points along Lone Star Parkway to provide access to the entire 81-home subdivision. The Developer is responsible for Montgomery County approval for the proposed access point onto Lone Star Parkway.

Per the 2021 Montgomery County Major Thoroughfare Plan, there is a proposed road that runs east/west across the southern portion of the property. The terminus points of the road per the plan are not feasible and the road would provide minimal benefit to the area. We recommend the developer stub out streets to the west, south, and east of the property to allow the option for future connection but not dedicate a full 60' wide right-of-way for a future collector street through the tract.

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 E** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of 81 $\frac{5}{8}$ – inch water meters per the table.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$47,500 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty

expenses. The fees calculation can be seen in **Exhibit F**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Escrow Account	\$47,500
Water Impact Fee	\$91,206
Wastewater Impact Fee	\$203,553
Offsite Utility Improvements	\$762,500
Total Estimated Costs	\$1,104,759

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

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$36,000,000. Based on the estimated total A.V., and assuming 95% collection and 75% of the residents receive a 20% homesteads exemption the in-city development would generate approximately \$85,756 per year in debt service revenue, and approximately \$30,524 per year in operations and maintenance revenue. These estimates are based on the City’s \$0.1050/\$100 valuation debt service tax rate and the \$0.2950/\$100 valuation Operations & Maintenance (O&M) tax rate.

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

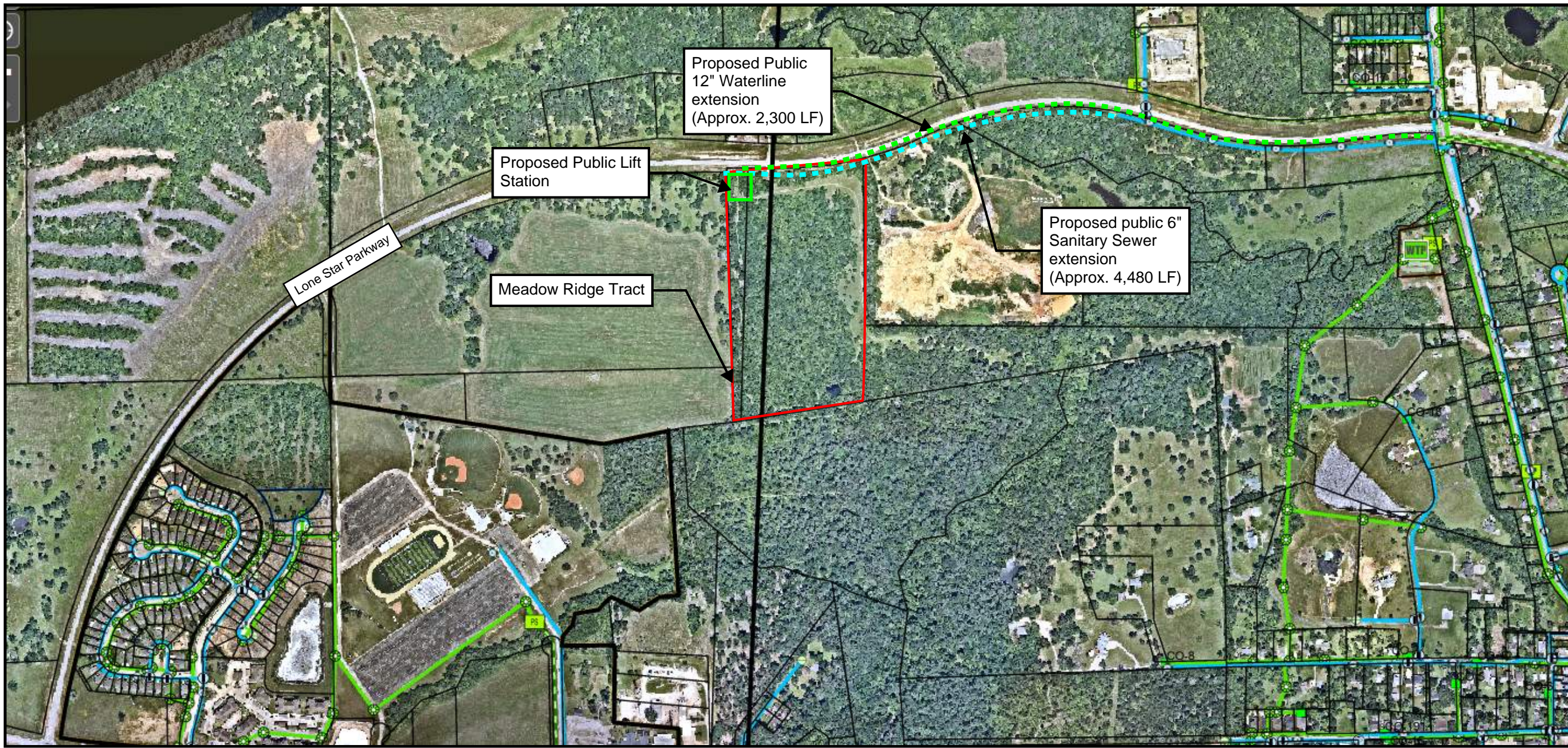
Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Ms. Katherine Vu should you have any questions.



Sincerely,

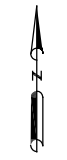
Chris Roznovsky, PE
Engineer for the City

CVR/kv:zlg

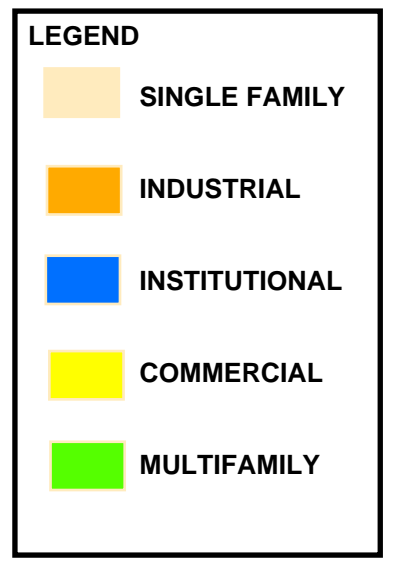
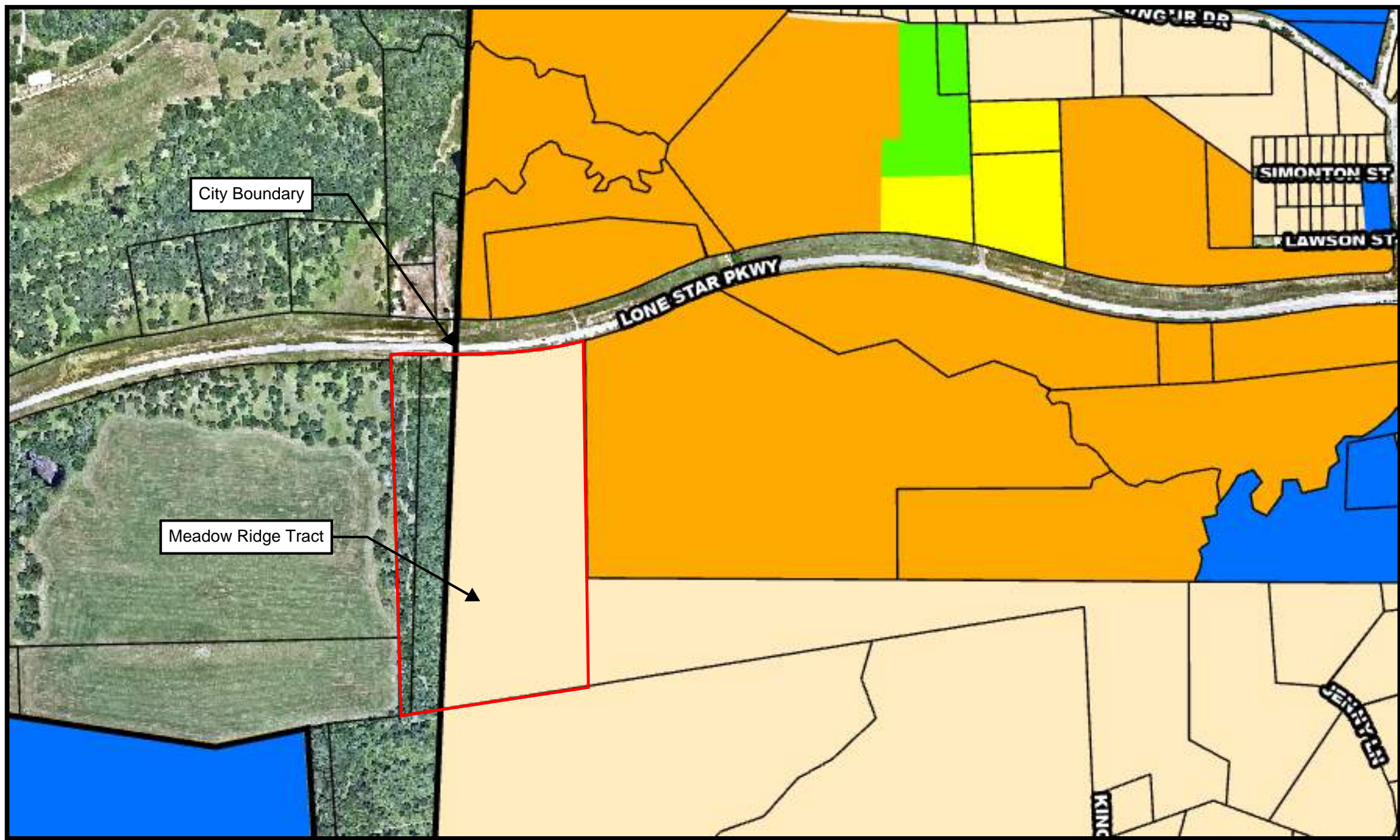


TRACT BOUNDARY

MEADOW RIDGE FEASIBILITY STUDY

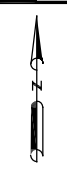


SHEET
 EXHIBIT
 A



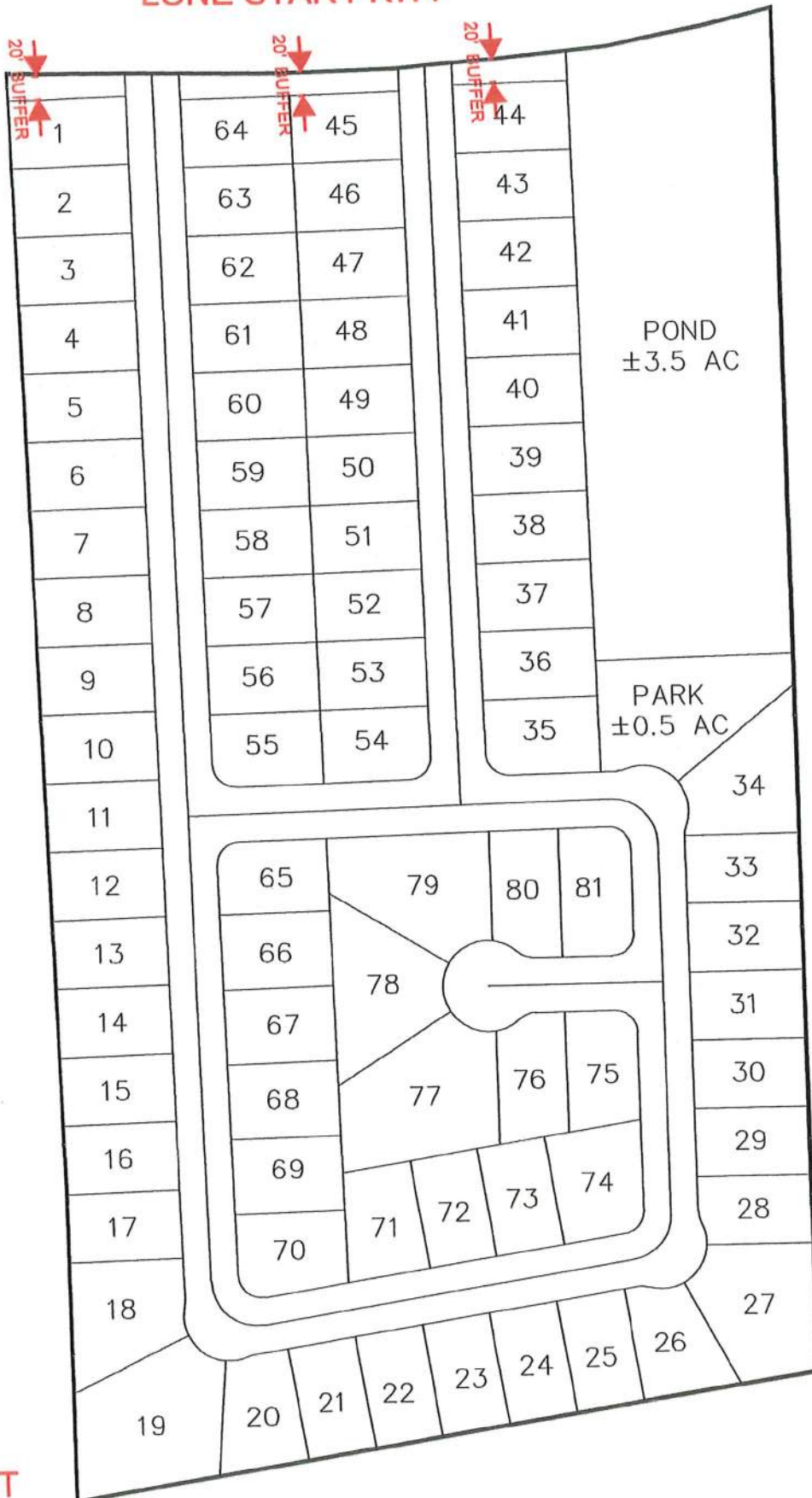
CITY ZONING

MEADOW RIDGE FEASIBILITY STUDY



SHEET
 EXHIBIT
 B

LONE STAR PKWY



28 AC TRACT
81 LOTS (75' X 120')
60' ROW

	Development Info & Capacities						2022			2023			2024			2025			2026			
	Current Connections	Ultimate Connections	Water		Wastewater		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	
			Current Actual	Ultimate	Current	Ultimate																
Single Family																						
Buffalo Crossing	8	13	1,800	2,925	1,040	1,690	-	-	-	4	900	520	2	450	260	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,120	3,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 2	63	64	14,175	14,400	8,190	8,320	-	-	-	1	225	130	-	-	-	-	-	-	-	-	-	-
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	-	-	-	3	675	-	3	675	-	3	675	-	3	675	-	-
FM 149 Corridor	21	25	4,725	5,625	2,730	3,250	-	-	-	1	225	130	1	225	130	1	225	130	1	225	130	130
Simontion and Lawson	13	23	2,925	5,175	1,690	2,990	-	-	-	2	450	260	2	450	260	2	450	260	2	450	260	260
Martin Luther King	48	55	10,800	12,375	6,240	7,150	-	-	-	1	225	130	2	450	260	2	450	260	2	450	260	260
Baja Road	7	11	1,575	2,475	910	1,430	1	225	130	1	225	130	1	225	130	1	225	130	-	-	-	-
Community Center Drive	3	3	675	675	390	390	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	-	-	-	1	225	-	1	225	-	-	-	-	-	-	-	-
Lake Creek Landing	15	15	3,375	3,375	1,950	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gulf Coast Estates, Section 2	2	4	450	900	260	520	2	450	260	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 1	36	37	8,100	8,325	4,680	4,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Creek Village, Section 2	39	45	8,775	10,125	5,070	5,850	1	225	130	-	-	-	-	-	-	-	-	-	-	-	-	-
Estates of Lake Creek Village	17	22	3,825	4,950	2,210	2,860	5	1,125	650	-	-	-	-	-	-	-	-	-	-	-	-	-
Lone Star Estates	10	10	2,250	2,250	1,300	1,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 2	51	51	11,475	11,475	6,630	6,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek, Section 3	49	49	11,025	11,025	6,370	6,370	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hills of Town Creek Sec. 4	23	30	5,175	6,750	2,990	3,900	7	1,575	910	-	-	-	-	-	-	-	-	1	225	130	-	-
Historic/Downtown	132	150	29,700	33,750	17,160	19,500	4	900	520	5	1,125	650	5	1,125	650	5	1,125	650	1	225	130	130
Terra Vista Section 1	58	61	13,050	13,725	7,540	7,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Creek Crossing Section 1	54	102	12,150	22,950	7,020	13,260	-	-	-	40	9,000	5,200	19	4,275	2,470	-	-	-	-	-	-	-
Villas of Mia Lago Section 1	14	14	3,150	3,150	1,820	1,820	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Villas of Mia Lago Section 2	42	42	9,450	9,450	5,460	5,460	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone, Section 1	44	53	9,900	11,925	5,720	6,890	2	450	260	3	675	390	2	450	260	2	450	260	-	-	-	-
Waterstone, Section 2	35	89	7,875	20,025	4,550	11,570	-	-	-	15	3,375	1,950	20	4,500	2,600	20	4,500	2,600	14	3,150	1,820	1,820
Gary Hammons	1	1	225	225	130	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Hall	1	1	1,070	1,070	890	890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Spring Plant	1	1	360	360	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cedar Brake Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fernland Park	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Homecoming Park Restrooms	1	1	200	200	150	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Side at the Park	8	11	1,800	2,475	1,040	1,430	-	-	-	3	675	390	-	-	-	-	-	-	-	-	-	-
Subtotal	865	1,077	196,755	244,455	113,250	137,560	22	4,950	2,860	80	18,000	9,880	58	13,050	7,020	36	8,100	4,290	23	5,175	2,600	2,600
Commercial Platted and Existing																						
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	-	-	-	2	3,600	2,340	1	1,800	1,170	2	3,600	2,340	-	-	-	-
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	-	-	-	3	4,700	3,055	-	-	-	-	-	-	-	-	-	-
Prestige Storage (SBP Res. D)	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's	1	1	750	750	488	488	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AutoZone	1	1	360	360	234	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	2	5,000	3,250	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	4,000	3,185	2,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CareNow & Other Suites	3	3	1,200	1,500	780	975	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	-	-	-	2	8,000	5,200	1	4,000	2,600	-	-	-	-	-	-	-
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. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve A2)	-	1	-	3,000	-	1,950	-	-	-	1	3,000	1,950	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve E)	-	1	-	3,000	-	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 1 (Reserve D)	-	1	-	6,000	-	3,900	-	-	-	-	-	-	1	6,000	3,900	-	-	-	-	-	-	-
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Place	1	1	360	1,200	234	780	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2 (Reserve J)	-	1	-	12,000	-	7,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	-	-	-	1	4,000	2,600	1	4,000	2,600	-	-	-	-	-	-	-
Discount Tire	-	1	-	225	-	146	-	-	-	1	225	146	-	-	-	-	-	-	-	-	-	-
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brookshire Brothers	2	2	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ransoms	1	1	1,500	1,500	975	975	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Medical Center	1	1	600	1,200	390	780	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lone Star Pkwy Office Building	2	2	400	720	260	468	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Old Iron Work	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apache Machine Shop	1	1	225	225	146	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Montgomery Community Center (Ione 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	6,500
Waterstone Commercial Reserves																						

Development Info & Capacities	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026		
			Current	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
			Actual																		
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															
Depado Estates	-	5	-	10,000	-	6,500				2	4,000	2,600	1	1,333	867	2	2,667	1,733			
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750				2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
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	136	187	99,315	239,080	64,555	155,402	1	1,875	1,219	17	39,400	25,610	10	26,883	17,474	8	18,517	12,036	3	11,875	7,719
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															
Piez Morgan Townhomes	-	48	-	6,000	-	3,000	48	6,000	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	375	495	51,600	67,900	25,800	37,400	48	6,000	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149)	1	1	2,800	2,800	1,400	1,400															
Subtotal	9	9	41,090	42,230	20,615	21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,385	1,768	388,760	593,665	224,220	351,477	71	12,825	7,079	175	79,435	35,490	68	39,933	24,494	44	26,617	16,326	26	17,050	10,319
Total Projected Committed Volumes:							1,456	401,585	231,299	1,631	481,020	266,789	1,699	520,953	291,283	1,743	547,570	307,609	1,769	564,620	317,927
Future Development in Feasibility/Design																					
Red Bird Meadows	-	554	-	124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	-	8,325	-	4,810				15	3,375	1,950	15	3,375	1,950	7	1,575	910	-	-	-
Hills of Town Creek Section 5	-	72	-	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	-
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000				385	60,000	50,000	385	60,000	50,000	75	16,875	9,750	75	16,875	9,750
Pulte Group (Mabry Tract)	-	259	-	58,275	-	33,670				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Older Montgomery Food Gardens	-	1	-	2,180	-	2,180				1	2,180	2,180									
Summer Wind	-	211	-	47,475	-	27,430				72	16,200	9,360	72	16,200	9,360	72	16,200	9,360	67	15,075	8,710
Meadow Ridge	-	81	-	18,225	-	10,530				60	13,500	7,800	21	4,725	2,730	21	4,725	2,730			
Waterstone Section 4	-	23	-	5,175	-	2,990				18	4,050	2,340	5	1,125	650	5	1,125	650			
Subtotal	-	1,623	-	340,505	-	212,990	-	-	-	76	19,055	11,930	745	141,000	96,800	282	63,450	36,660	232	52,200	30,160
Committed Plus Feasibility	1,385	3,391	388,760	934,170	224,220	564,467	1,456	401,585	231,299	1,707	500,075	278,719	2,520	681,008	400,013	2,846	771,075	452,999	3,104	840,325	493,477
Total Projected Committed Volumes Plus Feasibility							1,456	401,585	231,299	1,707	500,075	278,719	2,520	681,008	400,013	2,846	771,075	452,999	3,104	840,325	493,477

	Development Info & Capacities						Projections														
	Current Connections	Ultimate Connections	Water		Wastewater		2022			2023			2024			2025			2026		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Potential Future Development (Within Current City Limits)																					
HEB Tract (HEB store only)	-	1	-	10,000	-	6,500							1	10,000	6,500						
HEB Tract (pad sites only)	-	5	-	15,000	-	9,750							2	6,000	3,900				3	9,000	5,850
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860			2	1,467	953		2	1,467	953						
Moon Over Montgomery	-	15	-	3,375	-	2,194							15	3,375	2,194						
Waterstone, Section 3	-	36	-	8,100	-	5,265							10	2,250	1,463			10	2,250	1,463	
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380							50	11,250	6,500			50	11,250	6,500	
Waterside	-	85	-	19,125	-	11,050			15	3,375	1,950		5	1,125	650			35	7,875	4,550	
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250			2	2,000	1,300		1	1,000	650			1	1,000	650	
Porter Farms Tract	-	92	-	20,700	-	11,960			38	8,550	4,940		30	6,750	3,900			30	6,750	3,900	
The Woods of Town Creek	-	212	-	47,700	-	27,560							45	10,125	5,850			47	10,575	6,110	
Group 1A (Mix)	-	1,519	-	379,650	-	303,720								-	-				-	-	
Group 1B (Mix)	-	715	-	178,650	-	142,920								-	-				-	-	
Group 1C (Res Low)	-	114	-	28,530	-	22,820								-	-				-	-	
Group 1D (Mix Use)	-	207	-	51,730	-	41,390							19	4,750	3,801			18	4,500	3,601	
Group 1E (Res Low Density)	-	283	-	70,740	-	56,600								-	-				-	-	
Group 1F (Mix Use)	-	162	-	40,610	-	32,480								-	-				-	-	
Group 1G (Mix Use)	-	86	-	21,450	-	17,160							15	3,750	3,000				-	-	
Group 1H (Comm)	-	230	-	57,490	-	45,990								-	-				-	-	
Group 1I (Comm)	-	214	-	53,510	-	42,810								-	-			13	3,250	2,600	
Group 1J (Mix Use)	-	1324	-	330,920	-	264,730								-	-			18	4,500	3,600	
Group 1K (Comm)	-	151	-	37,770	-	30,220								-	-			4	1,000	800	
Group 1L (Comm)	-	153	-	38,280	-	30,630							8	2,006	1,605			9	2,256	1,806	
Subtotal	-	5,740	-	1,451,080	-	1,128,239	-	-	-	57	15,392	9,143	203	63,848	40,966	238	64,207	41,429	198	48,601	35,594
Total Projected Committed Volumes Plus Feasibility, Plus Potential In-City																					
	1,456	401,585	231,299	1,764	515,467	287,862	2,780	760,248	450,122	3,344	914,522	544,537	3,800	1,032,373	620,609						
Potential Future Development (ETJ)																					
Group 2A (Mix Use)	-	516	-	129,120	-	103,290															
Group 2B (Res Low Density)	-	150	-	37,440	-	29,940															
Group 2C (Res High Density)	0	428	-	106,890	-	85,510															
Group 2D (Mix Use)	0	807	-	201,750	-	161,390															
Group 2E (Mix Use)	0	1118	-	279,380	-	223,500															
Group 2F (Res Low)	0	410	-	102,550	-	82,030															
Group 2G (Comm)	0	406	-	101,400	-	81,120															
Group 2H (Res Low Density)	0	229	-	57,320	-	45,850															
Subtotal	-	4,063	-	1,015,850	-	812,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Potential Ultimate Totals																					
	1,385	13,194	388,760	3,401,100	224,220	2,505,336	1,456	401,585	231,299	1,764	515,467	287,862	2,780	760,248	450,122	3,344	914,522	544,537	3,800	1,032,373	620,609

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

Meadow Ridge

Dev. No. 2213

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 and drainage report 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	\$ 32,500
<hr/>	
TOTAL	\$ 47,500



**Preliminary Cost Estimate
FOR
PUBLIC UTILITY IMPROVEMENTS
Meadow Ridge
11/3/2022**

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
<u>Site Preparation</u>					
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$20,000	\$20,000
2	Trench Safety	6,320	LF	1	7,000
3	Stormwater Pollution Protection Plan	1	LS	15,000	15,000
4	Site Restoration	1	LS	10,000	10,000
5	Traffic Control	1	LS	25,000	25,000
<u>Waterline</u>					
6	12 - inch (12") PVC Waterline (Open-Cut)	2,140	LF	65	140,000
7	12 - inch (12") PVC Waterline (Trenchless)	300	LF	120	36,000
8	Fire Hydrant	6	EA	4,500	27,000
9	12" Wet Connect	1	EA	3,000	3,000
10	12" Plug and Clamp	1	EA	1,500	2,000
11	12" Gate Valve & Box	2	EA	3,000	6,000
12	2" Blow-off Valve & Box	1	EA	2,000	2,000
<u>Sanitary Sewer</u>					
13	6-inch (6") Force Main (Open Cut)	4,180	LF	45	189,000
14	6-inch (6") Force Main (Trenchless)	300	LF	100	30,000
15	Air Release Valve and Manhole	1	EA	12,000	12,000
16	Corrosion Resistant Discharge Manhole	1	EA	15,000	15,000
17	Connection to existing Manhole	1	EA	2,000	2,000
				Construction Subtotal	\$541,000
				Contingencies (15%)	\$82,000
				Environmental Assessment	\$16,500
				Engineering Design	\$60,000
				Construction Administration	\$18,000
				Inspection	\$25,000
				Reimbursable Expenses (Survey, Testing, Reproduction, Etc.) ⁽³⁾	\$20,000
				Total	\$762,500

Notes:

- 1 All values rounded up to the nearest hundred.
- 2 This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.
- 3 This includes geotechnical investigation, construction materials testing, review fees, reproduction, advertising expenses, and other miscellaneous reimbursable costs.