



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

August 05, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Planning and Zoning Commission will be held on **Tuesday, August 05, 2025 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 on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call meeting to order.
2. Pledges of Allegiance.

PUBLIC FORUM:

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

CONSENT AGENDA:

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

3. Consideration and possible action on the P&Z Regular Meeting Minutes of July 01, 2025.
4. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22, submitted by Lone Star Cowboy Church (Dev. No. 2407).
5. Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8, submitted by BCS Capital LLC (Dev. No. 2415).

PUBLIC HEARING:

The City Council will receive comments from the public on the below listed item(s). Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Hearing portion of the meeting must sign-in to participate prior to the meeting being called to order.

6. Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.

- 7.** Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

- 8.** Consideration and possible action on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.
- 9.** Consideration and possible action on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.
- 10.** Consideration and possible action regarding a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas).
- 11.** Consideration and possible action on a proposal to construct a new accessory structure (30'x45') in the rear yard of the property located at 706 Caroline Street.
- 12.** Consideration and Possible Action by the Planning & Zoning Commission on the Partial Replat for Hills of Town Creek Section 5 (Dev. No. 2406).
- 13.** Discussion on the Utility and Economic Feasibility Study Amendment for the BCS Capital development (Dev. No. 2415).
- 14.** Consideration and possible action on a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m.

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.

CLOSING AGENDA

- 15.** Items to consider for placement on future agendas.
- 16.** Adjourn.

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, certify that this notice of a public meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **July 30, 2025 by 3:00 PM** and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

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.

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the P&Z Regular Meeting Minutes of July 01, 2025.

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

P&Z Regular Meeting Minutes of July 01, 2025

Approved By

City Administrator	Brent Walker	Date: 07/22/2025
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**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
July 01, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on July 01, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a full quorum was established.

Commission Members Present:

Place 1, Commission Member	John Fox
Place 2, Chairman	William (Bill) Simpson
Place 3, Vice Chairman	Daniel Gazda
Place 4, Commission Member	Merriam Walker
Place 5, Commission Member	Jeff Glazer

Absent: None

2. Pledges of Allegiance.

Chairman Simpson led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

Chief Solomon addressed the Commission to speak on Liberty Street/FM 149 area. Chief Solomon addressed ongoing concerns regarding traffic and parking issues on FM 149, acknowledging the City and TxDOT are currently unable to handle or resolve illegal parking and signage problems, including the delayed installation of warning signs and flashing lights. He emphasized efforts to improve safety, such as working with TxDOT to install flashing signs and encouraging safer pedestrian crossings, while also noting the broader challenge of limited downtown parking and ongoing City Council efforts to identify additional parking solutions.

REGULAR AGENDA

3. Administration of Statement of Officer and Oath of Office to the newly appointed official for the Planning & Zoning Commission for Place 5.

City Secretary Ruby Beaven administered the Statement of Officer and the Oath of Officer for the newly appointed official, Jeff Glazer, for Planning and Zoning Commission Place 5.

4. Consideration and possible action on the election of Vice Chairman.

Commission Member Daniel Gazda was nominated for Vice Chairman.

Motion: Commission Member Walker made a motion to elect Commission Member Daniel Gazda for Vice Chairman. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible action on the P&Z Regular Meeting Minutes of June 11, 2025.

Motion: Commission Member Walker made a motion to approve the P&Z Regular Meeting Minutes of June 11, 2025. Vice-Chairman Gazda seconded the motion. Motion carried with all present voting in favor.

6. Update regarding the approved installation of a roof over the existing patio area located at 14335 Liberty Street in the Historic Preservation District.

Code Enforcement/Planning Administrator Tilley addressed the Commission regarding an update for the roof installation at 14335 Liberty Street. She clarified that although it was previously approved with conditions, there was a procedural oversight in not discussing the submitted documents more thoroughly during the meeting. The property owner is working to provide additional details, such as more comprehensive documentation of roofing materials and stamped drawings, to satisfy the Building Official's requirements for a complete application. The Building Official is still reviewing the post and roofing details to ensure compliance with building codes, emphasizing the importance of submitting detailed, stamped drawings to ensure the project is completed properly and safely.

7. Consideration and possible action regarding the proposed replacement of existing posts at 14420 Liberty Street.

Code Enforcement/Planning Administrator Tilley addressed the Commission about the Lions Club proposing to replace the current temporary posts at 14420 Liberty Street, the Community Center, with a more permanent, monument-like structure made of treated wood, which would be anchored underground and integrated with the existing rock walls, enhancing safety and aesthetics. The new posts, designed to be stable and finished to match the picture provided, will be installed coming out of the ground behind the brick facade, with galvanized bolts for attachment, and will be donated by the Lions Club for community use, including banner displays and signage during events like First Saturdays. Kevin Smith of the Montgomery Lions Club, District 252, addressed the Commission and provided additional detail and answered the Commissions inquiries with discussions emphasizing maintenance responsibility, which will be determined once the City accepts the structure.

Motion: Vice-Chairman Gazda made a motion to approve the proposed replacement of existing posts at 14420 Liberty Street. Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

8. Consideration and possible action regarding a request for a special use permit for a financial facility with two drive-through lanes and a dedicated lane for a drive up

ATM at 19940 Eva Street (legal description: S725900 - Montgomery First, BLOCK 1, RES C-1, ACRES 1.1681).

Code Enforcement/Planning Administrator Tilley addressed the Commission for the request for a special use permit for a new financial facility at 19940 Eva Street, which would include two drive-thru lanes and a drive-up ATM, noting that such facilities are not explicitly permitted in the current zoning, but could be considered as accessory uses requiring a special permit. The plan is well-designed, with adequate stacking capacity, no residential nearby to cause noise concerns, and access through private roads, minimizing traffic impact. Similar existing banks in the area already operate with a drive-thru, and the engineering review will ensure circulation and pedestrian safety. After a brief discussion and comparison with other banks, the commission understood that future drive-thrus at other locations, like Kroger or HEB, would also require permits unless zoning codes are amended.

Motion: Vice-Chairman Gazda made a motion to approve recommend approval to City Council for a request for a special use permit for a financial facility with two drive-through lanes and a dedicated lane for a drive up ATM at 19940 Eva Street (legal description: S725900 - Montgomery First, BLOCK 1, RES C-1, ACRES 1.1681). Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

9. Consideration and possible action to call a Public Hearing on a rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R-Residential, I-Institutional and C-Commercial to be rezoned I-Institutional as submitted by Lone Star Cowboy Church (Dev. No. 2407).

Motion: Vice-Chairman Gazda made a motion to call two Public Hearings on a rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R-Residential, I-Institutional and C-Commercial to be rezoned I-Institutional as submitted by Lone Star Cowboy Church (Dev. No. 2407) with the first to be held on August 05, 2025 at 6:00 p.m. and the second to be held on September 02, 2025 at 6:00 p.m. Commission Member Walker seconded the motion. Motion carried with all present voting in favor.

10. Consideration and possible action to call a Public Hearing on a rezoning request replated to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial to be rezoned R2-Multi-family Residential as submitted by BCS Capital, LLC (Dev. No. 2415).

Motion: Vice-Chairman Gazda made a motion to call two Public Hearings on a rezoning request replated to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial to be rezoned R2-Multi-family Residential as submitted by BCS Capital, LLC (Dev. No. 2415) with the first to be held on August 05, 2025 at 6:00 p.m. and the second to be held on September 02, 2025 at 6:00 p.m. Commission Member Glazer seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

Commission Member Walker inquired about the ongoing issue with dumpsters sitting outside on FM 149 without proper enclosure, expressing concern that the situation remains unresolved downtown. The staff responded by confirming they will coordinate with Code Enforcement to investigate and address the matter, emphasizing that further action depends on the progress of the redevelopment plans.

CLOSING AGENDA

11. Items to consider for placement on future agendas.

No items presented for future agendas.

12. Adjourn.

Motion: Vice Chair Gazda made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:39 p.m. Commission Member Walker seconded the motion. Motion carries with all present voting in favor.

APPROVED

Bill Simpson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22, submitted by Lone Star Cowboy Church (Dev. No. 2407).

Recommendation

Staff recommends approving the cancellation of the second public hearing, as state law and city ordinance require only one hearing before the Planning and Zoning Commission and one before the City Council.

Discussion

State law requires only one public hearing before the Planning and Zoning Commission and then one public hearing before City Council.

Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Sec. 98-30. Amendments to chapter and changes to district boundaries

- (a) The city council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations established in this chapter.
- (b) Requests for amendments may be initiated by the city council, the planning and zoning commission, or by application of one or more property owners.
 - (1) *Accompanying data requirements.* An application for an amendment by a property owner shall be filed with the planning and zoning commission upon such forms and accompanied by such data and information as may be required by the planning and zoning commission. When applicable, an accurate legal description and map of the land and existing buildings shall be submitted with the application. It shall be the responsibility of the applicant to indicate any applicable deed restrictions applying to the subject property.
 - (2) *Application fee.* Each application by a property owner shall be accompanied at the time of filing by a fee as currently established or as hereafter adopted by resolution of the city council from time to time. Wherever the entire application for alteration or change hereunder is withdrawn before publication of notice is ordered to be given of the public hearing, the unused portion of the application fee shall be refunded to the applicant.
- (c) Before taking any action on any proposed amendment, supplement or change, the city shall submit the amendment, supplement or change to the planning and zoning commission of its recommendation and report. The planning and zoning commission shall make a preliminary report and hold public hearings on that report before submitting a final report to the city council. The city council may not hold a public hearing until it receives the final report of the planning and zoning commission. The city council may not take action on the matter until it receives the final report of the planning and zoning commission. Before the tenth day before the hearing date, written notice of each public hearing before the planning and zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the city and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by subsection (d) of this section.
- (d) Before the tenth day before the hearing date, written notice of each public hearing before the planning and zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the city, properly addressed with postage paid, in the United States mail.
- (e) A public hearing shall be held by the city council before adopting any proposed supplement, amendment or change. Notice of such hearing shall be given by publication two times in the official publication of the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the first day of such publication.
- (f) Unless such proposed amendment, supplement or change has been approved by the city planning and zoning commission or if a protest against such amendment, supplement or change has been filed by 20 percent or more, either of the area of the lots included in such proposed change, or those immediately adjacent in the rear thereof, extending 200 feet therefrom, or of those directly opposite thereto extending 200 feet from the street frontage of such opposite lots, such amendments, supplements or change shall not become effective except by a three-fourths vote of the city council.

(Ord. No. 2014-03 , § 1, 5-20-2014)

The following section was amended by the 89th Legislature. Pending publication of the current statutes, see H.B. [24](#) and H.B. [4506](#), 89th Legislature, Regular Session, for amendments affecting the following section.

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

(a-1) In addition to any notice required by this section or Section [211.007](#), the governing body of a municipality or a zoning commission, as applicable, shall provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

- (1) be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;
- (2) contain the time and place of the hearing; and
- (3) include the following text in bold 14-point type or larger:

"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section [211.007](#)(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section [211.007](#)(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Amended by:

Acts 2023, 88th Leg., R.S., Ch. 52 (S.B. [929](#)), Sec. 1, eff. May 19, 2023.

The following section was amended by the 89th Legislature. Pending publication of the current statutes, see H.B. [4506](#), 89th Legislature, Regular Session, for amendments affecting the following section.

Sec. 211.007. ZONING COMMISSION. (a) To exercise the powers authorized by this subchapter, the governing body of a home-rule municipality shall, and the governing body of a general-law municipality may, appoint a zoning commission. The commission shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district. If the municipality has a municipal planning commission at the time of implementation of this subchapter, the governing body may appoint that commission to serve as the zoning commission.

(b) The zoning commission shall make a preliminary report and hold at least one public hearing on that report before submitting a final report to the governing body. The governing body may not hold a public hearing until it receives the final report of the zoning commission unless the governing body by ordinance provides that a public hearing is to be held, after the notice required by Section [211.006](#)(a), jointly with a public hearing required to be held by the zoning

commission. In either case, the governing body may not take action on the matter until it receives the final report of the zoning commission.

(c) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section [211.006\(a\)](#).

(c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

(c-2) Subsection (c-1) does not apply to a municipality the majority of which is located in a county with a population of 100,000 or less, except that such a municipality must give notice under Subsection (c-1) to a school district that has territory in the municipality and requests the notice. For purposes of this subsection, if a school district makes a request for notice under Subsection (c-1), the municipality must give notice of each public hearing held following the request unless the school district requests that no further notices under Subsection (c-1) be given to the school district.

(d) The governing body of a home-rule municipality may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the governing body and the zoning commission. If notice requirements are prescribed under this subsection, the notice requirements prescribed by Subsections (b) and (c) and by Section [211.006\(a\)](#) do not apply.

(e) If a general-law municipality exercises zoning authority without the appointment of a zoning commission, any reference in a law to a municipal zoning commission or planning commission means the governing body of the municipality.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 640 (H.B. [674](#)), Sec. 1, eff. September 1, 2013.

Acts 2023, 88th Leg., R.S., Ch. 401 (H.B. [1381](#)), Sec. 1, eff. September 1, 2023.

Sec. 211.0075. COMPLIANCE WITH OPEN MEETINGS LAW. A board or commission established by an ordinance or resolution adopted by the governing body of a municipality to assist the governing body in developing an initial comprehensive zoning plan or initial zoning regulations for the municipality, or a committee of the board or commission that includes one or more members of the board or commission, is subject to Chapter [551](#), Government Code, regardless of whether the board, commission, or committee has rulemaking or quasi-judicial powers or functions only in an advisory capacity.

Added by Acts 1993, 73rd Leg., ch. 381, Sec. 1, eff. Aug. 30, 1993. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 5.95(82), eff. Sept. 1, 1995.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action to cancel the second public hearing before the Planning and Zoning Commission regarding the rezoning request related to 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8, submitted by BCS Capital LLC (Dev. No. 2415).

Recommendation

Staff recommends approving the cancellation of the second public hearing, as state law and city ordinance require only one hearing before the Planning and Zoning Commission and one before the City Council.

Discussion

State law requires only one public hearing before the Planning and Zoning Commission and then one public hearing before City Council.

Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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- (e) A public hearing shall be held by the city council before adopting any proposed supplement, amendment or change. Notice of such hearing shall be given by publication two times in the official publication of the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the first day of such publication.
- (f) Unless such proposed amendment, supplement or change has been approved by the city planning and zoning commission or if a protest against such amendment, supplement or change has been filed by 20 percent or more, either of the area of the lots included in such proposed change, or those immediately adjacent in the rear thereof, extending 200 feet therefrom, or of those directly opposite thereto extending 200 feet from the street frontage of such opposite lots, such amendments, supplements or change shall not become effective except by a three-fourths vote of the city council.

(Ord. No. 2014-03 , § 1, 5-20-2014)

The following section was amended by the 89th Legislature. Pending publication of the current statutes, see H.B. [24](#) and H.B. [4506](#), 89th Legislature, Regular Session, for amendments affecting the following section.

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(1) be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;

(2) contain the time and place of the hearing; and

(3) include the following text in bold 14-point type or larger:

"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section [211.007](#)(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section [211.007](#)(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Amended by:

Acts 2023, 88th Leg., R.S., Ch. 52 (S.B. [929](#)), Sec. 1, eff. May 19, 2023.

The following section was amended by the 89th Legislature. Pending publication of the current statutes, see H.B. [4506](#), 89th Legislature, Regular Session, for amendments affecting the following section.

Sec. 211.007. ZONING COMMISSION. (a) To exercise the powers authorized by this subchapter, the governing body of a home-rule municipality shall, and the governing body of a general-law municipality may, appoint a zoning commission. The commission shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district. If the municipality has a municipal planning commission at the time of implementation of this subchapter, the governing body may appoint that commission to serve as the zoning commission.

(b) The zoning commission shall make a preliminary report and hold at least one public hearing on that report before submitting a final report to the governing body. The governing body may not hold a public hearing until it receives the final report of the zoning commission unless the governing body by ordinance provides that a public hearing is to be held, after the notice required by Section [211.006](#)(a), jointly with a public hearing required to be held by the zoning

commission. In either case, the governing body may not take action on the matter until it receives the final report of the zoning commission.

(c) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section [211.006\(a\)](#).

(c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

(c-2) Subsection (c-1) does not apply to a municipality the majority of which is located in a county with a population of 100,000 or less, except that such a municipality must give notice under Subsection (c-1) to a school district that has territory in the municipality and requests the notice. For purposes of this subsection, if a school district makes a request for notice under Subsection (c-1), the municipality must give notice of each public hearing held following the request unless the school district requests that no further notices under Subsection (c-1) be given to the school district.

(d) The governing body of a home-rule municipality may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the governing body and the zoning commission. If notice requirements are prescribed under this subsection, the notice requirements prescribed by Subsections (b) and (c) and by Section [211.006\(a\)](#) do not apply.

(e) If a general-law municipality exercises zoning authority without the appointment of a zoning commission, any reference in a law to a municipal zoning commission or planning commission means the governing body of the municipality.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 640 (H.B. [674](#)), Sec. 1, eff. September 1, 2013.

Acts 2023, 88th Leg., R.S., Ch. 401 (H.B. [1381](#)), Sec. 1, eff. September 1, 2023.

Sec. 211.0075. COMPLIANCE WITH OPEN MEETINGS LAW. A board or commission established by an ordinance or resolution adopted by the governing body of a municipality to assist the governing body in developing an initial comprehensive zoning plan or initial zoning regulations for the municipality, or a committee of the board or commission that includes one or more members of the board or commission, is subject to Chapter [551](#), Government Code, regardless of whether the board, commission, or committee has rulemaking or quasi-judicial powers or functions only in an advisory capacity.

Added by Acts 1993, 73rd Leg., ch. 381, Sec. 1, eff. Aug. 30, 1993. Amended by Acts 1995, 74th Leg., ch. 76, Sec. 5.95(82), eff. Sept. 1, 1995.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.

Recommendation
Discussion
Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Convene into the Public Hearing on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.

Recommendation
Discussion
Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a preliminary report for a rezoning request, submitted by Lone Star Cowboy Church (Dev. No. 2407), related to 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22 currently zoned within a mix of R1 Single-Family Residential, B Commercial, and I Institutional.

Recommendation

Based on the findings, City staff recommends that the Planning and Zoning Commission finalize the preliminary report and approve the final report recommending approval to City Council.

Discussion

The preliminary report is attached for review and discussion.

Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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Rezoning Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Item 8.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Lone Star Cowboy Church

Address: 21627 Eva Street, Montgomery, Texas

Zip Code: 77356

Phone: 936-597-5742

Email Address: darla@lonestar.tv

Applicants: L Squared Engineering

Address: 3307 W Davis St, Conroe, Texas

Zip Code: 77304

Phone: 936-647-0420

Email Address: jpayne@l2engineering.com

Parcel Information

Property Identification Number (MCAD R#): 287352

Legal Description: Tract 1, 1-A, 42, and 45-B of the Zacharias Landrum Survey, Abstract 22

Street Address or Location: 21627 Eva Street, Montgomery, Texas 77356

Acreage: 59.05 Present Zoning: Residential Present Land Use: Religious Institution

Proposed Zoning: Institutional Proposed Land Use: Religious Institution

Is the proposed use in compliance with the Future Land Use Plan?

☒ YES ☐ NO

Additional Information

Owner(s) of record for the above described parcel:

Signature: Darla W. Weaver

Date: 5-29-25

Signature: _____

Date: _____

Signature: _____

Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

Date Received

Office Use



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis St., Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

May 29, 2025

City of Montgomery
C/o Lone Star Cowboy Church
101 Old Plantersville Road
Montgomery, TX 77316

RE: Re-Zoning Request for Lone Star Cowboy Church

The subject tract of land (MCAD ID No. 287352) is currently made up of commercial, institutional, and residential zones according to the City of Montgomery's current zoning map. The current proposed additions would add buildings and pavement for the church in the current residential zoning. This request is to re-zone all portions of the residential zoning within the overall tract to that of institutional to match the existing land use of the property. Through this re-zone, we also request that the commercial zoning along the frontage remain as its current zoning since it will remain undeveloped and outside of the limits of the new proposed development.

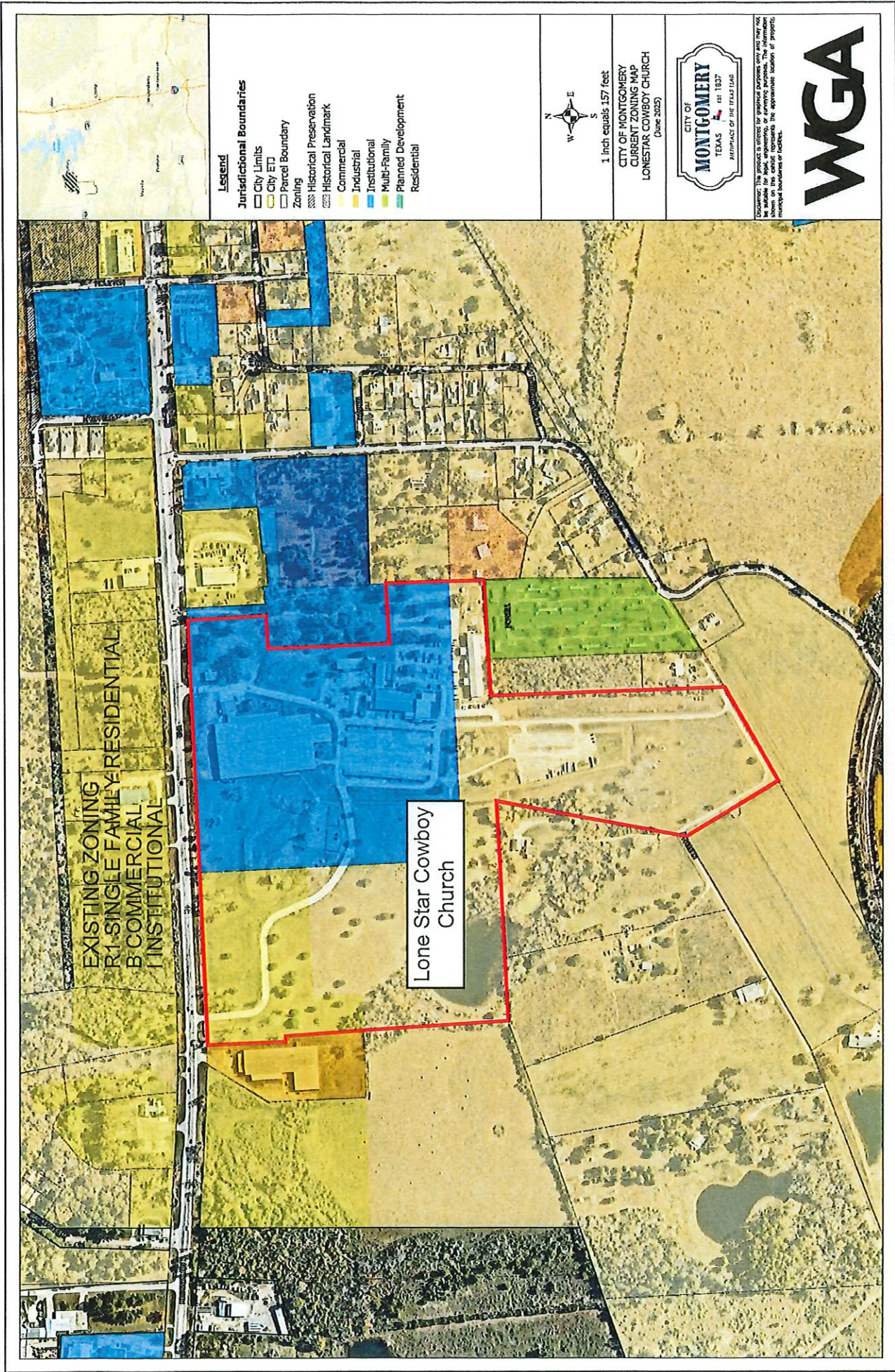
We feel this rezoning request will help bring the current property into compliance with its existing usage and will also allow some flexibility for future improvements. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

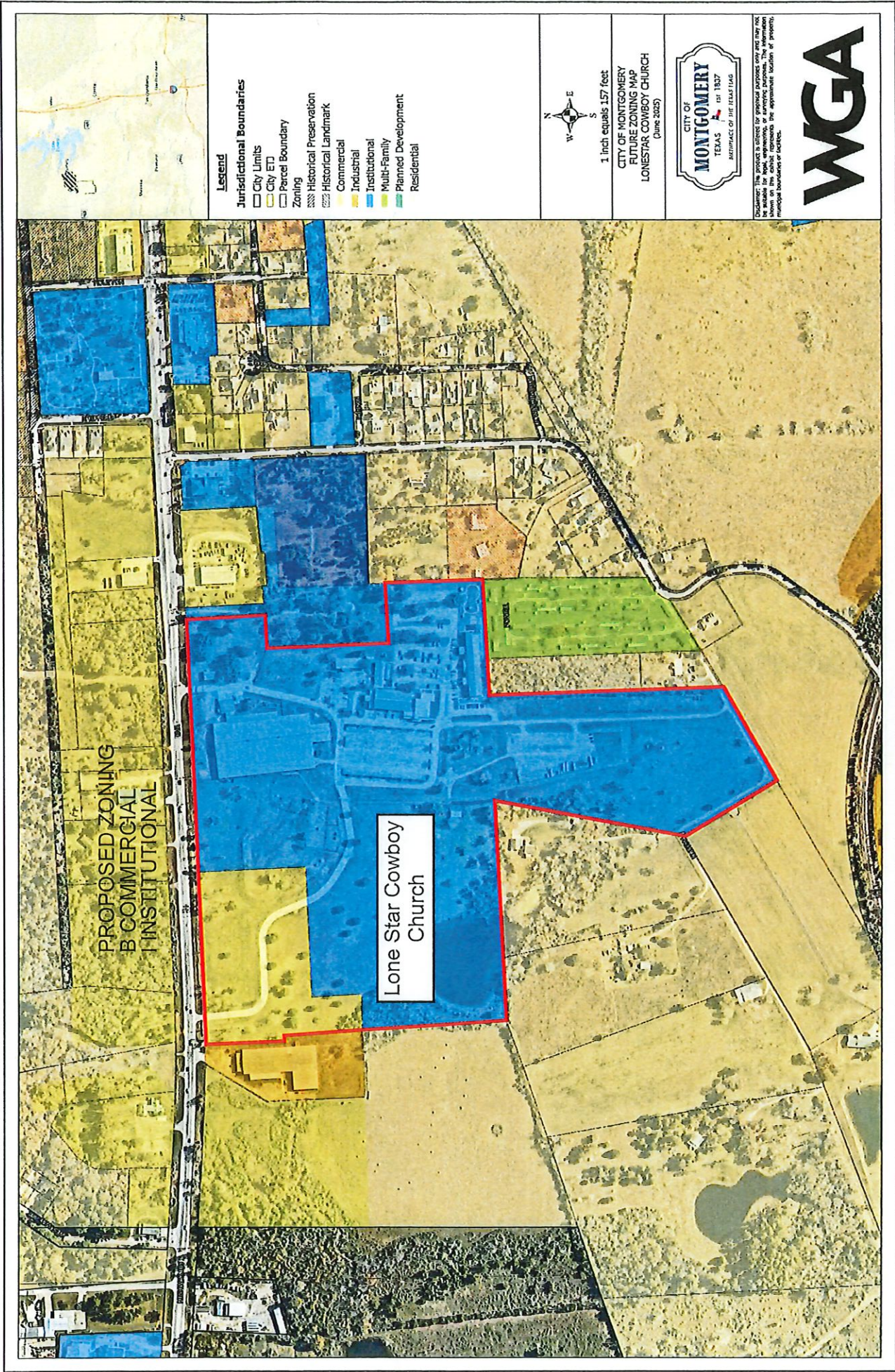
Thank you,

Jonathan Payne, PE
L Squared Engineering
936-647-0420
Jpayne@L2Engineering.com

Attachments: Rezoning Request Application, Site Plan, Property Deeds









CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

August 5, 2025

Preliminary Report on Proposed Amendment to Zoning District Boundary

Pursuant to Section 211.007 of the Texas Local Government Code, the Planning and Zoning Commission (P&Z) of the City of Montgomery submits this Preliminary Report regarding the proposed amendment to the zoning district boundary for the subject property: 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22

The proposed amendment requests to rezone the subject property from a mix of R1 Single-family Residential, B Commercial, and I Institutional to B Commercial and I Institutional. The purpose of this change is to match the existing land use of the property; a place of worship and associated ministry activities.

In accordance with the Texas Local Government Code, the P&Z will hold a public hearing on this preliminary report on August 5, 2025 at the City of Montgomery Council Chambers, 101 Old Plantersville Road, Montgomery, Texas 77316. Notice of this hearing has been mailed to property owners within 200 feet of the subject property, as required by Section 211.007(c).

The P&Z has reviewed the proposed amendment based on the city's comprehensive plan and zoning regulations. Preliminary findings indicate that the proposed change is consistent with the goals of the comprehensive plan and will not adversely affect surrounding properties.

Planning and Zoning Commission findings:

- Lone Star Cowboy Church has operated on this site for a long time and the rezoning would formalize the institutional use.
- Rezoning the R1 Single-family Residential district to the I Institutional would support the church's continued role in serving the community and ensures the zoning reflects its current use.
- The current split zoning creates issues in permitting and compliance. Consolidating the zoning simplifies the process and ensures future improvements or expansions on the property are reviewed consistently.
- Rezoning the property reduces the potential for conflicting land use interpretations.

Following the public hearing, the P&Z will finalize the report and submit a recommendation to the City Council for consideration.



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

August 5, 2025

TO: Mayor and City Council

FROM: Planning and Zoning Commission

Final Report on Proposed Amendment to Zoning District Boundary

Pursuant to Section 211.007 of the Texas Local Government Code, the Planning and Zoning Commission (P&Z) of the City of Montgomery submits this Final Report regarding the proposed amendment to the zoning district boundary for the subject property: 58.952-acre Tract 1 located in the Zacharias Landrum Survey, Abstract 22

The Lone Star Cowboy Church has requested to rezone the subject property from a mix of R1 Single-family Residential, B Commercial, and I Institutional to B Commercial and I Institutional. The purpose of this change is to match the existing land use of the property; a place of worship and associated ministry activities.

In accordance with the Texas Local Government Code, the P&Z held a public hearing on August 5, 2025 following proper notice to property owners.

The P&Z reviewed the proposed amendment based on the city's comprehensive plan and zoning regulations. The P&Z finds that the proposed change is consistent with the goals of the comprehensive plan and will not adversely affect surrounding properties.

Planning and Zoning Commission found:

- Lone Star Cowboy Church has operated on this site for a long time and the rezoning would formalize the institutional use.
- Rezoning the R1 Single-family Residential district to the I Institutional would support the church's continued role in serving the community and ensures the zoning reflects its current use.
- The current split zoning creates issues in permitting and compliance. Consolidating the zoning simplifies the process and ensures future improvements or expansions on the property are reviewed consistently.
- Rezoning the property reduces the potential for conflicting land use interpretations.

Final Report on Proposed Amendment to Zoning District Boundary
Page 2

By a vote of _____ - _____, the Planning and Zoning Commission hereby presents this final report and recommendation. The Planning and Zoning Commission recommends approval of the proposed zoning amendment and respectfully submits this final report to the City Council for consideration.

I, Bill Simpson, Chairman of the Montgomery Planning and Zoning Commission, certify this final report to be true and correct to the best of my knowledge.

Bill Simpson
Chairman
Planning and Zoning Commission

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a preliminary report for a rezoning request, submitted by BCS Capital, LLC (Dev. No. 2415), related to 12.15-acre of the Tract 2-G, John Corner Survey, Abstract 8 currently zoned PD- Planned Development and C-Commercial.

Recommendation

Based on the findings, City staff recommends that the Planning and Zoning Commission finalize the preliminary report and approve the final report recommending approval to City Council.

Discussion

The preliminary report is attached for review and discussion.

Approved By

City Administrator	Brent Walker	Date: 07/25/2025
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Rezoning Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Item 9.

Item 10.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): BCS Montgomery LLC
Address: 5847 San Felipe, Suite 2030 Houston, TX
Zip Code: 77057 Phone: 713-703-9730
Email Address: jack.burgher@bcscapitalgroup.com
Applicants: L Squared Engineering
Address: 3307 W Davis Street #100 Conroe, TX
Zip Code: 77304 Phone: 936-647-0420
Email Address: Lreel@L2engineering.com


Parcel Information

Property Identification Number (MCAD R#): 331739
Legal Description: A portion of Tract 2-G, John Corner Survey, Abstract 8
Street Address or Location: Property south of C B Stewart Drive and N Buffalo Springs Drive
Acreage: 12.148 acres Present Zoning: B and PD Present Land Use: vacant
Proposed Zoning: R2 Proposed Land Use: multi-family development

Is the proposed use in compliance with the Future Land Use Plan? ☐ YES ☐ NO ☐ N/A

Additional Information

Owner(s) of record for the above described parcel:

Signature:  Date: 06/17/2025
Signature: _____ Date: _____
Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

Date Received

Office Use



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W Davis Suite 100
Conroe, TX 77304
P: 936-647-0420 F: 936-647-2366
www.L2Engineering.com

June 17, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Rezoning request for Buffalo Springs Drive Apartments (BCS Montgomery)

The subject tract (Montgomery Appraisal District ID 331739) currently consists of Commercial and Planned Development Zoning according to the City of Montgomery's latest zoning map. With the ongoing Development Agreement with BCS Montgomery, a portion of the subject tract is proposed as a multi-family development. This request is to re-zone the 12.148 acres as multi-family to match the intended use within the overall development. The remaining acreage of the subject tract outside of the 12.148 acres will utilize the current zoning of Commercial.

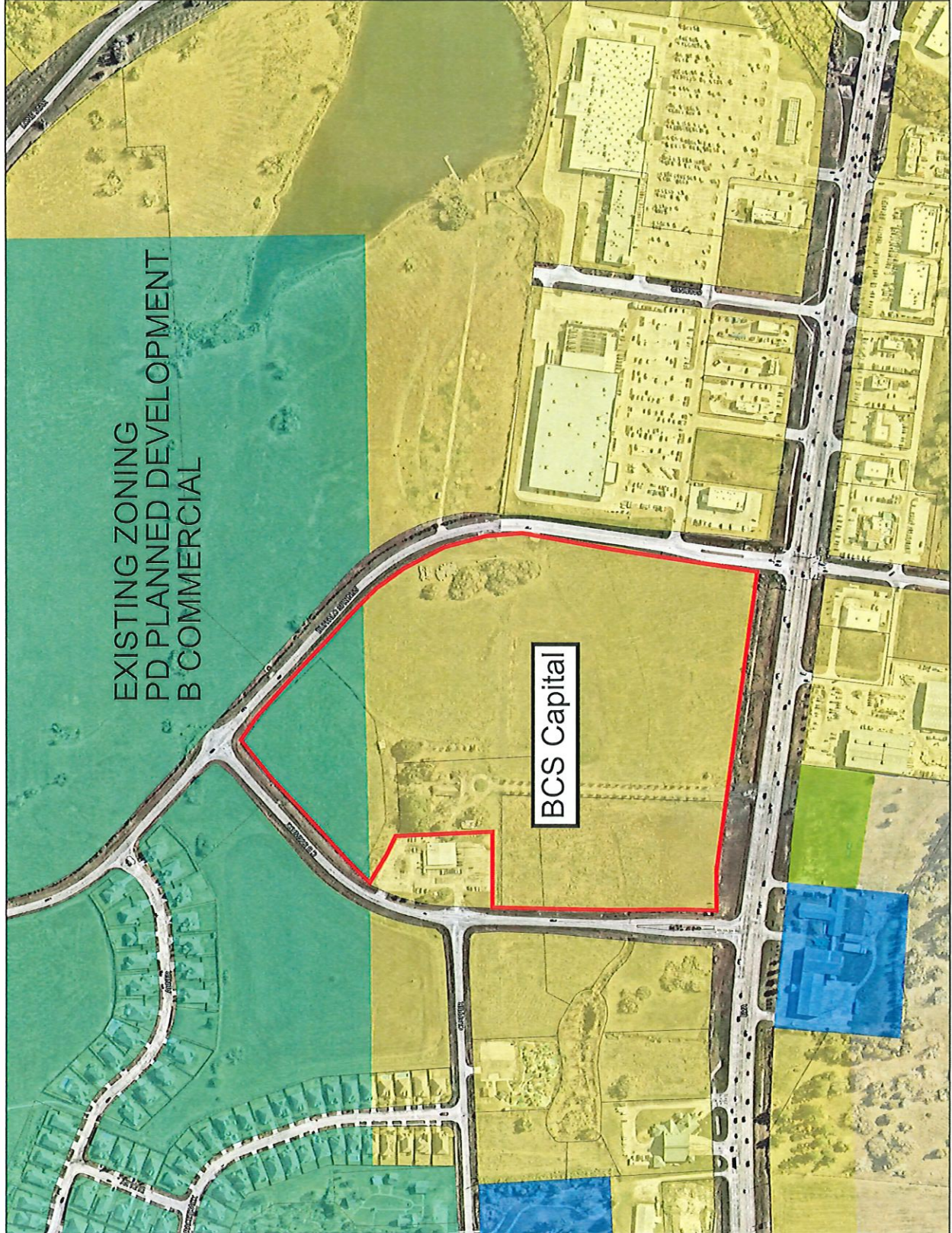
With this rezoning request, we believe we are providing walkability to the existing and future commercial uses adjacent to the 12-acres. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

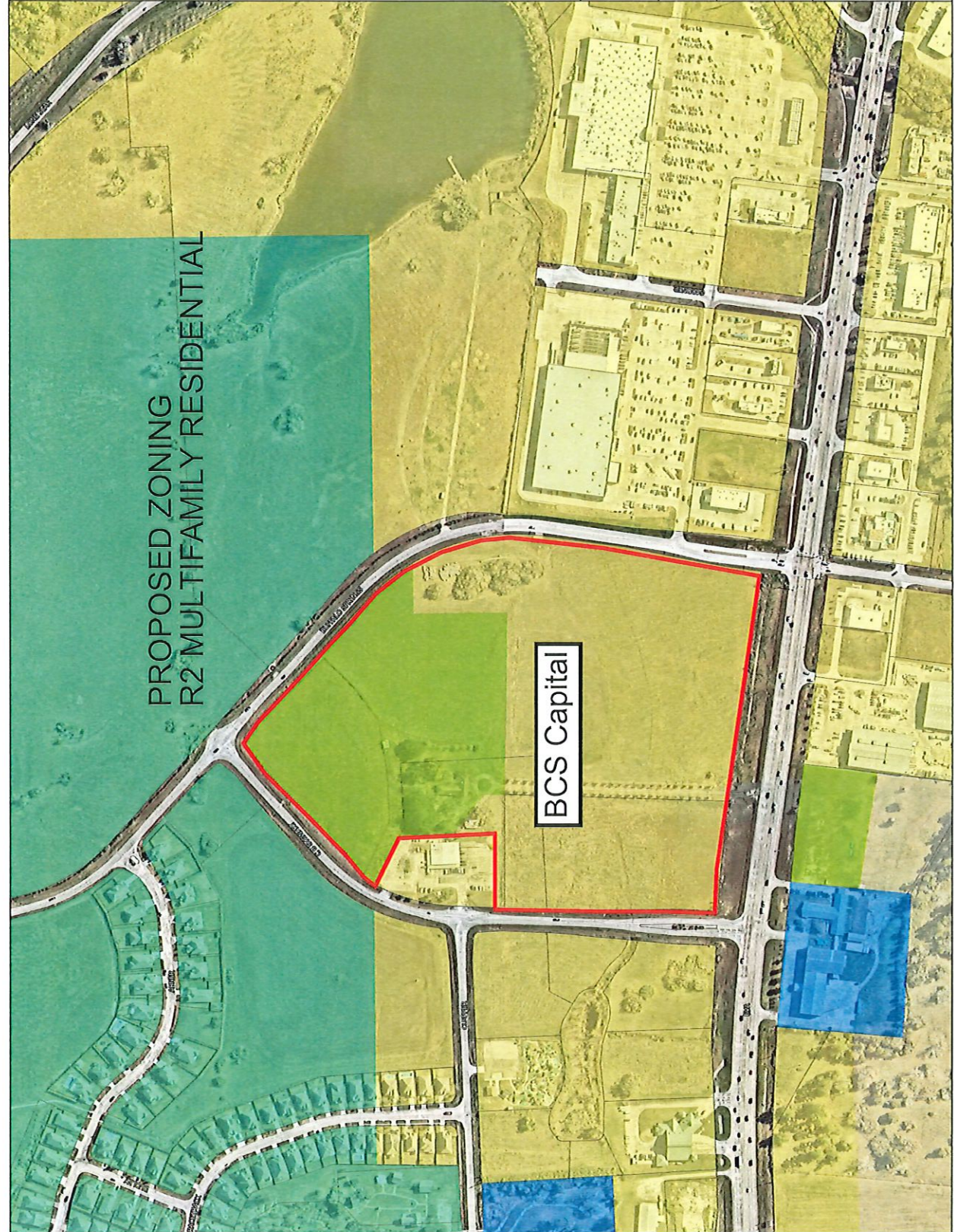
Thank you,

Lesley Reel, PE
L Squared Engineering
936-647-0420
Lreel@L2engineering.com

Attachments: Rezoning Application, Preliminary Site Plan









CITY OF MONTGOMERY

101 Old Plantersville Road
 Montgomery, TX 77316
 Tel: 936-597-6434
 Fax: 936-597-6437

August 5, 2025

Preliminary Report on Proposed Amendment to Zoning District Boundary

Pursuant to Section 211.007 of the Texas Local Government Code, the Planning and Zoning Commission (P&Z) of the City of Montgomery submits this Preliminary Report regarding the proposed amendment to the zoning district boundary for the subject property: 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8

The proposed amendment requests to rezone the subject property from PD Planned Development and B Commercial to R2 Multifamily Residential. The purpose of this change is to match the proposed/intended use of the property; multifamily.

In accordance with the Texas Local Government Code, the P&Z will hold a public hearing on this preliminary report on August 5, 2025 at the City of Montgomery Council Chambers, 101 Old Plantersville Road, Montgomery, Texas 77316. Notice of this hearing has been mailed to property owners within 200 feet of the subject property, as required by Section 211.007(c).

The P&Z has reviewed the proposed amendment based on the city's comprehensive plan and zoning regulations. Preliminary findings indicate that the proposed change is consistent with the goals of the comprehensive plan and will not adversely affect surrounding properties.

Planning and Zoning Commission findings:

- Rezoning the land to R2 Multifamily Residential would expand housing choices for current and future residents of the City of Montgomery.
- The Multifamily zoning supports the city's growth without increasing its footprint and encourages higher density in the area.
- The Multifamily development may be a good transition between commercial, institutional and residential uses.
- Multifamily housing near commercial would support the vision for walkability. The residents will be within walking distance of shops, services, and employment opportunities.

Following the public hearing, the P&Z will finalize the report and submit a recommendation to the City Council for consideration.



CITY OF MONTGOMERY

101 Old Plantersville Road
Montgomery, TX 77316
Tel: 936-597-6434
Fax: 936-597-6437

August 5, 2025

TO: Mayor and City Council

FROM: Planning and Zoning Commission

Final Report on Proposed Amendment to Zoning District Boundary

Pursuant to Section 211.007 of the Texas Local Government Code, the Planning and Zoning Commission (P&Z) of the City of Montgomery submits this Final Report regarding the proposed amendment to the zoning district boundary for the subject property: 12.15-acres of the Tract 2-G, John Corner Survey, Abstract 8

BCS Montgomery LLC has requested to rezone the subject property from PD Planned Development and B Commercial to R2 Multifamily Residential. The purpose of this change is to match the proposed/intended use of the property; multifamily.

In accordance with the Texas Local Government Code, the P&Z held a public hearing on August 5, 2025 following proper notice to property owners.

The P&Z reviewed the proposed amendment based on the city's comprehensive plan and zoning regulations. The P&Z finds that the proposed change is consistent with the goals of the comprehensive plan and will not adversely affect surrounding properties.

Planning and Zoning Commission found:

- Rezoning the land to R2 Multifamily Residential would expand housing choices for current and future residents of the City of Montgomery.
- The Multifamily zoning supports the city's growth without increasing its footprint and encourages higher density in the area.
- The Multifamily development may be a good transition between commercial, institutional and residential uses.
- Multifamily housing near commercial would support the vision for walkability. The residents will be within walking distance of shops, services, and employment opportunities

Final Report on Proposed Amendment to Zoning District Boundary
Page 2

By a vote of _____ - _____, the Planning and Zoning Commission hereby presents this final report and recommendation. The Planning and Zoning Commission recommends approval of the proposed zoning amendment and respectfully submits this final report to the City Council for consideration.

I, Bill Simpson, Chairman of the Montgomery Planning and Zoning Commission, certify this final report to be true and correct to the best of my knowledge.

Bill Simpson
Chairman
Planning and Zoning Commission

Montgomery Planning and Zoning Commission **AGENDA REPORT**

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request for a special use permit for a restaurant with drive-through service (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas)

Discussion

This tract of land is the location of the proposed new HEB Grocery Store site. The tract of land is located in the B-Commercial Zoning District.

The B-Commercial zoning district is designated for a wide range of business uses within enclosed areas as well as the other uses provided for in the zoning code (Sec. 98-178).

The proposed use in the development of the property is a drive-through for the restaurant that will be part of the HEB Grocery development.

References:

Zoning Code Sections 98-1, 98-27, 98-88
2020 Comprehensive Plan

Section 98-88. Table of permitted uses. A grocery store and a restaurant are listed permitted uses in the commercial zoning district. However, the ordinance (Section 98-1) doesn't define a restaurant or distinguish between different types of restaurants, such as fast food, sit-down, fine dining, to-go, or those with drive-through service. This lack of specific definitions creates ambiguity in the application of the ordinance. Therefore, without specific definitions, a determination has been made that if any use is not expressly permitted according to the use table or in the district use regulations, a special use permit is required. (Sections 98-88(b) and 98-27)

The drive-through service is accessory to the principal use of the restaurant. According to the definition of "Accessory Use" in Section 98-1, these services are subordinate to or customarily incidental to and located on the same lot occupied by the principal use. Therefore, this required Special Use Permit is consistent with the intent of the zoning ordinance.

Findings:

Effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood:

According to the 2020 Comprehensive Plan on transportation and traffic flow. The plan identifies traffic congestion and mobility as concerns. A drive-through restaurant may contribute to and exacerbate the concerns.

After reviewing the submitted site plan, it appears that the developer has addressed this concern by providing adequate vehicle stacking spaces and locating the drive-through in a location that

Montgomery Planning and Zoning Commission
AGENDA REPORT

minimizes disruption to the main roadways (FM 2854 and Eva St/SH 105). This design helps reduce traffic issues and keeps cars from backing up onto nearby roads.

This finding is met.

Although the neighboring residential subdivision is located outside of the City's jurisdiction, its proximity makes it important to consider. The proposed drive-through appears to be designed to reduce any negative impact on nearby homes.

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council, the request for a Special Use Permit for a restaurant with accessory drive-through service, located at the proposed new HEB Grocery Store (legal description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas).

Approved By

City Administrator	Brent Walker	Date: 07/24/2025
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Special Use Permit

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Applicant Information

Owner/leaseholder Name: H-E-B, LP

Address: 646 South Flores Street, San Antonio, Texas 78204

Email: klein.lance@heb.com Phone: 210-938-4076

Name of owner (if different): _____

Contact person (if different): Benjamin R. Scott

Address: 646 South Flores Street, San Antonio, Texas 78204

Email: klein.lance@heb.com Phone: 210-938-4076

Parcel Information

Type of Business: HEB Grocery Store

Legal Description: 31.97 Acre Tract of Land Situated in the J. Corner Survey, Abstract No. 8 of Montgomery County, Texas

Street Address or Location: Intersection of FM 2854 & Hwy 105 W

Special Use Permit Request

Description of request:

Applying for a SUP of a drive-thru for the restaurant that will be part of the HEB Grocery development.

Applicant's Signature  Date 07/24/2025

Submission Information

Submit the completed application with supporting documentation to:

City of Montgomery
Planning/Zoning Administrator
101 Old Plantersville Road
Montgomery, Texas 77316

Or via email: ctilley@ci.montgomery.tx.us

Additional Information

Date Application received by the City of Montgomery: _____

Owner(s) of record for the above described parcel: H-E-B, LP

Owner(s) of record for the above described parcel:

Signature: BS Date: 07/24/2025

Signature: _____ Date: _____

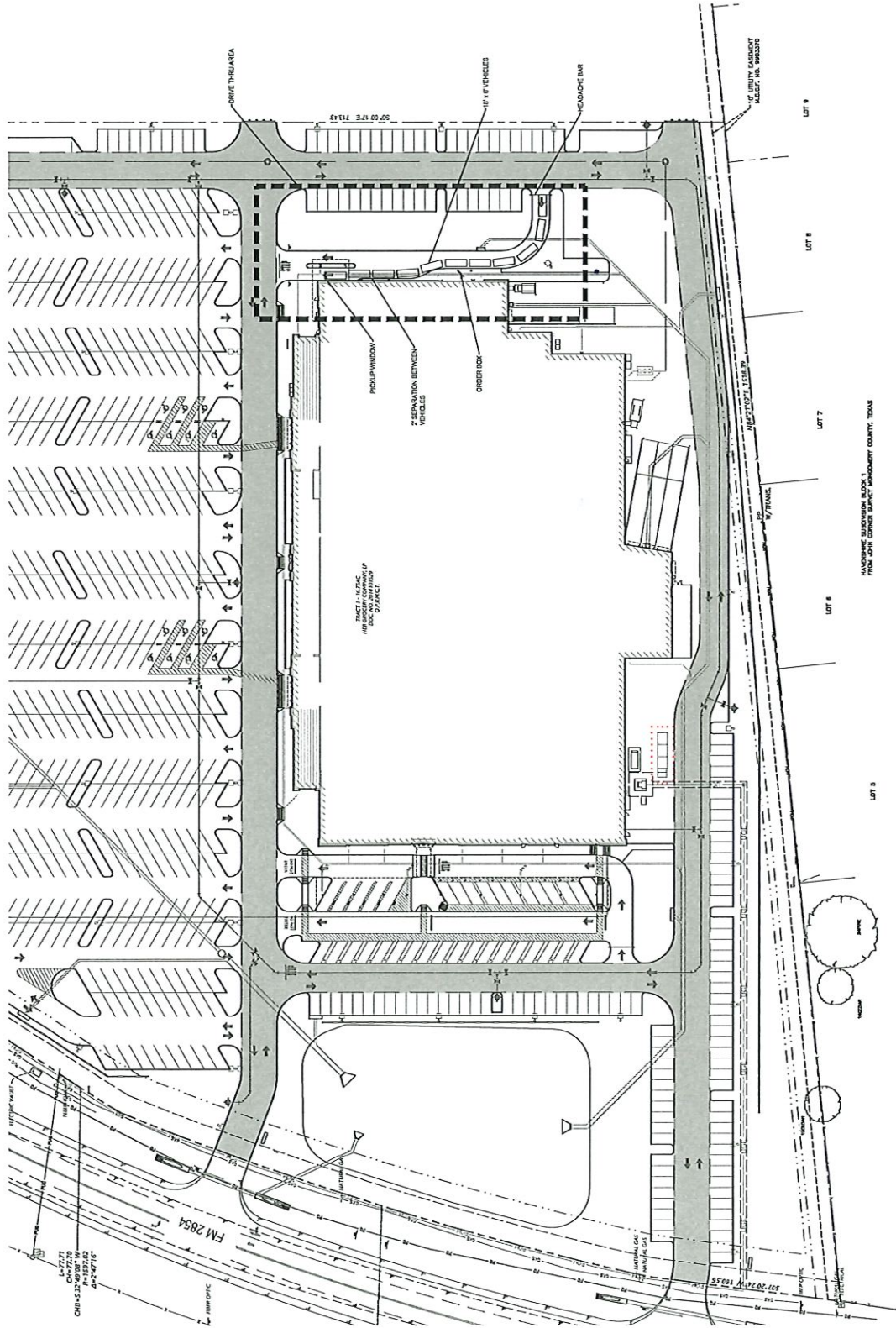
Signature: _____ Date: _____

*Note : Signatures are required for all owners of record for the property proposed for Special Use Permit.
 Attach additional signatures on a separate sheet of paper.*

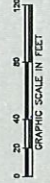
Date Received

Office Use

HEB MONTGOMERY MONTGOMERY, TEXAS



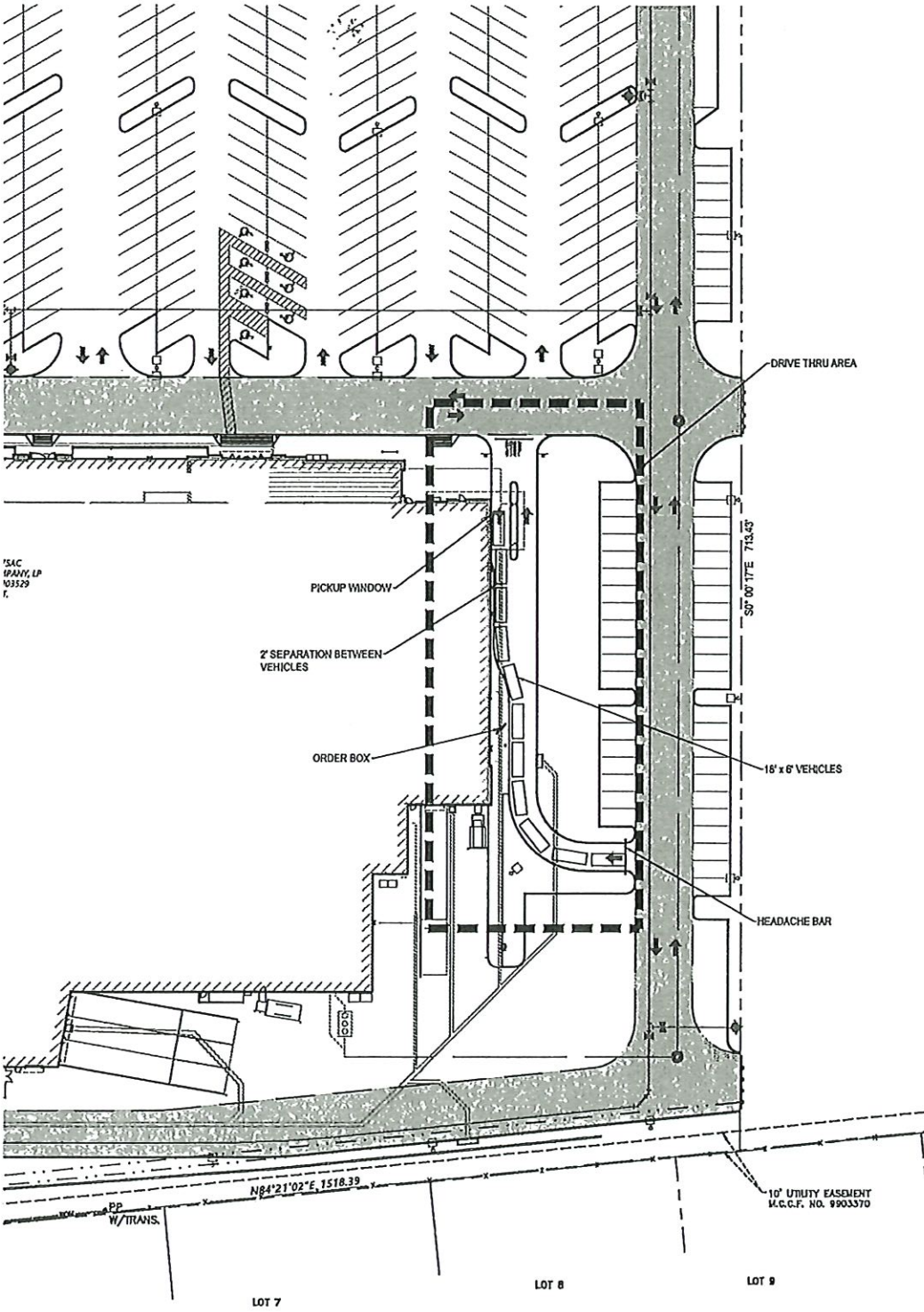
DATE: 07/24/2025
SCALE: 1"=40'
PROJECT #: 0040438.04



SUP APPLICATION EXHIBIT

Westwood
Westwood Professional Services, Inc.
2001 DALLAS PKWY., SUITE 400
PLANO, TX 75093 T: 214.472.4640
F: 214.472.4640
westwoodps.com

NTGOMERY MERY, TEXAS



NO IMPACTS OR SAFETY CONCERNS WITH PEDESTRIAN TRAFFIC AS NO PEDESTRIAN CONNECTIVITY CROSSES DRIVE THRU

Montgomery Planning and Zoning Commission

AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a proposal to construct a new accessory structure (30'x45') in the rear yard of the property located at 706 Caroline Street.

Recommendation

Based on the finding, staff does not recommend approval of the proposed accessory structure in its current form. As submitted, the design elements do not fully align with the Historic District Design Guidelines and may impact the character and compatibility of the surrounding area. However, with appropriate revisions—such as adjustments to materials, the project could be brought into compliance and reconsidered for approval.

Discussion

706 Caroline Street is located in the Residential Zoning District and the Historic Preservation District.

The property owner proposes to construct a new 30'x45' accessory structure in the rear yard of the property with 10' rear and side yard setbacks. The proposed accessory structure is intended to house a significant number of items currently stored in the open in the rear yard. Enclosing these items would improve the overall appearance of the property and reduce visual clutter, contributing positively to the character of the historic district, provided that the structure is designed in accordance with the adopted design guidelines.

Note: The plans in this packet have not been reviewed by the City Building Official.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Findings:

Building placement –The proposed accessory structure will be located in the rear yard and the interior side yard.

Building form and treatment –The proposed accessory structure, walls and roofing will be of metal construction and the walls, trim, roof cover, and gutters and downspouts will be of similar color to the principal structure. The man-door and bay doors will be white in color.

The accessory structure will have a pitched roof.

According to the design guidelines, this pre-fabricated metal accessory structure is permitted if it is completely screened from view from any abutting street or private property. *This structure is not completely screened from view from the abutting private properties.* A possible partial fix to this finding is a 6' high wood privacy fence along the rear and side yard of the property; however, there would still be at least 7' of the structure that would still be visible to abutting private properties.

Approved By

City Administrator	Brent Walker	Date: 07/24/2025
--------------------	--------------	------------------



www.montgomerytexas.gov

101 Old Plantersville Road

Montgomery, TX 77316

Phone: 936-597-6434

Fax: 936-597-6437

permits@ci.montgomery.tx.us

RESIDENTIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 706 CAROLINE MONTGOMERY TEXAS 77356
 Legal Property Description: LOT 48 AREAB MONTGOMERY 02 Lot: 48 Block: B Section: 02
 Property Owner: STEVEN PROGULE Phone: 281 808 1273 Email: ALLSTARHYDRAULIC@AOL.COM
 Property Owner Mailing Address: 706 CAROLINE MONTGOMERY TEXAS 77356
 Contractor: FIVE STARR BUILDERS Company Email: LUKE@FSBUILDERS.COM
 Company Address: 14252 HWY 105 PLANTERSVILLE TEXAS 77363
 Field Supervisor Name: LUKE WAYMERE Email: METALBUILDINGSANDBARN.COM
 Cell Phone: 936 689 9605
 Construction Type(s): ☒ New ☐ Addition ☐ Exterior ☐ Interior
 Gross Square Foot (sf) of Structure: 1350 ☒ Proof of Ownership / Deed Attached

Gross Min sf	Gross Max sf	Permit Fee
<	1,000	\$770.00
1,000	1,499	(\$1,084.00)
1,500	1,999	\$1,369.00
2,000	2,499	\$1,624.00
2,500	2,999	\$1,849.00
3,000	3,499	\$2,044.00
3,500	3,999	\$2,209.00
4,000	4,499	\$2,344.00
4,500	4,999	\$2,450.00

5,000	5,499	\$2,607.00
5,500	5,999	\$2,750.00
6,000	6,499	\$2,877.00
6,500	6,999	\$2,990.00
7,000	7,499	\$3,087.00
7,500	7,999	\$3,170.00
8,000	8,499	\$3,237.00
8,500	8,999	\$3,290.00
9,000	9,999	\$3,500.00
>	10,000	\$3,800.00+

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application 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.

Applicant Signature: Steven Progule Printed Name: STEVEN PROGULE Date: 5/9/2025

OFFICE USE ONLY

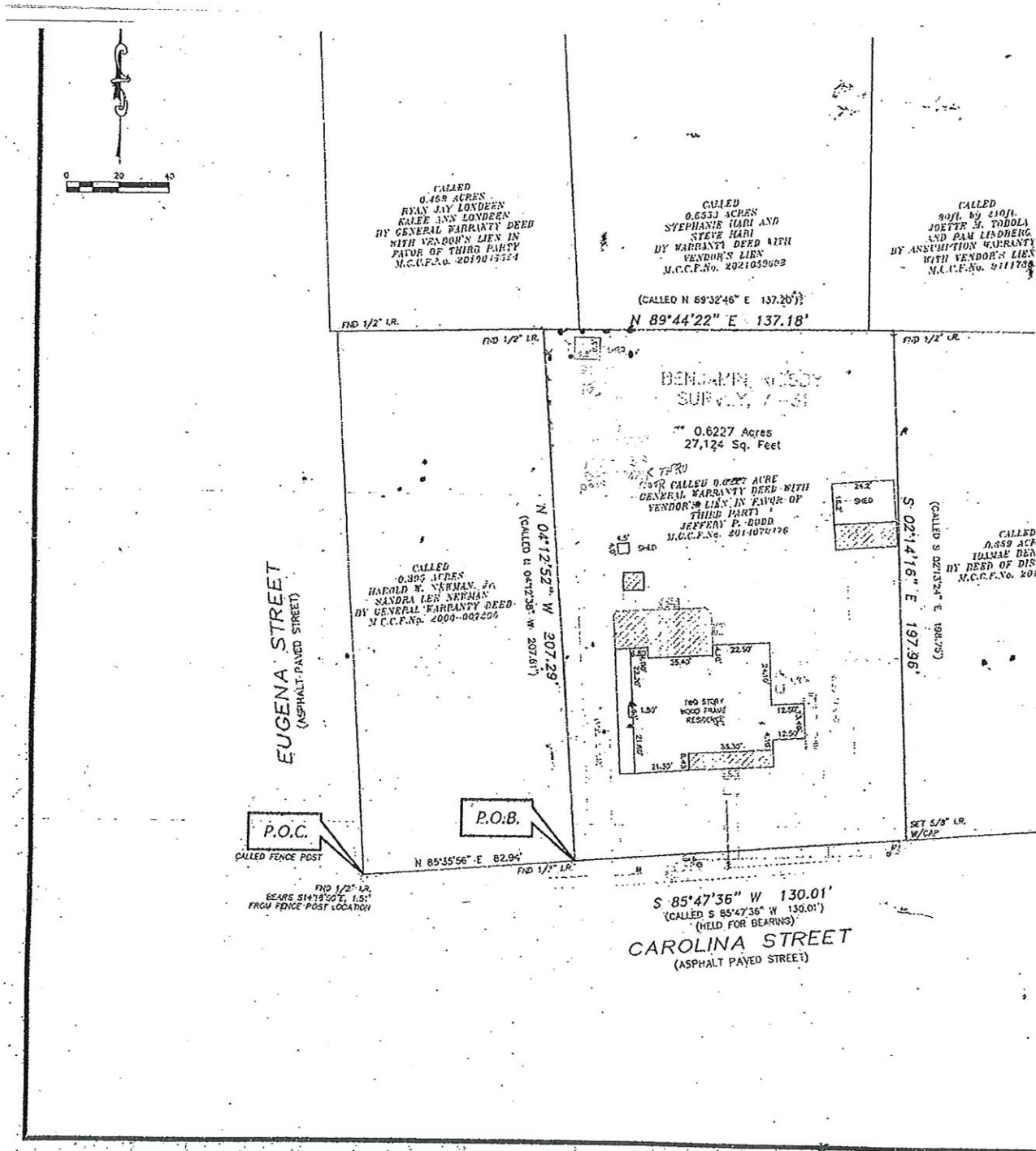
☐ Received for Review by: _____ Date: _____


☐ Approved by: _____ Date: _____

Re-inspections=\$75 each. Additional inspections required during project=\$100 each.

Total Fees Due:	\$
Receipt #:	

Revision: 1/9/2025



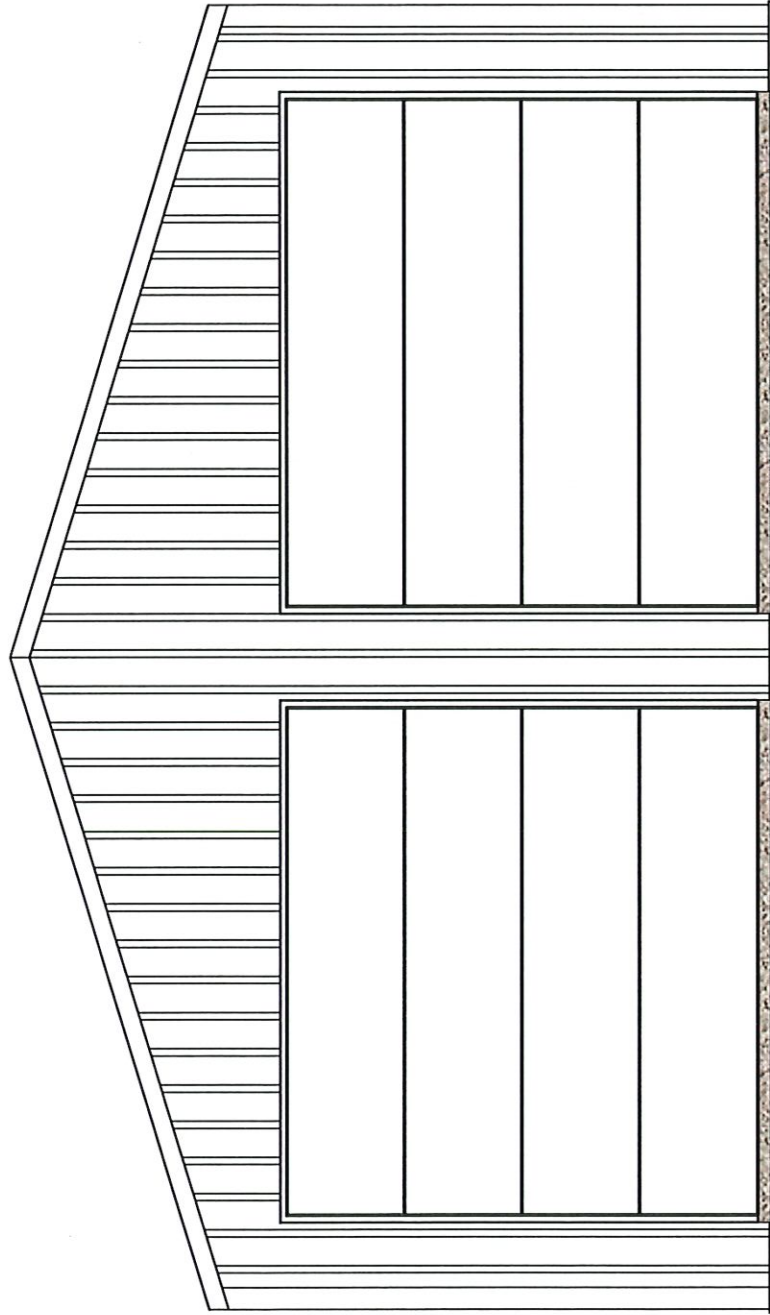
	Five Starr Builders LLC 19181 Hwy 105 West Montgomery, TX 77356 Business: 936-689-9605 Fax: 936-597-9320 Sales Associate: Luke Waymeyer
<u>Building Specifications</u>	
Building Width	30'
Building Length	45'
Building Height	13' 2"
Eave Overhang	0 in.
Gable Overhang	0 in.
Pitch of Roof	4 in./12
Style of Building	Post Frame
Customer Name	Steve
Customer Address	706 Caroline St Montgomery, TX 77356
Customer Phone	Customer Phone Not Available
Estimate Number	315
Date of Estimate	5/12/2025 This quote is good for 30 days.

powered by Symun Systems, Inc. www.symun.com

Note: The reports, elevations, diagrams, and drawings included in this estimate are not architectural blueprints. The builder is responsible for structural integrity, proper usage of materials, and adhering to local building codes. Always be sure to verify the materials and drawing packet with your local building inspector, engineer, or architect. Every effort has been made to create accurate and detailed drawings and reports. However, due to the number of combinations of materials that can be used, there exists the possibility for errors. This packet is an estimate and should be reviewed by the builder before starting the project. Symun Systems, Inc. accepts no responsibility for engineering, building codes violations, or the structural integrity of the building.

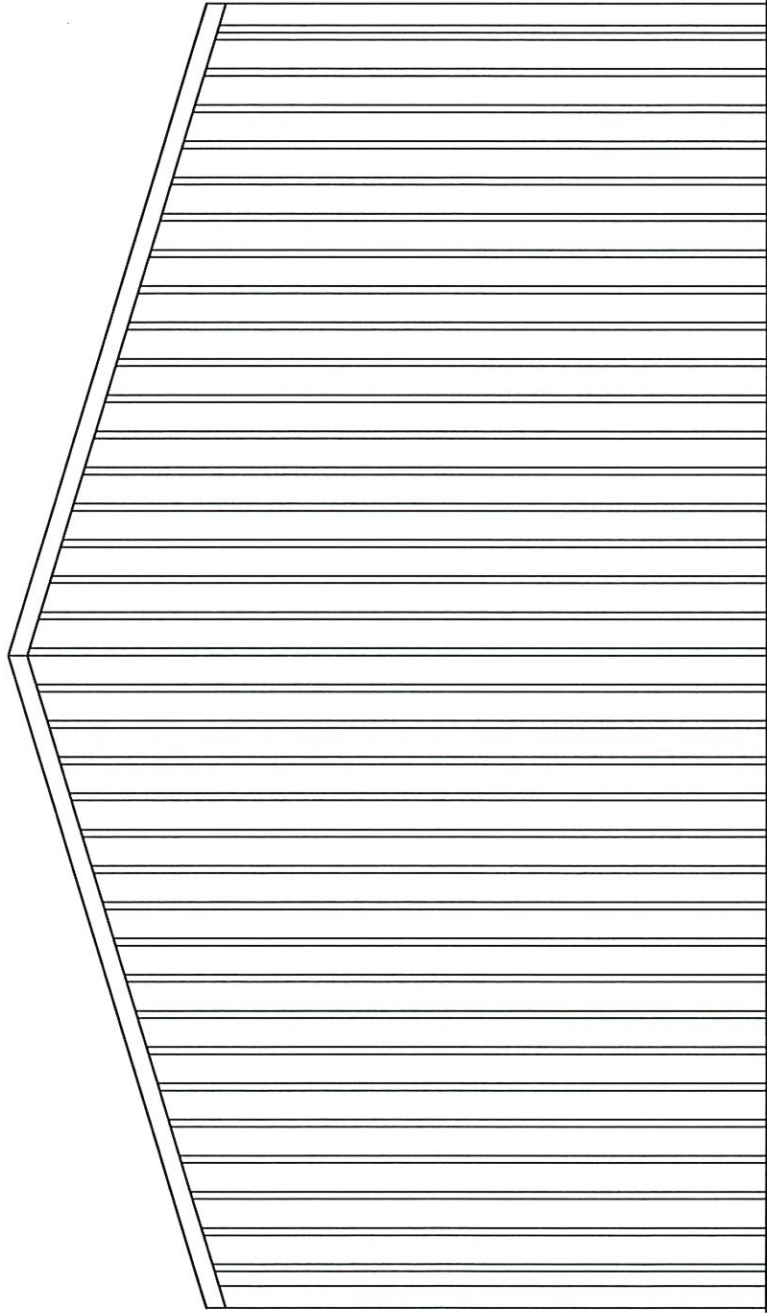
"Steve
Estimate Number: 315
5/12/2025"

SOUTH SIDE-GABLE SIDE 1 ELEVATION



"Steve
Estimate Number: 315
5/12/2025"

NORTH SIDE-GABLE SIDE 2 ELEVATION

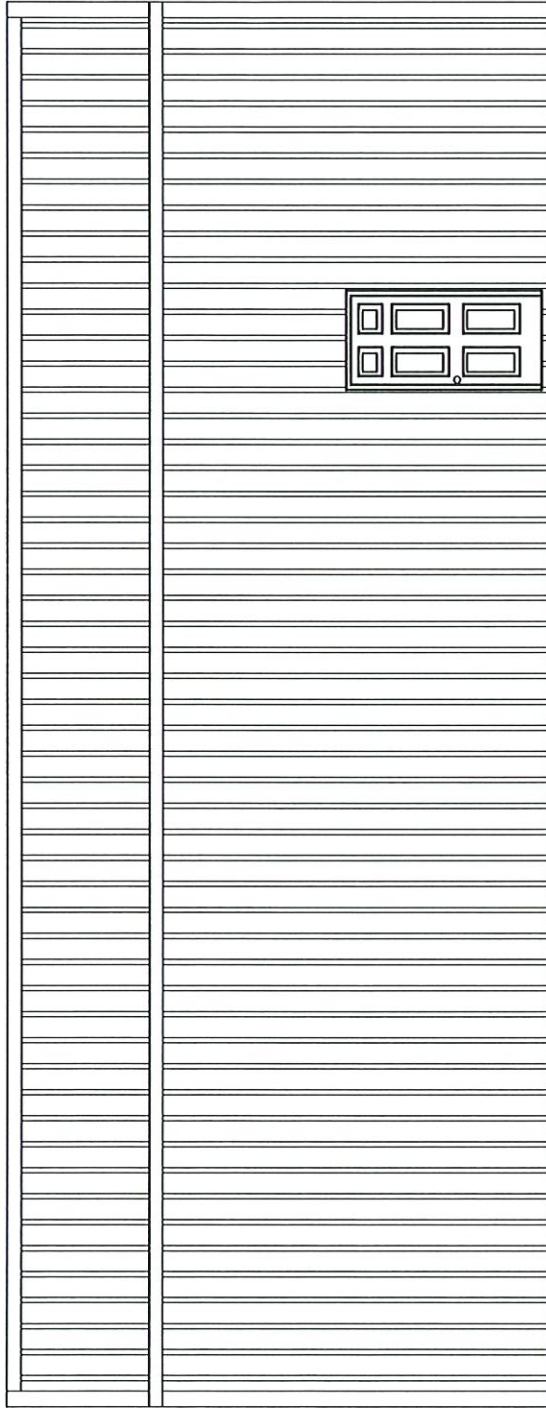


"Steve
Estimate Number: 315
5/12/2025"

Construction
Maestro®
Estimating Software
Preston Moore, Designer & Developer

WEST SIDE-EAVE SIDE 1 ELEVATION

FIVE STAR
CONSTRUCTION



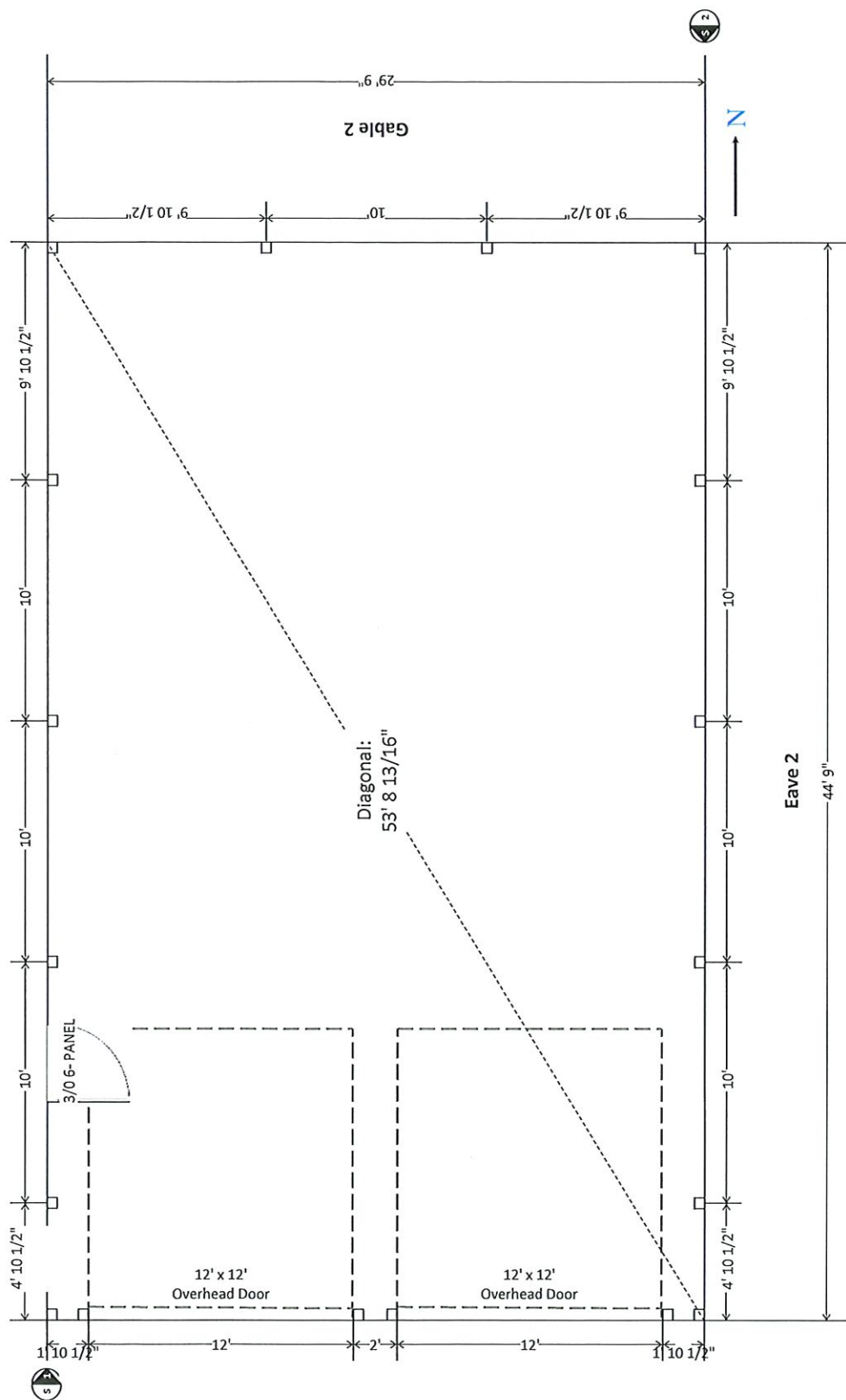
"Steve"
Estimate Number: 315
5/12/2025"

Construction
Maestro
Steel Erection, Construction & Details

POLE LAYOUT
Personal Use, 1350 sq. ft.

SAE FINE SIARR
Steel Erection & Construction

Eave 1



Gable 1

"Steve
Estimate Number: 315
5/12/2025"

GABLE2 CROSS SECTION



ROOF LAYER 1: BRIGHT WHITE S Q M PANEL STEEL
PANEL
BRIGHT WHITE EAVE TRIM 10 FT 0 IN

PURLINS: 2 X 6 CONSTRUCTION GRADE FASTENED
LAYING FLAT

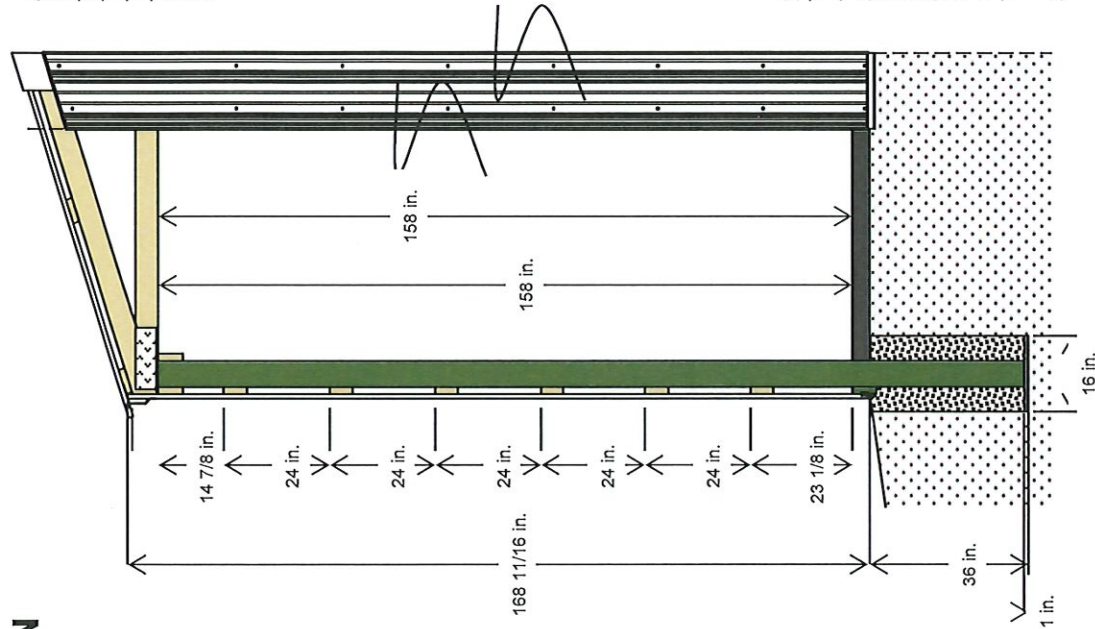
CORNER POSTS: TREATED 6 X 6
INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 10 FT
O.C.
EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: BRIGHT WHITE S Q M PANEL STEEL
PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 6

SIDING BEGINS 3 5/8 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 4 IN. BELOW THE TOP OF SKIRT
BOARD

4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
TRUSS SPACING: 60 IN. O.C.
TRUSS LOADING INFORMATION:
TCCL/TCCL/BCCL/BCDL 20-7-0-3
TOTAL TRUSS LOADING = 30 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS



INTERIOR FINISHED FLOOR HT. WILL BE 0 in. BELOW
THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 16 IN. HOLE WITH 80 LBS READY MIX
CONCRETE
16 IN. WIDE X 1 IN. THICK PIER FOOTING USING RED-
MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.
3/8TH REBAR ON 16 INCH GRID



GABLE1 CROSS SECTION

ROOF LAYER 1: BRIGHT WHITE S Q M PANEL STEEL
PANEL
BRIGHT WHITE EAVE TRIM 10 FT 0 IN

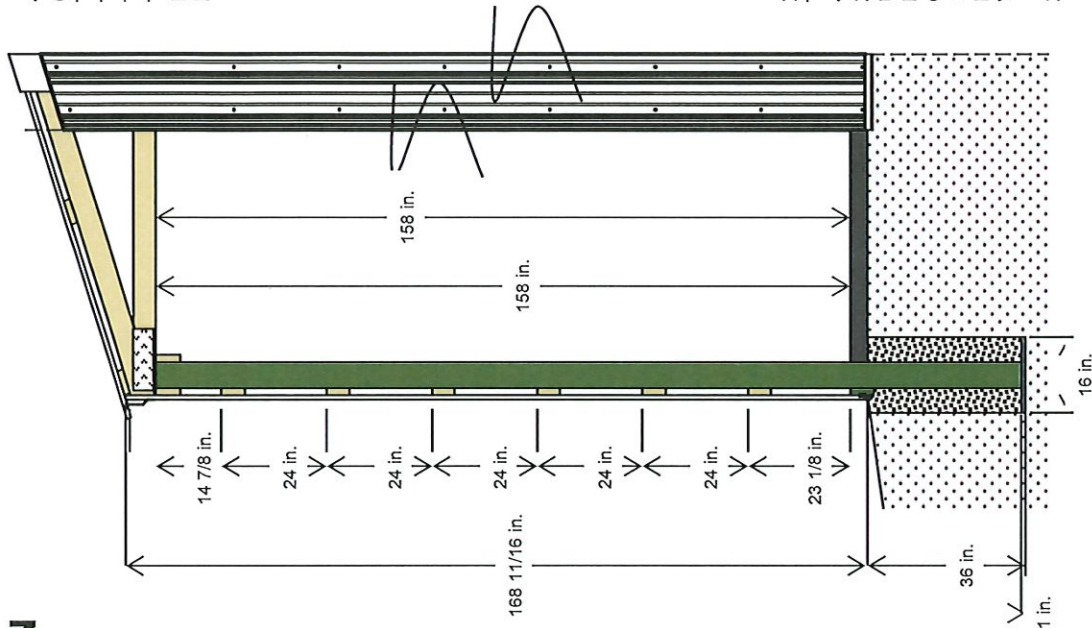
PURLINS: 2 X 6 CONSTRUCTION GRADE FASTENED
LAYING FLAT

CORNER POSTS: TREATED 6 X 6
INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 10 FT
O.C.
EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: BRIGHT WHITE S Q M PANEL STEEL
PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 6

SIDING BEGINS 3 5/8 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 4 IN. BELOW THE TOP OF SKIRT
BOARD



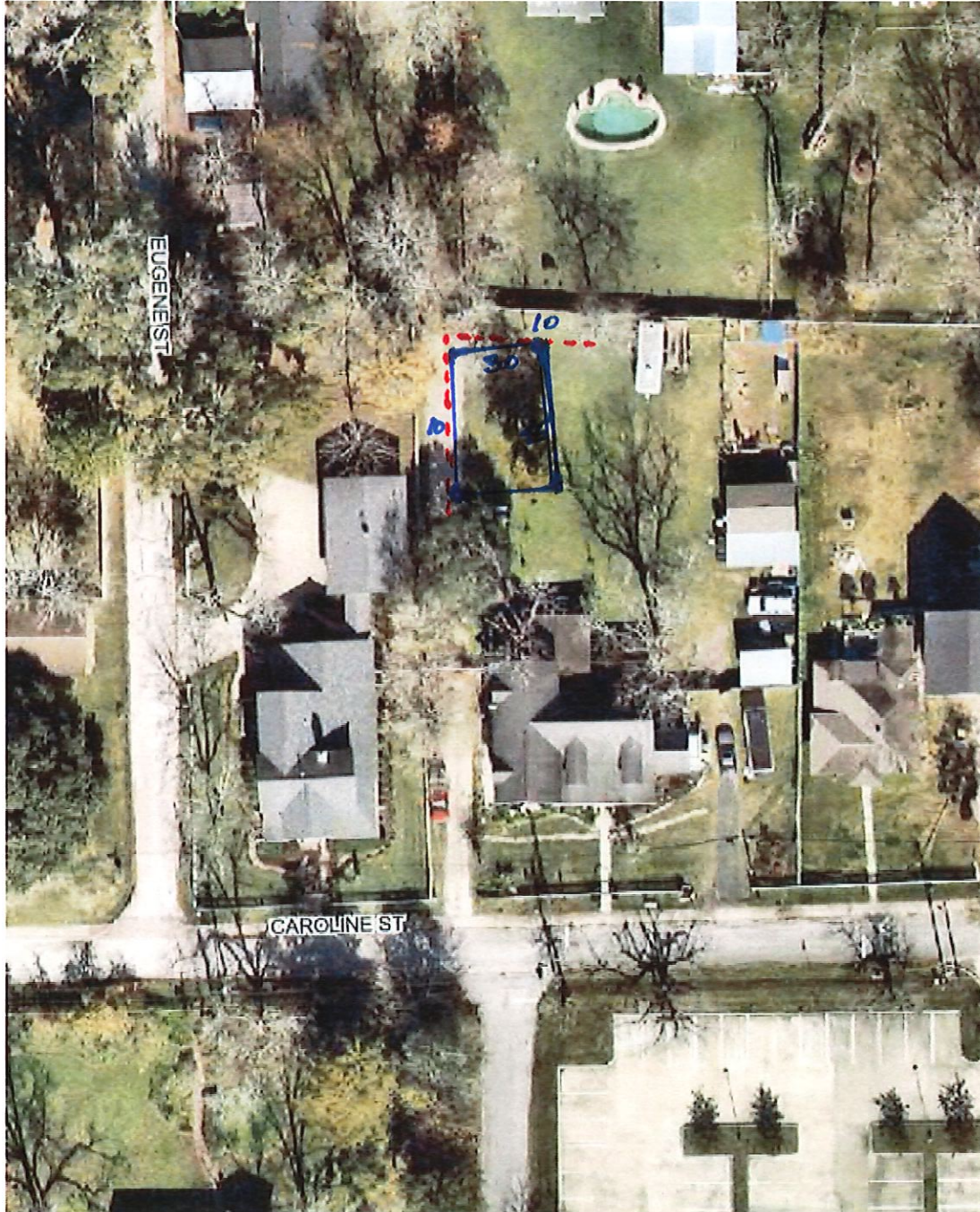
4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
TRUSS SPACING: 60 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 20-7-0-3
TOTAL TRUSS LOADING = 30 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS

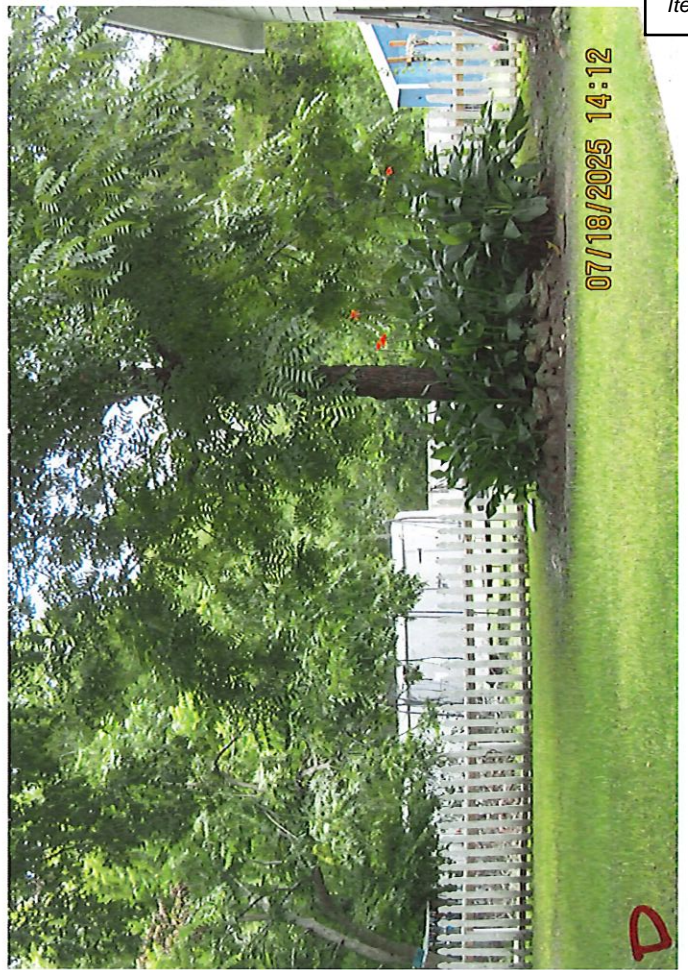
INTERIOR FINISHED FLOOR HT. WILL BE 0 IN. BELOW
THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 16 IN. HOLE WITH 80LBS READY MIX
CONCRETE
16 IN. WIDE X 1 IN. THICK PIER FOOTING USING RED-
MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.
3/8TH REBAR ON 16 INCH GRID

"Steve
Estimate Number: 315
5/12/2025"



706 CAROLINE ST
(NOT TO SCALE)





Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible Action by the Planning & Zoning Commission on the Partial Re-plat for Hills of Town Creek Section 5 (Dev. No. 2406).

Recommendation

WGA recommends approval of the Partial Re-plat by the Planning & Zoning Commission as presented.

Discussion

The purpose of this re-plat is to adjust the Lot lines of existing Lots 27 and 28 and to add a restricted reserve within Block 1 of The Hills of Town Creek, Section 5 subdivision. The reserve will provide a shared access path to the playground located behind the revised Lots 1 and 2.

As a reminder, this development received variance approval on March 25, 2025, for a minimum frontage of 45' at the building line. The Developer also received approval to maintain the previously approved variances from December 14, 2021, which allow for 5' side yard setbacks, a minimum lot depth of 120', and a minimum lot area of 5,500 sf.

Texas Local Government Code 212.014 (2) requires re-plats to be approved by the municipal authority responsible for approving plats.

Remaining Steps:

August 5th: P&Z action on Re-plat.

August 12th: City Council action on Re-plat.

Approved By

City Staff	Ruby Beaven	Date: 07/23/2025
------------	-------------	------------------



July 23, 2025

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

Re: Submission of Partial Re-plat
Hills of Town Creek Section 5 (Dev. No. 2406)
City of Montgomery

Dear Commission:

We reviewed the partial re-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 61 and any other applicable chapters. The purpose of this re-plat is to adjust the Lot lines of existing Lots 27 and 28 and to add a restricted reserve within Block 1 of The Hills of Town Creek, Section 5 subdivision. The reserve will provide a shared access path to the playground located behind the revised Lots 1 and 2.

As a reminder, this development received variance approval on March 25, 2025, for a minimum frontage of 45' at the building line. The Developer also received approval to maintain the previously approved variances from December 14, 2021, which allow for 5' side yard setbacks, a minimum lot depth of 120', and a minimum lot area of 5,500 sf.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat as submitted.

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

Sincerely,

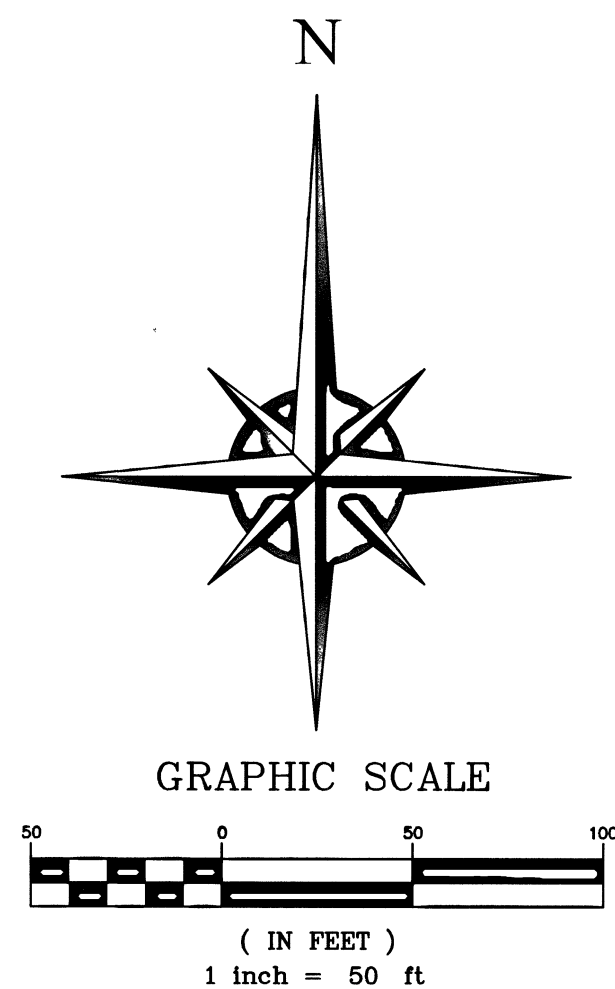
Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\140 Hills of Town Creek Sec. 5\Correspondence\Letters\2025.07.21 MEMO to P&Z Hills of Town Creek Section 5 Partial Replat.docx

Enclosure: Original Plat
Partial Re-plat

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



LEGEND / ABBREVIATIONS

CAB	CABINET
CFN	CLERK'S FILE NUMBER
ELEC. ESMT	ELECTRIC EASEMENT
FND	FOUND
IR	IRON ROD
OPR	OFFICIAL PUBLIC RECORDS
MCT	MONTGOMERY COUNTY, TEXAS
MR	MAP RECORDS
ROW	RIGHT OF WAY
(TYP)	TYPICAL
VS	VEGETATION SETBACK
*	LOT WIDTH DIMENSION AT THE BUILDING LINE
o	PROPERTY MARKER
STREET NAME BREAKS	

CALLED 90.865 ACRES
TWIN CREEK MANAGEMENT, LLC
CFN 2020117352
OPR MCT

LOVE STAR PARKWAY
(180' R.O.W. ASPHALT)
C.F.N. 200808784 O.P.R. M.C.T.

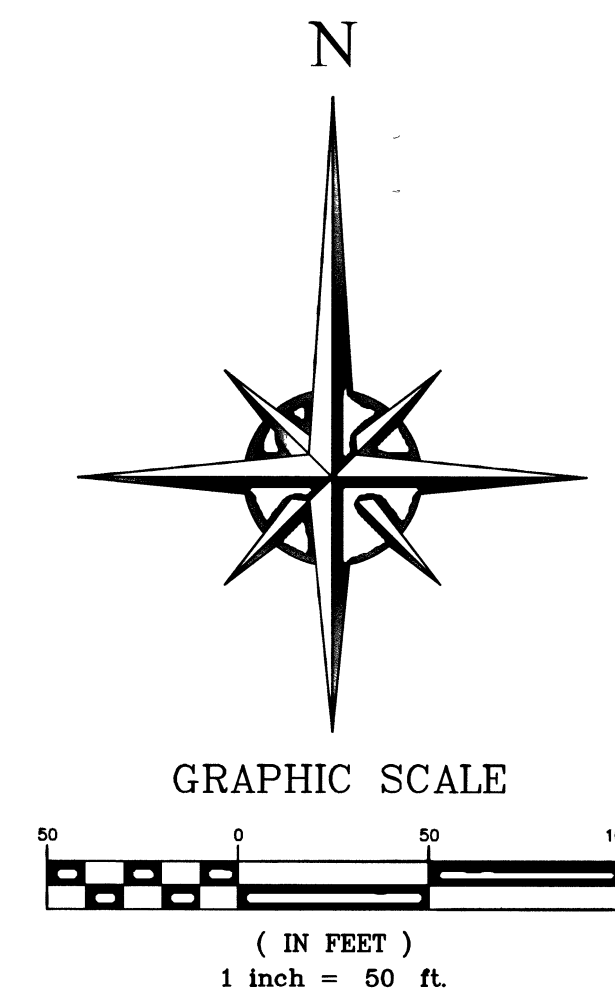
L=752.15
R=3910.00
Δ=011°01'18"
CHD=750.99
CHD BRG=N45°20'33"E

FND 5/8" IR W/CAP
BEARS
S58°51'02"W
0.49'

WEST ROSE MAINE LANE
(30' PUBLIC R.O.W. W/
28' PAVEMENT WIDTH)
L=17.27

MATCHLINE

Original Recorded Plat



CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'

3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105

MONT 7 ELEV.=291.77'

3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'

BENCHMARK

BRASS DISK IN CONCRETE ELEV=314.12'

BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809°31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5

FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.4998 ACRES (805,851 SQ. FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024

Fulcrum
SURVEYING

104 W PAULINE ST
CONROE, TX 77301
T 936 443 0507

TBPLS REG NO 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

ENGINEER
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 W DAVIS STREET #100
CONROE, TEXAS 77304

DOC # 2025006778
Cabinet 00A Sheet 1336

LEGEND / ABBREVIATIONS

CAB.	CABINET
C.F.N.	CLERK'S FILE NUMBER
ELEC. ESMT.	ELECTRIC EASEMENT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
R.O.W.	RIGHT OF WAY
(TYP.)	TYPICAL
V.S.	VEGETATION SETBACK
•	LOT WIDTH DIMENSION AT THE BUILDING LINE
○	PROPERTY MARKER
	STREET NAME BREAKS

CITY OF MONTGOMERY BENCHMARKS

MONT 3 (CONTROLLING MONUMENT) ELEV.=268.73'

3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

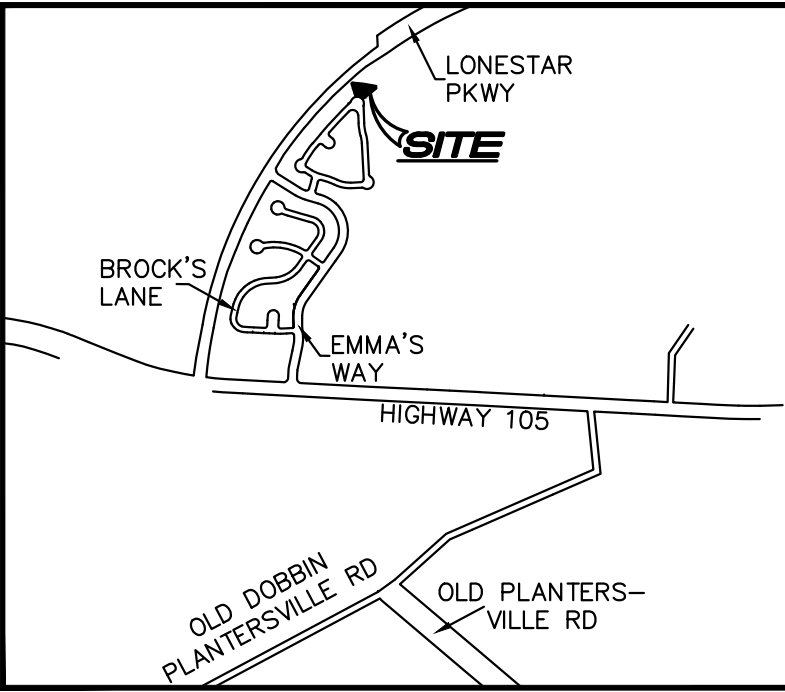
MONT 7 ELEV.=291.77'

3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM "THE OLDE SCHOOL HOUSE".

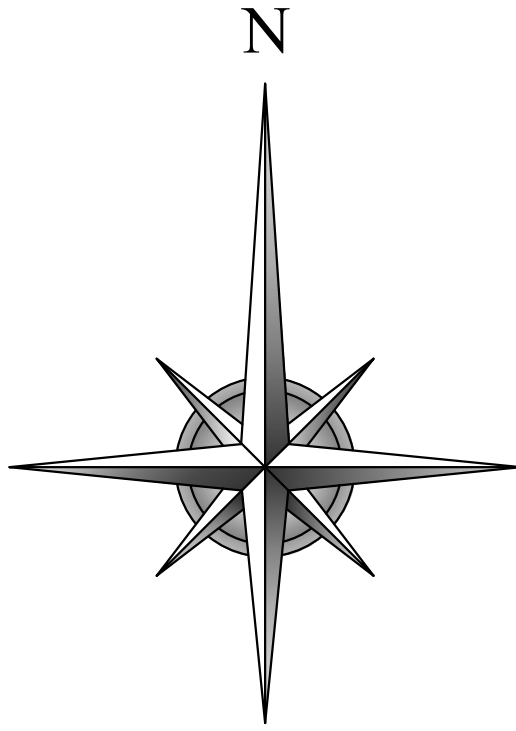
BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'

BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 14°26'06" EAST, A DISTANCE OF 5.58' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, OF THE HILLS OF TOWN CREEK SECTION 4.



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

- The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999922.
- Distances shown along curves are arc lengths.
- Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0200G dated August 18, 2014: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- All corners are set 5/8 inch iron rods with cap stamped "Fulcrum Land Surveying" unless otherwise shown or noted.
- In addition to the building line shown on the face of the plat, all lots shall have a minimum 5' side yard setback and a minimum 10' rear yard setback, unless otherwise noted.
- The Texas Commission on Environmental Quality, recorded under C.F.N. 2007-096205 O.P.R. M.C.T. lying with the right-of-way of Emma's Way, will be a abandoned with the right-of-way plotting.
- Variance (Approved December 14, 2021)
 - SIDE YARD SETBACK - Sec. 98-122(a)
 - Required 10'
 - Variance 5'
 - MINIMUM LOT WIDTH - Sec. 98-122(b)
 - Required 75'
 - Variance 50'
 - MINIMUM LOT DEPTH - Sec. 98-122(b)
 - Required 120'
 - Variance 100'
 - MINIMUM LOT AREA - Sec. 98-122(b)
 - Required 9,000'
 - Variance 5,500'
- Variance (Approved March 25, 2025)
 - MINIMUM LOT WIDTH - Sec. 98-122(b)
 - Required 75' at building line
 - Variance 45' at building line

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 02°33'39" E	21.64'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	71.70'	60.00	68°28'32"	N 72°48'54" W	67.52'
C2	12.86'	3,910.00	0°11'18"	N 48°07'22" E	12.86'

THE HILLS OF TOWN CREEK SECTION 5
PARTIAL RE-PLAT NO 1
A SUBDIVISION OF
0.4718 ACRES (20,550 SQ. FT.)
BEING A RE-PLAT OF LOTS 27 & 28, BLOCK 1
THE HILLS OF TOWN CREEK SECTION 5
RECORDED UNDER
CAB. OAA, SHEET 1335 M.R. M.C.T.
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO LOTS
AND 1 RESERVE

2 LOTS 1 RESERVES 1 BLOCKS

JULY 2025



104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

ENGINEER:



3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

STATE OF TEXAS
COUNTY OF MONTGOMERY

That K. Hovnanian of Houston II, LLC, a Texas limited liability company, acting by and through Rodney Howerton, Division President, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating described real property as the Hills of Town Creek Section 5 Partial Re-plat No 1 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under regulations and the projected impact of the subdivision.

Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable, television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public service including law enforcement, fire protection, medical response, inspection and code enforcement.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by Rodney Howerton, its Division President of K. Hovnanian of Houston II, LLC, a Texas Limited liability company, hereunto affixed, this _____ day of _____, 2025.

K. HOVNANIAN OF HOUSTON II, LLC,
a Texas limited liability company

By: _____
Rodney Howerton, Division President

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Rodney Howerton, its Division President of K. Hovnanian of Houston II, LLC, a Texas Limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

That I Clemente Turrubiarates Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas. The purpose of this partial re-plat is to modify Lots 27 and 28 lines and add a reserve in block 1 of The Hills in Town Creek, Section 5 subdivision. Revising existing lot lines and adding a restricted reserve between the two lots.

Clemente Turrubiarates Jr.
Texas Registration No. 6657

CITY OF MONTGOMERY

I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

By: _____
Chris Roznovsky, PE
City Engineer — City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2025

ATTEST:

By: _____ By: _____
Sara Countryman _____
Mayor Chairman—Planning Zoning Commission

By: _____
Ruby Beaven
City Secretary

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2025, at _____ o'clock, __M., and duly recorded on _____ 2025, at _____ o'clock, __M., in cabinet _____, sheet _____, of record of _____ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

By: _____
L. Brandon Steinmann, Clerk County Court
Montgomery County, Texas

By: _____ Deputy

THE HILLS OF TOWN CREEK SECTION 5
PARTIAL RE-PLAT NO 1
A SUBDIVISION OF
0.4718 ACRES (20,550 SQ FT.)
BEING A RE-PLAT OF LOTS 27 & 28, BLOCK 1
THE HILLS OF TOWN CREEK SECTION 5
RECORDED UNDER
CAB. OAA, SHEET 1335 M.R. M.C.T.
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO LOTS
AND 1 RESERVE

2 LOTS 1 RESERVES 1 BLOCKS

JULY 2025



Fulcrum
SURVEYING

104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

ENGINEER:



L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

24-097-6_HOTC SEC 5_LI 27_28 REPLAT_v3.dwg

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Discussion on the Utility and Economic Feasibility Study Amendment for the BCS Capital development (Dev. No. 2415).

Recommendation

No action is required. Discussion only.

Discussion

The Amended Feasibility Study and supporting documents are attached.

The Developer acquired the 6.591-acre tract adjacent to the previously proposed development. The revised proposed development falls on a 38-acre tract, directly behind Ransom's Steakhouse.

The Developer is proposing a mixed-use development consisting of multi-family and commercial pads. The subject tract is currently zoned both PD – Planned Development, and B – Commercial and would require rezoning and approval from the Buffalo Springs Architectural Advisory Committee prior to receiving service. The proposed development would also be subject to impact fees for the required public utility extensions related to the project.

Approved By

City Staff	Ruby Beaven	Date: 07/23/2025
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July 2, 2025

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Feasibility Study Amendment
±6 AC BCS Capital Group, LLC (Dev. No. 2415)
City of Montgomery

Dear Mayor and Council:

As you are aware, as authorized by Council at the May 27, 2025 meeting, WGA completed an update to the Utility and Economic Feasibility Study previously presented at the January 28, 2025 Council meeting for the “32-Ac Multi-Family and Commercial Development” tract. The updates consist of the addition of a 6.591 AC tract to the original 32 AC area, known as the BCS Capital property, and the associated scope and timing of utility and road improvements.

Based on the preliminary land plan provided by the Developer, the full BCS Capital development would consist of a mix of multi-family and commercial pads with the additional 6-acre tract in discussion providing additional commercial pad site users. The final land plan may affect the estimated costs of, and revenues associated with, the development. A copy of the updated preliminary site layout is enclosed as Attachment No. 1.

Water Production and Distribution

Based on the updated preliminary site layout, and information provided by the Developer, the Tract's updated estimated water capacity requirement is 88,725 gpd, an increase of 16,725 gpd from the original 72,000 gpd requirement. This usage assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. As mentioned in the initial feasibility study performed for the 32-ac tract, after the completion of the City's Water Plant No. 2 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.

It is anticipated at this time for the scope of the waterline extensions required to serve the full development to vary from what was outlined in the original feasibility study. While the original study indicated the waterline extension along SH-105 would only extend from Buffalo Springs to the Developer's western property line, the Developer now owns all parcels along SH-105 from Buffalo Springs to CB Stewart. As a result, the scope has been expanded to include the full extension along SH-105 from Buffalo Springs to CB Stewart. The original extension from Buffalo Springs to Lone Star Pkwy remains unchanged. An updated layout is included in Exhibit C and an updated cost estimate reflecting current construction costs is included as Exhibit H.

Exhibit F shows a graphical representation of historical water usage, projected water demand, and water plant capacity. As you will see there is a substantial increase in projected water demand in the scenarios shown. Those scenarios are as follows:

1. A – Ready to Connect: These are developments that are platted, infrastructure accepted, etc. that are ready to connect to the system at any time.
2. B – A Plus in Design/Construction with Agreement: This shows all of the developments in A plus those that the City has development agreements that are actively in the design or construction process.
3. C – B Plus in Feasibility without Agreement: This shows all of the developments in B plus the developments that are actively going through the due diligence process but have not yet entered into a development agreement with the City. This includes developments such as this development Villages of Montgomery, Mia Lago Reserve, and Church of Montgomery.
4. D – C Plus Anticipated Additional Development within the City Limits: This includes everything in C plus tracts that are in the City limits but not actively working through the development process.

As you will see, there is a significant difference in the scenarios, also it is important to note:

1. The timing of developments is a huge factor and this graph is only based on end of year demands and then spread out linearly. Therefore, projects expected to come online late in the year will artificially inflate the projected demand earlier in the year.
2. It is also important to note that there is built in contingency to the projected numbers as our projected flows today show approximately 537,000 gpd but actual flows are 521,000 gpd.
3. Water demand is projected based on information provided by the developer and typically based on industry standards which are intended to be conservative. It is typical to see actual demand come in under this amount, however we plan for the higher.
4. Finally, it is important to note that the water plant capacity is based on Average Daily Flow capacity not peak capacity. For example, the capacity of the water system after the booster pump addition at Water Plant No. 3 is 730,000 gpd average daily flow but can produce in a max day scenario approximately 3,150,000 gpd. That number shown for capacity is limited by a 2.4 peaking factor and we have to assume that the largest booster pump is out of service in the calculation.

Sanitary Sewer Collection and Treatment

Based on the updated preliminary site layout, and information provided by the Developer, the Tract's updated estimated sewer capacity requirement is 73,950 gpd, an increase of 13,950 gpd from the original 60,000 gpd requirement. This usage assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. As mentioned in the initial feasibility study performed for the 32-ac tract, the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed. However, to serve all committed developed as well as those in feasibility, the City will need to begin planning for additional wastewater treatment plant upsizing in the next few years.

It is anticipated at this time for the scope of the sanitary sewer extensions required to serve the full development to vary from what was outlined in the original feasibility study. The original study indicated the sanitary sewer would extend from Buffalo Springs to the Developer's western property line and from

the manhole on CB Stewart to the Developer's northern property line. Now the Developer owns all parcels along SH-105 from Buffalo Springs to CB Stewart. With the addition of the 6-ac tract, the scope has been changed to include the full extension along SH-105 from Buffalo Springs to CB Stewart and the extension from the intersection of SH-105 and Buffalo Springs approximately 1,000 linear feet North adjacent to Buffalo Springs. The City will design the portion along SH-105 at the expense of the Developer. The Developer will be responsible for the design of the sanitary sewer along Buffalo Springs Dr. to serve the multi-family portion of the development. An updated layout is included in Exhibit D and an updated cost estimate reflecting current construction costs is included as Exhibit H.

Exhibit G shows a graphical representation of historical sanitary sewer flow, projected demand, and wastewater treatment plant capacity. As you will see there is a substantial increase in projected sanitary sewer demand in the scenarios shown. Those scenarios are as follows:

1. A – Ready to Connect: These are developments that are platted, infrastructure accepted, etc. that are ready to connect to the system at any time.
2. B – A Plus in Design/Construction with Agreement: This shows all of the developments in A plus those that the City has development agreements that are actively in the design or construction process.
5. C – B Plus in Feasibility without Agreement: This shows all of the developments in B plus the developments that are actively going through the due diligence process but have not yet entered into a development agreement with the City. This includes developments such as this development Villages of Montgomery, Mia Lago Reserve, and Church of Montgomery.
3. D – C Plus Anticipated Additional Development within the City Limits: This includes everything in C plus tracts that are in the City limits but not actively working through the development process.

As you will see, there is a significant difference in the scenarios, also it is important to note:

1. The timing of developments is a huge factor, and this graph is only based on end of year demands and then spread out linearly. Therefore, projects expected to come online late in the year will artificially inflate the projected demand earlier in the year.
2. It is also important to note that there is built in contingency to the projected numbers as our projected flows today show approximately a flow of 303,000 gpd but actual flows are 297,000 gpd.
3. Sewer demand is projected based on information provided by the developer and typically based on industry standards which are intended to be conservative. It is typical to see actual demand come in under this amount, however we plan for the higher.

Paving and Traffic Planning

Based on the updated preliminary site layout, the additional 6-acre tract is expected to experience heavy truck traffic from a minimum of 5 retail users, as well as the 4 driveway connections shown on the attached preliminary site plan. The Developer will be required to submit a Traffic Impact Analysis (TIA) and a fund Geotechnical Report to provide pavement recommendations for the additional traffic to these roadways. The ultimate scope of the required roadway improvements shall be based on the results of the reports and analysis provided. The following recommendations are based on the initial information provided from the Developer and are subject to change based on the results of the subsequential TIA and Geotechnical Report.

At this time, it is our understanding that the developer is proposing 4 driveway connections for the commercial portion of the development and the 1 driveway connection for the multi-family portion to CB Stewart Dr. Based on the preliminary site plan, there is an expected addition of heavy truck traffic a minimum of 5 retail users as well as the secondary entrance of the multi-family portion of the development. It is recommended for the Developer to reconstruct all or a portion of, CB Stewart from the northern right-of-way of SH-105 to the intersection of CB Stewart and Buffalo Springs Drive to a material that is sufficient to handle the expected increased traffic from the proposed commercial pad sites and multi-family complex.

Two pavement reconstruction options were evaluated for CB Stewart Drive: asphalt and concrete. The consideration for both options reference recommendations made in the Buffalo Springs geotechnical report as the roadways are assumed to have similar original pavement material. Our preliminary cost estimates show potential costs for the roadway improvements range from \$800,000 to \$2,400,000 depending scope and material recommendations for the roadway. As a reminder, this cost is subject to change based on findings from a site-specific TIA and geotechnical report to be completed by the Developer.

Additionally, based on conversations from the City and the Developer during the execution of the Memorandum of Understanding (MOU) for the development, we have updated the costs for the proposed improvements of Buffalo Springs from the northern boundary of the Home Depot Development to the intersection of Buffalo Springs and CB Stewart Dr. to include construction of a roundabout. This brings the updated costs for concrete pavement to the roadway and roundabout to \$1,484,000, which includes construction costs, contingencies and all related engineering fees.

Development Costs

The Developer will need to engineer and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract. The Developer will also be responsible for the costs of all offsite utility and/or paving facilities to serve the 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 in Exhibit F of the original Feasibility Study are the 2023 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of (1) 3- inch water tap for the large commercial reserve, (7) 2 – inch water taps for commercial pad sites and (1) 6 – inch tap for Multi-Family per Exhibit F of the original Feasibility Study. These sizes are based on our best judgment and are subject to change based on the Developer’s final land plan and timing of the final plat.

An escrow agreement has been Executed by the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional initial deposit of \$54,000, as seen in Exhibit G, 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, and construction inspection for the private site work and the inspection services of the proposed Buffalo Springs sanitary sewer inspection. This is with the assumption that the development will require 3 plan reviews and is constructed as one phase. The fees calculation can be seen in Exhibit G of the original Feasibility Study.



These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

Below is a summary of the estimated total costs of potential projects that could be associated with the development:

Escrow Account	\$54,000
Cost of Public Infrastructure Improvements (CB Stewart)	\$800,000- 2,400,000
Cost of Public Infrastructure Improvements (Buffalo Springs)	\$1,484,000
Cost of Public Infrastructure Improvements (Linear Utilities)	\$1,233,600
Water Impact Fee	\$371,393
Wastewater Impact Fee	\$356,317
Total Estimated Costs	\$4,299,310 - \$5,899,310

The cost included in this feasibility study does not include engineering costs associated with each individual commercial pad build out. Individual escrow deposits for each commercial pad site will be calculated at the time of development. Additionally, the cost shown for the public infrastructure improvements related to the linear utilities are based on a pro rata share of the total linear footage of linear utilities to service the proposed tract.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$166,443,018.00. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$153,377.24 per year in debt service revenue, and approximately \$479,106.23 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$100 valuation Operations & Maintenance (O&M) tax rate.

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

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/crs

Z:\00574 (City of Montgomery)\148 BCS Capital\Feasibility Study\Amendment\BCS Capital Feasibility Study Amendment.docx

Exhibits: A.1 Preliminary Land Use Plan (Commercial)



A.2 Preliminary Land Use Plan (Multi-Family)

B. Boundary & Road Improvements

C. Public Waterline Improvements

D. Public Sanitary Sewer Improvements

E. EOPC – Linear Utilities

F. Water Demand Projections

G. Wastewater Demand Projections

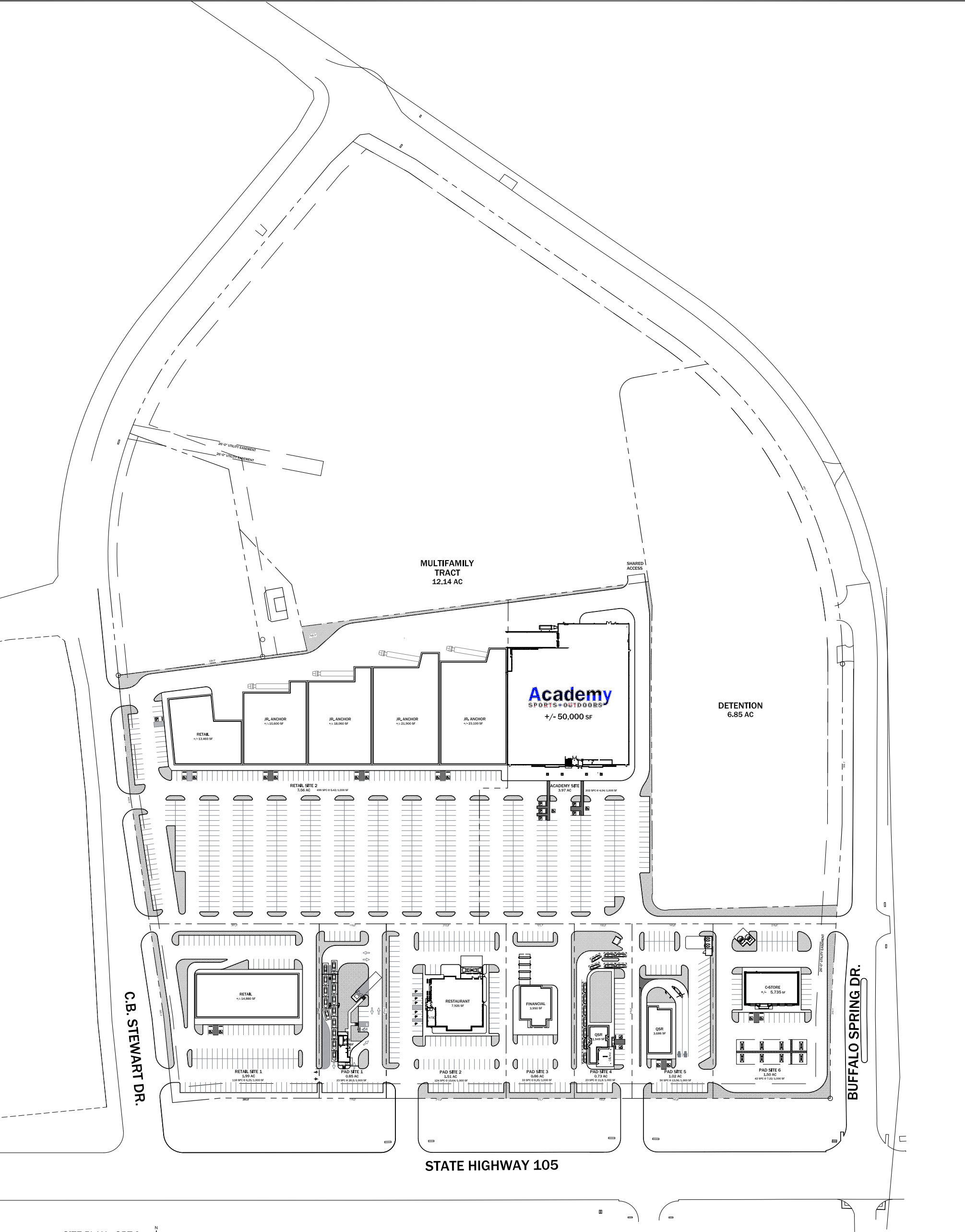
H. Escrow Agreement Calculation

I. January 2025 BCS Capital Group Feasibility Study

Cc (via email): Mr. Brent Walker – City of Montgomery, City Administrator

Ms. Ruby Beaven – City of Montgomery, City Secretary

Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer and Planning & Zoning Administrator



01 SITE PLAN - OPT 2
SCALE: 1" = 50'-0"

BUFFALO SPRINGS DR. APARTMENTS																					Item 1
UNIT																	TOTALS				
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	BLDG NO BLDG TYP.	1	2	3	4	5	6	7	8	9	10	11	No of Units	NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE	TOTAL UNITS	%	
					I	I	II	II	I	I	I	I	II	I	II						
A0	1 BED / 1 BATH	719	719		6	6	12	12	6	6	6	6	12	6	12	90	64,710	64,710	192	62%	
A1	1 BED / 1 BATH	812	812		0	0	3	3	0	0	0	0	3	0	3	12	73,080	73,080			
A1A	1 BED / 1 BATH	794	794		6	6	9	9	6	6	6	6	9	6	9	78	84,006	84,006			
B1	2 BED / 2 BATH	1,077	1,077		3	3	0	0	3	3	3	3	0	3	0	21	23,541	23,541	120	38%	
B1A	2 BED / 2 BATH	1,121	1,121		3	3	0	0	3	3	3	3	0	3	0	21	23,541	23,541			
B1B	2 BED / 2 BATH	1,153	1,153		3	3	0	0	3	3	3	3	0	3	0	21	24,213	24,213			
					24	24	36	36	24	24	24	24	36	24	36	312	279,078	279,078	312	100%	
AVERAGE UNIT SIZE		894																			
PARKING PROVIDED		497	(50 GARAGES)																		
PARKING RATIO		1.59																			



1 SITE PLAN
1"=50'-0"

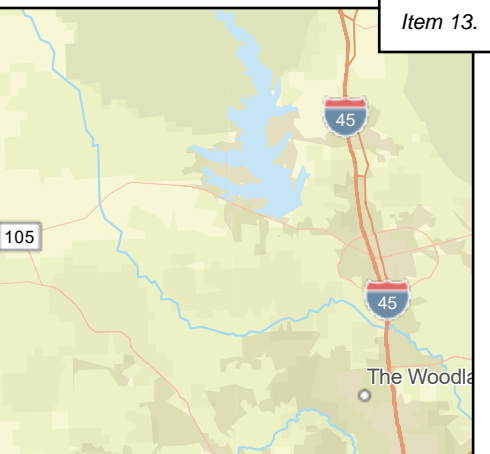


PRELIMINARY SITE PLAN - BUFFALO SPRINGS DR APARTMENTS
MONTGOMERY, TEXAS - MORGAN GROUP

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281558.8787

05.14.2025
A-01
JOB NO. 25045

These are preliminary and are subject to change without notice. The information herein is for informational purposes only and does not constitute an offer of any financial product or service. The information herein is not intended to be used in any way that would constitute an offer of any financial product or service. The information herein is not intended to be used in any way that would constitute an offer of any financial product or service.



Legend

- BCS Capital Additional Tract (6 AC)
- BCS Capital Tract (32 AC)
- Road Improvement Area (CB Stewart)
- Road Improvement Area (Buffalo Springs)
- Mountable Curb
- Center Median
- Proposed Divided Median
- Tax Parcel

0 325 650
ft

EXHIBIT B: Boundary & Road Improvements



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



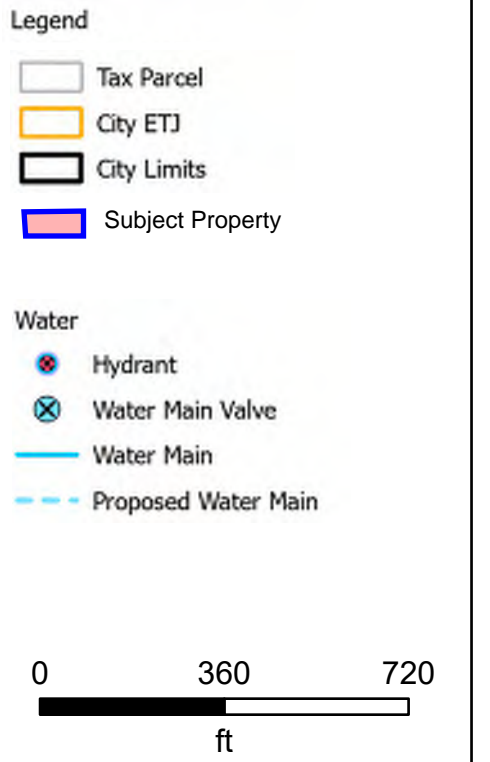
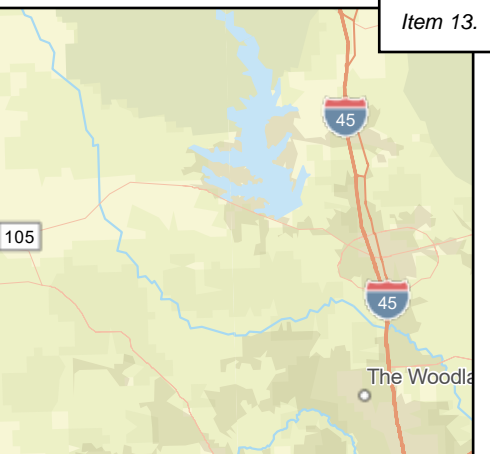
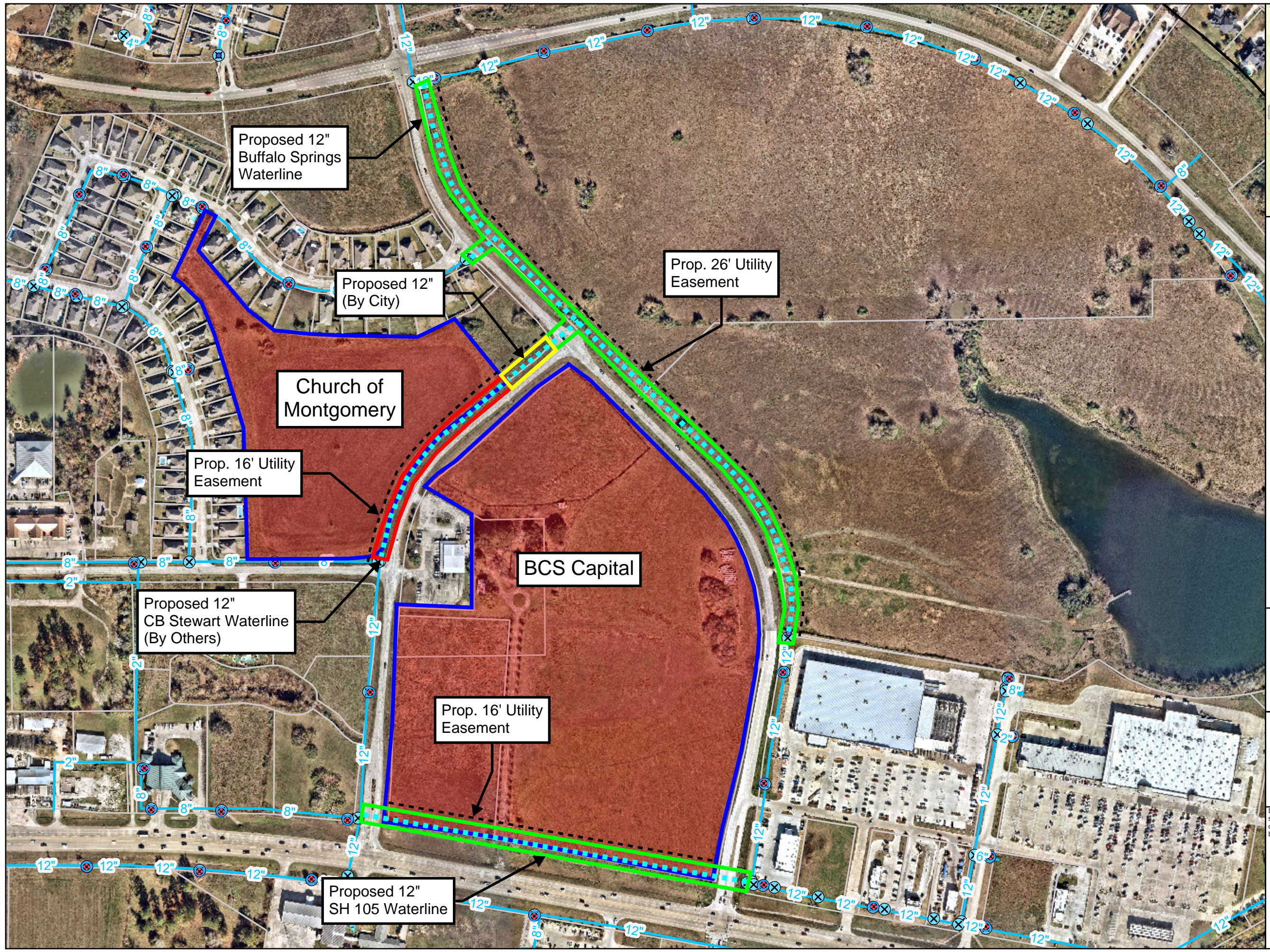
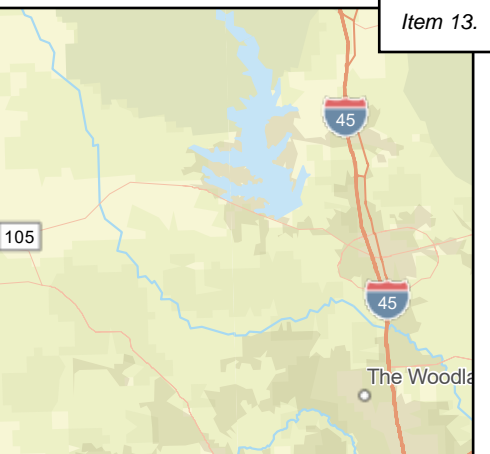
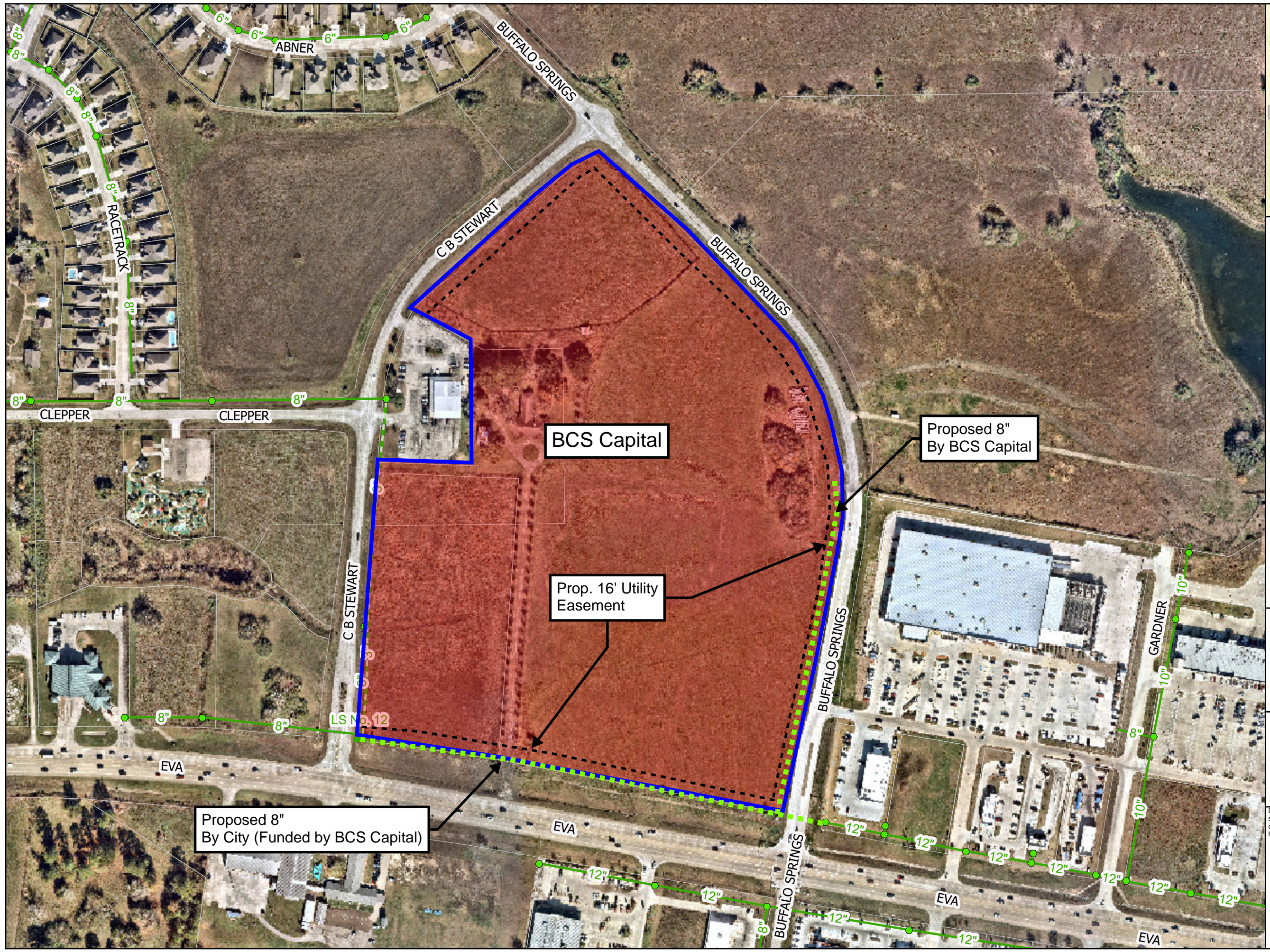


EXHIBIT C: Public Waterline Improvements



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





Legend

- Tax Parcel
- City ETJ
- City Limits
- Subject Property

Sanitary Sewer

- Sanitary Sewer Gravity Main
- Proposed Gravity Main
- Sanitary Sewer Manhole
- Lift Station

0 0.05 0.1
mi

EXHIBIT D:
Public Sanitary Sewer
Improvements



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





Preliminary Cost Estimate
Buffalo Springs and CB Stewart Public Infrastructure Improvements
City of Montgomery
7/2/2025

Item No.	Description	Quantity	Unit	Unit Price	Cost
General					
1	Mobilization, Bonds, and Insurance	1	LS	\$ 35,000	\$ 35,000
2	Construction Staking	1	LS	7,500	7,500
3	Trench Safety System	6,070	LF	2	12,100
4	SWPPP	1	LS	10,000	10,000
5	Traffic Control Plan	1	LS	15,000	15,000
6	Site Restoration	1	LS	10,000	10,000
Total General Costs					\$ 89,600
Waterline - Church of Montgomery					
7	12-Inch C900 PVC Waterline (Open Cut Construction) ⁽⁵⁾	800	LF	100	80,000
8	12-Inch Gate Valve	2	EA	2,500	5,000
9	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	2,000	2,000
10	Hydrants	2	EA	8,000	16,000
Total Church of Montgomery Costs					\$ 103,000
Waterline - BCS Capital					
11	12-Inch C900 PVC Waterline (Open Cut Construction)	3,550	LF	100	355,000
12	Additional Cost for 16-Inch Steel Casing via Jack & Bore	470	LF	225	105,800
13	12-Inch Gate Valve	9	EA	2,500	22,200
14	12-Inch Wet Connect & Removal of Plug and Clamp	5	EA	2,000	10,000
15	Hydrants	9	EA	8,000	72,000
Total BCS Capital Costs					\$ 565,000
Sanitary Sewer - BCS Capital					
15	8" PVC Sanitary Sewer (Open Cut Construction)	2,230	LF	100	223,000
16	Additional Cost for 16-Inch Steel Casing (Trenchless Construction)	240	LF	225	54,000
17	4' Sanitary Sewer Manhole	6	EA	10,000	55,800
18	Demolition of Lift Station No. 12	1	LS	12,000	12,000
19	Core into Existing Manhole	1	EA	2,000	2,000
Total BCS Capital Costs					\$ 346,800
Waterline - City					
16	12-Inch C900 PVC Waterline (Open Cut Construction)	200	LF	100	20,000
17	12-Inch Gate Valve	1	EA	2,500	1,300
18	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	2,000	2,000
19	Hydrants	1	EA	8,000	4,000
Total City Costs					\$ 27,300
Construction Subtotal					\$ 1,132,000
Contingencies (15%)					\$ 170,000
Engineering - Preliminary, Design, and Bidding					\$ 80,000
Construction Administration and Inspection					\$ 45,000
Fees and Expenses					\$ 5,000
Construction Materials Testing					\$ 15,000
Total					\$ 1,447,000
Church of Montgomery Pro Rata Share					\$ 170,700
BCS Capital Pro Rata Share					\$ 1,233,600
City Pro Rata Share					\$ 42,700

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 reproduction, advertising expenses, and other miscellaneous reimbursable costs.

(4) Amounts to be funded by each party will be based on pro-rata share of the total linear footage of the proposed utility extensions.

(5) Due to the proposed demand of the Church of Montgomery an 8" waterline will be required. The City is requesting to upsize this line to 12" to assist with projected future demand in the area.

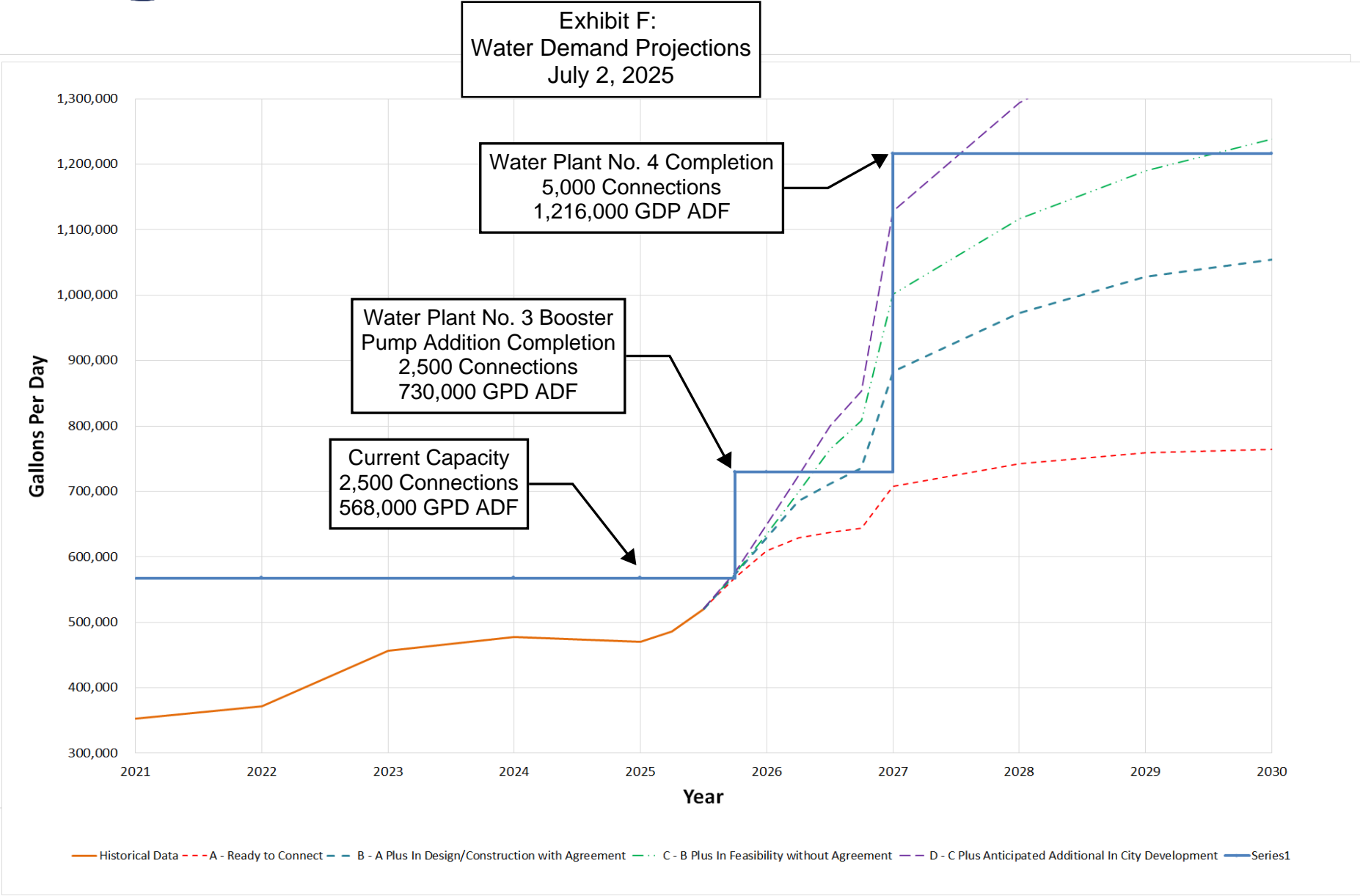
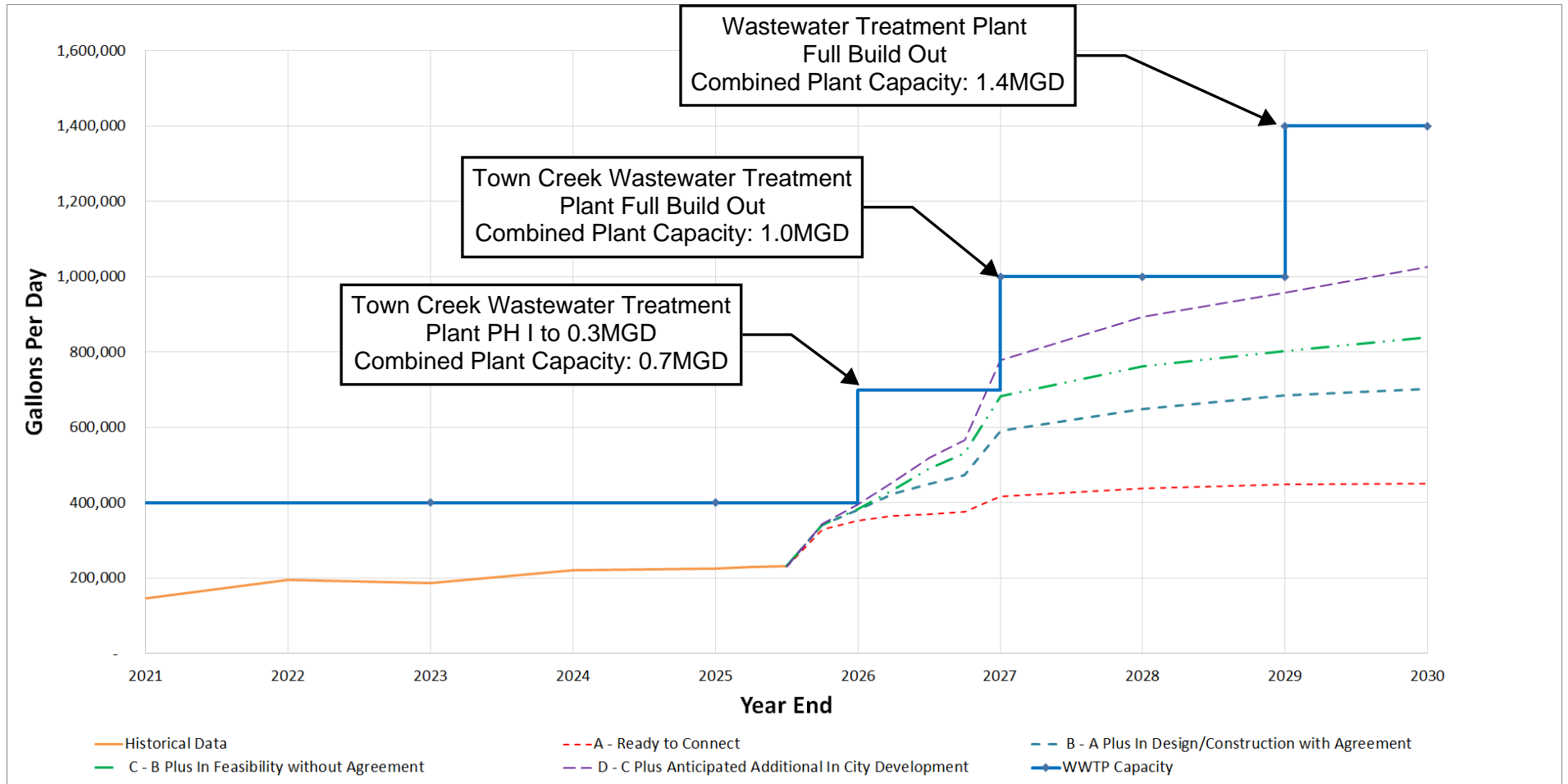


Exhibit G:
Wastewater Demand Projections
July 2, 2025



ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

BCS Capital

Dev. No. 2415

THE STATE OF TEXAS ⤵

COUNTY OF MONTGOMERY ⤵

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

Administration	\$ 5,000
City Attorney	\$ 5,000
City Engineer	
Developer Coordination	\$ 5,000
Plan Reviews	\$ 4,000
Construction Coordination and Inspection	\$ 15,000
Warranty Inspection	\$ 2,000
<hr/>	
TOTAL	\$ 54,000

Note:

1. Any changes to the site plan or phasing of the project may result in changes to the cost to the City. In that event, additional deposits would be required by the Developer.
2. Plan review costs only include the overall site for mass grading, detention, and on-site utilities. Additional reviews for the individual commercial pad sites, and the multi-family portion will require additional deposits upon submission of plans.

EXHIBIT K: January 2025 BCS Capital Group Feasibility Study

32-Ac Multi-Family and Commercial Development BCS Capital Group, LLC FEASIBILITY STUDY (Dev. No. 2415)

**FOR
THE CITY OF MONTGOMERY**



WGA PROJECT NO. 00574-149-00

January 2025

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Location
- B: Zoning Map
- C: Utility Layout
- D: Preliminary Site Plan
- E: Water and Wastewater Usage Projection
- F: City of Montgomery Impact Fee Table
- G: Escrow Calculation
- H.1: (Public Infrastructure Improvements Cost Estimate – Linear Utilities)
- H.2: (Public Infrastructure Improvements Cost Estimate – CB Stewart Dr.)
- H.3: (Public Infrastructure Improvements Cost Estimate – Buffalo Springs Dr.)
- I: Development Flow Chart

1 EXECUTIVE SUMMARY

BCS Capital Group, LLC (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve a mixed-use development on a 32-acre tract along SH-105 west of Buffalo Springs Dr., also referred to as the BCS Capital tract. The tract is located within City limits and would not need to be annexed prior to receiving utility service.

Based on the preliminary land plan provided by the Developer, this development would consist of a mix of multi-family and commercial pads. 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. 2 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 also shows that the City will have the sanitary sewer capacity to serve the proposed development, existing developments, and committed developments at full build out when the Town Creek WWTP plant project is completed. However, to serve all committed developed as well as those in feasibility, the City will need to begin planning for additional wastewater treatment plant upsizing in the next few years.

The estimated total costs of potential projects that could be associated with the development are:

Escrow Account	\$22,000
Cost of Public Infrastructure Improvements (CB Stewart)	\$723,400
Cost of Public Infrastructure Improvements (Buffalo Springs)	\$990,200
Cost of Public Infrastructure Improvements (Linear Utilities)	\$1,081,000
Water Impact Fee	\$348,354
Wastewater Impact Fee	\$334,213
Total Estimated Costs	\$3,499,167

The cost for the related public infrastructure totals \$2,794,600, which accounts for all of the required improvements within the region of the proposed development. The scope and costs of the public infrastructure improvements related to the BCS Capital development will be outlined in a Development Agreement, that both the City and Developer agree to.

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$97,000,000.00 at full build out. Based on the City's current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) and an assumed 95% collection rate, the development will bring in approximate tax revenues as shown below:

Debt Service	\$ 89,385.50
Operations and Maintenance	\$ 279,214.50
Total Estimated Annual Tax Revenue	\$ 368,600.00

1 INTRODUCTION

This undeveloped tract is located along SH-105 just west of Buffalo Spring Dr. and falls entirely within the City limits.

The Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit D** and indicates the Developer's intentions to develop this 32-acre tract. In total, the future development will consist of 1 – Multi-Family reserve (17.19 acres), 7 – Commercial reserves (11.35 acres) and approximately 3 acres of detention.

As shown in **Exhibit B**, the tracts are currently zoned B – Commercial and PD – Planned Development and would require rezoning approvals prior to service. Based on the preliminary land plan, the proposed development consists of multi-family and commercial. Since the proposed multi-family portion of the development falls partially within the Planned Development District, it will require additional approval from the Buffalo Springs Architectural Control Committee. All the referenced approvals would be required prior to receiving service from the City.

2 ANALYSIS

Water Production and Distribution

The City has begun the construction of a water plant improvements project at the existing Water Plant No. 2 to restore the capacity of the City's water system. Upon completion, the City will have three (3) active water wells and two existing water plants with a capacity of 2,500 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently bidding for the design of future Water Plant No. 4 that includes an elevated storage tank and an additional Jasper aquifer water well. The project is expected to be constructed in 2026.

The current average daily flow ("ADF") in the City is approximately 437,261 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 812,491 gpd and 2,167 connections. A copy of the updated water usage projections is included as **Exhibit E**. Once the Water Plant No. 2 Improvements Project is complete, the City will have committed approximately 143% of the total ADF capacity and 87% of the connection capacity.

The City has recently authorized their engineer to complete the design and bid for the Water Plant No. 3 Booster Pump Addition project. The scope of the project includes adding a 4th booster pump at the water plant. The proposed improvements would increase the City's ADF capacity to 730,000 gpd and a connection count of 2,500. Once completed with the construction of the booster pump addition the City would have committed 111% of the total ADF capacity.

Based on the preliminary site layout, and information provided from the Developer, the Tract's estimated water capacity requirement is approximately 72,000 gpd. This usage assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. The proposed usage of this development will not impact the City all at one time, as the property will undergo a build-out period. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,325,063 gpd and 2,834 connections or 181% of the total ADF capacity and 113% of the connection capacity at full build out. Based on the projections shown in **Exhibit E**, the City would need additional water plant capacity in mid-2025 which can be achieved by the booster pump addition previously mentioned.

Additionally, the City is currently bidding for engineer firms to complete the design of their Water Plant No. 4 project. The scope of the project includes the construction of a 500,000-gallon elevated storage tank and 1,000gpm water well in the Jasper aquifer. The completion of this project will provide the City with an additional 600,000gpd in well capacity. With the addition of Water Plant No. 4, the City will have sufficient water production capacity to service this development and all other planned developments that are currently in design or feasibility.

The Developer will be responsible for the extension of an off-site 12" waterline from the existing waterline ending on Buffalo Springs Dr. to Lone Star Pkwy as well as the extension of a 12" waterline along the frontage of their property adjacent to SH-105 from Buffalo Springs to the western portion of their property boundary. This line will eventually continue to the existing 12" waterline along CB Stewart once the

adjacent property develops. This portion of the waterline will be the responsibility of the adjacent property owner to complete. The Developer will be responsible for all costs associated with the required off-site public waterline extension to serve their development, which will be designed by the City Engineer. The cost shown for all of the proposed improvements are shown in **Exhibit H.1**.

The Developer is responsible for providing engineered plans and specifications for the on-site improvements to serve the proposed 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 19 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 233,500 gpd or 58%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 477,519 gpd or 119% of existing permitted capacity at full build out. Based on projected build out, we do not expect to exceed our permitted capacity until Q1 2026 based on a conservative estimate of our projected wastewater flow for this year. Based on our actual flow we do not expect to exceed current plant capacity until Q3 2027. A copy of the wastewater usage projections is included as **Exhibit E**.

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 60,000 gpd (1,800,000 gallons per month) at full build out. This number assumes the full build out of the proposed commercial tracts, as well as the ultimate usage of the proposed multi-family tract. The proposed usage of this development will not impact the City all at one time, as the property will undergo a build-out period. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 850,400 gpd or 212% 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 (300,000) for 3 consecutive months. Based on our conservative estimates this is expected to occur in Q3 of 2025. Anticipating this requirement to be triggered, the City has selected Halff Associates to complete the design of a 0.3 MGD WWTP to replace the existing Town Creek WWTP that is currently decommissioned. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur in Q4 of 2026. Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP in late 2025. Based on the projected based of development shown in **Exhibit E**, the City would exceed 700,000 gpd capacity in Q3 2027. This assumes the City adds an additional 1,800 connections. Dependent on the actual pace of development within the City, the City is prepared to move forward with the Phase II expansion to the Town Creek WWTP to increase the total treatment capacity to 1,000,000 gpd.

The Developer will be responsible for the extension of an off-site 8" gravity sanitary sewer line from the

existing sanitary sewer manhole on CB Stewart Dr. to the northern property line of their development. The Developer will also be responsible for the extension of an off-site 8" gravity sanitary sewer from the existing sanitary sewer manhole at the Buffalo Springs and SH-105 intersection to the western portion of their property. This line will eventually continue and connect to existing Lift Station No. 12 once the adjacent property develops and will be the responsibility of the adjacent property owner to complete. The Developer will be responsible for all costs associated with the required off-site public sanitary sewer extensions to serve their development, which will be designed by the City Engineer. The cost shown for all of the proposed improvements are shown in **Exhibit H.1**.

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

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

Paving and Traffic Planning

Per the current preliminary land plan, the Developer is proposing one (1) connection to CB Stewart Dr., one (1) connection to Buffalo Springs Dr. and improvements to one (1) existing driveway to SH-105. Based on the project traffic flow, the Developer will be required to submit a Traffic Impact Analysis to show how the proposed connections will impact traffic on these City streets and State Highway 105 at full build out.

Based on the final land plan, the Developer may be required to provide improvements to CB Stewart Dr. and or Buffalo Springs Dr. to accommodate for the added traffic to the two City roadways. Preliminary Cost Estimates for both the repaving of CB Stewart, including the addition of 5' sidewalks, and the repaving of Buffalo Springs Dr. are included as **Exhibits H.2 and H.3**.

The Developer will also be responsible for obtaining all required TxDOT permits for the driveway connection to SH-105.

Development Costs

The Developer will need to engineer and construct the onsite water, sanitary sewer, paving, and drainage facilities to serve the proposed Tract. The Developer will also be responsible for the costs of all offsite utility and/or paving facilities to serve the tract. These required improvements and associated costs will be outlined in a Development Agreement which will be executed by both the Developer and the City.

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 F** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of (1) 3- inch water tap for the large commercial reserve, (6) 2 – inch water taps for commercial pad sites and (1) 6 – inch tap for Multi-Family per **Exhibit F**. These sizes are based on our best judgment and are subject to change based on the Developer’s final land plan.

An escrow agreement has been Executed by the Developer and the City, and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$22,000 will be required to cover the City’s remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. This is with the assumption that the development will require 3 plan reviews and is constructed as one phase. The fees calculation can be seen in **Exhibit G**. These additional funds must be deposited into the escrow prior to any work being completed by the City, and do not include the engineering costs associated with the design of the offsite improvements.

Below is a summary of the estimated total costs of potential projects that could be associated with the development:

Escrow Account	\$22,000
Cost of Public Infrastructure Improvements (CB Stewart)	\$723,400
Cost of Public Infrastructure Improvements (Buffalo Springs)	\$990,200
Cost of Public Infrastructure Improvements (Linear Utilities)	\$1,081,000
Water Impact Fee	\$348,354
Wastewater Impact Fee	\$334,213
Total Estimated Costs	\$3,499,167

The cost included in this feasibility study does not include engineering costs associated with each individual commercial pad build out. Individual escrow deposits for each commercial pad site will be calculated at the time of development.

Additionally, the cost for the related public infrastructure totals \$2,794,600, which accounts for all of the required improvements within the region of the proposed development. The scope and costs of the public infrastructure improvements related to the BCS Capital development will be outlined in a Development Agreement, that both the City and Developer agree to.

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 \$97,000,000.00 Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$89,385.50 per year in debt service revenue, and approximately \$279,214.50 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$100 valuation Operations & Maintenance (O&M) tax rate.

Next Steps

If the Developer decides to move forward with the proposed development, the Developer will be required to enter into a Development Agreement that outlines financing/funding mechanisms, impact fees, and any other specific terms that need to be defined. Once completed, the Developer would be responsible for submitting and getting approval for their rezoning application, preliminary and final plats, private site civil drawings, and deposit of funds for the proposed public infrastructure improvements. The Development timeline is outlined in **Exhibit I** of the report.

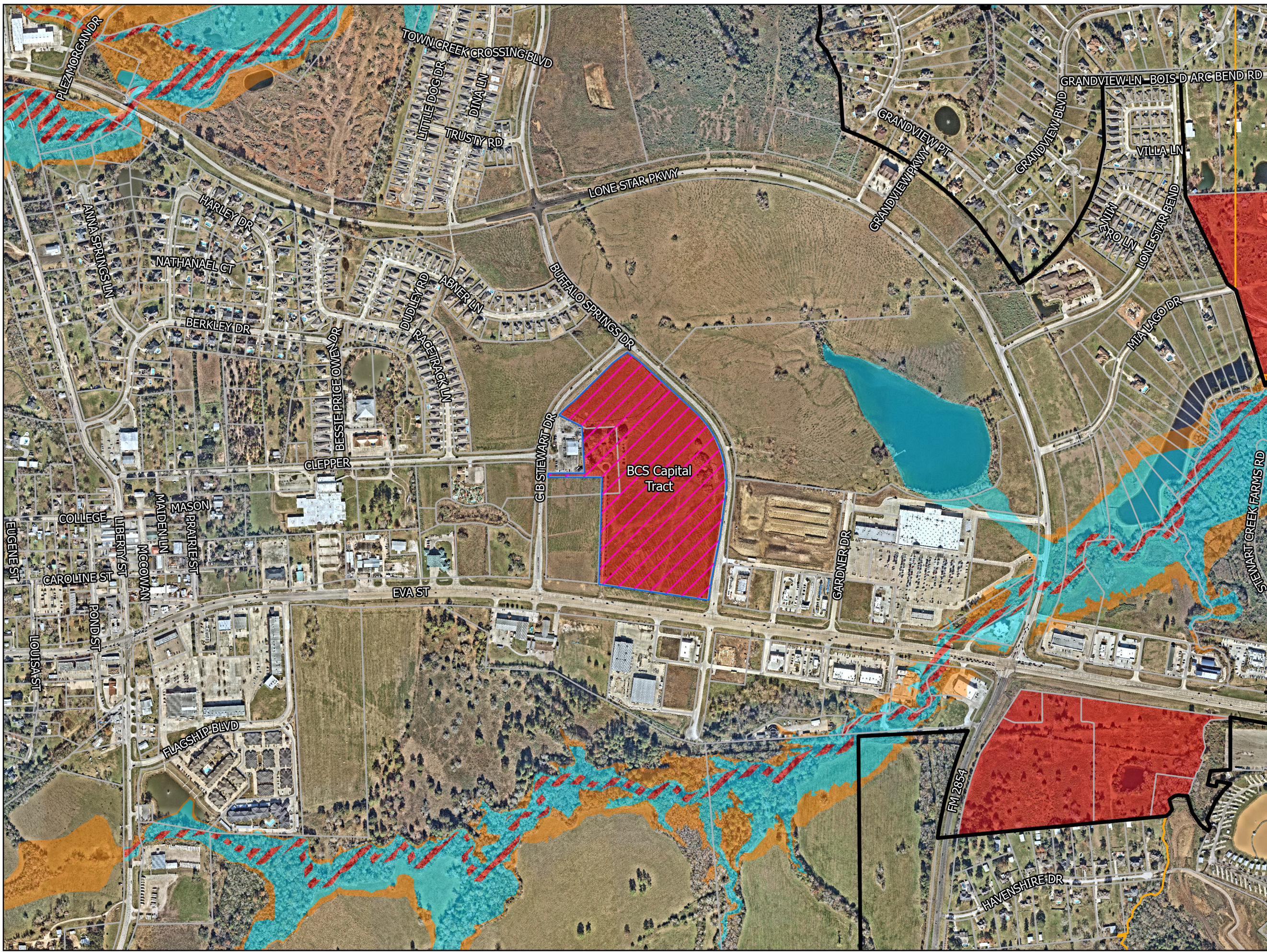
This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal 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 Katherine Vu, P.E., CFM, should you have any questions.

Sincerely,



Chris Roznovsky, PE,
City Engineer



- Legend**
- City Limits
 - City ETJ
 - Tax Parcel
 - Tract Boundary
- Ongoing Developments**
- In Design/Construction
 - Planning/Feasibility
- Flood Hazard Zones**
- Regulatory Floodway
 - 1% Annual Chance Flood Hazard
 - 0.2% Annual Chance Flood Hazard

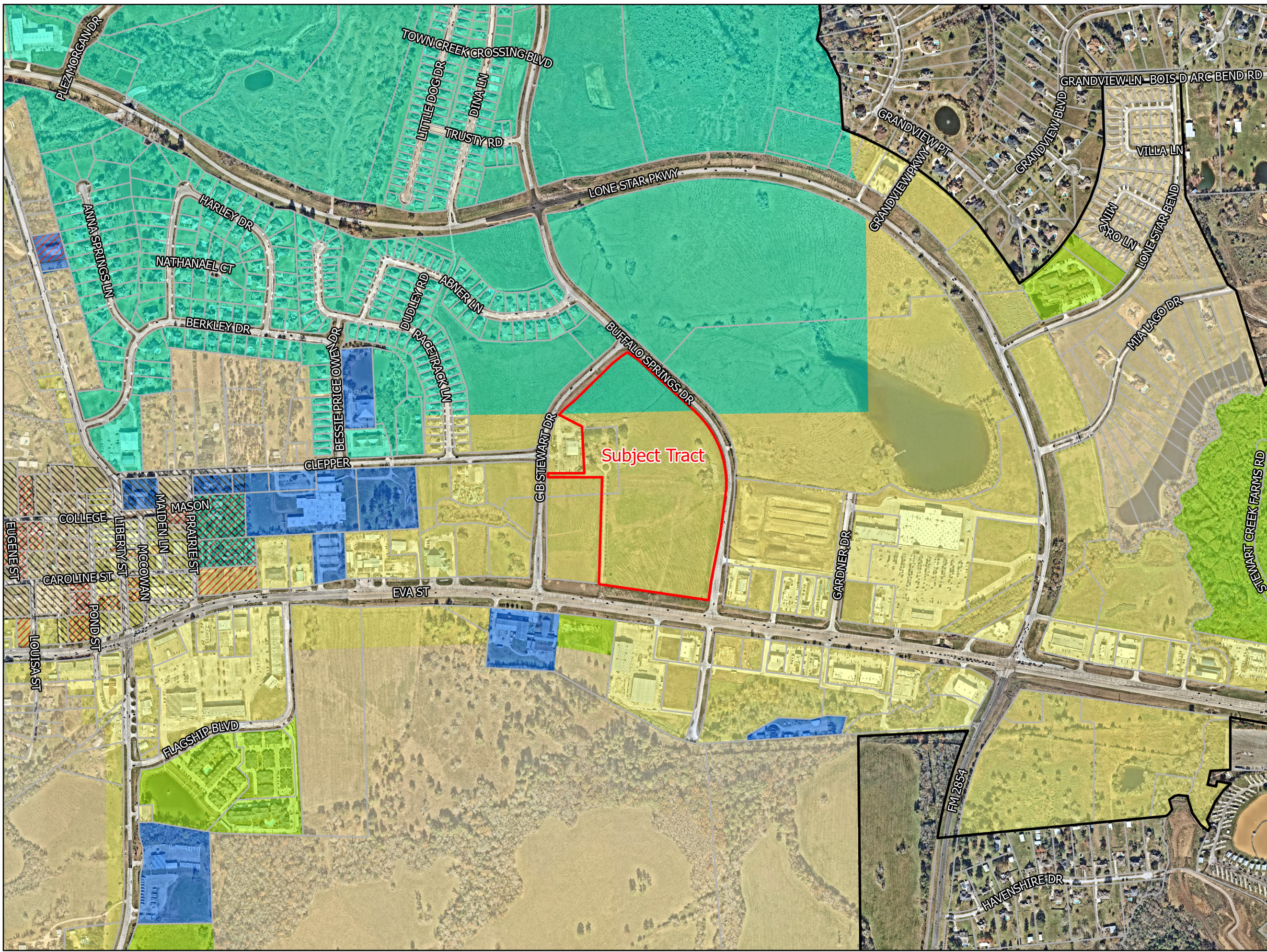
Exhibit A Tract Location

Feasibility Study



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





- Legend
- City Limits
 - Tax Parcel
 - Tract Boundary
- Zoning
- B - Commercial
 - ID - Industrial
 - I - Institutional
 - R2 - Multi-Family
 - PD - Planned Development
 - R1 - Residential
 - Historical Preservation
 - Historical Landmark

Exhibit B Zoning Map

Feasibility Study



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





- Legend
- Tax Parcel
 - City ETJ
 - City Limits
 - Tract Boundary
- Water
- Hydrant
 - Water Main Valve
 - Water Main
 - Proposed Water Main
- Sanitary Sewer
- Sanitary Sewer Gravity Main
 - Proposed Gravity Main
 - Sanitary Sewer Manhole
 - Lift Station

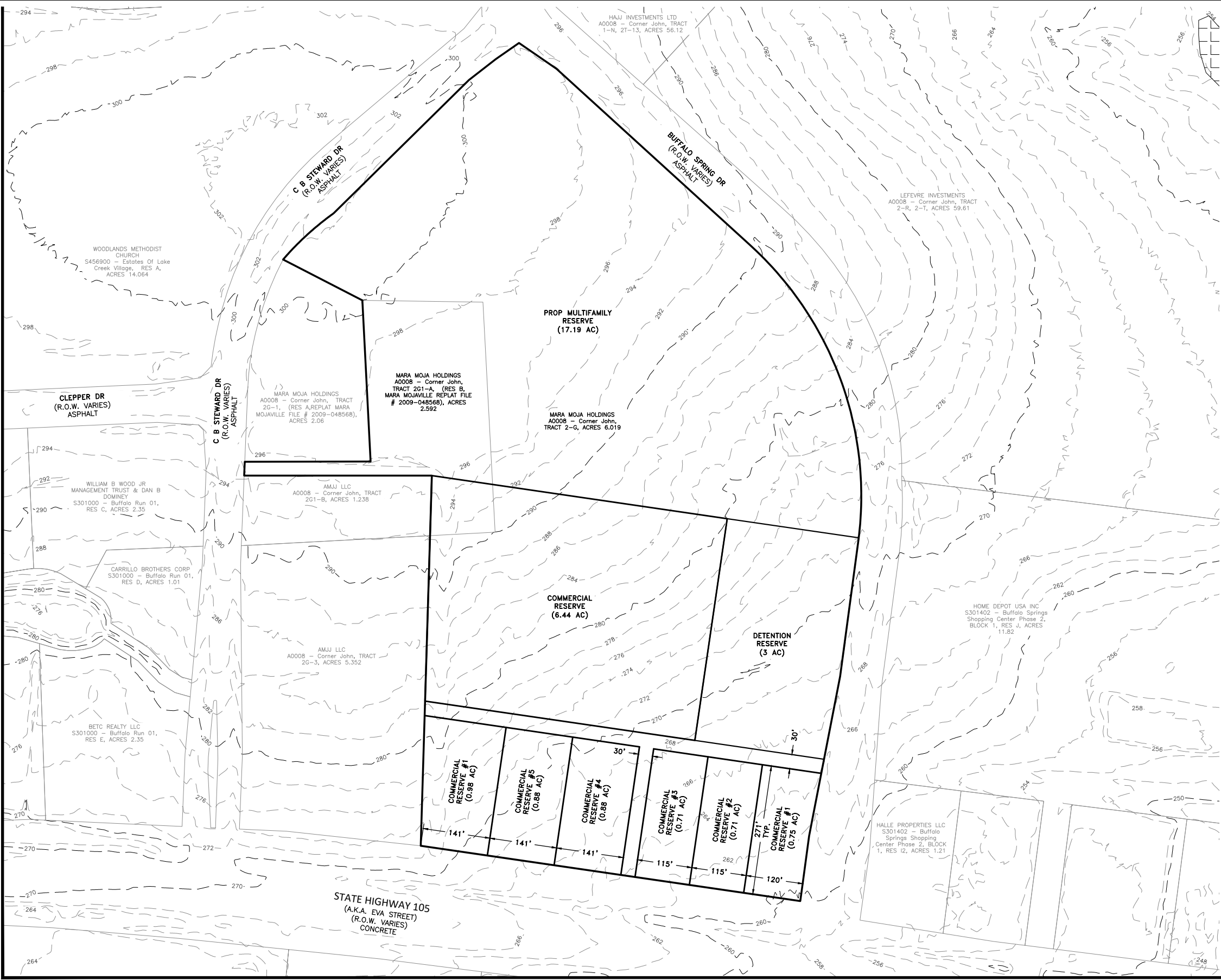
Exhibit C Utilities Layout

Feasibility Study

CITY OF
MONTGOMERY
TEXAS EST 1837
BIRTHPLACE OF THE TEXAS FLAG



L:\SHARED\L2_ENGINEERING PROJECTS\ENGINEERING PROJECTS\11079 - MONTGOMERY 29 ACRE COMMERCIAL\03 CAD\DESIGN SET\EXHIBITS\SITE PLAN\MONTGOMERY 32 ACRES_11079 - 3 ACRE POND.DWG Nov. 25, 2024-8:58 AM SEAN BURNETT





L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235
3307 W. DAVIS STREET #200
CONROE, TEXAS 77384
OFFICE: 936-647-0420

MONTGOMERY 32 ACRES
OVERALL SITE

11/25/24

DRAWING INFORMATION			
PROJECT	11079	TDLR	**
DRAWN	JTL	CHECKED BY	JTW
SCALE	SHEET		
1" = 100' (24x36) 1" = 200' (11x17)	01		
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: JONATHAN WHITE, PE #127058 FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION			

\\900 General Consultation\General\Water & Wastewater Projections\Water and Wastewater Usages and Projections 2025.01.23.xlsx

	Development Info & Capacities																							
	Current Connections	Ultimate Connections	Water		Wastewater		2025			2026			2027			2028			2029			2030		
			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	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																								
Waterstone Commercial Reserve c (State Farm)	1	1	405	405	263	263																		
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200	1	8,000	5,200								-	-						
Depado Estates	-	5	-	10,000	-	6,500		-		2	16,000	10,400	3	24,000	15,600									
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750		-		2	5,000	3,250	1	8,000	5,200									
Sherwin Williams (Shoppes at Montgomer Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320							3	24,000	15,600	-	-	-	-	-	-
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	2,500	2,500	1,625	1,625																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
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	51,453	71,236	33,445	46,303																		
Subtotal	143	183	150,223	272,066	93,452	176,929	7	17,035	11,159	11	43,575	28,324	10	46,350	31,428	6	29,475	19,159	3	11,875	7,719	1	1,875	1,219
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																		
Plex Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																		
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																		
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																		
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																		
Subtotal	495	495	67,900	67,900	37,400	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																		
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																		
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000	1	20,000	10,000															
Bus Barn	1	1	1,000	1,000	500	500																		
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																		
MISD School (149)	1	1	4,500	4,500	2,250	2,250																		
Subtotal	9	10	35,800	55,800	17,900	27,900	1	20,000	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																								
Single Family Residential	66	100	17,690	26500	0	0	34	9,010																
Commercial Irrigation	32	70	9600	21000	0	0	38	11,400																
Christian Brothers	1	1	1100	1100	0	0																		
MISD High School Irrigation																								
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0	3	1,500																
Chick Fil A	1	1	1000	1000	0	0																		
BlueWave	1	1	500	500	0	0																		
CVS	1	1	1200	1200	0	0																		
Church	2	2	530	530	0	0																		
City	9	9	4500	4500	0	0																		
Subtotal	113	186	35,920	56,890	-	-	75	21,910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,638	2,167	530,623	812,491	297,092	477,519	235	96,884	45,845	218	94,114	61,860	116	72,200	46,878	11	30,600	19,309	9	13,225	8,019	6	3,000	1,519
							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	Connections	GPD Water	GPD Sanitary
							1,873	627,507	342,937	2,091	721,621	404,797	2,207	795,821	451,675	2,218	824,421	470,983	2,227	837,646	479,002	2,233	840,646	480,521
Future Development in Feasibility/Design																								
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750	40	9,000	6,000	45	10,125	6,750	-	-	-	-	-	-	-	-	-	-	-	-
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050				37	8,325	5,550	30	6,750	4,500	-	-	-	-	-	-	-	-	-
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800				35	7,875	5,250	40	9,000	6,000	37	8,325	5,550	-	-	-	-	-	-
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500																
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450				35	7,875	5,250	40	9,000	6,000	40	9,000	6,000	45	10,125	6,750	43	9,675	6,450
Red Bird Meadows Phase 3	-	180	-	40,500	-	27,000							35	7,875	5,250	40	9,000	6,000	40	9,000	6,000	35	7,875	5,250
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000				385	60,000	50,000												
Superior Properties (Units)	-	98	-	21,680	-	17,990	-			40	8,849	7,343	58	12,831	10,647									
Superior Properties (Commercial)	-	4	-	17,262	-	14,350	-			3	12,947	10,763	1	4,316	3,588									
The Crossing at Montgomery Section 1 (Single Family)	-	100	-	22,500	-	15,000	-			35	7,875	5,250	35	7,875	5,250	30	6,750	4,500						
The Morning Cloud Investments																								
The Crossing at Montgomery (Single Family)	-	90	-	20,250	-	13,500	-			-	-	-	30	6,750	4,500	30	6,750	4,500	30	6,750	4,500			
The Morning Cloud Investments	-	106	-	23,850	-	15,900	35	7,875	5,250	36	8,100	5,400	35	7,875	5,250									
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	84	-	18,900	-	12,600	-			42	9,450	6,300	42	9,450	6,300									
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750	-			30	6,750	4,500	35	7,875	5,250									
Heritage Grove Section 2 (Single Family) Tri-Pointe	-	71	-	15,975	-	10,650	-			-	-	-	35	7,875	5,250	36	8,100	5,400						
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400	3	23,000	18,400															
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850	-			20	4,500	3,000	39	8,775	5,850									
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700	-			-	-	-	18	4,050	2,700	40	9,000	6,000	40	9,000	6,000			
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550	-			-	-	-	3	4,230	3,550									
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000				1	36,000	30,000												
BCS Capital (Commercial)	-	6	-	36,000	-	30,000				2	12,000	10,000	2	12,000	10,000									
Subtotal	-	667	-	512,572	-	372,890	82	57,275	40,250	746	200,670	155,355	478	126,527	89,885	255	68,925	47,950	155	34,875	23,250	78	17,550	11,700
Committed Plus Feasibility	1,638	2,834	530,623	1,325,063	297,092	850,409	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	Connections	GPD Water	GPD Sanitary
							1,955	684,782	383,187	2,919	979,566	600,403	3,513	1,178,293	737,165	3,779	1,277,818	804,423	3,943	1,325,918	835,692	4,027	1,346,468	848,911

	Development Info & Capacities																							
	Current Connections	Ultimate Connections	Water		Wastewater		2031			2032			2033			2034			2035			2036		
			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	Connections	GPD Water	GPD Sanitary
Single Family																								
Buffalo Crossing	9	12	2,025	2,700	1,350	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600																		
Buffalo Springs, Section 2	56	64	12,600	14,400	8,400	9,600		-	-		-	-		-	-		-	-		-	-		-	
Estates of Mia Lago, Section 1	5	27	1,125	6,075	-	-																		
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150															
Martin Luther King	52	55	11,700	12,375	7,800	8,250																		
Baja Road	7	11	1,575	2,475	1,050	1,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Center Drive	3	3	675	675	450	450																		
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-																		
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250																		
Gulf Coast Estates, Section 2	2	4	450	900	300	600		-	-		-	-		-	-		-	-		-	-		-	
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550																		
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750																		
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300		-	-		-	-		-	-		-	-		-	-		-	
Lone Star Estates	10	10	2,250	2,250	1,500	1,500																		
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650																		
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350																		
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500																		
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800																		
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150																		
Town Creek Crossing Section 1	101	102	22,725	22,950	15,150	15,300																		
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100																		
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300																		
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950		-	-		-	-		-	-		-	-		-	-		-	
Waterstone, Section 2	57	88	12,825	19,800	8,550	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Red Bird Meadows Sect. 1	-	73	-	16,425	-	10,950																		
Red Bird Meadows Sect. 2	-	67	-	15,075	-	10,050																		
Red Bird Meadows Sect. 3	-	34	-	7,650	-	5,100																		
Montgomery Bend(Mabry Tract) Sect 1	22	69	4,950	24,840	3,300	17,750																		
Montgomery Bend(Mabry Tract) Sect 2	14	88	3,150	19,800	2,100	13,200																		
Montgomery Bend (Mabry Tract) Rec Center	1	1	15,900	15,900	150	10,600																		
Gary Hammons	1	1	225	225	150	150																		
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300																		
City Hall	1	1	1,070	1,070	890	890																		
Community Center	1	1	200	200	150	150																		
Buffalo Spring Plant	1	1	360	360	250	250																		
Cedar Brake Park Restrooms	1	1	200	200	150	150																		
Ferland Park	1	1	200	200	150	150																		
Homecoming Park Restrooms	1	1	200	200	150	150																		
Water Plant No. 3	1	1	4,000	4,000	2,000	2,000																		
West Side at the Park	8	11	1,800	2,475	1,200	1,650		-	-		-	-		-	-		-	-		-	-		-	
Subtotal	991	1,479	240,780	359,895	148,340	235,290	1	225	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Platted and Existing																								
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500																		
Longview Greens Miniature Golf	1	1	1,200	1,200	780	780																		
Summit Business Park, Phase 1	3	6	1,300	4,000	845	2,600																		
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																		
McCoy's	1	1	550	550	358	358																		
AutoZone	1	1	2,250	2,250	1,463	1,463																		
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pizza Shack	1	1	6,000	6,000	3,900	3,900																		
CareNow & Other Suites	3	3	750	750	488	488																		
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800																		
Wendy's	1	1	1,300	1,300	845	845																		
Dusty's Car Wash	1	1	9,000	9,000	5,850	5,850																		
ProCore Developments	1	1	1,500	1,500	975	975																		
Christian Brothers	1	1	1,225	1,225	796	796																		
Madsen and Richards	1	1	225	225	146	146																		
Kroger	2	2	5,000	5,000	3,250	3,250																		
Burger King (Meter 48214937)	1	1	750	750	488	488																		
Buffalo Springs Shopping, Ph. 1 (Reserve B)	1	1	6,300	6,300	4,095	4,095																		
Buffalo Springs Shopping, Ph. 1 (Meter 48495852)	1	1	225	225	146	146																		
Buffalo Springs Shopping, Ph. 1 (Meter 48818596)	1	1	3,000	3,000	1,950	1,950																		
Buffalo Springs Shopping, Ph. 1 (Meter 200467732)	1	1	1,750	1,750	1,138	1,138																		
Spirit of Texas Bank	1	1	750	750	488	488																		
Heritage Place	1	1	800	800	520	520																		
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	15,000	15,000	9,750	9,750																		
Buffalo Springs Shopping, Ph. 2 (Remaining Reserves)	-	1	-	8,000	-	5,200				</														

	Development Info & Capacities																							
	Current Connections	Ultimate Connections	Water		Wastewater		2031			2032			2033			2034			2035			2036		
			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	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																								
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																		
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200																		
Depado Estates	-	5	-	10,000	-	6,500																		
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sherwin Williams (Shoppes at Montgomer Sec. 2 Res. B)	-	1	-	360	-	320																		
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	2,500	2,500	1,625	1,625																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
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	51,453	71,236	33,445	46,303																		
Subtotal	143	183	150,223	272,066	93,452	176,929	1	1,875	1,219	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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																		
Plex Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																		
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																		
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																		
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																		
Subtotal	495	495	67,900	67,900	37,400	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																		
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																		
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000																		
Bus Barn	1	1	1,000	1,000	500	500																		
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																		
MISD School (149)	1	1	4,500	4,500	2,250	2,250																		
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Irrigation																								
Single Family Residential	66	100	17490	26500	0	0																		
Commercial Irrigation	32	70	9600	21000	0	0																		
Christian Brothers	1	1	1100	1100	0	0																		
MISD High School Irrigation																								
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0																		
Chick Fil A	1	1	1000	1000	0	0																		
BlueWave	1	1	500	500	0	0																		
CVS	1	1	1200	1200	0	0																		
Church	2	2	530	530	0	0		-	-		-	-		-	-		-	-		-	-		-	
City	9	9	4500	4500	0	0		-	-		-	-		-	-		-	-		-	-		-	
Subtotal	113	186	35,920	56,830	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Committed	1,638	2,167	530,623	812,491	297,092	477,519	2	2,100	1,369	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
							2031			2032			2033			2034			2035			2036		
							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	Connections	GPD Water	GPD Sanitary
							2,235	842,746	481,890	2,235	842,746	481,890	2,235	842,746	481,890	2,235	842,746	481,890	2,233	840,646	481,890	2,235	842,746	481,890
							Total Projected Committed Volumes:																	
Future Development in Feasibility/Design																								
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750				-	-	-	-	-	-									
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050				-	-	-	-	-	-									
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800				-	-	-	-	-	-									
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600																		
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-																		
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450	-	-	-	-	-	-	-	-	-									
Red Bird Meadows Phase 3	-	180	-	40,500	-	27,000				-	-	-	-	-	-									
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000	30	6,750	4,500	-	-	-	-	-	-									
Superior Properties (Units)	-	98	-	21,680	-	17,990																		
Superior Properties (Commercial)	-	4	-	17,262	-	14,350																		
The Crossing at Montgomery Section 1 (Single Family)	-	100	-	22,500	-	15,000																		
The Morning Cloud Investments																								
The Crossing at Montgomery (Single Family)	-	90	-	20,250	-	13,500																		
The Morning Cloud Investments																								
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	106	-	23,850	-	15,900																		
Lone Star Ridge Section 2 Taylor Morrison (Single Family)	-	84	-	18,900	-	12,600																		
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750																		
Heritage Grove Section 2 (Single Family)Tri-Pointe	-	71	-	15,975	-	10,650																		
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400																		
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850																		
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700																		
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550																		
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000																		
BCS Capital (Commercial)	-	6	-	36,000	-	30,000																		
Subtotal	-	667	-	512,572	-	372,890	30	6,750	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed Plus Feasibility	1,638	2,834	530,623	1,325,063	297,092	850,409	2031			2032			2033			2034			2035			2036		
							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	Connections	GPD Water	GPD Sanitary
							4,059	1,355,318	854,780	4,059	1,355,318	854,780	4,059	1,355,318	854,780	3,977	1,298,043	854,780	4,027	1,346,468	854,780	4,059	1,355,318	854,780

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	Development Info & Capacities																							
	Current Connections	Ultimate Connections	Water		Wastewater		2037			2038			2039			2040			2045			2050		
			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	Connections	GPD Water	GPD Sanitary
Commercial Platted and Existing (cont.)																								
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																		
Lone Star Mart (Town Creek Crossing Commercial Reserve)	-	1	-	8,000	-	5,200																		
Depado Estates	-	5	-	10,000	-	6,500																		
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherwin Williams (Shoppes at Montgomer Sec. 2 Res. B)	-	1	-	360	-	320																		
Retail Center	1	2	2,000	4,000	1,300	2,600																		
Chick Fil A	1	1	2,500	2,500	1,625	1,625																		
Panda Express	1	1	2,600	2,600	1,690	1,690																		
CVS	1	1	1,200	1,200	780	780																		
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	51,453	71,236	33,445	46,303																		
Subtotal	143	183	150,223	272,066	93,452	176,929	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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																		
Plex Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																		
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																		
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																		
Grand Monarch Apartments	72	72	10,300	10,300	8,600	8,600																		
Subtotal	495	495	67,900	67,900	37,400	37,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																								
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400																		
MISD High School Complex	2	2	20,000	20,000	10,000	10,000																		
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500																		
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000																		
Bus Barn	1	1	1,000	1,000	500	500																		
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250																		
MISD School (149)	1	1	4,500	4,500	2,250	2,250																		
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation																								
Single Family Residential	66	100	17450	26500	0	0																		
Commercial Irrigation	32	70	9600	21000	0	0																		
Christian Brothers	1	1	1100	1100	0	0																		
MISD High School Irrigation	-	-	-	-	-	-																		
Pulte Group (Mabry Tract) Rec Center Irrigation	0	1	0	500	0	0																		
Chick Fil A	1	1	1000	1000	0	0																		
BlueWave	1	1	500	500	0	0																		
CVS	1	1	1200	1200	0	0																		
Church	2	2	530	530	0	0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City	9	9	4500	4500	0	0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	113	186	35,920	56,830	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,638	2,167	530,623	812,491	297,092	477,519	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
							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	Connections	GPD Water	GPD Sanitary
							2,235	842,746	481,890	2,235	842,746	481,890	2,235	842,746	481,890	2,233	840,646	481,890	2,233	840,646	481,890	2,233	840,646	481,890
							Total Projected Committed Volumes:																	
Future Development in Feasibility/Design																								
Montgomery Bend Sec. 3	-	85	-	19,125	-	12,750																		
Montgomery Bend Sec. 4	-	67	-	15,075	-	10,050																		
Red Bird Meadows Phase 1B	-	112	-	25,200	-	16,800																		
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600																		
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-																		
Red Bird Meadows Phase 2	-	203	-	45,675	-	30,450																		
Red Bird Meadows Phase 3	-	180	-	40,500	-	27,000																		
Nantucket Housing (Stewart Creek) (Units)	-	385	-	60,000	-	50,000																		
Superior Properties (Units)	-	98	-	21,680	-	17,990																		
Superior Properties (Commercial)	-	4	-	17,262	-	14,350																		
The Crossing at Montgomery Section 1 (Single Family)	-	100	-	22,500	-	15,000																		
The Morning Cloud Investments																								
The Crossing at Montgomery (Single Family)	-	90	-	20,250	-	13,500																		
The Morning Cloud Investments																								
Lone Star Ridge Section 1 Taylor Morrison (Single Family)	-	106	-	23,850	-	15,900																		
Lone Star Ridge Section 2 Taylor Morrison (Single Family)	-	84	-	18,900	-	12,600																		
Heritage Grove Section 1 (Single Family) Tri-Pointe	-	65	-	14,625	-	9,750																		
Heritage Grove Section 2 (Single Family) Tri-Pointe	-	71	-	15,975	-	10,650																		
HEB Grocery and Car Wash (Commercial)	-	3	-	23,000	-	18,400																		
Mia Lago Reserve (Single Family)	-	59	-	13,275	-	8,850																		
Villages of Montgomery (Single Family)	-	98	-	22,050	-	14,700																		
Villages of Montgomery (Commercial)	-	3	-	4,230	-	3,550																		
BCS Capital (Multi-Family)	-	1	-	36,000	-	30,000																		
BCS Capital (Commercial)	-	6	-	36,000	-	30,000																		
Subtotal	-	667	-	512,572	-	372,890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed Plus Feasibility	1,638	2,834	530,623	1,325,063	297,092	850,409	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	Connections	GPD Water	GPD Sanitary
							4,059	1,355,318	854,780	4,059	1,355,318	854,780	3,977	1,355,318	854,780	4,027	1,346,468	854,780	4,027	1,346,468	854,780	4,027	1,346,468	854,780
							Total Projected Committed Volumes Plus Feasibility																	

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size ⁽¹⁾	Maximum Capacity (GPM)	Maximum Assessable Water Fee (\$/ESFC)	Maximum Assessable Wastewater Fee (\$/ESFC)	Maximum Assessable Fee (\$/ESFC)
5/8" x 3/4" fitting	15	2,033	1,951	3,984
3/4"	25	3,396	3,258	6,654
1"	40	5,429	5,209	10,638
1 1/2"	120	16,268	15,607	31,875
2"	170	23,039	22,104	45,143
3"	350	47,441	45,515	92,956
4"	600	81,339	78,037	159,376
6"	1,200	162,679	156,074	318,753
8"	1,800	244,018	234,111	478,129

1. These fees were adopted by City Council in September 2024.
2. 5/8" Meter size is used for all connections equal to 1 ESFC (Equal Single Family Connection) , and reflects the installation of a 5/8" x 3/4" meter.

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

BCS Capital

Dev. No. 2415

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	\$ 1,000
City Attorney	\$ 3,000
City Engineer	\$ 18,000
Developer Coordination	\$ 3,000
Plan Reviews	\$ 8,000
Construction Coordination (Private Site)	\$ 5,000
Warranty Inspection	\$ 2,000
<hr/>	
TOTAL	\$ 22,000

Note: Any changes to the site plan or phasing of the project may result in changes to the cost to the City. In that event, additional deposits would be required by the Developer.



Preliminary Cost Estimate
BCS Capital
Exhibit H.1: Linear Utility Improvements
1/28/2025

Item No.	Description	Quantity	Unit	Unit Price	Cost
<u>General</u>					
1	Mobilization, Bonds, and Insurance	1	LS	\$ 20,000	\$ 20,000
2	Construction Staking	1	LS	\$ 2,500	\$ 2,500
3	Trench Safety System	6,008	LF	\$ 2	\$ 12,000
4	SWPPP	1	LS	\$ 4,000	\$ 4,000
5	Traffic Control Plan	1	LS	\$ 17,000	\$ 17,000
6	Site Restoration	1	LS	\$ 6,500	\$ 6,500
<u>Water</u>					
7	12-Inch C900 PVC Waterline (via Open Cut Construction)	3,823	LF	\$ 100	\$ 382,300
8	Additional Cost 16-Inch Steel Casing via Bore and Jack	75	LF	\$ 225	\$ 16,875
9	12-Inch Gate Valve	10	EA	\$ 5,000	\$ 47,800
10	12-Inch Wet Connect & Removal of Plug and Clamp	1	EA	\$ 2,000	\$ 2,000
11	Hydrants	10	EA	\$ 8,000	\$ 76,500
12	2-Inch Blow Off Valve and Box	1	EA	\$ 2,500	\$ 2,500
<u>Sanitary</u>					
13	8" PVC Sanitary Sewer	2,260	LF	\$ 80	\$ 180,800
14	4' Manhole	2	EA	\$ 10,000	\$ 20,000
15	Core into Existing Manhole	1	EA	\$ 2,000	\$ 2,000
Construction Subtotal					\$ 793,000
Contingencies (15%)					\$ 119,000
Preliminary and Design Phase					\$ 47,000
Bid Phase Services					\$ 5,000
Construction Phase Services					\$ 40,000
Field Project Representation					\$ 55,000
Additional Services and Reimbursable Expenses					\$ 22,000
Total					\$ 1,081,000

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



Engineer's Cost Estimate
BCS Capital
Exhibit H.2: C B Stewart Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<u>UNIT A: REINFORCED CONCRETE PAVING</u>					
1	Move-in and start up, including all permits, performance, payment, and maintenance bonds	1	LS	\$ 39,000	\$ 39,000
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage)	1	LS	\$ 13,000	\$ 13,000
3	Sawcut existing asphalt pavement	164	LF	\$ 16	\$ 2,700
4	Removal and Disposal of existing asphalt stabilized base and pavement	3507	SY	\$ 12	\$ 42,100
5	8-inch cement sand subgrade, (2 sacks per cy) complete in place	3507	SY	\$ 25	\$ 87,700
6	2" Type B Hot Mix Asphalt Concrete Surface Layer (includes traffic buttons, striping & markings)	3507	SY	\$ 28	\$ 98,200
7	4" Type B Hot Mix Asphalt Concrete Base Layer (includes traffic buttons, striping & markings)	3507	SY	\$ 35	\$ 122,800
8	HMAC, Dense Graded Type "D" (3-Inch Thick) including tack coat, subgrade, complete in place.	328	SY	\$ 60	\$ 19,700
9	Temporary traffic control devices as needed for the duration of the project, (flaggers, cones, etc.), per TMUTCD, includes installation, maintenance and removal, complete in place	1	LS	\$ 1,000	\$ 1,000
10	Remove and reset signage	5	EA	\$ 250	\$ 1,300



Engineer's Cost Estimate
BCS Capital
Exhibit H.2: C B Stewart Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<u>UNIT B: STORM WATER POLLUTION CONTROL</u>					
11	Hydromulch Seed all areas disturbed by construction (Spec. Item 4241)	7037	SY	\$ 1	\$ 7,100
12	Stabilized Construction Access (Spec. Item 4711)	1	EA	\$ 1,100	\$ 1,100
13	Enforcement of TPDES Requirements (Spec. Item TPDES General Requirements) and General Source Controls (Spec Item 4811). To include the maintenance of SWPPP for Duration of Paving Contract.	1	LS	\$ 4,000	\$ 4,000
14	Concrete Truck Washout Area	1	EA	\$ 1,620	\$ 1,700
15	Reinforced Filter Fabric Fence (Spec. Item 4311)	2448	LF	\$ 4	\$ 9,800
16	Rock Filter Dams	10	EA	\$ 1,100	\$ 11,000
<u>UNIT C: CONCRETE SIDEWALK</u>					
17	6" Reinforced Concrete Sidewalk	67	CY	\$ 150	\$ 10,100
18	3" Compacted Sand Bed	40	CY	\$ 25	\$ 1,100
Construction Subtotal					\$ 473,400
Contingencies (15%)					\$ 72,000
Preliminary and Design Phase					\$ 60,000
Bid Phase					\$ 5,000
Construction Phase					\$ 40,000
Field Project Representation					\$ 50,000
Additional Services and Reimbursable Expenses					\$ 23,000
TOTAL					\$ 723,400.00

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



Engineer's Cost Estimate
BCS Capital
Exhibit H.3: Buffalo Springs Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<u>UNIT A: REINFORCED CONCRETE PAVING</u>					
1	Move-in and start up, including all permits, performance, payment, and maintenance bonds	1	LS	\$ 39,000	\$ 39,000
2	Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage)	1	LS	13,000	13,000
3	Sawcut existing asphalt pavement	82	LF	16	1,400
4	Remove and dispose of existing asphalt pavement and base layers. All material removed shall become the property of the Contractor and shall be disposed of offsite in a legal manner.	4097	SY	12	49,200
5	Excavation of additional width.	5323	SY	12	63,900
6	Eight inch (8") thick reinforced concrete pavement performed in accordance with the City of Montgomery Standard Specifications, DES. CONT., Proof roll subgrade.	5323	SY	75	399,300
7	HMAC, Dense Graded Type "D" (3-Inch Thick) including tack coat, subgrade, complete in place.	72	SY	60	4,400
8	Eight inch (8") thick subgrade preparation performed in accordance with the City of Montgomery Standard Specifications, Complete in place.	5323	SY	5	26,700
9	Eight inch (8") thick subgrade stabilization performed in accordance with the City of Montgomery Standard Specifications, "Lime Stabilized Subgrade". (70 lbs per SY)	186	TON	374	69,700
10	Connect proposed concrete pavement to existing concrete via dowel and epoxy, complete in place	46	LF	6	300
11	Temporary traffic control devices as needed for the duration of the project, (flaggers, cones, etc.), per TMUTCD, includes installation, maintenance and removal, complete in place	1	LS	1,000	1,000
12	Remove and reset signage	2	EA	250	500



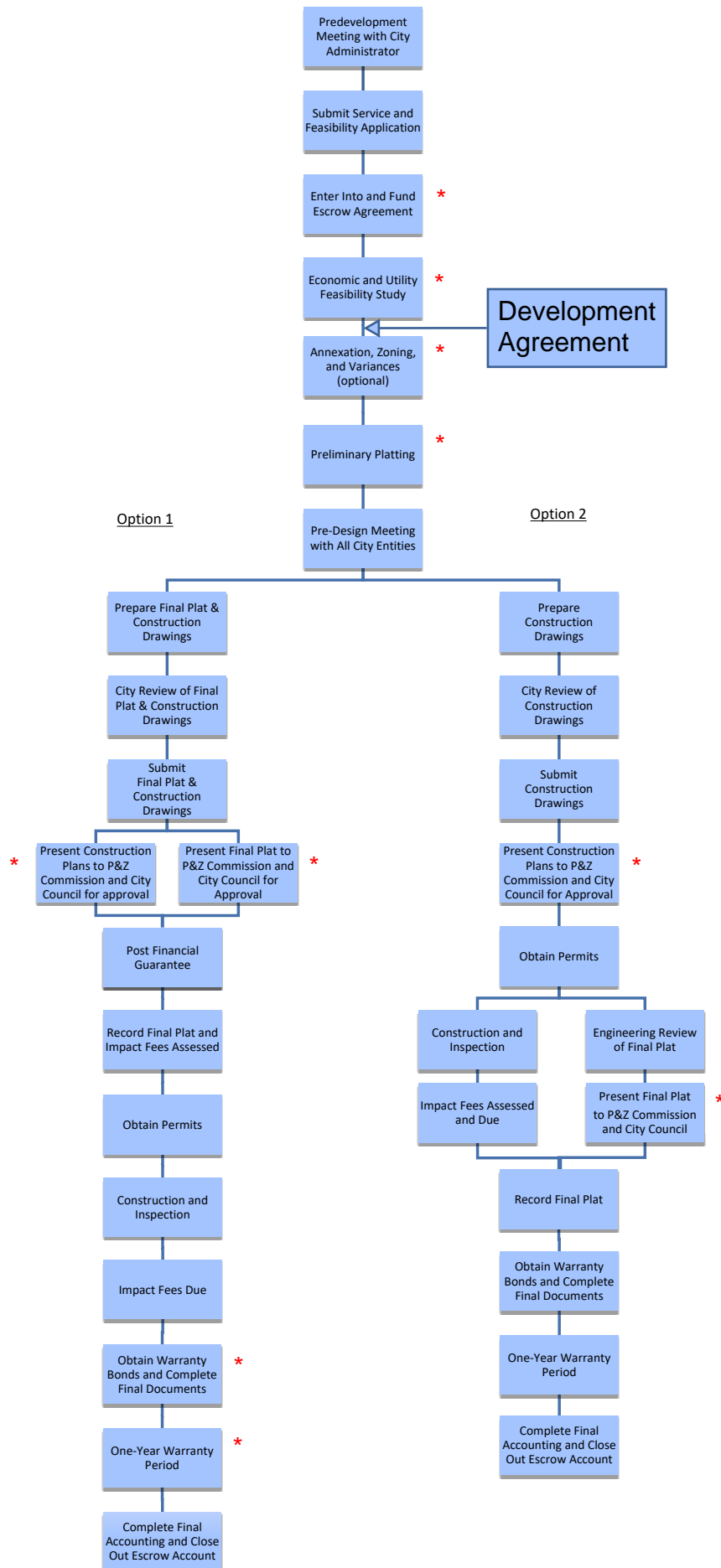
Engineer's Cost Estimate
BCS Capital
Exhibit H.3: Buffalo Springs Dr. Improvements
1/28/2025

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<u>UNIT B: STORM WATER POLLUTION CONTROL</u>					
13	Hydromulch Seed all areas disturbed by construction (Spec. Item 4241)	9546	SY	1	9,600
14	Stabilized Construction Access (Spec. Item 4711)	1	EA	1,100	1,100
15	Enforcement of TPDES Requirements (Spec. Item TPDES General Requirements) and General Source Controls (Spec Item 4811). To include the maintenance of SWPPP for Duration of Paving Contract.	1	LS	4,000	4,000
16	Concrete Truck Washout Area	1	EA	1,620	1,700
17	Reinforced Filter Fabric Fence (Spec. Item 4311)	2835	LF	4	10,400
18	Rock Filter Dams	10	EA	\$ 1,100	\$ 11,000
				Construction Subtotal	\$ 706,200
				Contingencies (15%)	\$ 106,000
				Preliminary and Design Phase	\$ 60,000
				Bid Phase	\$ 5,000
				Construction Phase	\$ 40,000
				Field Project Representation	\$ 50,000
				Additional Services and Reimbursable Expenses	\$ 23,000
				TOTAL	\$ 990,200.00

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

City of Montgomery, Texas
New Development with Public Utilities Process Flow Chart



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a request to modify the regularly scheduled Planning and Zoning Commission meeting on Tuesday, October 7, 2025 at 6 p.m. to Wednesday, October 8, 2025 at 6 p.m.

Recommendation

Staff recommends approval of the request to modify the regularly scheduled Planning and Zoning Commission meeting date.

Discussion

The proposed change is requested to accommodate a scheduling conflict. Staff will coordinate to confirm quorum availability and provide proper public notice in accordance with applicable requirements.

Approved By

City Administrator	Brent Walker	Date: 07/24/2025
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