

**Notice of Planning & Zoning Commission
AGENDA**

June 04, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning & Zoning Commission will be held on **Tuesday, June 04, 2024 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download the agenda packet and 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).

CALL TO ORDER

VISITOR/CITIZENS FORUM:

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

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the May 7, 2024 Regular Meeting Minutes.
- 2.** Consideration and possible action on revised location for a proposed 35-foot-tall flagpole installation for 504 Caroline Street located in the Historic Preservation District (previously approved March 5, 2024).
- 3.** Consideration and possible on a wall sign application for rOcktopus Art & Jewelry located at 305 Caroline Street in the Historic Preservation District as submitted by Rebel Smith.
- 4.** Consideration and possible on a wall sign application for Amazing Grace Quilt Store / Spin In The Wind gift/retail store located at 302 John A. Butler Street in the Historic Preservation District as submitted by Karen Pichotta and Michelle Shores.
- 5.** Consideration and possible action on a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street Suite 105, Montgomery, Texas 77356.
- 6.** Preliminary review and discussion of a proposed 75-acre single family residential development along Lone Star Bend.
- 7.** Consideration and possible action on calling a Public Hearing to be held on July 2, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.
- 8.** Review and discussion of a Feasibility Study for a proposed 16.75-ac commercial development at the southeast corner of the intersection of Eva St./SH105 and FM2854 by HEB Grocery Company LP (Dev. No. 2402).

COMMISSION INQUIRY:

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

ADJOURNMENT

/s/Diana Cooley

Deputy City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on May 31, 2024 at 4:30 p.m.

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

MINUTES OF REGULAR MEETING

May 7, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Simpson called the meeting to order at 6:15 p.m.

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

Absent: None

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

VISITOR/CITIZENS FORUM:

None at this time.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action on the March 5, 2024 Regular Meeting Minutes.

Motion to approve the minutes as published was made by Tom Czulewicz and seconded by Daniel Gazda. **All in favor. (5-0)**

2. Consideration and possible action on the April 8, 2024 Regular Meeting Minutes.

Motion to approve the minutes as published was made by Tom Czulewicz and seconded by Merriam Walker. **All in favor. (5-0)**

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

Mr. McCorquodale said there are several different site layouts provided in the packet. He has asked the applicant to provide information on everything he has.

Mr. Mike Roe at 12802 Lake Shore Drive, Montgomery said he is proposing the Lone Star Christian Academy site build. They are proposing a 13,500 square foot building. They are currently in a 7,800 square foot strip mall off of Clepper Street and have simply outgrown it as they are at capacity with the children and teachers.

Merriam Walker asked where the outside play area is. Mr. Roe said if you go to scheme 3A in the packet they are marked as porches. He said they will have two outside play areas. One will be on the back side of the building that is partially covered and then the rest will be fenced in and have mulch. It is 450 square feet for the older kids. At the bottom of the page in the middle of the building is a 105 square foot play area for the smaller kids.

Merriam Walker asked if the other porch is a real porch.

Mr. Roe said yes.

Tom Czulewicz asked if the front entrance will be on Pond Street. Mr. Roe said the entrance will be on Pond Street right across from First National Bank. He said they have spoken with the bank and they will turn in whatever they need to for allowing them access. Mr. Roe said they are approved with MES for bus pickup and drop off which is why they made their parking area a turnaround versus just a turn in and back out.

Merriam Walker asked if they have figured out how to exit to the right and go out between Phil's and the bank. Mr. Roe said they have. If you turn to the next page, which looks like a survey right now, they did not put the design in on Pond Street because of the overhead power line. They have been in contact with Entergy and at their cost, they would pay to have the line moved underground. They have an easement on the property line as well so once that is moved they can widen the access coming out. There would be two ways out. It would not be divided; it would just be a wider radius turn for both ways onto Pond Street.

John Fox asked if he was proposing to come out onto SH 105. Mr. Roe said no. If you turn right you will go toward fields, if you turn left you will go toward the dental office to SH 105. There will be no exit to SH 105 directly. Merriam Walker said because if you do turn there the people exiting your school would have to know they can only turn right at that stop sign. Mr. Roe said that is correct.

Tom Czulewicz said you mentioned you spoke with the bank. Did you speak with the owners of the house that are in the corner you are half surrounding. Mr. Roe asked if he was referring to the small lot up front. Tom Czulewicz said no on the west side of the cutout there is a large house that shows on the arial view. Mr. Roe said that is addressed at 502 Louisa and they are under contract. They are buying this entire property. Tom Czulewicz asked if that is including where the house is. Mr. Roe said yes. Tom Czulewicz asked if he is looking for that to also be commercial. Mr. Roe said no.

Merriam Walker asked if it is all going to be fenced in. Mr. Roe said yes. Currently there is an eight foot fence. He does not know if they would keep that, just depending on any requirements there may be from the City. He said he would rather not have an eight foot fence but there will be some type of fence. The property that goes along the side of the house they would like to propose to fence completely off and make it two lots, keeping the one residential and the other commercial.

Tom Czulewicz said the red line on the survey should go north. Mr. Roe said it should yes but right now that happens to be the two lots on the survey.

Tom Czulewicz said the portion you would request to change the zoning from residential to commercial would not include that parcel. Mr. Roe said no it would not. He said it is surveyed right now at 1.69 acres which includes the cut out. The smaller lot with the house is .86 acres and would essentially make it one acre and 1.5 acres to keep it simple and that would be fenced. If required they would do a landscaping barrier in between the commercial and residential lots.

Merriam Walker asked Mr. McCorquodale if they change it, once they change it, can it go back and forth. Mr. McCorquodale said generally no, not without going through the whole zoning process. He said only a small portion 50 x 50 is zoned commercial so this would be a rezoning.

If you have one commercial zoning district no matter what the land use is it is allowed in the commercial zoning district by right. Rezoning is rezoning and is not tied to any one plan. In terms of the process this would be a recommendation from the Commission. If you felt like we could support the idea of a rezoning then that would give Mr. Roe an indication of whether or not to apply for a rezoning. As Mr. Roe mentioned, it sounds as if he wants to subdivide the property and the zoning could be in contingent on a subdivision. Ultimately, it is a City Council decision.

Merriam Walker said in the area in the back side where the bigger portion of the covered porch is for smaller children she sees two things. The first is there might be a hole there like a pond and the second thing is the little strip of land that possibly has trees on it, in your forethought if you need to expand is that what this extra land is for or that is just the way it is surveyed. Mr. Roe said it is just the way the land is surveyed as they have no intentions of expanding that way commercially.

Merriam Walker asked if that is a water hole. Mr. Roe said it is a pond. Merriam Walker asked if he would fill it in with water and would they see if it is sufficient enough to withstand a building being built on top of it.

Mr. Roznovsky said as far as the whole site this will be a normal commercial site development. He said they would have to develop plans and do drainage calculations. He said they do not typically get into the suitability and foundation design.

Mr. McCorquodale said they do require an engineer foundation so their engineer would have to accommodate for that. We are one of a handful of cities that have ever been known to ask for a soils report in addition to a foundation that is sealed by an engineer.

Tom Czulewicz said he thinks Mr. Roe should redraw his submission to emphasize the portion that is going to remain residential because right now it is confusing. He thought Mr. Roe was asking to change 80 percent of it if it was not cut off to commercial. Mr. Roe said he will do that.

Tom Czulewicz said he likes the idea of moving it into the City and providing the additional services for the children. He thinks that is great.

Merriam Walker said her only concern would be the size of the road and turning a bus. She asked if Mr. Roe knows approximately how many cars come and go in there. Mr. Roe said he does not know. Merriam Walker said she was just wondering because that traffic flow is busy. Tom Czulewicz said it is also coming out of Pond Street onto Liberty Street right by Phil's. He said he thinks that area needs a real traffic study.

Mr. McCorquodale asked Mr. Roe regarding the bus drop off if he was referring to school buses going to his place. Mr. Roe said yes. Mr. McCorquodale asked would they stop on Pond Street and the parking lot here would not take a full size bus. Mr. Roe said no. The drop-offs they have now are some of the after care and they have a couple of special needs also. It is not a big bus that comes and they do not come every day. When they come to Clepper Street they come on Tuesdays and Thursdays and they come around 2:30 p.m., are in and out in an hour, and there are two kids. They have reached out to all the schools to see if it was another accommodation they could give and MES is the only one that would even entertain it. He said he does not know if they would need it or use it but it is an option.

Merriam Walker said so they cannot circle so in the event of a bus turning they would have to turn by fields. That bus would be very compromised if it was turning by the gas station to go down that thin street so it would make it safe to open the door to let the children exit off if that was the case if it is a regular size bus, but a disability bus is a smaller bus. She asked Mr. Roe if that is what he is saying. Mr. Roe said yes. Merriam Walker asked if it can make the turn. Mr. Roe said yes.

Merriam Walker asked Mr. McCorquodale if that was the question, if it was a full size or small size bus. Mr. McCorquodale said he was just wondering if it was a large bus that stops like a normal school bus that drops kids off and stops in the street on Pond Street. He said obviously the smaller vans would be able to handle it. Mr. Roe said the other option they could have is provide buses to pick the children up but that is quite a liability on them. He said it is not an idea they will not consider, but it is a liability they would definitely have to look at if they provided busing.

Merriam Walker asked Mr. Roe when he spoke to the bank were they taking about giving you more property or the easement. Mr. McCorquodale said Pond Street right-of-way ends at the south edge of the Circle K property. They would probably tell you where there is a prescriptive right or easement to the land. He said the title company would need a formal easement from the bank just because the City has never had to deal with sorting out why Pond Street is not in the right-of-way. Mr. McCorquodale asked if the Commission is open to the concept of seeing another round of site plans that delineates the residential side from the commercial side and if that is the direction the Commission wants to go.

John Fox said he thinks they need to have a city evaluation of both Pond and Louisa Street. There is no turnaround at the end of Louisa in your redevelopment. He said if you could, include some type of a turnaround. The street is in bad shape and there is no way in and out of there.

Mr. Roe said the little sliver area going toward Louisa which they spoke about fencing off, that is not an option that is off the table. He did not know about using that as an exit or entrance from commercial and keeping it residential or he did not know if it would be better to cut that off and separate the commercial from residential. It is definitely an idea they could take to rendering and have them draw up to see. He does not know if that would need to be zoned as commercial.

Merriam Walker said that is moving forward with the Commission saying they are on board with what you are proposing. It would not be a complete yes. It would be you giving them more information for the final decision. You are here tonight to see if as the Zoning Commission this is a possibility and favorable that they would pass it on to the City Council if needed.

Mr. McCorquodale said no formal motion is needed on this item. He said from the staff side they are going to look at Pond Street to come up with a high level view of the traffic situation there and different ideas and Mr. Roe has some information to bring back from his team.

Tom Czulewicz said an option is if there was a way to use Louisa Street with an entrance as an access on the residential section. His concern is he has been in and out of Phil's many times and there is a lot of traffic that goes by there. For that time of the day he thinks that will create a real traffic jam. It was more amenable to be able to come in Louisa and exit Louisa onto SH 105. He thinks Mr. Roe should look at both options of Pond and Louisa Street.

Cheryl Fox said it was her understanding that Louisa Street would not be sold as commercial. Mr. Roe said regarding 502 Louisa Street, they have been back and forth with Mr. Barrett Mitchell for nearly a year about buying the entire property. Mr. Mitchell informed them that 502 Louisa, the house had a conditional commercial zoning for professional use for his office. That is why they want to keep it completely separate and they have no intentions of trying to turn it into commercial. His original thought was to put a fence up and keep that entire property residential. As far as a right-of-way if they needed to put a road through there he has no problem proposing that.

Bill Simpson said they are giving Mr. Roe the go ahead to keep on going to be able to give the City more information on the next steps.

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

Mr. Roznovsky said this feasibility study was presented to City Council at their last meeting.

This developer is proposing looking at 65 foot lots with 246 in total with full city services. From a water capacity and water connection standpoint it would connect on both ends of the property where Red Bird Meadows is putting in a 12-inch water line on the high school side and there is an existing 8-inch water line on the Old Plantersville Road side. One thing they would recommend for this development and the next is the City to proceed with the pump edition of the water plant as well as proceeding with the design of water plant number four.

Regarding the sewer capacity, this tract is low in the middle. Their recommendation is to have one lift station in the center of it to serve the entire property. They would be responsible for that cost as well as a force main to extend out of there. Their recommendation is they would pump all the way around to the Lone Star Cowboy Church to bypass lift station four or five so they are not pumping multiple times and having to upgrade those facilities.

Mr. Roznovsky said regarding the overall sewer capacity the City has awarded Halff and Associates to begin design of the sewer plant project. They are in the negotiation phase of getting that expansion underway.

Mr. Roznovsky said you will see a summary of the cost associated between the impact fees, the offsite improvements, and estimated escrow in order to cover the cost of the development at \$1.4 million with the bulk of that being about \$800,000 for the impact fees based on your current rates.

Mr. Roznovsky said based on this land plan they are looking at \$400,000 for a home which is a total of \$94 million in taxable value. The City does offer a homestead exemption of 20 percent. Their assumption would be that 95 percent of those homes would request that exemption. From an annual tax revenue full built out based on your current tax rate you are looking around \$357,000 to \$360,000 a year in additional ad valorem tax.

Merriam Walker asked for how long. Mr. Roznovsky said it is indefinite but the \$94 million is subject to change.

Mr. Roznovsky said this property is partly located outside the city limits so annexation would be required. One thing to note is the property was partly in the Dobbin-Plantersville CCN which

was part of the 2011 settlement between the City and Dobbin-Plantersville that excluded this portion so the City is able to serve the property.

Also, another thing to note is based on their land plan there would be variances that would come back for lot width, lot depth, lot area, and side yard setback. None of those have been approved or requested but based on what they are proposing today that is what they would likely be asking for.

Mr. Roznovsky said this is the same developer that was looking at the Stewart tract on Lone Star Parkway that was proposing a PID – a public improvement district to help fund some of the infrastructure via an assessment to the property owners versus a tax. Conceptually they would be looking at some type of reimbursement mechanism here similar to a PID.

Mr. Roznovsky said the big issues on this are traffic and considerations. The County Thoroughfare Plan has a north/south corridor and an east/west corridor going through this property. The north/south corridor carries all the way up to Lone Star Parkway and continues on to FM 1097 west. The east/west corridor comes from this property to FM 149 then over to FM 2854. When you lay that out on the property it would cross right through the pond at Womack Cemetery Road and you have to cross the railroad. They talked with the railroad and as expected they will not allow another grade crossing unless you remove two. In order to put a grade crossing at Womack you would need to close down both Old Plantersville and Old Dobbin Plantersville, which is not feasible. On page 72 of the report there is a drawn in blue line, this is high level rough of making that north/south corridor just continue on to be the east/west to create a connection between Lone Star Parkway and FM 149 through that property.

Bill Simpson asked if that is a projected future south loop. Mr. Roznovsky said no. The south loop is on page 72 and page 73 is a more zoomed out view, a cutout from the County's Thoroughfare Plan. This south loop would be somewhere around that NR 210.

Bill Simpson said page 73 is more realistic. Mr. Roznovsky said correct. He said 72 the blue line is more realistic than if you are looking on page 73. It is not really labeled but the Westway Drive where that extends through and keeps going south as well as the NR 21. It is a combination of those two streets but making them smaller. The County has proposed on their plan for the north/south roads 100 or 120 foot right-of-way so a four lane boulevard section for a major thoroughfare. With this not continuing south and turning, their recommendation is they make it a 36 foot wide pavement so a center lane and two turn lanes could be a median. It could be a center lane and an 80 foot right-of-way.

Bill Simpson asked if the developers are aware that these may be going through there. Mr. Roznovsky said that is the point where they are with it. They had a call with the developer last week related to the road so they are looking at other options on how to route through and around the site. One thing they have to be considerate of is the railroad. One proposed solution they came up with was to extend Westway Drive and put it on Old Dobbins-Plantersville Road cross the railroad tracks improve, cross the railroad tracks again and they get out.

Merriam Walker asked who is the ultimate person who says no and is it conversations between you and the developer. Mr. Roznovsky said no.

Mr. McCorquodale said ultimately that would be Council. He said this is like a Buffalo Springs size road. It is not a major road like Lone Star Parkway but is nonetheless an important road through the mid-eastern side of the City.

Merriam Walker asked if the overpass would be over just the railroad tracks. Mr. Roznovsky said no just a road.

Tom Czulewicz asked what are the improvements on Buffalo Springs going to be like where Home Depot is at. Mr. Roznovsky said it is going to be exactly the same. The proposed section of Buffalo Springs is it is wider at SH 105 because we have additional turn lanes but once it gets past the entrance behind Discount Tire it is going to be a 36 foot wide concrete pavement section.

Tom Czulewicz asked if that is going to go all the way to Lone Star Parkway. Mr. Roznovsky said right now it stops at the northern boundary of Home Depot as part of their funding agreement is their funding up to that point and is on the City's Capital Plan as well as trying to get conversations with funding sources between the County and State funds because it is such a connection between FM 1097 and SH 105. Currently the proposed plan will stop.

Water and sewer capacity is always an issue as a city growing like Montgomery is. The biggest thing with this property and probably the next feasibility study as well that they will talk about is that thoroughfare as that feasibility study is on the same route.

Bill Simpson asked with this and the next one coming up are there any traffic studies on what these are going to do to SH 105. Mr. Roznovsky said they would be required to do that. It is a TxDOT governed road so any type of improvements or changes or additional connections of traffic they would have to study it. Right now until that east/west road is extended to FM 149 all that traffic is going on to Old Dobbins-Old Plantersville Road which is not the best road.

Mr. Roznovsky said what they think is extremely important is that east/west corridor especially getting to FM 149 to Old Plantersville so that traffic is not coming out right here but has the outlet to get to SH 105 or FM 149 without hopping on Old Plantersville Road.

Mr. Roznovsky said they are still in the early stages with the developer and the next steps once they come to an agreement and the City comes to an agreement on the roadway development is they have to go through annexation.

Tom Czulewicz asked as this one goes forward will they see a traffic study completed. Mr. Roznovsky said correct. Mr. McCorquodale said they would likely already be looking at various recommendations and development agreements so the traffic study would come out of some component of that.

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

Mr. Roznovsky said a lot of the water and sewer issues are the same here but he will point out the differences. This property extends all the way from Lone Star Parkway to a very small portion at SH 105 where Westway Drive and Nappa is. As a reminder they have looked at feasibility studies for both of these properties over the year. Most recently the northern portion was looked at by the same developer they talked about in the last feasibility study but the

southern portion has been looked at two or three times over the years between different developers and different names.

Mr. Roznovsky said in this development they are looking at it has 90 foot lots, 136 of them across this 108 acres and likely they would not be looking at variances for 90 foot lots.

Water and sewer in terms of the plants are the same that they talked about continuing to expand those that are underway. One big difference is lift station number five and how this is actually served.

The approximate value of this project is about \$700,000 per home based on the information by the developer and is approximately \$115 million which should generate \$440,000 ad valorem tax to that full build out assuming current rates.

The biggest driver in the cost of this project is lift station number five. Right now if you are heading out of town right before you get to Napa there is a lift station there and it is old, in rough shape, and does not have the capacity to take on this additional development. What is included in this study is to relocate that lift station on their site. On page 86 is a copy of their land plan. They would redo Westway Drive and expand it as the north/south through the neighborhood so Westway Drive would be that connection which is what they talked about previously as that north/south corridor between Lone Star Parkway and SH 105 and then ultimately FM 149.

Mr. Roznovsky said on page 85 there is a proposed lift station site in the middle that is off of that new Westway Drive. The size would be made deep enough so all of this development will go to it and all the existing flow going to lift station number five would go to that lift station. That is a major cost as it is a major facility. For this development they would only use about 35 percent of that capacity that is needed. It is definitely a case for cost sharing or some type of agreement with them since you know it improves, rehabilitates, and replaces the existing infrastructure for this City. They obviously have to add capacity for them but they are only a portion of the overall capacity of that station.

Tom Czulewicz asked if they are proposing taking up the cost for relocating the lift station. Mr. Roznovsky said they would carry that cost. There is not an agreement in place but that is the next step for them to talk about approaching the City for a development agreement to share in that cost or at least give them some credit elsewhere, but none of those details have been ironed out at this time.

Mr. Roznovsky said as far as water goes they will extend the 12 inch water line along Lone Star Parkway. It currently ends in front of the community center and they would extend it to the front of their property and extend that 12 inch water line through their property so we would be able to close that loop because the entire west side of the City is served by a single line. This would allow a shorter route as it will loop it to come off the Lone Star Parkway. As the City continues to develop it will continue along Lone Star Parkway to tie into Emma's Way to close one big water line to help with pressure redundancy flows on the west side of town.

Mr. Roznovsky said drainage is a big consideration. They will have to do a drainage impact analysis as there is a lot of flood plain on this property they will have to deal with and this is shown on their land plan.

Tom Czulewicz asked if they are calling this Town Creek Crossing.

Mr. McCorquodale said that was an error on the map.

Merriam Walker said the blue line on page 86 where they are showing the homes there is a lake detention and then a little blue line. She asked if that is the water line he is talking about. Mr. Roznovsky said no that would be the flood plain. There is an existing creek that runs through and goes between the stadium and those front commercial reserves and then out to the storage facility.

Daniel Gazda said one integration they saw was a gated community and that would not be possible if they were to consider Westway as their thoroughfare. Mr. Roznovsky said that is correct. That is part of the developer's ongoing look to see how they want to address that. Obviously, there is concern about having a thoroughfare go through the development. Taking it from the full thoroughfare down to a smaller street helps but that is part of what they are looking at.

Daniel Gazda asked if this will require annexation as well. Mr. Roznovsky said on page 98 is a copy of the zoning map. The small section between the school property behind Midsouth would require annexation.

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

Mr. McCorquodale said there was an application for a special use permit for an outdoor event venue at the last meeting. Council denied calling the public hearing for the special use permit which effectively denied the application. However, Council's indication was they felt that type of use maybe should be considered to be allowed. He and Mr. Palmer then looked at crafting a definition and what sections of the code they would need to amend. This information is included in your packet.

Bill Simpson asked why their considerations were not taken and did they feel they did not need a special use permit for an event center there. Mr. Palmer said he does not want to speak for Council but thinks in the conversation he was part of that he heard they thought it should be permitted anyway because this use would be fitting in the commercial district. The councilmembers that commented did not understand why this was coming to them.

Tom Czulewicz asked if they are then saying it should be permitted. Mr. Palmer said he got the sense they felt it should be permitted yes, but the ordinance does not allow it and that is why they are bringing this forward tonight.

Bill Simpson asked if they are trying to narrow the special use down for the event center. Mr. McCorquodale said they are trying to distinguish what a small event venue would be. A couple of things that seemed important was it needs to be a secondary use or an accessory use to something that is already going on at the property. He said the ordinance would be to amend two sections of the code and they would add a definition and make clear what the use is. They would then amend the table of uses and put that under B commercial.

Mr. Palmer said all you are doing is adding a use to a district that is not currently allowed and in his opinion should be allowed. He thinks this activity should be allowed for the commercial district as a principle use.

Merriam Walker said that is not how it was brought to them. She said they have changed their definition of what they wanted to do in that spot since day one and it evolved and changed every single time they came before them. Mr. Palmer said you can take that out of it as he is saying in general, philosophically do you want to allow a small event venue in your commercial district.

Merriam Walker said the new place that has jazzy blue color on it that use to be Pecan Hill they do have a patio that was built and they have had functions with music. Bill Simpson said the owner is putting that on. It is not an outside organization having an event.

Mr. McCorquodale said the action tonight is just to call a public hearing and after that you will form a report. Between this meeting is an introduction and the next meeting is where they will have a recommendation to present to Council. Staff recommendation is to add a definition to amend the table of uses.

Tom Czulewicz asked what the wording would be to announce this to the public. Mr. McCorquodale said the State of Texas requires them to publish a legal notice for it. He said he was not intending on any kind of special notification process other than the public notice and the agenda publishing.

Tom Czulewicz said he thinks the consensus of the Commission was the big problem is parking. He said they continue to not address parking in the Historic District. Mr. Palmer said they would still have to meet all the other standards and regulations. He said he knows it is hard to separate the actual project from the rezoning. Think about this purely from a zoning standpoint from a text amendment standpoint.

Daniel Gazda said they are not talking just specifically about 504 Caroline but about all B commercial district.

Daniel Gazda asked as Montgomery is growing should they consider a large event venue description at some point. Mr. Palmer said he thinks they can duck tail that into this whole recodification project and that would be the right time to put that in there. Daniel Gazda said he does not think it is a priority at this moment but is better to have it done before it is requested.

Motion to call for a public hearing to be held on June 4, 2024 regarding a proposed amendment to Chapter 98 of the City Code ordinance at city hall was made by Daniel Gazda and seconded by Merriam Walker. **All in favor. (5-0)**

COMMISSION INQUIRY:

Merriam Walker said they have addressed several times about the current location of the trash dumpsters that are in downtown and nothing has ever been resolved. They still have big trash bins out on the main throughway when you drive down FM 149 in front of all those shops. Tom Czulewicz said the thinks they should require they be fenced in. Mr. McCorquodale said they still do not have a regulation he can find in print that says they can compel someone to screen it. He is sure there are steps they can take but does not know what they are.

Merriam Walker asked if they can look into that and address it. Mr. McCorquodale said he can bring the information back to the Commission to discuss.

John Fox said every time it has been brought up the issue has been they lack an ordinance as they do not have one in place to cover it. Mr. McCorquodale said if they adopt an ordinance those then become a nonperforming use so they change when the site changes or the owner changes. Even an ordinance does not solve what they are looking at now.

Bill Simpson said but it could change if the owner changes, sale of a property. Mr. McCorquodale said he does not want to say he knows for sure on that.

Merriam Walker said they will look for the information Mr. McCorquodale has for them and move forward from there.

Daniel Gazda said they do have the paved samples they have gone through. This has been six months' worth of conversations. He stated he is not sure what the necessary process is to get this out as a recommended source of proposed colors. He knows at this point they can only propose items for the next agenda but is not sure if it needs to go on an agenda or if it is something they can put out. Mr. McCorquodale said he can send it to him and he will determine what the best way is to move it forward.

Tom Czulewicz said he sent Mr. McCorquodale one on lighting also.

Merriam Walker asked regarding the signs in downtown where there has been one at a gated mobile home place and then how soon after the elections do the signs come down. Also, she asked if the sign out in front of the barbecue place on plastic legs with a red arrow is an approved sign to be sitting out front of that establishment for this length of time. Mr. McCorquodale said he does not know the answer. Merriam Walker said she is just wondering if their ordinance person lets the people know it is time. Mr. McCorquodale said if they are on private property they do not touch them.

ADJOURNMENT

Daniel Gazda moved to adjourn the meeting at 7:23 p.m. Merriam Walker seconded the motion. **All in favor. (5-0)**

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

Bill Simpson, Chairman

Attest: _____
Dave McCorquodale, Director of Planning & Development

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 06/04/2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on revised location for a proposed 35-foot-tall flagpole installation for 504 Caroline Street located in the Historic Preservation District (previously approved March 5, 2024).

Recommendation

Approve or deny the request as you see fit.

Discussion

The applicant has submitted a requested change in location of the flagpole that staff considers more than a minor revision. The flagpole was approved on March 5, 2024 to be located on the left side of the driveway in an open lawn area.

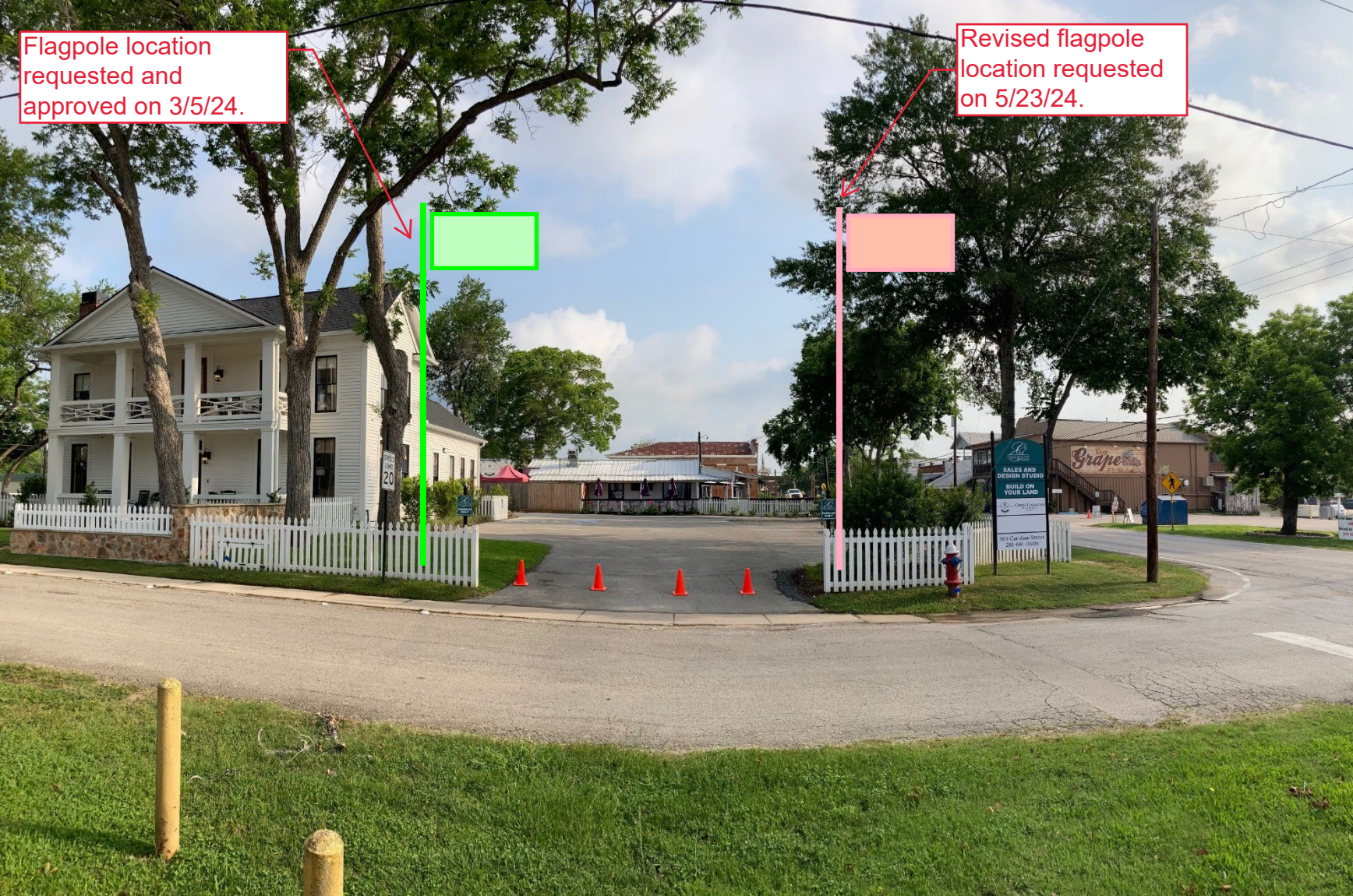
The revised request moves the flagpole to the right side of the driveway as shown in the attached picture provided by staff. The existing planting bed to the right of the drive is small and crowded. Adding a flagpole to this bed will either require removal of existing plants or further crowd this space. The decision risk is relatively low for either location, but the proposed location is less consistent with good site design principles than the original location.

The applicant has a building permit for the flagpole and can install the flagpole after the Commission acts on the revised request.

Approved By

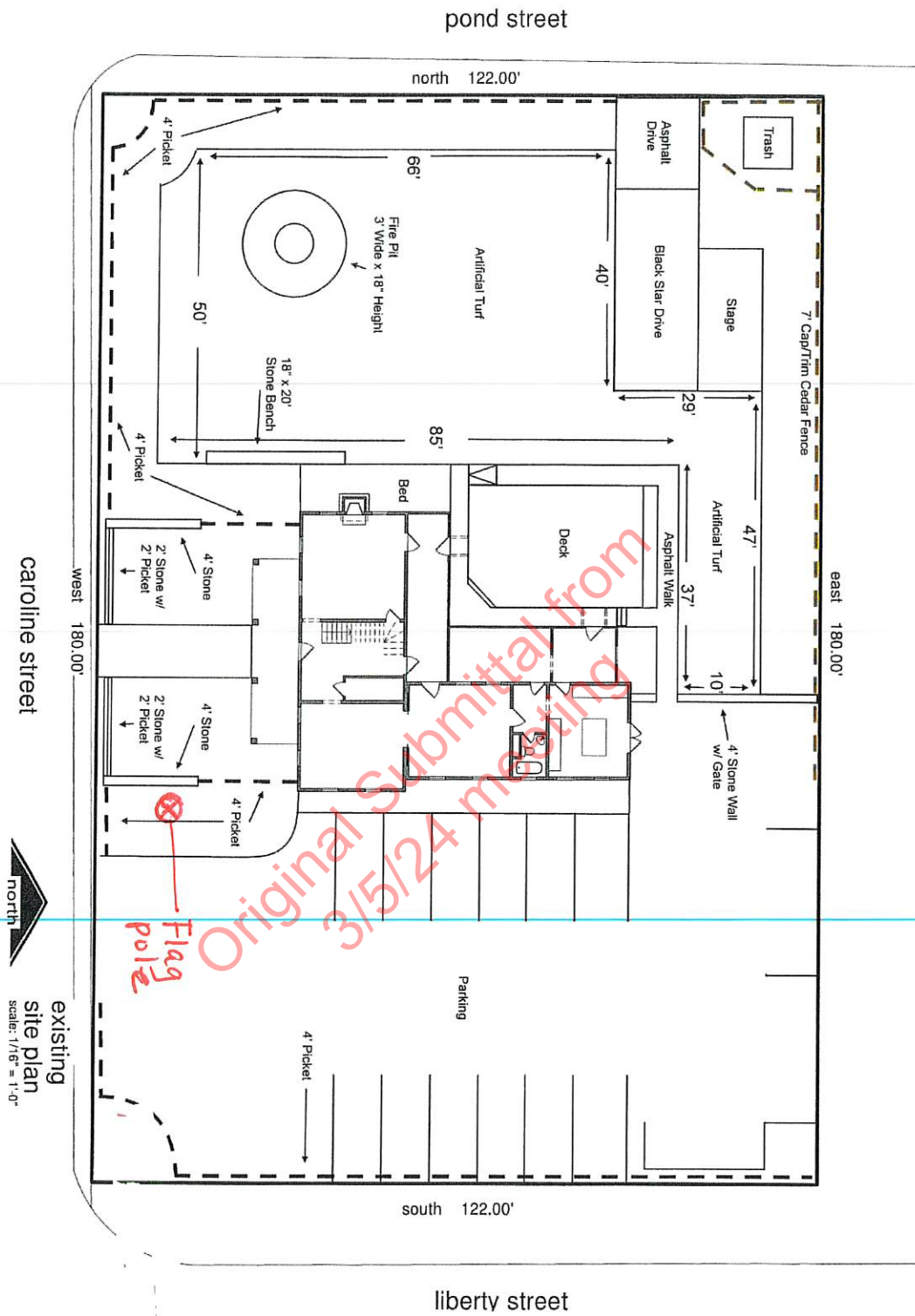
Director of Planning & Development	Dave McCorquodale	Date: 05/30/2024
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504 Caroline Street Revised Flagpole Request



Flagpole location requested and approved on 3/5/24.

Revised flagpole location requested on 5/23/24.



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

Original Submittal from
3/5/24 meeting

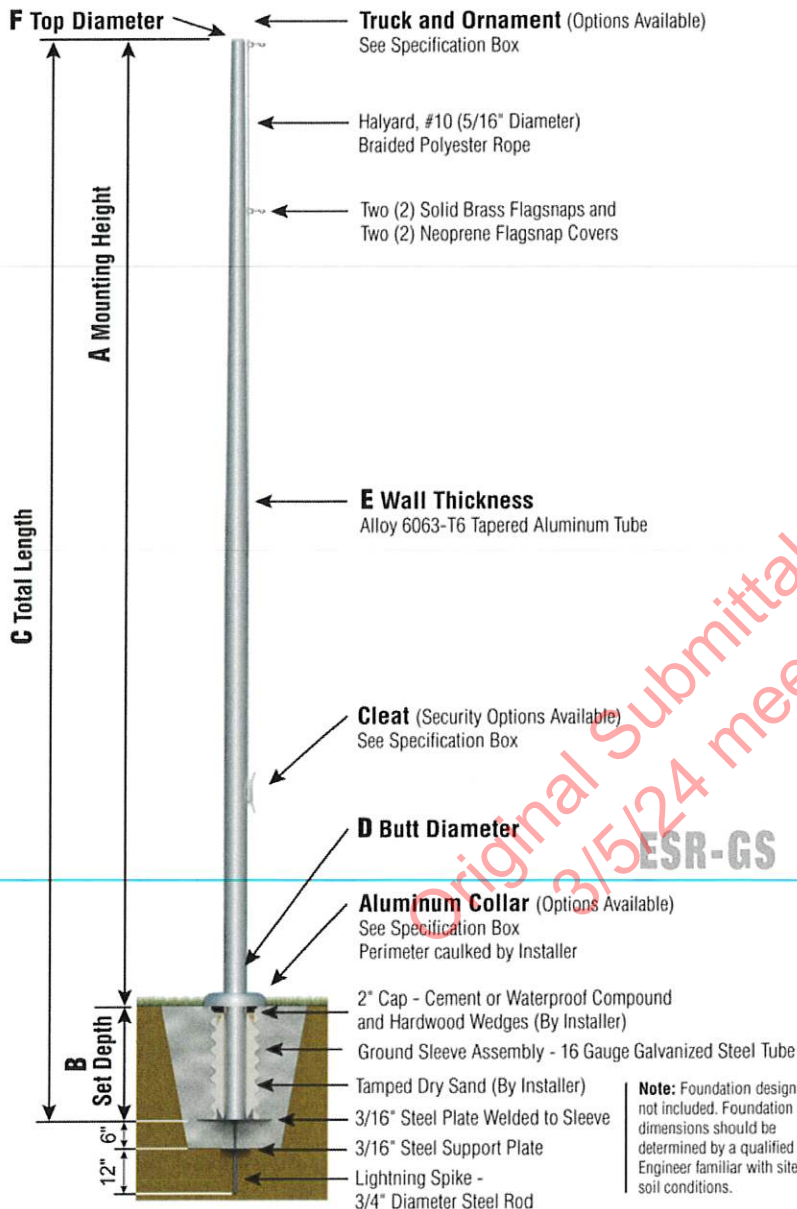
Flag pole



Continental Series

ESR - External Single Revolving
Rope Halyard
Ground Set Installation

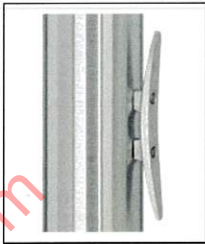
ESR35C52 - SAT



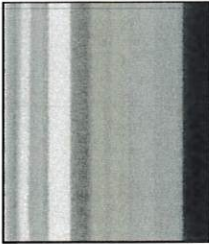
TRK-9610
In-Line Truck
Single Revolving



BAL-0512-GLD-ES
HD Gold Anodized
Aluminum Ball



CLA-9090-SAT | 8' from bottom
Cleat Only



SAT
Satin Finish

Original Submittal from 3/5/24 meeting ESR-GS

Specifications	
A. Mounting Height:	35'
B. Set Depth:	3'-6"
C. Total Length:	38'-6"
D. Butt Diameter:	5"
E. Wall Thickness:	.156"
F. Top Diameter:	3"
Flagpole Sections:	2
Shaft Weight:	128 lbs.
Hardware Weight:	10 lbs.
Ground Sleeve Weight:	33 lbs.
* Max Flag Size:	6' x 10'
* Max Wind Speed w/Nylon Flag:	73 mph
* Max Wind Speed No Flag:	87 mph
* Wind Speed Specifications from ANSI/NAAMM FP 1001-07	

Customer Name: Gracepoint Homes	
Dealer: Elite Flags and Poles Inc	Qty: 1
Project: Sales Office	Location: Montgomery, TX
Notes:	

ESR35C52G-T0F-O2M-SK-FSA

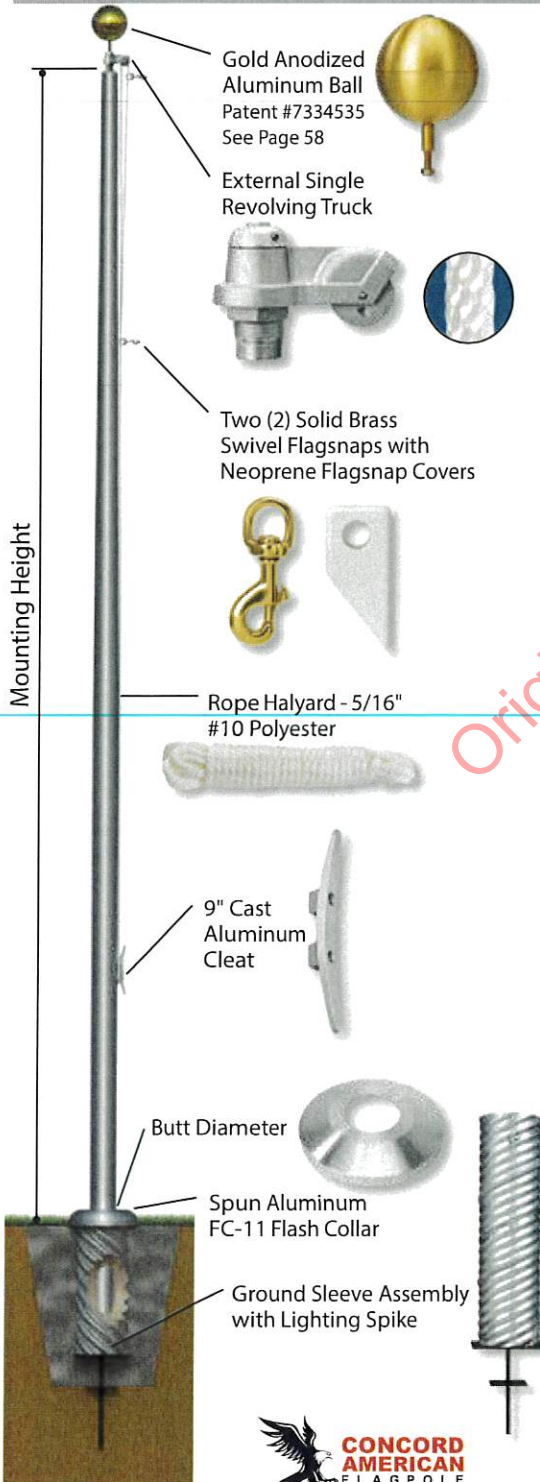
CAFP_010819_1pg

Continental Series - ESR

External Single Revolving - Rope Halyard

The **Continental Series** from Concord American Flagpole combines heavy-duty aluminum flagpoles in **20' to 80'** mounting heights with the highest quality hardware available to the industry today. These flagpoles meet the most stringent architectural standards and are certain to enhance the landscape of any business or industrial property.

STANDARD FLAGPOLE ACCESSORIES - 4" to 8" BUTT DIAMETERS



Shoe Base Designs for Surface Mount Installations are available with Continental Series - ESR Flagpoles. See Page 14.

- 4"-5" Butt Diameters Add **\$246**
- 6"-8" Butt Diameters Add **\$304**
- 10" Butt Diameters Add **\$608**
- 12" Butt Diameters Add **\$1,209**

Standard Specifications

- Patented, Heavy-Duty Gold Anodized Aluminum Ball
- Cast Aluminum Revolving Truck with Dual Stainless Steel Bearing Assemblies, Aluminum Pulley and Aluminum Spindle
- Complete External Halyard Assembly
 - Rope Halyard - 5/16" #10 Polyester
 - Two (2) Solid Brass Swivel Flagnaps
 - Two (2) Neoprene Flagnap Covers
- 9" Cast Aluminum Cleat
- Spun Aluminum FC-11 Flash Collar
- Galvanized 16-Gauge Corrugated Steel Ground Sleeve with Steel Grounding Spike

Standard Upgrades - 10" and 12" Butt Diameters

- Heavy-Duty Truck with Dual SEALED Bearing Assemblies
- Rope Halyard - Heavy-Duty 3/8" #12 Polyester
- Two (2) Heavy-Duty Brass Flagnaps with Covers
- Heavy-Duty 5/8" Ball Stem
- Heavy-Duty Cast Aluminum Collar

CONTINENTAL SERIES - ESR OPTIONS

Double Revolving System (Double Truck, Extra Cleat and Complete Double Halyard Assembly) - Specify EDR (External Double Revolving). See Page 63 Add **\$67**

Heavy-Duty Truck with Dual SEALED Bearings for 4"-8" Butt Diameter Flagpoles. See Page 63 Add **\$140**

Cast Aluminum, SEALED Bearings, Gold Powder Coated Ball Truck. Replaces Standard Truck and Ball Combination - See Page 65.

8" Diameter Ball/Truck Add **\$164**

Cleat Cover Box (Specify Cylinder Lock or Padlock). See Page 77 Add **\$158**

Cleat Cover Box with 5' Halyard Cover (Specify Cylinder Lock or Padlock) - See Page 77. 5"-6" Flagpole Butt Diameters...Add **\$305** 7"-12" Flagpole Butt Diameters..Add **\$364**

Cast Aluminum FC-11 Collar In Lieu of Spun Collar - See Page 81. 5"-7" Butt Diameters Add \$67 8"-12" Butt Diameters Add \$201

External Halyard Beacon - Heavy-Duty
Rope Halyard - Revolving - Spindle Truck



Flagpole Lighting Options are available for all Continental Series Flagpoles - See Pages 84-91.



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 4, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible on a wall sign application for rOcktopus Art & Jewelry located at 305 Caroline Street in the Historic Preservation District as submitted by Rebel Smith.

Recommendation

Staff has no objections and recommends approval of the sign as presented.

DiscussionIssue:

A new business is opening in one tiny house buildings on Caroline on the east side of downtown near Prairie Street. The owner has submitted an application for wall signs on the exterior of the building.

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

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

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

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

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

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

(1) Wall signs.

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

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

Analysis & Conclusion:

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

Montgomery Planning and Zoning Commission
AGENDA REPORT

Approved By		
Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 05/30/2024



8.33 FT.



6 FT.

28.25 FT.



4 FT.

*Local
Hand
Made*

4 FT.



*Octopus
Art & Jewelry*

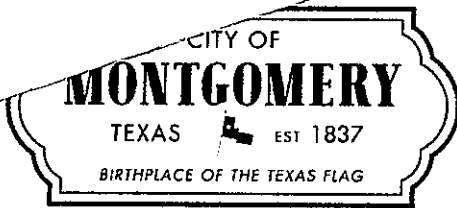
5 FT.

3 FT.

17 FT.



305 Caroline St



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

Item 3.

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

permits@ci.montgomery.tx.us

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

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

Permit: _____

Date: 4-29-2024

JOB ADDRESS: 305 Caroline St., Montgomery Tx 77356	BUSINESS NAME: Rocktopus Art Jewelry
BUSINESS OWNER: Rebel Smith	MAILING ADDRESS: 10139 Dogwood Loop, Montgomery, Tx 77316
APPLICANT: 11	TELEPHONE: 832-525-9106

CONTRACTOR LICENSE (if electrical): _____

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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SIGN PLACEMENT: Side of Building that faces 149 - Right Side

SIGN DESIGN & COLOR SCHEME: Round Logo Words "Hand Made" - Colors Black, White, Orange

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	6'
BUILDING WALL SIGN <input checked="" type="checkbox"/> Wooden	SIGN WIDTH	6'
BANNER	TOTAL SQ FT	113
OTHER	SET BACK	
	LOT LINEAR FOOTAGE	

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

NAME: Rebel Smith SIGNATURE: Rebel Smith

OFFICE USE ONLY

APPROVED		TOTAL FEE: * all fees paid by credit card are subject to a 5% merchant fee.	\$
DATE			
COMMENTS:			

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 4, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible on a wall sign application for Amazing Grace Quilt Store / Spin In The Wind gift/retail store located at 302 John A. Butler Street in the Historic Preservation District as submitted by Karen Pichotta and Michelle Shores.

Recommendation

Staff has no objections to either sign and recommends approval of either the vertical or horizontal sign as determined by the Commission and applicant.

Discussion

Issue:

Two new businesses are opening on John A. Butler Street on the south side of downtown next to Yo Mama's BBQ. The owners have submitted an application for a shared wall sign on the front of the building similar to the location of the existing sign shown in the attached image.

Rules:

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

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

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

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

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

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

(1) Wall signs.

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

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

Analysis & Conclusion:

The applicant is still working with their sign company on the details of the sign and expects to bring that information to the meeting on Tuesday. They will have a clearer idea of which direction they wish to

Montgomery Planning and Zoning Commission
AGENDA REPORT

pursue for the sign and work within the direction of the Commission on a final sign size and layout. Staff has no objections to either layout.

Approved By		
Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 05/31/2024

302 John A. Butler Wall Sign Ideas

(prepared by city staff with the applicant's images)

The image to the right shows the former business sign on building. The new sign location will be on the same wall. The sign will have two business names—there are two separate suites/offices in the building. The business owners are working with a local sign company on the horizontal and vertical layouts below to determine costs. They also welcome the Commission's input for how they fit within the overall context and character of downtown.



Vertical layout.



Horizontal layout.





WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

Item 4.

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

permits@ci.montgomery.tx.us

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

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

Permit:

Date: 5/31/2025

JOB ADDRESS: 302 John A Butler	BUSINESS NAME: Amazing Grace Quilt Store/Spin In The Wind
BUSINESS OWNER: Karen Pichotta/Michelle Shores	MAILING ADDRESS: 14572 Hillshire Drive, Willis, TX 77318
	TELEPHONE: 936-788-4962
APPLICANT:	MAILING ADDRESS: 14572 Hillshire Drive, Willis, TX 77318
	TELEPHONE:

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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SIGN PLACEMENT: Front of Building On The Right Side Centered	VALUATION:
SIGN DESIGN & COLOR SCHEME: Black and White Text with some color	

SIGN TYPE	SIGN DIMENSIONS
FREESTANDING MONUMENT SIGN <input type="checkbox"/>	SIGN HEIGHT
BUILDING WALL SIGN <input checked="" type="checkbox"/>	SIGN WIDTH
BANNER <input type="checkbox"/>	TOTAL SQ FT
OTHER <input type="checkbox"/>	SET BACK
	LOT LINEAR FOOTAGE

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

NAME: Michelle Shores	SIGNATURE:
---------------------------------	-----------------------

OFFICE USE ONLY

APPROVED		TOTAL FEE: * all fees paid by credit card are subject to a 5% merchant fee.	\$
DATE			
COMMENTS:			

Montgomery Planning and Zoning Commission
AGENDA REPORT

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

Subject

Consideration and possible action on a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street Suite 105, Montgomery, Texas 77356.

Recommendation

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

Discussion

Issue:

Ms. Shea Sykora is the owner of Little House of Brows located in the historic downtown. As part of a relocation to another suite in the same building, Ms. Sykora contacted the city. She has a letter from the City dated 2021 confirming she had an SUP for microblading/cosmetic tattooing, though staff does not find record of an SUP being approved. It appears the letter was provided to her in error, and she needs to obtain an SUP to comply with zoning regulations.

Ms. Sykora is requesting an SUP for paramedical tattooing (covering scars and post-surgery marks, etc.) and fine-line artistic tattooing (done with a single needle and includes wording/script, small shapes, etc., but not filling in with color). The P&Z Commission’s role in the process is to study the request and provide a study and recommendation to City Council, who after a public hearing, will consider the request.

Rules:

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

[The Table of Permitted Uses – omitted here for brevity – provides various land uses that are allowed by right in each zoning district. The State of Texas includes microblading and fine-line tattooing in the same category as traditional tattooing for license purposes. Tattoo parlor is found within the Table of Permitted Uses, and also requires City Council approval through an SUP].

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

Sec. 98-27. - Special Use Permits.

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

Montgomery Planning and Zoning Commission
AGENDA REPORT

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

- (b) A public hearing shall be held by the city council before adopting any proposed special use permit. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the city stating the time and place of hearing, which time shall not be earlier than 15 days from the date of publication.

Analysis:

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

1. Effect of the proposed use on the Comprehensive Plan. The full plan is omitted from the packet for brevity since it was provided in March. The Commission’s scope is to determine whether the proposed business would have an effect on the orderly development of the city and pursuit of the plan goals. Staff finds no negative effects.

2. Effect on the character and development of the neighborhood. This owner/operator, by-appointment-only business occupies a roughly 400-square feet suite located in a professional office building along Liberty Street. Given the limited footprint and operations of the business, no negative effects on the neighborhood are apparent. Bringing more visitors downtown and providing a professional service are both positive. Small businesses with an artistic or design-related element are common in the historic downtown.

Conclusion:

Staff finds no reason not to recommend approval of the SUP request that limits operations to paramedical and fine-line tattooing. City Council recently approved the renewal of a similar SUP for microblading. As part of the renewal, City Council several staff-recommended provisions from the SUP:

- No limitation to number of employees
- No requirement to be bonded or insured
- No special inspections of the property
- No 5-year expiration date of SUP

As such, staff does not recommend including these provisions in this SUP. The only staff-recommended condition of the permit is that is limits activities to paramedical and fine-line tattooing done with a single needle.

Approved By		
Director Planning & Development	Dave McCorquodale	Date: 05/31/2024



Special Use Permit

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

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

Contact Information

Property Owner(s): Megan Stultz

Address: 14375 Liberty St., Ste 105

Zip Code: 77356 Phone: 936-449-4141

Email Address: megan@meganstultz.com

Applicants: Shea M Sikora

Address: 14375 Liberty St., ste 102

Zip Code: 77350 Phone: 281-832-9072

Email Address: Sheasykora@gmail.com

Parcel Information

Type of Business: Paramedical Tattooing / Fine Line Tattooing

Legal Description: _____

Street Address or Location: 14375 Liberty St., Ste 105, Montgomery Tx 77350

Special Use Permit Request

Hi, my name is Shea Phillips. I began this amazing journey approximately 6 years ago when I created Little House of Brows. If you would have told me then how much my business would grow, or how many women I would motivate, AND that I would boost confidence in these INCREDIBLE women, I would have been in disbelief. I specialize in permanent makeup, Brows, Lips, Eyeliner, Scar Camouflaging, 3D Areola tattooing as well as fine line delicate tattooing.

Shea ~ Little House of Brows

Submission Information

This application is to be submitted to the City of Montgomery Director of Planning & Development:

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Additional Information

Date Application received by the City of Montgomery: 5/29/24 (+500 FEE PD. 5/30/24)

Owner(s) of record for the above described parcel: MP STULTZ PROPERTIES, LLC

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

Signature: Megan Stultz Date: 2/6/24

Signature: _____ Date: _____

Signature: Shu Syl Date: 5-29-24

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.

<p>Date Received</p> <p>Office Use</p>	<p>05/29/24 Dfc</p>
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Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 4, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Preliminary review and discussion of a proposed 75-acre single family residential development along Lone Star Bend.

Recommendation

Listen to the presentation and discuss ideas with the development representatives.

Discussion

The city was approached about a potential SF residential development just outside the city limits on the eastern side of the city. The majority of the property in Conroe’s ETJ, with a small portion in Montgomery’s ETJ. The owner is reviewing jurisdictional options for development:

- Remain in Conroe ETJ, look to nearby MUD/water district for water service
- Request annexation by Montgomery, obtain utilities from City

The owner/developer’s representative(s) will be at the meeting to provide an overview of the project and provide more detail. The developer is interested in getting the Commission’s initial feedback on the project to help them determine their options.

Approved By

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 05/30/2024
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L SQUARED ENGINEERING
 MUNICIPAL COMMERCIAL RESIDENTIAL

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

April 29, 2024

City of Montgomery
 C/O Dave McCorquodale
 101 Old Plantersville
 Montgomery, Texas 77316

RE: Possible Development for the City of Montgomery – Mia Lago Phase 2

The purpose of this letter is to request that the City of Montgomery review the proposed development plan for the above-mentioned project and consider annexation and serving the development with Water and Sewer.

The proposed project is a 75 +/- acre development just east of what is currently the Estates of Mia Lago. The proposed development will consist of approximately 55 - ¾ acre lots, many of which back up to the existing canal which is an extension of Lake Conroe.

Dunhill Builders LLC currently owns the property and intends on being both the Developer and Home Builder. Dunhill has been building homes for over 10 years and have been involved in many development projects within Montgomery County, including the Villas of Mia Lago. The homes are expected to be within \$550-750k which will bring an anticipated tax base of \$36,000,000 to the City of Montgomery

The subject tract is currently within the City of Conroe's Extra Territorial Jurisdiction (ETJ), but the City of Conroe does not have any utilities nearby. Based on new legislation passed in 2023, property owners are allowed to de-annex their property within City ETJs. If the City of Montgomery can serve the subject development, the Developer would seek de-annexation from the City of Conroe and petition to be annexed in the City of Montgomery.

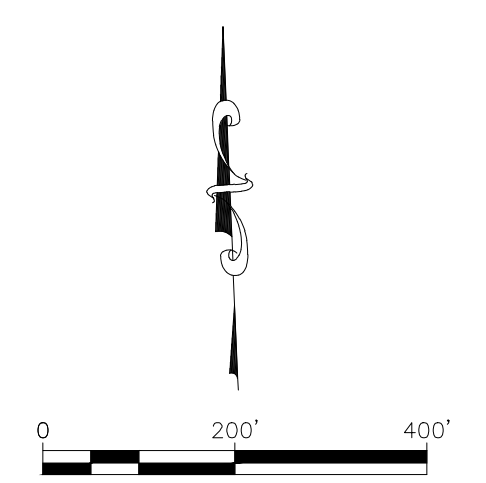
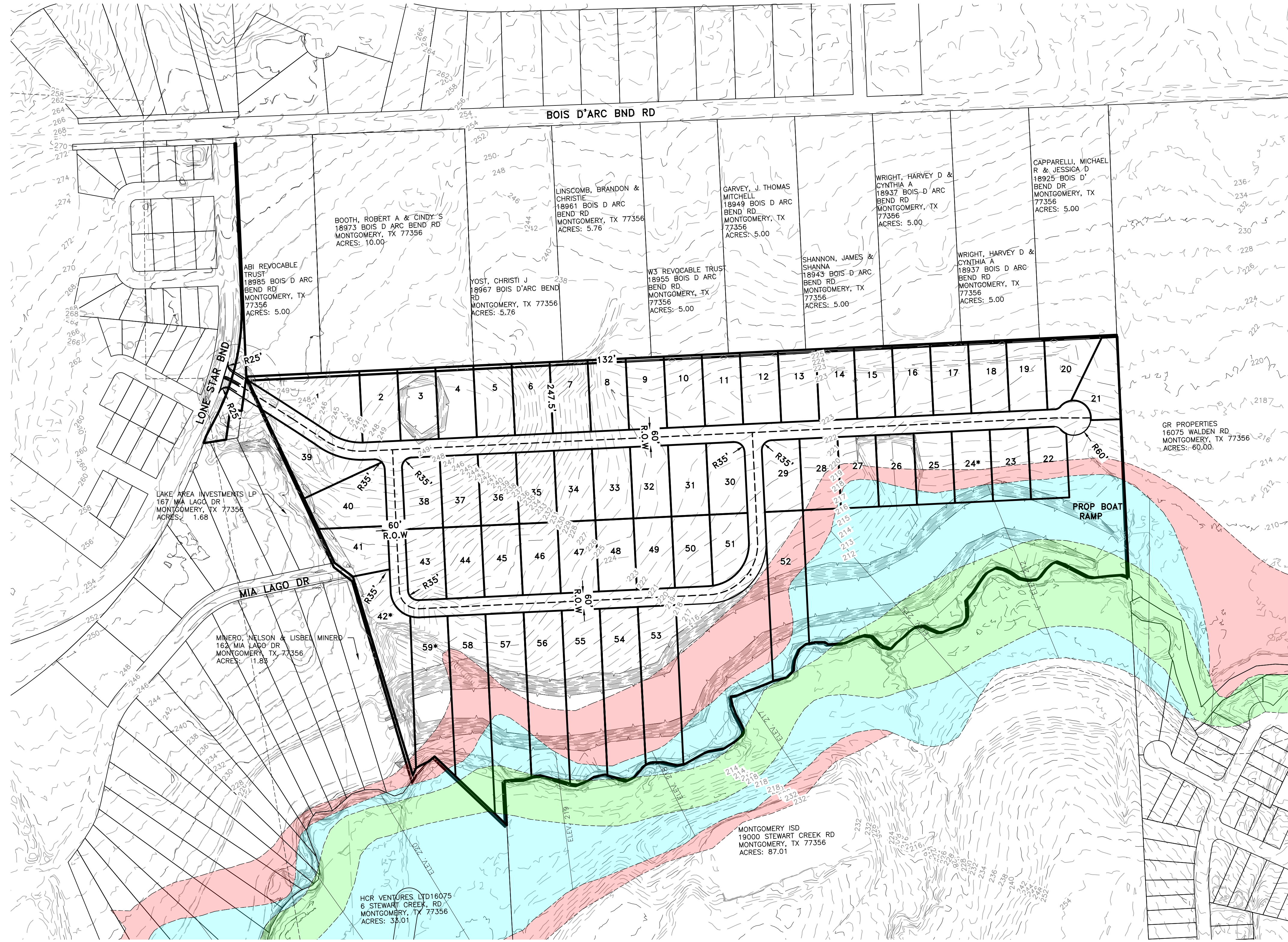
Thank you for your consideration. If you have any questions at all, please do not hesitate to contact me directly.

Thank you,

Jonathan White, PE
 L Squared Engineering
 Vice President
 936-647-0420



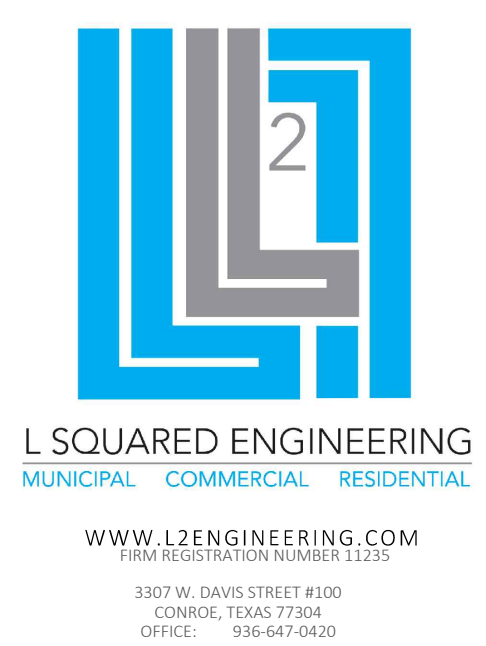
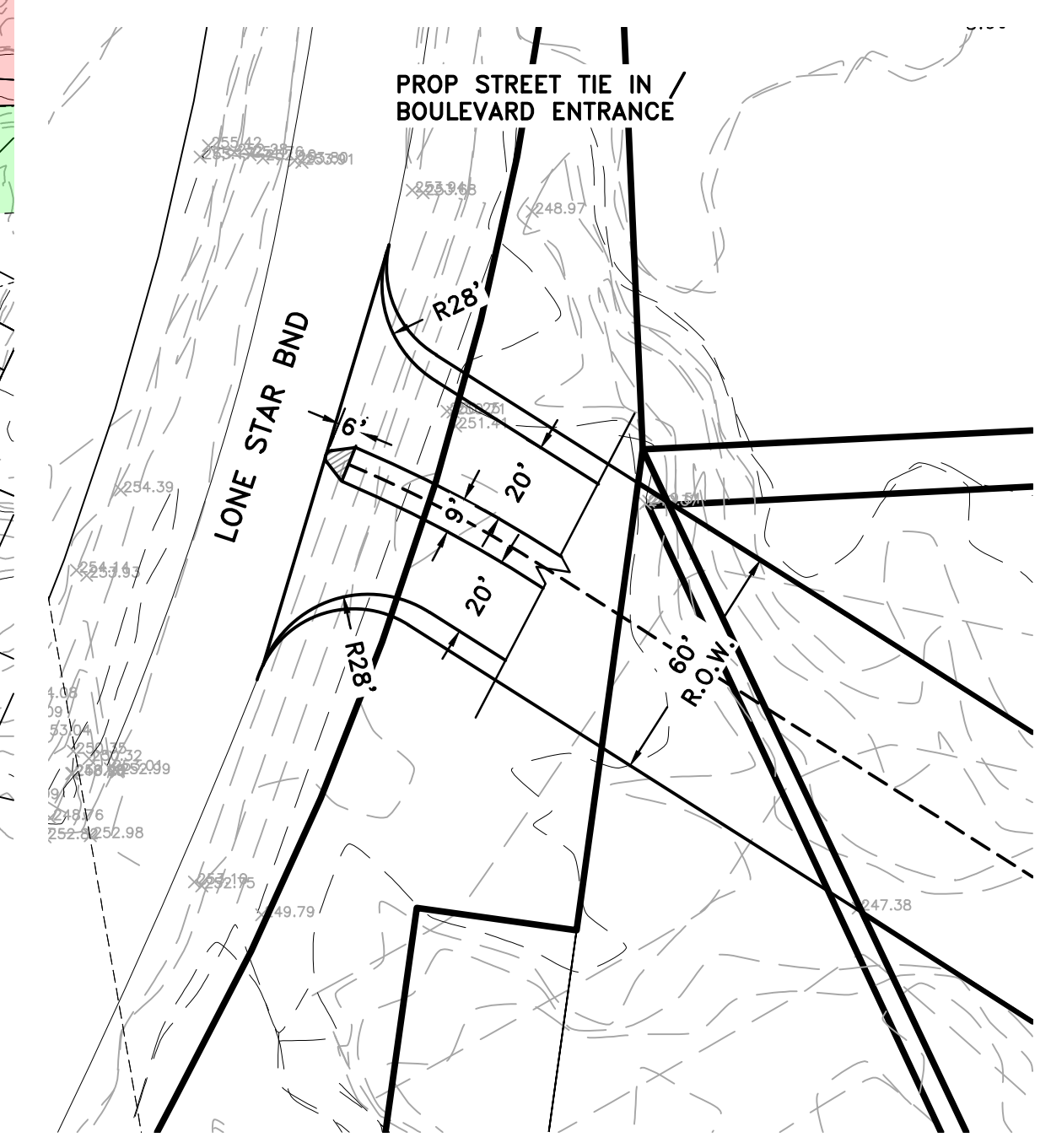
L:\SHARED\L2_ENGINEERING_PROJECTS\ENGINEERING_PROJECTS\10922 - ESTATES OF MIA LAGO EXPANSION\03 CAD\DESIGN SET\EXHIBIT\PRELIMINARY SITE PLAN - 02.DWG Apr. 16, 2024-3:02 PM HUNTER MARGRITZ



- LEGEND:**
- FLOODWAY
 - 100-YR FLOODPLAIN
 - 500-YR FLOODPLAIN
 - FLOODPLAIN BOUNDARIES

TRACT AREA: 74.80 ACRES
 NOMINAL LOT SIZE: 132'X247.50'
 NOMINAL LOT ACRE: 3/4
 NUMBER OF LOTS: 59
 LOTS PER ACRE: 1.23
 LF OF STREETS: 5,334.92
 LF OF STREET/LOT: 90.42

* LOTS TO BE REVIEWED TO DETERMINE IF FEASIBLE TO DEVELOP DUE TO MINIMUM LOT SIZE REQUIREMENT AND REQUIRED SETBACKS TO DRAINAGE FACILITIES.



ESTATES OF MIA LAGO EXPANSION

PRELIMINARY SITE PLAN

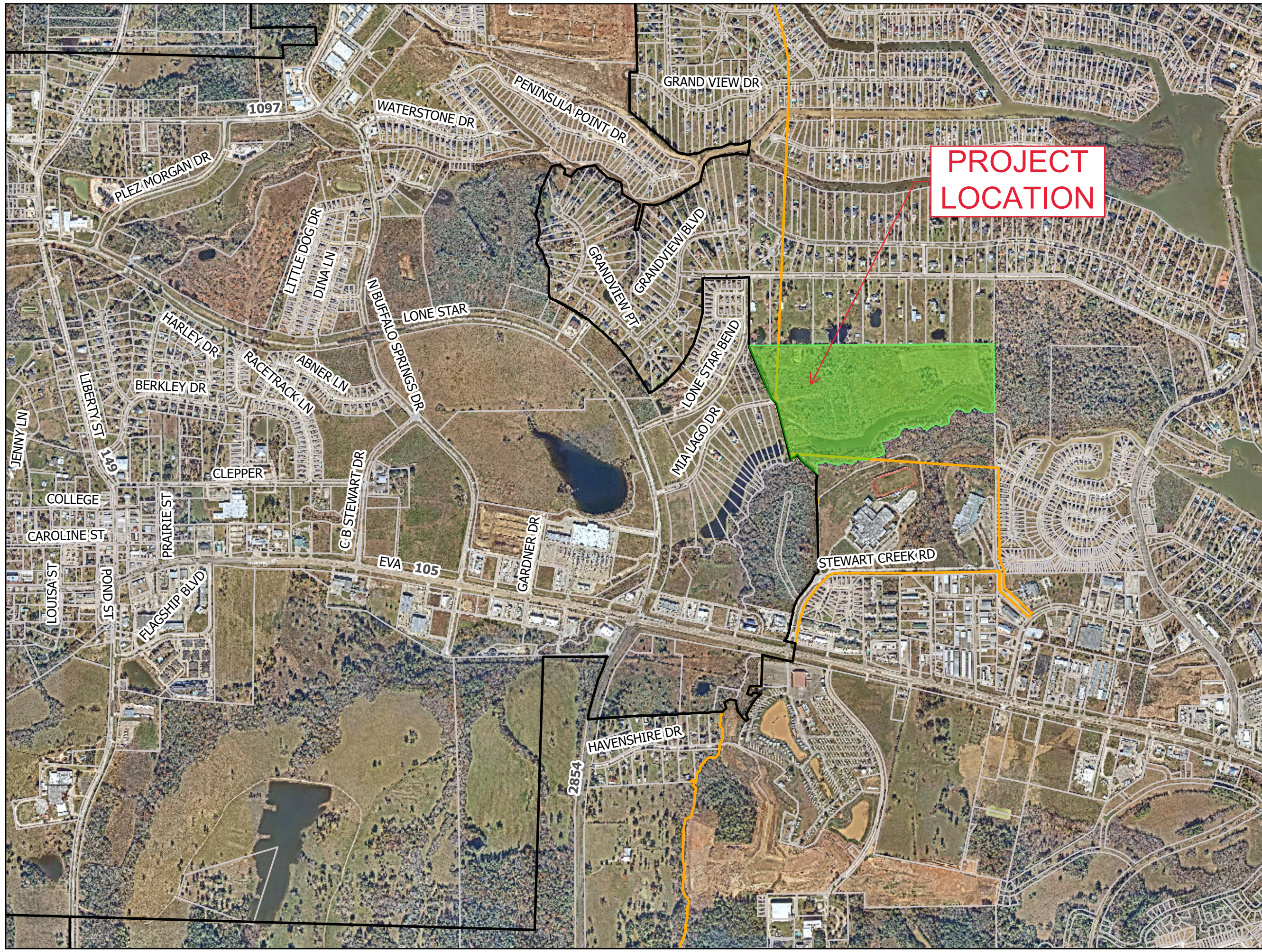
04/16/2024

DRAWING INFORMATION			
PROJECT	10922	TDLR	**
DRAWN	LMJ	CHECKED BY	JTW
SCALE	1" = 200' (24x36)	SHEET	01
	1" = 400' (11x17)		

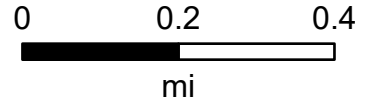
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340
 OR
 JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION



Legend



Location Map



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



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 4, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on calling a Public Hearing to be held on July 2, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

Recommendation

Staff recommends calling a Public Hearing to be held on **7/2/24** at 6:00pm at city hall.

Discussion

***NOTE: staff schedule adjustment affected timeline of previous timeline. Same item as last month.

Issue:

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

Regulations:

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

Analysis:

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

Amend Section 98-1 (Definitions) by adding:

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

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

The schedule for the proposed amendment is as follows:

6/4/24: P&Z calls a PH for 7/2/24

5/28/24: CC calls for PH on the proposed amendment to be held on 7/9/24

6/10 -6/14: staff window for publishing legal notice in paper of PH.

7/2/24: P&Z holds PH and approves report and recommendation on proposed amendment

7/9/24: CC accepts report, holds PH, and acts on ordinance amending the zoning code.

Montgomery Planning and Zoning Commission
AGENDA REPORT

Conclusion:

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

Approved By

Director Planning & Development
Assistant City Administrator

Dave McCorquodale

Date: 05/28/2024

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: June 4, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Review and discussion of a Feasibility Study for a proposed 16.75-ac commercial development at the southeast corner of the intersection of Eva St./SH105 and FM2854 by HEB Grocery Company LP (Dev. No. 2402).

Recommendation

Listen to the presentation and discuss.

Discussion

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

Approved By

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 05/30/2024
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**HEB Grocery Company LP
FEASIBILITY STUDY
(Dev. No. 2402)**

FOR

THE CITY OF MONTGOMERY



WGA PROJECT NO. 00574-138

May 2024

PREPARED BY

WGA

OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary and Utilities
- B: Preliminary Site Plan
- C: Zoning Map
- D. Water and Wastewater Usage Projection
- E: Impact Fee Summary
- F: Escrow Calculation
- G: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

HEB Grocery Company (the “Developer”) has requested the City of Montgomery (the “City”) to perform a feasibility study for the City to serve the commercial development on a 16.75-acre tract at the southeast corner of State Highway 105 and FM 2854, also referred to as the HEB tract. The tract is located within City limits and would not need to be fully annexed prior to receiving utility service.

Based on the preliminary land plan, provided by the Developer this development would consist of the development of a commercial site which includes a grocery store, gas station and car wash. 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.

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

Escrow Account	\$16,000
Cost of Public Infrastructure	\$140,000
Estimated Water Impact Fee (At Time of Platting)	\$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	\$56,942
Total Estimated Costs	\$282,059

Based on information provided by the Developer the estimated total assessed valuation for the development would be approximately \$12,000,000.00 at full build out. Based on the City’s estimated current tax rate (\$0.0970 debt service and \$0.3030 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

Debt Service	\$ 11,058
Operations and Maintenance	\$ 34,542
Total Estimated Annual Tax Revenue	\$ 45,600

2 INTRODUCTION

This undeveloped tract located at the southwest corner of State Highway 105 and FM 2854 and falls entirely within the City's limits.

Tract's boundary in relation to the City's surrounding facilities is enclosed as **Exhibit A**. A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to develop this 16.45-acre tract along with 15.22-acres of land surrounding it to be developed later by another developer. In total the future commercial developments will consist of detention ponds and commercial pad sites.

Based on information from the Developer, construction of the HEB portion of the development and the required detention for the entire site is planned to be complete in 2026. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development. It is our understanding that the Developer is unaware of the timeline of the remaining commercial pad sites of the total development. A separate Economic and Feasibility study will be required when the remaining pad sites are to be developed.

Additionally, it is our understanding that the proposed site of the development is the former homesite of Charles B. Stewart, the creator of the Texas State Flag. The Developer has informed us that they are proposing a homage to Charles B. Stewart in the form of some monumentation that will be included in their plan submittal.

3 ANALYSIS

Water Production and Distribution

The Tract is located completely within the City. The City is currently bidding 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 total capacity of 2,025 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is also in the preliminary planning stage for future Water Plant No. 4 expected to be constructed in 2027.

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

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

Based on preliminary site layout, the Tract's estimated water capacity requirement is approximately 23,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 1,158,722 gpd or 195% of the total ADF capacity and 178% of the connection capacity at full build out. Based on the projections shown in **Exhibit D**, the City would need additional water plant capacity around 2026.

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

The Developer will be responsible for extending an existing 12" waterline to the eastern portion of their northern property line, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the public waterline extension.

The Developer is responsible for providing engineered plans and specifications for the required public waterline extension 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 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 234,000 gpd or 59%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 502,250 gpd or 125% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit D**.

Based on the City's historical usage for similar types of development and information from the Developer, the Tract's estimated sanitary sewer capacity requirement is 18,400 gpd (552,000 gallons per month) at full build out. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed 763,000 gpd or 191% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. Anticipating this requirement to be triggered, the City has 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). Halff Associates plans to be complete with design of the 0.3 MGD Town Creek WWTP this year. Based on the projections shown in **Exhibit D**, the City would exceed 700,000 gpd capacity around 2027.

The Developer will be responsible for extending an 8" gravity sanitary sewer line to the eastern portion of their northern property line, as shown in **Exhibit A**. There is a sanitary manhole located southwest of the intersection of State Highway 105 and FM 2854. The Developer will be responsible for all costs associated with the gravity sanitary sewer.

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

The Developer is responsible for providing engineered plans and specifications for the required public sanitary sewer extension 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.

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

Additionally, the Developer of the HEB tract has informed us that they have entered into an agreement with the adjacent property owners to propose mass grading of the entire for the adjacent properties in order to develop the HEB tract. It is our understanding that the Developer is unaware of the timing of the development for the adjacent properties. We would require that there be a separate economic and utility feasibility study for the development of the adjacent properties once the Developer identifies a timeline for development.

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

Currently, the preliminary land plan, combined with existing infrastructure, provides for one (1) proposed connection to State Highway 105 and three (3) proposed connections to FM 2854 to provide access to the commercial tract. All approvals to the proposed connections will need to be coordinated with and approved by TxDOT.

Finally, the Developer also plans to provide access to the two adjacent properties to the east (MCAD Property ID: 262384 and 450396) as a part of the entire development. Based on the preliminary land use plan provided, this requirement is being fulfilled as shown in **Exhibit B**.

Development Costs

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

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** are the 2023 Revisions to the Montgomery Impact Fee Analysis Report.

The estimated ADF provided by the developer requires the equivalent use of three 2 – inch water meter per **Exhibit D**.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$16,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, developer and construction coordination, construction inspection, and one year warranty expenses. The fees calculation can be seen in **Exhibit F**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

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

Escrow Account	\$16,000
Cost of Public Infrastructure	\$140,000
Estimated Water Impact Fee (At Time of Platting)	\$69,117
Estimated Wastewater Impact Fee (At Time of Platting)	\$56,942
Total Estimated Costs	\$282,059

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 \$12,000,000. Based on the estimated total A.V. and assuming 95% collection, the in-city development would generate approximately \$11,058 per year in debt service revenue, and approximately \$34,542 per year in operations and maintenance revenue. These estimates are based on the City's \$0.0970/\$100 valuation debt service tax rate and the \$0.3030/\$100 valuation Operations & Maintenance (O&M) tax rate.

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

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



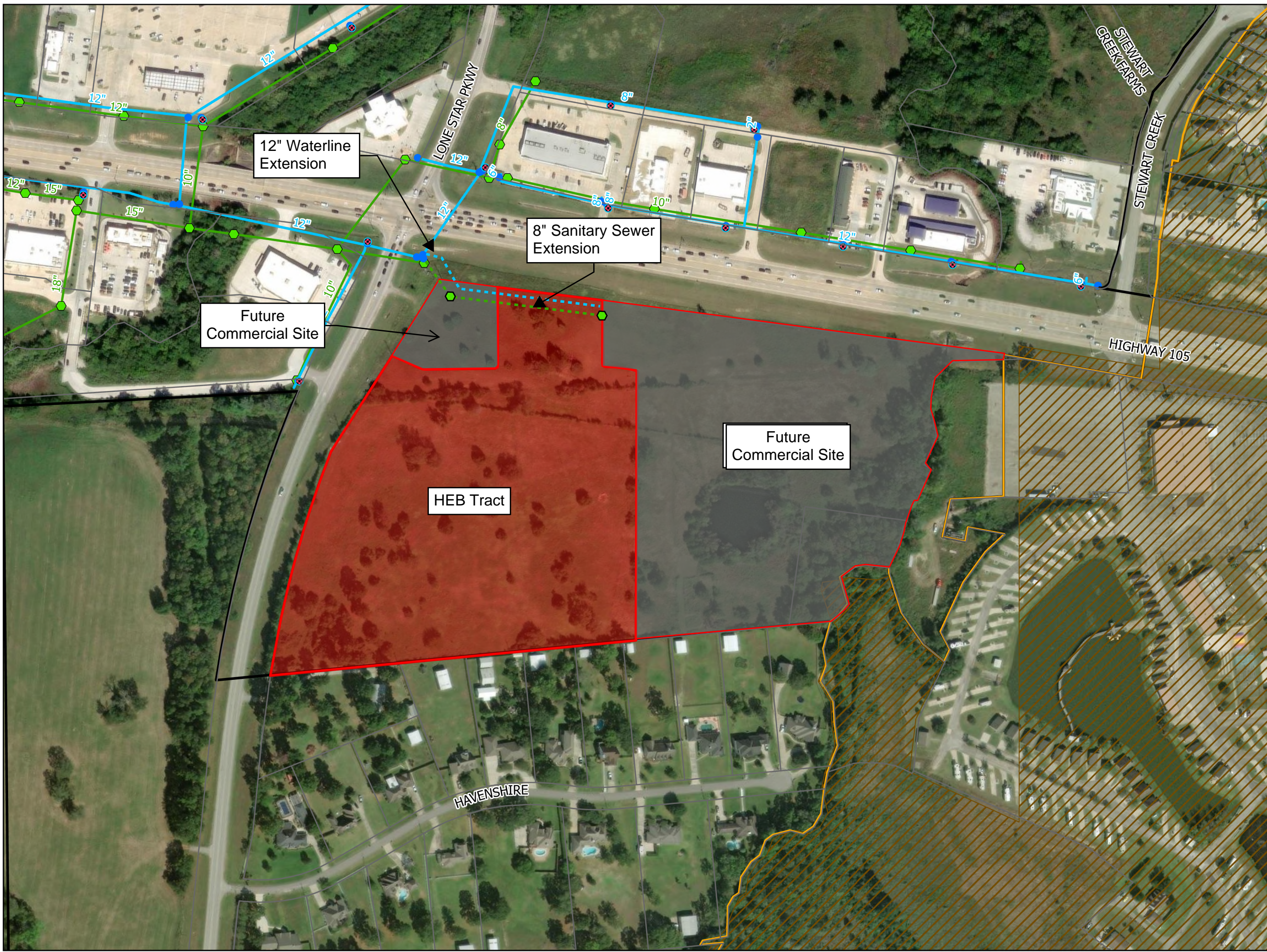
Sincerely,

Chris Roznovsky, PE

City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\138 HEB\Feasibility Study\Report\HEB Feasibility Study.docx



- Legend**
- Jurisdictional Boundaries**
- City Limits
 - City ETJ
 - Adjacent ETJ
 - Tax Parcel
- Water Infrastructure**
- Hydrant
 - Water Main Valves
 - Water Main
 - Water Plant Facility
- Sanitary Sewer Infrastructure**
- Sanitary Sewer Manhole
 - Sanitary Sewer Gravity Main
 - Sanitary Sewer Lateral
 - Sanitary Sewer Pressurized Main
 - Sanitary Sewer Water Treatment Plant
- Proposed Development**
- HEB Grocery Company

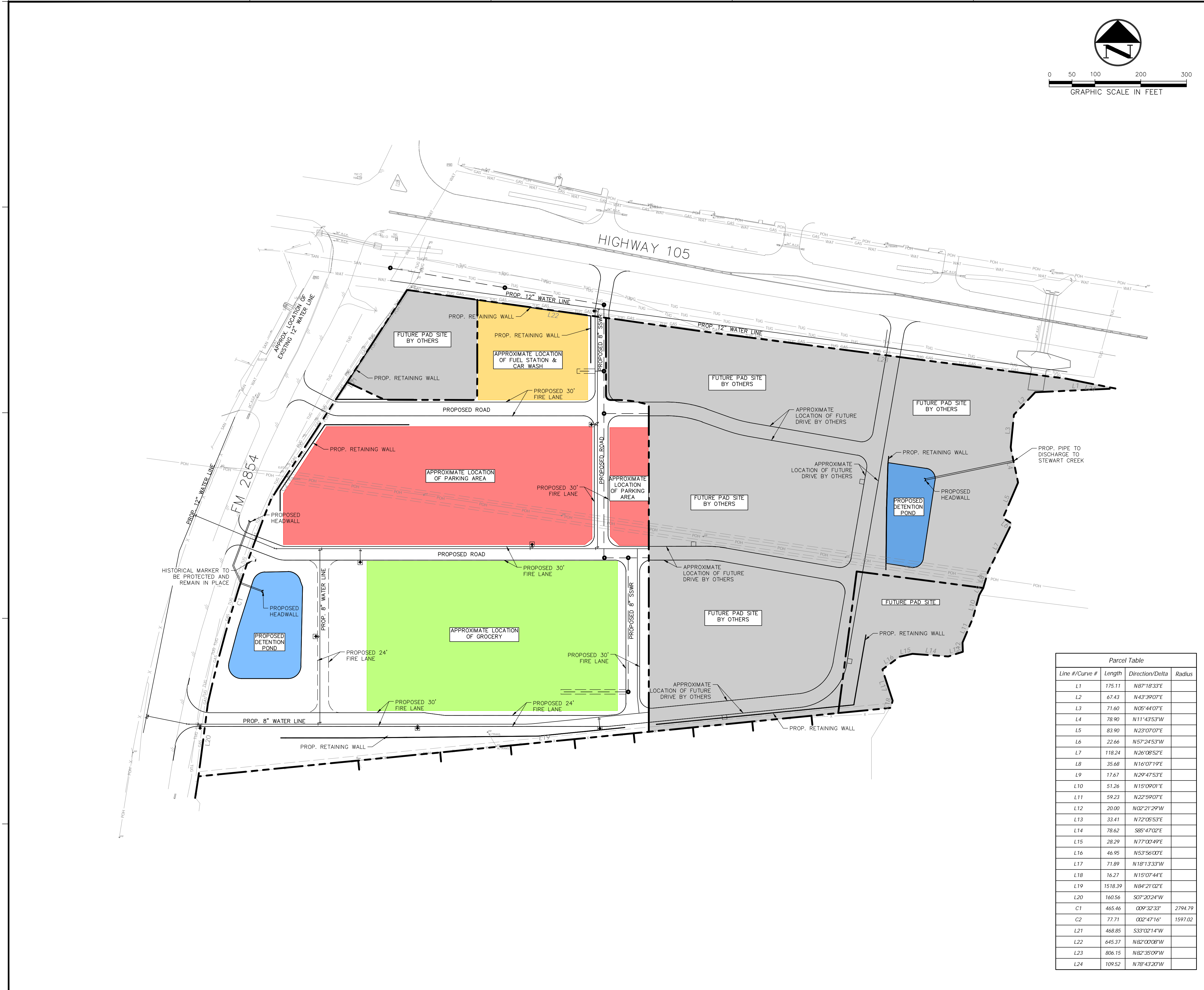
EXHIBIT A
TRACT BOUNDARY AND UTILITIES

HEB GROCERY COMPANY
 FEASIBILITY STUDY

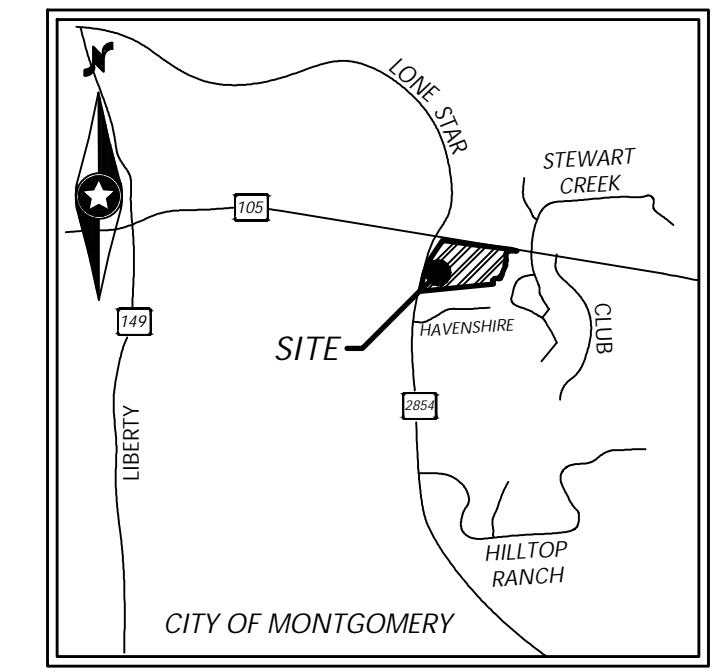
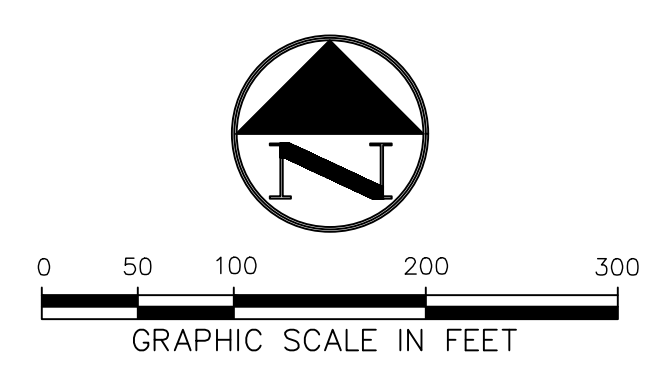


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Line #/Curve #	Length	Direction/Delta	Radius
L1	175.11	N87°18'33"E	
L2	67.43	N43°39'07"E	
L3	71.60	N05°44'07"E	
L4	78.90	N11°43'53"W	
L5	83.90	N23°07'07"E	
L6	22.66	N57°24'53"W	
L7	118.24	N26°08'52"E	
L8	35.68	N16°07'19"E	
L9	17.67	N29°47'53"E	
L10	51.26	N15°09'01"E	
L11	59.23	N22°59'07"E	
L12	20.00	N02°21'29"W	
L13	33.41	N72°05'53"E	
L14	78.62	S85°47'02"E	
L15	28.29	N77°00'49"E	
L16	46.95	N53°56'00"E	
L17	71.89	N18°13'33"W	
L18	16.27	N15°07'44"E	
L19	1518.39	N84°21'02"E	
L20	160.56	S07°20'24"W	
C1	465.46	009°32'33"	2794.79
C2	77.71	002°47'16"	1597.02
L21	468.85	S33°02'14"W	
L22	645.37	N82°00'08"W	
L23	806.15	N82°35'09"W	
L24	109.52	N78°43'20"W	



E6 VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	PROPERTY CORNER
LS	○	BENCHMARK
PP	○	LIGHT STANDARD
FH	○	POWER POLE
WV	○	DOWN GUY
WM	○	FIRE HYDRANT
CM	○	WATER VALVE
EMH	○	WATER METER
SSMH	○	GAS METER
STMH	○	FENCE
CO	○	ELECTRICAL MANHOLE
WMH	○	WASTEWATER MANHOLE
CO	○	STORMSEWER MANHOLE
CO	○	CLEAN OUT
CO	○	CURB INLET
CO	○	HANDICAPPED PARKING SPACE
CO	○	SIGN
CO	○	ELECTRIC METER
CO	○	ELECTRIC TRANSFORMER
CO	○	TELEPHONE SERVICE BOX
CO	○	BOLLARD
CO	○	OVER HEAD ELEC. LINE
CO	○	18" RCP STORM SEWER LINE
CO	○	8" WATER LINE
CO	○	8" SAN WASTEWATER LINE
CO	○	UE UNDERGROUND ELECTRIC
CO	○	UE UNDERGROUND TELEPHONE
CO	○	EX GAS GAS LINE
CO	○	678 PROPERTY LINE
CO	○	678 CONTOUR

B6 LEGEND
NOT TO SCALE

FLOODPLAIN INFORMATION
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G DATED AUGUST 18, 2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MONTGOMERY COUNTY, TEXAS, THIS PROPERTY IS WITHIN FLOOD ZONE X.

LEGAL DESCRIPTION:
31.97 ACRE TRACT OF LAND SITUATED IN THE J. CORNER SURVEY, ABSTRACT NO. 8 OF MONTGOMERY COUNTY, TEXAS.

BENCHMARKS:
BENCHMARK #1 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 7' EAST OF THE ASPHALT PAVEMENT OF FM 2854 AND 135' NORTHWEST OF THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF HAVENSHIRE.
ELEVATION = 272.95
BENCHMARK #2 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 80' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W. 32' NORTHEAST OF A 14" LIVE OAK TREE, AND 860' EAST OF THE ASPHALT PAVEMENT OF FM 2854.
ELEVATION = 260.42
BENCHMARK #3 5/8" CAPPED IRON ROD "CONTROL" SET APPROXIMATELY 10' SOUTH OF THE CONCRETE PAVEMENT OF HIGHWAY 105 W. 10' NORTH OF A HEADWALL OF A LARGE CULVERT, AND 1,500' EAST OF THE ASPHALT PAVEMENT OF FM 2854.
ELEVATION = 237.72

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PRELIMINARY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: **WESTWOOD**
P.E. No.: 197570
Date: 02/22/2024

Westwood
Westwood Professional Services, Inc.
2901 DALLAS PKWY, SUITE 400
PLANO, TX 75093
T: 214.473.4640
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 117566
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY SITE PLAN
HIGHWAY 105 AT FM 2854
MONTGOMERY, TEXAS 77356

SCALE: AS INDICATED
CONSUL. PROJ. NO.: 120823
DATE:
SHEET NO.:
C-1.0

A6 PROJECT INFO
NOT TO SCALE



Legend

Jurisdictional Boundaries

- City Limits
- City ETJ
- Conroe ETJ
- Tax Parcel

Zoning

- Residential (R1)
- Planned Development (PD)
- Multi-Family (R2)
- Institutional (I)
- Industrial (ID)
- Commercial (B)
- Historic Preservation District
- Historical Landmark

Proposed Development

- HEB Grocery Company

EXHIBIT C

ZONING MAP

HEB GROCERY COMPANY

FEASIBILITY STUDY



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EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities						Usage Projections											
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			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
Commercial/Multi Family per ESFC			360	360	250	250												
Single Family			225	225	150	150												
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	2	450	300	2	450	300	1	225	150	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600												
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600	1	225	150									
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	3	675	-	3	675	-	3	675	-	3	675	-
FM 149 Corridor	21	25	4,725	5,625	3,150	3,750	2	450	300	1	225	150	1	225	150	-	-	-
Simonton and Lawson	13	23	2,925	5,175	1,950	3,450	1	225	150	1	225	150	1	225	150	1	225	150
Martin Luther King	52	55	11,700	12,375	7,800	8,250	2	450	300	2	450	300	2	450	300	-	-	-
Baja Road	7	11	1,575	2,475	1,050	1,650	2	450	300	1	225	150	1	225	150	-	-	-
Community Center Drive	3	3	675	675	450	450												
Community Center Drive (Water Only)	8	10	1,800	2,250	-	-	1	225		1	225							
Lake Creek Landing	15	15	3,375	3,375	2,250	2,250												
Gulf Coast Estates, Section 2	2	4	450	900	300	600	1	225	150	1	225	150						
Lake Creek Village, Section 1	37	37	8,325	8,325	5,550	5,550												
Lake Creek Village, Section 2	45	45	10,125	10,125	6,750	6,750												
Estates of Lake Creek Village	21	22	4,725	4,950	3,150	3,300	1	225	150									
Lone Star Estates	10	10	2,250	2,250	1,500	1,500												
Hills of Town Creek, Section 2	51	51	11,475	11,475	7,650	7,650												
Hills of Town Creek, Section 3	49	49	11,025	11,025	7,350	7,350												
Hills of Town Creek, Section 4	30	30	6,750	6,750	4,500	4,500												
Hills of Town Creek Section 5	-	72	-	16,200	-	10,800				35	7,875	5,250	37	8,325	5,550			
Historic/Downtown	132	150	29,700	33,750	19,800	22,500	7	1,575	1,050	7	1,575	1,050	4	900	600	-	-	-
Terra Vista Section 1	61	61	13,725	13,725	9,150	9,150												
Town Creek Crossing Section 1	87	102	19,575	22,950	13,050	15,300	15	3,375	2,250	-	-	-						
Villas of Mia Lago Section 1	14	14	3,150	3,150	2,100	2,100												
Villas of Mia Lago Section 2	42	42	9,450	9,450	6,300	6,300												
Waterstone, Section 1	44	53	9,900	11,925	6,600	7,950	5	1,125	750	2	450	300	2	450	300			
Waterstone, Section 2	43	89	9,675	20,025	6,450	13,350	15	3,375	2,250	15	3,375	2,250	15	3,375	2,250			
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100				50	11,250	7,500	60	13,500	9,000	64	14,400	9,600
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600				1	15,900	10,600						
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-				3	1,500							
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350	60	13,500	9,000	100	22,500	15,000	109	24,525	16,350	40	9,000	6,000
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600	1	15,900	10,600									
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-	3	1,500										
Gary Hammons	1	1	225	225	150	150												
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300												
City Hall	1	1	1,070	1,070	890	890												
Community Center	1	1	200	200	150	150												
Buffalo Spring Plant	1	1	360	360	250	250												
Cedar Brake Park Restrooms	1	1	200	200	150	150												
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	1	225	150	1	225	150	1	225	150			
Subtotal	931	1,640	211,605	404,130	139,490	262,090	123	44,175	27,850	226	67,350	43,300	237	53,325	35,100	108	24,300	15,750

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																	
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027		
			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
Commercial/Multi Family per ESFC Single Family			360 225	360 225	250 150	250 150												
Commercial Platted and Existing																		
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500	2	3,600	2,340	2	3,600	2,340	1	1,800	1,170			
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910												
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900	1	1,567	1,018	2	3,133	2,037						
Prestige Storage (SBP Res. D)	1	1	225	225	146	146												
McCoy's	1	1	750	750	488	488												
AutoZone	1	1	360	360	234	234												
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	1	2,500	1,625	-	-	-	1	2,500	1,625	-	-	-
Pizza Shack	1	1	4,900	5,000	3,185	3,250												
CareNow & Other Suites	3	3	1,200	1,500	780	975												
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800	1	4,000	2,600	1	2,500	1,625	1	2,500	1,625			
Wendy's	1	1	1,300	1,300	845	845												
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050												
ProCore Developments	1	1	1,500	1,500	975	975												
Christian Brothers	1	1	225	225	146	146												
Madsen and Richards	1	1	225	405	146	263												
Kroger	2	2	4,500	5,000	2,925	3,250												
Burger King	1	1	1,450	1,450	943	943												
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095												
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950	1	3,000	1,950									
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950												
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900				1	6,000	3,900						
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365												
Heritage Place	1	1	360	360	234	234												
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840	1	33,600	26,880									
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200	1	4,000	2,600				1	4,000	2,600			
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550												
Brookshire Brothers	2	2	1,500	1,500	975	975												
Ransoms	1	1	1,500	1,500	975	975												
Heritage Medical Center	1	1	600	1,200	390	780												
Lone Star Pkwy Office Building	2	2	400	720	260	468												
Old Iron Work	1	1	225	225	146	146												
Apache Machine Shop	1	1	225	225	146	146												
Montgomery Community Center (lone Star)	1	1	850	850	553	553												
Jim's Hardware	1	1	225	225	146	146												
Town Creek Storage	1	1	225	225	146	146												
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250				1	5,000	3,250	2	10,000	6,500	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	5,000	3,250	1	1,875	1,219	1	1,875	1,219
Lupe Tortilla	-	1	-	6,000	-	3,900	1	6,000	3,900									
Discount Tire	-	1	-	225	-	146	1	225	146									
Express Oil and Tire	1	1	225	225	146	146												
Popeyes	1	1	1,450	1,450	943	943												
Commercial Platted and Existing (cont.)																		
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263												
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867	2	2,667	1,733						
Depado Estates	-	5	-	10,000	-	6,500	1	2,000	1,300	1	1,333	867				1	1,333	867
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	2	5,000	3,250	2	5,000	3,250						
Sherwin Williams (Shoppes at Montgomery Sec. 2 Res. B)	-	1	-	360	-	320	1	360	320									
Retail Center	1	2	2,000	4,000	1,300	2,600												
Chick Fil A	1	1	3,200	3,200	2,080	2,080												
Panda Express	1	1	1,400	1,400	910	910												
CVS	1	1	225	225	146	146												
Starbucks	1	1	1,000	1,000	650	650												
Burger Fresh	1	1	240	240	156	156												
Churches	12	12	3,000	3,000	1,950	1,950												
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200												
Subtotal	139	191	134,590	268,875	87,483	174,855	16	69,060	50,015	13	34,233	22,252	8	25,175	16,364	2	3,208	2,085

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																		
	Current Connections	Ultimate Connections	Water		Wastewater		2024			2025			2026			2027			
			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	
Commercial/Multi Family per ESFC Single Family			360 225	360 225	250 150	250 150													
Multi Family																			
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000													
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500													
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000													
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150													
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150													
Grand Monarch Apartments	-	72	-	10,300	-	8,600													
Subtotal	423	495	57,600	67,900	28,800	37,400	72	10,300	8,600	-	-	-	-	-	-	-	-	-	
Institutional (Schools)																			
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400													
MISD High School Complex	2	2	20,000	20,000	10,000	10,000													
MISD Warehouse (105/Clepper)	1	1	1,000	1,000	500	500													
MISD CTE/ Ag Barn	-	1	-	20,000	-	10,000				1	20,000	10,000							
Bus Barn	1	1	1,000	1,000	500	500													
MISD School (MLK)	2	2	2,500	2,500	1,250	1,250													
MISD School (149)	1	1	4,500	4,500	2,250	2,250													
Subtotal	9	10	35,800	55,800	17,900	27,900	-	-	-	1	20,000	10,000	-	-	-	-	-	-	
Irrigation																			
Single Family Residential	61	100	16,165	26,500	-	-	39	10,335											
Commercial Irrigation	32	70	9,600	21,000	-	-	38	11,400											
Christian Brothers	1	1	1,100	1,100	-	-													
MISD High School Irrigation																			
Chick Fil A	1	1	1,600	1,600	-	-													
BlueWave	1	1	500	500	-	-													
CVS	1	1	1,200	1,200	-	-													
Church	2	2	530	530	-	-													
City	9	9	4,500	4,500	-	-													
Subtotal	108	185	35,195	56,930	-	-	77	21,735	-	-	-	-	-	-	-	-	-	-	
Committed	1,502	2,336	439,595	796,705	273,673	502,245	288	145,270	86,465	240	121,583	75,552	245	78,500	51,464	110	27,508	17,835	
							2024			2025			2026			2027			
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
							1,790	584,865	360,138	2,030	706,448	435,690	2,275	784,948	487,153	2,385	812,457	504,989	
			Total Projected Committed Volumes:																
Future Development in Feasibility/Design																			
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250							30	6,750	4,500	50	11,250	7,500	
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				
Morning Cloud Investments (Single Family)																			
[Stowe and Sales Tract]	-	246	-	55,350	-	36,900				20	4,500	3,000	90	20,250	13,500	90	20,250	13,500	
Taylor Morrison (Single Family)	-	190	-	42,750	-	28,500				50	11,250	7,500	70	15,750	10,500	70	15,750	10,500	
Tri-Pointe Homes (Single Family)																			
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400				25	5,625	3,750	50	11,250	7,500	66	14,850	9,900	
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400							1	23,000	18,400				
Subtotal	-	982	-	362,017	-	260,790	-	-	-	138	43,170	32,355	685	154,147	118,635	276	62,100	41,400	
Committed Plus Feasibility	1,502	3,318	439,595	1,158,722	273,673	763,035	2024			2025			2026			2027			
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
							1,790	584,865	360,138	2,168	749,619	468,045	3,098	982,265	638,143	3,484	1,071,874	697,379	
			Total Projected Committed Volumes Plus Feasibility																

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																				
	Current Connections	Ultimate Connections	Water		Wastewater		2028			2029			2030			2031			2032		
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Commercial/Multi Family per ESFC			360	360	250	250															
Single Family			225	225	150	150															
Single Family																					
Buffalo Crossing	8	13	1,800	2,925	1,200	1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Buffalo Springs, Section 1	24	24	5,400	5,400	3,600	3,600															
Buffalo Springs, Section 2	63	64	14,175	14,400	9,450	9,600															
Estates of Mia Lago, Section 1	4	27	900	6,075	-	-	4	900	-	4	900	-	3	675	-						
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	2	450	300	2	450	300	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	87	102	19,575	22,950	13,050	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	43	89	9,675	20,025	6,450	13,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Bird Meadows (Phase I - Sec. 1, 2, 3)	-	174	-	39,150	-	26,100															
Redbird Meadows Rec Center	-	1	-	15,900	-	10,600															
Redbird Meadows Rec Center Irrigation	-	3	-	1,500	-	-															
Pulte Group (Mabry Tract)	-	309	-	69,525	-	46,350															
Pulte Group (Mabry Tract) Rec Center	-	1	-	15,900	-	10,600															
Pulte Group (Mabry Tract) Rec Center Irrigation	-	3	-	1,500	-	-															
Gary Hammons	1	1	225	225	150	150															
Mobile Home Park (connection)	29	29	4,000	4,000	3,300	3,300															
City Hall	1	1	1,070	1,070	890	890															
Community Center	1	1	200	200	150	150															
Buffalo Spring Plant	1	1	360	360	250	250															
Cedar Brake Park Restrooms	1	1	200	200	150	150															
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	931	1,640	211,605	404,130	139,490	262,090	5	1,125	150	6	1,350	300	5	1,125	300	1	225	150	-	-	-

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																									
	Current Connections	Ultimate Connections	Water		Wastewater		2028			2029			2030			2031			2032							
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary					
Commercial/Multi Family per ESFC Single Family			360	360	250	250																				
			225	225	150	150																				
Commercial Platted and Existing																										
Buffalo Run, Section 1	1	6	1,000	10,000	650	6,500																				
Longview Greens Miniature Golf	1	1	1,400	1,400	910	910																				
Summit Business Park, Phase 1	3	6	1,300	6,000	845	3,900																				
Prestige Storage (SBP Res. D)	1	1	225	225	146	146																				
McCoy's	1	1	750	750	488	488																				
AutoZone	1	1	360	360	234	234																				
McCoy's Reserves B & D	-	2	-	5,000	-	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pizza Shack	1	1	4,900	5,000	3,185	3,250																				
CareNow & Other Suites	3	3	1,200	1,500	780	975																				
KenRoc (Montgomery First)	-	3	-	12,000	-	7,800																				
Wendy's	1	1	1,300	1,300	845	845																				
Dusty's Car Wash	1	1	17,000	17,000	11,050	11,050																				
ProCore Developments	1	1	1,500	1,500	975	975																				
Christian Brothers	1	1	225	225	146	146																				
Madsen and Richards	1	1	225	405	146	263																				
Kroger	2	2	4,500	5,000	2,925	3,250																				
Burger King	1	1	1,450	1,450	943	943																				
Buffalo Springs Shopping, Ph. I (Reserve B)	1	1	6,300	6,300	4,095	4,095																				
Buffalo Springs Shopping, Ph. I (Reserve A2)	-	1	-	3,000	-	1,950																				
Buffalo Springs Shopping, Ph. I (Reserve E)	-	1	-	3,000	-	1,950				1	3,000	1,950														
Buffalo Springs Shopping, Ph. I (Reserve D)	-	1	-	6,000	-	3,900																				
Spirit of Texas Bank	1	1	2,100	2,100	1,365	1,365																				
Heritage Place	1	1	360	360	234	234																				
Home Depot (Buffalo Springs Shopping, Ph. 2, Reserve J)	1	1	33,600	33,600	21,840	21,840																				
Buffalo Springs Shopping, Ph. 2	-	2	-	8,000	-	5,200																				
BlueWave Car Wash	1	1	7,000	7,000	4,550	4,550																				
Brookshire Brothers	2	2	1,500	1,500	975	975																				
Ransoms	1	1	1,500	1,500	975	975																				
Heritage Medical Center	1	1	600	1,200	390	780																				
Lone Star Pkwy Office Building	2	2	400	720	260	468																				
Old Iron Work	1	1	225	225	146	146																				
Apache Machine Shop	1	1	225	225	146	146																				
Montgomery Community Center (Lone Star)	1	1	850	850	553	553																				
Jim's Hardware	1	1	225	225	146	146																				
Town Creek Storage	1	1	225	225	146	146																				
Lake Creek Village 3 Commercial (Res A & B)	-	5	-	25,000	-	16,250	-	-	-	2	10,000	6,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterstone Commercial Reserves	3	11	1,000	16,000	650	10,400	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	-	-	-	-	-
Lupe Tortilla	-	1	-	6,000	-	3,900																				
Discount Tire	-	1	-	225	-	146																				
Express Oil and Tire	1	1	225	225	146	146																				
Popeyes	1	1	1,450	1,450	943	943																				
Commercial Platted and Existing (cont.)																										
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263																				
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867																	
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	3,200	3,200	2,080	2,080																				
Panda Express	1	1	1,400	1,400	910	910																				
CVS	1	1	225	225	146	146																				
Starbucks	1	1	1,000	1,000	650	650																				
Burger Fresh	1	1	240	240	156	156																				
Churches	12	12	3,000	3,000	1,950	1,950																				
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200																				
Subtotal	139	191	134,590	268,875	87,483	174,855	2	3,208	2,085	4	14,875	9,669	1	1,875	1,219	1	1,875	1,219	1	1,875	1,219	-	-	-	-	-

EXHIBIT D: WATER AND WASTEWATER USAGE PROJECTIONS

	Development Info & Capacities																					
	Current Connections	Ultimate Connections	Water		Wastewater		2028			2029			2030			2031			2032			
			Current Actual	Ultimate	Current	Ultimate	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	
Commercial/Multi Family per ESFC Single Family			360	360	250	250																
			225	225	150	150																
Multi Family																						
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000																
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500																
Plez Morgan Townhomes	48	48	6,000	6,000	3,000	3,000																
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150																
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150																
Grand Monarch Apartments	-	72	-	10,300	-	8,600																
Subtotal	423	495	57,600	67,900	28,800	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	61	100	16,165	26,500	-	-																
Commercial Irrigation	32	70	9,600	21,000	-	-																
Christian Brothers	1	1	1,100	1,100	-	-																
MISD High School Irrigation																						
Chick Fil A	1	1	1,600	1,600	-	-																
BlueWave	1	1	500	500	-	-																
CVS	1	1	1,200	1,200	-	-																
Church	2	2	530	530	-	-																
City	9	9	4,500	4,500	-	-																
Subtotal	108	185	35,195	56,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Committed	1,502	2,336	439,595	796,705	273,673	502,245	7	4,333	2,235	10	16,225	9,969	6	3,000	1,519	2	2,100	1,369	-	-	-	
							2028			2029			2030			2031			2032			
			Total Projected Committed Volumes:				2,392	816,790	507,224	2,402	833,015	517,193	2,408	836,015	518,712	2,410	838,115	520,081	2,410	838,115	520,081	
Future Development in Feasibility/Design																						
Red Bird Meadows (Future Phases)	-	495	-	111,375	-	74,250	90	20,250	13,500	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000	
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																
Morning Cloud Investments (Single Family) [Stowe and Sales Tract]	-	246	-	55,350	-	36,900	46	10,350	6,900													
Taylor Morrison (Single Family)	-	190	-	42,750	-	28,500																
Tri-Pointe Homes (Single Family)																						
[Cheatham-Stewart Tracts]	-	136	-	30,600	-	20,400																
HEB Grocery and Car Wash (Commercial)	-	1	-	23,000	-	18,400																
Subtotal	-	982	-	362,017	-	260,790	136	30,600	20,400	90	20,250	13,500	90	20,250	13,500	60	13,500	9,000	60	13,500	9,000	
Committed Plus Feasibility	1,502	3,318	439,595	1,158,722	273,673	763,035	2028			2029			2030			2031			2032			
			Total Projected Committed Volumes Plus Feasibility				3,627	1,106,807	720,014	3,727	1,143,282	743,483	3,823	1,166,532	758,502	3,885	1,182,132	768,871	3,945	1,195,632	777,871	

EXIHIBIT E: IMPACT FEE SUMMARY

Meter Size	Maximum Capacity (GPM)	Existing Maximum Assessable Water Fee (\$/ESFC)	Proposed Maximum Assessable Water Fee (\$/ESFC)	Existing Maximum Assessable Wastewater Fee (\$/ESFC)	Proposed Maximum Assessable Wastewater Fee (\$/ESFC)	Existing Maximum Assessable Fee (\$/ESFC)	Proposed Maximum Assessable Fee (\$/ESFC)	Increase to Maximum Assessable Fee (\$/ESFC)
5/8"	15	1,126	2,033	2,513	1,951	3,639	3,984	345
3/4"	25	1,881	3,396	4,198	3,258	6,079	6,654	575
1"	40	3,001	5,429	6,711	5,209	9,712	10,638	926
1 1/2"	120	9,006	16,268	20,103	15,607	29,109	31,875	2,766
2"	170	12,755	23,039	28,471	22,104	41,226	45,143	3,917
3"	350	26,264	47,441	58,626	45,515	84,890	92,956	8,066
4"	600	44,942	81,339	100,517	78,037	145,459	159,376	13,917
6"	1,200	90,064	162,679	201,035	156,074	291,099	318,753	27,654
8"	1,800	135,096	244,018	301,552	234,111	436,648	478,129	41,481

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

HEB Grocery Company LP.

Dev. No. 2402

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

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

Administration	\$ 500
City Attorney	\$ 500
City Engineer	\$ 15,000
<hr/>	
TOTAL	\$ 16,000



EXHIBIT G
Preliminary Cost Estimate
HEB Grocery Company LP
City of Montgomery
 May 22, 2024

Item No.	Description	Quantity	Unit	Unit Price	Total
<u>General</u>					
1	Move-in and Set-up, including Bonds and Insurance	1	LS	\$ 10,000	\$ 10,000
2	Trench Safety System	1,030	LF	1	1,000
3	Site Restoration	1	LS	5,000	5,000
4	Traffic Control	1	LS	5,000	5,000
5	Control Staking	1	LS	8,000	8,000
<u>Water</u>					
6	12-inch PVC Waterline	515	LF	65	33,500
7	12-inch Gate Valve	1	EA	3,000	3,000
8	Fire Hydrant Assembly	1	EA	6,000	6,000
9	Connection to Existing Waterline	1	EA	4,000	4,000
10	12-inch Waterline Plug and Clamp	1	EA	1,500	1,500
11	2-inch Blowoff Valve and Box	1	EA	1,500	1,500
<u>Sanitary Sewer</u>					
11	8-inch PVC Sanitary Sewer	515	LF	55	28,300
12	48-inch Sanitary Sewer Manhole	2	EA	4,500	9,000
13	Connection to existing manhole.	1	EA	\$ 5,000	\$ 5,000
				Subtotal	\$ 121,000
				Contingencies (15%)	19,000
				Total Construction Cost	\$ 140,000

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.