



2022 Annual Development Report

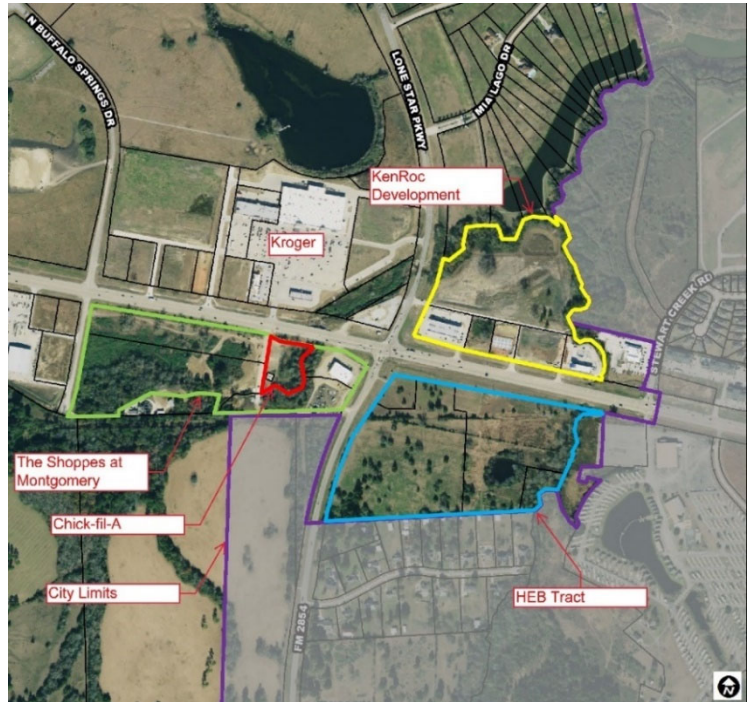
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Director of Planning & Development

Development activity remained high in residential and commercial markets throughout 2022. Residential lot inventory in the City continues to stay ahead of demand through infill in existing neighborhoods and new developments will ensure attractive homesites remain available. Commercial construction activity continues within existing developments on the east end of the City as well as new businesses opening in the downtown and along commercial corridors. Rising interest rates and construction costs are showing some signs of affecting the local market. The City is well-positioned for and preparing to meet the additional demand on City services and adjust to changing circumstances as needed.

Commercial Development

East End Commercial –

Construction on the east end of Montgomery continues at a steady pace. The 26-acre Shoppes at Montgomery is continuing to attract new commercial tenants including MOD Pizza, Jersey Mike’s sandwich shop, MW’s Beauty Bar, and Heartland Dental. Express Oil Change is under construction next to Panda Express and Lupe Tortilla will soon be submitting engineering plans. In the Kroger shopping center, Discount Tire is nearing construction



with Popeye’s Louisiana Kitchen and Dutch Bros. Coffee under engineering review. Marco’s Pizza is now open east of FM 2854 near Christian Brothers Automotive and AT&T.

Central Business District & Historic Downtown –

No recent activity to report, though the downtown business district remains continues to build momentum and events are attracting more patrons to the heart of the City.



Residential Development

Existing homesite inventory is available and several new residential subdivisions are under development in the City. Although mortgage interest rates are on the rise, Montgomery is a desirable community and demand for new housing will likely remain strong for the immediate future.

- 78 new homes completed in 2022
- 103 new single-family home permits issued in 2022

Two new residential subdivisions are in the City are beginning construction in 2023 and expecting to deliver lots in the first quarter of 2024. Several others are in the early planning phase and in discussions with the City.

Redbird Meadows – The City Council has approved a development and annexation agreement for a 388-acre single-family residential neighborhood in the southwest portion of the City. The plan calls for 588 new homes on lots ranging from 1/5-acre to 1/2-acre in size. More details will be included in the coming months as the plans take shape.

Pulte Group Development – This yet-to-be-named 80-acre development is along FM1097 East adjacent to Terra Vista. Plans call for 309 single-family residential homesites with home construction expected to begin in the first quarter of 2024.

City Development Activities

Transportation & Mobility – Several projects are underway to improve mobility in the City for both vehicular traffic and pedestrians.

- FM149 turn lane: The City has been working with TxDOT on a turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning east on SH105. Work stalled for months as TxDOT and Entergy work through issues on the location of power line poles, but has resumed in recent weeks with an expected completion of mid to late spring.
- TxDOT SH 105 Access Management Project: TxDOT construction of raised medians in key locations between FM 2854 in Montgomery and I-45 in Conroe has negatively affected businesses and residents along. This project does include brick pavers in the medians in and near the City thanks to the efforts of the MEDC. We expect the pavers to be installed within the next month according to the latest update from TxDOT. More about the project can be found at: <https://www.txdot.gov/inside-txdot/projects/studies/houston/sh105-access.html>. Click on the Project Tracker to see project details.
- Clepper Street Sidewalk Project: The City and MEDC funded a sidewalk project to connect the historic downtown to Fernland Historical Park, the public library, and Memory Park. Construction is complete and the sidewalk is open for use.

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area began in November 2020 and was adopted by the MEDC and City Council in November 2021. The adopted plan can be downloaded from the City website on the MEDC’s webpage.

The next phase of the project is roadway and streetscape design for McCown Street. The MEDC issued a Request for Qualifications for the project on April, 13, 2022 and selected the Gunda Corporation to move forward on the design of the project in May 2022. The City is

currently working on a drainage study for the downtown area and is also working on water and sewer upgrades that will be done before the above-ground improvements are constructed.



McCOWN STREET PEDESTRIAN IMPROVEMENTS



Downtown concept drawing