



## Development Report June 2021

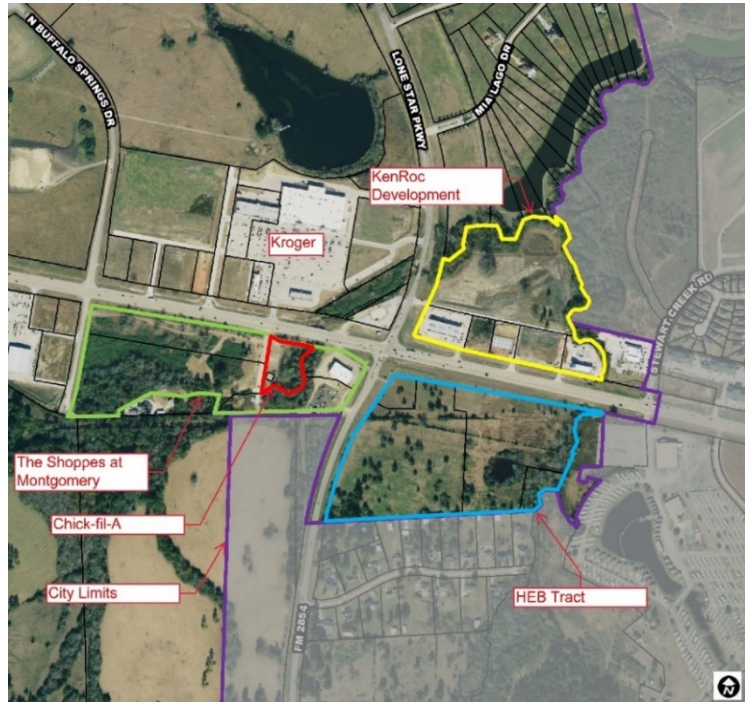
Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

Residential and commercial markets continue to show strong positive activity as we approach the halfway mark of 2021. Homebuilding remains active and new developments under construction are adding new residential lot inventory. Commercial construction activity continues within existing developments on the east end of the City. We continue to monitor the COVID-19 pandemic and its effects on development. Broadly speaking, short-term effects on City development appear minimal. Longer-term implications for certain market segments remain to be seen, but the City is seeing positive signs in retail sales, as well as in commercial and residential construction.

# Commercial Development

## East End Commercial –

Construction on the east end of Montgomery continues at a steady pace. The 26-acre Shoppes at Montgomery is active with Panda Express, a fast-casual Chinese restaurant chain, under construction. AutoZone construction is nearing completion next to McCoy's Building Supply.



## Central Business District & Historic Downtown –

Samplers & Stitcin' opened last month at 305 Caroline Street and offers sewing and related items.



# Residential Development

Existing homesite inventory is limited, but available, and several new residential subdivisions are under development. While uncertainty exists in the market, low mortgage interest rates coupled with a desirable community and relatively low home prices will likely keep demand for new housing strong for the immediate future.

- 23 new homes completed in 2021 (through May 31th)
- 4 new single-family home permits issued in May

Hills of Town Creek Subdivision – Near Montgomery High School on the west side of the City, this subdivision has 130 single-family homesites. Home construction is expected to start on the remaining 30 available lots this summer.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 199 residential homesites and eight commercial reserves. Site work is underway with homes expected to begin construction in Summer 2021.



# City Development Activities

Texas Water Development Board Funding - The City is utilizing \$2.8 million in

TWDB funding for water and sewer infrastructure projects that include:

- Downtown + SH105 Waterline Replacement. (Construction started in January 2021 and expected to be completed in July 2021).
- Water Plant #3 (starting work soon).
- Lift Station #1 (completed).
- Lift Station #3 Sanitary Force Main Reroute (design complete; process on hold pending final reconciling of cost for above project to determine available funding)

General Land Office Severe Flood Mitigation Grant – In 2018, the City was

awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City is now complete, and projects identified in the study will be implemented with a portion of the grant funds. The work proposed in the study is under review by the GLO and the City is requesting a timeline extension for the project completion due to the COVID-19 pandemic. The City is preparing to move forward with select portions of this grant project.

Minimum MUD Standards – During 2019 and 2020, the City considered a framework of standards for MUD's and other Special Purpose Districts in the City Limits and ETJ. As City staff explored establishing minimum MUD standards, it was realized that each situation would need to be considered according to its individual merits. This led to the creation of a set of statements/questions for the City to use in evaluating future special district creation requests. They are:

1. How does the proposed District benefit its residents? (available amenities, etc)
2. How does the proposed District benefit the broader community? (variety of housing options, possible improved commercial development)
3. How does the proposed District benefit the City? (fiscally responsible planning, collaborative relationships with developers).

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

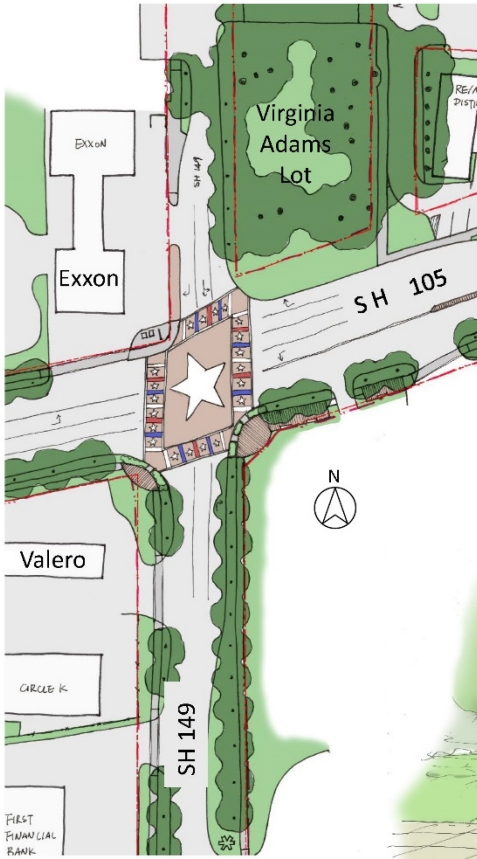
- FM149 turn lane: The City has been working with TxDOT on a turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning eastbound on SH105. TxDOT plans to begin work on the turn lane in late September.
- TxDOT 2021 Transportation Alternatives Call for Projects: TxDOT’s bi-annual program seeks to improve pedestrian and bicycle facilities on or near TxDOT roads. The City recently submitted two sidewalk projects and has successfully passed the initial review phase. One project is a sidewalk along Martin Luther King, Jr. Drive from FM149 to the City limits, and one project is a sidewalk connecting the downtown to the public library and Memory Park on Bessie Price Owens Drive. The program provides an 80% grant for awarded projects with 20% local matching funds. Detailed applications were submitted in mid-June and projects will be awarded in October 2021.

Downtown Improvement Plan – This MEDC-funded project to improve the downtown area is an approximately 7-month project that began in November 2020. The MEDC worked with TAMU landscape architecture students on visioning for the project and has contracted with the

Gunda Corporation/White Oak Studio team to lead the design efforts. The team has completed the site analysis preliminary design phases and is working on the final design. Several of the slides from the design team’s work are included below.

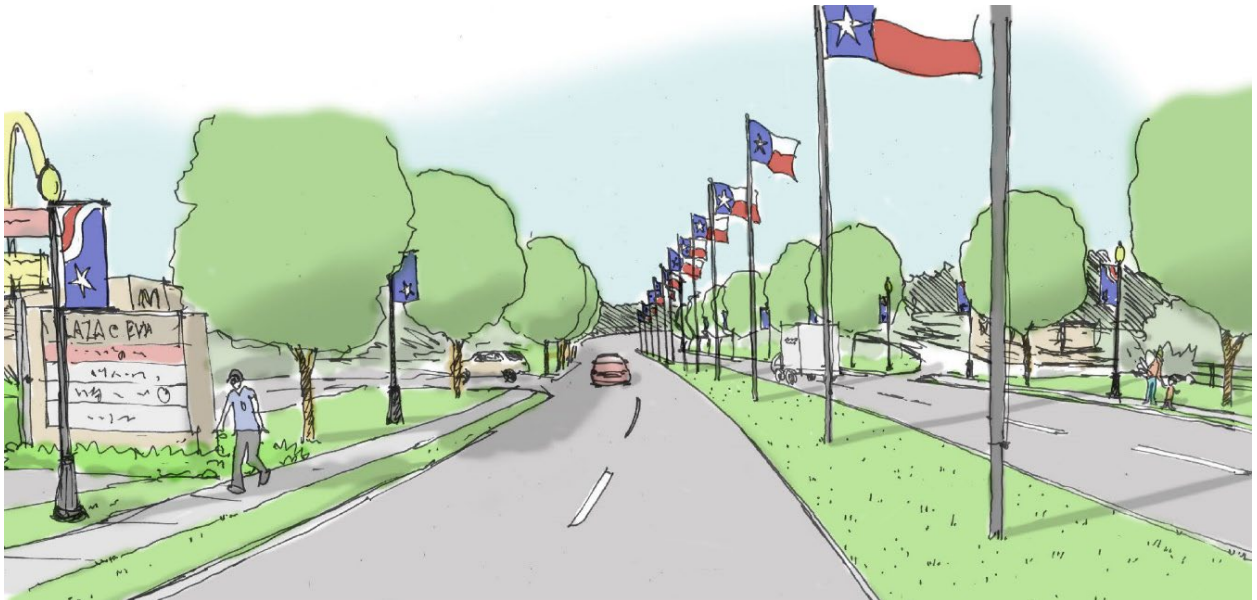
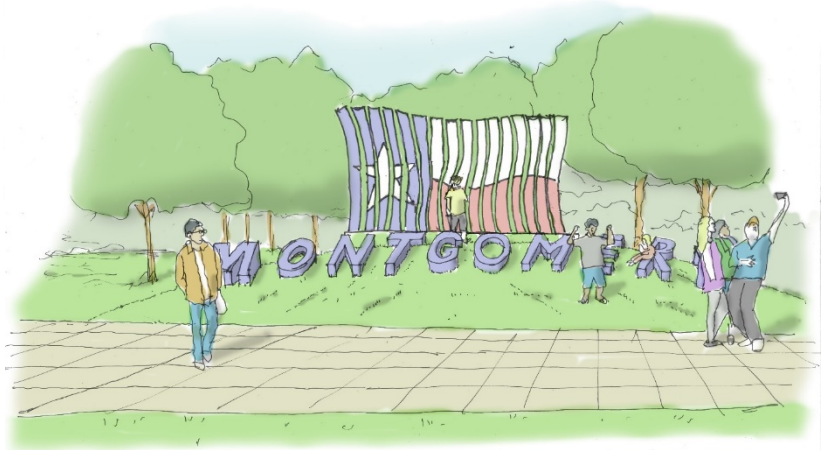


Sketch of Liberty Street

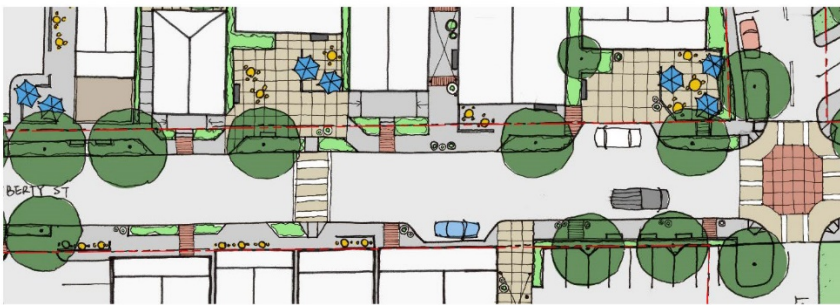


Example of Intersection and Corner Development

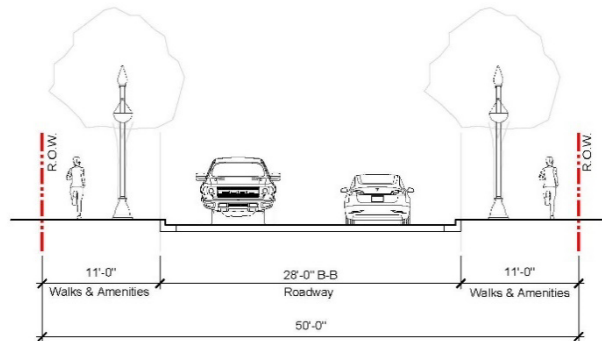
Monument Concept



Conceptual sketch of 105/Eva Street at downtown

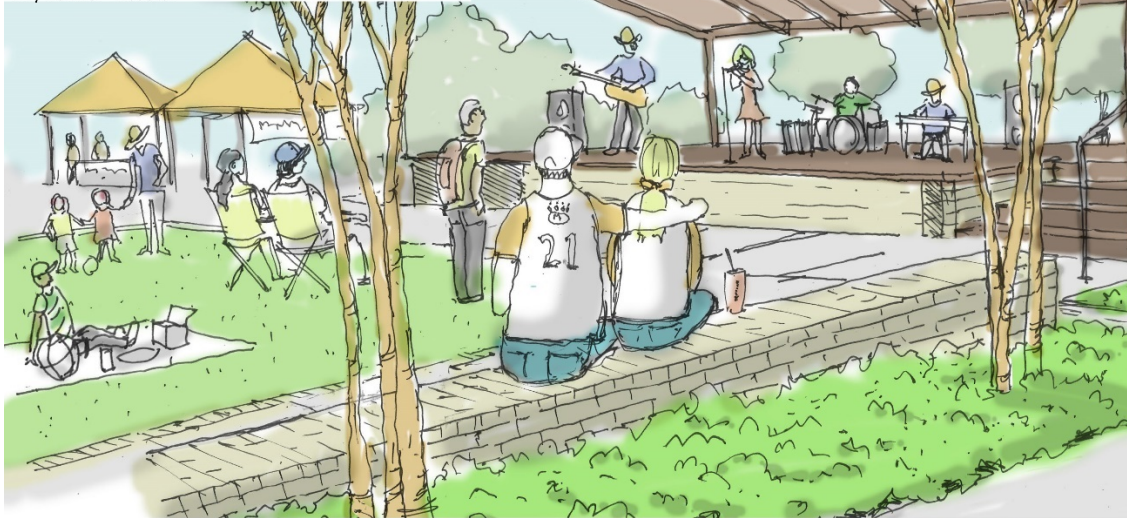


Liberty Street concept drawings





City Centre – Houston



JACOBS LOT PAVILION & FESTIVAL LAWN



MCCOWN STREET PEDESTRIAN IMPROVEMENTS



# Businesses Opened in 2021

Chandler's Event Venue; 304 Caroline St

Lizzy Boutique & Salon; 308 Caroline St

Starbucks; 20219 Eva St

3D's Deli; 401 College St

Cotton & Rye Boutique; 304 John A Butler St

Samplers & Stitchin'; 305 Caroline St.

