



## Development Report March 2022

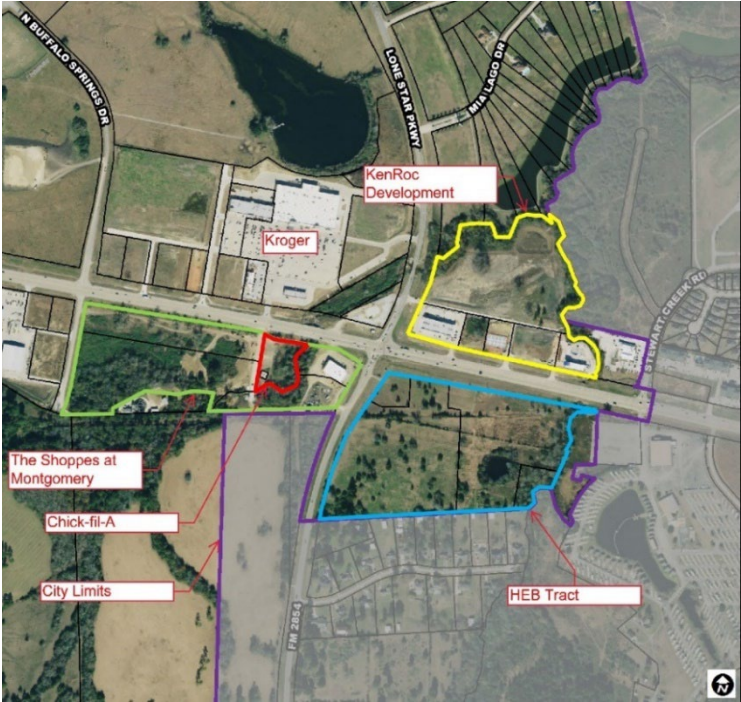
Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

March continues the trend of high activity in residential and commercial markets. Residential lot inventory in the City is on the rise with additional homesites recently made available. New developments coming online this year will ensure attractive homesites remain available and infill construction in existing neighborhoods is increasing. Commercial construction activity continues within existing developments on the east end of the City. As the year progresses, we expect an increase in the pace and intensity of new development in the City and are preparing to meet the additional demand on City services.

# Commercial Development

## East End Commercial –

Construction on the east end of Montgomery continues at a steady pace. The 26-acre Shoppes at Montgomery is building a second retail center to accommodate new businesses. Discount Tire is in under engineering review and several other businesses have expressed interest in properties near the Kroger Shopping Center.



## Central Business District & Historic Downtown –

No new activity to report.



# Residential Development

Existing homesite inventory is available and several new residential subdivisions are under development in the City. Financial and construction markets seem to be finding normalcy in what may be the tail end of the pandemic. Low mortgage interest rates coupled with a desirable community will likely keep demand for new housing strong for the immediate future.

- No new homes completed in February
- 24 new single-family home permits issued in January

Hills of Town Creek Subdivision – Near Montgomery High School on the west side of the City, this subdivision has 130 single-family homesites. Plans for a new 70-lot section have recently been submitted to the City for review. This new addition will include extending Emma’s Way through to Lone Star Parkway to accommodate additional traffic.

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes approximately 140 residential homesites and eight commercial reserves. New home construction is currently underway.



# City Development Activities

Texas Water Development Board Funding - The City is utilizing \$2.8 million in TWDB funding for infrastructure projects that include:

- Downtown + SH105 Waterline (*completed*) to improve water flow to the west side of town.
- Water Plant #3 (*underway*) to increase the capacity of the water system.
- Lift Station #1 (*completed*) to increase the efficiency of the sewer system.

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. The water and sewer lines on Dr. Martin Luther King Jr. Drive were replaced and a standby generator is being added at Water Plant #3 as part of this project. Due to changes in environmental regulations associated with the grant, the City is currently evaluating options to pursue drainage improvements outside of the grant program.

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).

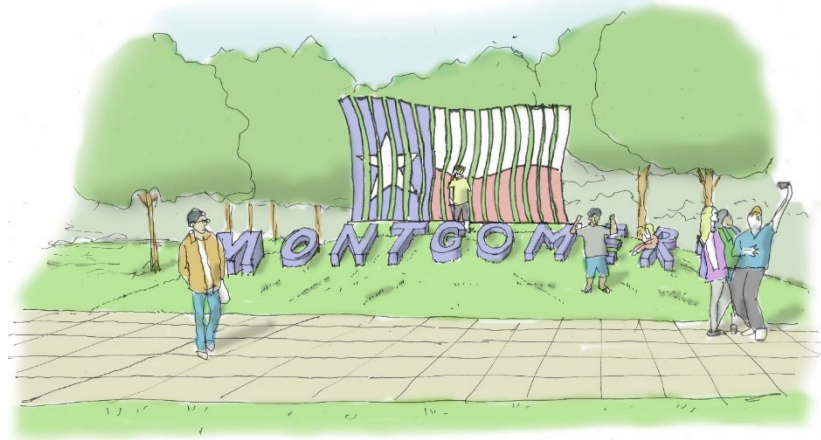
Transportation & Mobility – Several projects are underway to improve mobility in the City for both vehicular traffic and pedestrians.

- 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 east on SH105. Due to TxDOT delays as well as disaster-related emergency work in Entergy’s network (i.e., Entergy contractors being tasked with hurricane repairs in Louisiana), work is expected to be completed in September 2022.
- TxDOT 2022 Safe Routes to School Call for Projects: The City submitted two grant applications last year for TxDOT’s program to improve pedestrian and bicycle facilities on or near TxDOT roads: one along Martin Luther King, Jr. Drive from FM149 to the City limits, and one connecting the downtown to the public library and Memory Park on Bessie Price Owens Drive. The City was not awarded either grant, though TxDOT has announced additional funding and we are watching for updates. In addition to this grant program, TxDOT offers a Safe Routes to School grant program that the City will submit projects for.
- TxDOT SH 105 Access Management Project: TxDOT plans to begin construction of raised medians in key locations between FM 2854 in Montgomery and I-45 in Conroe. This multi-year project will improve safety by reducing cross-traffic turning locations and providing dedicated single-direction turn lanes where the project study identified a need for them. 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. TxDOT is almost complete with a new westbound-to-northbound turn lane from SH 105 to Lone Star Parkway. They are now working on a new eastbound-to-southbound turn lane for the intersection.
- Clepper Street Sidewalk Project: The City and MEDC are moving forward with a sidewalk project to connect the historic downtown to Fernland Historical Park, the public library, and Memory Park. The design plans are substantially complete. Bidding and project construction will follow.

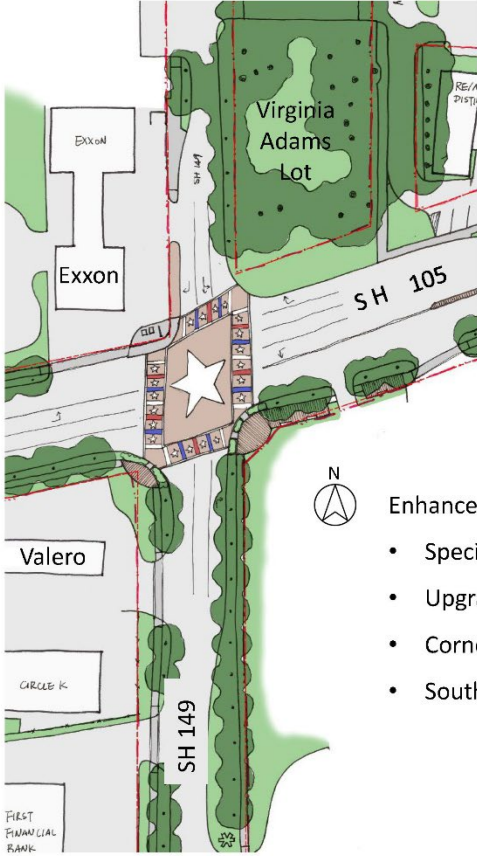
**Downtown Improvement Plan** – This MEDC-funded project to improve the downtown area began in November 2020 and was adopted by the MEDC and City Council in November 2021. The MEDC worked with TAMU landscape architecture students on visioning for the project and contracted with the Gunda Corporation/White Oak Studio team to lead the design efforts. The team presented the final project document to MEDC on November 1st. Several of the slides from the design team’s work are included below. Initial steps to move key projects forward are underway. Initial projects are being identified and the City’s Capital Improvement Plan update will address the aging water and sewer lines in advance of new street construction.



Sketch of Liberty Street



Monument Concept

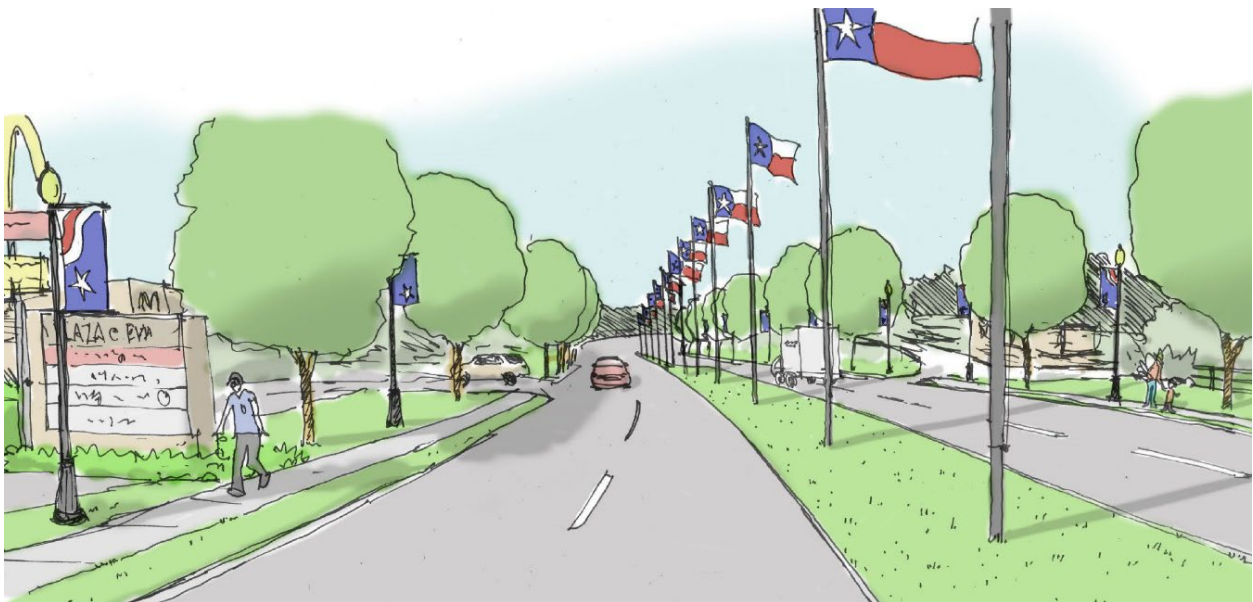


Example of Intersection and Corner Development

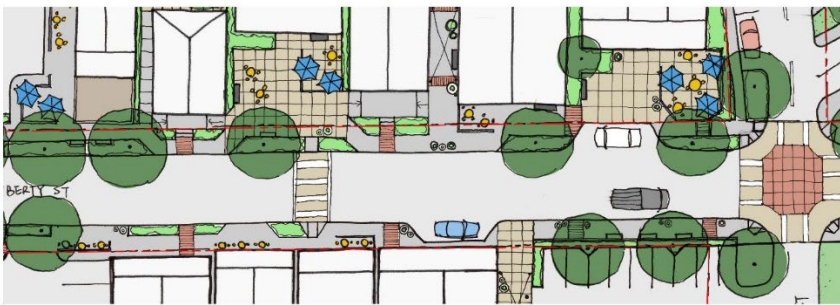
Enhance Downtown Gateway and Increase Awareness of Downtown:

- Special Intersection and Crosswalks Pavement
- Upgraded Traffic Signals and Light Poles
- Corner Landscape & Hardscape Enhancements
- South Gateway Landscape Enhancements along SH 149

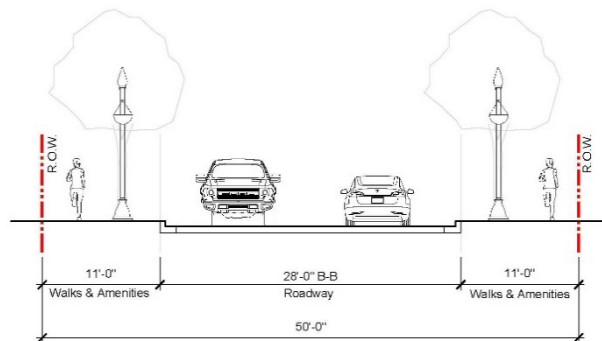
**SH 105 / SH 149 INTERSECTION IMPROVEMENTS**



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 2022

Symmetry Brows – 21065 Eva Street Suite C

