



Development Report May 2022

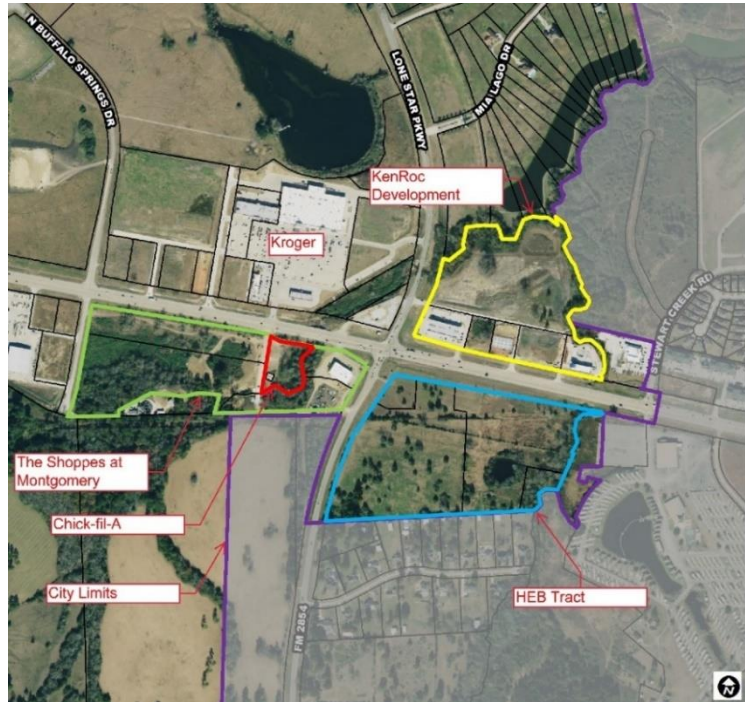
Richard Tramm, City Administrator
Dave McCorquodale, CPM, Assistant City Administrator and
Director of Planning & Development

May 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 a moderate increase in the pace and intensity of new development despite rising interest rates and construction costs. The City continues to be well-positioned to meet the future 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 including Popeye’s Louisiana Kitchen.



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. 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.

- 3 new homes completed in April
- 11 new single-family home permits issued in April

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.



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.

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.

Capital Improvement Planning – The City is continuing work on its long-term planning for water and wastewater infrastructure needs. A workshop was held by City Council on March 28th to discuss the city engineer's draft plan for these long-term needs for the City.

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 is expected to be completed in September 2022.

- 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 complete and the City is working with property owners to obtain sidewalk easements as needed. 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 adopted plan can be downloaded from the City website on the MEDC’s webpage.



Downtown concept drawing

The next phase of the project will be the roadway and streetscape design for McCown Street. The MEDC issued a Request for Qualifications for the project on April, 13, 2022 and expects to select a firm and 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

Businesses Opened in 2022

Symmetry Brows – 21065 Eva Street Suite C

Forged 86 – 21065 Eva Street Suite H

Bride & Bloom Floristry & Farm – 21123 Eva Street
Suite 100

