



## Development Report June 2022

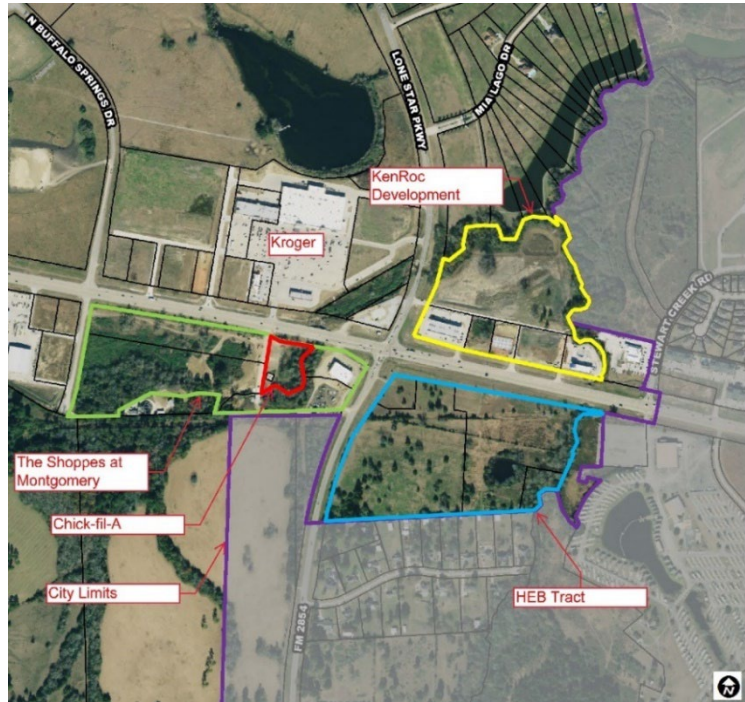
Dave McCorquodale, CPM, Interim City Administrator and  
Director of Planning & Development

June continues the trend of high activity in residential and commercial markets. Residential lot inventory in the City is still on the rise and new developments will ensure attractive homesites remain available. Commercial construction activity continues within existing developments on the east end of the City. As the year progresses, we expect rising interest rates and construction costs to have some slowing effect on the pace of local development. 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 building a second retail center to accommodate new businesses. Discount Tire is in under engineering review. Popeye’s Louisiana Kitchen and Express Oil Change are in the early stages of development.



## Central Business District & Historic Downtown –

Wings of Montgomery recently announced they were closing their doors. A prospective buyer of 504 Caroline St (next to the Wings restaurant) has discussed plans to renovate the historic home into professional office space.



# 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.

- 8 new homes completed in May
- 11 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. 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

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.
- 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.



# 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

Snacktime Express – Summit Business Park; Building  
F2, Ste. 202





## City of Montgomery Planning & Zoning Commission June 2022 Monthly Progress Report

### Commissioners:

- Place 1: Britnee Ghutzman
- Place 2: Bill Simpson, Vice-Chairman
- Place 3: Daniel Gazda
- Place 4: Merriam Walker
- Place 5: Jeffery Waddell, Chairman

The Commission held its Regular Meeting held on June 7, 2022 with all members present.

- Reviewed and gave preliminary approval on proposed exterior modifications for the Cozy Grape restaurant at 14340 Liberty Street in the Historic Preservation District
- Reviewed and recommended approval of a partial demolition of the structure at 504 Caroline Street in the Historic Preservation District. (approved by City Council on 6/14)
- Held two Public Hearings on the final report for the rezoning application for 504 Caroline Street from R1 – Single Family Residential to B – Commercial. Recommended approval of the request to City Council
- Reviewed a rezoning request for 504 Caroline Street in the Historic Downtown (adjacent to Wings of Montgomery). Approved a preliminary report and called Public Hearings to be held on June 7, 2022.

Upcoming P&Z agenda items:

Two exterior modifications reviews for downtown properties