



## Development Report October 2021

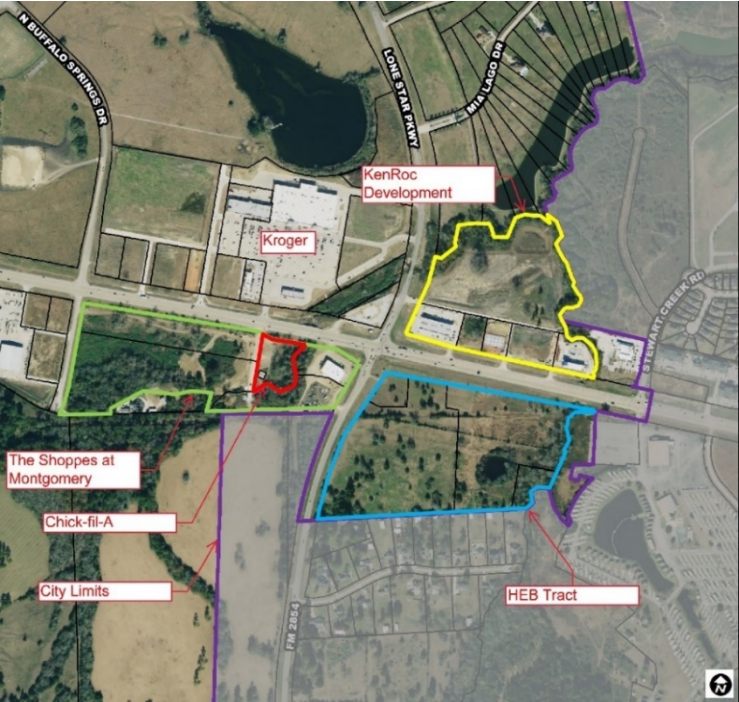
Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

Residential and commercial markets continue to show sustained activity and growth for the first half of 2021. Residential lot inventory in the City has been relatively low over the past couple years while still meeting demand. New developments coming online now will ensure attractive homesites remain available. 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 now open. AutoZone is also open next to McCoy’s Building Supply. Several other prospective businesses are discussing locations on the east end of the City. We expect to announce them soon. Wendy’s restaurant is now under construction near AT&T.



## Central Business District & Historic Downtown –

No new development activity to report this month.



# 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.

- 34 new homes completed in 2021 (through September 31<sup>st</sup>; none in September)
- 9 new single-family home permits issued in September

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. Site work is almost complete and home construction is currently getting underway.



# 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. (Began Jan. 2021 and nearing completion).
- Water Plant #3 (project underway).
- 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)

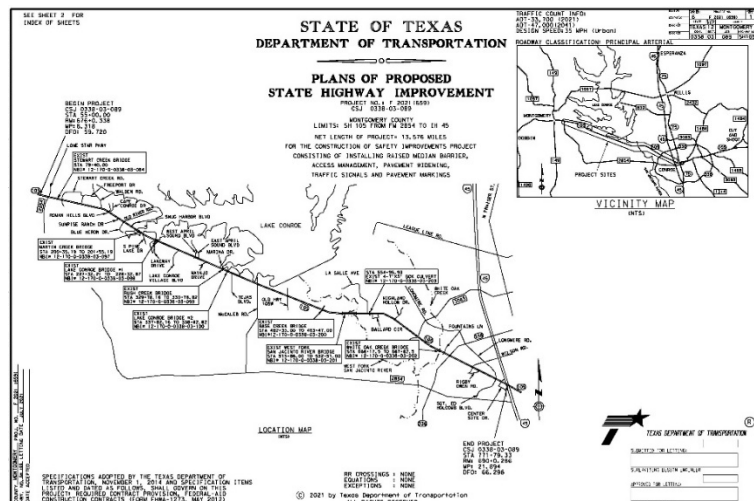
General Land Office Severe Flood Mitigation Grant – In 2018, the City was awarded \$2.2 million from the Texas General Land Office (GLO) for flood-related damages associated with 2016-2018 flooding events, which included the Memorial & Tax Day floods and Hurricane Harvey. A study of the Town Creek and Anders Branch watersheds on the north side of the City identified flood-prevention projects to be implemented with the grant funds. The engineering design work is underway and the City was granted a time extension for the project completion due to the COVID-19 pandemic.

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.

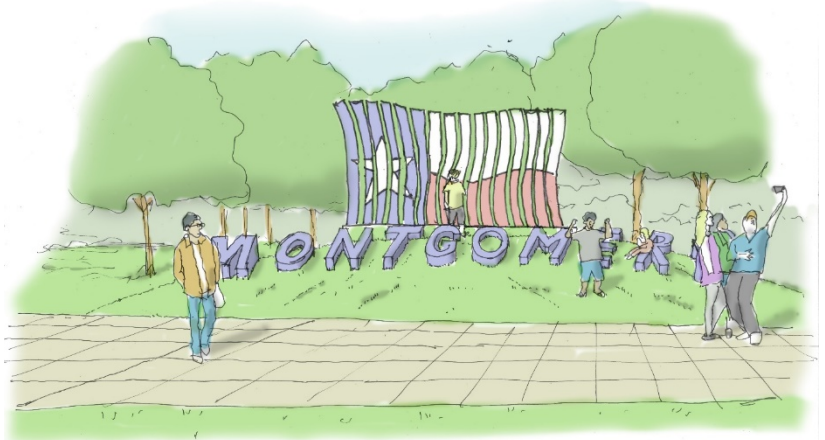
- FM149 turn lane: The City has been working with TxDOT on a turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning east on SH105. Work is underway, but has been delayed by electric line relocations. Many of Entergy’s construction crews are still deployed in Louisiana for storm repairs following Hurricane Ida’s landfall in late August.
- 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 submitted two sidewalk projects eligible for grant funding: 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 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.
- 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.



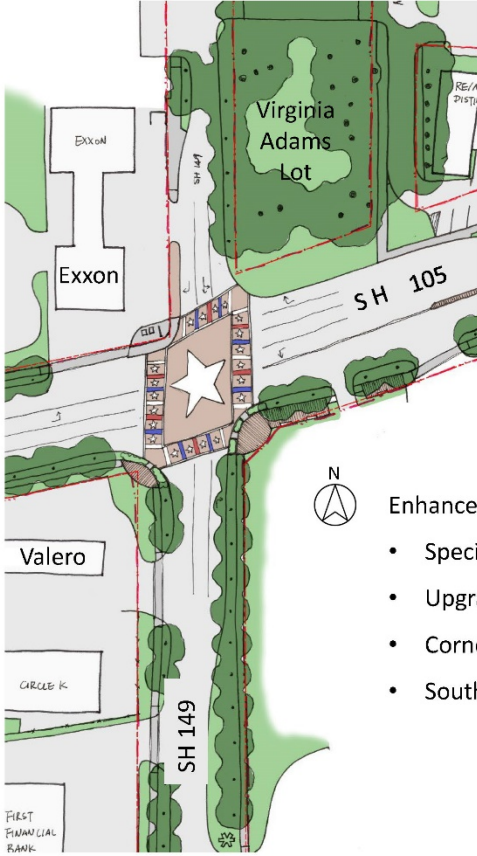
**Downtown Improvement Plan** – This MEDC-funded project to improve the downtown area began in November 2020 and will be completed this month. The MEDC worked with TAMU landscape architecture students on visioning for the project and has contracted with the Gunda Corporation/White Oak Studio team to lead the design efforts. The team has completed draft of the final project document for MEDC review this month. Several of the slides from the design team’s work are included below.



Sketch of Liberty Street



Monument Concept

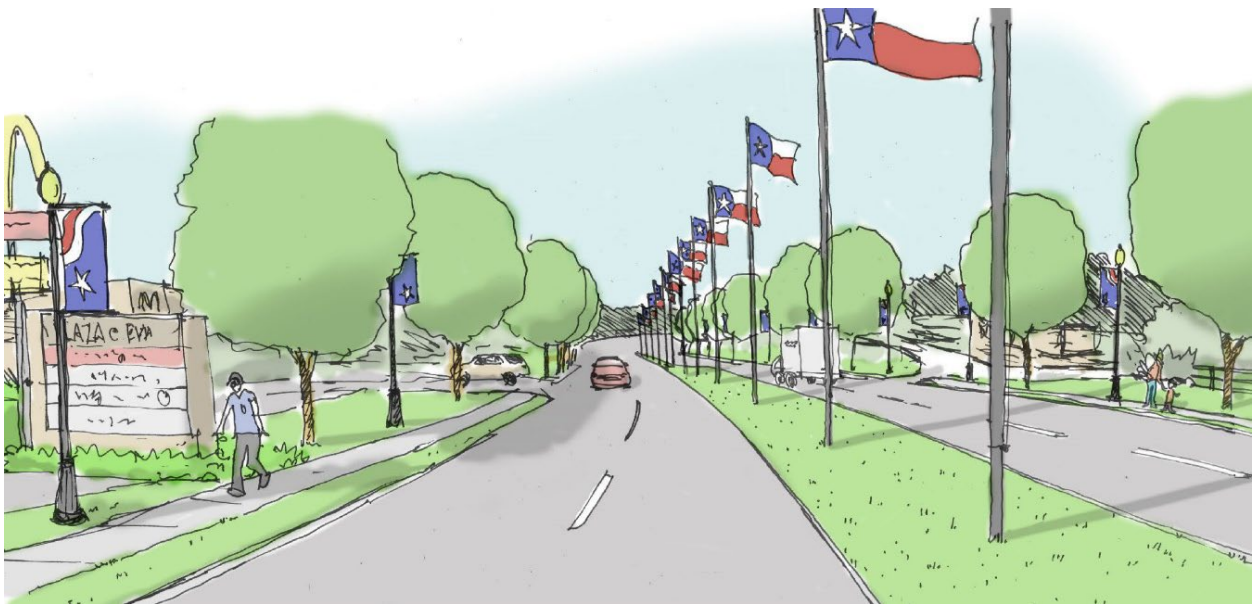


Example of Intersection and Corner Development

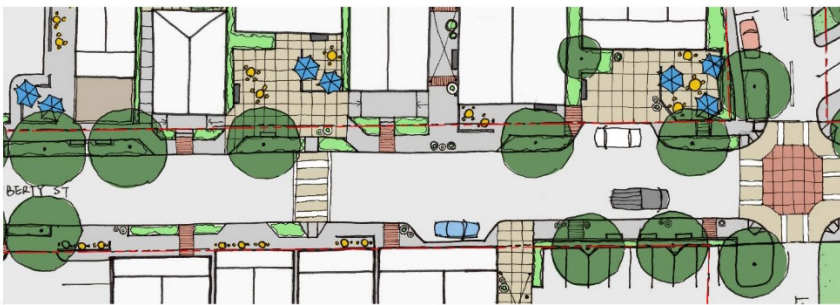
Enhance Downtown Gateway and Increase Awareness of Downtown:

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

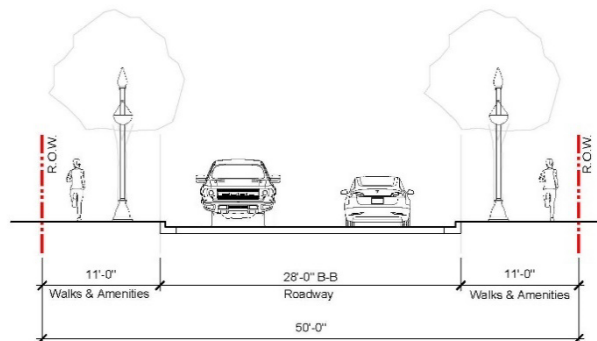
**SH 105 / SH 149 INTERSECTION IMPROVEMENTS**



Conceptual sketch of 105/Eva Street at downtown



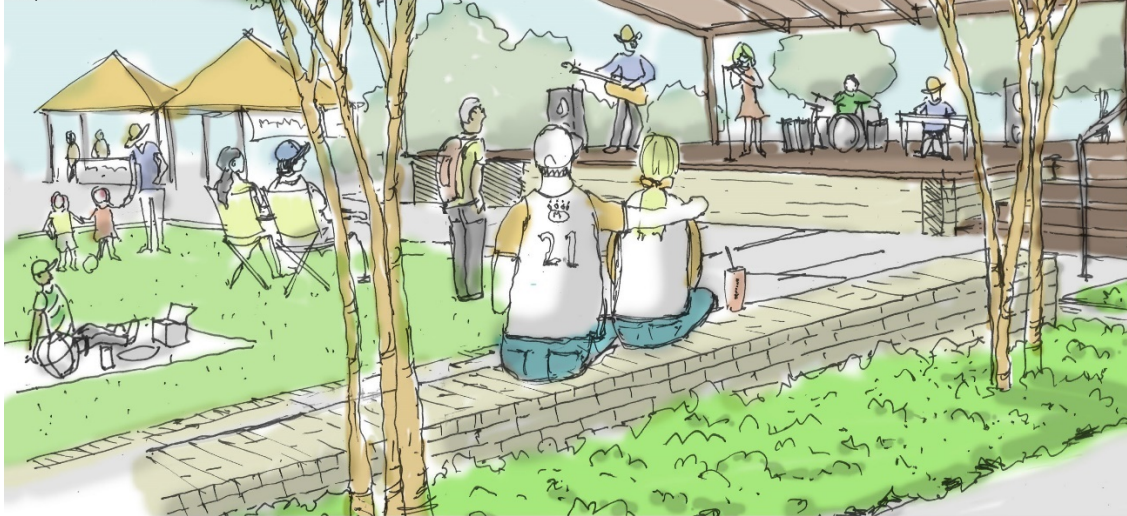
Liberty Street concept drawings







City Centre – Houston



JACOBS LOT PAVILION & FESTIVAL LAWN



MCCOWN STREET PEDESTRIAN IMPROVEMENTS

# Businesses Opened in 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.

AutoZone; 20311 Eva St.

Heart of Texas Utility Design; 15349 Summit Park Dr.

Panda Express; 20231 Eva St.

