



## Development Report April 2021

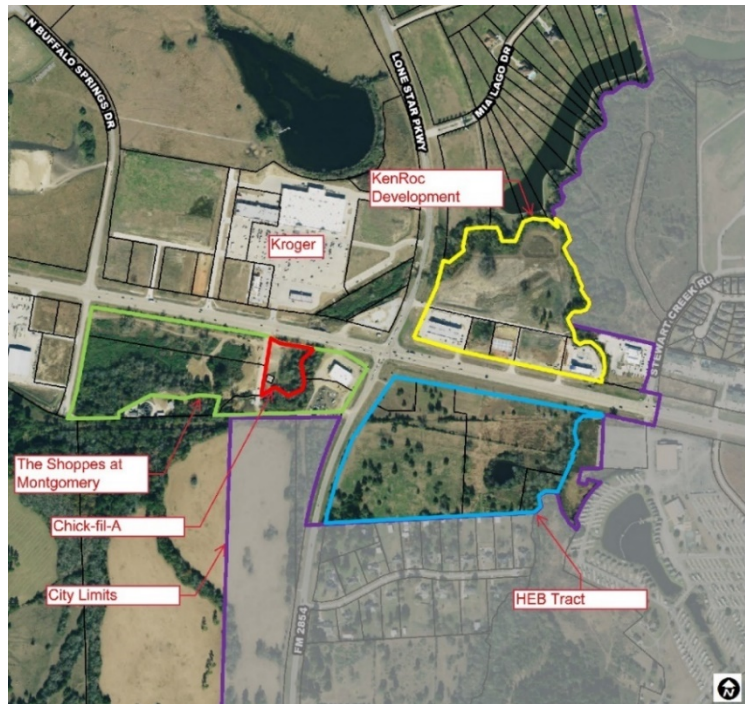
Richard Tramm, City Administrator  
Dave McCorquodale, CPM, Assistant City Administrator and  
Director of Planning & Development

Residential and commercial markets continue to show strong positive activity through the first quarter of 2021. Homebuilding remains active and new developments under construction are expected to continue to deliver lots ahead of demand. 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 one year into the pandemic. Longer-term implications for certain market segments remain to be seen.

# Commercial Development

## East End Commercial –

Construction on the east end of Montgomery continues at a moderate pace. The 26-acre Shoppes at Montgomery is active with Starbucks opening at the beginning of February and the retail center that includes Chipotle, Ruthie Grace Boutique, and HotWorx fitness studio is complete. AutoZone recently began construction next to McCoy’s Building Supply and Panda Express, a fast-casual Chinese restaurant chain, should receive a building permit soon.



## Central Business District & Historic Downtown –

No activity to report this month.



# Residential Development

Existing homesite inventory is 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.

- 9 new homes completed in 2021 (through March 31st)
- 4 new single-family home permits issued in March

Hills of Town Creek Subdivision – With a total of 100 single-family homesites, this subdivision is immediately west of Town Creek Apartments along Emma’s Way. 80 homes are complete and the final 20 homes are under construction. Plans for a new 30-lot section have been approved and site development work for roads and utilities is nearing completion.

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 summer 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.

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:

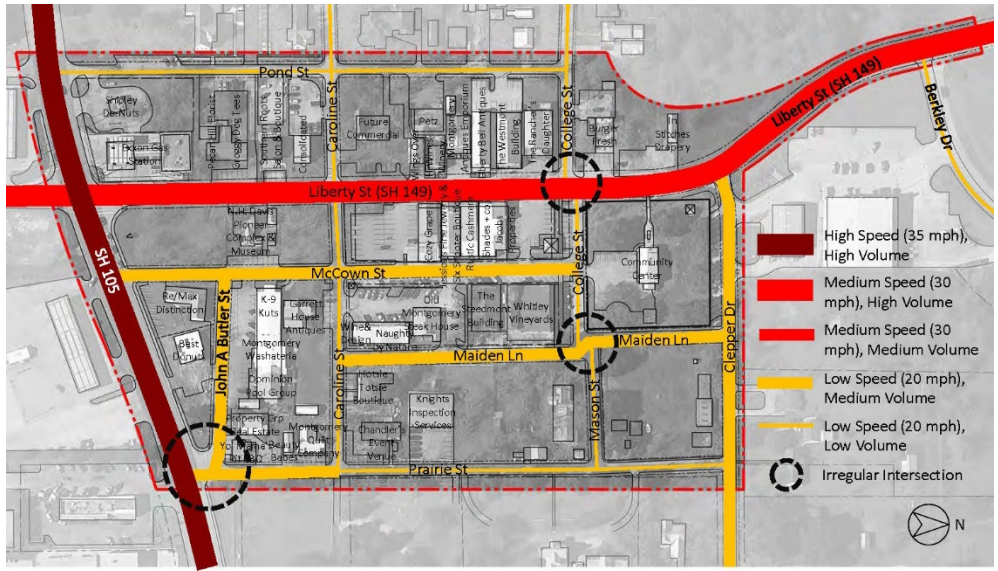
1. How does the proposed District benefit its residents? (available amenities, etc)
2. How does the proposed District benefit the broader community? (variety of housing options, possible improved commercial development)
3. How does the proposed District benefit the City? (fiscally responsible planning,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

Comprehensive Plan – The City Council adopted the Montgomery 2020 Comprehensive Plan in November, wrapping up a project that began in fall 2018. The Plan was developed with the assistance of TAMU’s Community Resilience Collaborative and Texas SeaGrant. The City held a series of five community meetings during 2019 to get input from residents and businesses. The full document can be found on the City’s website under “Latest News”.

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

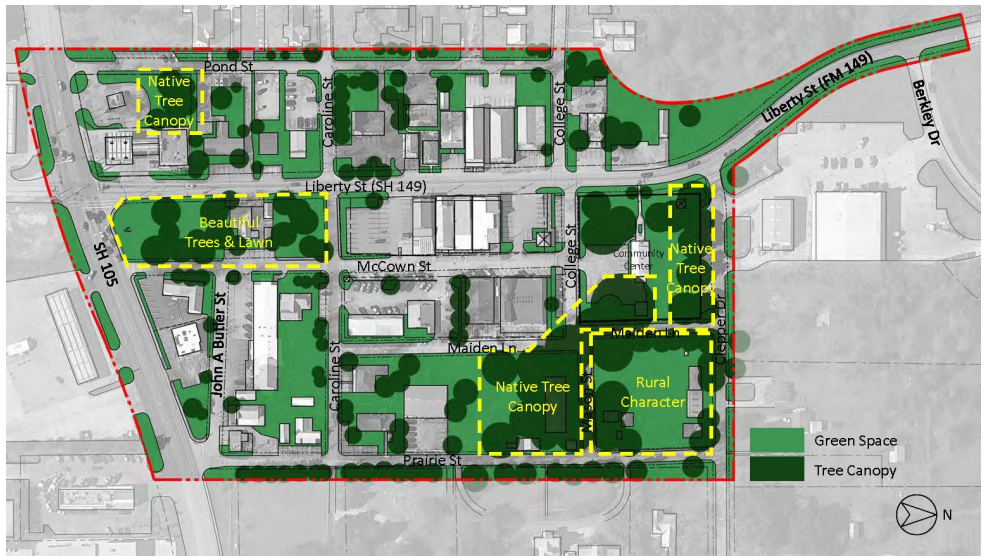
- FM149 turn lane: The City has been working with TxDOT on a righthand turn lane at the intersection of SH105 & FM149 since early 2019. The turn lane will serve northbound traffic on FM149 turning eastbound on SH105. The City purchased the land in late 2018 and provided TxDOT with the donation documents in January 2019. Beginning in May 2019 and continuing through mid-2020, TxDOT provided several rounds of surveying-related comments that would need to be addressed before they would accept the donation. The City addressed all comments and provided TxDOT updated documents as requested. In November 2020, TxDOT again contacted the City and stated they found an easement that would need to be released before they would accept the property. Over the next two months, City staff worked with the three easement holders to explain TxDOT’s rationale and obtain the executed easement release documents, which were provided to TxDOT in March 2021, completing the donation process. TxDOT plans to relocate utility and traffic signals this summer and begin construction of the turn lane in Fall 2021.
- 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 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. The next milestone will be submittal of detailed project applications in mid-June.

**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 and research phase of the project and has begun preliminary design work. Several of the slides from the design team’s site analysis are included below.



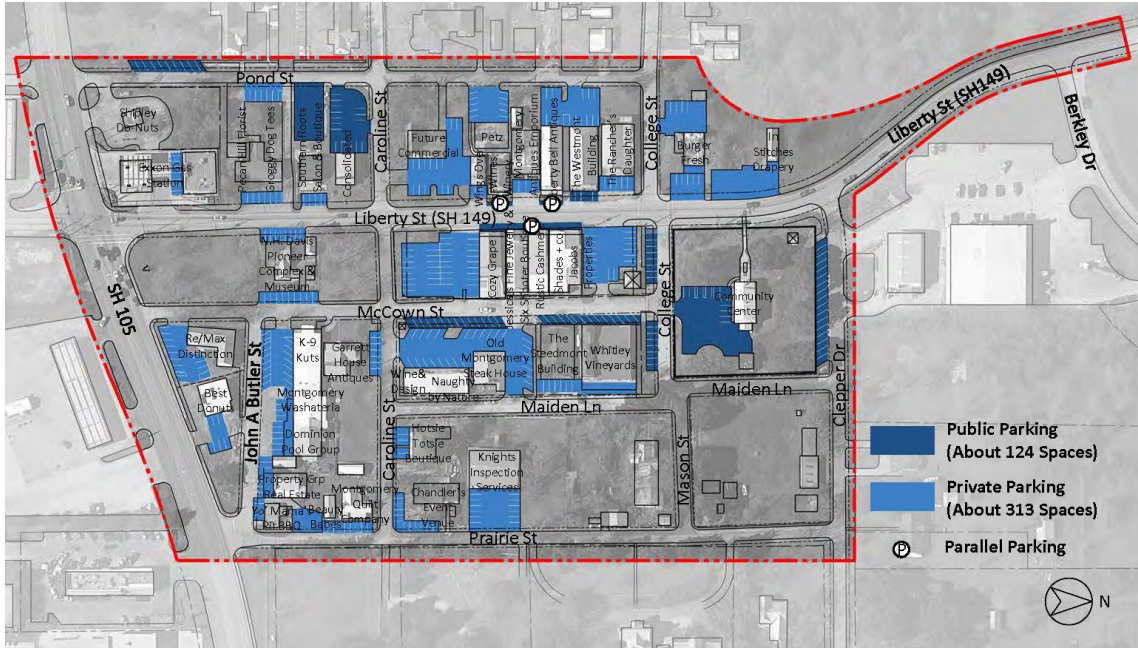
- Opportunities:**
- Low speed/volume streets conducive to walking
- Constraints:**
- SH 105 traffic not consistent with desired Downtown experience
  - SH 149 traffic volume (and speed from north) not conducive to parking or pedestrian experience
  - SH 105/John A Butler St/Prairie St. intersection appears confusing and may be dangerous.

**TRAFFIC**



- Opportunities:**
- Areas of trees and lawn make Downtown pleasant and inviting. They add shade and human scale and bring nature in Downtown.
- Constraints:**
- Some green space is privately owned and inaccessible for visitor use.

**GREEN SPACE**



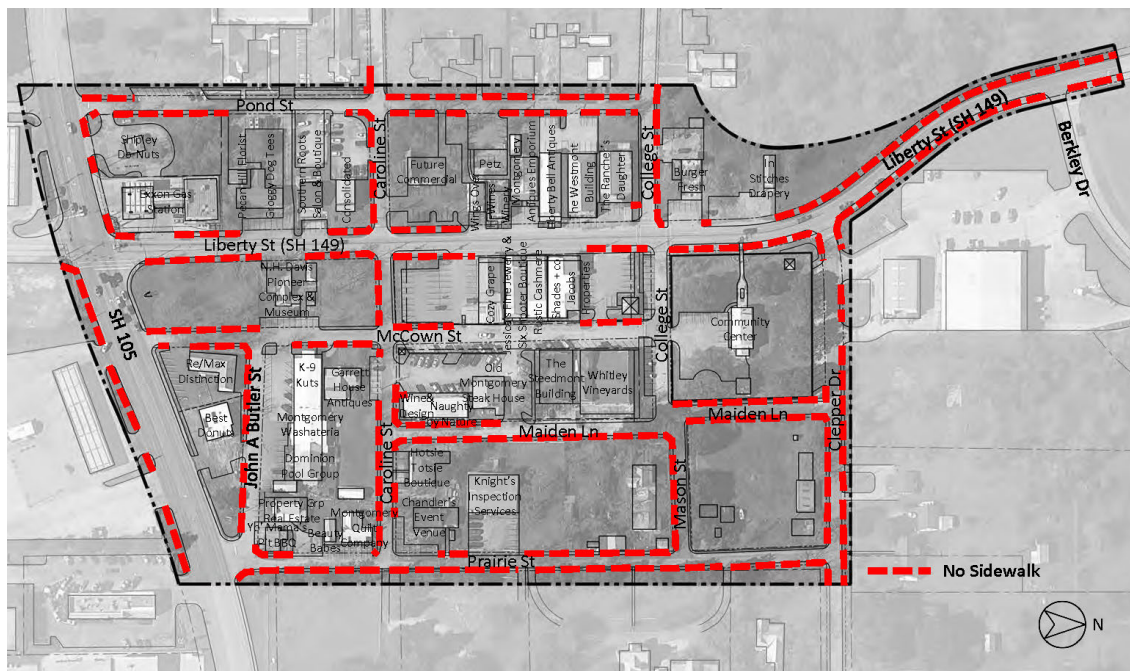
**Opportunities:**

- There are over 400 parking spaces in Downtown.
- Most businesses have private parking spaces.
- Montgomery has history of public-private cooperation.

**Constraints:**

- There is very limited public parking.
- Available parking is unclear to the new visitor arriving on SH 105 and SH 149.
- Public perception is that on-street parking is needed on SH 149.
- On-street parking is challenging on SH 149.

**PARKING**



**Opportunities:**

- Pass-throughs offer views and connections between stores. Potential parking connectors.
- Quiet secondary streets are walkable and pleasant.

**Constraints:**

- Many streets lack sidewalks.
- Wide driveways interrupt pedestrian movement along streets.
- Pass-throughs are privately owned.
- Some sidewalks are on private property

**PEDESTRIAN SYSTEM**

# 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

