

Montgomery City Council
AGENDA REPORT

Meeting Date: June 25, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Preliminary review and discussion of a proposed 75-acre single family residential development along Lone Star Bend.

Recommendation

Listen to the presentation and discuss ideas with the development representatives.

Discussion

The city was approached about a potential single-family residential development just outside the city limits on the eastern side of the city. The majority of the property in Conroe’s ETJ, with a small portion in Montgomery’s ETJ. The owner/developer is reviewing jurisdictional options for development:

- Remain in Conroe ETJ, look to nearby MUD/water district for water service
- Request annexation by Montgomery, obtain utilities from City

The owner/developer’s representative(s) will be at the meeting to provide an overview of the project and provide more detail. The developer presented the concept to the P&Z Commission on 6/4/27 and received neutral feedback with questions generally about the city’s development standards and not project-specific. Additional discussion was had on possible drainage solutions for the property and the proximity of a Lake Conroe canal adjacent to the property.

The developer is interested in getting City Council’s initial feedback on the project to help them determine their options (i.e., pursue annexation and service from the City or remain in Conroe ETJ and work with a surrounding MUD for water service).

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 06/14/2024