



Development Report September 2022

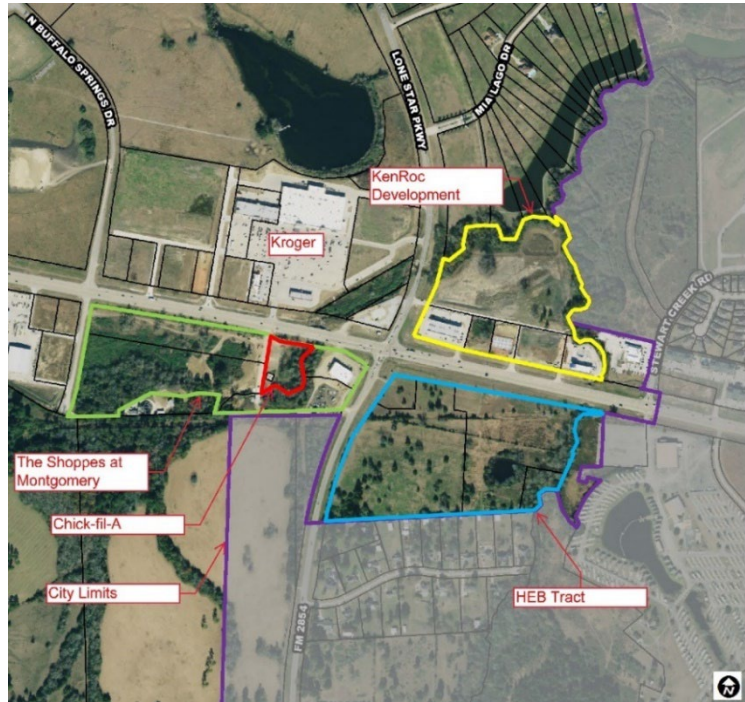
Dave McCorquodale, CPM, Interim City Administrator and
Director of Planning & Development

Fall is upon us with continued 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. Rising interest rates and construction costs are beginning to affect the dynamics 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 adding a MOD Pizza, a Jersey Mike’s sandwich shop, MW’s Beauty Bar, and Heartland Dental. Discount Tire has approved civil site plans but has not submitted for building permits yet. Popeye’s Louisiana Kitchen is under engineering review and Express Oil Change is under construction next to Panda Express. Marco’s Pizza is under construction east of FM 2854 near Christian Brothers Automotive & AT&T.



Central Business District & Historic Downtown –

Slice of Amish is a specialty cheese store recently opened at 401 College Street on the north end of McCown St. Jewel’s Teahouse is planning to apply for building permits soon based on current information.



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 September
 - 51 new homes completed through 9/30/22
- 6 new single-family home permits issued in September
 - 89 new single-family home permits issued through 9/30/22

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 102 homesites and one commercial reserve in Section One. 41 homes have begun construction in the neighborhood, and of those 16 are complete.

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.

Pulte Group Development – This yet-to-be-named 80-acre development is along FM1097 East adjacent to Terra Vista. Plans call for 309 single-family residential homesites with home construction expected to begin in the first quarter of 2024.

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 has stalled as TxDOT and Entergy work through issues on the location of power line poles.
- TxDOT SH 105 Access Management Project: TxDOT has begun construction of raised medians in key locations between FM 2854 in Montgomery and I-45 in Conroe. This project stalled for a couple of months with conflicting information provided on the reason why. Some activity has resumed in recent weeks. 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 funded a sidewalk project to connect the historic downtown to Fernland Historical Park, the public library, and Memory Park. Construction is complete and the sidewalk is open for use.

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.

The next phase of the project is roadway and streetscape design for McCown Street. The MEDC issued a Request for Qualifications for the project on April, 13, 2022 and selected the Gunda Corporation to 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



Downtown concept drawing

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 October 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 October 4, 2022 with Mrs. Walker absent.

- Reviewed and recommended to City Council approval of a variance request for gravel in lieu of asphalt or concrete for the parking lot of the Montgomery Grove located at 22016 Eva Street contingent on civil site drawings being submitted and approved.
- Approved a proposed sign for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District
- Approved exterior modifications to the Cozy Grape located at 14340 Liberty Street in the Historic Preservation District.
- Denied proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.

Upcoming P&Z agenda items:

Two exterior modifications reviews for Historic District properties.