



## Development Report February 2023

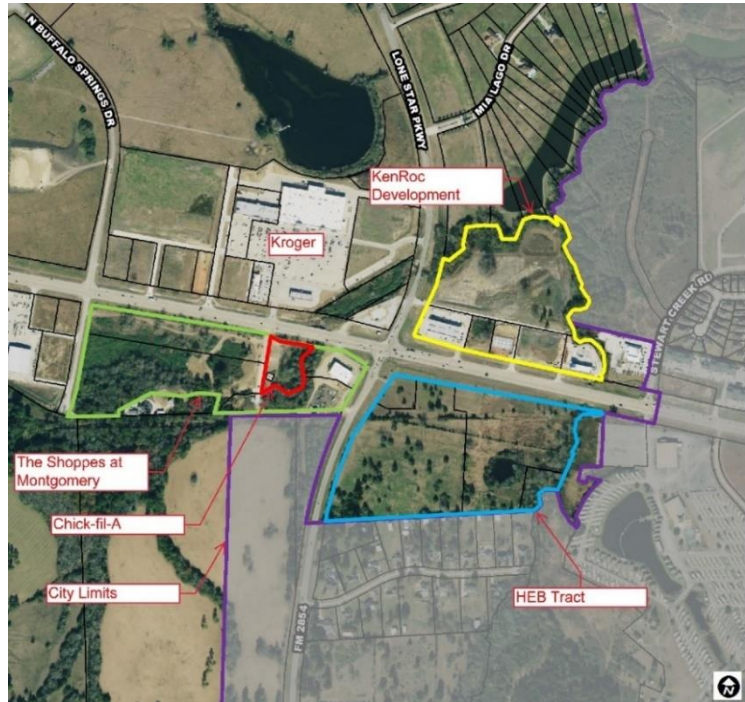
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Director of Planning & Development

The first months of 2023 continue with 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. 2022 saw a dramatic increase in mortgage interest rates after two years of historic lows in the 3% range. Rates peaked in October 2022 and are currently in the high 6% range. The construction market faced significant price volatility and labor shortages in 2022 and we expect to see these trends continue in 2023. Despite these headwinds, local construction remains active and is expected to continue this year. 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 Stewart Creek Dental. Discount Tire and Dutch Bros. Coffee are close to breaking ground. Popeye’s Louisiana Kitchen and Express Oil Change are under construction.



## Central Business District & Historic Downtown –

H-Bistrot, a spin off of H-Wines, is close to opening at 401 College Street where Whitley Wine Bar was located.



# Residential Development

Existing homesite inventory is available and several new residential subdivisions are under development in the City. Although mortgage interest rates have risen markedly since this time last year, Montgomery is a desirable community and demand for new housing will likely remain strong for the immediate future.

- 11 new homes completed in January
- No new single-family home permits issued in January

Town Creek Crossing – This addition to the Buffalo Springs Planned Development includes 102 homesites and one commercial reserve in Section One. The buildout of the neighborhood is approximately halfway 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 – Montgomery Bend is an 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. Electric lines have been rerouted and new signals are in place. TxDOT plans to construct the turn lane soon with an anticipated completion by the end of March.
- TxDOT SH 105 Access Management Project: TxDOT is almost finished with construction of raised medians on the east end of the city. Contractors are installing brick pavers in the medians located inside the city. 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.
- Intersection Improvements: The City and Montgomery County Precinct 1 are partnering on an intersection improvement project at Lone Star Parkway and Buffalo Springs Drive. Current plans are for a traffic circle / roundabout to replace the existing 4-way stop sign. The goal is to allow as much traffic as possible to keep moving and reduce the long lines stacked waiting to reach the intersection.

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 2023

Bar A BBQ – 21149 Eva Street

Stewart Creek Dental – 21075 Eva Street Suite I

Jersey Mike's Subs – 21075 Eva Street Suite F

