



PRELIMINARY COMPREHENSIVE PLAN UPDATE REPORT

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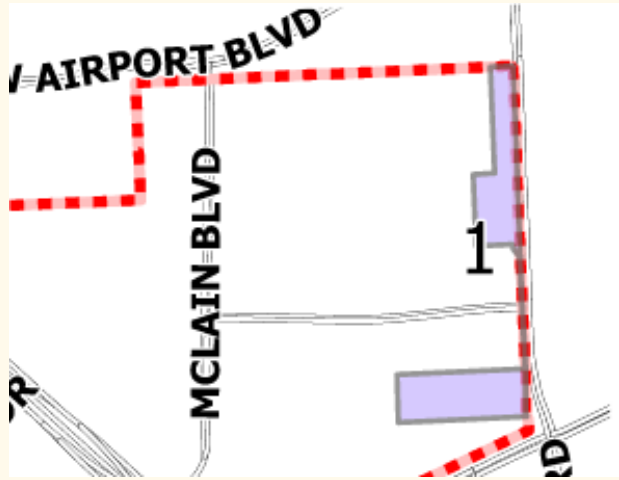
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AT A GLANCE

FOCUS AREA 1

Fondren



Purpose of Proposal

The proposal updates zoning to support mixed-use redevelopment and strengthen corridor identity. It introduces design standards to improve walkability and attract investment. Changes reflect community feedback and future growth goals.

Key Changes Proposed

1. Neighborhood Mixed Use Character District & NMO Overlay

- Promote walkable, mixed-use development by applying NMO to LC-3 and R-3 zones
- Encourage active ground floors and shared open spaces

2. Designated Entryway District & Overlay

- Enhance gateway identity with architectural and landscape standards
- Establish a cohesive, modern corridor appearance through overlay zoning

Community and Staff Feedback Highlights

Amenities Needed: Desire for grocery stores, sit-down restaurants, and a food truck park

Senior Services: Interest in aging-friendly infrastructure and a modern, cohesive neighborhood

Jurisdiction Confusion: Concerns over unclear boundaries between Houston and Missouri City

Walkability & Transit: Support for trail connections, landscaping, and a more transit-oriented, walkable environment

STAFF RECOMMENDATION

Adopt updated land use and zoning strategies—including Neighborhood Mixed Use and Entryway districts and new zoning overlays—to support reinvestment, improve corridor identity, expand housing and service options, and enhance walkability and transit access.

Focus Area 1: Fondren Road Corridor

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Single Family Residential	Single Family Residential		LC-1, local restricted	LC-3, retail with Neighborhood Mixed Use Overlay (NEW)
Commercial	Commercial		LC-3, retail	R – 3, two-family residential with Neighborhood Mixed Use Overlay (NEW)
	Neighborhood Mixed Use (NEW)		R – 3, two-family residential	Neighborhood Mixed Use Overlay (NEW)
	Designated Entryway (NEW)		SUP, specific use permit	Neighborhood Mixed Use Overlay (NEW)
				SUP, specific use permit
				Entryway Overlay (NEW)

Proposed Future Land Use Character Districts:

Future Land Use District: Urban Character *(Designated Entryway, Neighborhood Mixed Use)*

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City’s highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Designated Entryway Characteristics:

Intent: Designated Entryways are the gateways to Missouri City, creating a welcoming first impression that showcases the city as a great place to live, work, and do business. These areas focus on attractive design, quality landscaping, clear signage, and inviting public spaces. They allow for mixed-use development, both side-by-side and in multi-story buildings, including high-end retail, restaurants, entertainment centers, hospitals, higher-density housing, public plazas, and open spaces. The intent is to create a welcoming environment for both visitors and residents while fostering community pride and promoting sustainable economic development.

Design Guidelines

- **Pedestrian-first Design:**
 - Shade trees, lighting, and benches required along public sidewalks.
- **Transit Access:**
 - Covered transit stop or mobility hub must be integrated into site plan.
 - Bike parking, shared scooter docks, and wayfinding signage required.

Compatible Zoning Districts:

- Entryway Overlay (EO)
- PD, planned development district

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)

PD, planned development district

Future Land Use District: Auto-Oriented Character *(Single-Family Residential, High-Density Residential, and Commercial)*

Intent: The **Auto-Oriented Character** designation applies to areas where site design and layout prioritize **automobile access, circulation, and parking**. This character is common along commercial corridors and in residential neighborhoods where vehicles and parking significantly influence the streetscape.

Single-Family Residential Characteristics:

Single family residential areas are defined by smaller lots with closely spaced units, resulting in limited private yard space and reduced landscaping. Driveways and garages are prominent and often face the street, shaping the visual character and function of neighborhood streets. This compact pattern supports more affordable housing options by efficiently using land and reducing costs. Shared open spaces may be provided to offset smaller lot sizes and fulfill drainage or parkland requirements. Design standards emphasize buffering and landscaping to maintain neighborhood compatibility and quality.



Lot Dimensions and Density

- **Minimum Lot Size:** Typically ranges from 2,800 square feet to just under 9,000 square feet
- **Minimum Lot Width:** Between 30 and 75 feet

Setback Requirements

Setbacks are designed to allow for driveway space, landscaping, ensure separate between homes, access for utilities, a private backyard space and a consistent street edge:

- **Front Yard:** 10 to 25 feet
- **Side Yard:** 5 to 10 feet
- **Corner Lot, Side Yard:** 10 to 20 feet
- **Rear Yard:** 15 to 25 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 41% to 60%
- **Maximum Building Height:** 30 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- R-1-A, single family residential
- R-2, single family residential
- R-3, two family residential
- R-4, patio-cluster residential

Commercial Characteristics:

Intent: Commercial areas are typically designed to serve drivers, with buildings set back from the street behind large surface parking lots. Site layouts often prioritize visibility and easy access from major roads, making parking and driveways the most prominent features.

To improve appearance and usability, design standards promote landscaping, screened parking, and safe walkways for pedestrians. These elements help soften the auto-focused layout and make the area more welcoming.

Commercial areas usually include retail, service, and office uses aimed at driver convenience. To enhance their overall function and visual appeal, it's important to balance parking needs with green space and pedestrian access.

Setback Requirements

Setbacks are designed to allow space for large parking lots, separation between adjacent properties, loading, buffering, and utilities and compatibility with surrounding developments.

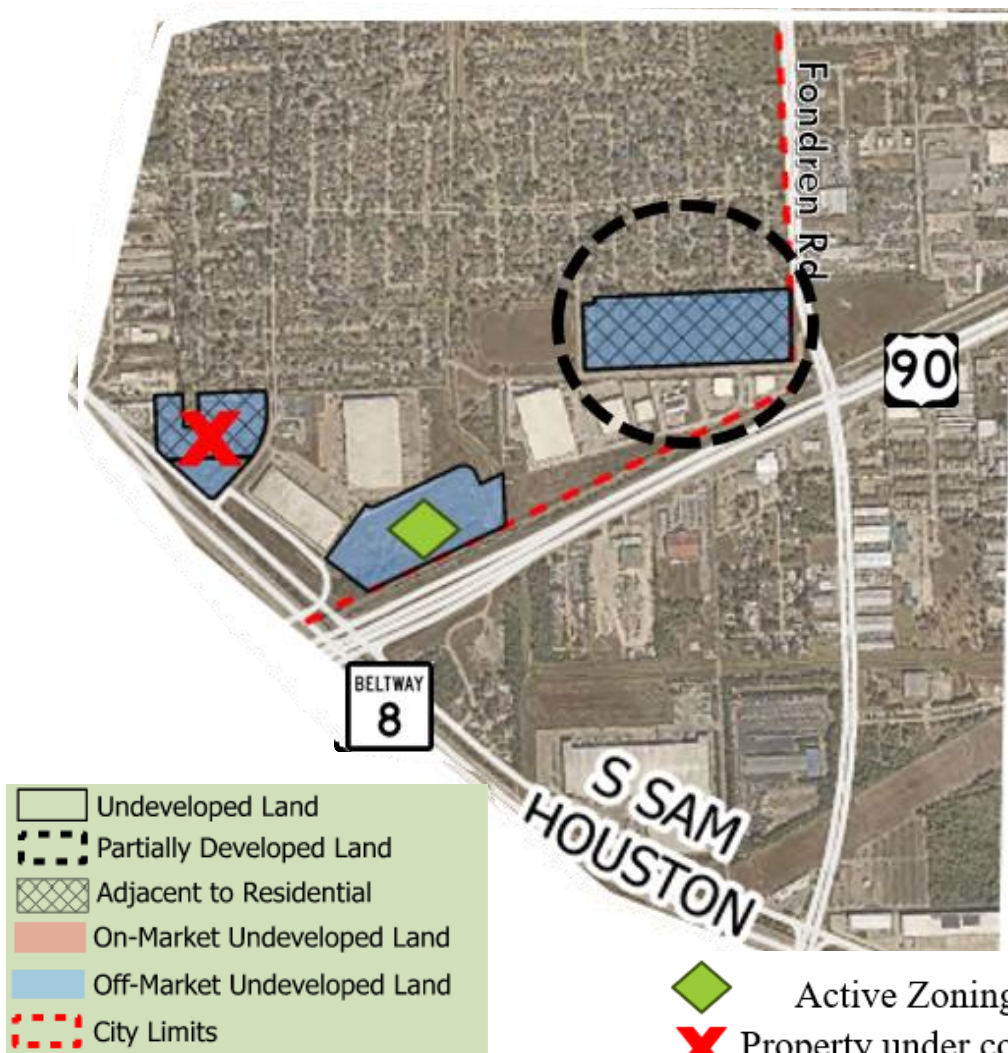
- **Front Yard:** 30 to 60 feet
- **Side Yard:** 10 to 20 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 25 to 40 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 40% to 60%
- **Maximum Building Height:** 45 feet (approximately 3 stories)

Compatible Zoning Districts:

- LC-2, local retail
- LC-3, retail
- LC-4, retail



Collaborate with community partners to enhance the visual and functional quality of the transit corridor.

Promote mixed-use development to make the most of the limited amount of land.

Pursue opportunities to attract a full-service grocery store and sit-down restaurants with enhanced landscaping and site design.





FONDREN ROAD

Focus Area Background

Population

6,950

Median Household Income

\$ 68,655

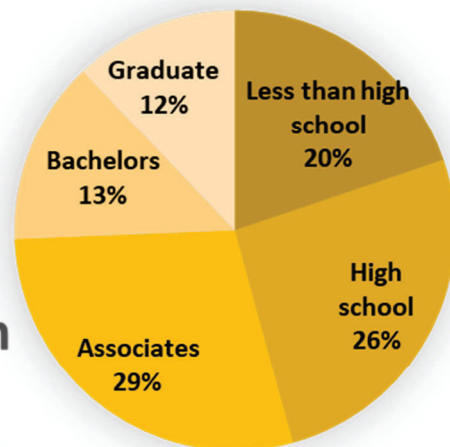
Median Housing Value

\$180,500

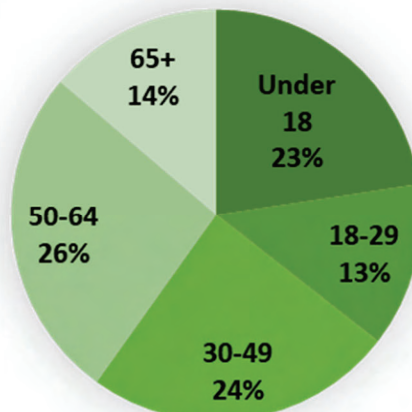
Key Characteristics:

- * City of Houston maintained roadway
- * Major Arterial, 4-lane roadway, median dividers, curb and gutters
- * North of Missouri City, intersects with US Route 59/ Interstate 69. South of Missouri City, intersects with Fort Bend Parkway
- * Annexation of land along corridor between 1960 and 1975
- * Existing land uses include residential, commercial/retail
- * Recent development includes gas station

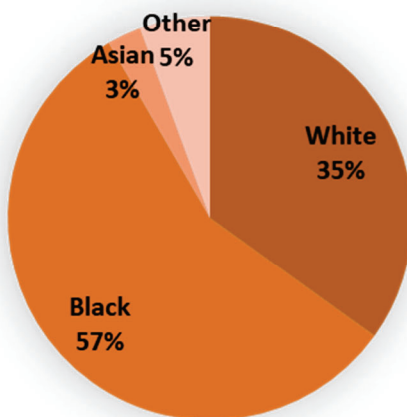
Education Status



Age Distribution



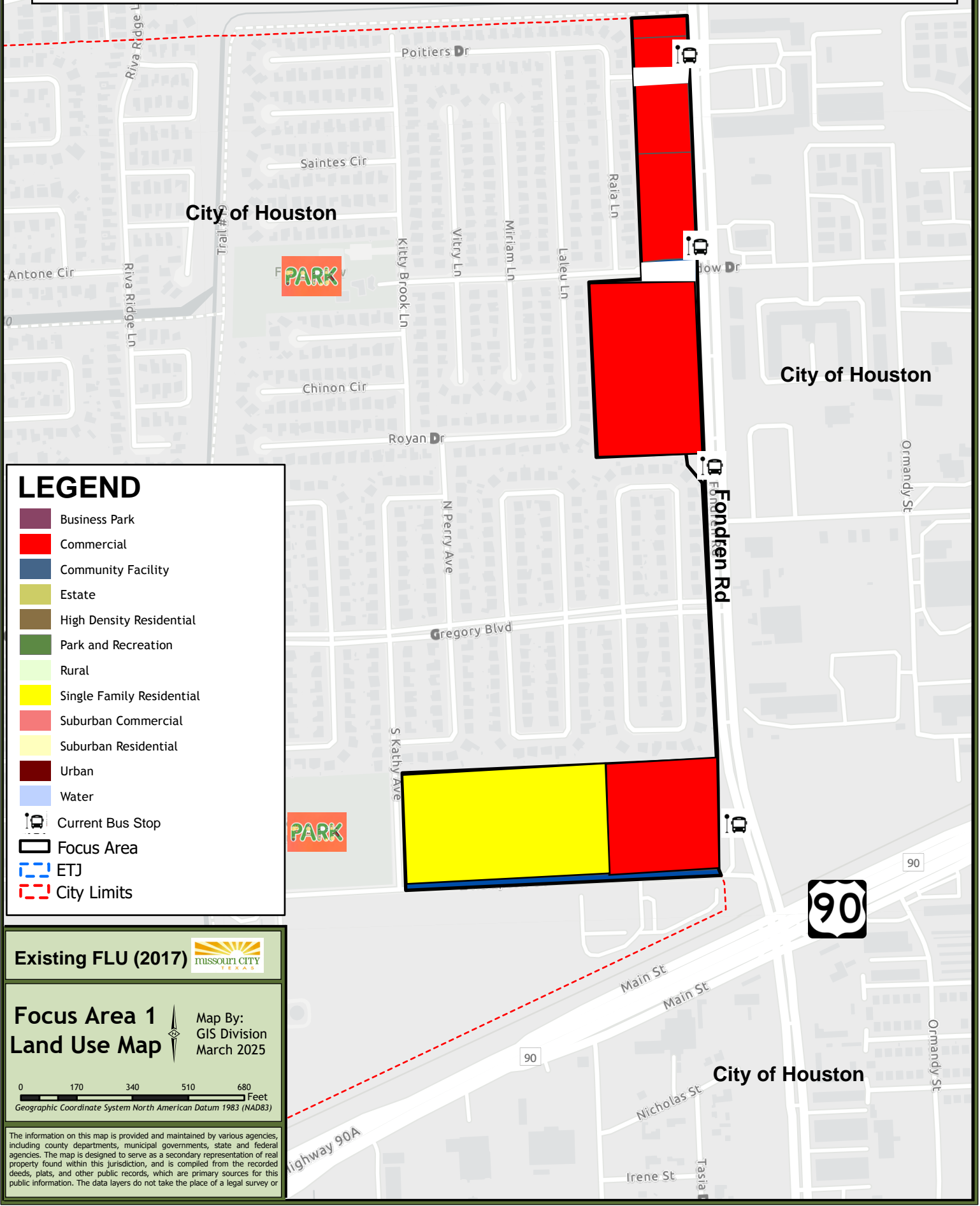
Race



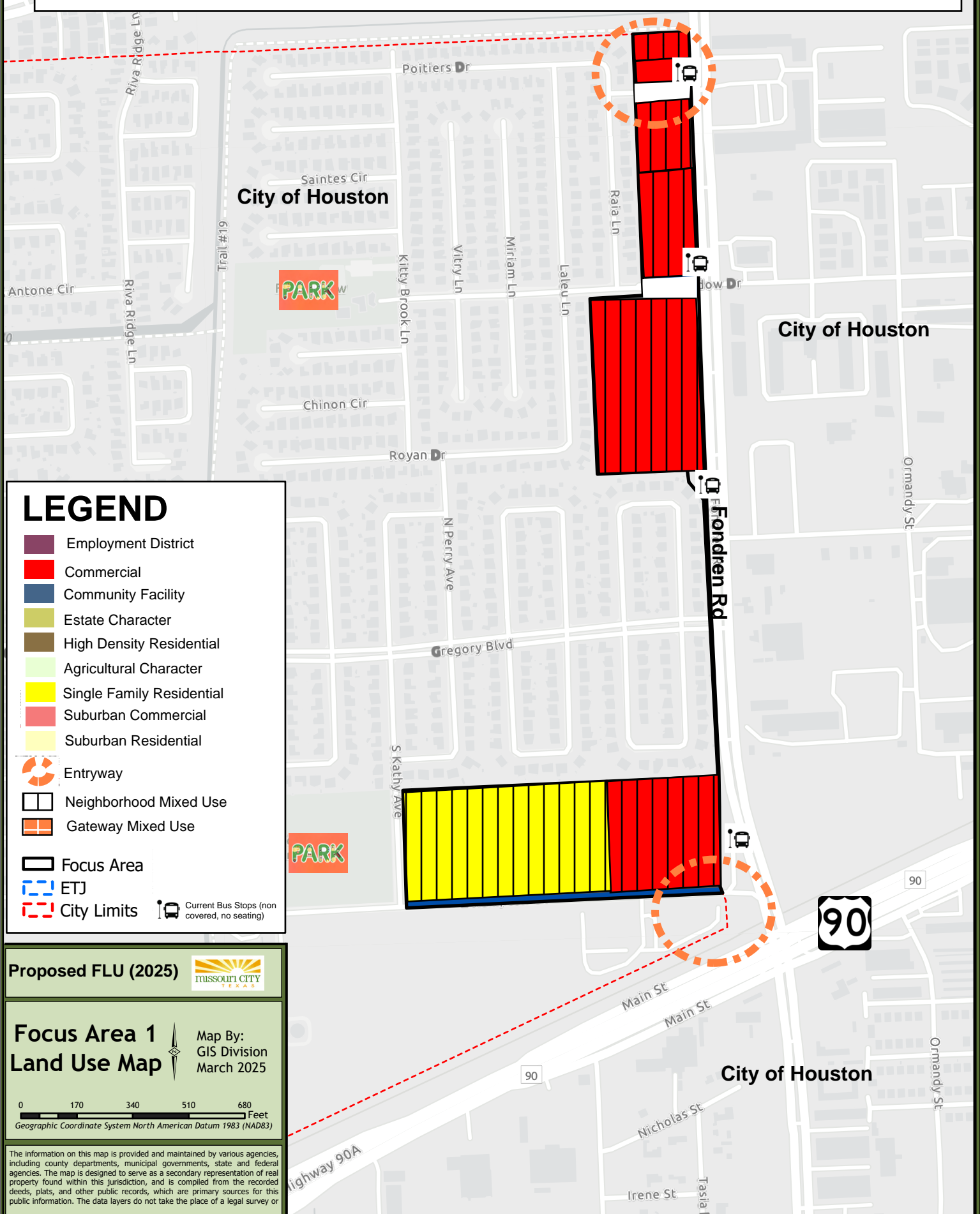
Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area 1: Fondren Road Corridor



Focus Area 1: Fondren Road Corridor



LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use
- Focus Area
- ETJ
- City Limits
- Current Bus Stops (non covered, no seating)

Proposed FLU (2025)



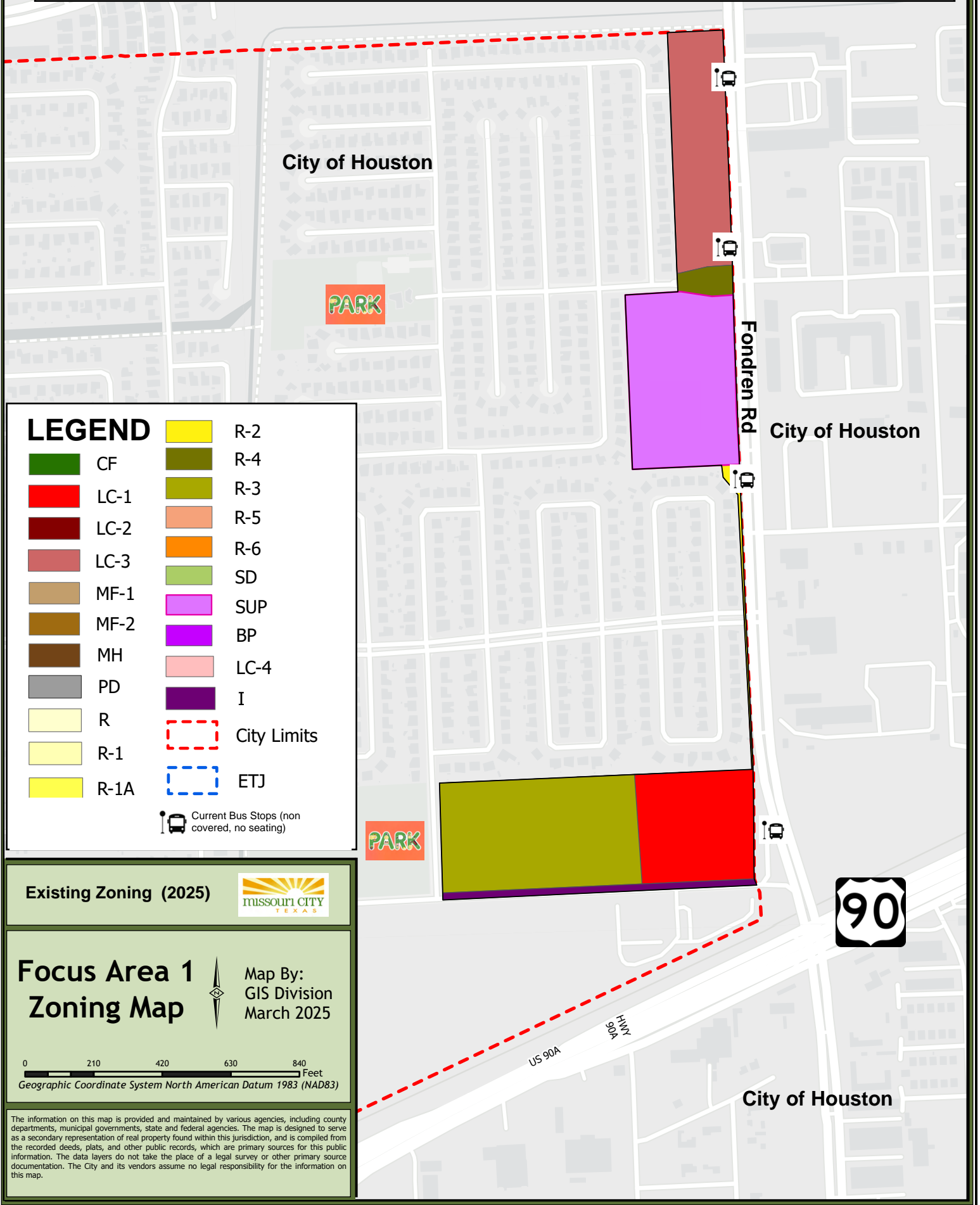
Focus Area 1 Land Use Map

Map By:
GIS Division
March 2025

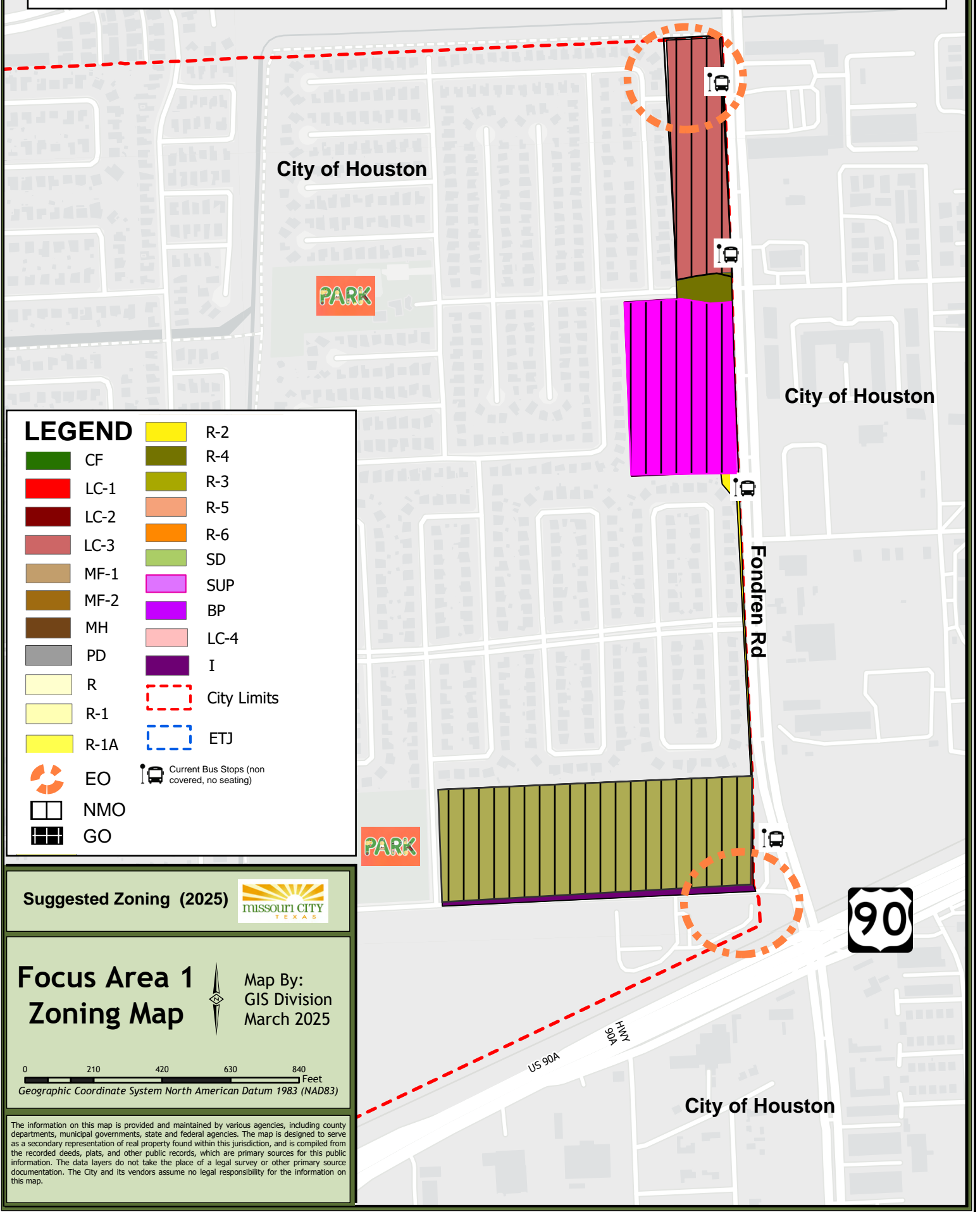
0 170 340 510 680 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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<p>Focus Area 1: Fondren Road Corridor</p>



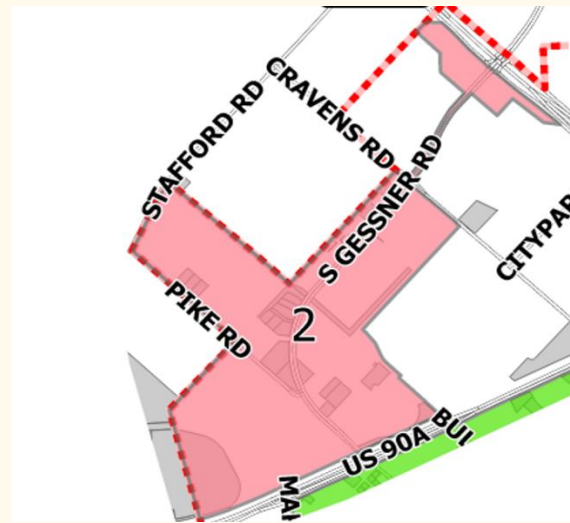
Focus Area 1: Fondren Road Corridor



AT A GLANCE

FOCUS AREA 2

S Gessner



Purpose of Proposal

The proposal supports adoption of updated land use, mixed-use overlays, and design standards. It introduces tools to guide redevelopment and enhance corridor identity along rail line and entryway. The goal is to create a more vibrant mix of uses.

Key Changes Proposed

- 1. Neighborhood Mixed Use & Designated Entryway Overlays:** Introduce new districts, apply the NMO zoning to LC-3 and residential zones, and establish an Entryway Overlay to promote & enhance corridor identity.
- 2. Industrial Redevelopment Tools:** Apply an Entryway Overlay character district and apply Entryway Overlay Zoning to modernize industrial areas and support adaptive reuse near rail lines.

Community and Staff Feedback Highlights

Cohesion: Desire for a modern, cohesive city identity with better aesthetics and lighting

Access: Concerns about flooding, mobility challenges, and access near rail lines

Food options: Support for food truck parks, restaurants, and businesses aligned with community needs

Adjacency Items: Emphasis on buffers, step-down heights, and design tools to protect adjacent neighborhoods

STAFF RECOMMENDATION

Adopt proposed land use and zoning changes, including Neighborhood Mixed Use and Entryway overlays, to support economic development, compatible infill, industrial reinvestment, and a stronger corridor identity.

Overview

Focus Area 2: S Gessner Rd Corridor

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Commercial	Commercial		LC-2, local restricted	R – 2, single-family residential
Single Family Residential	Neighborhood Mixed Use (NEW)		LC-3, retail	LC-2, local retail
Business Park	Community Facility		R – 2, single-family residential	LC-3, retail with NMO, Neighborhood Mixed Use Overlay (NEW)
Park and Recreation	Employment District		I, Industrial	NMO, Neighborhood Mixed Use Overlay (NEW)
	Designated Entryway (NEW)		PD, planned development district	I, Industrial
			SD, Suburban	CF, community facilities
				PD, planned development district
				Entryway Overlay (NEW)

Proposed Future Land Use Character Districts:

Future Land Use District: Urban Character (*Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use*)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Overview

Focus Area 2: S Gessner Rd Corridor

Designated Entryway Characteristics:

Intent: Designated Entryways are the gateways to Missouri City, creating a welcoming first impression that showcases the city as a great place to live, work, and do business. These areas focus on attractive design, quality landscaping, clear signage, and inviting public spaces. They allow for mixed-use development, both side-by-side and in multi-story buildings, including high-end retail, restaurants, entertainment centers, hospitals, higher-density housing, public plazas, and open spaces. The intent is to create a welcoming environment for both visitors and residents while fostering community pride and promoting sustainable economic development.

Design Guidelines

- **Pedestrian-first Design:**
 - Shade trees, lighting, and benches required along public sidewalks.
- **Transit Access:**
 - Covered transit stop or mobility hub must be integrated into site plan.
 - Bike parking, shared scooter docks, and wayfinding signage required.

Compatible Zoning Districts:

- Entryway Overlay (EO)
- PD, planned development district

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Overview

Focus Area 2: S Gessner Rd Corridor

Future Land Use District: Employment District

Intent: The Employment District is intended for existing or planned campus-style developments focused on non-residential uses. While aligned with the broader Suburban Character District, this area is specifically designated to support economic growth and strengthen the city's tax base. It typically includes large parcels with substantial building footprints and enhanced open space and landscaping to maintain visual quality. This district plays a key role in providing employment opportunities and promoting long-term economic sustainability through strategic non-residential development. Performance standards established to protect surrounding or nearby residential uses.



Setback Requirements

Setbacks are designed to support a uniform streetscape, create a landscaped buffer, minimize visual and noise impacts and allow space between buildings for utility access.

- **Front Yard:** 25 to 60 feet
- **Side Yard:** 10 to 30 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 10 to 35 feet
- **Rear Yard, adjacent to residential:** 30 to 50 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 60% to 70%
- **Maximum Building Height:** None unless within a distance of a residential area. Scaled to match or step up from an adjacent residential area.

Compatible Zoning Districts:

- I, Industrial
- BP, business park

Future Land Use District: Community Facilities, Parks, and Open Space

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Overview

Focus Area 2: S Gessner Rd Corridor

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.

Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Future Land Use District: Auto-Oriented Character *(Single-Family Residential, High-Density Residential, and Commercial)*

Intent: The **Auto-Oriented Character** designation applies to areas where site design and layout prioritize **automobile access, circulation, and parking**. This character is common along commercial corridors and in residential neighborhoods where vehicles and parking significantly influence the streetscape.

Commercial Characteristics:

Intent: Commercial areas are typically designed to serve drivers, with buildings set back from the street behind large surface parking lots. Site layouts often prioritize visibility and easy access from major roads, making parking and driveways the most prominent features.

To improve appearance and usability, design standards promote landscaping, screened parking, and safe walkways for pedestrians. These elements help soften the auto-focused layout and make the area more welcoming.

Commercial areas usually include retail, service, and office uses aimed at driver convenience. To enhance their overall function and visual appeal, it's important to balance parking needs with green space and pedestrian access.

Overview

Focus Area 2: S Gessner Rd Corridor

Setback Requirements

Setbacks are designed to allow space for large parking lots, separation between adjacent properties, loading, buffering, and utilities and compatibility with surrounding developments.

- **Front Yard:** 30 to 60 feet
- **Side Yard:** 10 to 20 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 25 to 40 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 40% to 60%
- **Maximum Building Height:** 45 feet (approximately 3 stories)

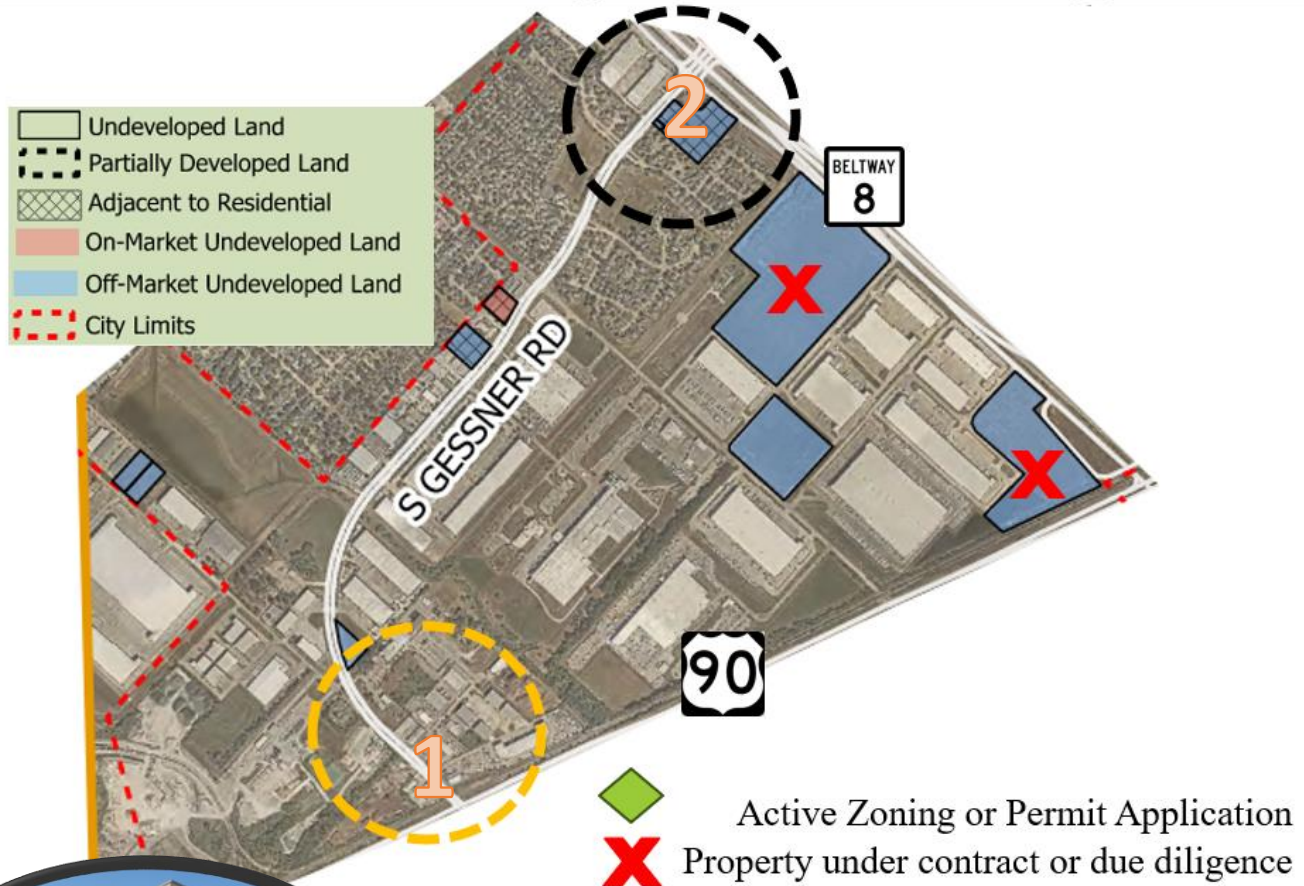
Compatible Zoning Districts:

- LC-2, local retail
- LC-3, retail
- LC-4, retail

Overview

Focus Area 2: S Gessner Rd Corridor

Potential for development – Undeveloped Land



1. Promote mixed-use redevelopment along the railroad corridor to enhance visual appeal and capitalize on regional connectivity.



2. Explore opportunity for a food hall or market style destination on 5-acre undeveloped land... or within warehouse space.





S GESSNER ROAD

Focus Area Background

Population

4,403

Median Household Income

\$83,780

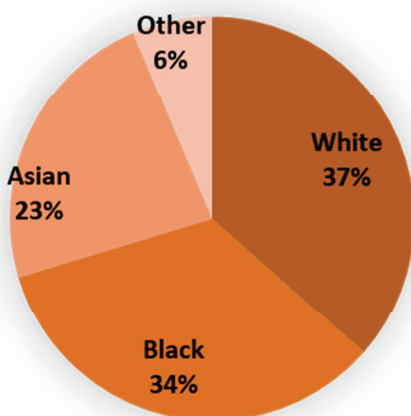
Median Housing Value

\$228,600

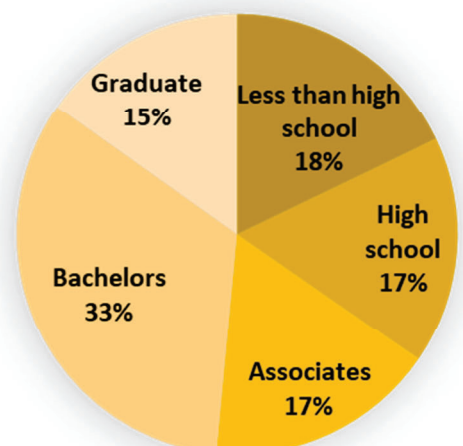
Key Characteristics:

- * City maintained roadway
- * Major Arterial, 4-lane roadway, median dividers, curb and gutters
- * North of Missouri City, intersects with Beltway 8 - US Route 59/ Interstate 69. South of US 90A intersection becomes Texas Parkway
- * Annexation of land along corridor between 1956 and 19
- * Existing land uses include residential, commercial/retail, office/warehouse industrial
- * Recent development includes gas station, office/ warehouse industrial

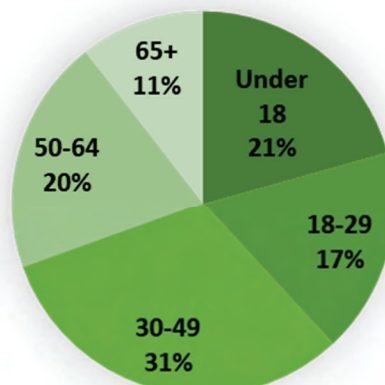
Race



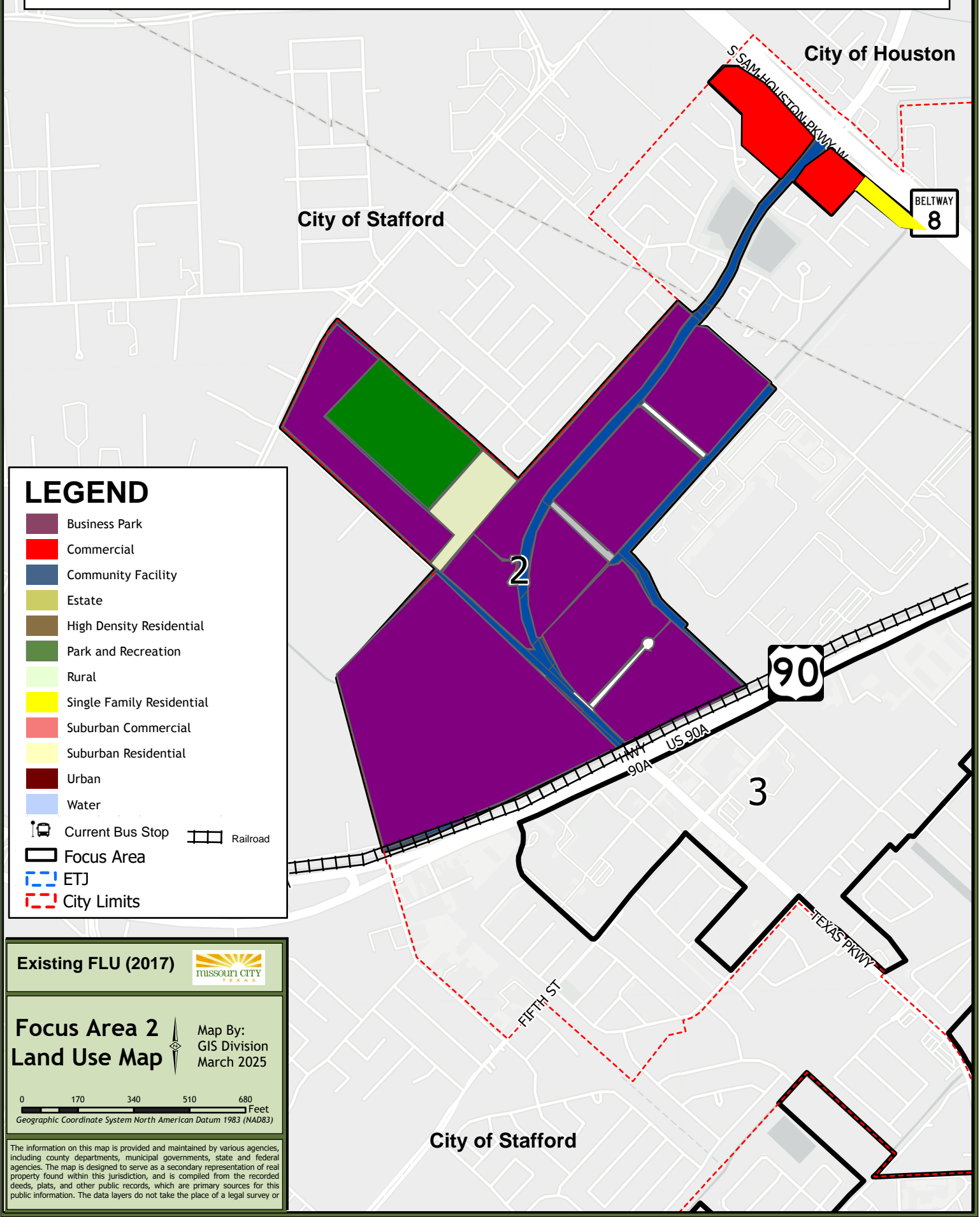
Education Status



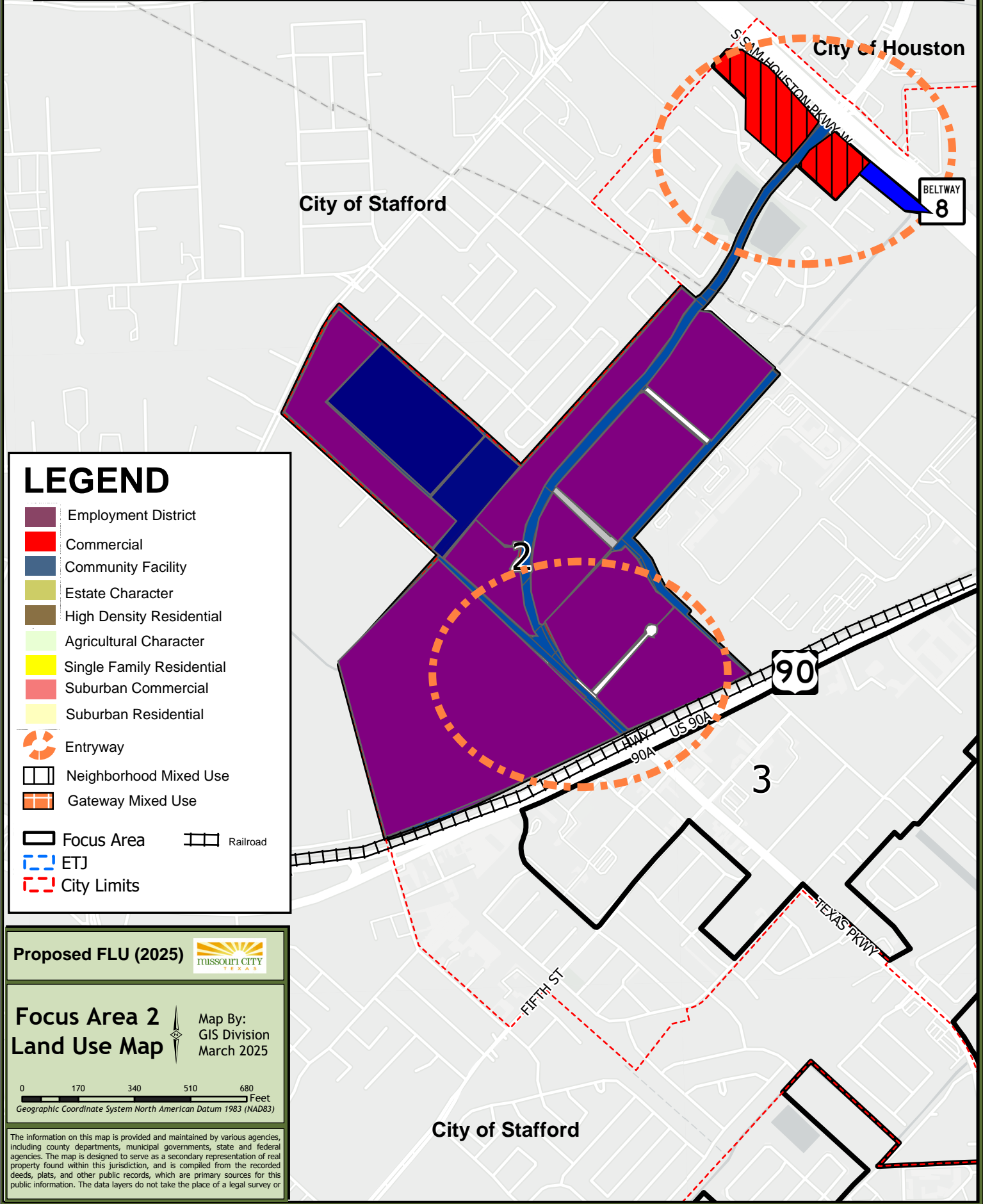
Age Distribution



Focus Area 2: S Gessner Road Corridor



Focus Area 2: S Gessner Road Corridor



LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use
- Focus Area
- ETJ
- City Limits
- Railroad

Proposed FLU (2025)



Focus Area 2 Land Use Map

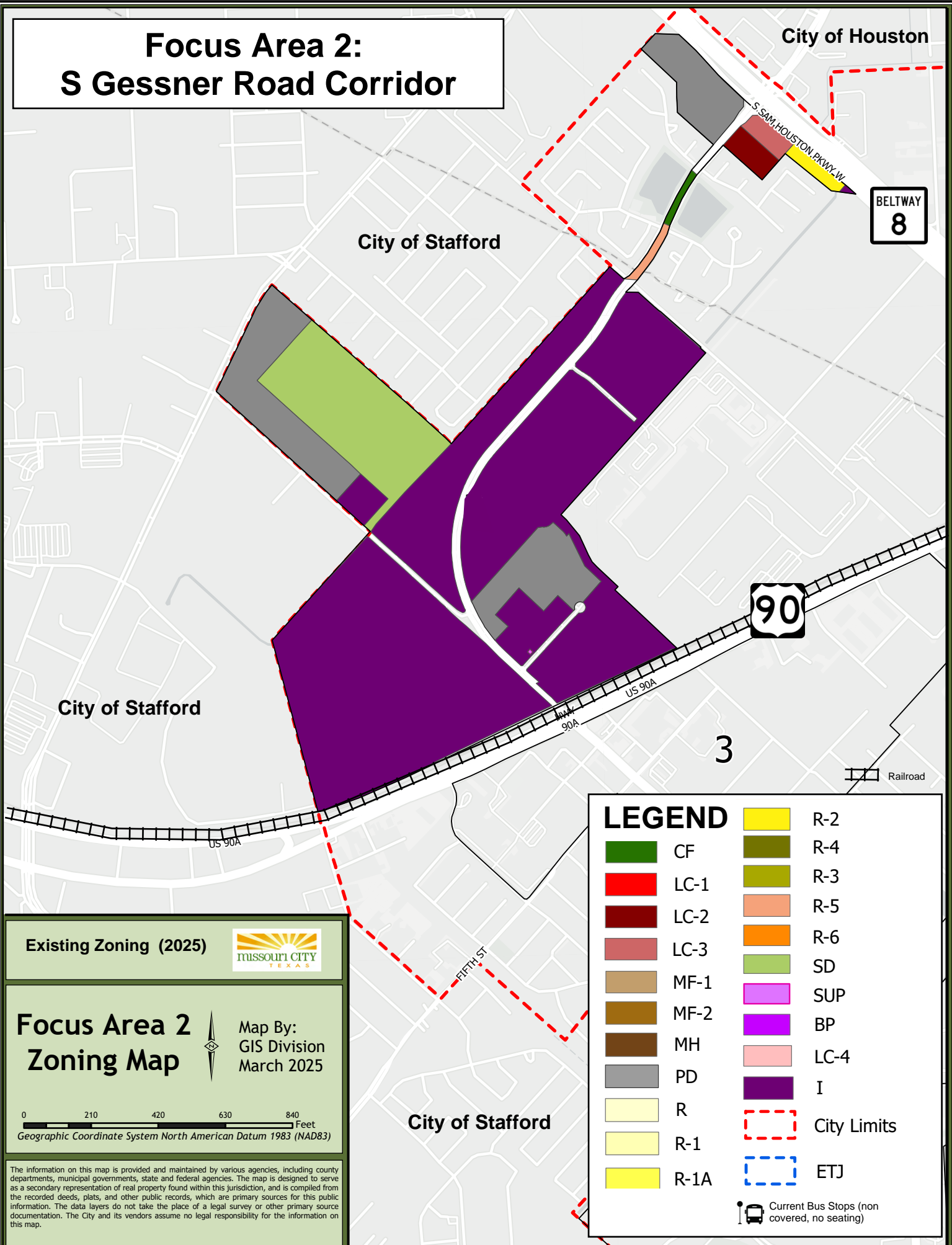
Map By:
GIS Division
March 2025

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Geographic Coordinate System North American Datum 1983 (NAD83)

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City of Stafford

Focus Area 2: S Gessner Road Corridor



Existing Zoning (2025)



Focus Area 2 Zoning Map

Map By:
GIS Division
March 2025

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Geographic Coordinate System North American Datum 1983 (NAD83)

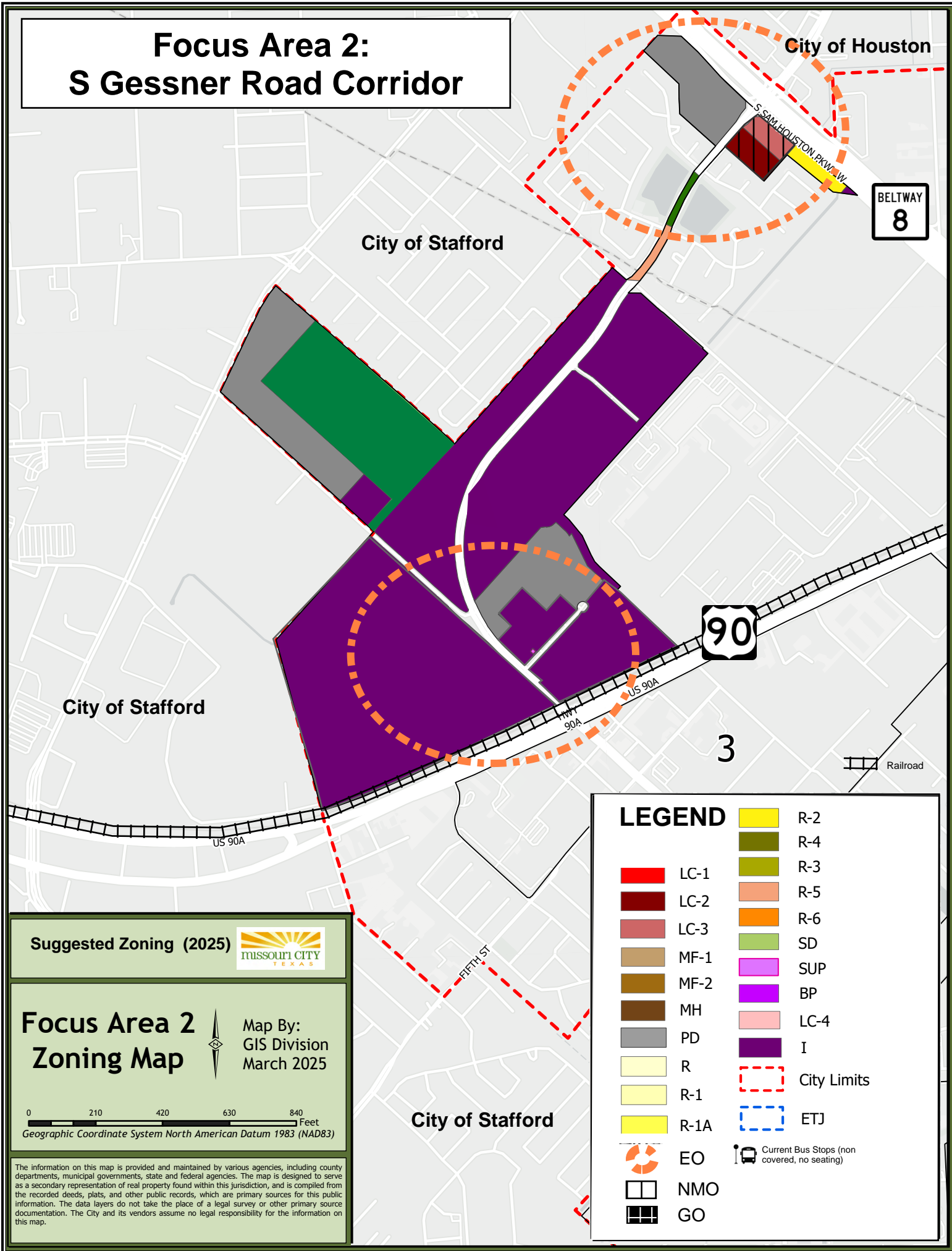
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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ

Current Bus Stops (non covered, no seating)

Focus Area 2: S Gessner Road Corridor



AT A GLANCE

FOCUS AREA 3

Texas Parkway



Purpose of Proposal

The proposal supports adoption of updated land use, mixed-use overlays, and design standards. It introduces tools to guide redevelopment and enhance corridor identity along this entryway. The goal is to create a more vibrant mix of uses.

Key Changes Proposed

1. Gateway Mixed Use Overlays:

Introduce Gateway Mixed Use district to cover corridor to apply to all LC and residential zones, and consider a Gateway Overlay zoning to promote walkability and enhance corridor identity and support the vision of Gateway Mixed Use district.

2. Consider transitioning low density residential areas: Consider rezoning low density residential areas in northern area of corridor to high density residential zoning.

Community and Staff Feedback Highlights

Cohesion: Desire for a modern, cohesive city identity with better aesthetics and lighting

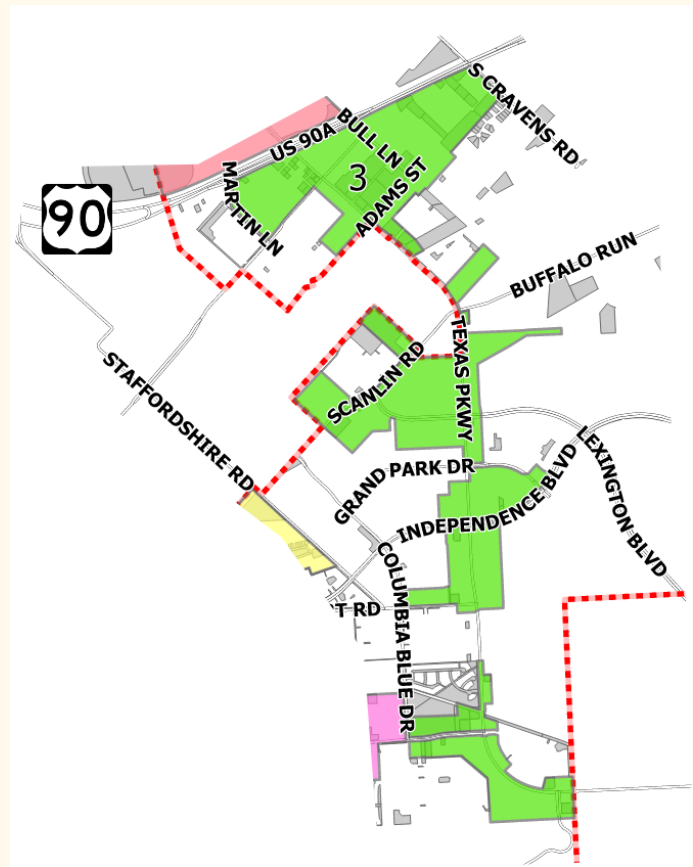
Access: Concerns about flooding, mobility challenges, and access near rail lines

Food options: Support restaurants, and businesses aligned with community needs

Adjacency Items: Emphasis on buffers, step-down heights, and design tools to protect adjacent neighborhoods

STAFF RECOMMENDATION

Adopt proposed land use changes, including Gateway Mixed Use District and consider Gateway Overlay zoning to support economic development, compatible infill, commercial reinvestment, and a stronger corridor identity.



Focus Area 3: Texas Parkway Corridor

Summary Overview

Old Future Land Use	Proposed Future Land Use		Current Zoning	Proposed Zoning
Mixed Character District	Gateway Mixed Use District (NEW)		PD, Planned Development	PD, Planned Development
Commercial			SUP (specific use permit)	SUP (specific use permit)
Park and Recreation			LC-1, local restricted	LC-1, local restricted
Business Park			LC-2, local retail	LC-2, local retail
High Density Residential			LC-3, retail	LC-3, retail
Single Family Residential			LC-4, retail	R-2, single family
Suburban Commercial			R-1, single family	R-4, patio cluster
Suburban Residential			R-2, single family	R-5, townhouse residential
Community Facility			R-4, patio cluster	MF-2, multifamily
			R-5, townhouse residential	CF, community facilities
			MF-2, multifamily	Gateway Overlay (NEW)
			CF, community facilities	
			SD, suburban district	

Proposed Future Land Use Character Districts:

Future Land Use District: Urban Character *(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)*

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These

Focus Area 3: Texas Parkway Corridor

Summary Overview

areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.

Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

- Gateway Overlay (GO)
- PD, planned development district

Focus Area 3: Texas Parkway Corridor

Summary Overview

Potential for development – Undeveloped Land

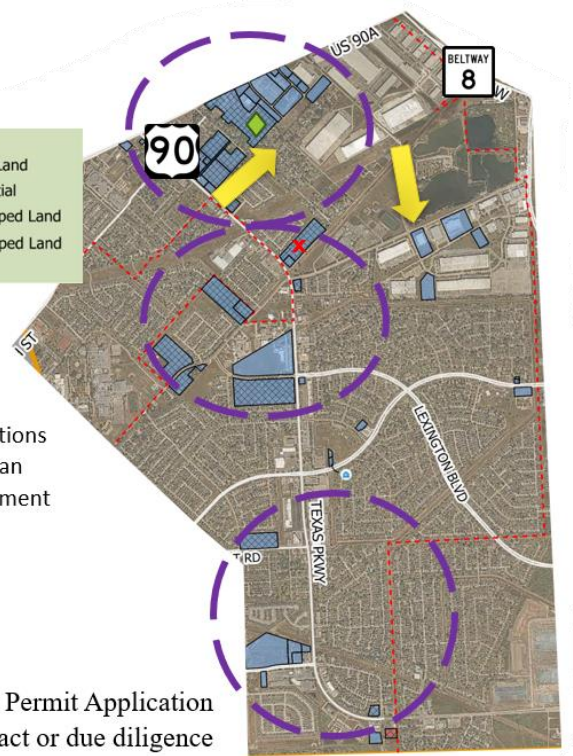
One of the largest concentrations of remaining undeveloped land along the US 90A frontage presents prime opportunities to advance key development goals – **Entertainment Zone**.

Opportunities for public-private partnerships – **Civic Zone**.

Recruit for mixed use – retail, commercial and housing to align with a desire for a walkable, vibrant community – **Mixed Use Zone**.



New street and pedestrian connections to Texas Parkway can support redevelopment potential.



Active Zoning or Permit Application



Property under contract or due diligence

Civic Zone



Mixed Use Zone



Entertainment Zone



TEXAS PARKWAY

Focus Area Background

Population

28,546

Median Household Income

\$70,077

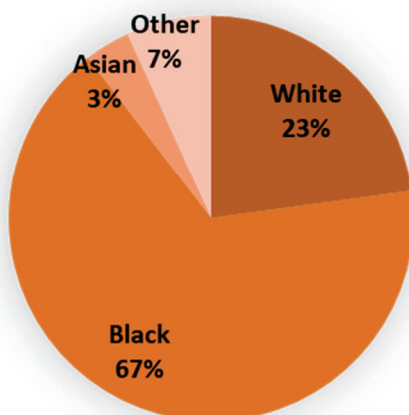
Median Housing Value

\$197,500

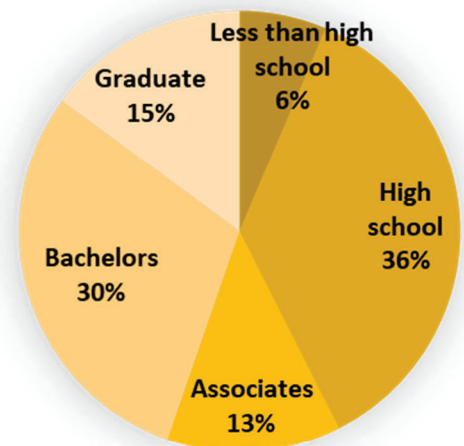
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, 4-lane roadway, median dividers, open ditches
- * North of Missouri City, intersects with US 90A. South of Missouri City, intersects with Fort Bend Pkwy; becomes McHard Rd and continues into Pearland
- * Original Missouri City townsite (1894)
- * Annexation of land along corridor between 1956 and 1964
- * Existing Land uses include residential, commercial/retail, and civic
- * Recent development includes civic buildings, building façade updates

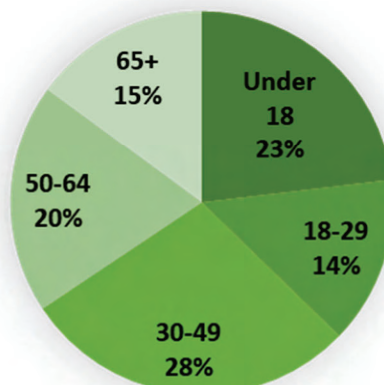
Race



Education Status



Age Distribution



Focus Area 3: Texas Parkway Corridor

BELTWAY
8

90

Highway 90 A

3

Buffalo
Run
Park
Cangelosi

City of Stafford

LEGEND

- Business Park
- Commercial
- Community Facility
- Estate
- High Density Residential
- Park and Recreation
- Rural
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Urban
- Water

Current Bus Stop

Focus Area

ETJ

City Limits

Missouri

Ditch 'B-1'

City of
Houston

Existing FLU (2017)



6

Focus Area 3 Land Use Map

Map By:
GIS Division
March 2025

0 170 340 510 680 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

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GCWA Canal

Focus Area 3: Texas Parkway Corridor

LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use
- Focus Area
- ETJ
- City Limits

Proposed FLU (2025)



Focus Area 3 Land Use Map

Map By:
GIS Division
March 2025

0 170 340 510 680 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

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City of Stafford

Buffalo
Run
Park

BELTWAY
8

QGW
Park

City of
Houston

GCWA Canal

Ditch 'B-1'

Highway 90 A

Highway 90 A

Highway E

90

3

6

Focus Area 3: Texas Parkway Corridor

90
























3


6

City of Stafford

City of Houston

LEGEND

- | | | | |
|--|------|---|-------------|
|  | CF |  | R-2 |
|  | LC-1 |  | R-4 |
|  | LC-2 |  | R-3 |
|  | LC-3 |  | R-5 |
|  | MF-1 |  | R-6 |
|  | MF-2 |  | SD |
|  | MH |  | SUP |
|  | PD |  | BP |
|  | R |  | LC-4 |
|  | R-1 |  | I |
|  | R-1A |  | City Limits |
| | |  | ETJ |

 Current Bus Stops (non covered, no seating)

Existing Zoning (2025)



Focus Area 3 Zoning Map

Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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Focus Area 3: Texas Parkway Corridor

90

City of Stafford

Buffalo
Run
Park

LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	Current Bus Stops (non covered, no seating)		
	NMO		
	GO		

Suggested Zoning (2025)



Focus Area 3 Zoning Map

Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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6

CARTWRIGHT RD

City of
Houston

FM 2234 RD

FIFTH ST

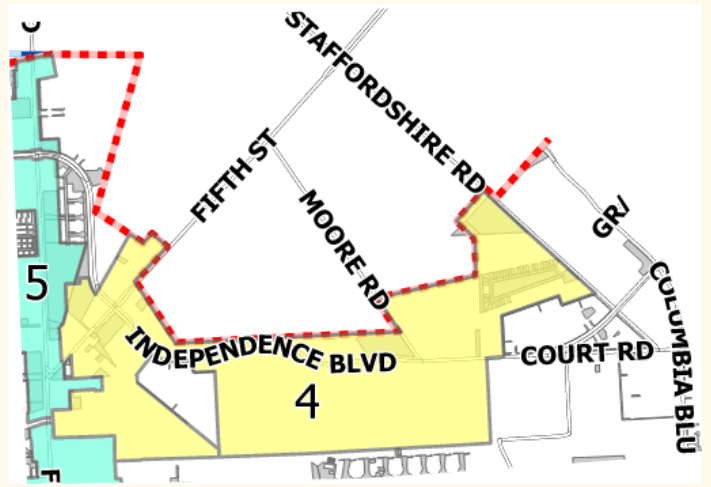
TEXAS PKWY

3

AT A GLANCE

FOCUS AREA 4

Independence Blvd / Fifth Street Corridor



Purpose of Proposal

Staff proposes land use and zoning updates to support more flexible, strategic, and community-aligned development in the corridor. These changes address infrastructure constraints, underutilized parcels, and long-term revitalization goals.

Key Changes Proposed

1. Future Land Use Character District Adjustments

Proposed Additions:

- **Neighborhood Mixed-Use Character District:** Compact, walkable development blending residential, commercial, and civic uses
- **Community Facilities, Parks, and Open Space:** Reflects public use and open space priorities

2. Zoning District Updates

- **Add Neighborhood Mixed Use Overlay (NMO)** to selected zones (LC-2, LC-3, R-4)
- **Consider rezoning** low density single family to higher residential zoning
- **Maintain flexibility** of Planned Development (PD) and Specific Use Permit (SUP) processes

Community and Staff Feedback Highlights

Mobility: Concerns about congestion and poor walkability, especially along Fifth Street

Land Use: Too many gas stations; interest in diverse housing like townhomes and multifamily

Parks & Recreation: Strong demand for trails; StaMo and Independence Parks seen as key assets

Development: Opportunities for infill on vacant lots and youth-focused recreation partnerships

STAFF RECOMMENDATION

Adopt **updated land use and consider zoning strategies** to support reinvestment, mixed-use development, housing options, recreation development, and improved access to parks and civic amenities.

Overview

Focus Area 4: Fifth Street / Independence Blvd Corridor

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Single Family Residential	Single Family Residential		LC-2, local retail	LC-2, local retail with NMO, Neighborhood Mixed Use Overlay (NEW)
Commercial	Commercial		LC-3, retail	
High Density Residential	Community Facilities		LC-4, retail	LC-3, retail with NMO, Neighborhood Mixed Use Overlay (NEW)
Park and Recreation	Neighborhood Mixed Use (NEW)		R-2, single family residential	Neighborhood Mixed Use Overlay (NEW)
Suburban Residential			R – 4, patio-cluster residential	
			CF, community facilities	R – 4, patio-cluster residential with Mixed Use Overlay (NEW)
			SUP, specific use permit	CF, community facilities
			PD, planned development	SUP, specific use permit
				PD, planned development

Proposed Future Land Use Character Districts:

Future Land Use District: Urban Character (*Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use*)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Overview

Focus Area 4: Fifth Street / Independence Blvd Corridor

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Future Land Use District: Auto-Oriented Character *(Single-Family Residential, High-Density Residential, and Commercial)*

Intent: The **Auto-Oriented Character** designation applies to areas where site design and layout prioritize **automobile access, circulation, and parking**. This character is common along commercial corridors and in residential neighborhoods where vehicles and parking significantly influence the streetscape.

Single-Family Residential Characteristics:

Single family residential areas are defined by smaller lots with closely spaced units, resulting in limited private yard space and reduced landscaping. Driveways and garages are prominent and often face the street, shaping the visual character and function of neighborhood streets. This compact patter supports more affordable housing options by efficiently using land and reducing costs. Shared open spaces may be provided to offset smaller lot sizes and fulfill drainage or parkland requirements. Design standards emphasize buffering and landscaping to maintain neighborhood compatibility and quality.



Lot Dimensions and Density

Overview

Focus Area 4: Fifth Street / Independence Blvd Corridor

- **Minimum Lot Size:** Typically ranges from 2,800 square feet to just under 9,000 square feet
- **Minimum Lot Width:** Between 30 and 75 feet

Setback Requirements

Setbacks are designed to allow for driveway space, landscaping, ensure separate between homes, access for utilities, a private backyard space and a consistent street edge:

- **Front Yard:** 10 to 25 feet
- **Side Yard:** 5 to 10 feet
- **Corner Lot, Side Yard:** 10 to 20 feet
- **Rear Yard:** 15 to 25 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 41% to 60%
- **Maximum Building Height:** 30 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- R-1-A, single family residential
- R-2, single family residential
- R-3, two family residential
- R-4, patio-cluster residential

Commercial Characteristics:

Intent: Commercial areas are typically designed to serve drivers, with buildings set back from the street behind large surface parking lots. Site layouts often prioritize visibility and easy access from major roads, making parking and driveways the most prominent features.

To improve appearance and usability, design standards promote landscaping, screened parking, and safe walkways for pedestrians. These elements help soften the auto-focused layout and make the area more welcoming.

Commercial areas usually include retail, service, and office uses aimed at driver convenience. To enhance their overall function and visual appeal, it's important to balance parking needs with green space and pedestrian access.

Setback Requirements

Setbacks are designed to allow space for large parking lots, separation between adjacent properties, loading, buffering, and utilities and compatibility with surrounding developments.

- **Front Yard:** 30 to 60 feet
- **Side Yard:** 10 to 20 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 25 to 40 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 40% to 60%

Overview

Focus Area 4: Fifth Street / Independence Blvd Corridor

- **Maximum Building Height:** 45 feet (approximately 3 stories)

Compatible Zoning Districts:

- LC-2, local retail
- LC-3, retail
- LC-4, retail

Future Land Use District: Community Facilities, Parks, and Open Space

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.

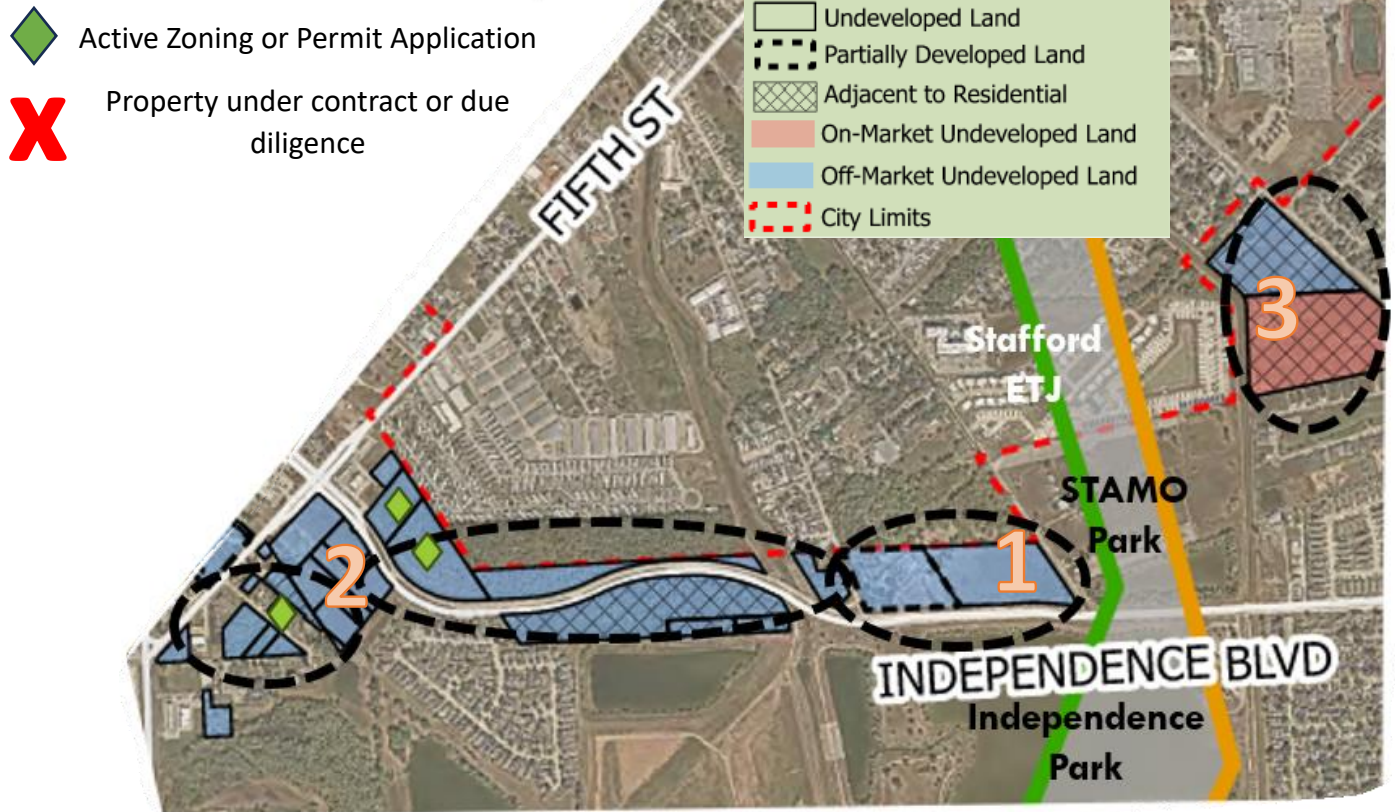
Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Overview

Focus Area 4: Fifth Street / Independence Blvd Corridor

Potential for development – Undeveloped Land



- 1** Leverage **StaMo Park** and **Independence Park** to support adjacent development.



- 2** Provide opportunities for **mixed use development** requiring a % of land uses within a development.



- 3** Reevaluate land use, allowing for **alternative housing** options in areas along Fifth Street and where adjacent to existing residential.



5TH & INDEPENDENCE

Focus Area Background

Population

24,434

Median Household Income

\$109,679

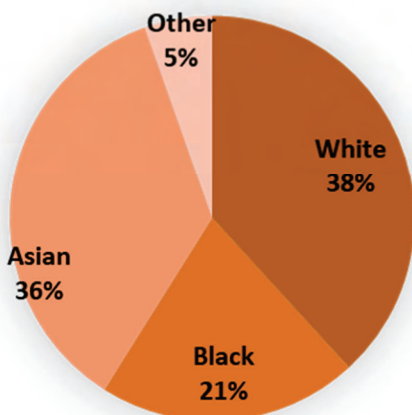
Median Housing Value

\$298,175

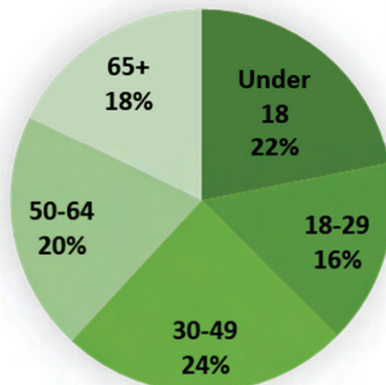
Key Characteristics:

- * City maintained roadway
- * Major Arterial road, median dividers, curbs and gutters
- * East of Missouri City, connects to the City of Houston
- * West of Missouri City, connects to the City of Sugar Land
- * Annexation of land along corridor between 1959 and 1988
- * Existing land uses include 2 public parks, former horse stable, single family residential
- * Recent development includes gas station, proposed places of assembly, office/warehouses, sports facilities, single family residential

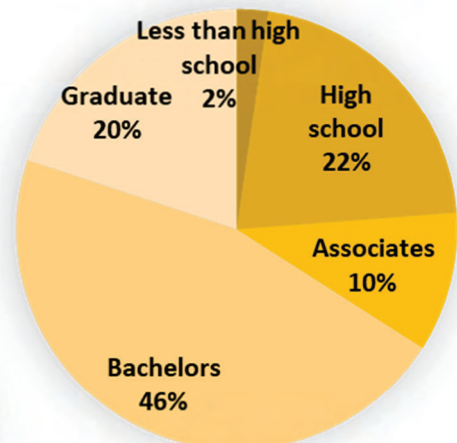
Race



Age Distribution



Education Status



Fifth Street

Focus Area 4: Fifth Street / Independence Blvd Corridor

3

5

6

LEGEND

- Business Park
- Commercial
- Community Facility
- Estate
- High Density Residential
- Park and Recreation
- Rural
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Urban
- Water
- Current Bus Stop
- Focus Area
- ETJ
- City Limits

Existing FLU (2017)



Focus Area 4 Land Use Map

Map By:
GIS Division
March 2025

0 170 340 510 680 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

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MacNaughton
Park

Highland
Lakes

Fifth Street

3

Focus Area 4: Fifth Street / Independence Blvd Corridor

City of
Stafford

STAMO
Park

Independence
Park

LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential

- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use

- Focus Area
- ETJ
- City Limits

Proposed FLU (2025)



Focus Area 4 Land Use Map

Map By:
GIS Division
March 2025

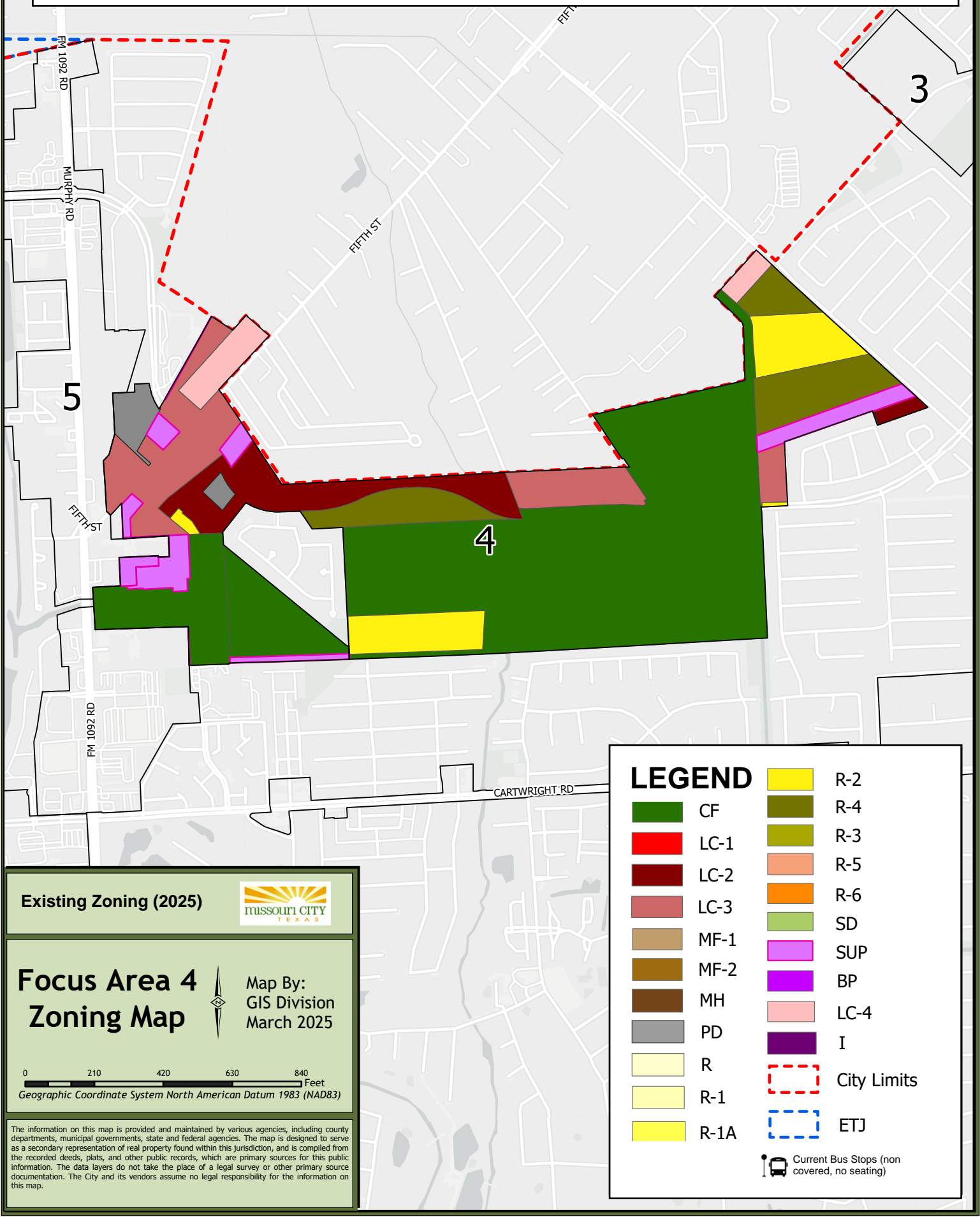
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MacNaughton
Park

Highland
Lakes

Focus Area 4: Fifth Street / Independence Blvd Corridor



Existing Zoning (2025)



Focus Area 4 Zoning Map

Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

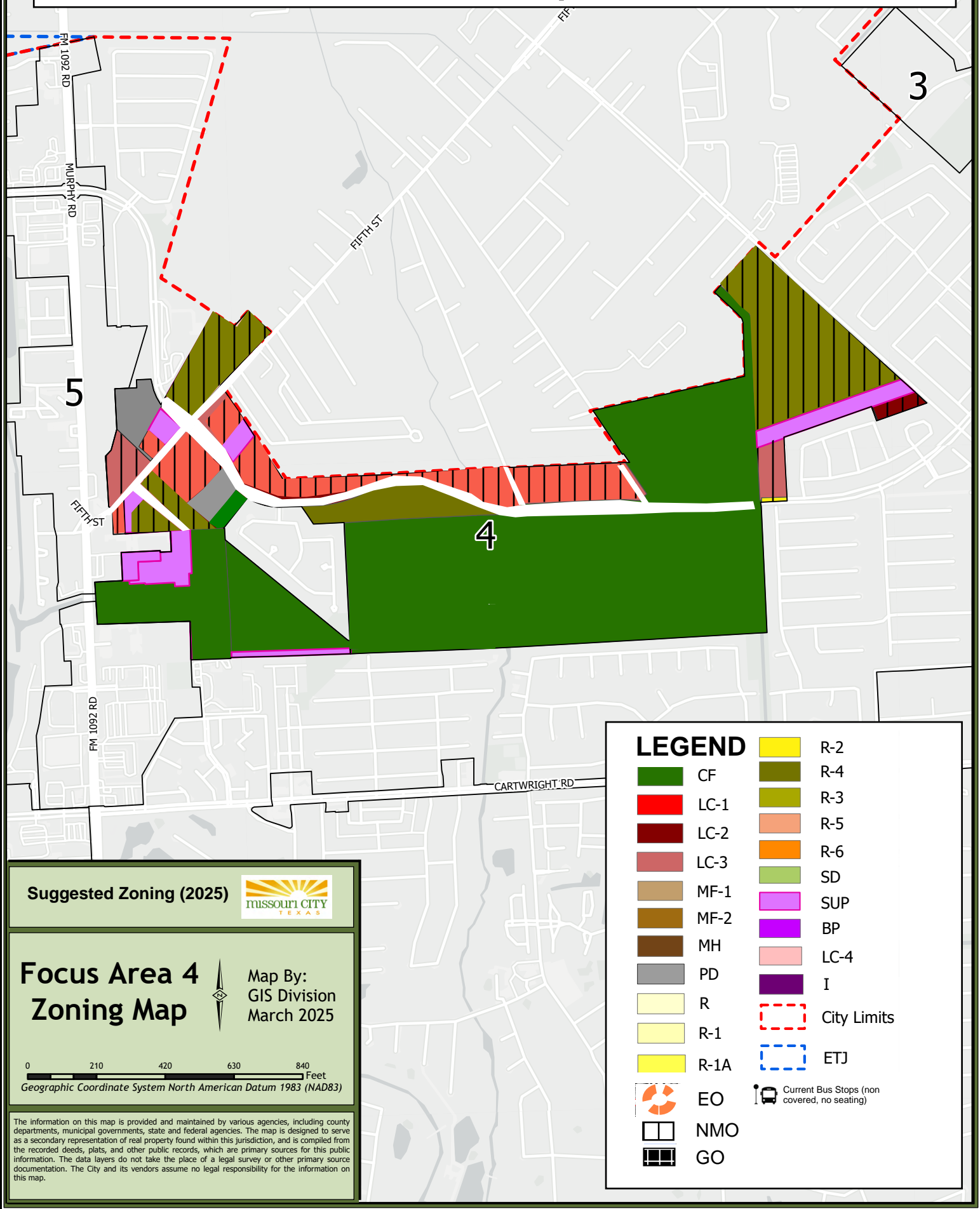
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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ

Current Bus Stops (non covered, no seating)

Focus Area 4: Fifth Street / Independence Blvd Corridor



AT A GLANCE

FM 1092 Corridor

FOCUS AREA 5



Purpose of Proposal

To encourage redevelopment along FM 1092 by implementing a Gateway Mixed Use overlay that promotes compact, walkable, and visually appealing development while supporting a mix of residential, commercial, and civic uses.

Key Changes Proposed

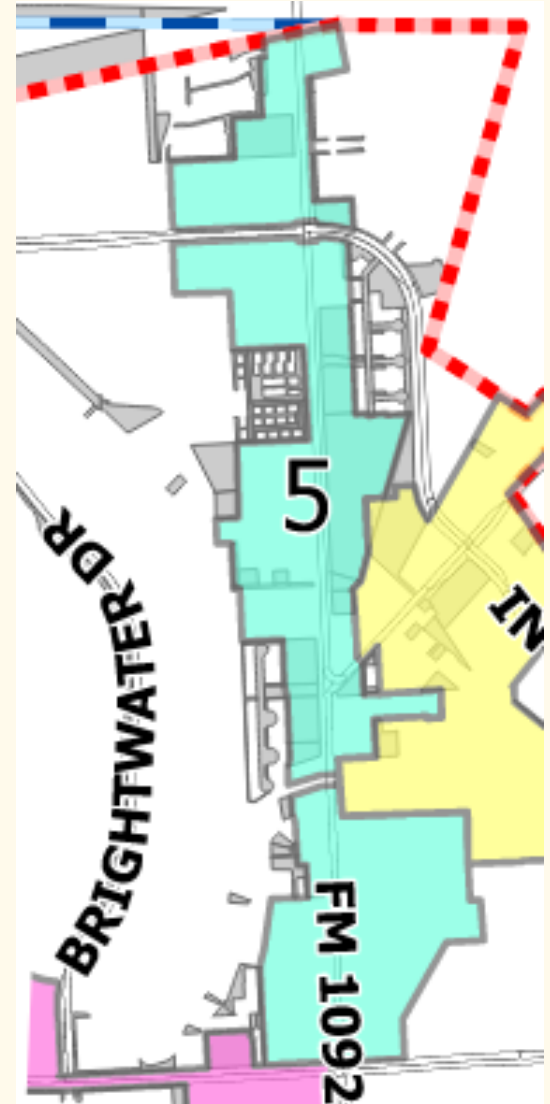
1. Introduce **Gateway Mixed Use designation** to emphasize high-quality, integrated development at entry points.
2. Establish **Gateway Overlay zoning** to guide setbacks, building height, and mixed-use balance.
3. Encourage infill development and adaptive reuse of **outdated retail and commercial spaces**.

Community and Staff Feedback Highlights

- **Mobility:** Improve sidewalk access, lighting, and connections to parks and amenities.
- **Aesthetics:** Redesign aging retail centers, enclose ditches, and enhance corridor appearance.
- **Housing:** Support for townhomes and multifamily options suited for young families.
- **Parks:** Use parks as anchors for development, with trails and greenspace integration.

STAFF RECOMMENDATION

Adopt the proposed Gateway Mixed Use land use designation and Gateway Overlay zoning to support strategic redevelopment. Leverage American Legion Park as an anchor, promote cohesive site planning, and coordinate with property owners to modernize corridor aesthetics and uses.



Overview

Focus Area 5: FM 1092 Corridor

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Suggested Zoning Considerations
Mixed Character District Suburban Commercial Community Facility Single Family Residential Commercial High Density Residential	Gateway Mixed Use (NEW)		MF-2, multifamily SD, suburban SUP, specific use permit PD, planned development LC-2, local retail LC-3, retail	MF-2, multifamily (EXISTING) SUP, specific use permit (EXISTING) PD, planned development (EXISTING) LC-2, local retail (EXISTING) LC-3, retail (EXISTING) Gateway Overlay (NEW)

Proposed Future Land Use Character Districts:

Future Land Use District: Urban Character (Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is

especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.

Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as

Overview

Focus Area 5: FM 1092 Corridor

economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

- Gateway Overlay (GO)

Overview

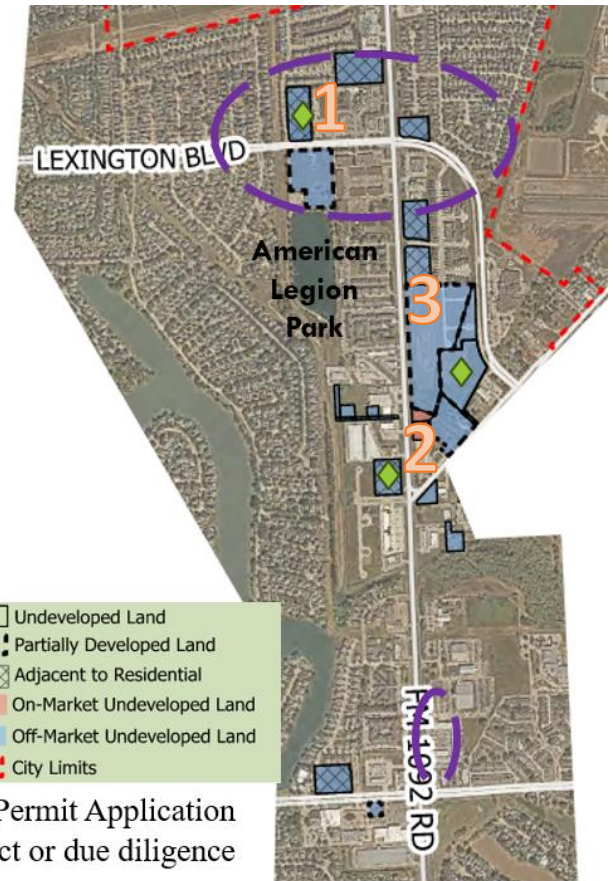
Focus Area 5: FM 1092 Corridor

FOCUS AREA 5: FM 1092 AREA

Potential for development – Undeveloped Land



1. Convert old CVS store into useful community services like an urgent care, grocery store or City Walk style development.



2. Collaborate with nonresidential property owners to enhance the overall shopping and dining experience.



3. Strategically increase density on infill properties with mid-density housing, mixed uses, or community services.



FM 1092

Focus Area Background

Population

24,434

Median Household Income

\$109,679

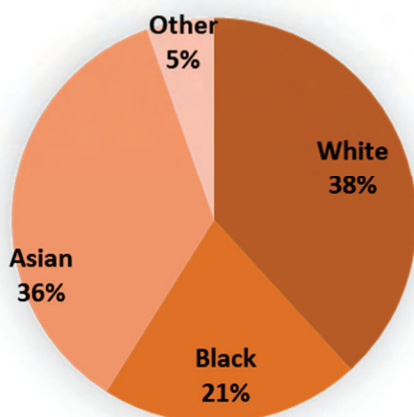
Median Housing Value

\$298,175

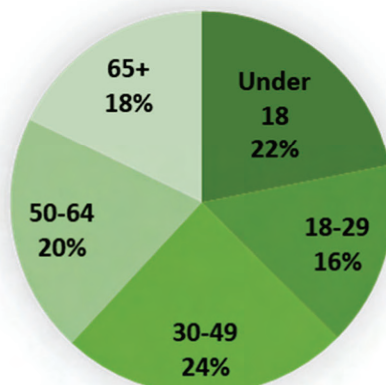
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, median dividers and open ditches
- * North of Missouri City, turns into Murphy Road and intersects with US Route 59/ Interstate 69. South in Missouri City, at Highway 6, turns into University Blvd
- * Annexation of land along corridor between 1959 and 1983
- * Existing Land uses include residential, commercial/retail, light industrial civic
- * Recent development includes detached single family townhomes, retail shopping centers, gas stations, and assisted living

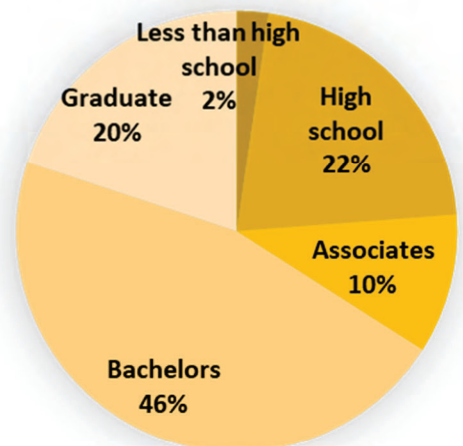
Race



Age Distribution



Education Status



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Focus Area 5: FM 1092 Corridor

Stafford ETJ

American Canal

Lexington
Village Park

Stafford ETJ

American
Legion
Park

Lexington
Point Park

Channel 'A'

Channel 'A'

4

FM
1092
Detention
Facility

Large water
lake

Small
Brightwater
Lake

SRD

LEGEND

-  Employment District
-  Commercial
-  Community Facility
-  Estate Character
-  High Density Residential
-  Agricultural Character
-  Single Family Residential
-  Suburban Commercial
-  Suburban Residential
-  Entryway
-  Neighborhood Mixed Use
-  Gateway Mixed Use
-  Focus Area
-  ETJ
-  City Limits

Proposed FLU (2025)



Focus Area 5
Land Use Map

























Map By:
GIS Division
March 2025

0 170 340 510 680 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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Focus Area 5: FM 1092 Corridor

LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ
	Current Bus Stops (non covered, no seating)		

Existing Zoning (2025)



Focus Area 5 Zoning Map



Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.

Stafford ETJ

American
Legion
Park




























FIFTH ST

4

CARTWRIGHT RD

Focus Area 5: FM 1092 Corridor

LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	NMO		Current Bus Stops (non covered, no seating)
	GO		

Suggested Zoning (2025)



Focus Area 5 Zoning Map



Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.

Stafford ETJ

American
Legion
Park

FIFTH ST

4

CARTWRIGHT RD



Purpose of Proposal

Establish the Neighborhood Mixed Use Character designation and associated Neighborhood Mixed Use Overlay (NMO) zoning to encourage compact, walkable development that supports local identity, mixed housing, and neighborhood-scale retail.

Key Changes Proposed

1. Implement Neighborhood Mixed Use Character

- Implement Neighborhood Mixed Use Overlay zoning to with Neighborhood Mixed Use Character district to enhance the appearance, functionality, and economic vitality of key entry corridors into the city.
- Retain existing SUPs for compatible legacy uses

2. Consider Rezoning Residential Areas

- Consider rezoning low-density single-family districts to higher density residential zoning to support commercial development
- Encourage walkable, community-oriented development near transit

Community and Staff Feedback Highlights

Design: Support for improved building design and façade quality

Mobility: Desire for safe pedestrian mobility and bike-friendly infrastructure

Housing: Emphasis on preserving existing housing types and community character

Compatibility: Staff support for form-based design and mixed-use compatibility with neighborhoods

STAFF RECOMMENDATION

Adopt the new land use designations and associated zoning overlays and zoning changes to support walkable, mixed-use redevelopment while preserving neighborhood character. Incorporate form-based guidelines improvements to guide long-term investment.

Focus Area 6: Cartwright Road Corridor

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Suggested Zoning District(s)
Estate Suburban Commercial Commercial Park and Recreation	Single-Family Residential (NEW) Commercial (EXISTING and NEW) Community Facilities, Parks and Open Space (NEW) Neighborhood Mixed Use (NEW)		R-1, single family residential R-2, single family residential CF, community facilities LC-1, local restricted retail LC-2, local retail LC-3, retail SUP, specific use permit PD, planned development	R-4, patio cluster residential (NEW) CF, community facilities (EXISTING) LC-1, local restricted retail (EXISTING) LC-2, local retail (EXISTING) LC-3, retail (EXISTING) SUP, specific use permit (EXISTING) PD, planned development (EXISTING) Neighborhood Mixed Use Overlay (NEW)

Proposed Future Land Use Character Districts:

Auto-Oriented Character

(Single-Family Residential, High-Density Residential, and Commercial)

Intent: The **Character** designation applies to areas where site design and layout prioritize **automobile access, circulation, and parking**. This character is common along commercial corridors and in residential neighborhoods where vehicles and parking significantly influence the streetscape.

Single-Family Residential Characteristics:

Single family residential areas are defined by smaller lots with closely spaced units, resulting in limited private yard space and reduced landscaping. Driveways and garages are prominent and often face the street, shaping the visual character and function of neighborhood streets. This compact pattern supports more affordable housing options by efficiently using land and reducing costs. Shared open spaces may be provided to offset smaller lot sizes and fulfill drainage or parkland requirements. Design standards emphasize buffering and landscaping to maintain neighborhood compatibility and quality.



Lot Dimensions and Density

- **Minimum Lot Size:** Typically ranges from 2,800 square feet to just under 9,000 square feet
- **Minimum Lot Width:** Between 30 and 75 feet

Setback Requirements

Setbacks are designed to allow for driveway space, landscaping, ensure separate between homes, access for utilities, a private backyard space and a consistent street edge:

- **Front Yard:** 10 to 25 feet
- **Side Yard:** 5 to 10 feet
- **Corner Lot, Side Yard:** 10 to 20 feet
- **Rear Yard:** 15 to 25 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 41% to 60%
- **Maximum Building Height:** 30 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- R-1-A, single family residential
- R-2, single family residential
- R-3, two family residential
- R-4, patio-cluster residential

Commercial Characteristics:

Intent: Commercial areas are typically designed to serve drivers, with buildings set back from the street behind large surface parking lots. Site layouts often prioritize visibility and easy access from major roads, making parking and driveways the most prominent features.

To improve appearance and usability, design standards promote landscaping, screened parking, and safe walkways for pedestrians. These elements help soften the auto-focused layout and make the area more welcoming.

Commercial areas usually include retail, service, and office uses aimed at driver convenience. To enhance their overall function and visual appeal, it's important to balance parking needs with green space and pedestrian access.

Setback Requirements

Setbacks are designed to allow space for large parking lots, separation between adjacent properties, loading, buffering, and utilities and compatibility with surrounding developments.

- **Front Yard:** 30 to 60 feet
- **Side Yard:** 10 to 20 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 25 to 40 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 40% to 60%
- **Maximum Building Height:** 45 feet (approximately 3 stories)

Compatible Zoning Districts:

- LC-2, local retail
- LC-3, retail
- LC-4, retail

Community Facilities, Parks, and Open Space Character

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector Street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.

Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Urban Character

(Designated Entryway, **Neighborhood Mixed Use** and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

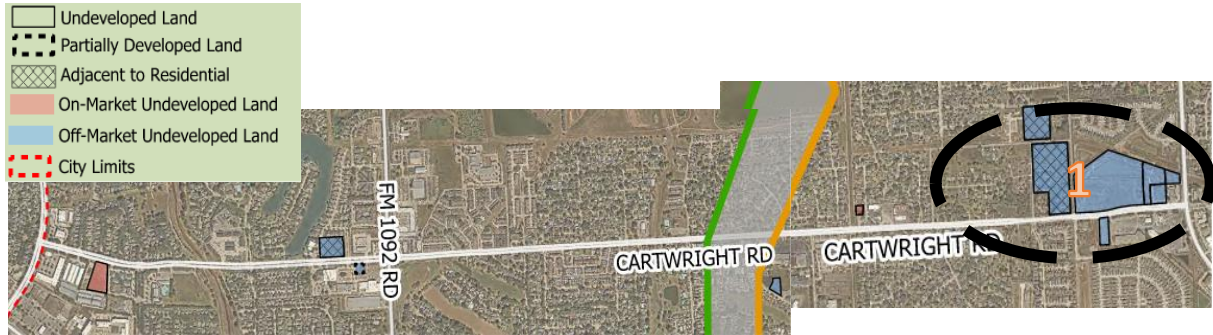
Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Potential for development – Undeveloped Land



Existing commercial space exceeds market demand, as noted in prior plans.



Several developers are currently pursuing single-family and townhouse residential projects. This vision aims to guide them toward locations where such development can also help advance broader city goals.



1

Old HEB at Quail Valley East and undeveloped areas near Columbia Blue and Hawks Road might be ideal for alternative housing options...or mixed use – small commercial and residential products.



CARTWRIGHT ROAD

Focus Area Background

Population

28,413

Median Household Income

\$91,642

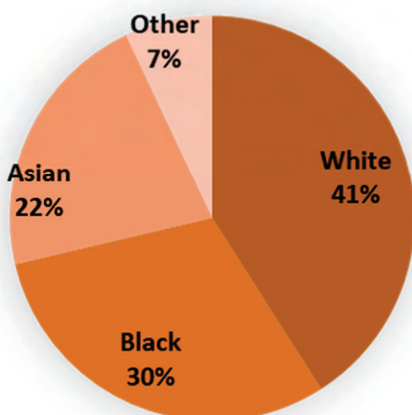
Median Housing Value

\$257,000

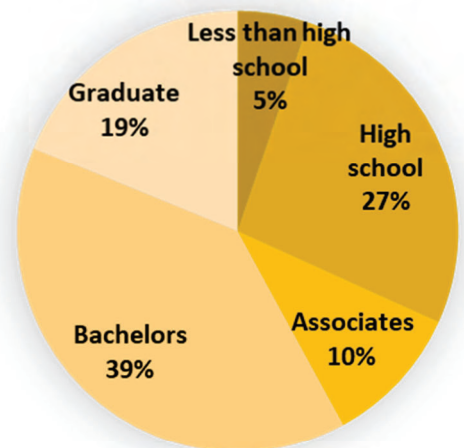
Key Characteristics:

- * State of Texas/ TxDOT Highway
- * Major Thoroughfare, 4-lane roadway, median dividers, curb and gutters
- * Intersects with Texas Parkway to the east and Dulles Ave (Sugar Land) to the west
- * Annexation of land along corridor between 1959 and 1973
- * Existing Land uses include residential, commercial/retail
- * Recent development includes building façade updates; existing building alterations

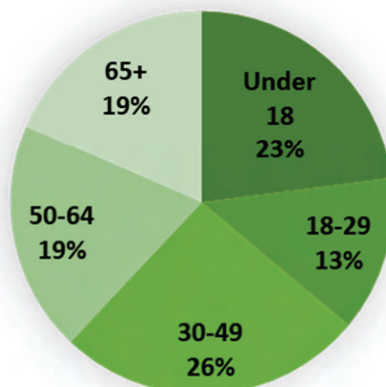
Race



Education Status



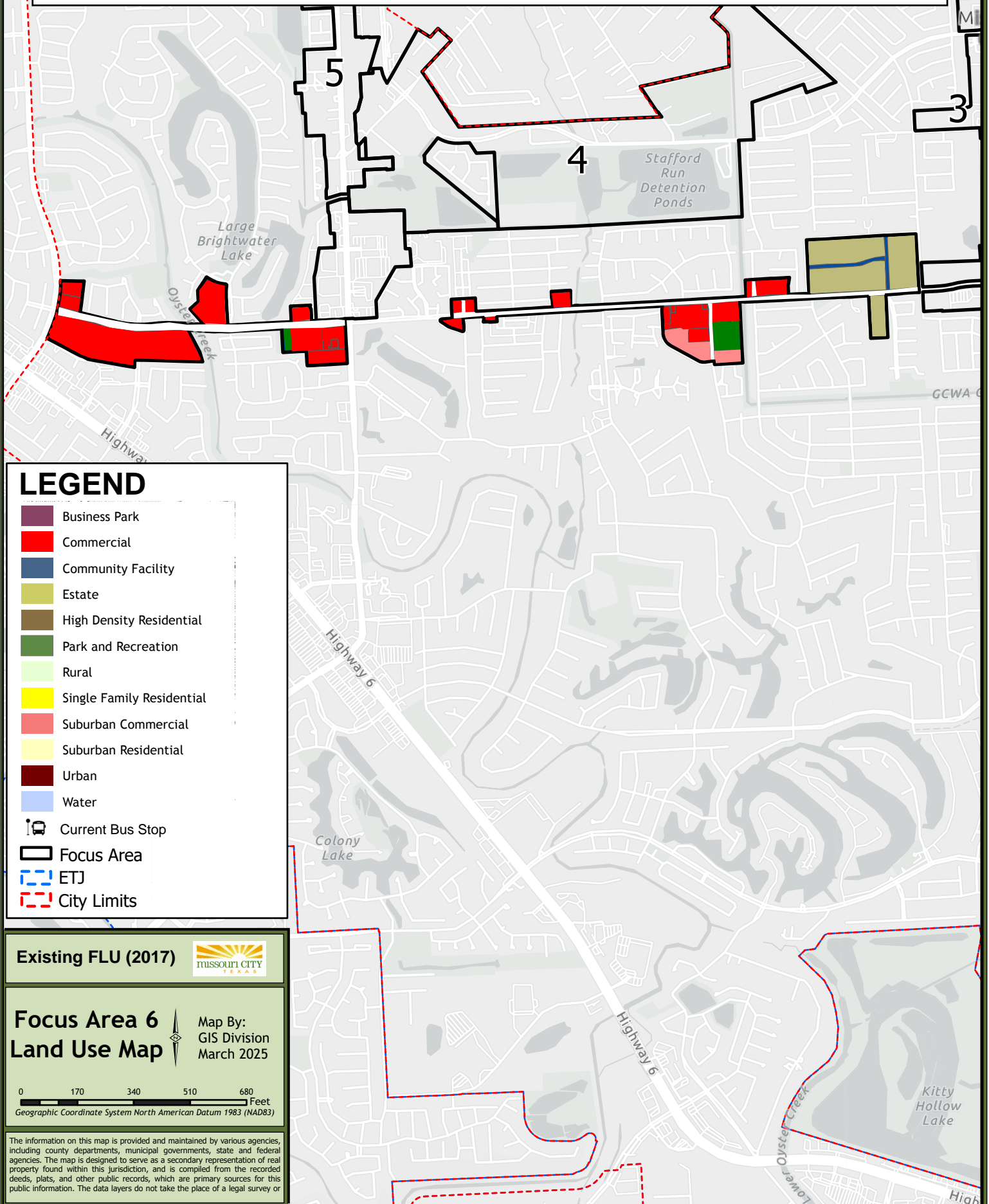
Age Distribution



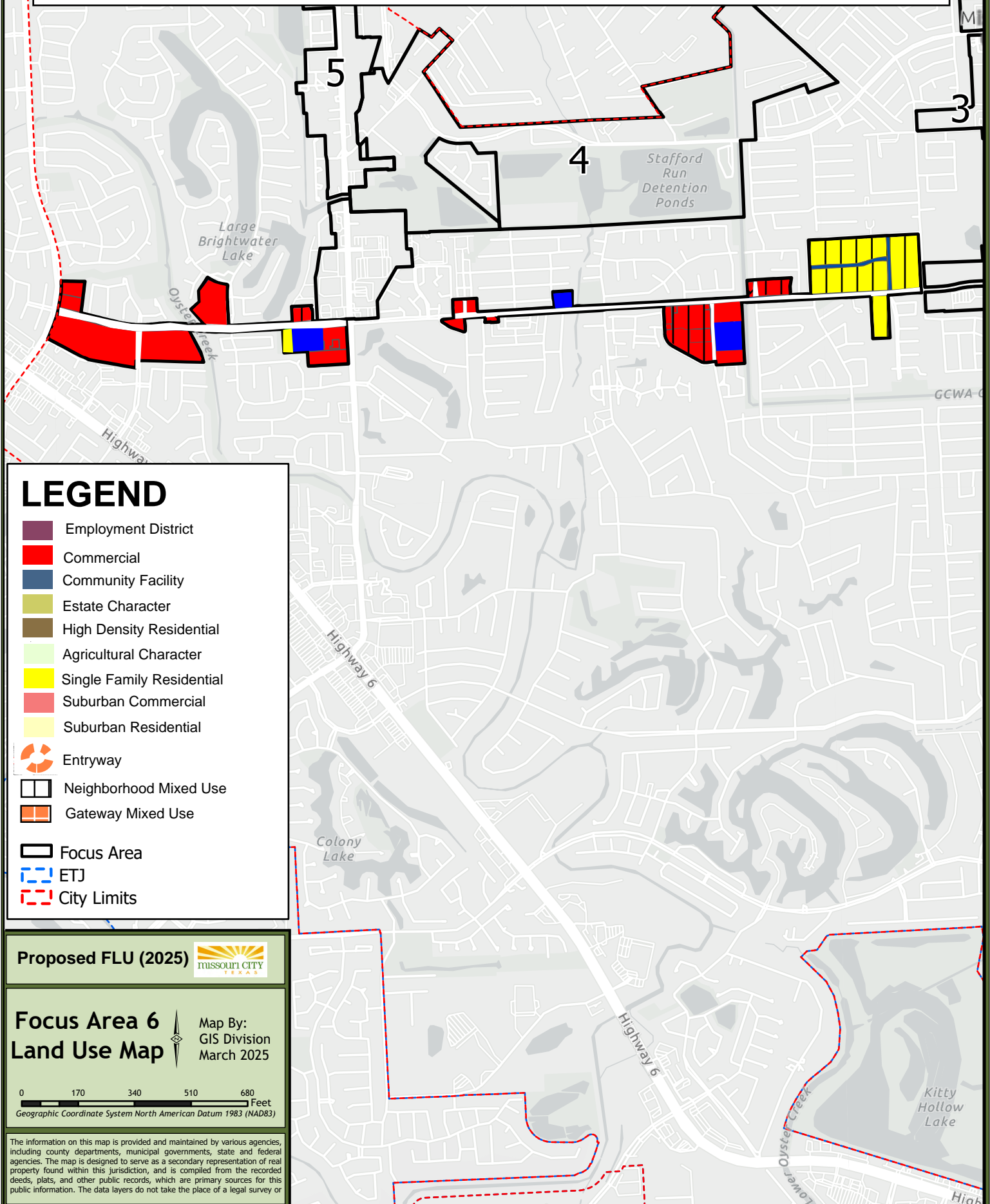
Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

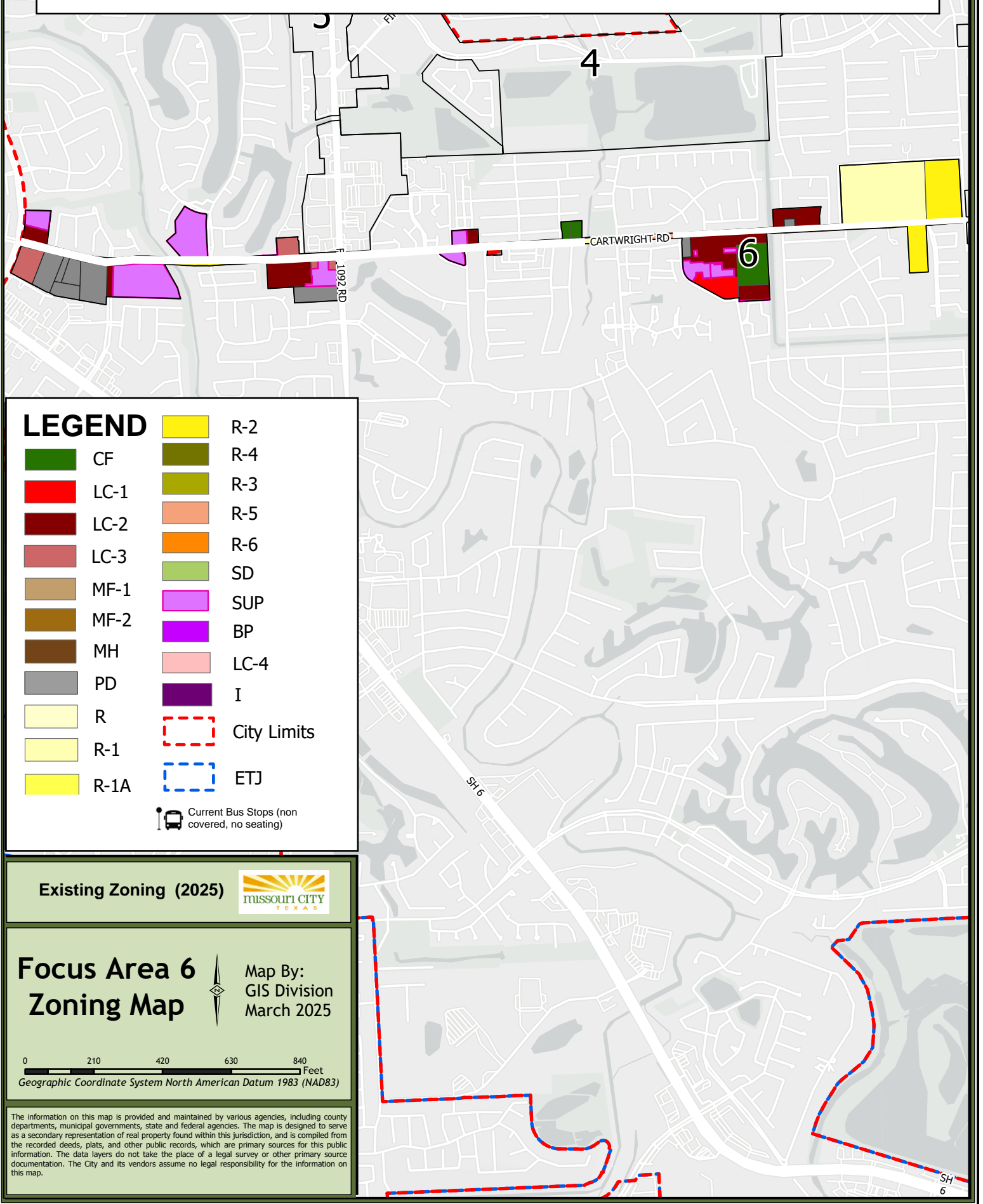
Focus Area 6: Cartwright Road Corridor



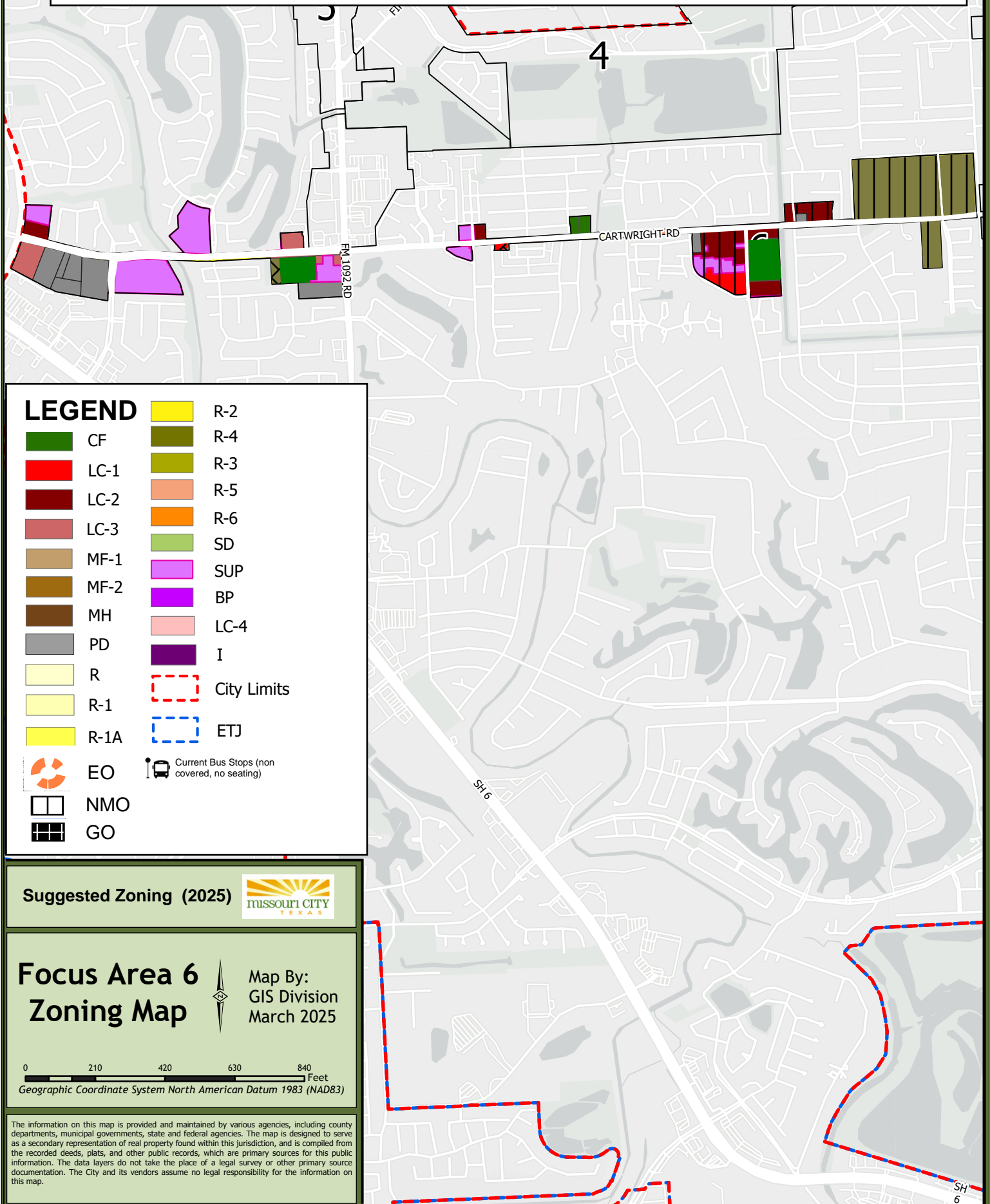
Focus Area 6: Cartwright Road Corridor



Focus Area 6: Cartwright Road Corridor



Focus Area 6: Cartwright Road Corridor



AT A GLANCE

FOCUS AREA 7

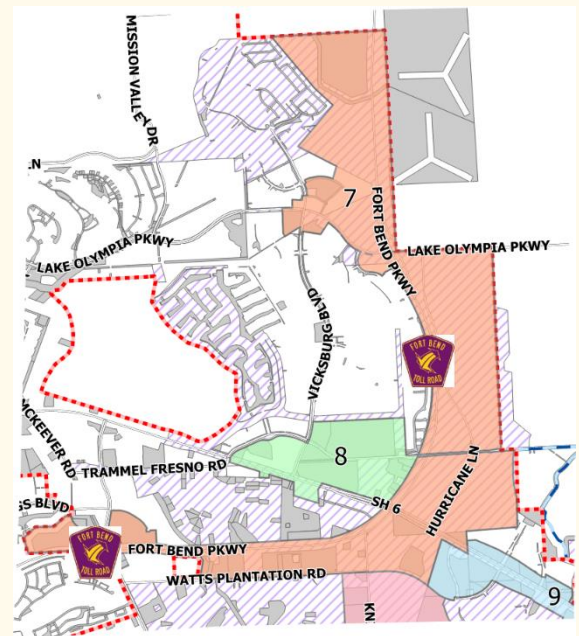
Fort Bend Parkway



Purpose of Proposal

Establish the Gateway Mixed Use future land use designation to promote walkable, transit-friendly development along a major regional corridor, while supporting a

healthy mix of housing, retail, and civic spaces.



Key Changes Proposed

1. Implement Gateway Overly (GO) Zoning

- Apply Gateway Overly (GO) zoning to commercial and residential designations

2. Update Future Land Use Designation

- Transition from low-density suburban uses to Gateway Mixed Use land designations
- Encourage vertical mixed-use, public transit access, and high intensity developments

Community and Staff Feedback Highlights

- **Green Space:** Desire to prioritize parks and open space as key amenities
- **Mobility:** Support for bike and pedestrian connectivity to surrounding areas
- **Traffic Safety:** Improve access and connectivity for existing neighborhoods
- **Mixed Development:** Interest in town center concepts and housing diversity
- **Historic Preservation:** Emphasis on preserving Watts Cemetery

STAFF RECOMMENDATION

Adopt Gateway Mixed Use land use designation for this corridor to support walkable, transit-oriented development. Leverage form-based standards, mobility improvements, and landmark preservation to guide growth and enhance the corridor's role as a mixed-use gateway.

Focus Area 7: Fort Bend Parkway Corridor

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Mixed Character District	Gateway Mixed Use (NEW)		SD, suburban	L-1, restricted local retail (EXISTING)
Estate	Neighborhood Mixed Use (NEW)		R-1, single family residential	MF-2, multifamily residential (EXISTING)
Suburban Commercial	Suburban Commercial		MF-2, multifamily residential	LC-3, retail (EXISTING)
Single Family Residential	Community Facilities, Parks and Open Space		LC-3, retail	CF, community facilities (EXISTING and NEW)
Business Park			CF, community facilities	SUP, specific use permit (EXISTING)
High Density Residential			SUP, specific use permit	PD, planned development (EXISTING)
Urban			PD, planned development	Gateway Overlay (NEW)
				Neighborhood Mixed Use (NEW)

Proposed Future Land Use Character Districts:

Urban Character

(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.

Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%

- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

- Gateway Overlay (GO)

Future Land Use District: Suburban Character *(Suburban Residential and Suburban Commercial)*

Intent: The **Suburban Character** designation applies to areas where both residential and commercial development emphasize a **green, open environment**. These areas include **significant open space**, such as golf courses, water features, greenways, or preserved natural areas. These open spaces can serve multiple functions, including recreation, **buffering adjacent uses**, and **preserving stream corridors or natural floodplains**.

Suburban Commercial

Suburban commercial development is intended to accommodate small-scale retail, office, and limited service uses in a manner that complements the surrounding residential character. To maintain a suburban feel and ensure compatibility with nearby neighborhoods, commercial sites should:



- Incorporate landscaping and design standards that balance built structures with green space
- Utilize site layouts that reduce visual impacts and integrate seamlessly with adjacent residential areas
- Be scaled and designed to resemble residential buildings, particularly when located near homes

This development style is well-suited for transitional areas between residential and more intensive commercial zones and plays a key role in preserving the community's character and visual identity.

Setback Requirements

Setbacks are designed to support a uniform streetscape, create a landscaped buffer, minimize visual and noise impacts and allow space between buildings for utility access.

- **Front Yard:** 25 to 40 feet
- **Side Yard:** 10 to 15 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 30 to 50 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 25% to 40%
- **Maximum Building Height:** 25 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- LC, local commercial district
- LC-O, local commercial office

LC-1, local retail restricted

- PD, planned development district

Future Land Use District: Community Facilities, Parks, and Open Space

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.



Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Potential for development – Undeveloped Land



1. Zoning regulations can help preserve historic sites like Watts Cemetery.

-  Active Zoning or Permit Application
-  Property under contract or due diligence



1. Areas away from residential neighborhoods allow for greater flexibility for higher-intensity uses like outdoor dining and entertainment venues.



FORT BEND PKWY

Focus Area Background

Population

17,526

Median Household Income

\$103,393

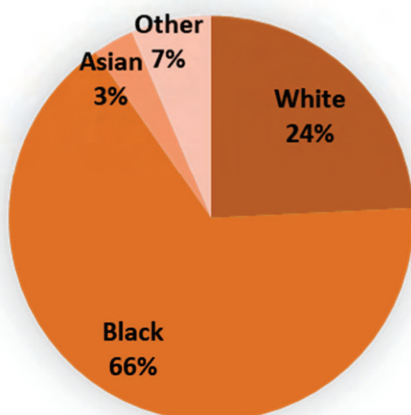
Median Housing Value

\$328,700

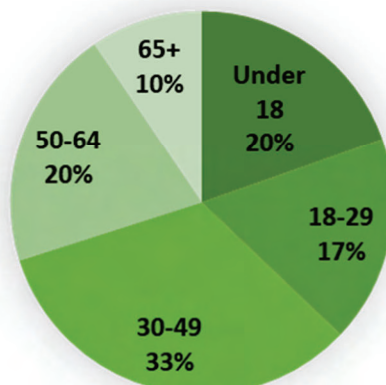
Key Characteristics:

- * Fort Bend County Roll Road Authority
- * 4-lane roadway
- * TxDOT planned—early 1960's; first segment connecting US Highway 90A to Hwy 6 opened in 2004; segment from HWY 6 to Sienna Pkwy opened in 2012; Sienna Pkwy to Sienna Ranch opened in 2023
- * Ultimate buildout—extend across Brazos River—connect to the Grand Parkway
- * Annexation of land along corridor between 1982 and 1997
- * Existing land uses include communication towers, residential, warehouse, commercial/retail

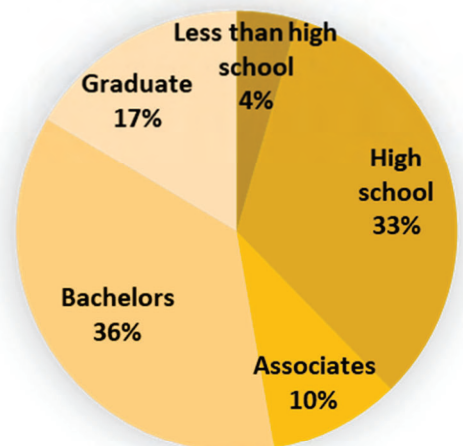
Race



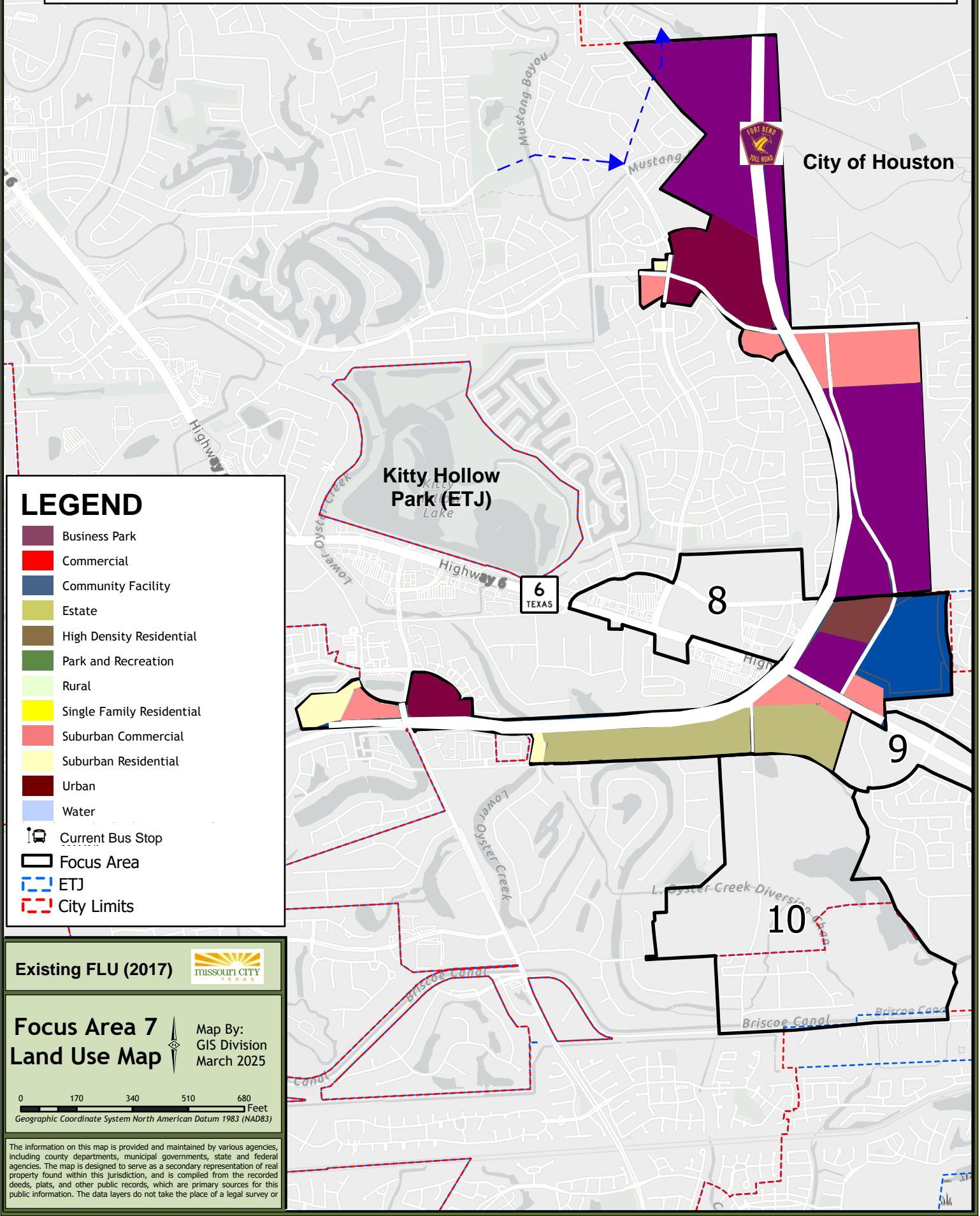
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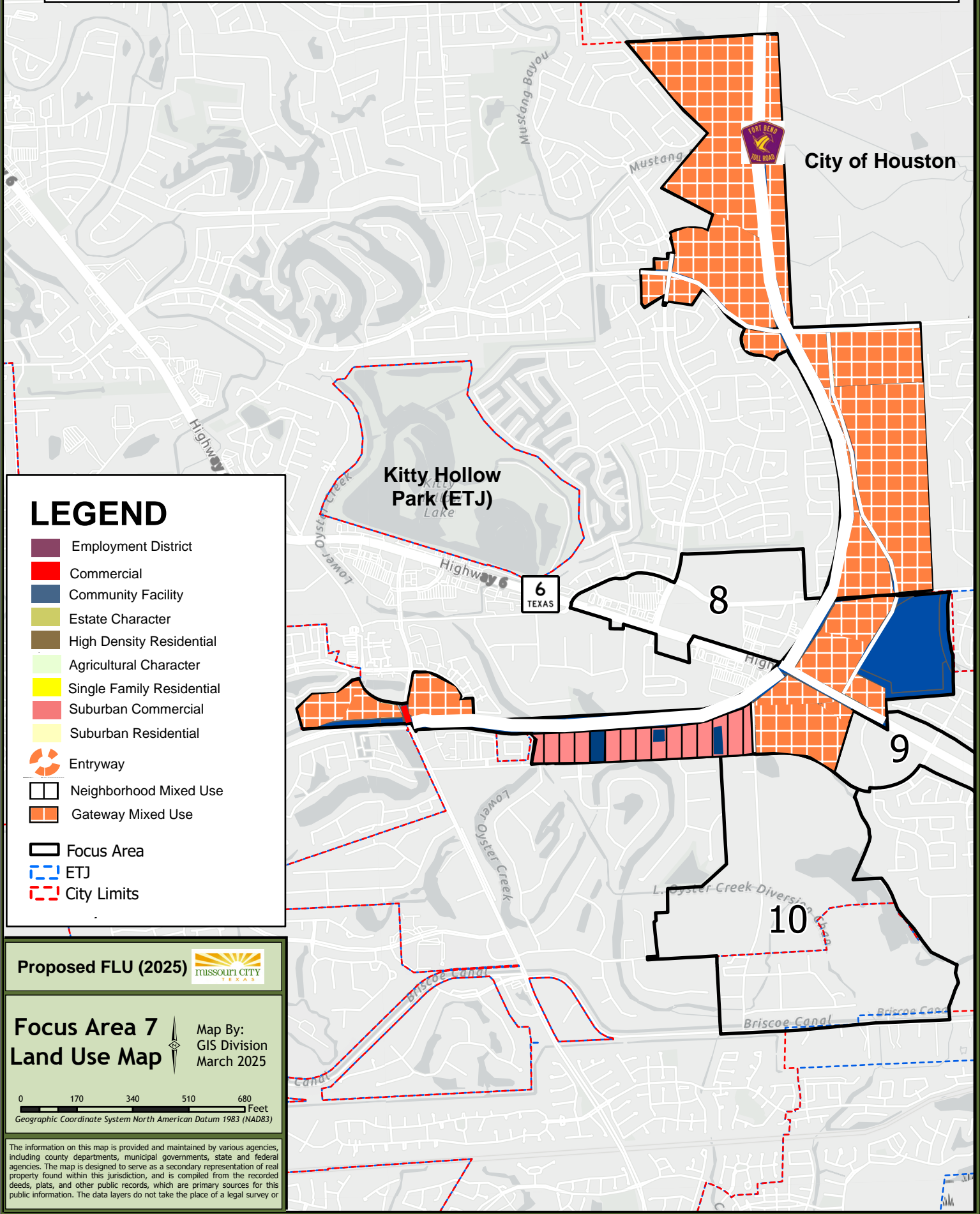
Education Status



Focus Area 7: Fort Bend Parkway Corridor



Focus Area 7: Fort Bend Parkway Corridor



LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use
- Focus Area
- ETJ
- City Limits

Proposed FLU (2025)



Focus Area 7 Land Use Map

























Map By:
GIS Division
March 2025

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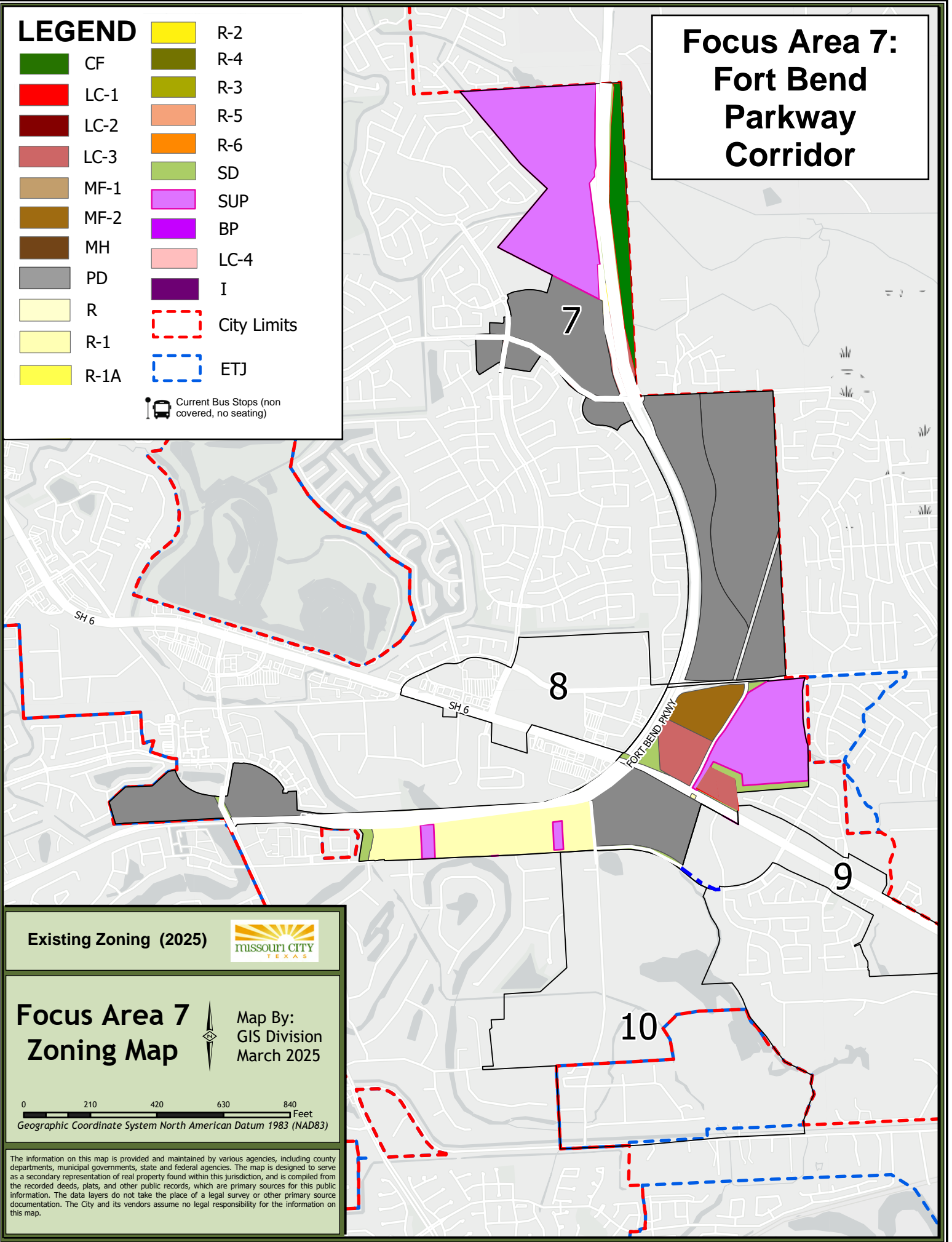
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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ
	Current Bus Stops (non covered, no seating)		

Focus Area 7: Fort Bend Parkway Corridor



Existing Zoning (2025)



Focus Area 7 Zoning Map






























Map By:
GIS Division
March 2025

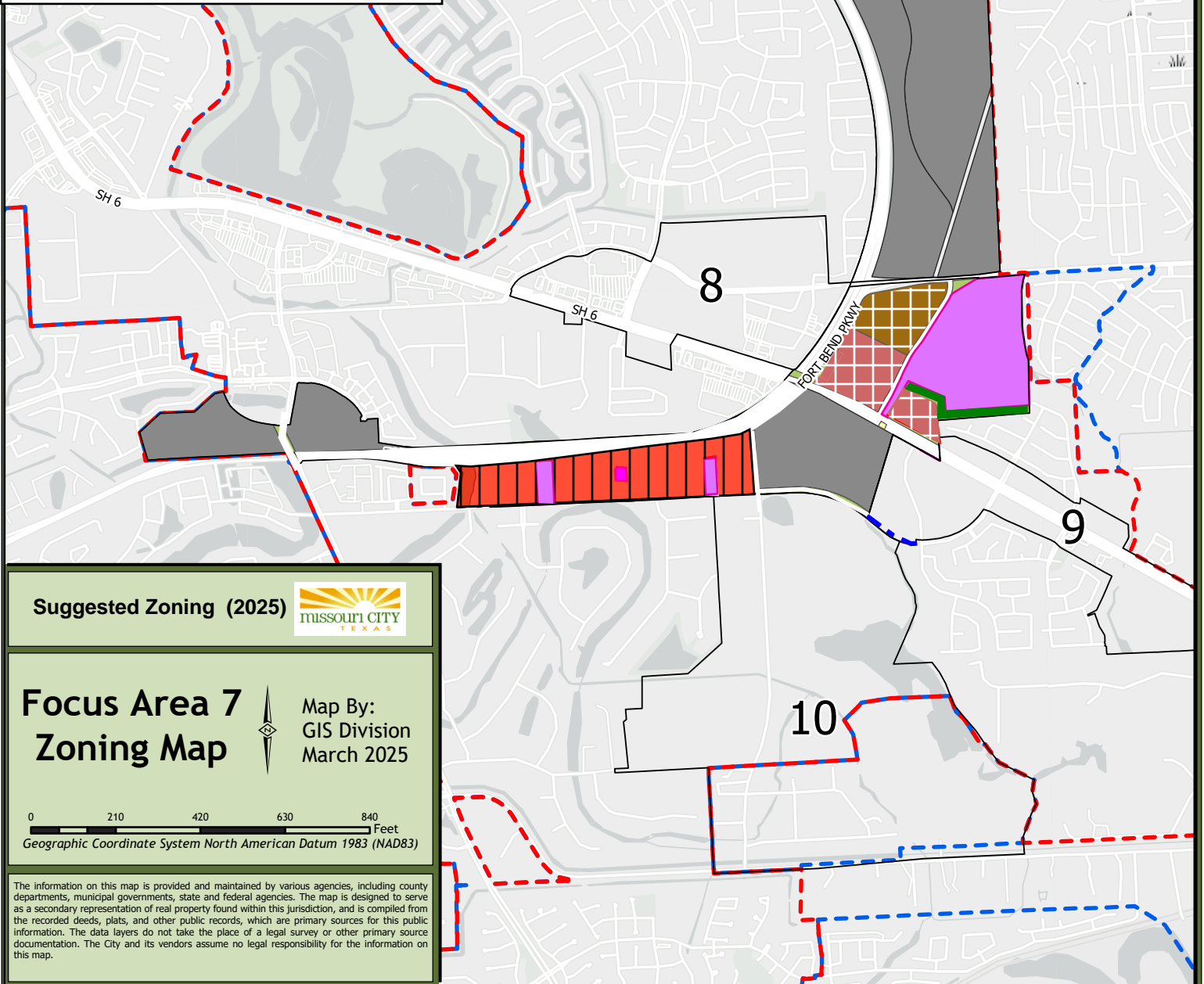
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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	NMO		Current Bus Stops (non covered, no seating)
	GO		

Focus Area 7: Fort Bend Parkway Corridor



AT A GLANCE

FOCUS AREA 8

Trammel Fresno



Purpose of Proposal

To adopt Gateway Mixed Use Land Use designation that supports compact, walkable, and mixed-use development patterns; support transit and mobility improvements, and encourage mixed use commercial buildout.



Key Changes Proposed

1. Future Land Use Character District Adjustments

Proposed Character: Gateway Mixed Use Character District: High-intensity urban development at city entrances.

- 70% lot coverage, walkability, vertical/horizontal mixed use.**
- Consider Gateway Overlay (GO) zoning to achieve desired land use**

Community and Staff Feedback Highlights

- **Green Space:** Emphasis on preserving and incorporating open space as an amenity.
- **Mobility & Connectivity:** Community desire for pedestrian access and better residential connectivity.
- **Mixed Development:** Integration of town center-style development with mixed uses.

STAFF RECOMMENDATION

Adoption of the Gateway Mixed Use Character land use with a focus on implementing pedestrian-first design, multimodal infrastructure, compatible building forms, and mixed-use commercial buildout. Preservation of community character and incorporation of public green space are emphasized.

Focus Area 8: Trammel Fresno Rd.

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Suburban Commercial Business Park	Gateway Mixed Use (NEW)		SD, suburban R-2, single family residential LC-2, local retail LC-3, retail PD, planned development	LC-3, retail (NEW) CF, community facilities (NEW) PD, planned development (EXISITING) Gateway Overlay (NEW)

Proposed Future Land Use Character Districts:

Urban Character

(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.

Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

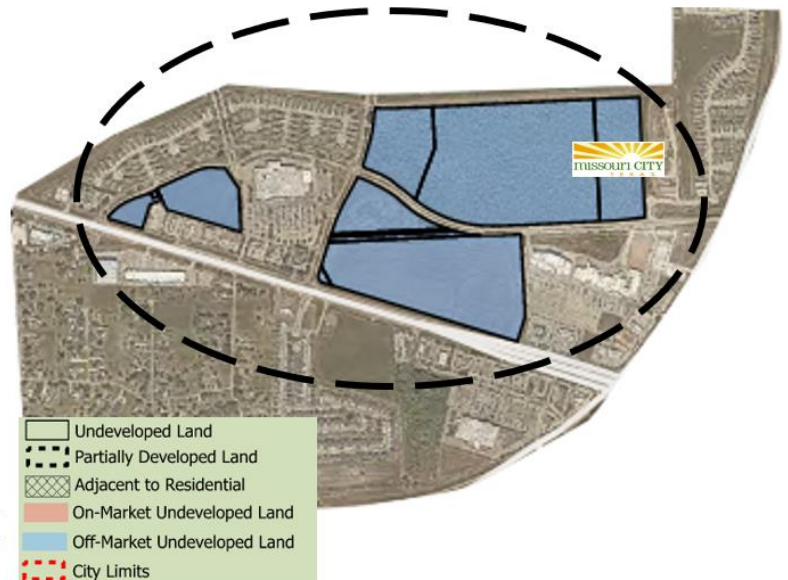
- Gateway Overlay (GO)
- PD, planned development district

Potential for development – Undeveloped Land

High-visibility, high-traffic site and undeveloped land—ideal for mixed-use development anchored by major retailers like Costco or Sam's Club to maximize limited land and meet community interest.



- ◆ Active Zoning or Permit Application
- ✗ Property under contract or due diligence





TRAMMEL FRESNO

Focus Area Background

Population

8,856

Median Household Income

\$114,236

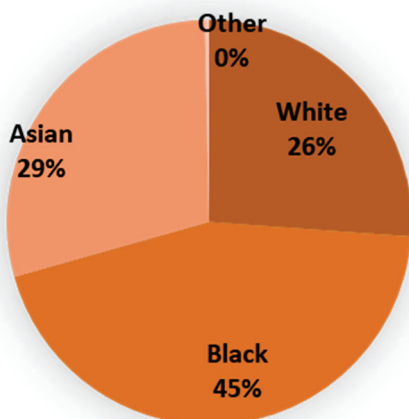
Median Housing Value

\$306,400

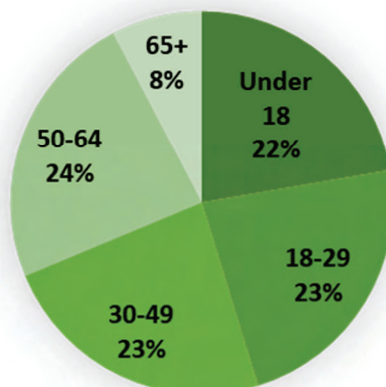
Key Characteristics:

- * Fort Bend County Roll Road Authority / City maintained roadway
- * Minor arterial, 4-lane roadway; curb and gutter
- * Intersects with FM 521 to the east and Sienna Parkway to the west
- * Annexation of land along corridor occurred in 1988
- * Existing land uses include residential, commercial/retail, and civic
- * Recent development includes commercial/retail

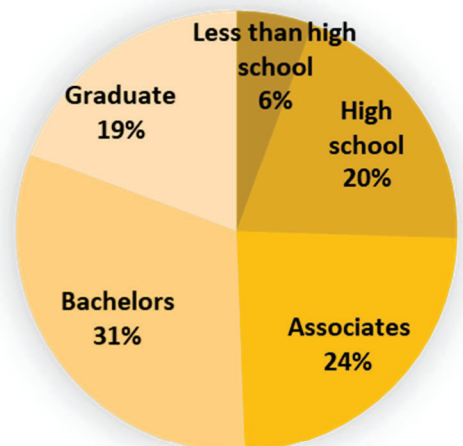
Race



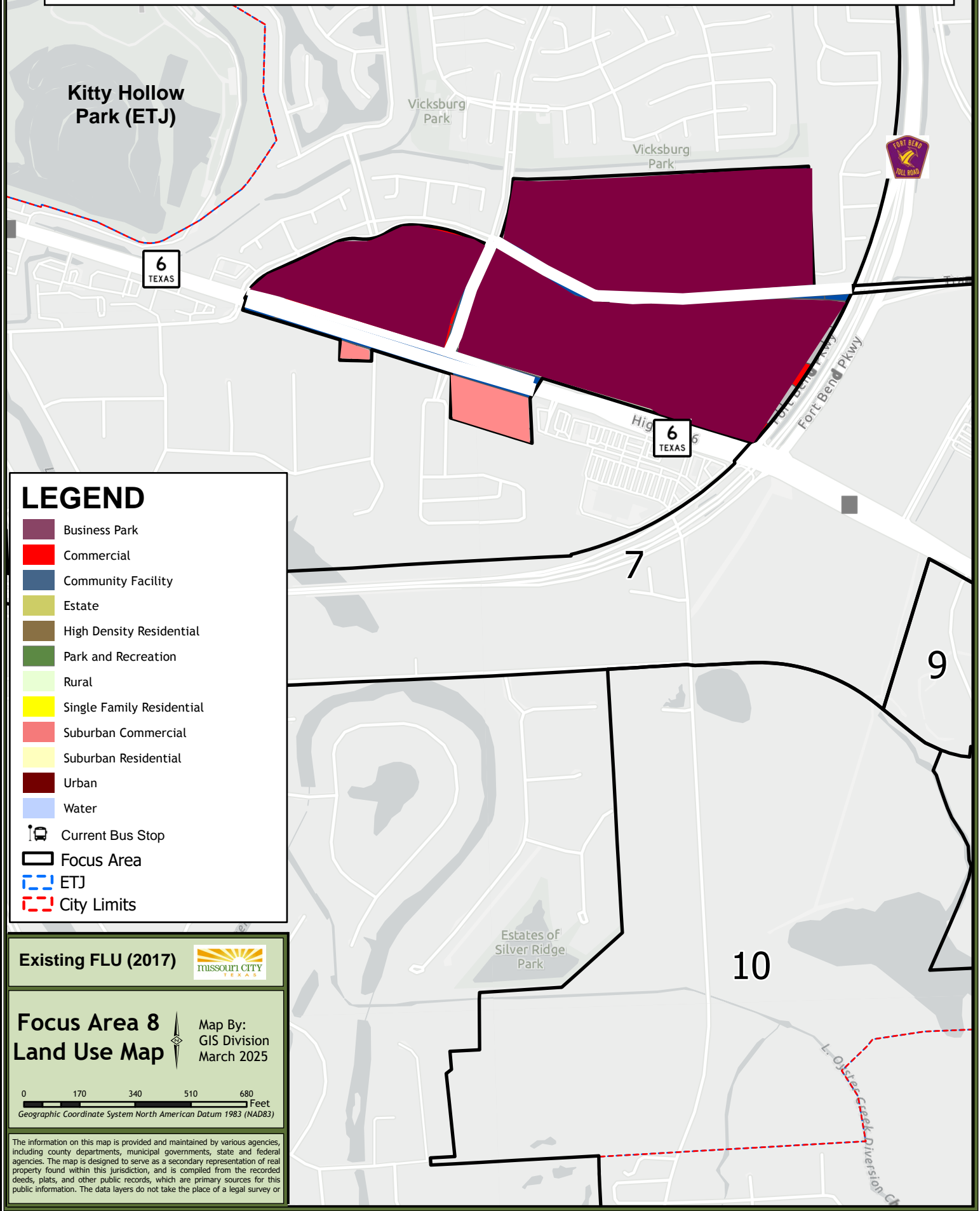
Age Distribution



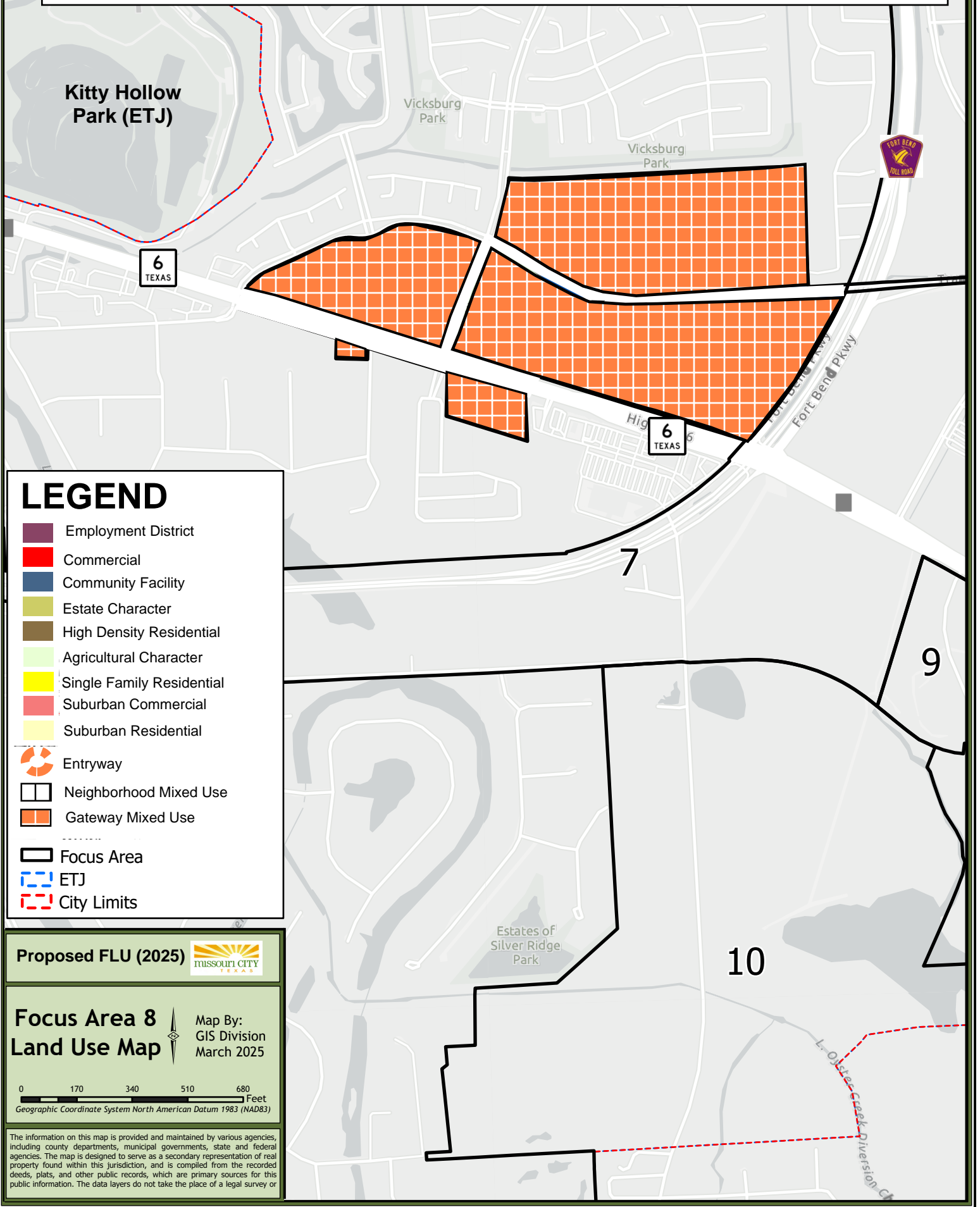
Education Status



Focus Area 8: Trammel Fresno Road Corridor



Focus Area 8: Trammel Fresno Road Corridor



LEGEND

- Employment District
- Commercial
- Community Facility
- Estate Character
- High Density Residential
- Agricultural Character
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Entryway
- Neighborhood Mixed Use
- Gateway Mixed Use
- Focus Area
- ETJ
- City Limits

Proposed FLU (2025)


























Focus Area 8 Land Use Map


Map By:
GIS Division
March 2025

0 170 340 510 680 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

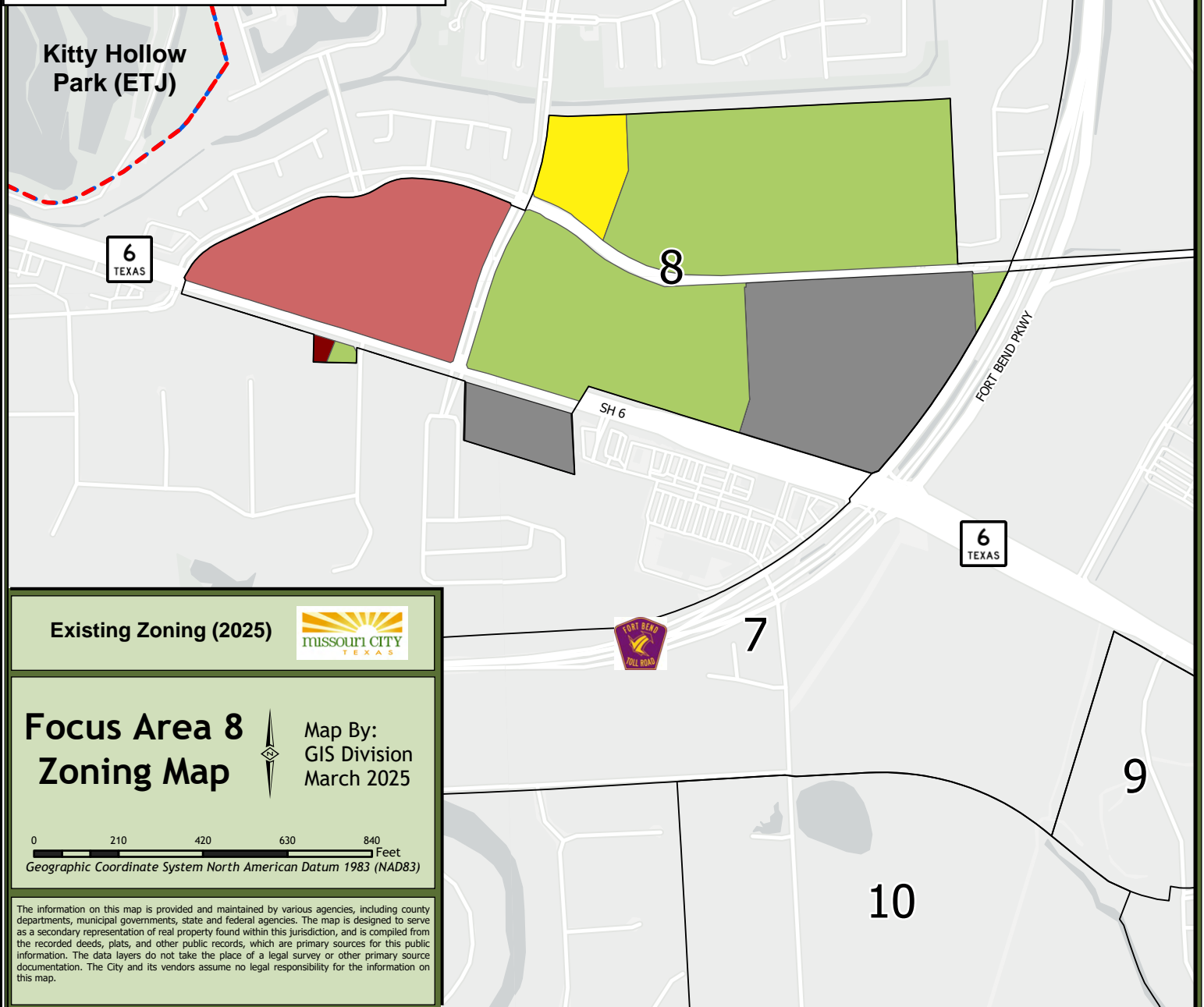
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LEGEND




























	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ

 Current Bus Stops (non covered, no seating)

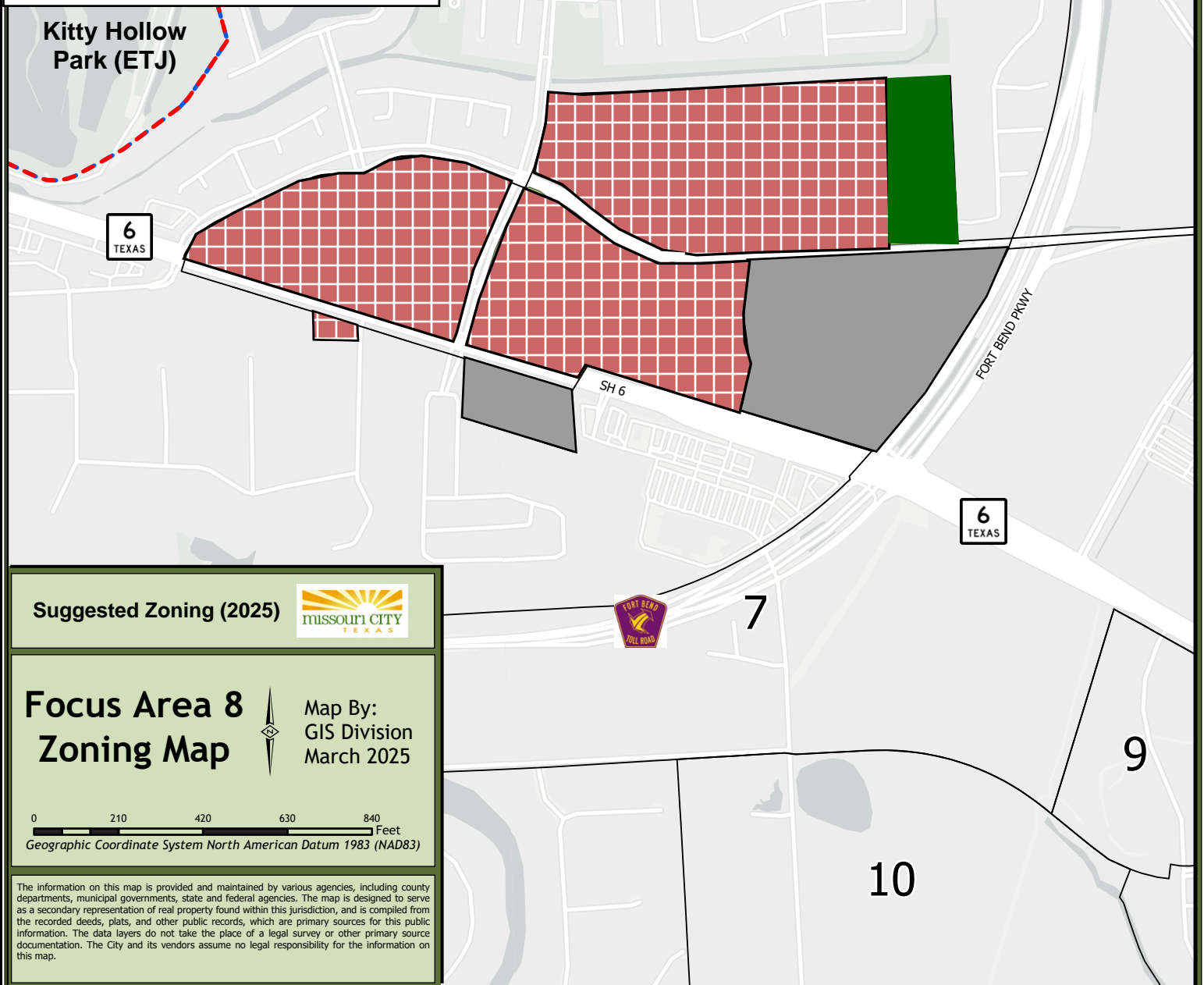
Focus Area 8: Trammel Fresno Road Corridor



LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	NMO		Current Bus Stops (non covered, no seating)
	GO		

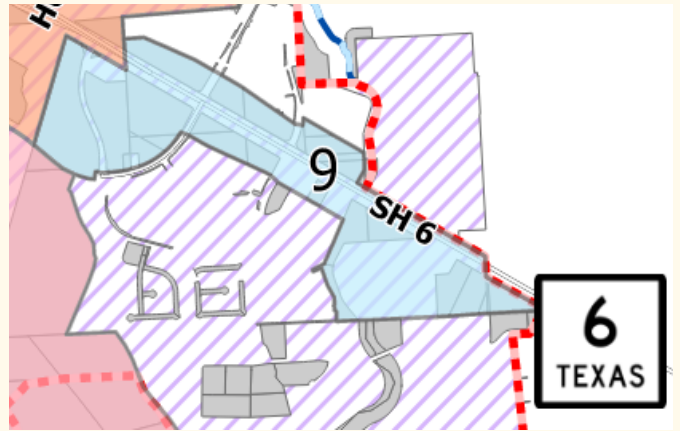
Focus Area 8: Trammel Fresno Road Corridor



AT A GLANCE

FOCUS AREA 9

Highway 6



Purpose of Proposal

To adopt Gateway Mixed Use Land Use designation that supports compact, walkable, and mixed-use development patterns; support transit and mobility improvements, and encourage mixed use commercial buildout.

Key Changes Proposed

1. Future Land Use Character District Adjustments

Proposed Character: Gateway Mixed Use Character District: High-intensity urban development at city entrances.

- **70% lot coverage, walkability, vertical/horizontal mixed use.**
- **Consider Gateway Overlay (GO) zoning to achieve desired land use**

Community and Staff Feedback Highlights

Mobility: Strong support for improved pedestrian access, bike racks, and walkability

Green Space: Prioritize green space and public amenities in new developments.

Development: Favor mixed-use, walkable environments with concentration of businesses and urban-style down centers

Design: Staff advocates for form-based codes and niche residential types while residents desire new entertainment and dining options that complement the area.

STAFF RECOMMENDATION

Adoption of the Gateway Mixed Use Character land use to align the Highway 6 corridor with the City's long-term vision for urban, mixed-use development. This includes improved walkability, increased access to services and amenities, and compatible mixed-use commercial buildout.

Focus Area 9: Highway 6

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)	Current Zoning Districts	Proposed Zoning District(s)
Suburban Commercial Estate Character Community Facilities	Gateway Mixed Use (NEW) Community Facilities (EXISTING)	SD, Suburban R-1, Single Family Residential LC-3, Retail SUP, specific use permit PD, planned development	LC-3 Retail (NEW) PD, Planned Development (EXISTING) SUP, specific use permit (EXISTING) R-6, Condominium Residential (NEW) Community Facilities (EXISTING) Gateway Overlay (NEW)

Proposed Future Land Use Character Districts:

Urban Character

(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.

Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

- Gateway Overlay (GO)
- PD, planned development district

Future Land Use District: Community Facilities, Parks, and Open Space

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.

- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.

Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Potential for development – Undeveloped Land



Active Zoning Application



Active permit application / due diligence



HWY 6 (EAST OF FB PWKY)

Focus Area Background

Population

7,925

Median Household Income

\$99,913

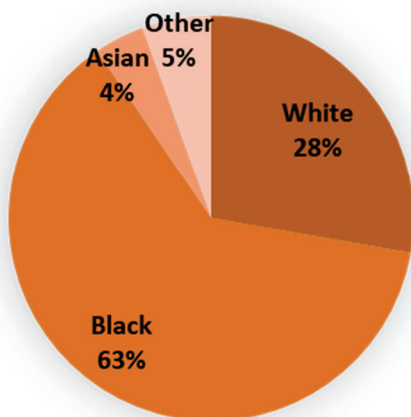
Median Housing Value

\$367,600

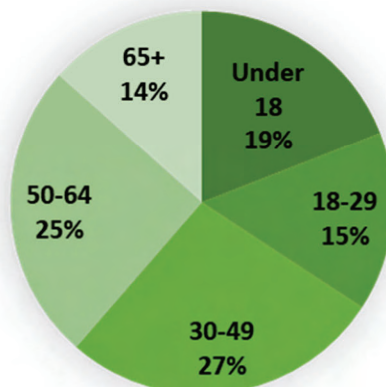
Key Characteristics:

- * State of Texas / TxDOT Highway
- * Major Thoroughfare, 6-lane roadway, median dividers, open ditches
- * Northwest of Missouri City, intersects with US Route 59/ Interstate 69. Southeast of Missouri City, interacts with Interstate 45.
- * Annexation of land along corridor between 1982 and 2005
- * Existing land uses include residential, commercial/retail, and civic
- * Recent development includes commercial/retail

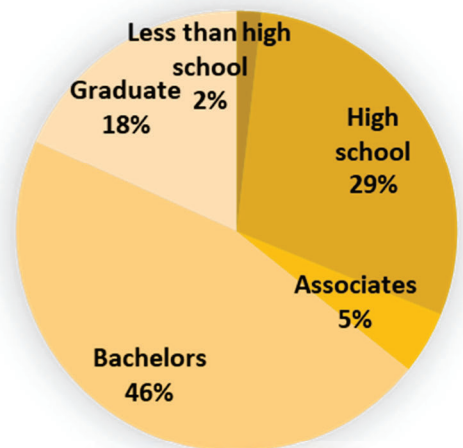
Race



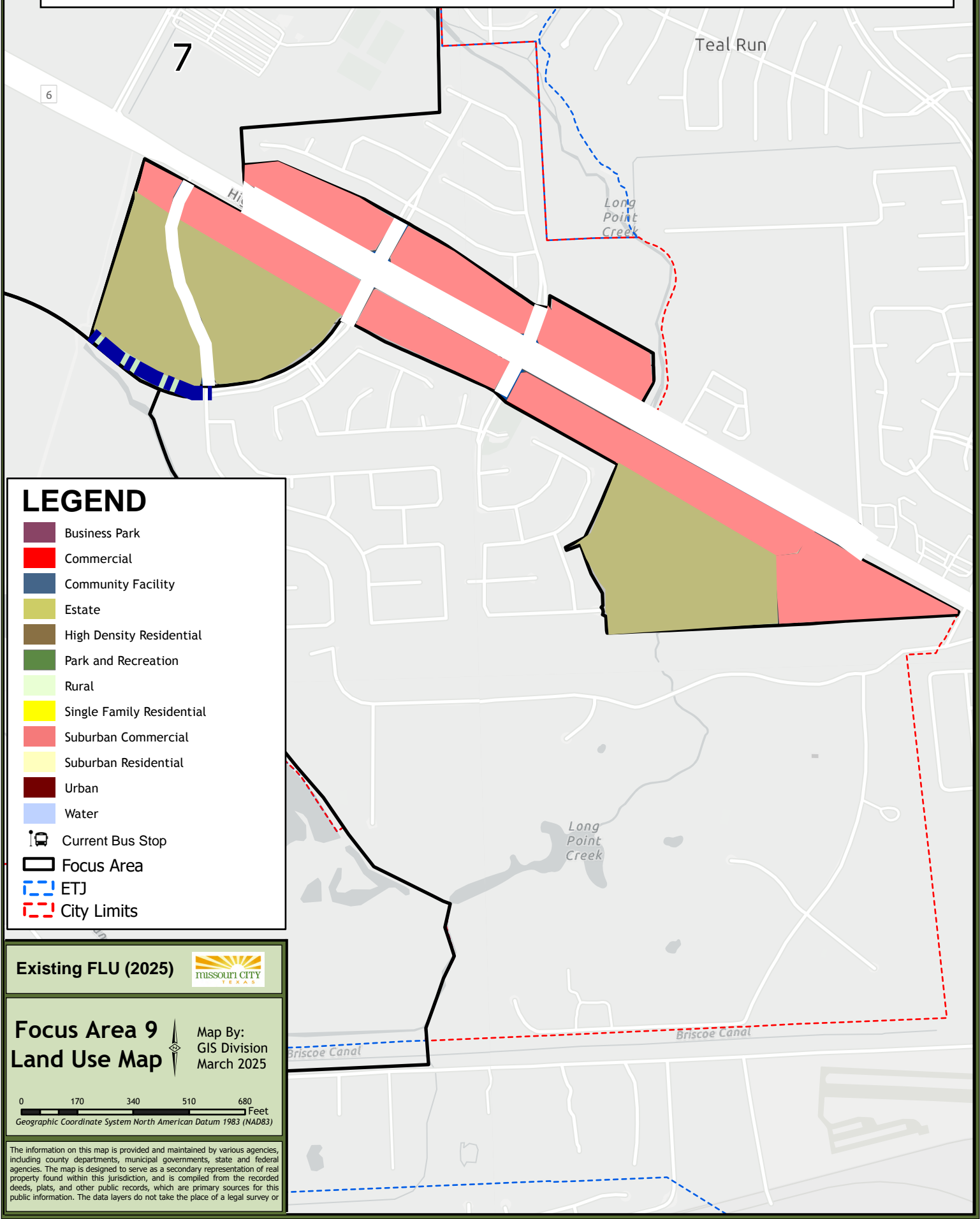
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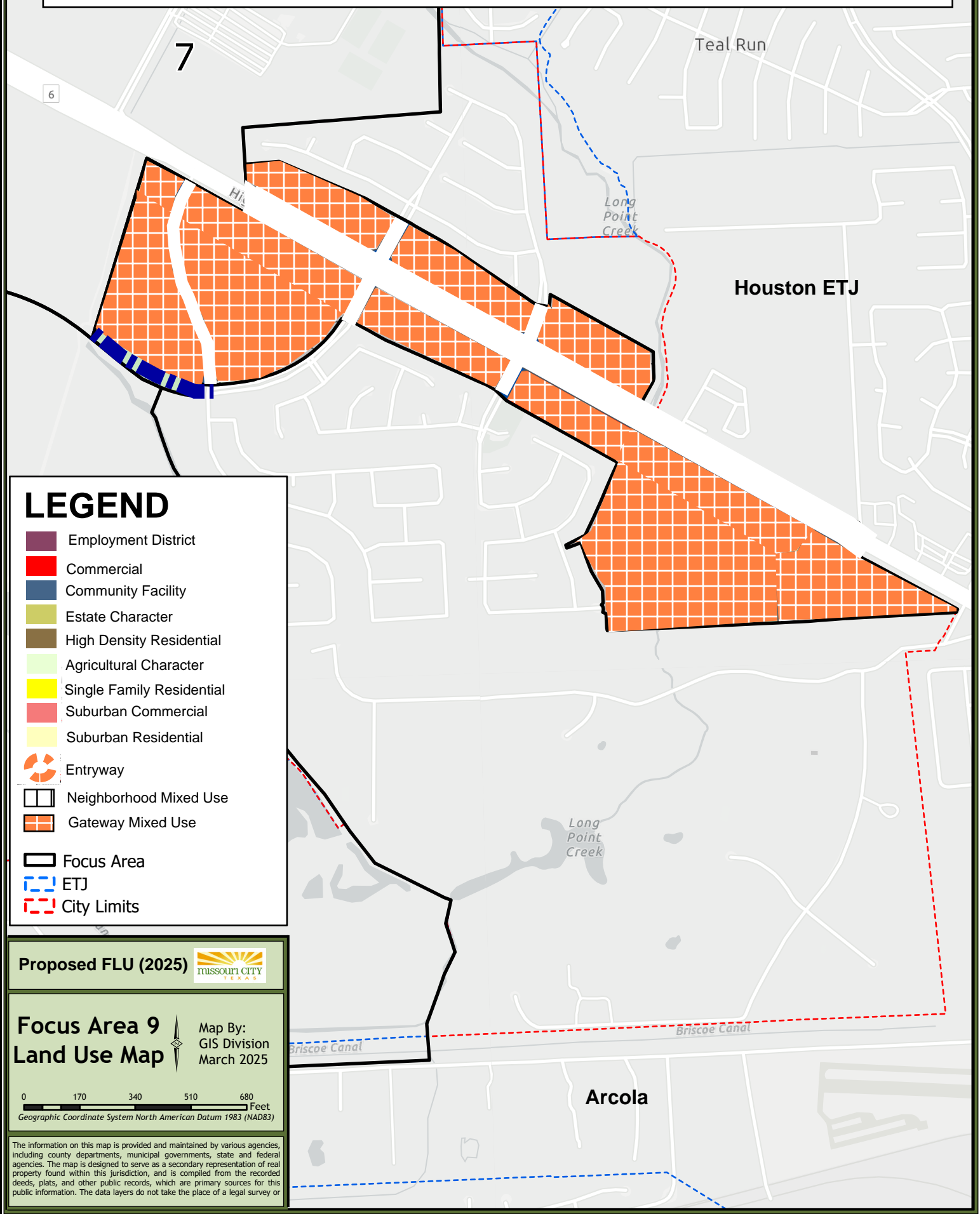
Education Status



Focus Area 9: State Highway 6 Corridor



























Focus Area 9: State Highway 6 Corridor

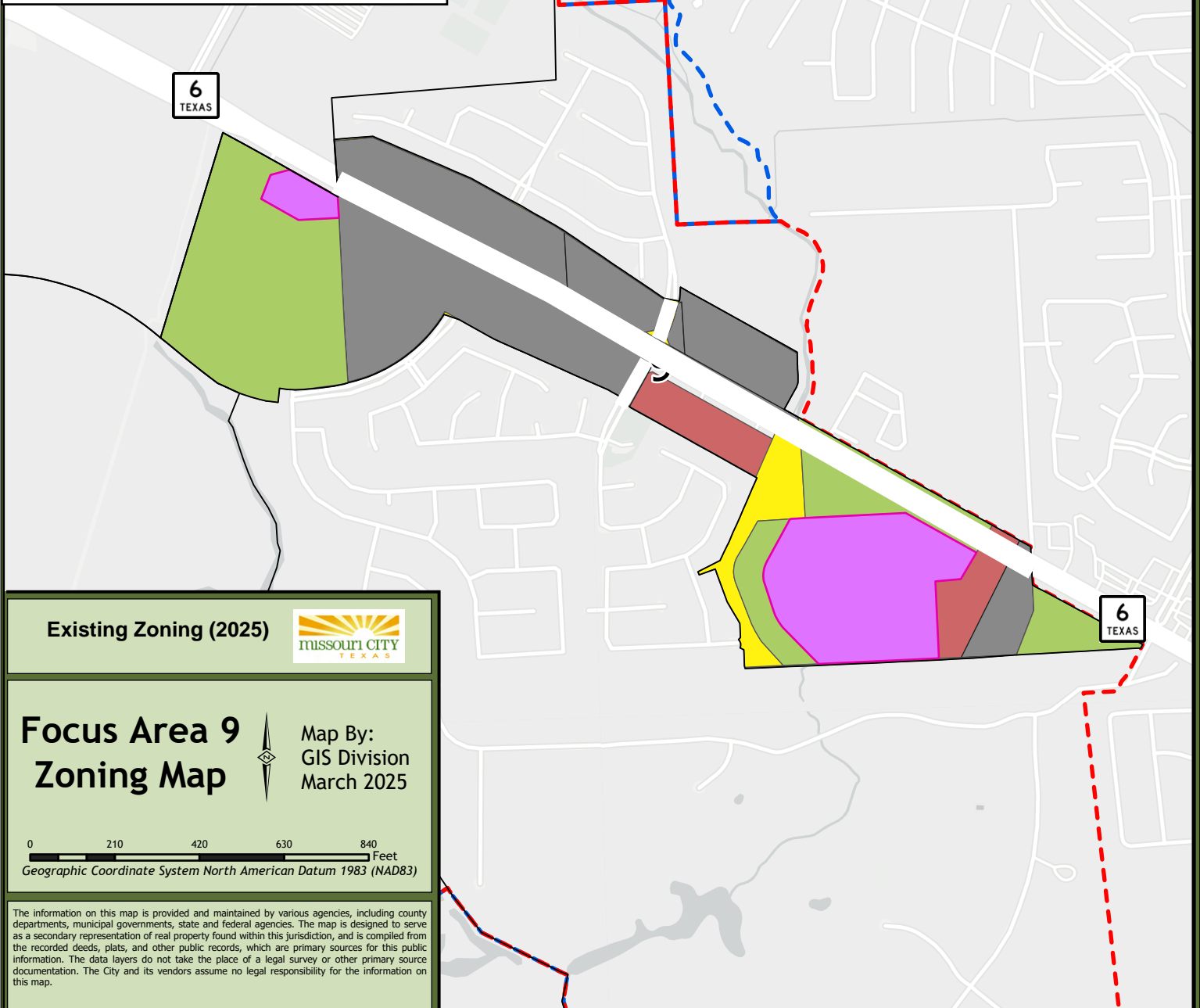


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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ
	Current Bus Stops (non covered, no seating)		

Focus Area 9: State Highway 6 Corridor



Existing Zoning (2025)



Focus Area 9 Zoning Map






























Map By:
GIS Division
March 2025

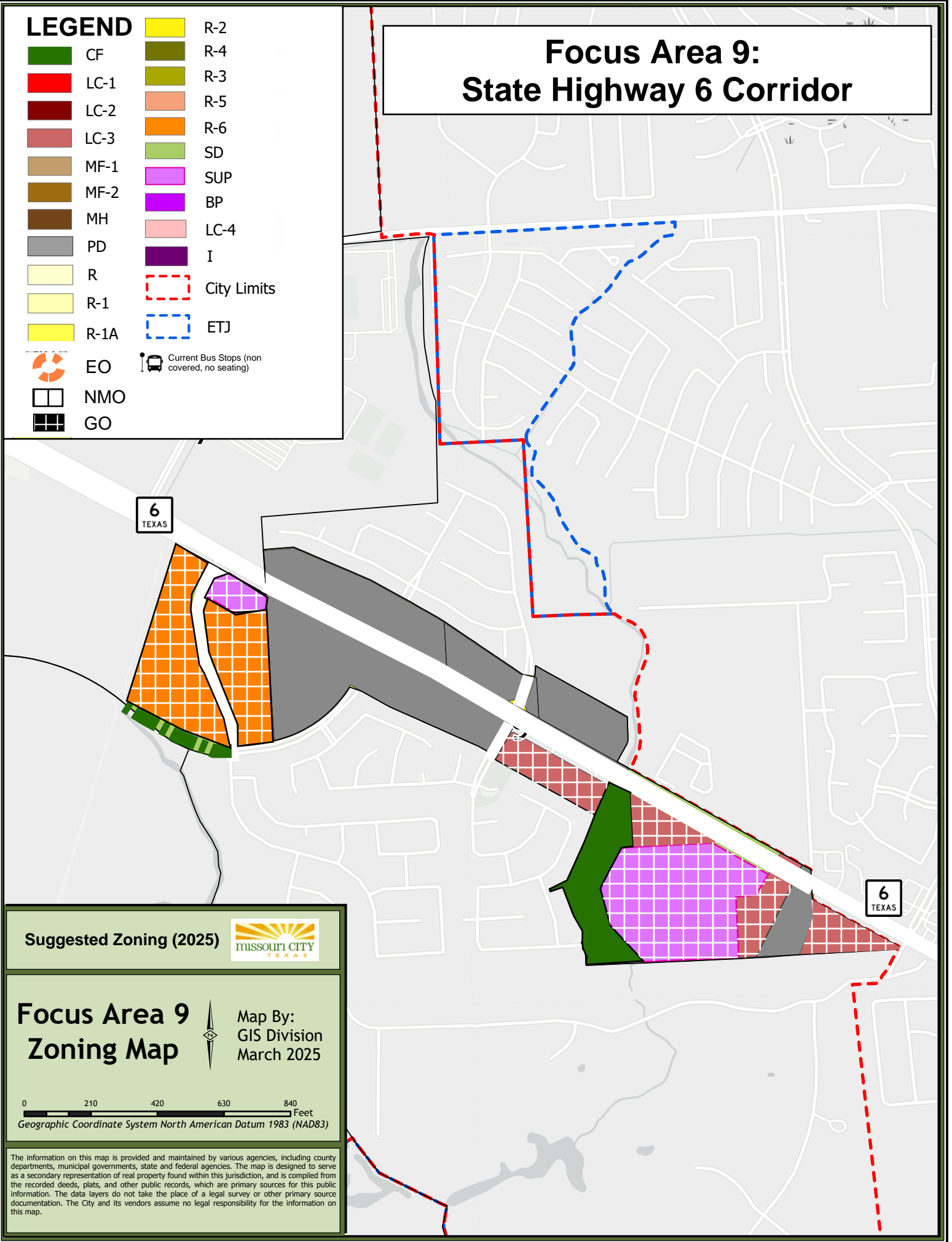
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Geographic Coordinate System North American Datum 1983 (NAD83)

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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	NMO		Current Bus Stops (non covered, no seating)
	GO		

Focus Area 9: State Highway 6 Corridor



Suggested Zoning (2025)



Focus Area 9 Zoning Map



Map By:
GIS Division
March 2025

0 210 420 630 840 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

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AT A GLANCE

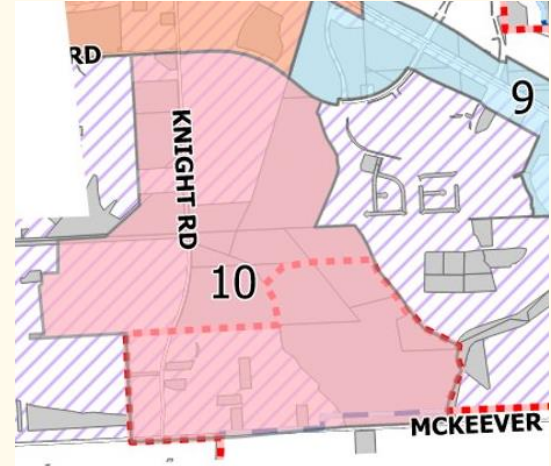
FOCUS AREA 10



Purpose of Proposal

Staff proposes adding **suburban commercial land use to existing estate land uses** to encourage a

complementary mix of residential, commercial, dining, and public uses that reflect and enhance the identity, character, and values of surrounding neighborhoods.



Key Changes Proposed

1. Future Land Use Character District Adjustments

Current Designations: Estate Character

Proposed Additions:

- **Land Use: Suburban Commercial**
- **Neighborhood Mixed Use:** Small-scale mixed-use near, neighborhoods.
- **Max 5,000 sq. ft. retail, 50% lot coverage, pedestrian oriented.**
- **Consider Neighborhood Mixed Use Overlay and LC-1 Local retail zoning**

2. Zoning District Updates

- **Consider using Neighborhood Mixed Use Overlay to diversify development of estate areas into mixed suburban commercial development**

Community and Staff Feedback Highlights

Mobility: Desire for street safety and mobility; residents want access to amenities via pedestrian mobility. Require bike racks across developments.

Housing Preservation: Preserve existing housing type for new development to be compatible.

Green Space: Prioritize green space in proposed developments as a key amenity.

Traffic Safety: Residents would like to see improved connectivity for existing residential.

STAFF RECOMMENDATION

Adopt **updated land use** to support mixed-use development with an emphasis on neighborhood cohesion, compatibility, and incorporation of green space where floodplains and wetlands limit development.

Focus Area 10: McKeever, Knight, Watts.

Summary Overview

Current Future Land Use Character District(s) (FLU)	Proposed Future Land Use Character District(s)		Current Zoning Districts	Proposed Zoning District(s)
Estate	Estate		R, Single Family	R, Residential (EXISTING)
	Suburban Commercial		R-1, Single Family	LC-1, Retail (NEW)
	Neighborhood Mixed Use		SD, Suburban District	Planned Development (EXISTING)
	Community Facility		Planned Development	Neighborhood Mixed Use (NEW)

Proposed Future Land Use Character Districts:

Urban Character

(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.

Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%

- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Future Land Use District: Estate Character

Intent: The **Estate Character** designation is intended for **large-lot residential development** in areas where a rural, low-density lifestyle is desired. This development type should be accommodated **within the city limits** to ensure that estate-style living remains an option for residents who prefer a more spacious, private setting.



Lots within this district are generally a **minimum of one acre** in size, allowing for expansive yards, open space, and greater separation between homes. Development is commonly supported by **private wells and septic systems**, as public water and sewer infrastructure may not be available.

This designation supports a **low-impact, rural residential character**, providing an alternative to more urban or suburban development forms while contributing to the overall diversity of housing choices in the community.

Compatible Zoning Districts:

- R, rural single-family district

Suburban Commercial

Suburban commercial development is intended to accommodate small-scale retail, office, and limited service uses in a manner that complements the surrounding residential character. To maintain a suburban feel and ensure compatibility with nearby neighborhoods, commercial sites should:



- Incorporate landscaping and design standards that balance built structures with green space
- Utilize site layouts that reduce visual impacts and integrate seamlessly with adjacent residential areas
- Be scaled and designed to resemble residential buildings, particularly when located near homes

This development style is well-suited for transitional areas between residential and more intensive commercial zones and plays a key role in preserving the community's character and visual identity.

Setback Requirements

Setbacks are designed to support a uniform streetscape, create a landscaped buffer, minimize visual and noise impacts and allow space between buildings for utility access.

- **Front Yard:** 25 to 40 feet
- **Side Yard:** 10 to 15 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 30 to 50 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 25% to 40%
- **Maximum Building Height:** 25 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- LC, local commercial district
- LC-O, local commercial office
- LC-1, local retail restricted

Future Land Use District: Community Facilities, Parks, and Open Space

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

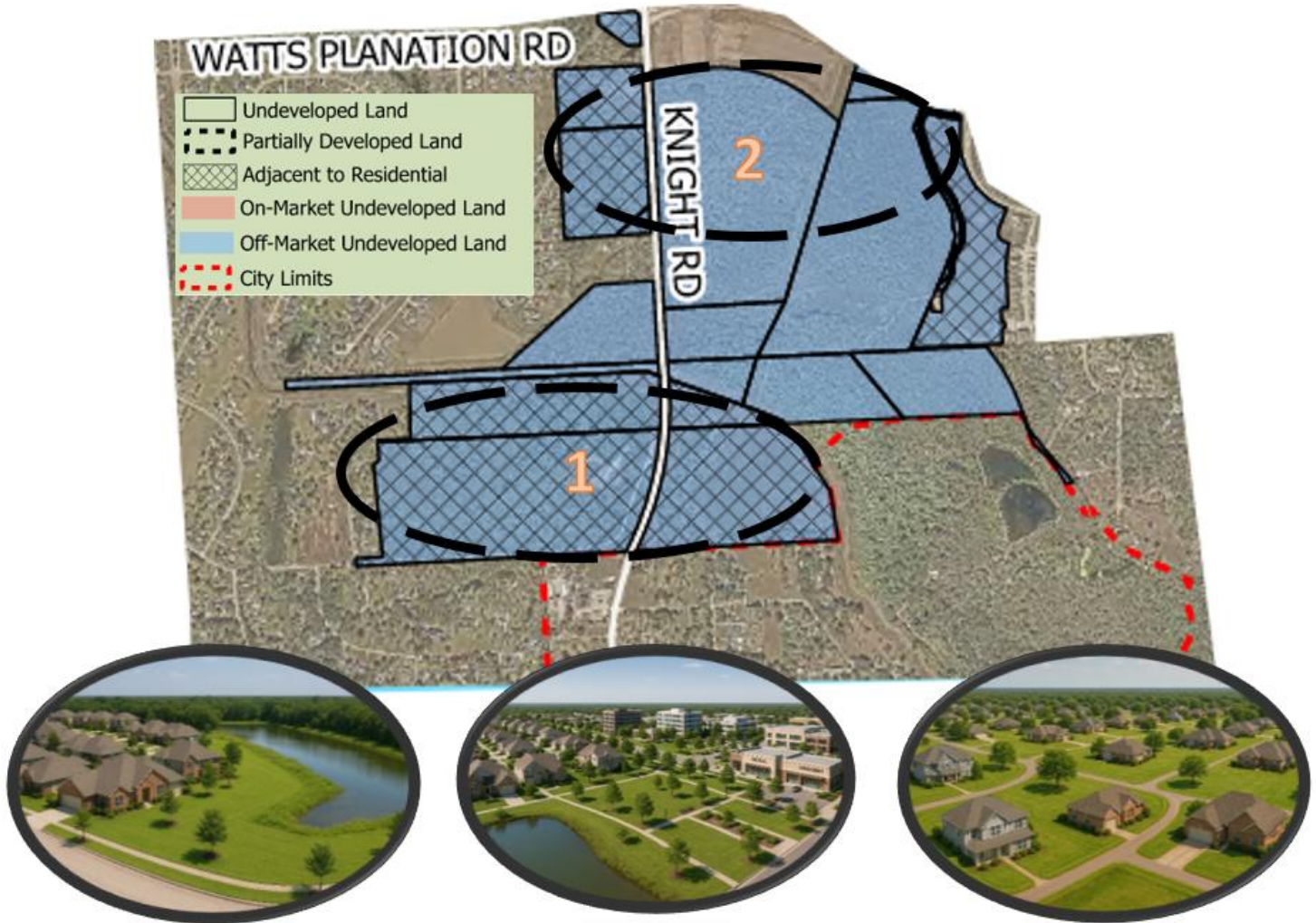
- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.

Compatible Zoning Districts:

- SUP, specific use permit

CF, community facilities overlay

Potential for development – Undeveloped Land



1. Continued estate-style development in certain areas until utilities and urban development expand to the area.

2. Encourage low-impact development through incentives in areas located within floodplain and outside the protection of a regional levee system.



KNIGHT / WATTS/ MCKEEVER

Focus Area Background

Population

4,275

Median Household Income

\$94,566

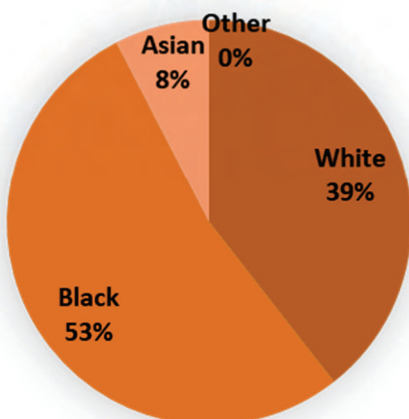
Median Housing Value

\$409,200

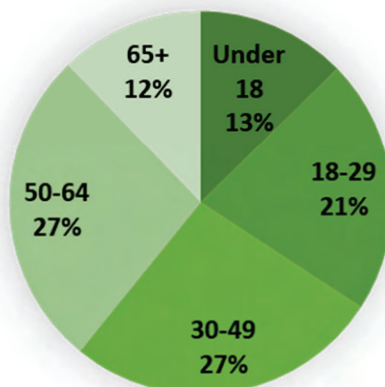
Key Characteristics:

- * Fort Bend County / City of Missouri City maintained roadways
- * Minor Arterial, Major Collector, 2-lane roadways, no dividers, open ditches
- * Watts Rd/ McKeever Rd runs east to west
- * Knight Rd runs north to south
- * Annexation of land along corridor between 1987 and 2011
- * Existing land uses include residential,

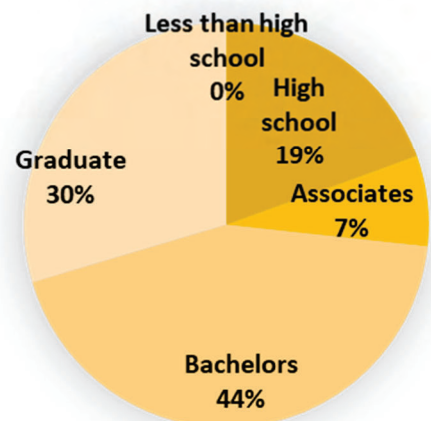
Race



Age Distribution



Education Status



Prepared by the City of Missouri City's Development Services Department - Planning Division.

Data information obtained from United States Census Bureau.

Focus Area 10: Watts (east) / Knight Road / McKeever Road Corridor

LEGEND

- Business Park
- Commercial
- Community Facility
- Estate
- High Density Residential
- Park and Recreation
- Rural
- Single Family Residential
- Suburban Commercial
- Suburban Residential
- Urban
- Water
- Current Bus Stop
- Focus Area
- ETJ
- City Limits

Existing FLU (2025)

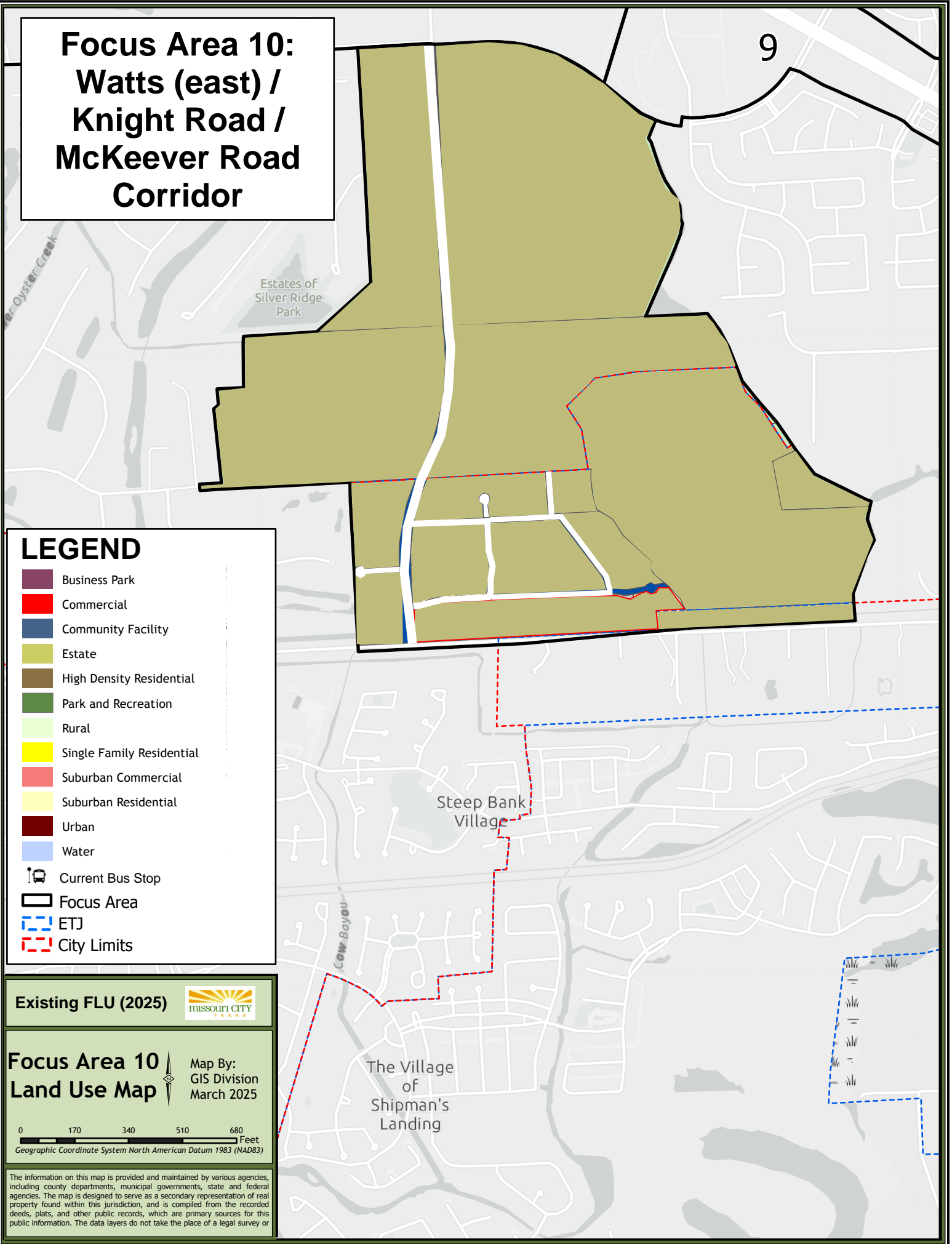


Focus Area 10 Land Use Map

Map By:
GIS Division
March 2025


0 170 340 510 680 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or



Focus Area 10: Watts (east) / Knight Road / McKeever Road Corridor

LEGEND

-  Employment District
-  Commercial
-  Community Facility
-  Estate Character
-  High Density Residential
-  Agricultural Character
-  Single Family Residential
-  Suburban Commercial
-  Suburban Residential
-  Entryway
-  Neighborhood Mixed Use
-  Gateway Mixed Use
-  Focus Area
-  ETJ
-  City Limits

Proposed FLU (2025)

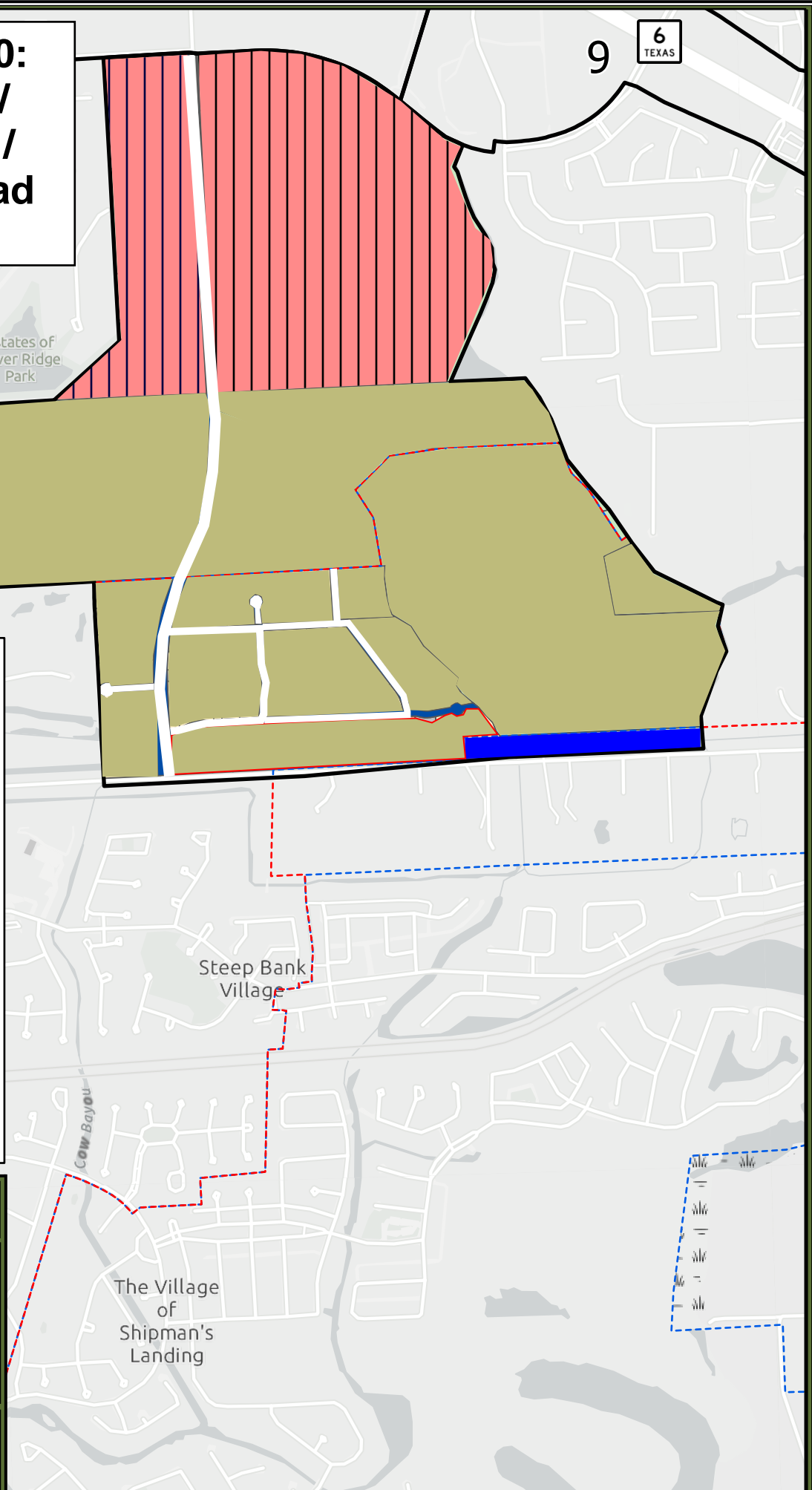


Focus Area 10 Land Use Map
























Map By:
GIS Division
March 2025


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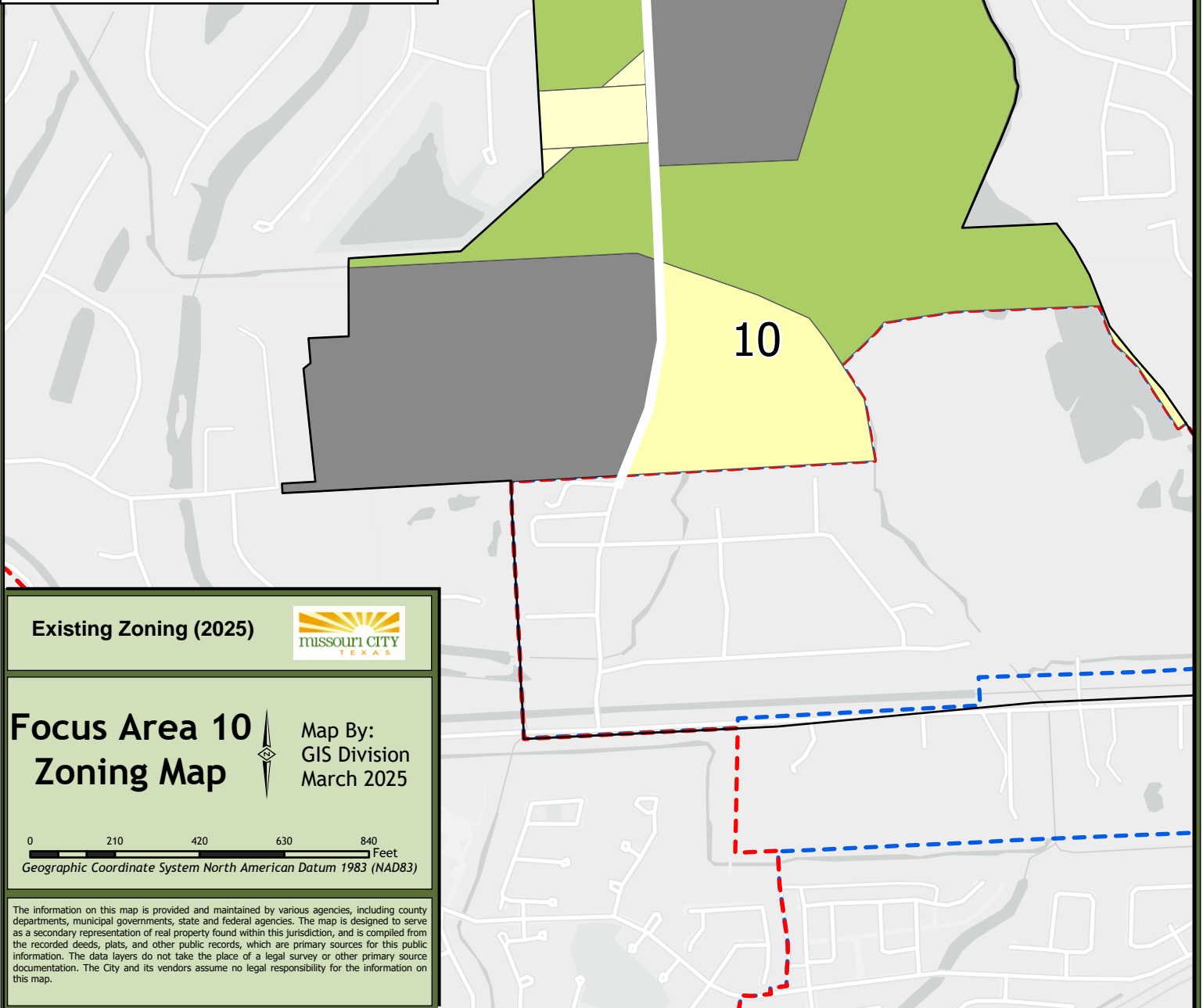


LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
			ETJ

 Current Bus Stops (non covered, no seating)

Focus Area 10: Watts (east) / Knight Road / McKeever Road Corridor



Existing Zoning (2025)



Focus Area 10 Zoning Map






























Map By:
GIS Division
March 2025

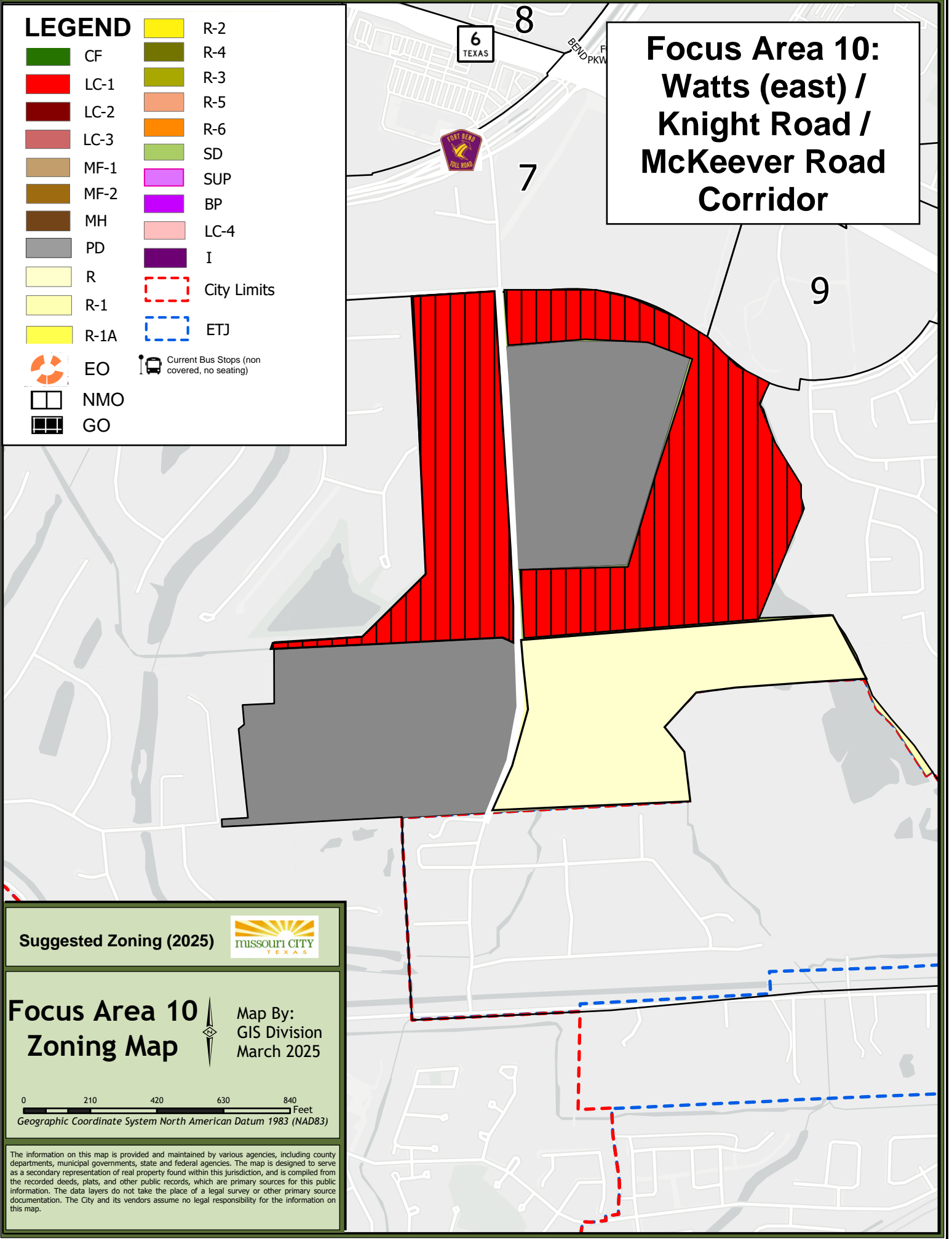
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Geographic Coordinate System North American Datum 1983 (NAD83)

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LEGEND

	CF		R-2
	LC-1		R-4
	LC-2		R-3
	LC-3		R-5
	MF-1		R-6
	MF-2		SD
	MH		SUP
	PD		BP
	R		LC-4
	R-1		I
	R-1A		City Limits
	EO		ETJ
	NMO		Current Bus Stops (non covered, no seating)
	GO		

Focus Area 10: Watts (east) / Knight Road / McKeever Road Corridor



Suggested Zoning (2025)



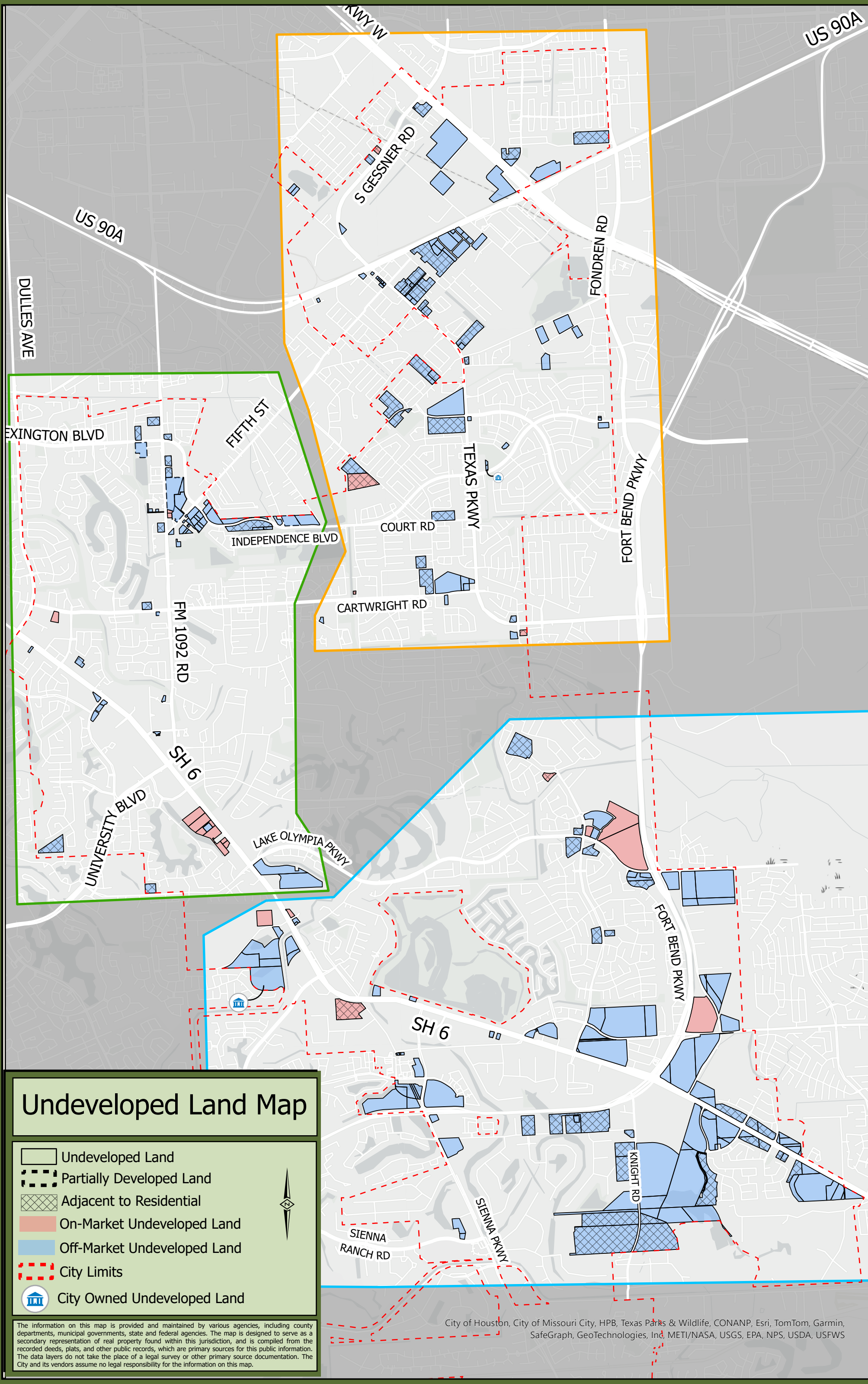
Focus Area 10 Zoning Map



Map By:
GIS Division
March 2025

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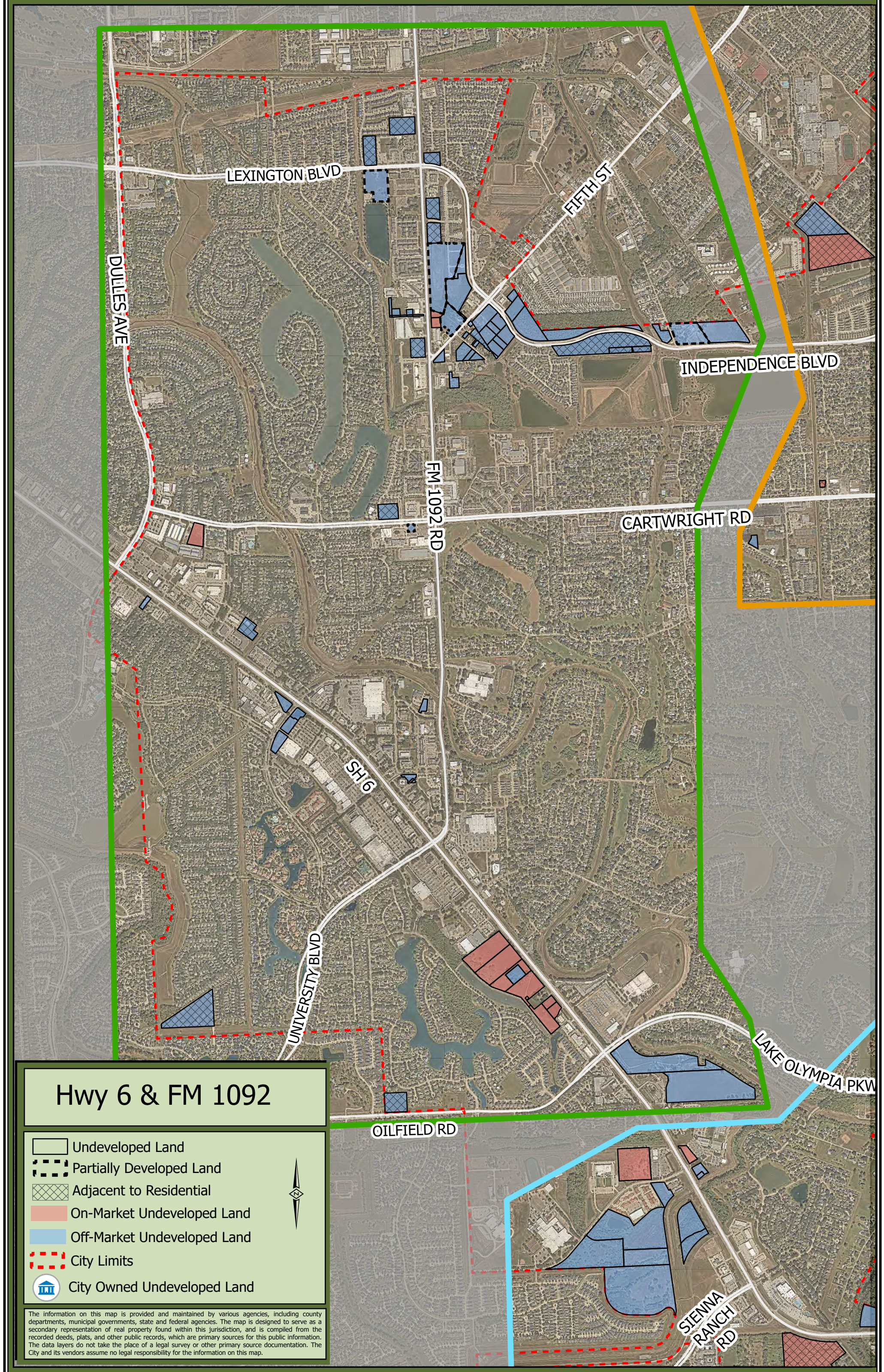


Undeveloped Land Map

- Undeveloped Land
- Partially Developed Land
- Adjacent to Residential
- On-Market Undeveloped Land
- Off-Market Undeveloped Land
- City Limits
- City Owned Undeveloped Land

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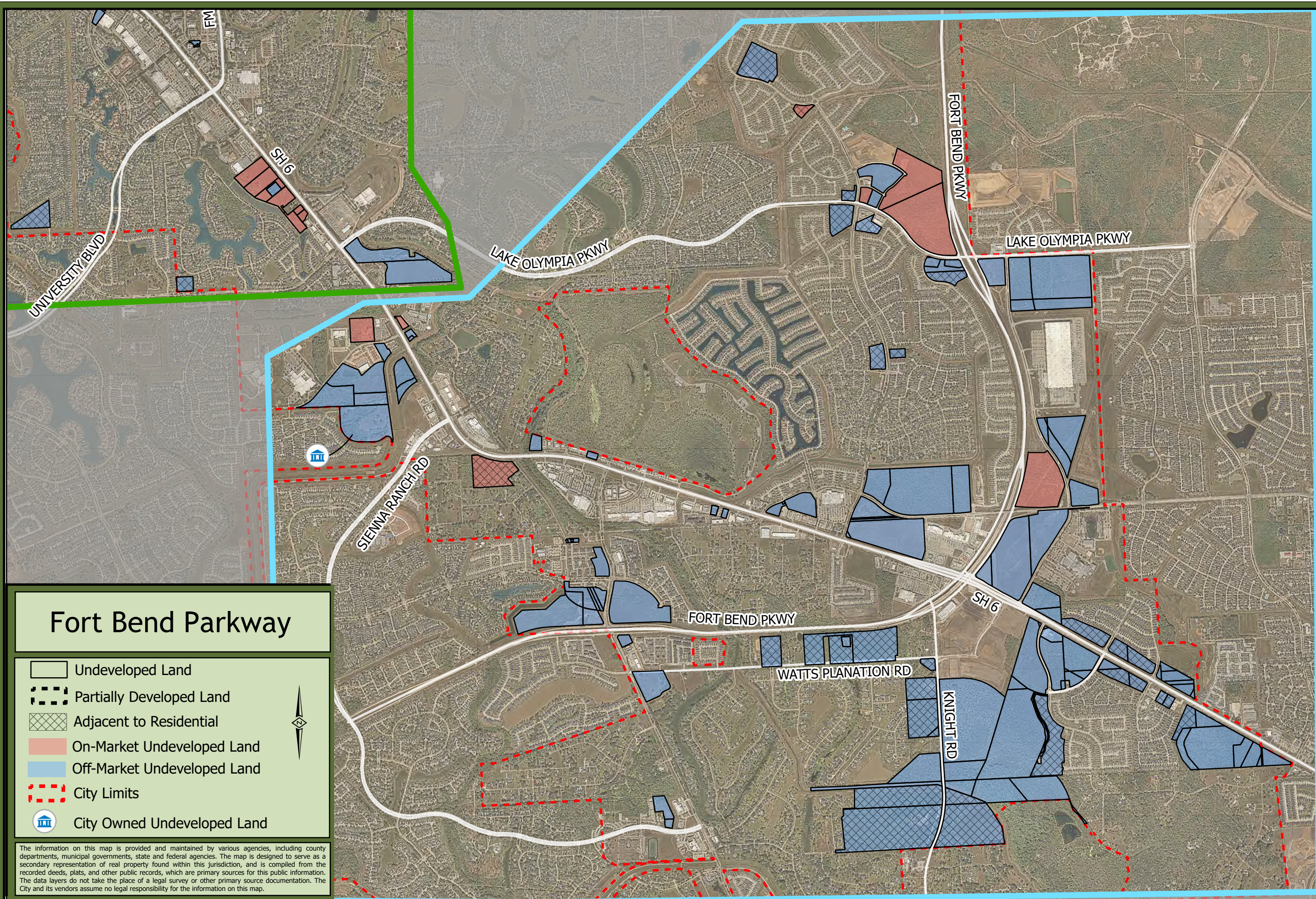
City of Houston, City of Missouri City, HPB, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



Hwy 6 & FM 1092

-  Undeveloped Land
-  Partially Developed Land
-  Adjacent to Residential
-  On-Market Undeveloped Land
-  Off-Market Undeveloped Land
-  City Limits
-  City Owned Undeveloped Land

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Fort Bend Parkway

- Undeveloped Land
- Partially Developed Land
- Adjacent to Residential
- On-Market Undeveloped Land
- Off-Market Undeveloped Land
- City Limits
- City Owned Undeveloped Land



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Summary of Proposed Future Land Use Character Districts

1. Agricultural Character (Formerly Rural Character)

- **Purpose:** Preserves open land on city outskirts for agriculture and rural lifestyles until infrastructure supports future urban growth.
 - **Characteristics:** Scattered farms/homesteads, limited infrastructure, no centralized water/sewer.
 - **Zoning:** SD – Suburban District
-

2. Estate Character

- **Purpose:** Supports rural, large-lot residential living within city limits.
 - **Characteristics:** 1+ acre lots, private wells/septic, spacious layouts, low-density development.
 - **Zoning:** R – Rural Single-Family District
-

3. Suburban Character

- **Residential:**
 - **Purpose:** Balanced suburban neighborhoods with nature integration.
 - **Characteristics:** 9,000 sq. ft. to <1 acre lots, generous setbacks, landscaped open space.
 - **Zoning:** R-1 – Single-Family District
 - **Commercial:**
 - **Purpose:** Small-scale retail/office integrated into residential settings.
 - **Characteristics:** Emphasis on landscaping, residential-style building scale.
 - **Zoning:** LC, LC-O, LC-1 – Local Commercial Districts
-

4. Auto-Oriented Character

- **Single-Family Residential:**
 - **Purpose:** Compact, affordable housing with car-centric design.
 - **Characteristics:** 2,800–9,000 sq. ft. lots, prominent garages/driveways.
 - **Zoning:** R-1-A, R-2, R-3, R-4
- **High-Density Residential:**
 - **Purpose:** Townhomes/apartments with higher density, vehicle-focused.
 - **Characteristics:** Up to 40+ units/acre, shared amenities, structured parking.
 - **Zoning:** R-5, R-6, MF-1, MF-2, MH

Summary of Proposed Future Land Use Character Districts

- **Commercial:**
 - **Purpose:** Large-lot retail/office uses tailored for auto access.
 - **Characteristics:** Surface parking dominates, enhanced pedestrian elements encouraged.
 - **Zoning:** LC-2, LC-3, LC-4
-

5. Urban Character

- **Entryways:**
 - **Purpose:** High-visibility, mixed-use gateways with quality design.
 - **Features:** Plazas, transit stops, walkable, mixed retail/residential.
 - **Zoning:** Entryway Overlay (EO), PD – Planned Development District
 - **Neighborhood Mixed Use:**
 - **Purpose:** Small-scale mixed-use near neighborhoods.
 - **Features:** Max 5,000 sq. ft. retail, 50%+ lot coverage, pedestrian-oriented.
 - **Zoning:** Neighborhood Mixed Overlay (NMO), PD – Planned Development District
 - **Gateway Mixed Use:**
 - **Purpose:** High-intensity urban development at city entrances.
 - **Features:** 70%+ lot coverage, walkability, vertical/horizontal mixed use.
 - **Zoning:** Gateway Overlay (GO), PD – Planned Development District
-

6. Employment and Industrial District (Formerly Business Park Character)

- **Purpose:** Campus-style business/industrial areas for job creation and economic sustainability.
 - **Features:** Large buildings, generous setbacks/buffers, landscaped campuses.
 - **Zoning:** I – Industrial, BP – Business Park
-

7. Community Facilities, Parks, and Open Space

- **Purpose:** Civic, religious, educational, and utility-related uses that serve public needs.
- **Features:** Parks, trails, municipal buildings, placement/design based on scale and road access.
- **Zoning:** SUP – Specific Use Permit, CF – Community Facilities Overlay

Future Land Use District: Agricultural Character (Previous Rural Character)

Intent: The Agricultural Character designation applies to areas with large acreages, such as scattered homesteads, working farms, and pasture lands. These areas are typically located on the outer edges of the city or in transitional zones where urban development has not yet extended.

Development within this district is characterized by limited infrastructure, limited to no public services, including unimproved roads, lack of centralized water and sewer systems.

This designation serves as a holding designation for future growth, preserving open land until such time as infrastructure improvements make more intensive development feasible. It also provides opportunities for continued agricultural use, rural lifestyles, and land stewardship in the interim.



Compatible Zoning Districts:

- SD, suburban district

Future Land Use District: Estate Character

Intent: The Estate Character designation is intended for large-lot residential development in areas where a rural, low-density lifestyle is desired. This development type should be accommodated **within the city limits** to ensure that estate-style living remains an option for residents who prefer a more spacious, private setting.

Lots within this district are generally **a minimum of one acre** in size, allowing for expansive yards, open space, and greater separation between homes. Development is commonly supported by **private wells and septic systems**, as public water and sewer infrastructure may not be available.



This designation supports a **low-impact, rural residential character**, providing an alternative to more urban or suburban development forms while contributing to the overall diversity of housing choices in the community.

Compatible Zoning Districts:

- R, rural single-family district

Future Land Use District: Suburban Character *(Suburban Residential and Suburban Commercial)*

Intent: The Suburban Character designation applies to areas where both residential and commercial development emphasize a green, open environment. These areas include significant open space, such as golf courses, water features, greenways, or preserved natural areas. These open spaces can serve multiple functions, including recreation, buffering adjacent uses, and preserving stream corridors or natural floodplains.

Suburban Residential

Suburban residential areas are defined by a lower-density character, larger lots, and emphasis on open space. These neighborhoods are designed to preserve natural features. Landscaped yards and green spaces are prominent, often exceeding the visual presence of driveways and hardscapes. Trees, vegetation, and natural elements are thoughtfully integrated into the overall neighborhood design.



Lot Dimensions and Density

- **Minimum Lot Size:** Typically ranges from 9,000 square feet to just under 1 acre
- **Minimum Lot Width:** Between 65 and 100 feet

Setback Requirements

Setbacks are designed to support a uniform streetscape, ensure adequate spacing for driveways and utilities, and allow for usable backyard space:

- **Front Yard:** 25 to 35 feet
- **Side Yard:** 5 to 15 feet
- **Corner Lot, Side Yard:** 15 to 25 feet
- **Rear Yard:** 25 to 30 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 30% to 40%
- **Maximum Building Height:** 30 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- R-1, single family district

Suburban Commercial

Suburban commercial development is intended to accommodate small-scale retail, office, and limited service uses in a manner that complements the surrounding residential character. To maintain a suburban feel and ensure compatibility with nearby neighborhoods, commercial sites should:

- Incorporate landscaping and design standards that balance built structures with green space
- Utilize site layouts that reduce visual impacts and integrate seamlessly with adjacent residential areas
- Be scaled and designed to resemble residential buildings, particularly when located near homes



This development style is well-suited for transitional areas between residential and more intensive commercial zones and plays a key role in preserving the community's character and visual identity.

Setback Requirements

Setbacks are designed to support a uniform streetscape, create a landscaped buffer, minimize visual and noise impacts and allow space between buildings for utility access.

- **Front Yard:** 25 to 40 feet
- **Side Yard:** 10 to 15 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 30 to 50 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 25% to 40%
- **Maximum Building Height:** 25 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- LC, local commercial district
- LC-O, local commercial office
- LC-1, local retail restricted

Future Land Use District: Auto-Oriented Character *(Single-Family Residential, High-Density Residential, and Commercial)*

Intent: The Auto-Oriented Character designation applies to areas where site design and layout prioritize automobile access, circulation, and parking. This character is common along commercial corridors and in residential neighborhoods where vehicles and parking significantly influence the streetscape.

Single-Family Residential Characteristics:

Single family residential areas are defined by smaller lots with closely spaced units, resulting in limited private yard space and reduced landscaping. Driveways and garages are prominent and often face the street, shaping the visual character and function of neighborhood streets. This compact pattern supports more affordable housing options by efficiently using land and reducing costs. Shared open spaces may be provided to offset smaller lot sizes and fulfill drainage or parkland requirements. Design standards emphasize buffering and landscaping to maintain neighborhood compatibility and quality.



Lot Dimensions and Density

- **Minimum Lot Size:** Typically ranges from 2,800 square feet to just under 9,000 square feet
- **Minimum Lot Width:** Between 30 and 75 feet

Setback Requirements

Setbacks are designed to allow for driveway space, landscaping, ensure separate between homes, access for utilities, a private backyard space and a consistent street edge:

- **Front Yard:** 10 to 25 feet
- **Side Yard:** 5 to 10 feet
- **Corner Lot, Side Yard:** 10 to 20 feet
- **Rear Yard:** 15 to 25 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 41% to 60%
- **Maximum Building Height:** 30 to 35 feet (approximately 2 to 2.5 stories)

Compatible Zoning Districts:

- R-1-A, single family residential
- R-2, single family residential
- R-3, two family residential
- R-4, patio-cluster residential

High-Density Residential Characteristics:

Intent: High-density residential areas are characterized by attached housing types such as townhomes, apartments, and condominiums, typically clustered to optimize land use and support greater population density. These developments are often designed with a focus on vehicular access and parking, which may be provided through surface lots or structured parking garages.



Building placement may include setbacks that allow parking between buildings and streets, although the integration of landscaping and pedestrian connections is encouraged to soften the auto-oriented environment. While shared open spaces and amenities may be included, the overall site design often prioritizes vehicle circulation and parking convenience.

To promote compatibility with adjacent uses and enhance visual appeal, developments in these areas should incorporate enhanced buffering, landscaping, and architectural design standards. High-density residential zones are often located as transitional areas between lower-density neighborhoods and higher-intensity commercial or mixed-use corridors.

Lot Dimensions and Density

- **Minimum Lot Size:** Typically ranges from none to just under 2,800 square feet
- **Minimum Lot Width:** Between 20 and 35 feet
- **Maximum Density:** 15 to 40+ units per acre

Setback Requirements

Setbacks are designed to allow for driveway space, landscaping, ensure separate between homes, access for utilities, a private backyard space and a consistent street edge:

- **Front Yard:** 10 to 25 feet
- **Side Yard:** 0 to 15 feet
- **Corner Lot, Side Yard:** 10 to 20 feet
- **Rear Yard:** 10 to 25 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 60% to 80%
- **Maximum Building Height:** 35 to 65 feet (approximately 3 to 6 stories)

Compatible Zoning Districts:

- R-5, townhouse residential
- R-6, condominium residential
- MF-1, multifamily residential
- MF-2, multifamily residential
- MH, manufactured home district

Commercial Characteristics:

Intent: Commercial areas are typically designed to serve drivers, with buildings set back from the street behind large surface parking lots. Site layouts often prioritize visibility and easy access from major roads, making parking and driveways the most prominent features.

To improve appearance and usability, design standards promote landscaping, screened parking, and safe walkways for pedestrians. These elements help soften the auto-focused layout and make the area more welcoming.

Commercial areas usually include retail, service, and office uses aimed at driver convenience. To enhance their overall function and visual appeal, it's important to balance parking needs with green space and pedestrian access.

Setback Requirements

Setbacks are designed to allow space for large parking lots, separation between adjacent properties, loading, buffering, and utilities and compatibility with surrounding developments.

- **Front Yard:** 30 to 60 feet
- **Side Yard:** 10 to 20 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 15 to 25 feet
- **Rear Yard, adjacent to residential:** 25 to 40 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 40% to 60%
- **Maximum Building Height:** 45 feet (approximately 3 stories)

Compatible Zoning Districts:

- LC-2, local retail
- LC-3, retail
- LC-4, retail

Future Land Use District: Urban Character *(Designated Entryway, Neighborhood Mixed Use and Gateway Mixed Use)*

Intent: The Urban Character District applies to designated entryways, key corridors, and areas targeted for the City's highest-intensity development. It supports a mix of residential, commercial, and office uses, either in stand-alone buildings or vertically integrated forms, such as ground-floor retail with housing above or live-work units. These areas are intended to create strong gateways into the city, promoting contemporary design, walkability, public safety, and social interaction.

This district accommodates both high-density, mixed-use development near transit routes and regional destinations, as well as neighborhood scaled uses that enhance community access and identity. IT is especially suited for reinvestment areas, ageing commercial corridors, and targeted economic development zones, including Opportunity Zones, where cohesive urban form and strategic redevelopment are priorities.

Designated Entryway Characteristics:

Intent: Designated Entryways are the gateways to Missouri City, creating a welcoming first impression that showcases the city as a great place to live, work, and do business. These areas focus on attractive design, quality landscaping, clear signage, and inviting public spaces. They allow for mixed-use development, both side-by-side and in multi-story buildings, including high-end retail, restaurants, entertainment centers, hospitals, higher-density housing, public plazas, and open spaces. The intent is to create a welcoming environment for both visitors and residents while fostering community pride and promoting sustainable economic development.



Design Guidelines

- **Pedestrian-first Design:**
 - Shade trees, lighting, and benches required along public sidewalks.
- **Transit Access:**
 - Covered transit stop or mobility hub must be integrated into site plan.
 - Bike parking, shared scooter docks, and wayfinding signage required.

Compatible Zoning Districts:

- Entryway Overlay (EO)
- PD, planned development district

Neighborhood Mixed Use Characteristics:

Intent: The Neighborhood Mixed Use character is designed to protect, compliment and improve the unique quality and livability of nearby residential neighborhoods. It encourages development and redevelopment that fits the area's scale, design, and history. The overlay allows for small-scale mixed uses like retail, offices and community services that supports convenience and walkability. It also promotes better streetscapes, pedestrian connections, and community spaces while keeping neighborhoods safe, stable, and vibrant for current and future residents.



Setback Requirements

Maximum setback requirements are typically designed to promote a pedestrian-friendly environment, allowing for sidewalks, landscaping and seating and maintain an active street frontage.

- **Front Yard:** Maximum 10 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)

Additional Standards

- **Minimum Lot Coverage:** 50%
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, not to exceed **5,000 square feet** in floor area
- When applied as an overlay, residential uses should occupy no more than 50% of the total floor area. Commercial and retail uses may comprise up to 15% or more.

Compatible Zoning Districts:

- Neighborhood Mixed Use Overlay (NMO)
- PD, planned development district

Gateway Mixed Use Characteristics:

Intent: The Gateway Mixed-Use land use character applies to prominent entry points into the city and is designed to create a strong first impression through high-quality, integrated development. These areas support a vibrant mix of residential, commercial, office, hospitality, and civic uses in both vertical and horizontal formats. Development is typically higher in intensity, with a focus on walkability, attractive design, and strong visual identity.



Strategically located near major roadways or transit corridors, Gateway Mixed-Use areas serve as economic and cultural anchors that welcome visitors and connect key destinations. Emphasis is placed on cohesive site planning, public amenities, open space, and pedestrian connectivity to create an engaging and memorable urban environment.

Setback Requirements

Maximum setback requirements are typically designed to encourage buildings close to the street with flexibility for plazas, sidewalks and landscaping.

- **Front Yard:** 0 to 15 feet (setback may increase for key strategic developments that require a larger site footprint)
- **Side Yard:** 0 to 10 feet
- **Side Yard, residential corner lot:** 10 to 20 feet
- **Rear Yard:** 10 to 20 feet (setback may increase where adjacent to residential or sensitive area)

Additional Standards

- **Minimum Lot Coverage:** 70% +
- **Minimum Building Height:** 25-40 feet (approximately 2 to 3 stories) – should be scaled and balanced based on residential adjacency.
- **Ground Floor Transparency:** 60% to 80%
- Single-tenant retail buildings, 1 story, not to exceed **7,500 square feet** in floor area

- When applied as an overlay, residential uses should occupy no more than 60% of the total floor area. Commercial and retail uses may comprise up to 30% or more, while office or employment should make up at least 10% of the total floor area.

Compatible Zoning Districts:

- Gateway Overlay (GO)
- PD, planned development district

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Future Land Use District: Employment District

Intent: The Employment District is intended for existing or planned campus-style developments focused on non-residential uses. While aligned with the broader Suburban Character District, this area is specifically designated to support economic growth and strengthen the city's tax base. It typically includes large parcels with substantial building footprints and enhanced open space and landscaping to maintain visual quality. This district plays a key role in providing employment opportunities and promoting long-term economic sustainability through strategic non-residential development. Performance standards established to protect surrounding or nearby residential uses.



Setback Requirements

Setbacks are designed to support a uniform streetscape, create a landscaped buffer, minimize visual and noise impacts and allow space between buildings for utility access.

- **Front Yard:** 25 to 60 feet
- **Side Yard:** 10 to 30 feet
- **Side Yard, adjacent to residential:** 20 to 30 feet
- **Rear Yard:** 10 to 35 feet
- **Rear Yard, adjacent to residential:** 30 to 50 feet

Additional Standards

- **Maximum Lot Coverage:** Typically, 60% to 70%
- **Maximum Building Height:** None unless within a distance of a residential area. Scaled to match or step up from an adjacent residential area.

Compatible Zoning Districts:

- I, Industrial
- BP, business park

Future Land Use District: Community Facilities, Parks, and Open Space (Includes previous Parks and Recreation Character)

Intent: The Community Facilities, Parks, and Open Space district encompasses public, semi-public, civic, and utility uses that serve the community's educational, governmental, recreational, and cultural needs. It includes facilities such as municipal buildings, libraries, public and private schools, religious institutions, cemeteries, parks, trails, and open spaces, as well as essential infrastructure like above-ground utilities, including telecommunication towers, drainage, and water and sewer systems. The district supports the integration of open space and community facilities to enhance quality of life and reinforce neighborhood identity.

Within this district, design and planning should focus on accessibility, connectivity, buffering from nearby uses, and align with the city's goals for walkability, sustainability, and public service.

Height, Area and Additional Standards

When applied as an overlay, height and area should comply with base zoning district.

Additional Standards

- Small-scale places of assembly (e.g., up to 20,000 square feet of gross floor area, on 1 to 3 acres, with seating for up to 300 or enrollment not exceeding 150 students) should be located near the intersections of Minor Arterials and Major Collector streets, with primary access from Collector streets.
- **Mid- to large-scale places of assembly** (e.g., 20,000 to 100,000 square feet of gross floor area, on 3 to 25 acres, with capacity ranging from 300 to over 2,000 seats or enrollment between 150 and 1,200 students) should be developed in campus-style settings, with access from a Major Collector Street leading into an internal network of streets and parking areas.
- Places of assembly should not be located along State Highways or Major Thoroughfares to limit traffic conflicts and preserve corridor function.
- Telecommunication facilities should be sited on publicly owned land or in non-residential areas to reduce the number of towers needed and minimize impacts on residential neighborhoods.



Compatible Zoning Districts:

- SUP, specific use permit
- CF, community facilities overlay

Land Use + Zoning Matrix																										
Zoning District																										
Land Use	R	R-1	R-1A	R-2	R-3	R-4	R-5	R-6	MF-1	MF-2	MH	SD	LC	LC-O	LC-1	LC-2	LC-3	LC-4	EO	NMO	GO	BP	I	CF	SUP	PD
Agricultural Character																										
Estate Character																										
Suburban Residential																										
Single Family Residential																										
High Density Residential																										
Suburban Commercial																										
Commercial																										
Entryway																										
Neighborhood Mixed Use																										
Gateway Mixed Use																										
Employment District																										
Community Facility																										

Items highlighted in yellow are new proposed land uses and zoning districts.
 PD can allow any combination of land uses.

RESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas
Development Services Department
January 2022

District	R	R-1	R-1A	R-2	R-3	R-4	R-5	R-6	MF-1	MF-2	MH	SD
Uses	SF dwellings, home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Any uses permitted in an R-1 home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Two-family dwellings (duplexes), any use permitted in an R-2 SF residential district, SUP (as approved by CC)	Patio or cluster SF dwellings, any use permitted in an R-2 or R-3 district, common open space, SUP (as approved by CC)	SF attached and non-attached town-houses, any use permitted in R-2, R-3 or R-4 districts, SUP (as approved by CC)	Condominiums, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	Manufactured housing, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	Agriculture (excluding commercial feedlots and slaughterhouses and auction barns), SF dwellings, public facilities, home occupations, SUP (as approved by CC)
Max. Height	3½ stories or 45 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	3 stories or 45 feet	3 stories or 45 feet	2 stories or 35 feet	3 stories or 45 feet	35 feet	3½ stories or 45 feet
Min. Front Yard	35 feet, or 20 feet on a cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	10 feet on corner lots, 0 to 10 feet on interior lots	25 feet, or 35 feet on major thoroughfare	15 feet	15 feet	15 feet	15 feet from street, or 10 feet from private drive	25 feet, or 35 feet when adjacent to major thoroughfare
Min. Side Yard	10 feet for interior lots, 15 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	0 feet when adjoining lot with 10 foot side yard, 20 feet on major thoroughfares	5 feet for detached, 10 feet from plat boundaries, 10-20 feet from street	5 feet	5 feet	5 feet	10 feet, provided min. 40 feet between manufactured homes, 25 feet from district boundary	10 feet, or 15 feet when adjacent to street
Min. Rear Yard	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	20 feet, or 10 feet when adjacent to common open space	20 feet, or 10 feet when adjacent to common open space	10 feet	10 feet	10 feet	10 feet, or 25 feet from district boundary	25 feet
Min. Lot Size	1 acre	9,000 sq. ft.	7,200 sq. ft.	5,000 sq. ft.	6,000 sq. ft. for two-family, 5,000 sq. ft. for SF	2,800 sq. ft.	1,800 sq. ft.	-	-	-	3,600 sq. ft.	-
Min. Lot Width	100 feet	65 feet	60 feet	50 feet	75 feet for two-family, 50 feet for SF	40 feet	23 feet (80% of platted lots must be 25 ft.)	-	-	-	45 feet; Min. depth 80 feet	-
Max. Density/ *Other	-	-	-	-	10 dwelling units per gross platted acre	6 dwelling units per gross platted acre	10 dwelling units per gross platted acre	15 dwelling units per net platted acre	15 dwelling units per net platted acre, 15 dwelling units per building	20 dwelling units per gross platted acre, 24 dwelling units per building	*No manufactured homes within 25 feet of MH district boundary	-

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.

NONRESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas
Development Services Department
January 2022

District	LC	LC-O	LC-1	LC-2	LC-3	LC-4	BP	I	CF
Uses	1. Accounting firms; 2. Architectural firms; 3. Brokerage offices; 4. Engineering firms; 5. Child-care centers not located in a shopping center or an integrated business development; 6. Dental offices, dental laboratories; 7. Law firms; 8. Medical offices; 9. Real estate offices; 10. Insurance offices; 11. Travel agencies; 12. Consultant services office; 13. SUP (as approved by CC).	1. Accounting, auditing, tax and bookkeeping services; 2. Adjustment and collection services; 3. Advertising services; 4. Business associations; 5. Consumer and mercantile credit reporting; 6. Child-care centers not located in a shopping center or an integrated business development; 7. Engineering, architectural and planning services; 8. Insurance carriers, agents, brokers and related services; 9. Legal services; 10. Security and commodity brokers, dealers; 11. Currency exchanges and services; 12. Stenographic, duplicating and mailing services; 13. Telephone answering service; 14. Title abstractors and appraisers; 15. Travel arranging and ticket services; 16. Libraries; 17. Museums; 18. Park, playground; 19. Medical and dental laboratory; 20. Medical and dental clinics; 21. Limited service postal facility; 22. Office buildings; 23. Retail (no more than 25% of GFA, no exterior access or signage); 24. SUP (as approved by CC).	1. Art, music and dance studios; 2. Bakeries, retail sales only; 3. Barber and beauty shops; 4. Book, stationery stores and newsstands; 5. Cleaning, pressing and laundry collections; 6. Custom dressmaking, millinery and tailor shops; 7. Child-care centers not located in a shopping center or an integrated business development; 8. Drugstores; 9. Florist and gift shops. 10. Neighborhood convenience center (no fuel sales); 11. Professional offices; 12. Real estate and sales offices; 13. Non-package liquor stores; 14. Savings and loan; 15. Specialty shops; 16. SUP (as approved by CC); 17. SF dwelling for owner/operator of retail establishment.	1. Any use permitted in LC-1 district; 2. Carwash; 3. Bank; 4. Candy, confectionery retail store; 5. Commercial indoor recreational; 6. Copying, photography, duplicating services; 7. Delicatessen; 8. Grocery store, meat market; 9. Health and physical fitness centers; 10. Jewelry stores, optical goods; 11. Indoor game parlors; 12. Package liquor store; 13. Office building; 14. Photographic shop and studio; 15. Restaurant, cafeteria or café; 16. Radio, television, electronic sales and service; 17. Sporting goods including gun sales and repair; 18. Furniture stores; 19. Tailor, clothing or weaving apparel shops; 20. Dog/cat veterinary; 21. Musical instrument sales/service; 22. SUP (as approved by CC).	1. Any use permitted in LC-2 district; 2. Bakery, candy manufacturing; 3. Electrical and gas appliances supply, sales, repair, installation; 4. Furniture showroom/warehouse; 5. Gasoline service station; 6. Job printing; 7. Lounges; 8. Medical care facilities, hospital and medical, surgical or dental laboratories; 9. Motels, hotels; 10. Motorcycles sales and service (indoor); 11. Pawnshops; 12. Plumbing and heating appliances, repairs and installation services; 13. Retail stores; 14. Tires, batteries, auto accessory uses and repairs; 15. Variety, department/discount stores; 16. SUP (as approved by CC).	1. Any use permitted in LC-3 district; 2. Automobile parking lots; 3. Automobile and trailer sales and service; 4. Boat sales and service; 5. Building material sales, storage yards; 6. Frozen food lockers for individual or family use; 7. Garages, storage only; 8. Mini warehouses; 9. Nursery yards and buildings for retail sales; 10. Portable buildings outdoor sales; 11. SUP (as approved by CC).	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any commercial or industrial use except junk or salvage yards which satisfies all other BP district standards.	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any industrial and/or commercial use which satisfies the development site plan requirements and performance standards.	Existing public parks, open space, government facilities, public recreation facilities, semipublic lands and facilities; An SUP may be required to extend or enlarge such uses (See Section 15.2 for uses requiring an SUP).
Max. Height	1 story or 25 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	2 stories or 35 feet	2 stories or 35 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit, except limited to 40 feet when adjacent to a residential district	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district
Min. Front Yard	30 feet	30 feet, or equal to average height of buildings exceeding 2½ stories (up to 100 feet)	30 feet	30 feet	30 feet	30 feet	60 feet	25 feet	30 feet
Min. Side Yard	20 feet, or 30 feet when abutting a street	30 feet when abutting a street	15 feet, or 30 feet when abutting a street	30 feet when abutting a street, 15 feet when abutting a residential district	30 feet when abutting a street or residential district	30 feet when abutting a street or residential district	30 feet	10 feet, or 30 feet when abutting another district	15 feet, or 30 feet when abutting a street
Min. Rear Yard	25 feet	30 feet	15 feet	20 feet	25 feet	25 feet	30 feet	10 feet, or 30 feet when abutting another district	15 feet

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.

Glossary of Key Planning Terms

Accessory Dwelling Unit (ADU)

A smaller, secondary residential unit located on the same lot as a primary home. ADUs may be attached (e.g., basement apartments) or detached (e.g., garage apartments or backyard cottages) and include independent living facilities.

Alternative Housing

Non-traditional housing options such as townhomes, condominiums, manufactured homes, or live-work units. These provide diverse, often more affordable living arrangements compared to standard single-family housing.

Form-Based Code

A zoning approach that emphasizes the physical form and design of buildings and streets over their specific use. It focuses on achieving a desired look and feel in the built environment, encouraging walkability and cohesive urban character.

High Density

Development with a large number of units per acre—typically apartments, condos, or mixed-use buildings. Supports transit, walkability, and efficient land use in urban centers or corridors.

Incentives

Benefits offered by a municipality to encourage preferred development outcomes. Examples include density bonuses, tax abatements, or fast-tracked approvals to support affordable housing, sustainability, or redevelopment.

Infill

Development of vacant or underused land within existing urban areas, as opposed to expanding into undeveloped land. Infill supports revitalization, reduces sprawl, and uses existing infrastructure efficiently.

Land Use

Describes how land is used or developed (e.g., residential, commercial, agricultural). Future Land Use Plans guide long-term goals, while zoning regulations implement those goals on the ground.

Low Density

Development characterized by few buildings per acre, often single-family homes on large lots. Prioritizes privacy and open space but uses more land and infrastructure.

Low Impact

Development or activities that minimize disruption to the environment or community, such as reducing runoff, preserving green space, or lowering traffic and noise.

Mid Density

Moderate development intensity such as townhomes, duplexes, or small apartment complexes. Offers a balance between low-density suburban living and high-density urban form.

Mixed Use

A development or area combining residential, commercial, and/or office uses, either in the same building (vertical mixed use) or in a walkable district (horizontal mixed use). Encourages activity, efficiency, and livability.

Overlay District

A special planning zone layered over existing zoning that adds regulations to address specific design goals or development priorities—such as entryway beautification or mixed-use standards.

Place of Assembly

Buildings or spaces where people gather for events, education, or worship. Examples: churches, schools, auditoriums, or community centers. Often requires special planning consideration for traffic, noise, and scale.

Step-Down Zoning

A zoning strategy that gradually transitions from high-intensity to low-intensity uses, such as placing townhomes between apartments and single-family homes, to reduce land use conflicts and preserve neighborhood character.

Transit Corridor

A designated route or area served by public transportation, often targeted for higher-density, walkable development. Encourages compact growth and improved mobility.

Zoning

A legal tool used by cities to regulate land use, building height, density, setbacks, and other development standards. Zoning ensures that growth aligns with long-term plans and community goals.