

COMPREHENSIVE PLAN UPDATE REPORT

# FOCUS GROUP MEETING

SEPTEMBER 5, 2024

7:00 PM

- Parks Board

# Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



# TEAM INTRODUCTION

## **City Staff Team:**

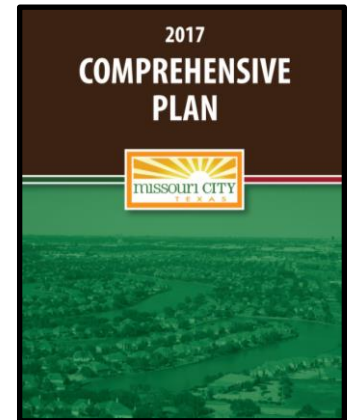
- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

## **Ardurra Team**

# PROJECT PURPOSE

## Identification of Study Areas

- Updated Vision and Guiding Principles
- Analysis - current conditions, mobility, infrastructure, and environmental impacts
- Recommendations



## Future Tasks

- Amendments to the Comprehensive Plan, zoning & development codes

Appendix A - ZONING

- [SECTION 1 - TITLE OF ORDINANCE](#)
- [SECTION 2 - PURPOSE](#)
- [SECTION 3 - INTERPRETATION AND CONFLICT](#)
- [SECTION 4 - DEFINITIONS](#)
- [SECTION 5 - ESTABLISHMENT OF DISTRICTS AND BOUNDARIES](#)
  - [Sec. 5.1 - Zoning districts.](#)
  - [Sec. 5.2 - Zoning district map.](#)
  - [Sec. 5.3 - Interpretation of district boundaries.](#)
- [SECTION 6 - APPLICATION OF DISTRICT REGULATIONS](#)
  - [Sec. 6.1 - \(Application of regulations.\)](#)
- [SECTION 7 - USE DISTRICTS](#)
  - [Sec. 7.1 - SD suburban district.](#)
  - [Sec. 7.1.a - R rural single-family residential district.](#)
  - [Sec. 7.2 - R-1 single-family residential district.](#)
  - [Sec. 7.2.a - R-1-A single-family residential district.](#)
  - [Sec. 7.3 - R-2 single-family residential district.](#)
  - [Sec. 7.4 - R-3 two-family residential district.](#)
  - [Sec. 7.5 - R-4 patio-cluster residential district.](#)

# PLANNING DOCUMENTS (I)

## Comprehensive Plan:

**Comprehensive Plan (Plan)  
2017**

**Future Land Use Plan  
(FLUP) 2017**

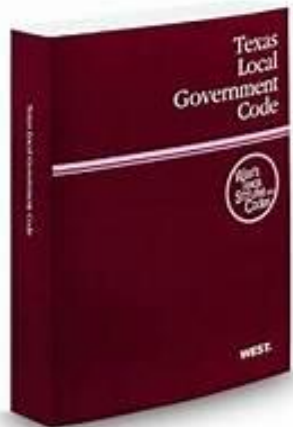
**Zoning 1981**

**Subdivision Regulations  
1974**

- Text
- Future Land Use Plan
- Envisions the build out of the city & ETJ
- Engages the community to create a vision and sets goals for the next 10 years
- Includes character, land use, hazard mitigation, infrastructure, mobility, economic development, open/green space, etc.
- Presents implementation strategies
- Serves as a guide for property uses, location, and ZONING

## PLANNING DOCUMENTS (II)

**Chapter 211** of Texas Local Government Code grants power to municipalities to adopt and enforce zoning regulation

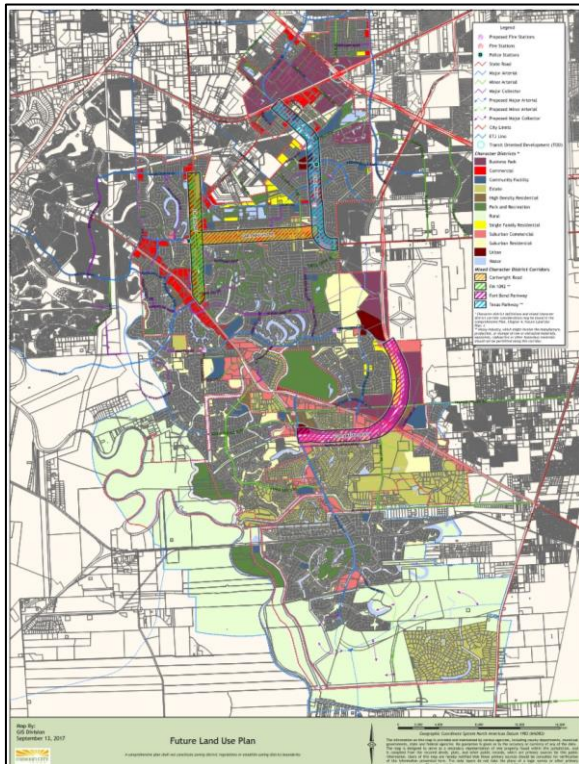


### Zoning:

- Enabling document
- Addresses uses, specific development standards (landscaping, setbacks, density, building height, fencing/screening, etc.)
- Rezoning must conform to the goals/policies of the Comprehensive Plan

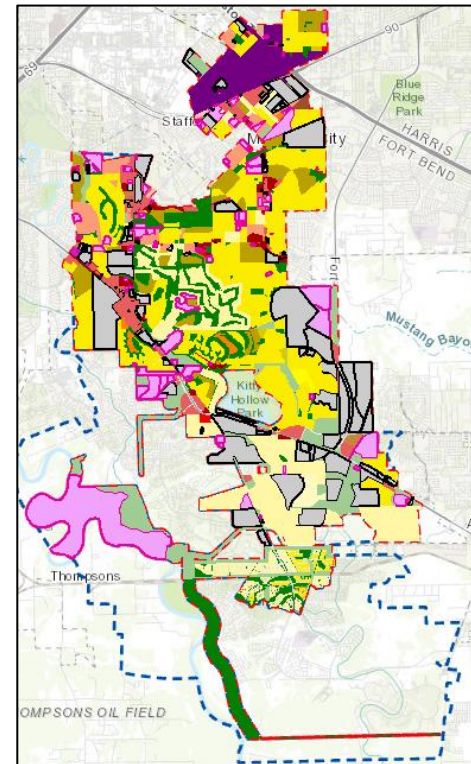
Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

# PLANNING DOCUMENTS (III)



FLUP provides guidance on the development of parcels in the ETJ.

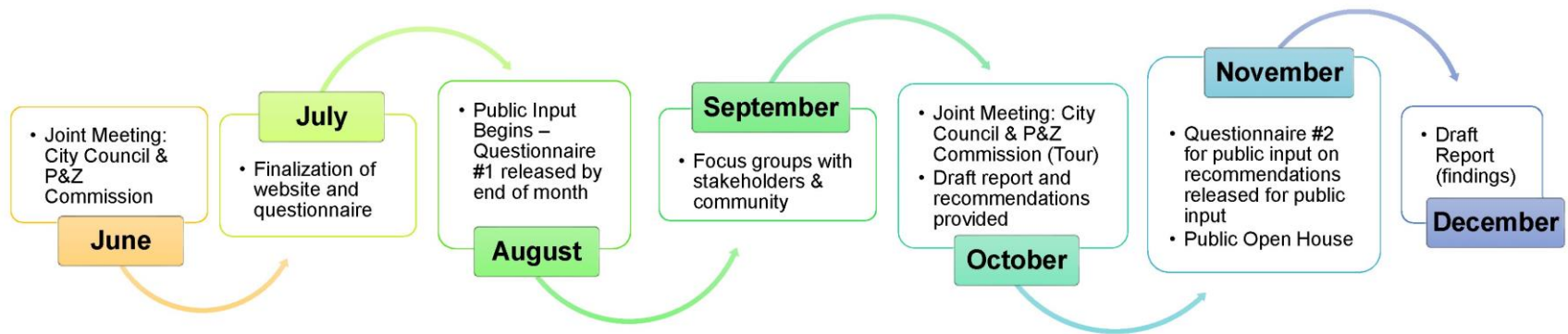
In Texas, zoning is not authorized outside the jurisdictional limits of a city or town.



**FLUP (Includes ETJ)**

**Zoning Map (Excludes ETJ)**

# PROJECT TIMELINE





## IDENTIFIED CONCERNS (I)

### COMPREHENSIVE PLAN

- **Estate Character** needs to be clarified.
- Priority - determine zoning for vacant land.  
Build out the **remaining parcels** of land.
- Consider not just development of the property; look at it from a perspective of **utilities and road** construction.
- The Fort Bend Toll Road, Highway 6 corridor is very hot in the **market**.
- Texas Parkway can be a **gateway** to the City.
- Prioritizing inclusion and **diversifying the types of businesses** on main corridors.
- From the 90s to present, zoning amendments have largely been developer led. A developer tends to work with staff and the policies in place, but the **City** has not taken the **lead** for **more current zoning actions**.
- Identifying appropriate locations for land uses that may result in **tax exempt properties** (Schools, religious & governmental facilities).

## IDENTIFIED CONCERNS (II)

### REDEVELOPMENT

- **Redevelopment policy**: there is some policy reflected in the current Comprehensive Plan on redevelopment, however there are **gaps**.
- An actual **redevelopment policy** or guidance for some of the **older parts** of the City should be included in the Comprehensive Plan.
- City's policies don't keep in mind **smaller lots and older urban areas** (landscaping and aesthetic requirements that older corridors don't align with).

### ZONING

- **Zoning districts** did not change accordingly to **match the Comprehensive Plan**. If a developer comes in and wants to develop a piece of land, they may receive a favorable look from the policy and goals of the Comprehensive Plan, but they still have to go through a zoning process.
- Changing the zoning to discourage **businesses that aren't desired**.
- **Improve** public notice timeframe and outlets.
- **Clarify Suburban District** (SD) classification.

## IDENTIFIED CONCERNS (III)

### EXCERPTS FROM JOINT P & Z AND CC WORKSHOP OF JUNE 25, 2024

- Adopt **tailored guidelines for redevelopment** for infill lots (setbacks, landscaping, etc.)
- Address **adjacency of incompatible** zone/use (single family next to hotel)
- Consider **enhanced landscaping** and buffers (corridors)
- **Relax requirements** for older corridors
- Include **new uses** not addressed in the Comp. Plan (civic, infrastructure, cell towers, etc.)
- Assign **land use character district for Suburban District** (SD) classification based on vision in the FLUP to guide rezoning decisions.
- **Enhance open space**, parkland and environmentally sensitive areas

# PROJECT WEBSITE & COMMUNITY QUESTIONNAIRE

## PROJECT WEBSITE

- [HOME \(showmecity.com\)](https://showmecity.com)



## COMMUNITY QUESTIONNAIRE

- Scan the QR code below. This questionnaire is also available on the project website



# QUESTIONS

## EXERCISE - FOCUS AREAS FOR TODAY'S DISCUSSION

### **The City has identified 10 Focus Areas to consider the development and redevelopment potential**

1. Fondren Road
2. Gessner Road
3. Texas Parkway
4. Fifth Street / Independence Blvd.
5. FM 1092
6. Cartwright Road
7. Fort Bend Parkway
8. Trammel Fresno Road
9. Highway 6
10. Knight Road / Watts Plantation

# EXERCISE

# DISCUSSION



COMPREHENSIVE PLAN UPDATE REPORT  
**FOCUS GROUP MEETING**

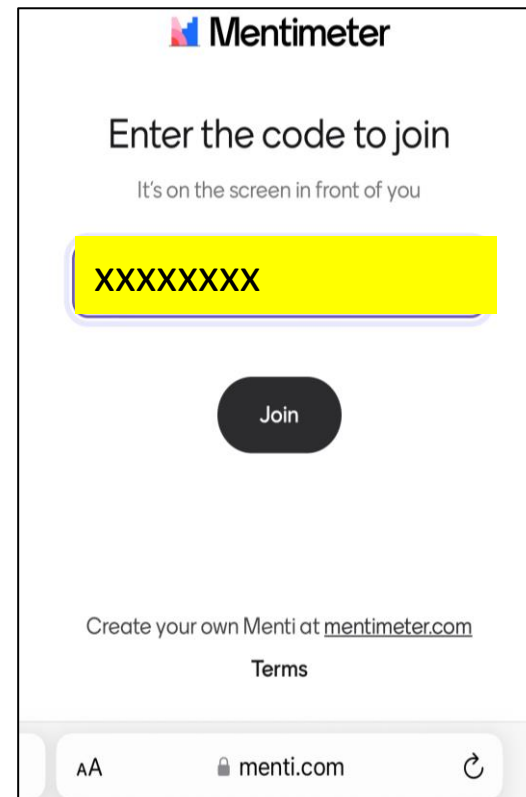
**MENTIMETER EXERCISE – STAFF INSTRUCTIONS**

PARKS BOARD  
SEPTEMBER 5, 2024  
7:00 PM

# MENTIMETER EXERCISE – STAFF INSTRUCTIONS (I)

## How to access this poll?

- Open the internet browser on the laptop (Edge, Google Chrome etc.)
- Type **www.menti.com**
- Enter the code **XXXXXXXX** (8 digits)



Staff to share the code

## MENTIMETER EXERCISE – STAFF INSTRUCTIONS (II)

### Once you gain access:

- A screenshot of the first screen is shown on the right. This is a content slide. All participants should wait for the presenter to change the slide.
- **Content slides** - Some slides are content slides for informational purpose. The All participants do not have to do anything when a content slide (see example to the right) appears on the laptop screen.
- **Question slides** –All participants’ responses will appear on their screen as well as conference room screen.
- To answer the next question. Unless the presenter changes the slide, you will not be able to access the next question.
- If you hit “Next Question” you will be not able to go back to previous question.
- Do not hit “back” button on the browser or close the screen.

This slide will appear once you enter the code



## MENTIMETER EXERCISE – STAFF INSTRUCTIONS (IV)

### Some Tips

- All participants' responses will appear on their screen as well as conference screen.
- Unless the presenter changes the slide, they will not be able to **access the next question**.
- If respondents hit "**back button**", they will have to **reenter the access code** to participate again. They may not be able to submit another response for **ranking questions** if they have already submitted an answer **previously**.
- There are **8 questions** including the ice breaker questions. Six questions are **open ended type** – respondents can enter multiple responses of **200 characters each**. Two questions are **ranking** questions. Based on responses, the ranking order will change on the results screen. Click on the first preference and move the preferences up and down using the arrows. Another method is to drag your preferences to the box on the top right corner.

## MENTIMETER EXERCISE – STAFF INSTRUCTIONS (IV)

### Example – open ended question

How many years have you lived in Missouri City?

0 responses

Until all responses are entered , do not click “Next question”.

You will not be able to go back to the question, once you hit “Next question”.

Please wait for the presenter's prompt.

After entering your first response hit “Submit”. To enter another response, type your response in the same box, and hit “Submit”. You can enter as many response as you want.

Mentimeter

Short answers are recommended. You

Enter response here

200

You can submit multiple responses

Submit



Create your own Menti at [mentimeter.com](https://www.mentimeter.com)

# MENTIMETER EXERCISE – STAFF INSTRUCTIONS (IV)

## Example – ranking question

Please rank your favorite parks on a scale of 1-6 (1 being the highest).

These are default listing. Actual ranking will appear once respondents start ranking their preferences.

- |     |                  |
|-----|------------------|
| 1st | Buffalo Run      |
| 2nd | Community        |
| 3rd | Hunters Glen     |
| 4th | MacNaughton      |
| 5th | Quail Green West |
| 6th | Ridgeview        |

After all options are ranked, hit “submit”. If you would like to change ranking after hitting “submit”, click on “reset” to “unrank” all options and start over.

Please wait for the presenter's prompt.

Click or drag options here

Click or drag options

Unranked options

- MacNaughton
- Buffalo Run
- Ridgeview
- Community
- Quail Green West
- Hunters Glen

Submit

Reset

Feedback icons: thumbs up, thumbs down, person