



September 11, 2024 Planning and Zoning Commission Meeting

7:00 p.m.



September 11, 2024 P&Z MEETING

Comprehensive Plan Update - Purpose

1. Ensure recommendations of the 2017 Plan are still relevant
2. Reestablish a collective vision for the future development and redevelopment of remaining vacant land within the City
3. To examine implementation tools that create potential barriers for development in conformance with the collective vision (i.e., zoning, development standards, etc.)

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Study Areas

Undeveloped Land

- Will be seeking to provide a vision for development potential or preservation of remaining land.

Identified Corridors

- Key Corridors have been identified to consider development and redevelopment potential: Cartwright Road, Fifth Street / Independence Blvd, FM 1092, Fondren Road, Fort Bend Parkway, Gessner Road, Highway 6, Knight Road / Watts Plantation, Texas Parkway, Trammel Fresno Road

Redevelopment Areas

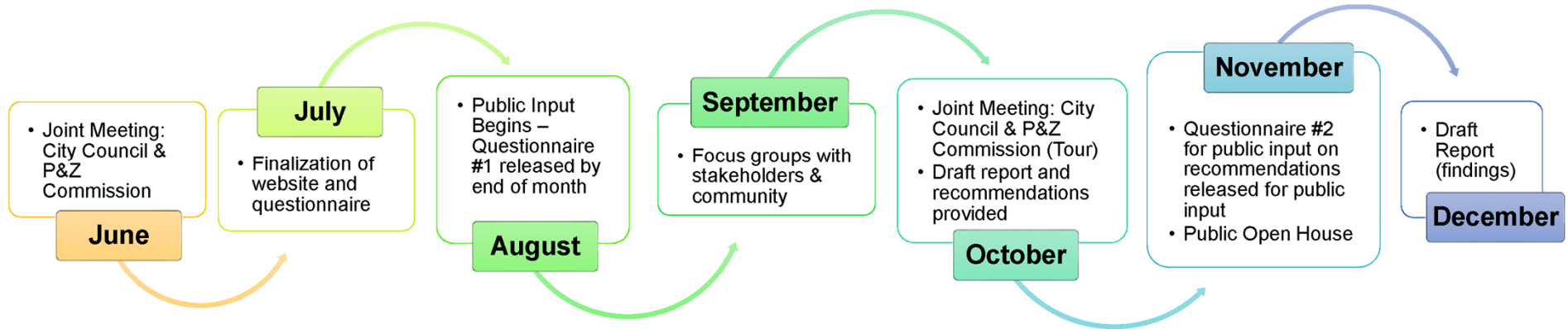
- Will be taking a look at development potential in areas are largely built out.

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Timeline



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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Website



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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Focus Groups

September 5, 2024
Parks Board

September 10, 2024
Developer community

September 12, 2024
FM 1092/ Independence Blvd (Registration required)
Civic community

September 17, 2024
Texas Parkway Cartwright Road Corridor / Community
Development Advisory Committee

September 23, 2024
Hwy 6 (East of Fort Bend Pkwy) (Registration required)

September 24, 2024
Watts Plantation & Knight Road (Registration required)

September 26, 2024
Trammel Fresno & Fort Bend Pkwy (Registration required)

September 28, 2024
Fondren Rd & S Gessner Road (Registration required)
Texas Pkwy & Cartwright Road (Registration required)

October 1, 2024
Citywide General Meeting (Registration required)

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Focus Groups

Additional focus groups scheduled:

Small Business Advisory Committee
Municipal Utility Districts
Master Planned Community Developers

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Summary of Input

Average length of time in the City: 20 years

Choosing to live or do business in the City

- Family / population growth / high market areas
- Desired housing types
- Proximity to work / transportation access / workforce availability
- Natural environment / available land
- Reputation of the city
- Infrastructure availability
- Government support and taxing structure

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Summary of Input

Positives about focus areas:

- Access to homes, services, areas in the region / free parking / walkability of retail areas
- Gateways to the city / foundation of the City
- High traffic volumes
- Community interactions
- Availability of shopping areas
- Land costs, property values
- Safe community

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Comprehensive Plan Update – Summary of Input

Challenges:

- Lack of parks in areas near/along Highway 6 and east of the Fort Bend Parkway
- Business options don't meet needs; high-end companies / diversity of business types
- Businesses don't last long; vacant strip centers
- Maintenance infrastructure (streets, sidewalks) / private property
- High traffic volume
- Areas being overlooked
- Too much commercial
- Open space / parkland / environmentally sensitive areas
- Community aesthetics / noise
- Available land in large quantities
- Safe community

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September 11, 2024 P&Z MEETING

Comprehensive Plan Update – Focus Groups Communication Plan



Digital reader signs parks



Newspapers



Flyers, yard signs



Social media,
website

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