

# Focus Group Meeting -FM 1092 /5th St./Independence Boulevard

Missouri City Comprehensive Plan Update Report

September 12, 2024, 6:00 PM

# How many years have you lived in Missouri City?

18 years

24

24

25 years

3 years

45



5



If you live in a subdivision on or with direct access to FM 1092, 5th St./ Inde. Blvd., how many years have you lived in this area of Missouri City?

n/a

24

3 years

14 years

25



5



# Why did you choose to live in Missouri City?

I grew up here.

Diversity, housing prices,  
proximity to Houston

Proximity to family in the  
area

I was raised here, and I'm still  
choosing to live here because I  
love it

I go to fort bend community  
church, my church move to  
This area , since I volunteer at  
church 5 days a week, so we  
move to this area.



5



# What are your three favorite things about the FM 1092 /5th St./Independence Blvd. areas?

Township Square

Walking route, convenient location with Starbucks and Walgreens nearby

I love driving on independence, and the easy access to the mall. I appreciate the small business on 1092 as well that have stayed.

Parks, adjacent to sugar land and Stafford, and driving on Independence

It was less traffic lights, and lots churches , but not anymore .

Traffics Lane change

# What are your biggest concerns about the FM 1092 or Independence Blvd. areas?

5th street

Not aesthetically pleasing along 1092 and Fifth street

I'm concerned about the potential decline that 1092 can have if something doesn't change. It has the potential to be one of the best walkable areas for the community. New development is needed quickly

The medians were unnecessary

Wastewater treatment plan being built behind Armstrong elementary

Higher traffic volume that will hinder pedestrian walking area, less greenery

traffic

Lack of restaurants

# What are your biggest concerns about the FM 1092 or Independence Blvd. areas?

No sidewalks on FM 1092

Traffic , lane change

street light

Sometime the traffics light change in a split of second

Too many gas stations

# If you left Missouri City today and returned in 5 years, what would you want to see developed/redeveloped along FM 1092, 5th St./ or Ind. Blvd.?

Redevelop quail valley apartments

I would like to see more sit down restaurants for families to enjoy.

Dog park

I wouldn't expect there to be much change in 5 years.

Expand 5th st. Cover those ditch

I'd like to see all the old strip centers redesigned or redeveloped for a more inviting feel/appearance

I would like for American Legion Park to be better accessible by sidewalk and trail and for the vacant land to be used for new commercial development in walkable environment

Less wasted parking lots for strip centers.



6





# If you left Missouri City today and returned in 5 years, what would you want to see developed/redeveloped along FM 1092, 5th St./ or Ind. Blvd.?

Old CVS can be redeveloped into urgent care or grocery store to fill need for the Area

Another stop sign for traffic to slow down entering into Lexington Square neighborhood from 1092. Walkable areas staying or increasing on land where sidewalks don't exist

Some of the house between the 1092, and independent road, they are too close to each other, d need better landscaping design

family friendly restaurant. nice shopping area.

more food options along 1092 which would be good with high traffic counts

Maybe make the 1092 a missouri city main road.

Modest type. City walk type

Nicer street scape with signage, landscaping, and lighting



# If you left Missouri City today and returned in 5 years, what would you want to see developed/redeveloped along FM 1092, 5th St./ or Ind. Blvd.?

Bring in high quality restaurants.

More townhome options like Lexington village for young homeowners

More 1 more fruit tree walk trail

Multi family options. More apartments for younger people to move back to the city

Maybe one more fruit tree walking trail



6

