

HOUSE KEEPING

- ❖ This meeting is being recorded.
- ❖ Please display your name using the “Edit display name” option.
- ❖ In the chat, there are links to the following:
 - Project website
 - All focus areas map
 - FM 1092/5th ST./Independence Blvd. focus area snapshot
 - Focus area video
 - Virtual Focus Group housekeeping items
- ❖ The Host will mute all participants during the Presentation and Exercise periods.
- ❖ The Host will unmute participants during the Questions and the Discussion periods, when the participant notifies the desire to speak.
- ❖ To notify the desire to speak use the “Raise Hand” option only during the Questions and Discussion periods.
- ❖ Questions and comments will be limited to no more than 2 minutes per participant.
- ❖ Follow up questions or comments are permitted with the same time limitation.
- ❖ When speaking, please identify yourself and the area of the City you live, work or your organization is located in.
- ❖ All participants are encouraged to use video for this Focus Group meeting.
- ❖ Select “Start Video” to turn your video on.
- ❖ Use the Chat box to communicate with the Host for questions or clarifications requested.
- ❖ The Exercise will include a polling and Q&A platform that will prompt you for responses.

COMPREHENSIVE PLAN UPDATE REPORT

FOCUS GROUP MEETING

SEPTEMBER 12, 2024

6:00 PM

- FM 1092/5th St./Independence Blvd.

Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



TEAM INTRODUCTION

City Staff Team:

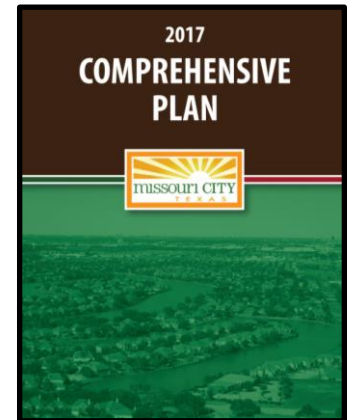
- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

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-1A 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

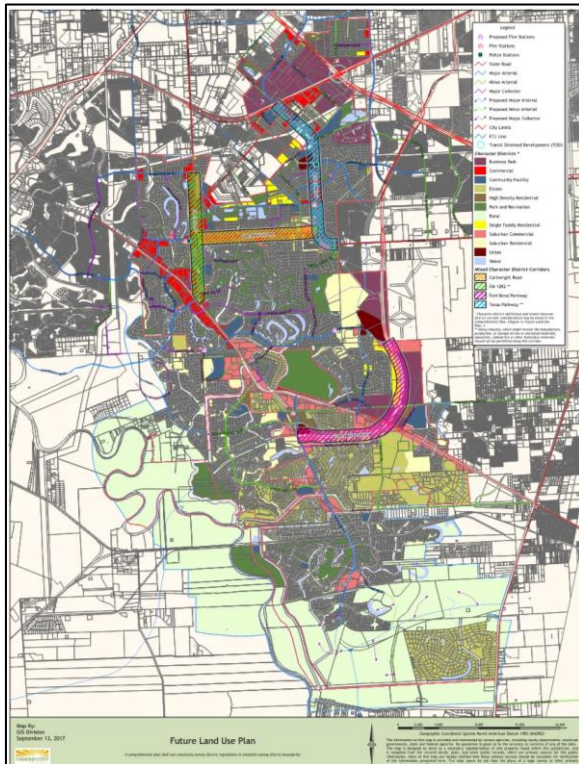


Zoning:

- 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

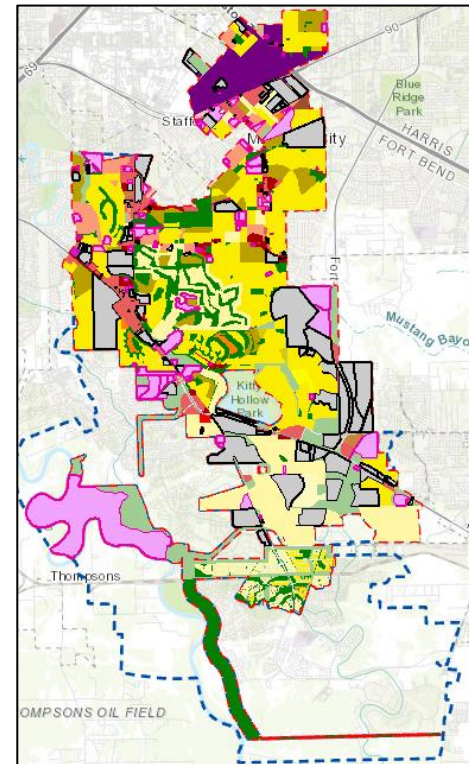
Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

PLANNING DOCUMENTS (III)



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

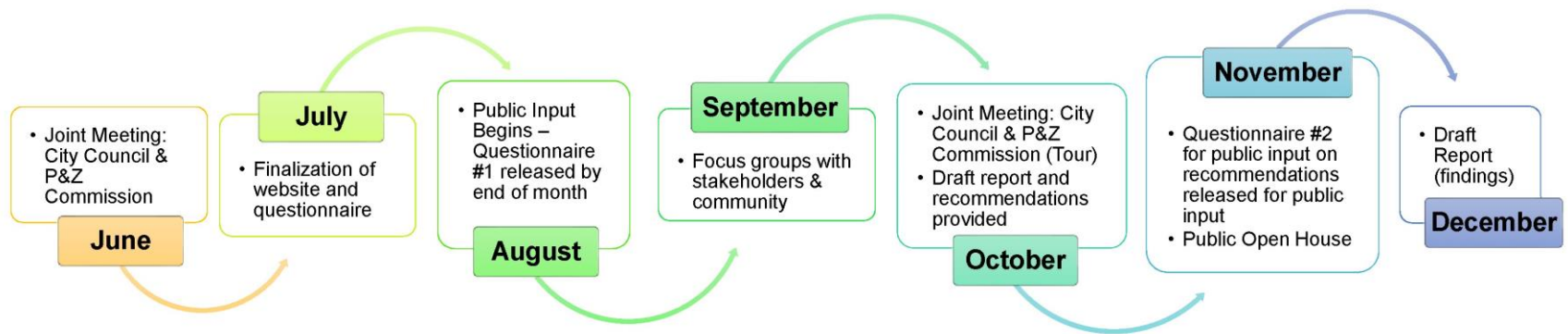
In Texas, zoning is not authorized outside the jurisdictional limits of a city or town.



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

- <https://showmecity.com>



COMMUNITY QUESTIONNAIRE

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



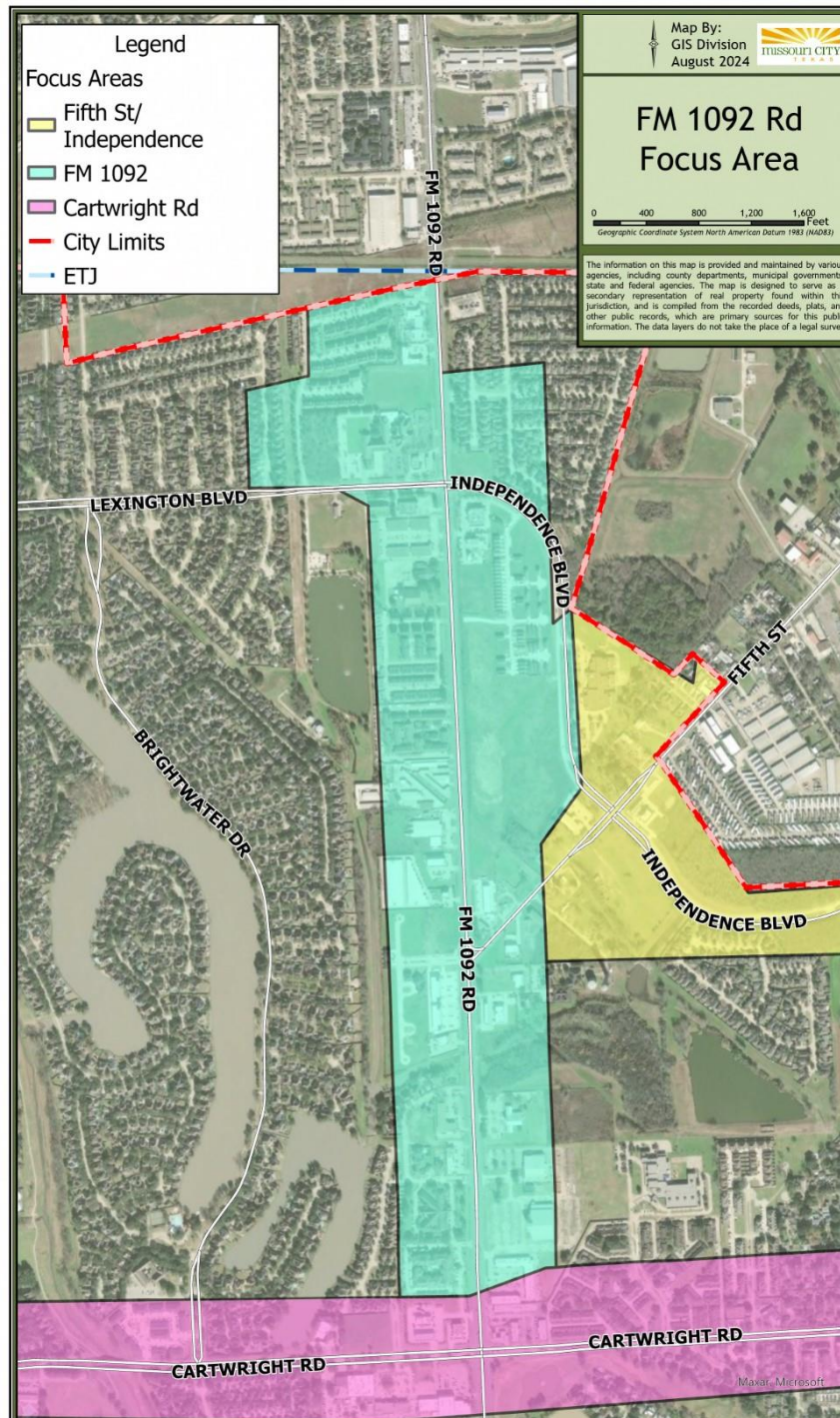
QUESTIONS

FOCUS AREAS FOR TODAY'S DISCUSSION

The City has identified 10 Focus Areas to consider the development and redevelopment potential. Today's discussion will focus on the following:

- Fifth Street / Independence Blvd.
- FM 1092

FOCUS AREAS FOR TODAY'S DISCUSSION SNAPSHOT (I)



FOCUS AREAS FOR TODAY'S DISCUSSION - SNAPSHOT (II)



Key Features of FM 1092

State of Texas / TxDOT Highway

Major Thoroughfare

North of Missouri City, turns into Murphy Road and intersects with US Route 59/Interstate 69

South in Missouri City, at State Highway 6, turns into University Boulevard which intersects with US Route 59/Interstate 69

Annexation of land along corridor primarily between 1959 and 1983

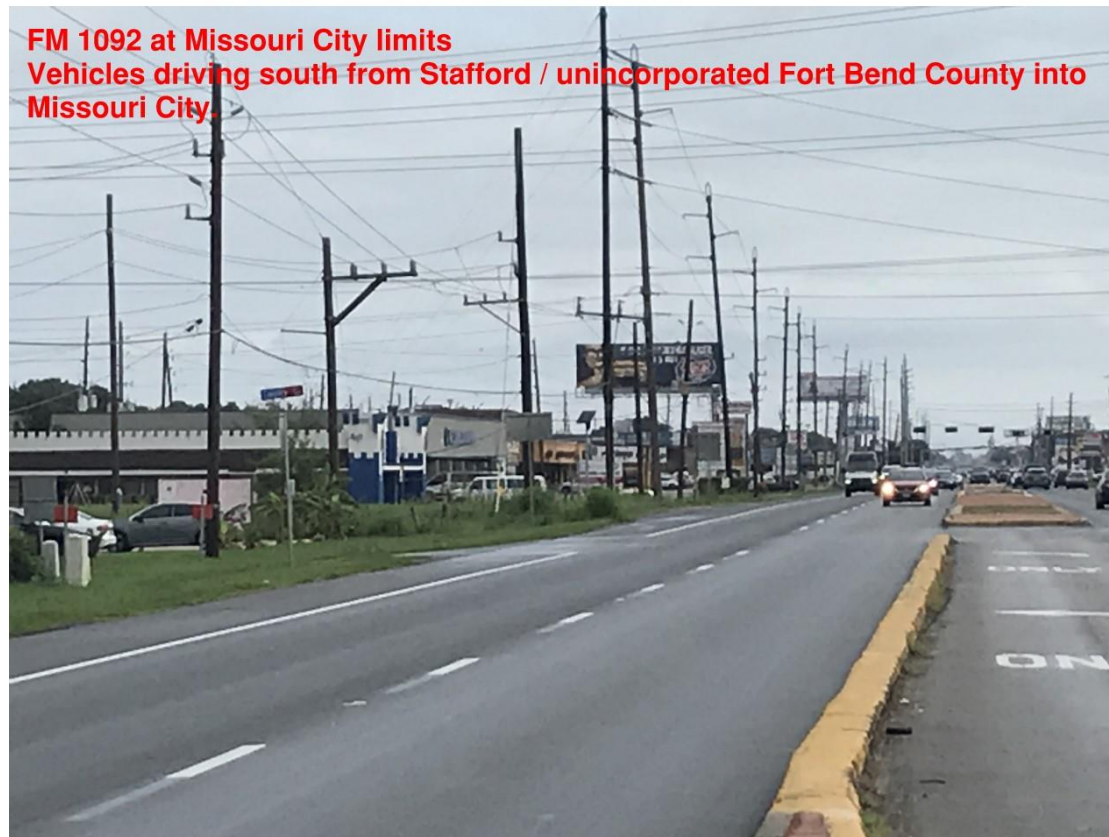
4-Lane roadway from City limits to the north to 6-Lane roadway near Cartwright Road intersection

Consists of median dividers and open ditches

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

FOCUS AREAS FOR TODAY'S DISCUSSION -- SNAPSHOT (III)



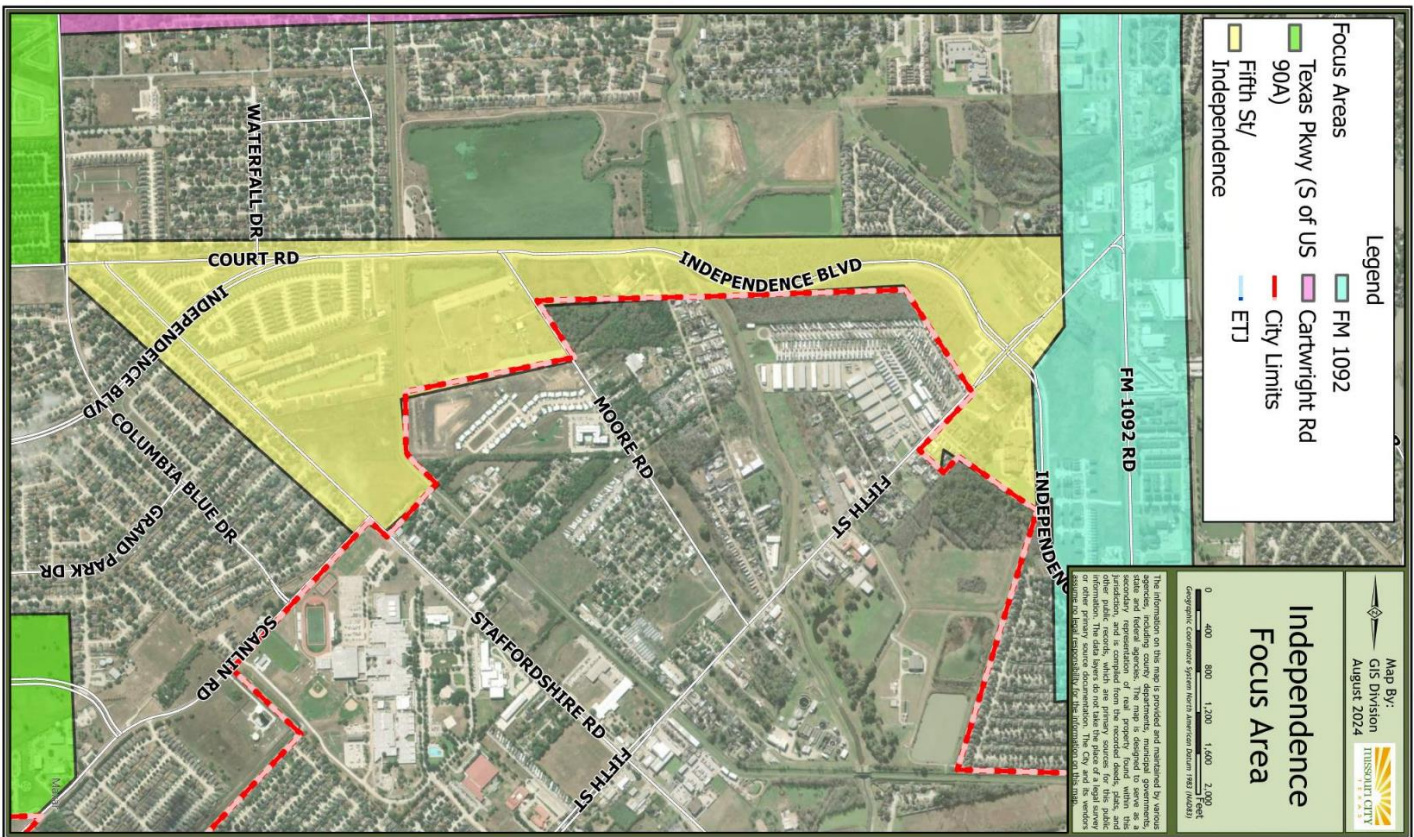
FOCUS AREAS FOR TODAY'S DISCUSSION -- SNAPSHOT (IV)

FM 1092

**Vehicles driving north towards unincorporated Fort Bend County / Stafford;
and vehicles driving south; Signal at Independence Blvd/ Lexington Blvd and
FM 1092**



FOCUS AREAS FOR TODAY'S DISCUSSION SNAPSHOT (VI)



FOCUS AREAS FOR TODAY'S DISCUSSION SNAPSHOT (VII)

Key Features of Independence Blvd

City maintained roadway

Major Arterial road

East of Missouri City, connects to the City of Houston

West of Missouri City, connects to the City of Sugar Land (turns into Lexington Blvd, west of FM 1092)

Annexation of land along corridor primarily between 1959 and 1988

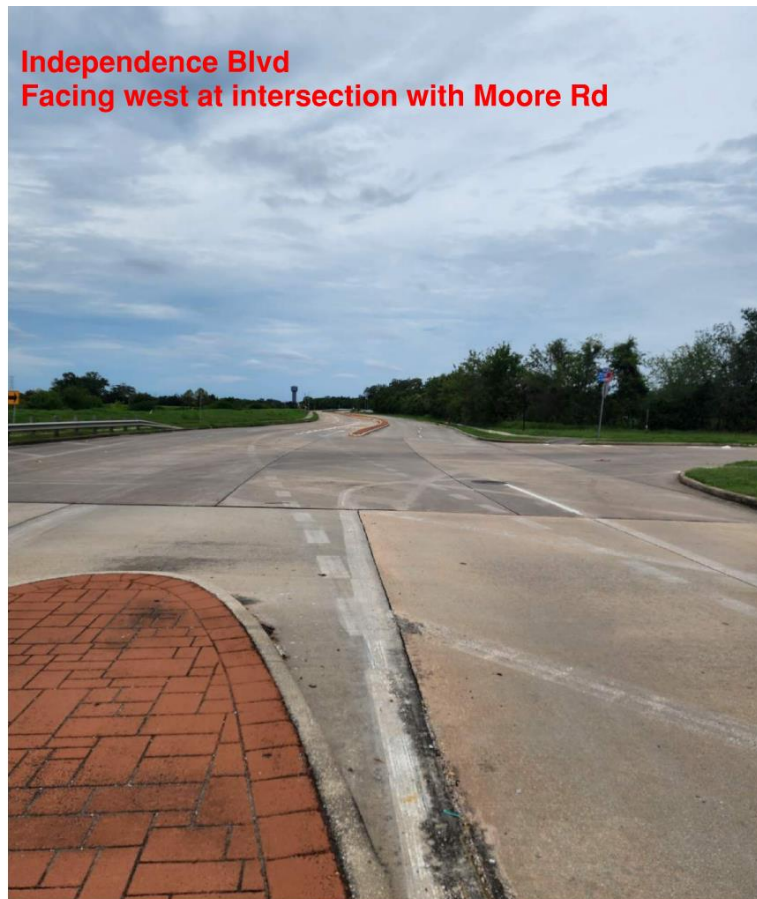
Consists of median dividers and curbs and gutters

Existing land uses include 2 public parks, former horse stable, single family residential

Recent development includes a gas station, proposed places of assembly, office / warehouses, sports facilities, single family residential



FOCUS AREAS FOR TODAY'S DISCUSSION SNAPSHOT (X)

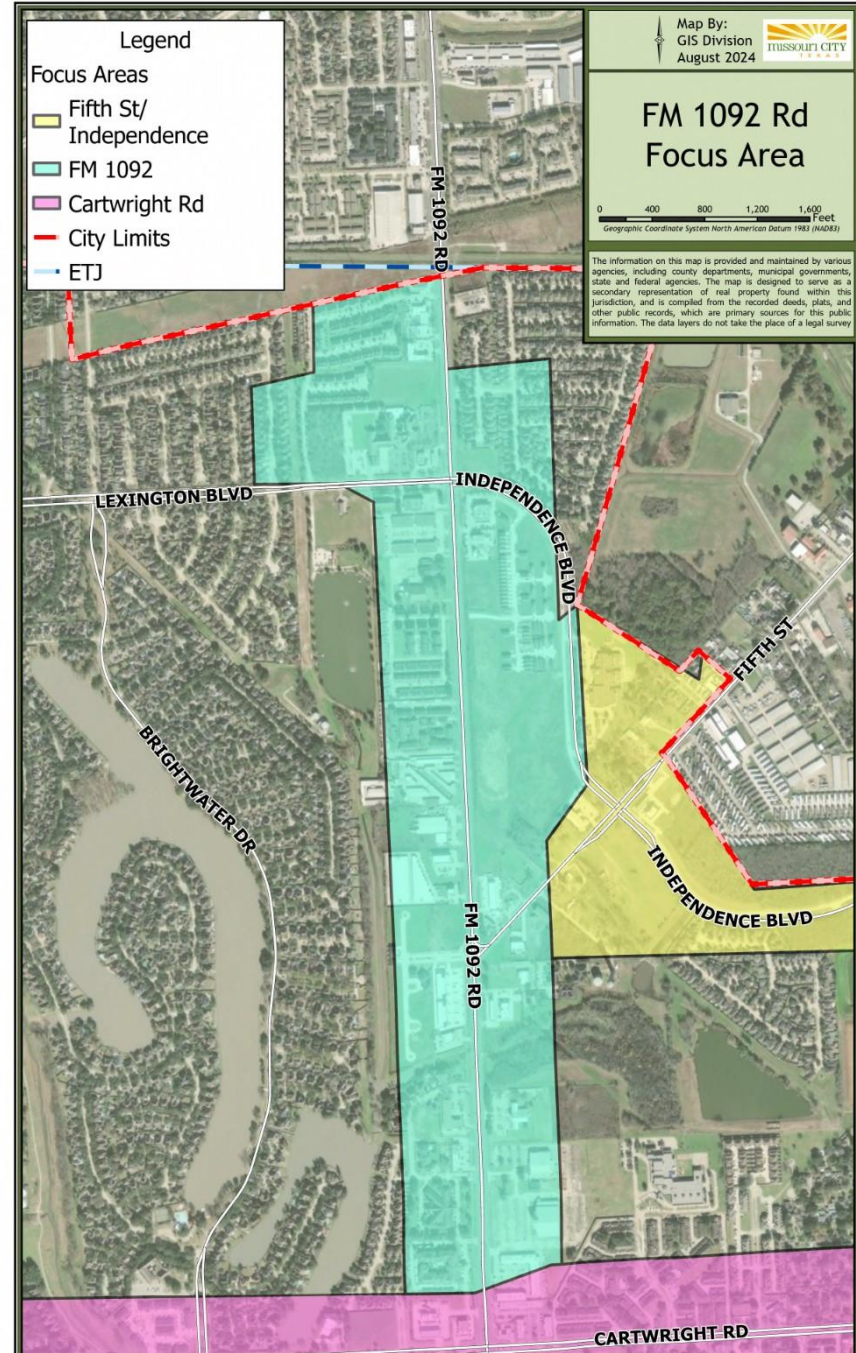
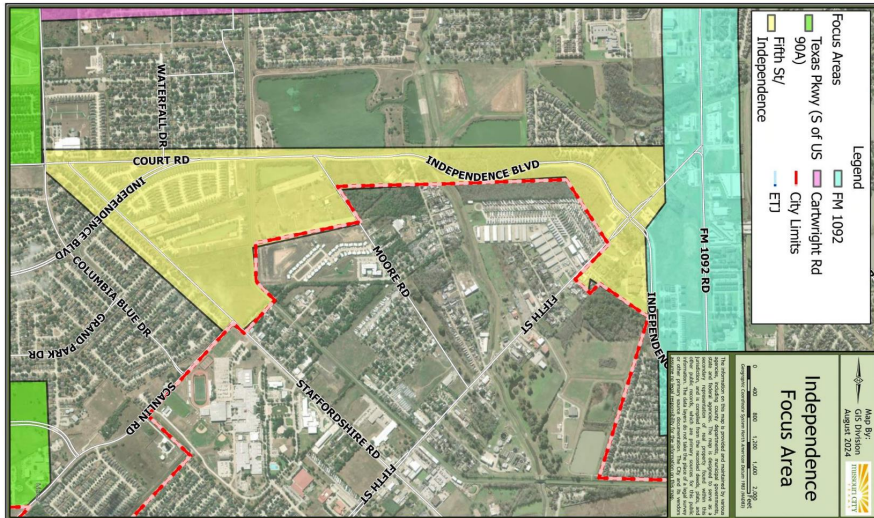


FOCUS AREAS FOR TODAY'S DISCUSSION SNAPSHOT (V)



EXERCISE

DISCUSSION



COMPREHENSIVE PLAN UPDATE REPORT
FOCUS GROUP MEETING

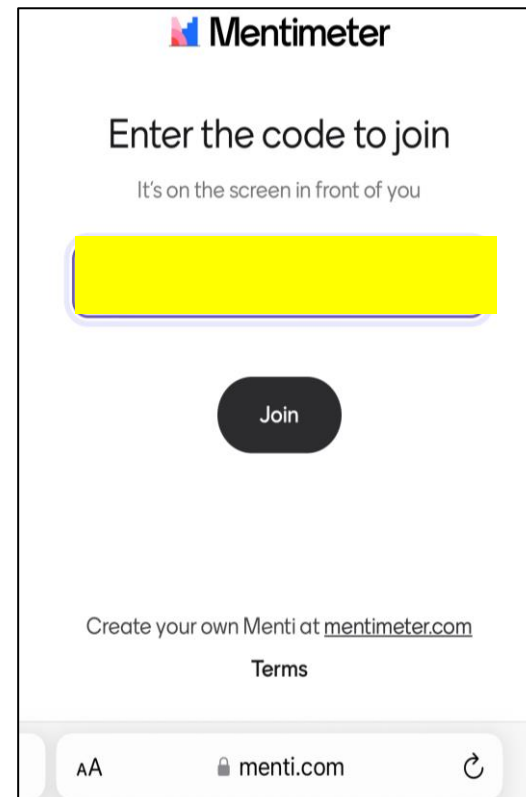
MENTIMETER EXERCISE –INSTRUCTIONS

FM 1092/5TH ST./ INDEPENDENCE BOULEVARD

MENTIMETER EXERCISE –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)



MENTIMETER EXERCISE –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

