

Focus Group Meeting - Highway 6

Missouri City Comprehensive Plan Update Report

September 23, 2024, 6:00 PM

How many years have you lived in Missouri City?

31

4

23 years

25

10 years

10

3 years

15 years

How many years have you lived in Missouri City?

25 years (age 36)

7

21

21 yrs

10

21

29

10 years

How many years have you lived in Missouri City?

13 years

6 Years in Mo City
17 Years adjacent in Sugar
Land

3

13

-

10

If you live in a subdivision on or with direct access to Highway 6, how many years have you lived in this area of Missouri City?

4

21 yrs

21

6 years

10 years

30+ years

10

7 years (age 36)

If you live in a subdivision on or with direct access to Highway 6, how many years have you lived in this area of Missouri City?

13 years

10

29 years

-

15

40

30

21

If you live in a subdivision on or with direct access to Highway 6, how many years have you lived in this area of Missouri City?

-

Diversity

Why did you choose to live in Missouri City?

Green space

Nice area, good schools

I wanted a property with larger acreage and less density.

Grew up here. Love our neighborhood.

Zoning laws - came from houston

We liked the green spaces parks and schools of Sienna.

Great place to live with green space, wildlife, great community, and great vibes

Good schools. Not overcrowded.

Why did you choose to live in Missouri City?

Upscale subdivisions

Grew up here. Proximity to Family and proven Schools. Larger Sienna residential lots not adjacent to office buildings and other large non residential buildings.

Diversity

Sense of community in sienna

Short distance to/from work, plus great area, neighborhood.

Open green spaces; large lots; less traffic

Acreage lots

Green nature and new innovated neighborhoods

Why did you choose to live in Missouri City?

For the "country atmosphere", nature, quietness. Green spaces & animals. Great schools, safety, diversity. City gov that cares about it's residents

Not next to high rises and unwanted development

family oriented area, good school districts, proximity to Houston medical facilities, homes with large acreage, wildlife

Nature and untouched habitats around subject site.

Green space

Less busy streets compared to Houston. The Greenery and open outdoor spaces with growth potential to conserve those spaces

Untouched ecosystem

Upscale, wooded, nature, green, large acreage, good infrastructure.

Why did you choose to live in Missouri City?

Love the green space!
Not cookie cutter like
many other citys

Green space, no problems
with crowding i.e. excessive
traffic and polution,
maintained connection with
old area feel

I choose to live in Missouri City
because my family has lived in
this city for years. Also, I enjoy the
community feel and safety of the
area.

We stay in Missouri City
because we like the large lots
green spaces, and
community

You are open to community
input, hopefully look to other
cities who have successfully
designed city center areas
incorporating green space to
make it more inviting and
increase activity there

What are your three favorite things about the Highway 6 Focus Area?

Should be upscale, high density, mixed use retail/living space We should attract 4/5 star restaurants (Pappadeux, etc) Use Metro parking garage's excess parking (~2K) for all town center parking

-that it does not look like other parts of hwy 6-that you can still see green space -that it's easy access which I am afraid will change with unbridled growth

Learn about improvements to main traffic arteries, new developments and how it will impact my area of commute and me personally.

I used to love that it was wooded and rural. It is ruined now.

Has some good opportunity for new development - something other than the strip centers on 6 north of the FBParkway.

Good location for high density upscale restaurants, retail and living. Metro parking to accommodate development to reduce the amount of parking spaces and to increase restaurants and retail.

easy access south & north

- the new commercial developments -ease of access between the commercial developments- the attempt to beautify hwy6 is a start - could use more of this

What are your three favorite things about the Highway 6 Focus Area?

Minimal traffic obstructions and lots of green space!

Quick access to get out of the area - it's not terrible traffic yet like HWY 6 between there and Sugar Land

nice area for upscale developments

Opportunity to expand tax base

Opportunity for mixed-use development surrounding preserved, protected green spaces

It's undeveloped. An opportunity to hit pause on unwanted, cheap development. Keep it green or make it unique/high end.

Close proximity to freeway and neighborhood. Ability to add unique structures to compliment Mo City. We will be able to leave nearby homes and immediately be in a wonderful mixed use development

This is the gold area for development, please use it wisely.

What are your three favorite things about the Highway 6 Focus Area?

It is a nice area.

Potential for different developments (i.e non strip malls)

No more apartments and townhomes in our most premium real estate

Minimum traffic

Proximity to Hiway 6.
Good transportation corridor.

pretty good current traffic arteries for present development conditions

Potential for greater retail and access to services without having to drive to Sugarland

Has green space

What are your three favorite things about the Highway 6 Focus Area?

Less crowd

I like that it is not too congested.

wildlife that cross through this area, wetlands - living connected space in place for wildlife crossings like deer, butterflies, turtles

large amount of green space

Access to sugar land pearland and houston via toll road

That what could be developed could be a draw to the area. Not just more of the same thing that is 10min down the road either way

Not congested

potential to bring new type of development to missouri city with premium space by toll road

What are your three favorite things about the Highway 6 Focus Area?

1) green space & trees remain in the area
2) easy access to businesses that are in the area
3) currently traffic is not bad (likely will change because of huge park and ride)

Should be planned to be similar as Sugarland Town Center which prioritize walkability, attract upscale store/ restaurant.

Easy access

Improved access

That could have it be well developed space taking into account nature and the combover for outdoor nature

Opportunity for housing other than traditional single family

It was better before the Metro parking garage

Limited land left around hwy6 area from Sugarland to Fresno. MC holds this very valuable available land in this corridor. It is great area to upscale, make something different to attract residents

What are your three favorite things about the Highway 6 Focus Area?

Commercial/ retail, upscale apartment complexes could be build in this area if needed.

Can become like sugar land town square area with upscale apartments and townhomes near amenities to support retail growth

control of traffic in future

Traffic density. Not sure TXDOT has been forward looking at the traffic on this part of Hiway 6 and 521.

What are your biggest concerns about the Highway 6 Focus Area?

Over development and too much traffic.

Less trafic

Too much development without enough planning to support the number of people

That it will look like the same crap you can find 10min either way. We want to keep as much nature and natural beauty as possible

Metro parking garage is massive and previous Comprehensive Plan questioned the region's involvement in the Metro program due to lack of utilization. The parking garage seems like a major waste

Less crowd area

over development of commercial and retail, which leads to much less trees, wildlife, and green spaces

That it will become another "strip center row"

What are your biggest concerns about the Highway 6 Focus Area?

Ability of the city to develop this area in a way that fully benefits the City and its residents

1) that not enough greenery and natural features will be left 2) that poor retail or commercial will be allowed to fill space 3) that traffic will get out of hand

Traffic control

That congestion will be so bad with all the buildup that living here will go from lovely to lousy

Lack of quality development. We don't want more Dollar Stores or under utilized strip centers

that it will look more like an Arcola/Fresno development area.

The city is changing the zoning without including feedback from community and neighbors. No notice or discussion given!

Im concerned about cheap strip mall development. I would like to bring new types of businesses that actually build our community via experiences like walking over for brunch, dinner, drinks, etc.

What are your biggest concerns about the Highway 6 Focus Area?

Parking Garage was a total waste and should never have been built. Metro will not take me anywhere I want to go in the city.

Too much development is going to ruin the quality of life in the area, specially for the children

Qualifications of ED to properly vet development and developers

I feel like the city doesn't listen to our needs

Speedy leasing/sale agreements that do not prioritize upscale business and planning for our area.

Lower density/attract quick service restaurants/low end retail. Similar plans as Phase II of Town Center. Per Phase II plans, dev was to include pavilions/grassy areas/patio seating but none exist.

Another strip mall without trees, with same stores over again. Make it more serene and inviting with greenery and trees, places to sit in shade to increase people to come, spend money etc.

**DO NOT
OVERDEVELOP!!!!**

What are your biggest concerns about the Highway 6 Focus Area?

No community input at all

Safety

That more of the problems with traffic that Sienna complains about getting in and out everyday will be made worse

That none of the development will be pedestrian friendly

More empty stores

Getting congested, loosing eco system, getting more low income housing, and businesses, development without flood analysis

There was no community input on rezoning.

Our neighborhood wants more input in decisions that affect us

What are your biggest concerns about the Highway 6 Focus Area?

City Council rezoned over objections from residents.

More traffic, more accidents, more activity, more pollution that will impact the lives of our surroundings communities.

Allowing city staff and officials to put their personal business needs in the area above what the community wants

Dont want it to be underutilized and empty and cheap. Want it to be walkable. Like Mueller in Austin. Should connect to nearby green spaces and not be a concrete jungle

No community input.

That build up of more of the same will create crime and overtime abandoned businesses

Low scale businesses

Over trafficking an already traffic nightmare

What are your biggest concerns about the Highway 6 Focus Area?

Too much concrete

more of a concern with getting revenue generating facilities instead of residential and green space developments

No community input or discussions with HOAs on plan to date. We would all love to collaborate and share ideas.

Too much development is going to be very destructive for the well being of the people due to increase in crime, traffic etc.

Less alcohol and smoke shops and more quality businesses, family restaurants, small boutiques

City planning needs to happen BEFORE development. How will adding all of these roads, homes, businesses affect the existing neighborhoods?

not enough interaction with HOAs in the development areas.

Fear that the city will not fight for maintaining an upscale area with the same sort of consideration that is noted in other cities such as the Woodlands and Sugarland to name a few

What are your biggest concerns about the Highway 6 Focus Area?

Sustainability of Development:
Rapid growth of apartment/
condos without proper vet can
lead to overcrowded area, and
lose the opportunity to upscale
the area.

100% agree on less
smoke shops!

Traffic Traffic Traffic. We want
high level ppl not low income
entry level development.
Pedestrian friendly, crosswalks
over hwy6 for easy non traffic
access. Bike lanes and indoor
outdoor dinin

Safety of surrounding
communities

Taking away green spaces
and add to poor air quality
while adding more traffic with
metro

Not properly planning out a
desired outcome and
approving first opportunities
that comes along.

1) concerned that city will allow
"traditional housing and
commercial development"
meaning all trees will be
thoughtlessly cut down and
destroyed 2) will not include
thoughtful green space 3) will not

That residents will stifle the
chance for enough restaurants
and retail to develop so that we
don't ever have to travel to sugar
land or pearland

What are your biggest concerns about the Highway 6 Focus Area?

We need more walkability, biking trail in the area.

That our kids can't bike safely

Will not include high end restaurants but rather typical strip mall development

Too many apartments and town homes

Too much low income entry development.

High level dining and adult friendly play areas (not sexual)

We don't want to be a big city like Houston

Please make this area lovely! Nature and lots of consideration on what goes in!

What are your biggest concerns about the Highway 6 Focus Area?

Will not protect nature and wildlife in the area

The focus has to be well being of the people not the business development

Overdevelopment and greed in exchange for growth and best quality of life due to majority demographic of this area not being taken seriously or valued in high esteem

Flooding

decreased property value due to inappropriate development

Need more input from HOAs

Upscale office and restaurant environment for companies to move their business to help facilitate a daytime population to support the restaurants we currently have and attract new high end restaurants

Less low income entry level development. Attract more upscale stores, restaurant, business. Like walkability, biking trail, but maintain the nature in the meantime.

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Upscale businesses

I like to see more green space

I would hope that the traffic and safety have been improved.

Walkable, upscale residential. High concentration of nice, varied businesses that nearby communities can walk/bike/golf cart to via sidewalks and trails

I really do not want to see much more development. We have enough strip centers. How many low rent smoke shops do we need. Keep more green space and parks if anything!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Upscale residential developments

I would like to see upscale dining and retail that maintains the beauty and rural nature of the area in lieu of crowding or over commercialization which could take away from the essence of MC

green spaces with walkable parks. multiuse high end development with high end restaurants, stores, and upscale housing developments

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

No increase in
construction

It would be great to see trees
and walkable spaces between
the retail spaces. That the
commercial and retail
developments are upscale and
not smoke shops and dollar
stores

High end mixed
entertainment options and
Upscale restaurants (not
olive gardens) surrounded by
green space with trails

I would still want that
"small-medium" town feel

Inviting areas to dine, upscale
dining, more focus on design to
whole area not just revenue and
stores without any regard to look
of surroundings

Jogging/walking tracks

More trees

Upscale restaurants

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Park with nature trail

Cute shops, boutiques, family restaurants, small quality chains. Tjmax , Marshalls, quest labs , medical, SPLASH PADS!!!! Parks, running trailsA special home for Jenni's rescue ranch

Thoughtful and generous green spaces to preserve human wildlife interactions so people can still continue to see deer and eagles in our area

Nature and trees

That the area is a nice residential area and a place people want to live

I would like to minimize apartments and crowded rental areas. I think that there are an ample amount in this area as it stands.

Rice Village type of shops and restaurants

upscale development that includes green spaces, trees, walking paths, park areas, local businesses, upper end retail, minimal apartments or other multi family developments.

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

If house to be built, it has to be upscale houses similar to houses in the area.

Running trails and splash pads and kid friendly areas for both residential and apartments

Better traffic management with projections of future use incorporated into planning

Along 6 - stand alone or pad businesses - no strip malls. Possibly open concept shopping mall.

Trails connecting neighborhoods; increased walkability

I would hope to still see trees, green spaces, parks

Kid friendly restaurants. Look at the new brewery in sugar land

No strip malls

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

significant improvement on side roads leading into this area.

Pedestrians, Parks, outdoor dining, open air spaces that incorporates outdoors. Wonderful fun restaurants and cafes. Trails trails trails and conservation of our furry neighbors.

Trader Joes, Amy Ice Creams, Costco - businesses built around families

More landscaping throughout retail areas

Safe corridors where the youth have nice places to gather as well as families because that is one of the major draws for many people moving to the Houston area.

development should be with a goal of attracting affluent customers, residents, and small businesses that will contribute to our community, city, and city revenue.

Off of 6 - SF residential

better traffic management

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

I don't want to see just strip malls and empty businesses

Development that doesn't look like a traditional strip center, more walkable places like you find in Austin and Dallas

Green areas, community gathering location and good feel for community. Similar to LaCenterra @Cinco Ranch. Cinco Ranch Town Center has a great community feel and great location to have a night out.

we want to elevate the area, not detract from it

Lots of trees/lakes and parks

I would like traffic to be manageable

A city center area we can be proud of that has TONS OF NATURE incorporated

No more strip center developments

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

The massive Metro garage seems to destroy the nature beauty of the area. Need to plan landscaping to cover that garage in green.

Parks, with walking, biking, trails, pools. Plenty of green spaces, ability for people to safely walk or jog without worries of getting run over by speeding motorists.

Commercial/retail, apartment complexes, and condos should be built here instead of on Watts or Knight Rd. Sidewalk on Watts and trails along Knight Rd can connect to town center for easy walkability

Trader Joe's and blood draw labs

Cities increase revenue when people spend more time in areas because they are attractive

Pop-stroke golf

Community garden

Solid schools

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Less crimes tahn the present time.

Entertainment options

Engaged communities

I don't want to leave Mo City to go to SugarLand or woodlands to enjoy their nature walks and shopping etc. i want that here. We can do it here. We must.

no commercial developments away from highway 6 area.

Still have greenery's what holds wildlife, better sit down restaurants, and family entertainment alternatives. Quality and better planned constructions/developments/bus inesses.

Perhaps a mall for this area to go shopping instead of going to Sugar Land or Houston.

Focus on family oriented developments.

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Walkable trails and golf cart access

Splash pads!

Neighborly attitude

Green spaces like Red Bluff Nature preserve used as thoughtful buffers between Hwy and residential developments. Helps with noise, pollution, air quality, flooding

No over building on every inch of available space

Upscale hotel options

Clean and successful area

A way to utilize the parking garage for the shops and restaurants, so it's not a waste and land can be preserved for green space

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Medial facilities, hospital.
To tend to our medical
needs.

I want to see an area where
people want to move into,
rather than wanting to move
out of due to poor
development and planning

Somewhere people go
because it's different not
more of the same

butterfly garden, kids
museum/interactive play
area

Area must be more
community focused than the
constriction/businesses

Maintaining green space
and flow.

Agree, no more strip
center development

Flowers on sidewalks and
medians, bike lanes

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Highway 6?

Major magnet like attraction such as a convention center for Fort Bend County

Buckees!

I'd like to see the park and ride gone

Attract upscale to bring more revenue to the area. We don't have to go to Sugarland Town Center every holiday.

Use parking garage parking as SOLE parking in that area

Something unique. A convention center isn't unique

High end housing options

No convention center