

COMPREHENSIVE PLAN UPDATE REPORT

# FOCUS GROUP MEETING

OCTOBER 8, 2024

6:00 PM

- Small Business Advisory Committee

# Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



# TEAM INTRODUCTION

## **City Staff Team:**

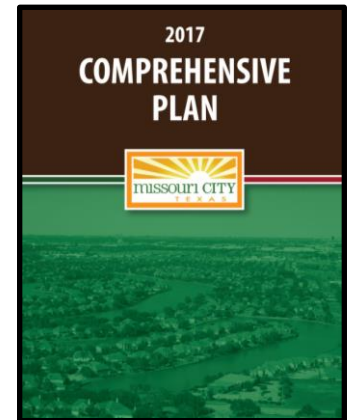
- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

## **Ardurra Team**

# PROJECT PURPOSE

## Identification of Study Areas

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



## Future Tasks

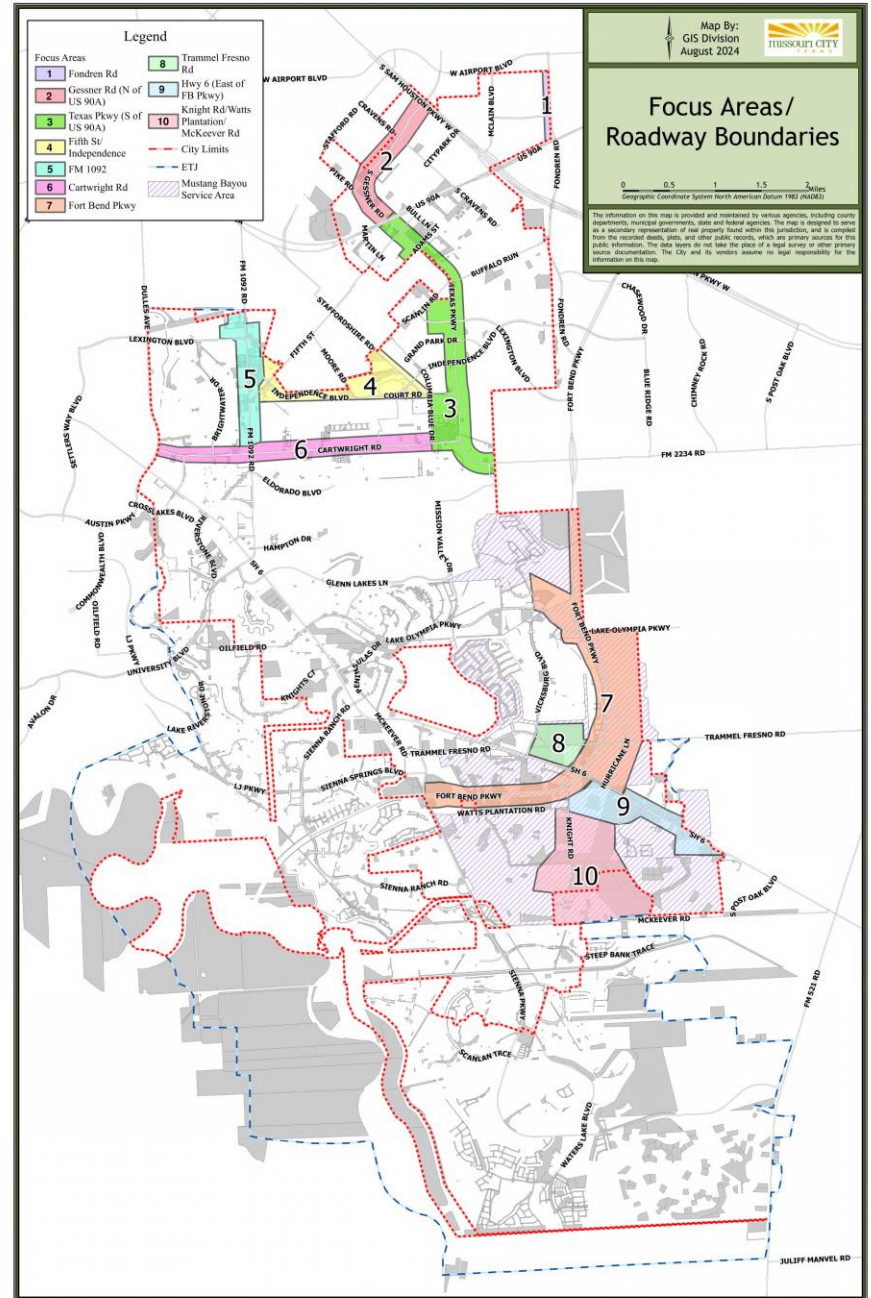
- Amendments to the Comprehensive Plan, zoning & development codes

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.](#)

# FOCUS AREAS

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



# 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

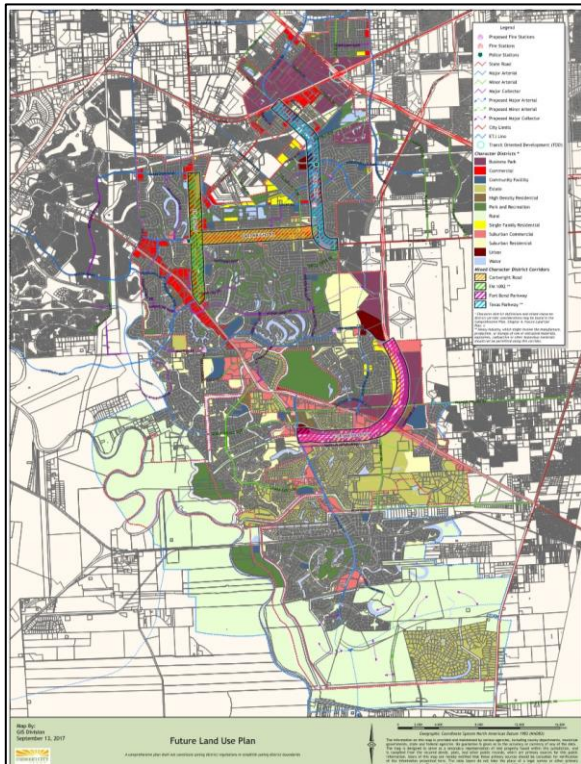


### Zoning:

- 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

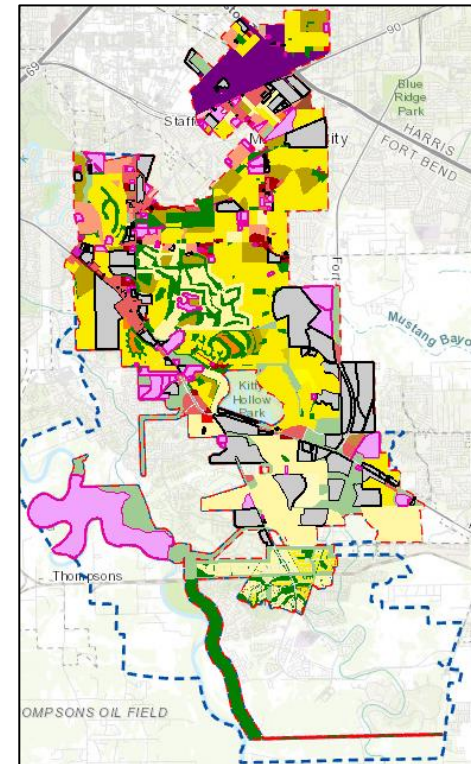
Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

## 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.

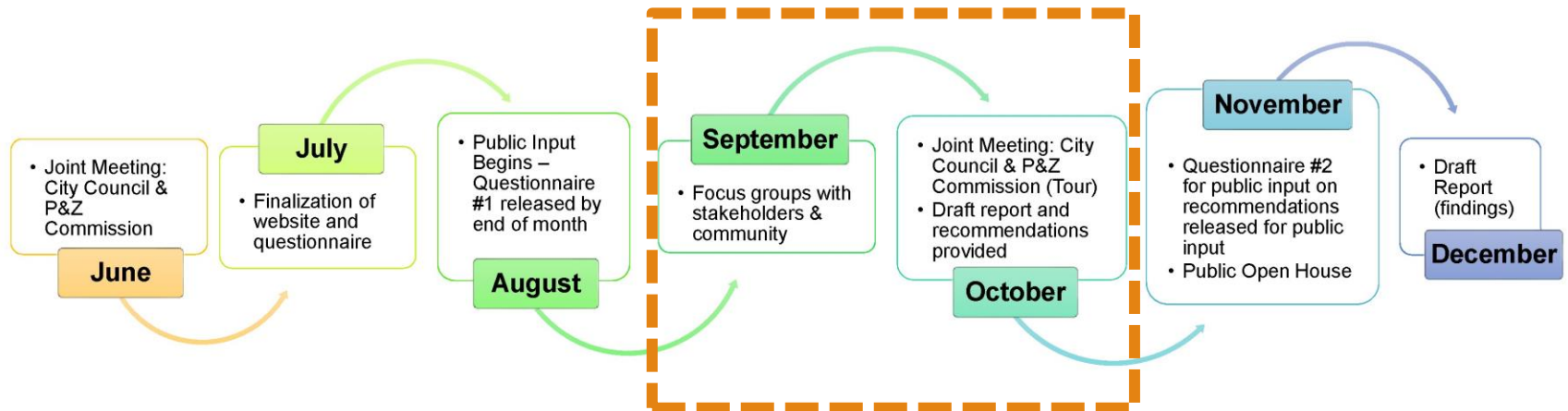


**FLUP (Includes ETJ)**

**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



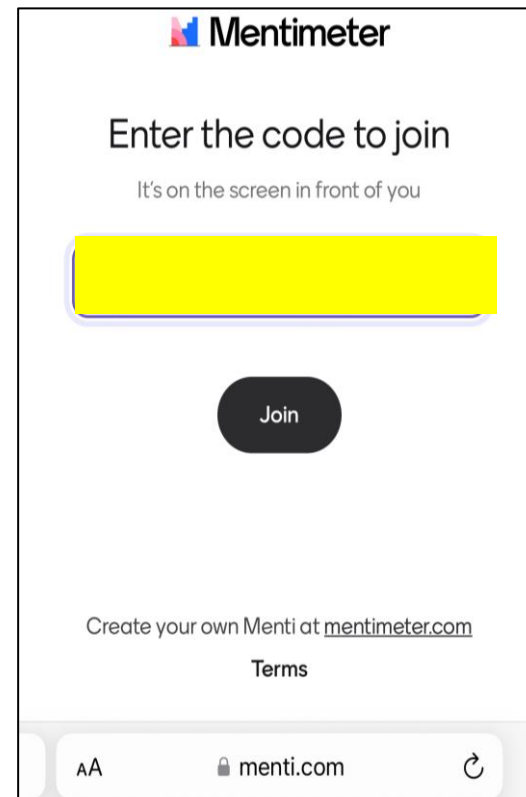
# QUESTIONS

# EXERCISE

# 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 **XXXXXXXXXX** (8 digits)





## MENTIMETER EXERCISE –INSTRUCTIONS (II)

### Once you gain access:

- A screenshot of the first screen is shown on the right. All participants should wait for the presenter to change the slide.
- **Content slides** - Some slides are content slides for informational purpose. Participants do not have to do anything when a content slide appears.
- **Question slides** –Participants’ responses will appear on the screen.
- Unless the presenter changes the slide, participants will not be able to access the next question.
- Participants will be not able to go back to previous question if they hit “Next Question” .
- Do not hit “back” button or close the screen.

This slide will appear once participants enter the code



# DISCUSSION