

Focus Group Meeting - Municipal Utility Districts

Missouri City Comprehensive Plan Update Report

October 1, 2024, 3:30 PM

How many subdivisions in the City do you provide service to? Add name of MUD in your response.

Missouri City
Management District No.
1, 3 subdivisions

HCMUD 122, 1 Subdivision

Fbc mud 48

FBC 47, FBC 48, Blue
Ridge MUD, and First
Colony MUD 9

7 Subdivisions Ft. Ben
MUD#26

MBSA, City South service
area- not sure on #

Fort Bend MUD 26(7)
subdivisions

There is about 35 acres within
MMD No. 1, between Shipman's
Cove and SH 6. It's zoned SD but
most interest in the tract is mid
density residential. Could be
commercial along SH 6 but
behind that SF

Thinking about available land in your area, what challenges would a proposed single-family use be faced with? Add name of MUD in your response.

HCMUD 122 - The remaining available land (~50 Ac.) is along beltway 8. The remaining developable acreage is more favorable for commercial/light industrial.

Fort Bend MUD26 Challenges would be housing affordability, Zoning restrictions, Infrastructure strain and environmental concerns

I'm not sure if there is any available land in my area. Ft. Bend MUD 26

MMD No. 1, 35 acres north of Shipmans Cove. Frontage along SH 6 commercial but behind that mid density SF is the interest we're seeing

Not having development rights for mid-density residential. MMD No. 1

Thinking about available land in your area, what challenges would a proposed office warehouse use be faced with? Add name of MUD in your response.

Traffic, transportation congestion, necessary road improvements for heavy truck traffic- (benefit though low water/sewer use) MBSA

Fort Bend MUD 26 Challenges would be space constraints, high cost, accessibility issues and expansion difficulties

MMD No. 1 - Proposed offramp from FB tollroad but that is currently in design.

Most warehouse complexes are not filled. Most are not cost effective for small businesses this area. Accessibility. MUD 26

HCMUD 122 - has an active utility commitment for a commercial warehouse for 45/50 Acres. The challenges they are facing are high upfront costs, truck access, and finding companies to lease spaces to.

High Cost MUD 26



5



Thinking about available land in your area, what challenges would a proposed mixed urban development be faced with? Add name of MUD in your response.

MMD No. 1 - Improved access and water/sewer capacity are the current challenges.

HCMUD 122 - close proximity to highway, zoning, conflicting land uses from adjacent properties, lack of available water / sewer capacity.

I think the community would be agreeable with a development that included residential, cultural, and institutional into one space. The only problem I see is maybe not having the space needed in my

Thinking about available land in your area, what challenges would a proposed commercial/retail use be faced with? Add name of MUD in your response.

Zoning, Security,
Regulatory Issues, MUD
26

MMD No. 1 - water capacity is a current challenge. There is commercial and retail available land along SH 6 and within Parkway Crossing. Along SH 6, commercial interest has been slow.

Maybe zoning for mixed use. MUD 26

FBC 48 - several sites along Highway 6 set to develop, potential challenges with COMC water/sewer capacity, finding buyers

HCMUD 122 - commercial retail for available land in HCMUD 122 would be ideal. Challenges would include extending water / sewer facilities and detention requirements.



Thinking about available land in your area, what challenges would a proposed nature preserve use be faced with? Add name of MUD in your response.

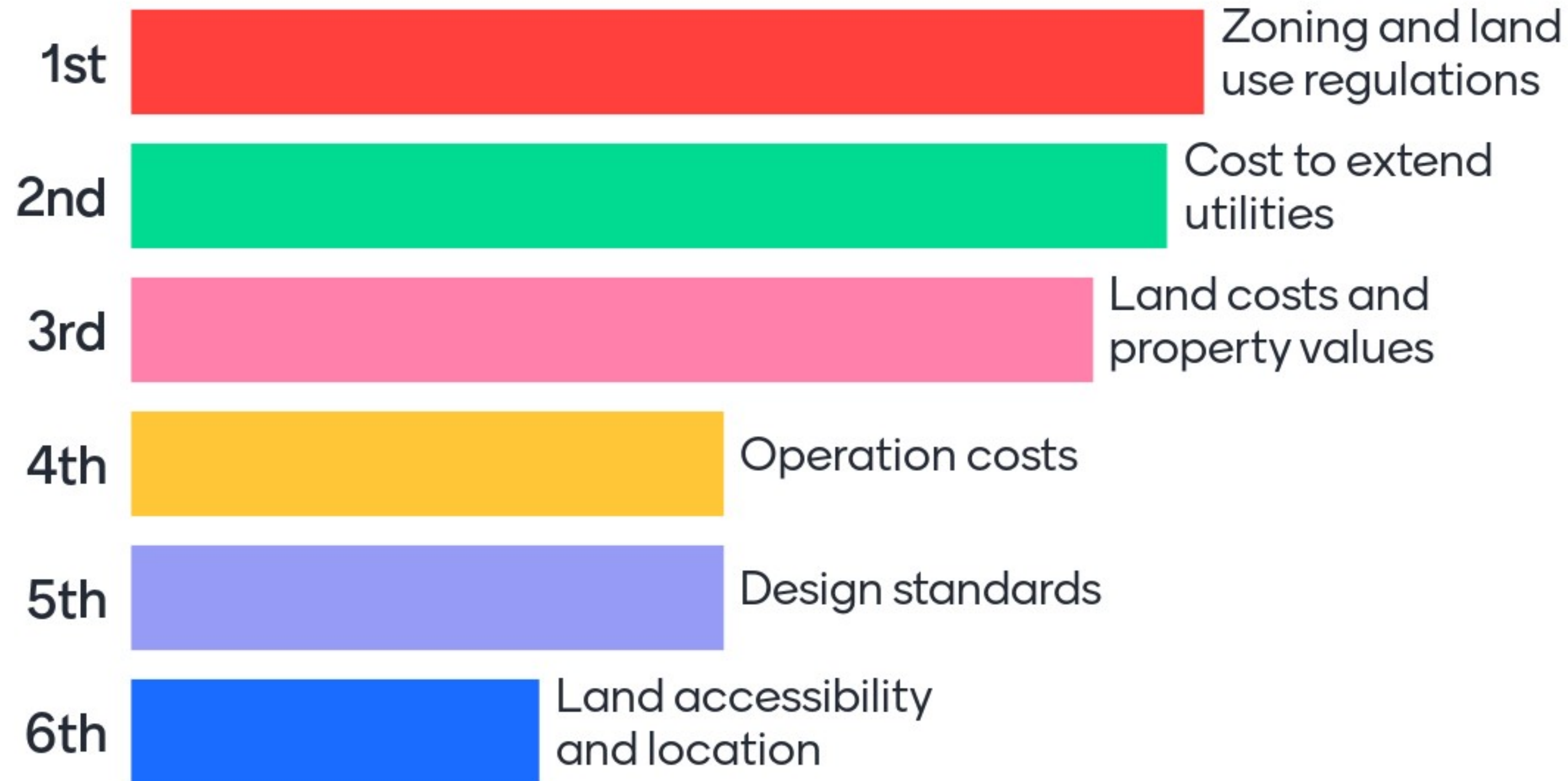
HCMUD 122 - conflicts with neighboring tracts and highway noise

MMD No. 1 - The remaining land is developable land that is above the floodplain. A Nature preserve is usually in low lying areas or floodplain .

FBC48- I

Lack of public understanding and unclear definitions can be a challenge

Please rank your priorities as a MUD on a scale of 1-6 (1 being the highest).



In your experience, what would make it easier to do business in Missouri City?

For Re-zonings - Working with Staff to see if a rezoning or PUD application would be favorable or non-favorable. Working with the Developer to make adjustments prior to going to P&Z and Council.

Emphasis on infrastructure. Unified method of permitting to include utility resources such as capacity letters and impact fee payments. Currently, some developers don't know who to contact or when

Clear utility coordination between MUDs and the City

Simpler zoning, parkland and platting processes. Clear communication between city and applicants.

Flexible zoning, efficient communication, clear guidelines for permitting and approval process.

Inclusion of MUD in predevelopment meetings

Not having to clear conditional comments on a plat through a PNZ hearing