

## Comprehensive Plan Update - Study Areas Development Activity

### Pre-development meetings - Fiscal Year 2024 (October 2023 - September 2024)

Month	Meeting Description	Location	Study Area
April-24	Fondren Garden - proposed residential and retail	East Hampton Cir and Fondren Rd	Focus Area 1: Fondren Rd
August-24	Fondren Garden - Proposing a residential subdivision	E Hampton Rd	Focus Area 1: Fondren Rd
November-23	Redwin - Proposed adult daycare for individual skills and socialization for individuals with disabilities.	2425 TEXAS PKWY	Focus Area 3: Texas Pkwy
November-23	Shah shopping center - retail space	TEXAS PKWY	Focus Area 3: Texas Pkwy
December-23	My Favorite Events - Proposed event venue - building code occupancy type A2	2416 TEXAS PKWY	Focus Area 3: Texas Pkwy
December-23	Create 1 Commercial Reserve	602 TEXAS PKWY	Focus Area 3: Texas Pkwy
February-24	Deeper Life Bible Church - proposed church that would meet weekly fellowship.	1701-1799 Texas Pkwy	Focus Area 3: Texas Pkwy
August-24	Missouri Business Park - proposed office warehouses	NEC Texas Pkwy & Buffalo Run	Focus Area 3: Texas Pkwy
September-24	Ground up new development for Crossover Athletics.	Texas Pkwy	Focus Area 3: Texas Pkwy
October-23	C-store with Shopping Plaza	1610 5th St	Focus Area 4: 5th St / Independence Blvd
April-24	Majestic Townhomes - planning to build townhomes in the 5.16 acre site.	Independence Blvd @ 5th St	Focus Area 4: 5th St / Independence Blvd
May-24	PROPOSED 2 RESIDENTIAL HOMES NEXT TO EACH OTHER	1927 Rothwell St 1923 Rothwell St	Focus Area 4: 5th St / Independence Blvd
July-24	Northwest Cascade - proposed site to temporarily store clean portable restrooms and fencing for redelivery to customer job sites and special event venues.	3614-B, 3650 5th St	Focus Area 4: 5th St / Independence Blvd
September-24	Knanaya Catholic Church - Converting the newly purchased 0.5956 acres into a gravel paved parking lot.	2200 Staffordshire Rd	Focus Area 4: 5th St / Independence Blvd
February-24	Deeper Life Bible Church - purposed church that would meet weekly for fellowship.	2200 FM 1092 RD Unit: G	Focus Area 5: FM 1092
June-24	Toyomotors - New ground up construction - new auto/body shop building.	1910 FM 1092 RD	Focus Area 5: FM 1092
June-24	Jamburritos - interior buildout - new commercial space in shell building	FM 1092 and 5th St - Murphy Village shopping center, Building C	Focus Area 5: FM 1092
August-24	Scooter's Coffee	2730 FM 1092 RD	Focus Area 5: FM 1092
October-23	Olympia Retail Center +/- 15,600 SF multi-tenant retail shell building on +/-2.32 acres	Lake Olympia Pkwy and Parkway Terrace Rd	Focus Area 6: Fort Bend Parkway
November-23	Royal Living - Proposed mixed-use development, approximately 38-acre tract. Proposed uses include single family residences in R-1 and R-2 categories, Multi-	WATTS PLANTATION RD	Focus Area 6: Fort Bend Parkway
January-24	Mint Car Wash - Ground Up Tunnel Car Wash Building.	SIENNA PKWY	Focus Area 6: Fort Bend Parkway
January-24	Swig Fort Bend Town Center II	NWC SH 6 and Fort Bend Tollroad	Focus Area 6: Fort Bend Parkway
January-24	349 Memorial - proposed zoning change from LC-2 to LC-3	Northwest corner Lake Olympia Pkwy and Parks Edge Blvd	Focus Area 6: Fort Bend Parkway
January-24	7-Brew	SH 6	Focus Area 6: Fort Bend Parkway
July-24	Michael's	SH 6 & Trammel Fresno Rd - Fort Bend Town Center II	Focus Area 6: Fort Bend Parkway

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August-24	Sienna Mixed Use - Pre-development meeting for a mixed-use site	NEC Sienna Pkwy & Fort Bend Pkwy (Tollroad)	Focus Area 6: Fort Bend Parkway
September-24	Alexan Lake Olympia - New multi-family project with 10 apartment buildings	0 Memorial Bend Blvd	Focus Area 6: Fort Bend Parkway
December-23	HARTZ CHICKEN RESTAURANT (SUITE A) & DONUTS SHOP (SUITE B)	11626 SH 6	Focus Area 9: Highway 6
January-24	Summerwind - proposed 12.7 acres to be developed into a single family neighborhood	Shipman's Cove Blvd	Focus Area 9: Highway 6
March-24	The Shed - 27 Acres out of the Moses Shipman Survey, A-86 (Various parcels)	Watts Plantation Rd / Creekmont and SH 6	Focus Area 9: Highway 6
June-24	Ground up New Construction Daycare and retail	11616 SH 6	Focus Area 9: Highway 6
September-24	Valvoline	10050 SH 6	Focus Area 9: Highway 6
October-23	Master Plan consisting of Retail Centers, Multi-Family & Single Family	Knight Rd @ Watts Plantation Road SE	Focus Area 10: Knight Rd / Watts Rd / McKeever Rd
January-24	The Palace Event Center - 22,750 SQFT EVENT CENTER; 8,900 SQFT BREAKOUT; 6 1600 SQFT COTTAGES; 16,000 SQFT FOOTPRINT 6 STORY HOTEL (96,000 SQFT WITH APPROXIMATELY 80 KEYS)	Knight Rd	Focus Area 10: Knight Rd / Watts Rd / McKeever Rd
February-24	McKeever residential - proposed development of 156-acre land for approximately 150 single family houses	MCKEEVER RD	Focus Area 10: Knight Rd / Watts Rd / McKeever Rd
June-24	Knight Subdivision - 64.2499 acres - proposed single family residential and commercial/retail development	South of the Watts Rd extension, east of Knight Rd	Focus Area 10: Knight Rd / Watts Rd / McKeever Rd
October-23	Residential garage with septic system and water well and a water feature pond	3300 SILVER RIDGE BLVD	n/a
November-23	Sienna Sawmill Lake Beach	2731 RIVER RUN RD	n/a
March-24	Tang City Plaza Building A - proposed 34 apartments on the 2nd and 3rd floors	4899 SH 6	n/a
May-24	Adams House - Addition to the house	1523 ADAMS ST	n/a
June-24	Mother in law suite addition (1,262 sf )	4518 Durango Bnd	n/a
October-23	Vicksburg McDonald's restaurant on a new site development with new Civil site work.	SH 6 and Vicksburg Blvd	Undeveloped land
October-23	SEC Hwy 6 Vicksburg Pad 1 - Single Story Retail Shell Building	0 SH 6	Undeveloped land
December-23	Sienna McDonalds - Proposed quick serve drive thru restaurant - McDonalds	0 Sienna PKWY	Undeveloped land
December-23	New Ground Up Chipotle Building and associated Site Work	10010 SH 6	Undeveloped land
February-24	Vicksburg Commons - potential location for a patio home development. Seeking R-4 zoning for this tract in order to build 50 patio homes.	Northwest corner Truesdale Dr and Vicksburg Blvd	Undeveloped land
March-24	Miller Road Estates - divide this lot into two lots, private street	Miller Rd	Undeveloped land
March-24	St Mary's Knanaya Catholic Church - a church for the Indian community that meets their cultural and religious needs.	5002 SIENNA PKWY	Undeveloped land
March-24	Hwy 6 Office Condos	8701 SH 6	Undeveloped land
May-24	Greyden Estates 2 - Single Family Subdivision - Single Family Home Development	Northwest corner Truesdale Dr and Vicksburg Blvd	Undeveloped land

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May-24	Approximate 182,250 SF Class-A Tiltwall Distribution Warehouse within existing warehouse business park.	12131 MCLAIN BLVD	Undeveloped land
June-24	Fort Bend Community Church - proposed 14,000sf 1-story daycare building and classrooms.	7707 SH 6	Undeveloped land
June-24	Mistyleaf Gardens - 31 lots for single family houses	Stone Hollow Dr	Undeveloped land
June-24	Gateway South Industrial Park - Building 3 - approximate 182,250 SF Class-A Tiltwall Distribution Warehouse within existing warehouse business park.	McLain Blvd	Undeveloped land
July-24	Prologis SW Distribution Center - Construction of two warehouses (Building A +/-154,520 SF, Building B +/-193,300 SF) with associated parking and loading areas.	1145 US 90A EB	Undeveloped land
July-24	WORIC Retail Center - A 20,000 SF retail center with associated parking, utilities, and landscape	FM 521	Undeveloped land
August-24	Zoning LC3 to LC4 and building a car dealership	1615 Hwy 90A Car Dealership	Undeveloped land
September-24	Shops at Sienna Pkwy	Sienna Pkwy SE	Undeveloped land
September-24	Re-zone for new cell tower	4055 2/3 Misty Hollow Dr	Undeveloped land
September-24	Meeting to discuss land potential	Southwest quadrant of Hwy 6 & Knights Ct	Undeveloped land