



October 9, 2024  
Planning and Zoning  
Commission  
Meeting

7:00 p.m.



# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update - Purpose

1. Ensure recommendations of the 2017 Plan are still relevant
2. Reestablish a collective vision for the future development and redevelopment of remaining vacant land within the City
3. To examine implementation tools that create potential barriers for development in conformance with the collective vision (i.e., zoning, development standards, etc.)

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Study Areas

### Undeveloped Land

- Will be seeking to provide a vision for development potential or preservation of remaining land.

### Identified Focus Areas

- Key focus areas have been identified to consider development and redevelopment potential: Cartwright Road, Fifth Street / Independence Blvd, FM 1092, Fondren Road, Fort Bend Parkway, Gessner Road, Highway 6, Knight Road / Watts Plantation, Texas Parkway, Trammel Fresno Road

### Redevelopment Areas

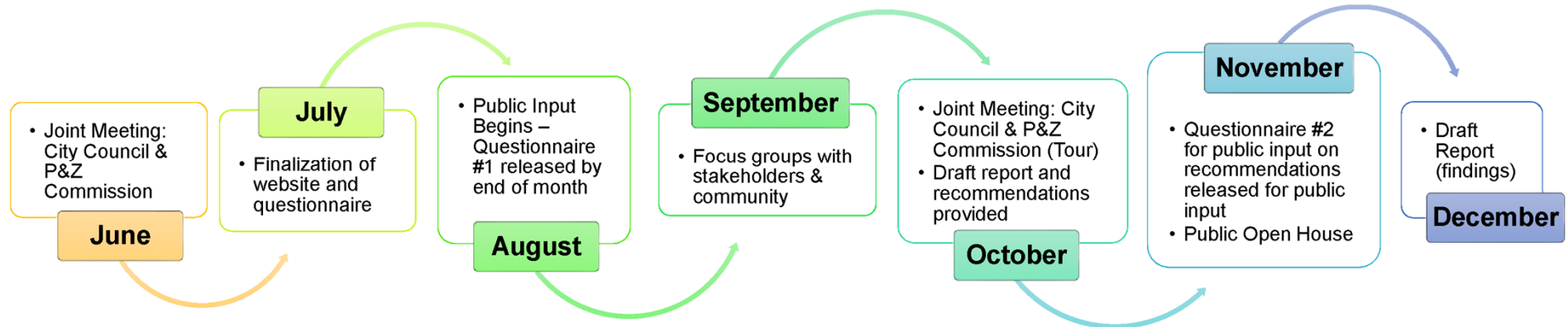
- Will be taking a look at development potential in areas are largely built out.

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Timeline



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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Website



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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Questionnaire #1

Total responses to date: 54

Years living in Missouri City:	0-15 years:	54%
	16+ years:	41%
	Not in City:	5%

Age of respondents:	35 years or less:	22%
	36-55 years:	52%
	56+ years:	24%

Work in Missouri City: 20%

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Focus Groups

Total number of focus groups:	14
Total number of participants:	126
Average number of participants per group:	9
Participants with direct access to focus areas:	53
Average years:	9 years
Years living in Missouri City:	Longest: 49 years
	Shortest: 1 month (August 2024)
	Average: 18 years

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Summary of Input – Questionnaire #1

### **Very Important for Missouri City to be a great place to live, work, and play**

- Development standards that will make the city look and feel unique
- Practices to save the environment and protect nature
- Local businesses that fit well with the neighborhoods
- Town centers, plazas, and gathering places
- Lots of dining, stores, hotels, medical services

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Focus Groups

### 5 General Questions

1. How many years have you been in Missouri City? (Lived, done business, located)
2. Why did you **choose Missouri City**?
3. What are your **favorite things** about each focus area?
4. What are your **biggest concerns** about each focus area?
5. If you left today and returned in 5 years, what would you want to see developed/redeveloped in each focus area?  
(**Vision for future**)

### Focus Group Specific Questions

- How would you prioritize the focus areas for development / redevelopment? (Parks Board, Developers, Small Business Committee)
- What do you think is missing in Missouri City? (Parks Board, Small Business Committee)
- What are important factors for developing or locating in Missouri City? (Developers, Civic Community, Small Business Committee)
- What would make it easier to do business in Missouri City (Developers group)

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Summary of Input

### Q2: Choosing to live or do business in the City

- Natural environment
- Home
- Location / accessibility

Green space,  
wildlife, mature  
trees, non-  
concrete city



Perfect home,  
near family,  
great  
neighborhood



Accessible regionally, short  
commutes to work,  
shopping, recreation,  
church, medical

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Summary of Input

### Q3: Favorite things about each focus area

- Quality of life
- Location/accessibility
- Natural environment

#### All Focus Areas

Location/accessibility  
Community appearance  
Quality of life

#### Highway 6

Location/accessibility  
Natural environment  
Quality of life

#### Knight Rd / Watts Rd / McKeever Rd

Natural environment  
Quality of life  
Transportation

#### FM 1092 / 5<sup>th</sup> St / Independence Blvd

Location/accessibility  
Community appearance  
Quality of life

#### Trammel Fresno Rd / Fort Bend Pkwy / Watts Rd (west)

Location/accessibility  
Natural environment  
Quality of life

#### Texas Parkway / Cartwright Rd

Location/accessibility

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Summary of Input

### Q4: Concerns about each focus area

- Location / accessibility
- Quality of life
- Natural environment

#### Parks Board

Growth  
Quality of life  
Transportation

#### FM 1092 / 5<sup>th</sup> St / Independence Blvd

Quality of life  
Transportation  
Growth

#### Texas Parkway / Cartwright Rd

Growth

#### Highway 6

Growth  
Natural environment  
Zoning

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## Comprehensive Plan Update – Focus Groups

### Q5: Vision for future

- A Missouri City town center
- Green spaces,
- Walkable areas
- Family friendly, high quality, nice shopping areas (no more strip centers)
- Lots of dining, stores, hotels, medical services

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# October 9, 2024 P&Z MEETING

## Comprehensive Plan Update – Focus Groups

### Items of Note

- A place for City history
- Preservation/conservation of open space/green space/community gathering
- Youth sports
- Upscale development
- Walkable
  
- Focus area opportunities:
  - Highway 6 (mixed use retail, living, public park)
  - Texas Parkway (gateway into the City)
  - Knight Rd (open space, green spaces)

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## Comprehensive Plan Update – Focus Groups Communication Plan



Digital reader signs parks



Newspapers



Flyers, yard signs



Social media, website

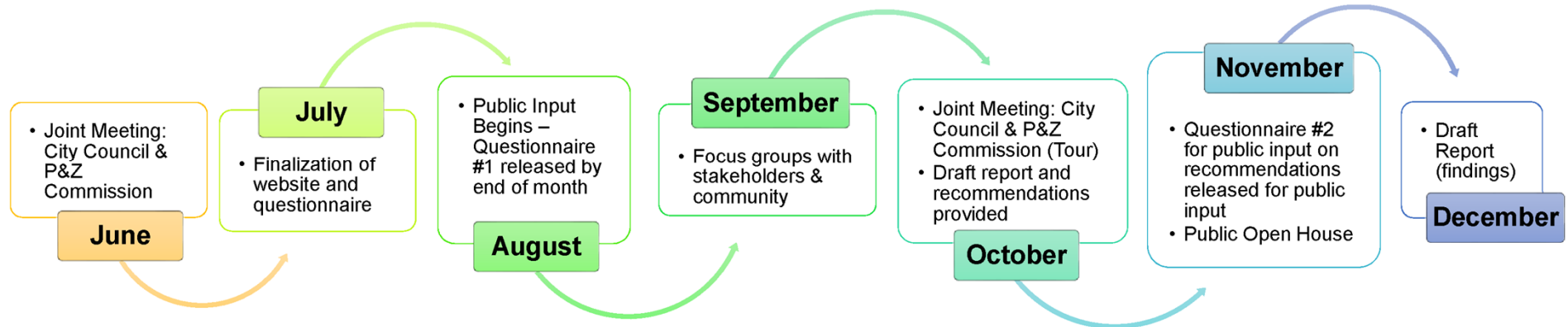
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