



# **COMPREHENSIVE PLAN UPDATE REPORT**

Missouri City 2040: Intentionally  
planning tomorrow's community today.

# **Comprehensive Plan Update Report**

## **City Council Strategic Focus Areas**

Focus areas encompasses specific goals and corresponding projects aimed at enhancing the city's livability, financial stability, business investment, organizational performance, and development quality.

**Create a Great Place to Live**

**Maintain a Financially Sound City Government**

**Grow Business Investments**

**Develop a High Performing City Team**

**Have Quality Development Through Buildout**

# **Comprehensive Plan Update Report**

## **Organizational Priorities**

Retain existing property values

Increase commercial development

Create value-added services

Develop an organization for optimum performance

# PURPOSE OF THE COMPREHENSIVE PLAN UPDATE REPORT

## Summary of June 25, 2024 Preliminary Workshop (City Council & P&Z)

- Identified goals
- Update the vision and guiding principles of the 2017 Comprehensive Plan
- Provide analysis on
  - Current conditions
  - Current planning documents
  - Mobility, infrastructure, environmental initiatives, others.
- Summarize key priorities, challenges and opportunities.
- Provide recommendations

# PURPOSE OF THE COMPREHENSIVE PLAN UPDATE REPORT

## Outline of Report

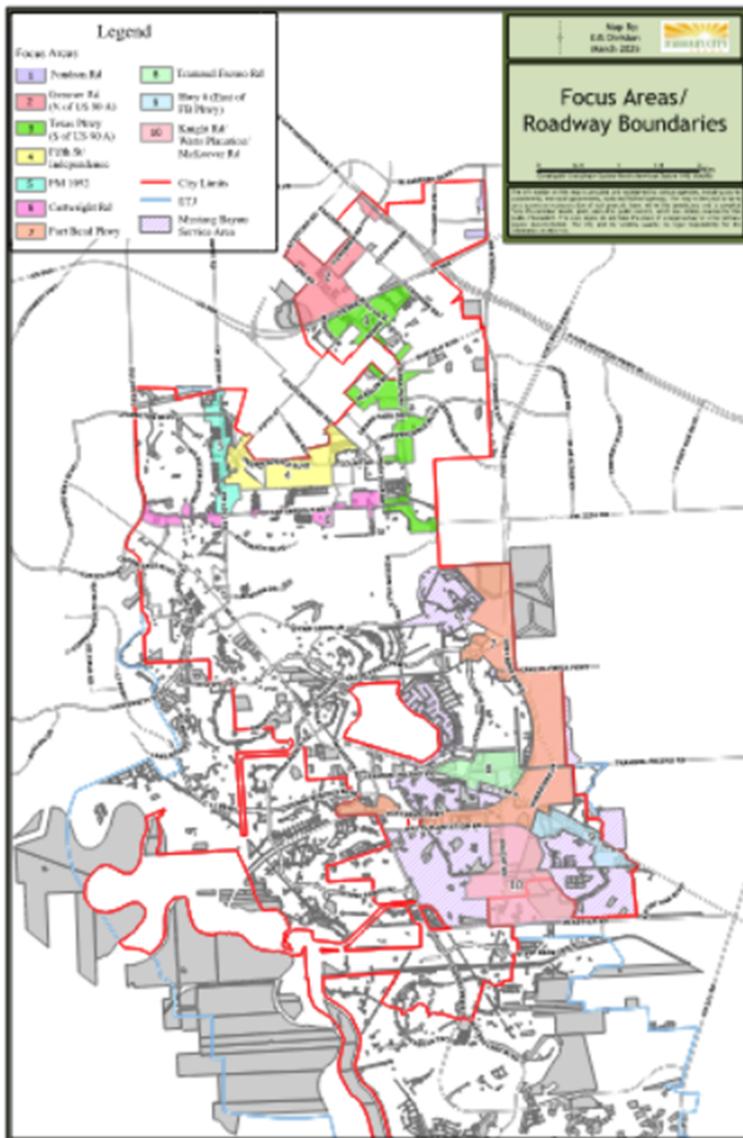
### 1. Study Areas

- Focus Areas (10 Corridors)
- Undeveloped Land
- Redevelopment Areas

### 2. Identified Priorities

### 3. 2017 Comprehensive Plan Goals Evaluation

### 4. Next Steps



# IDENTIFIED FOCUS AREAS

1. Fondren
2. Gessner Road (2 subareas)
3. Texas Parkway (6 subareas)
4. Fifth St./Independence
5. FM 1092 (3 subareas)
6. Cartwright Road (4 subareas)
7. Fort Bend Parkway (3 subareas)
8. Trammel Fresno Road
9. Highway 6
10. Knight Rd./Watts Plantation/McKeever Rd.

**Focus Areas refined; subareas preliminarily identified**

## UNDEVELOPED LAND

- Approximately **500 undeveloped acres** within the City's limits, not within the boundaries of an Identified Focus Area.
- Excluding Focus Areas 5, 6, 7 there is approximately **730 undeveloped acres** within the boundaries of an Identified Focus Area.

# REDEVELOPMENT AREAS

- ❑ Texas Parkway (Focus Area 3) – Gateway in to Missouri City
- ❑ 5<sup>th</sup> Street (Focus Area 4)
- ❑ FM 1092 (Focus Area 5)

# DESIRED LAND USE AMENITIES BY FOCUS AREA

- Recommendations on potential locations for desired land uses based on public input, adjacent land uses, access, utilities, and environmental factors.



Nonresidential Land Use With High Public Support



Residential Land Use With High Public Support

# IDENTIFIED PRIORITIES AND CONCERNS

- Define/ clarify distinctions between land use Estate Character and SD zoning district
- Address residential adjacency issues - Undeveloped land, existing zoning and adjacency to developed residential areas
- Address omitted uses - Appropriate locations for Places of Assembly (Schools, Churches, etc), Child Care Facilities, Public Facilities and Telecommunications
- Redevelopment Policy
- Strategic Development Areas

# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## Public Input

Public concerns expressed about continued impacts of development on natural habitats and buffers, storm runoff, and City's scenic appeal.

## Study Areas

1. Fort Bend Parkway
2. Trammel Fresno Road
3. Highway 6
4. Knight Road/ Watts Plantation/  
McKeever Road
5. Undeveloped Areas

# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## Findings

- Approximately 1,487 acres currently zoned or classified SD, suburban district (Zoning Map)
- SD zoning use district aligns with Rural future land use character
- R, rural zoning use district aligns with Estate Future land use character
- Confusion among similar terms in Future Land Use Plan / Zoning Map
- Areas currently identified as Estate character have changing development potential subject to the utility requirements; future mobility roadway designs; and FEMA floodplain restrictions.

# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## Key Considerations – Changing Development Potential

- **Utility requirements:** Except as exempted, private water and wastewater treatment and disposal systems are prohibited. Estate / Rural lots existing prior to 2015 exempted.
- **Roadway Design:**
  - Major Collector: Watts Plantation Road west (60' right-of-way to 80')
  - Minor Collector: Knight Road Extension (60' right-of-way)
  - Major Throughfare: Fort Bend Parkway expansion (Segments B-3 / B-4 in design to FM 2759)
- **FEMA 100-year floodplain**

# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## Recommendations

### **Comprehensive Plan Updates**

Amend Future Land Use Map Character Districts:

- Rural → Agricultural
- Update descriptions
- Add suggested primary/ secondary land uses and zoning districts

Amend Future Land Use Map

- Areas designated as Estate Character

### **Zoning Ordinance Updates**

Update the purpose of the SD, Suburban District

- Remove “rural” and “urban” references
- Add agricultural, limited development, access and public utility references

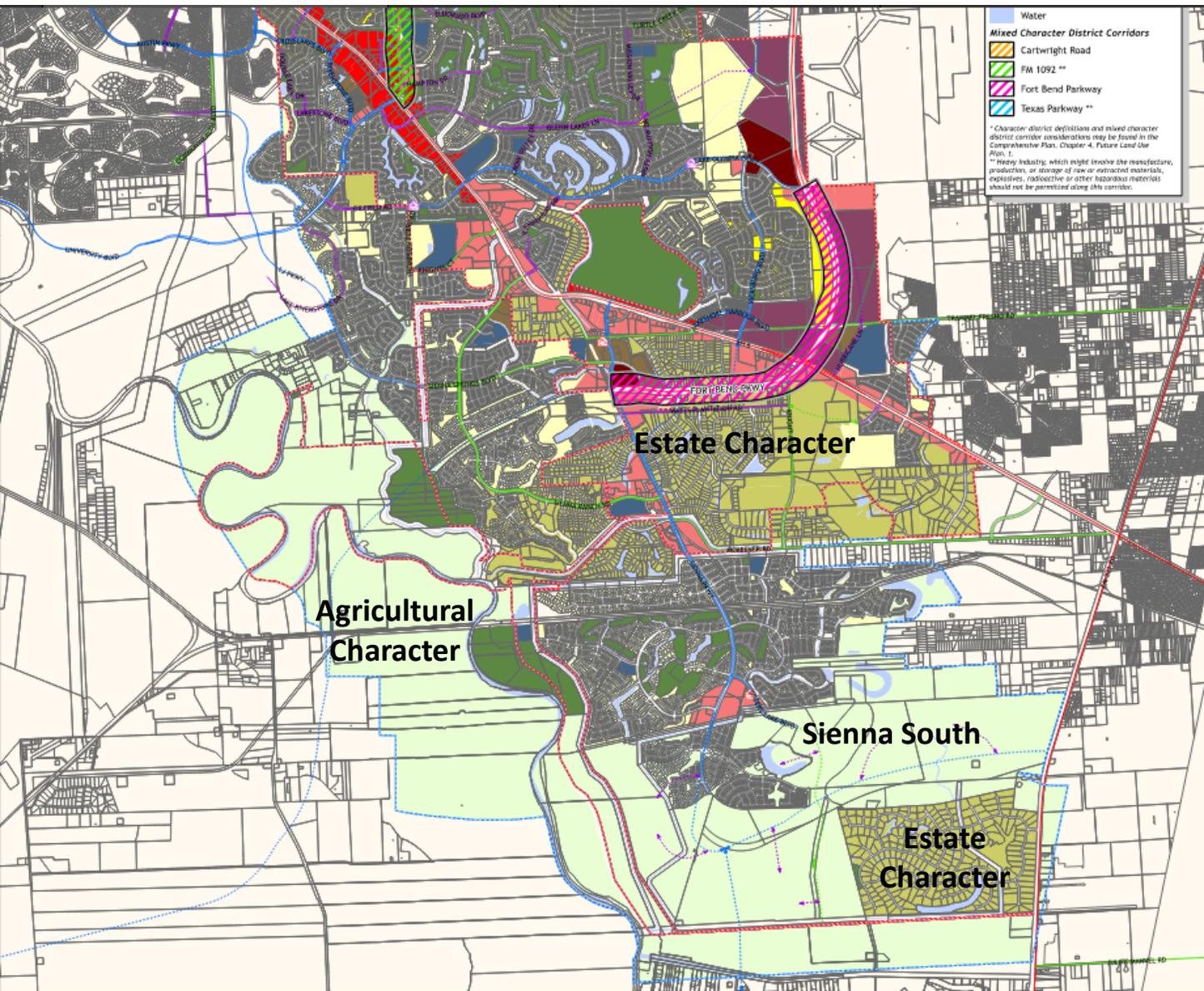
# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## **Comprehensive Plan Updates: Amend Future Land Use Map Character Districts:**

**Agricultural Character:** This designation is for areas with large acreages (scattered homesteads and pasture lands) and very large lot developments... usually found in areas on the fringe of the City where adequate infrastructure (i.e. improved streets, water/sewer service, fire capacity, etc.) is not yet available **and development and access is limited.**

**Estate Character:** This designation is for large lot development generally on the fringes, but should also be available within the City so this character and lifestyle setting is not limited only to the ETJ. The minimum lot size is typically one acre or larger. **Development within the Estate Character is typically served by private wells and septic systems instead of public utilities.**



# Future Land Use Map Character Districts



Rural Character Example



Estate Character Example

# PRIORITY:

Define/ clarify distinctions between land use Estate Character and SD zoning district – temporary classifications, permanent zoning

## **Comprehensive Plan Updates: Add suggested primary/ secondary land uses and zoning districts**

### **Agricultural Character:**

#### PRIMARY LAND USES

- Single family residential detached and accessory structures
- Agricultural land
- Local food production

#### SECONDARY LAND USES

- Parks and open space

#### ZONING DISTRICT IMPLEMENTATION

- SD, suburban zoning district

### **Estate Character:**

#### PRIMARY LAND USES

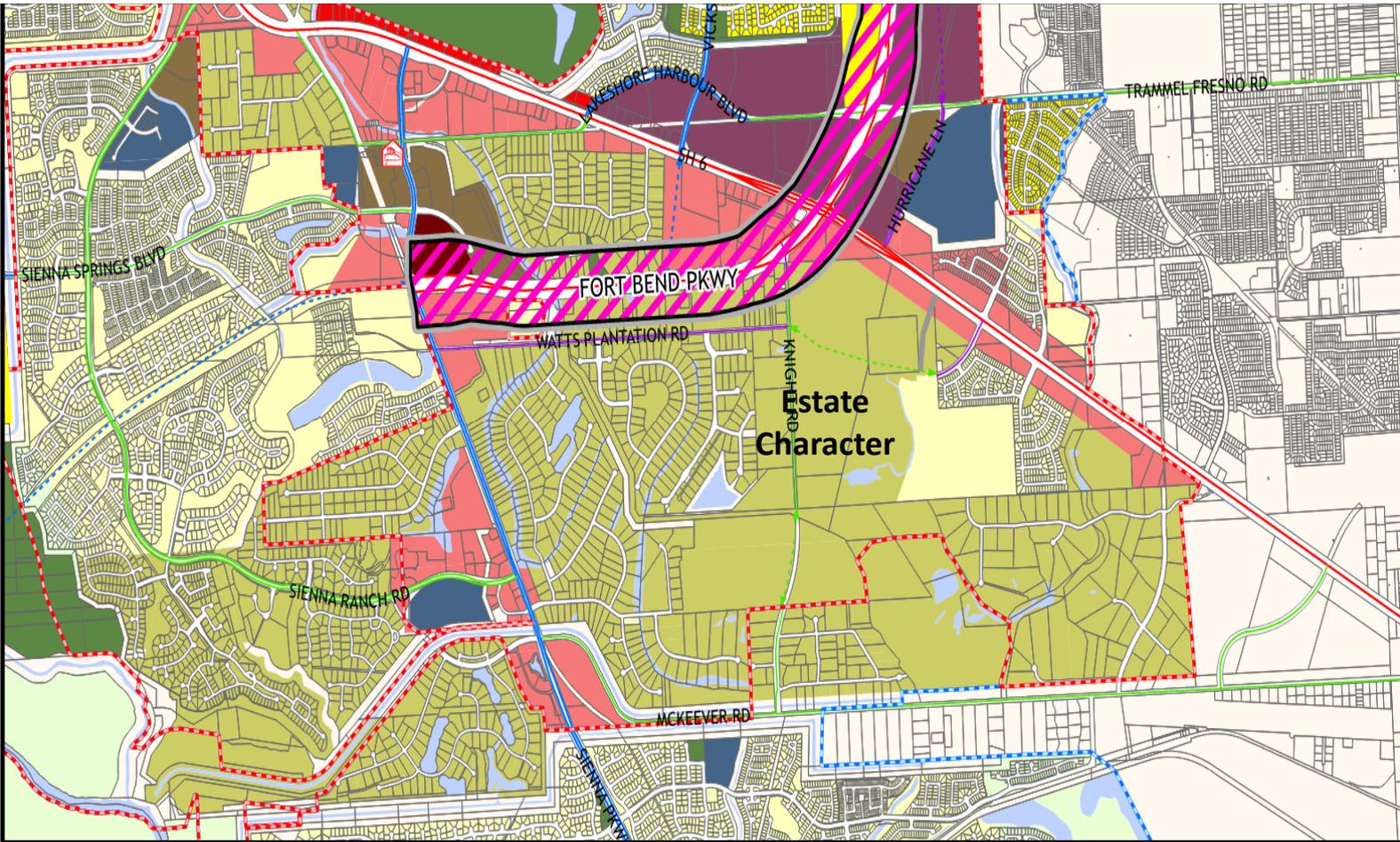
- Single family residential detached and accessory structures

#### SECONDARY LAND USES

- Parks and open space

#### ZONING DISTRICT IMPLEMENTATION

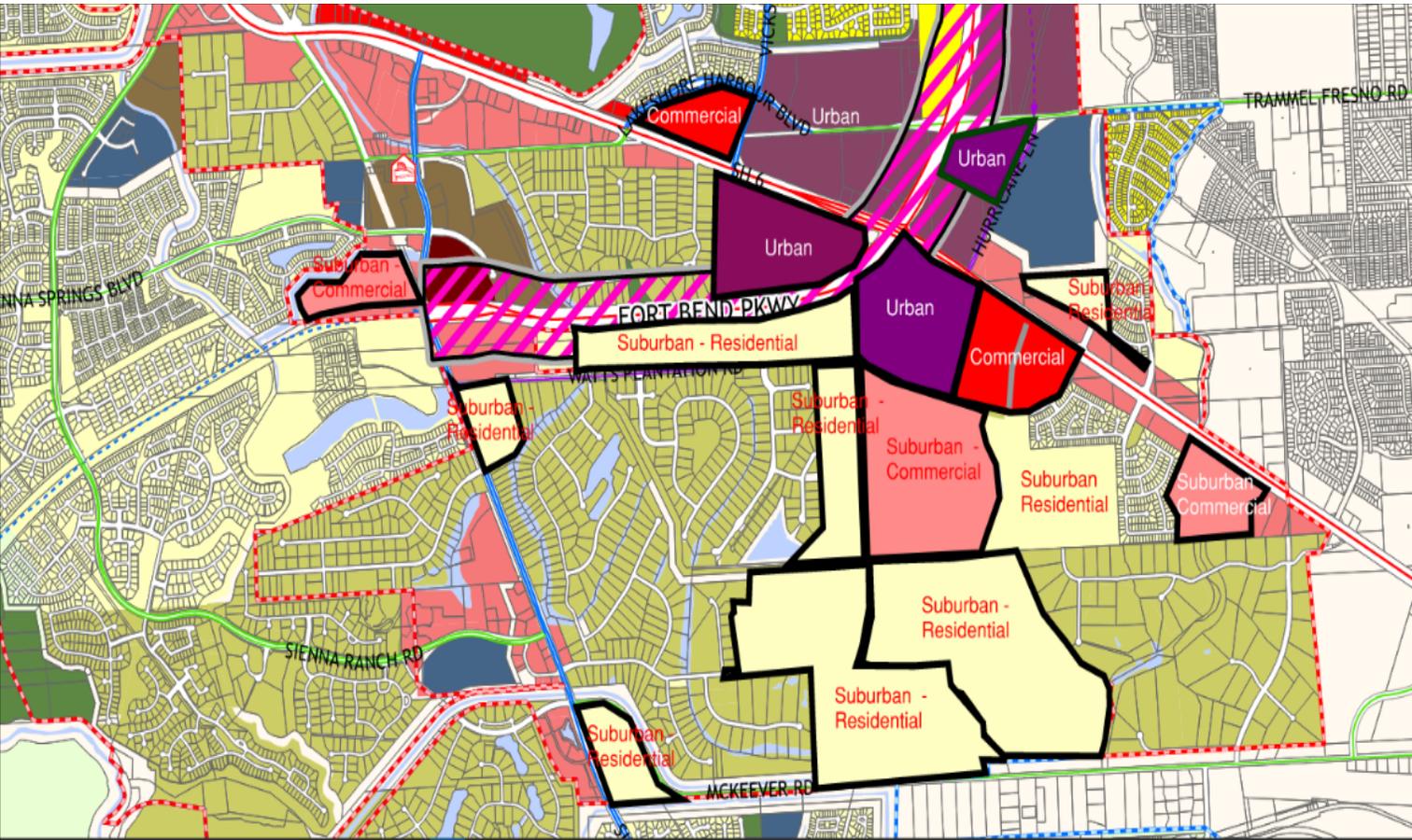
- R, rural zoning district



# Future Land Use Map Character Districts - Updates

Excerpt - Future Land Use Plan 2017

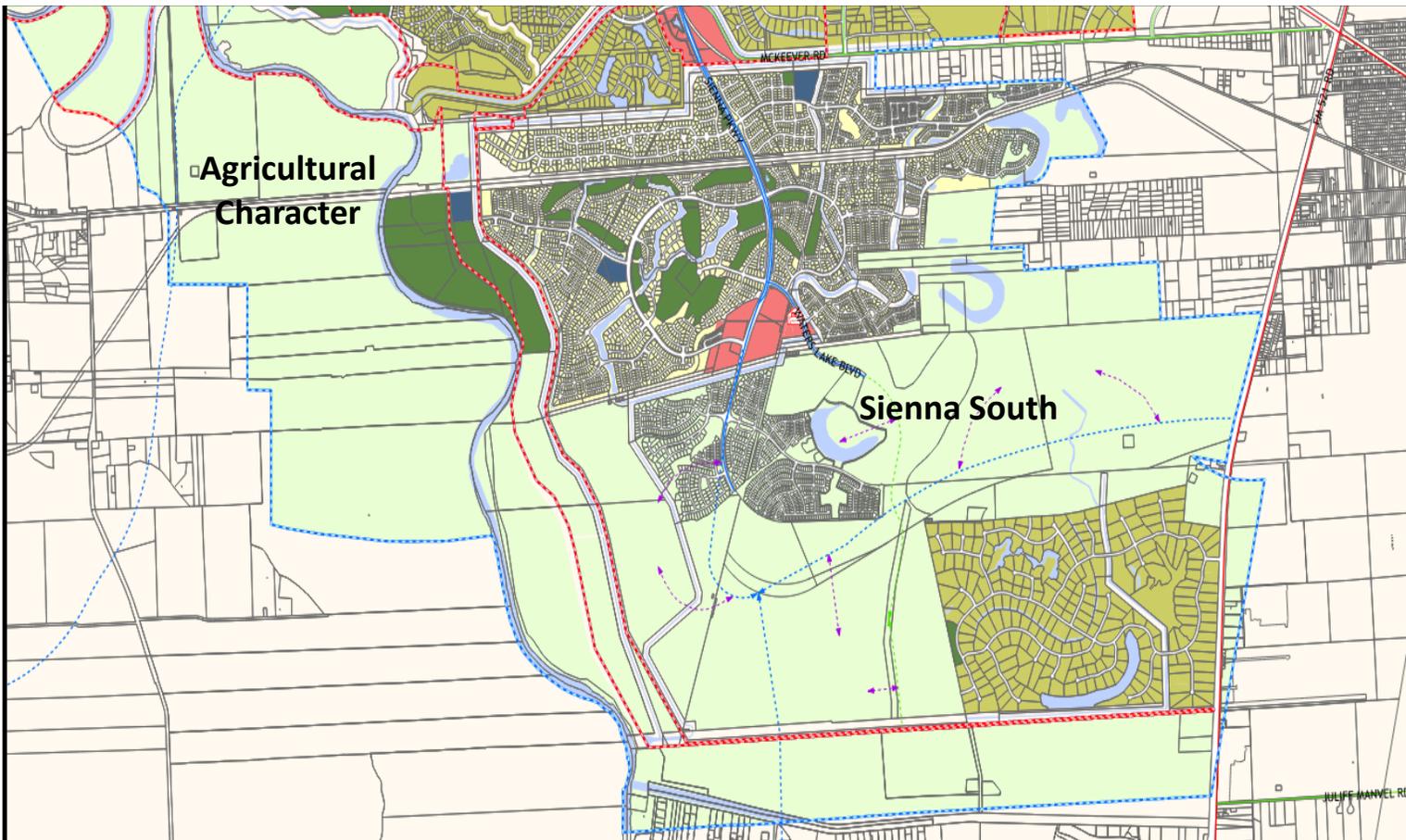
Estate character areas, north of McKeeper Road, south of State Highway 6, east of Sienna Parkway



# Future Land Use Map Character Districts - Updates

Excerpt - Future Land Use Plan Proposed

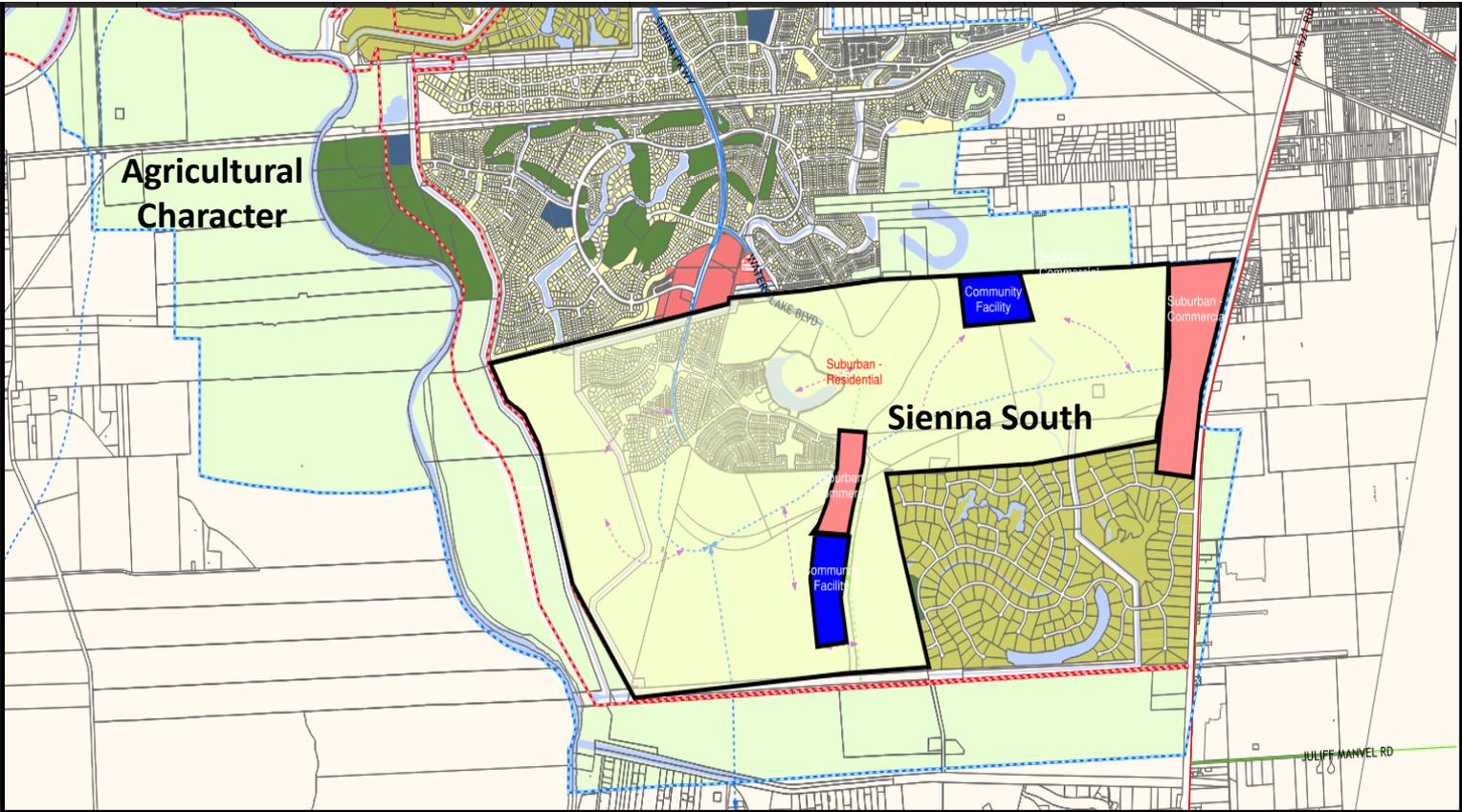
Amend Estate character areas, north of McKeever Road, south of State Highway 6, east of Sienna Parkway to Suburban Character – Residential and Commercial; Auto Oriented Character – Commercial; and Urban Character



# Future Land Use Map Character Districts - Updates

Excerpt - Future Land Use Plan 2017

Rural character areas, south of McKeever Road (Sienna South)



# Future Land Use Map Character Districts - Updates

Excerpt - Future Land Use Plan Proposed

Amend Rural character areas, Sienna South – Suburban Residential and Commercial; Community Facilities Character.

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## Public Input

**Resident:** Concerns about impacts of new development on neighborhood character and property values; scale and intensity; and knowledge of when and what might be developed.

**Development Community:** Seek to develop in areas having high population growth; affordable land prices; infrastructure, workforce availability; high-traffic, and visibility.

## Study Areas

1. Texas Parkway
2. Fifth Street/ Independence Blvd
3. FM 1092
4. Cartwright Road
5. Fort Bend Parkway
6. Highway 6
7. Undeveloped Areas

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## Recommendations

### Comprehensive Plan Updates

Amend Comprehensive Plan Goal 3 to add a Residential Adjacency consideration

### Zoning Ordinance Updates

Amend transitional buffer yard requirements to enhance standards

Establish a Development Impact Review process

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## **Comprehensive Plan Updates: Amend Comprehensive Plan Goal 3**

Comprehensive Plan Goal 3: An ongoing and increasing focus on neighborhood integrity and commercial redevelopment as the community continues to mature.

**3.2: Promote compatibility and protect residential areas through Residential Adjacency measures like site design standards, buffering, landscaping, and site plan reviews.**

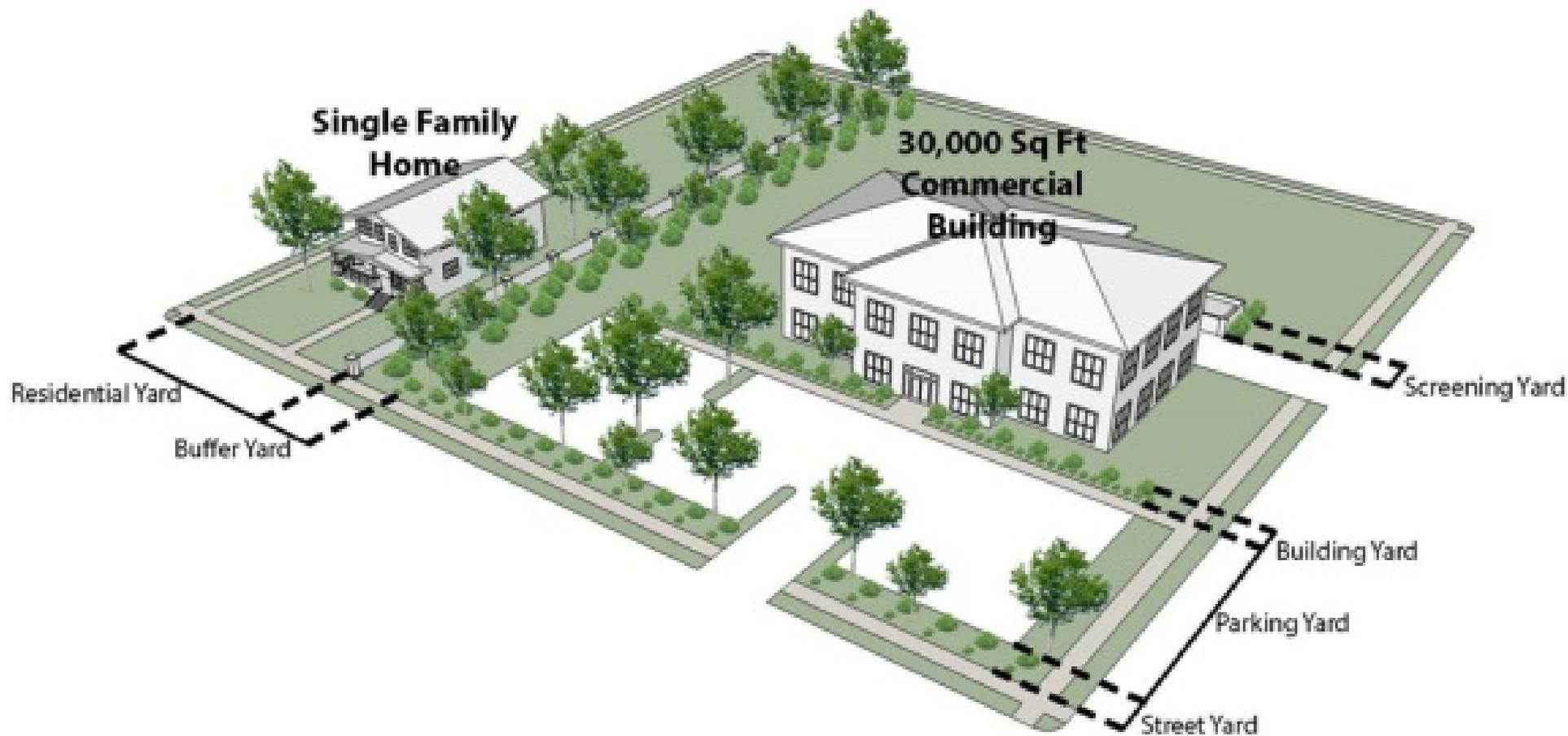
**3.2.a. Establish a public input/comment period to enable the public to learn about potential development and offer formal comments.**

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## **Comprehensive Plan Updates: Amend transitional buffer yard requirements**

- Fencing consisting of brick, stucco or stone and complementing the primary building;
- Reservation of land for the placement of transitional buffer yard screen walls (i.e. - Fence right of way, easement)
- Remove exceptions from masonry wall requirements.
- Establish explicit maintenance requirements.



# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## **Comprehensive Plan Updates: Development Impact Review**

PURPOSE: To promote and protect the health, safety, and general welfare of the public through the establishment of review procedures for certain proposed developments that are considered likely to significantly impact surrounding land uses and infrastructure demands. A development impact review should occur before the submission of an application for a building permit.

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## **Comprehensive Plan Updates: Development Impact Review**

Required for the following:

- If a proposed development, change in use or occupancy is located on a property that has Residential Adjacency\*;
- If a proposed development is located on a property that is in a FEMA floodplain;
- If a proposed development is located on a property within the Mustang Bayou Service Area or the Northeast Oyster Creek Service Area.

\*A property has Residential Adjacency if it is located within 200 feet of a residential zoning district.

# PRIORITY:

Address residential adjacency issues when or prior to undeveloped land being developed adjacent to existing single family residential subdivisions.

## **Comprehensive Plan Updates: Development Impact Review**

### **Review Elements:**

- Site Plan;
- 30-day notice of the receipt of an application and comment period;
- Review by administrative staff; and an appeal process to the Planning and Zoning Commission and/or the City Council;
- Cost Benefit Analysis;
- Traffic Impact Analysis, as applicable;
- Drainage Impact Analysis, as applicable.

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## Public Input

### Resident:

Impacts on traffic, potential size, noise, aesthetics, and safety; compatible land uses

### Civic Community:

Reasons to locate include demographics and accessibility in locations

### Telecommunication Companies:

Reasons to locate include accessibility and strength of coverage of new cell tower locations

## Study Areas

1. Fondren Road
2. Texas Parkway
3. Fifth Street/ Independence Blvd
4. FM 1092
5. Cartwright Road
6. Highway 6
7. Undeveloped Areas

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## Findings

- SUP (specific use permit) zoning required for location of any place of assembly, schools, and telecommunication towers
- Child care facilities allowed in commercial zoning by right if single business occupant
- Public facility locations considered as needs arise

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## Recommendations

### Comprehensive Plan Updates

Amend Future Land Use consideration

- Add policy statements for each use

Amend Future Land Use Map Character District

- Add primary and secondary land uses and zoning districts for implementation

Update Major Thoroughfare Plan

- Update street classifications and existing and proposed streets

### Zoning Ordinance Update

Establish a Development Impact Review process

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

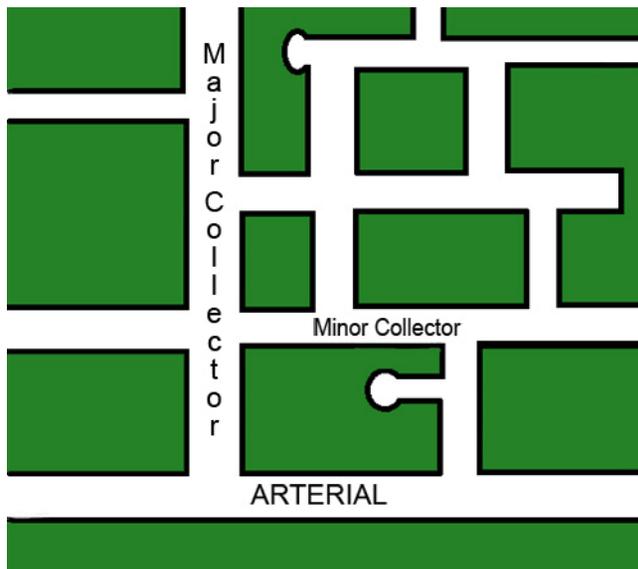
## **Comprehensive Plan Updates: Amend Future Land Use Considerations**

- ✓ Places of assembly, educational facilities location considerations:
- ✓ Scale of sites and buildings should be compatible with surrounding buildings.
- ✓ Transitional buffer yards and screening should be provided to shield adjacent residential properties from noise and light and to provide privacy.
- ✓ Outdoor activity areas should be located to limit noise and light impacts to adjacent properties.

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## Comprehensive Plan Updates: Amend Future Land Use Considerations



**Child care centers and small places of assembly** located near the intersections of Minor Arterials and Major Collector streets with access from the Collector streets.

**Secondary and larger places of assembly** located in a campus setting with access from a Major Collector Street to an internal access street and parking system.

**Child care centers** should be located in proximity to schools.

**Places of assembly, child care centers** should not be located along State or major throughfares.

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## **Comprehensive Plan Updates: Amend Future Land Use Considerations**

- ✓ Location of **public facilities** including municipal buildings, police and fire stations considered in areas of community interest; areas that are planned for redevelopment; or areas that will contribute to positive fiscal outcomes.
- ✓ **Telecommunications facilities** should be located on publicly owned property or in non-residential areas to minimize the impacts on the total number of towers and to protect surrounding residential areas.

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

## **Comprehensive Plan Updates: Amend Future Land Use Considerations**



### **Telecommunications facilities**

- Minimize adverse visual impacts of towers through careful design, siting, landscape screening, and innovative camouflaging techniques;
- Promote shared use/co-location as a primary option; and
- Engineering and design standards to avoid potential; damage to adjacent properties from antenna support structures failure and falling ice.

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

**Comprehensive Plan Updates: Add suggested primary/ secondary land uses and zoning districts**

## Suburban Character:

### PRIMARY LAND USES

- **Residential:** Single family residential detached and accessory structures subject to density limitations and other design criteria to preserve the character and ensure compatibility.
- **Commercial:** Office, Retail, Service Uses subject to scale limitations and “residential in appearance” design standards.

### SECONDARY LAND USES

- Parks and open space; **Places of assembly; Child Care Centers; Public facilities; Telecommunication facilities**

### ZONING DISTRICT IMPLEMENTATION

- R-1, single family residential zoning district; R-1-A, single family residential; R-2, single family residential
- LC-1, local retail restricted; LC-2, local retail; BP, business park

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

**Comprehensive Plan Updates: Add suggested primary/ secondary land uses and zoning districts**

## Auto Oriented Character:

### PRIMARY LAND USES

- **Residential:** Single family residential detached, attached, multifamily, and accessory structures
- **Commercial:** Office, Retail, Service Uses

### SECONDARY LAND USES

- **Places of assembly; Child Care Centers; Public facilities; Telecommunication facilities**

### ZONING DISTRICT IMPLEMENTATION

- R-3, two family residential zoning district; R-4, patio cluster residential; R-5, townhome residential; R-6, condominium, MF-1 / MF-2, multifamily
- LC-3, retail, LC-4, retail

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

**Comprehensive Plan Updates: Add suggested primary/ secondary land uses and zoning districts**

## Urban Character:

### PRIMARY LAND USES

- **Commercial:** Office, Retail, Entertainment

### SECONDARY LAND USES

- **Residential high density; multifamily; Public facilities; Telecommunication facilities**

### ZONING DISTRICT IMPLEMENTATION

- R-5, townhome residential; R-6, condominium, MF-1 / MF-2, multifamily
- LC-3, retail district

# PRIORITY:

Address omitted land uses – identify appropriate locations for: places of assembly; schools, child care centers; public facilities; and telecommunications

**Comprehensive Plan Updates: Add suggested primary/ secondary land uses and zoning districts**

## Business Park Character:

### PRIMARY LAND USES

- **Commercial:** Office, Retail,

### SECONDARY LAND USES

- **Public facilities; Telecommunication facilities**

### ZONING DISTRICT IMPLEMENTATION

- BP, business park

# PRIORITY:

## Redevelopment Plan

### Public Input

#### Concerns:

- Aesthetic appearance
- Design of developments
- Lighting
- Uniform signage

#### Desired amenities:

- Entertainment destinations
- Sit down restaurants

### Study Areas

1. Texas Parkway
2. Fifth Street
3. FM 1092
4. Cartwright Road

# PRIORITY:

## Redevelopment Plan

### Findings

- Texas Parkway recognized as a gateway into the city
- Multiple studies performed/pending
  - Texas Parkway / Cartwright Road Corridor Redevelopment Plan (2008)
  - The Retail Coach – Texas Parkway Corridor Recommendations (2013)
  - RCLCO’s economic market analysis of Texas Parkway, Cartwright, FM 1092, and Fort Bend Parkway
  - Livable Centers Study, HGAC (2026)
- Limited new residential commercial in proportion to commercial square feet; Age of structures; limited incentives contributing to redevelopment challenges;
- Recent developments have increased employment base; areas disconnected from redevelopment areas;
- Significant public investments along Texas Parkway, Cartwright Road corridors

# PRIORITY:

## Redevelopment Plan

### Recommendations

#### Comprehensive Plan Updates

- Add a Redevelopment Chapter
  - Establish vision, goals, and policies for redevelopment areas
- Update Market Analysis for Texas Parkway, Cartwright Road, and FM 1092

#### Zoning Ordinance Updates

- Consider adding a Texas Parkway Cartwright Road Redevelopment zoning district (ex. Sugar Land Lake Pointe Redevelopment District)
  - Include mixed use developments, height and area standards, parking standards, beautification, utility placement
- Consider Overlay Districts
  - 5<sup>th</sup> Street Overlay Zoning district (Rothwell Plan)

# PRIORITY:

## Strategic Development Areas

- Alternative Housing Types** (workforce housing, affordable housing, senior living)
- Sports Tourism:** Youth and amateur sports
- Historic Preservation**
  - Establish a historic preservation zoning overlay district
  - Identify sites of historical significance
  - Work with property owners to establish markers of recognition
- Event Centers:** Scaled by size

# PRIORITY:

## Strategic Development Areas

- Alternative Housing Types** (workforce housing, affordable housing, senior living)
- Sports Tourism:** Youth and amateur sports
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  - Establish a historic preservation zoning overlay district
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  - Work with property owners to establish markers of recognition
- Event Centers:** Scaled by size

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## Existing Housing Characteristics:

Estate Residential

Suburban Residential

Single Family

Approx. **92%** classified under these categories



Estate Residential



Suburban Residential



Single Family Residential

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## **General Demographics:**

Median Age: 38 years

18% of the population is 65+

Median Income: \$87,072

Proximity to jobs: Top employers include FBISD, Amazon, HEB

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## Types:

Affordable Housing (Max 30% of income spent)

Workforce Housing (80% of area median income)

Senior Housing (Age Restricted)

Multigenerational Housing

Missing Middle Housing (Townhomes, Duplexes, Triplexes)

Mixed-Income Housing

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## **Trends:**

Increased demand for workforce housing near jobs

Growing interest in mixed-income communities

Shift towards multigenerational living

Expanding senior housing needs

Emphasis on affordability and sustainable housing development

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## **Areas of Opportunities:**

- Texas Parkway – Subarea 1, Subarea 2, Subarea 3
- Fifth Street area (Rothwell)
- Cartwright Road – Subarea 1

# STRATEGIC DEVELOPMENT AREAS: SPORTS TOURISM

## Background

- Sporting events can have significant positive impacts on economic growth, sales tax; global visibility; service level; amenities; and community pride.
- Several indoor sports programs (Volleyball, Basketball, Football), particularly youth leagues struggle to locate adequate facility space in or nearby the City.
- At least 3 programs have inquired about available space for the construction of new facilities in various parts of the City.
- Sporting events can add to the population needs to support various desired amenities.

# STRATEGIC DEVELOPMENT AREAS: ALTERNATIVE HOUSING TYPES

## **Areas of Opportunities:**

- Independence Boulevard - Fifth Street area
- Texas Parkway – Subarea 1
- Fort Bend Parkway – Subarea 1, Subarea 2

# STRATEGIC DEVELOPMENT AREAS: HISTORIC PRESERVATION

## Background

- Several sites or locations of significant historical significance to the City.
  - ❑ Freedom Tree Park (protected as a public park)
  - ❑ Watts Cemetery, near Watts Plantation Road;
  - ❑ DeWalt Cemetery on Senior Road;
  - ❑ St. John Church, along Oilfield Road.

# STRATEGIC DEVELOPMENT AREAS: **HISTORIC PRESERVATION**

## **Considerations**

- Establish a historic preservation policy to recognize, protect and provide public educational opportunities regarding remaining sites or locations of significant historical significance to the City.
  
- Work with property owners of these historical sites and provide markers of recognition.

# STRATEGIC DEVELOPMENT AREAS: **HISTORIC PRESERVATION**

## **Areas of Opportunities:**

- Fort Bend Parkway – Subarea 3

# STRATEGIC DEVELOPMENT AREAS: EVENT CENTERS

## **Background**

- Increased demand for event space of various sizes;
- Event space can contribute to economic growth, sales tax; global visibility; service level; amenities; and community pride.
- Several small event venues have been permitted or inquired to locate within existing shopping centers; Larger event center facilities have been proposed in other areas of the City.

# STRATEGIC DEVELOPMENT AREAS: EVENT CENTERS

## **Areas of Opportunities:**

- Texas Parkway – Subarea 1
- Fort Bend Parkway – Subarea 1; Subarea 3 (north of Highway 6)

# Comprehensive Plan Update Report

## 2017 COMPREHENSIVE PLAN GOALS

1. A more cohesive city. Pursuing strategies to make Missouri City a more connected community.
2. More varied development to move beyond a “bedroom community” perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.
3. An ongoing and increasing focus on neighborhood integrity and commercial redevelopment as the community continues to mature. Continue Missouri City’s transition to a redevelopment focus as effective build-out of most remaining, developable land is reached in coming years.
4. Public and private development and design practices that encourage resource conservation and protection. Instill a “green” development philosophy in Missouri City.
5. Quality design and community appearance. Continue to build upon Missouri City’s reputation for quality development.

# NEXT STEPS

1. Adjust and Prioritize Recommendations
2. Consider existing Comprehensive Plan goals based on recommendations
3. Adjust the interim zoning process based on recommendations
4. Establish schedule for formal adoption of amendments to the Comprehensive Plan, Zoning Ordinance, supplemental plans and analysis