

Focus Group Meeting

Missouri City Comprehensive Plan Update Report

Community Development Advisory Committee
Texas Parkway/Cartwright Road

September 17, 2024, 6:00 PM



How many years have you lived in Missouri City?

33

47 years

20 years

30

37

13

49 years

33 years



7



How many years have you lived in Missouri City?

35

36

24

purchase of home
brought them to Missouri
City



7



Why did you choose to live in Missouri City?

Missouri City was very convenient to my work and other activities

New development so family moved from Houston to Missouri City

A great place to raise a family.

Affordability & great schools

It has become home as the first place moved to from out of state.

To raise a family/school district

To support the community and neighborhood

Stafford homes were too high in price

Why did you choose to live in Missouri City?

could afford to purchase a home

to raise children

Purchase of home brought them to Missouri City

none



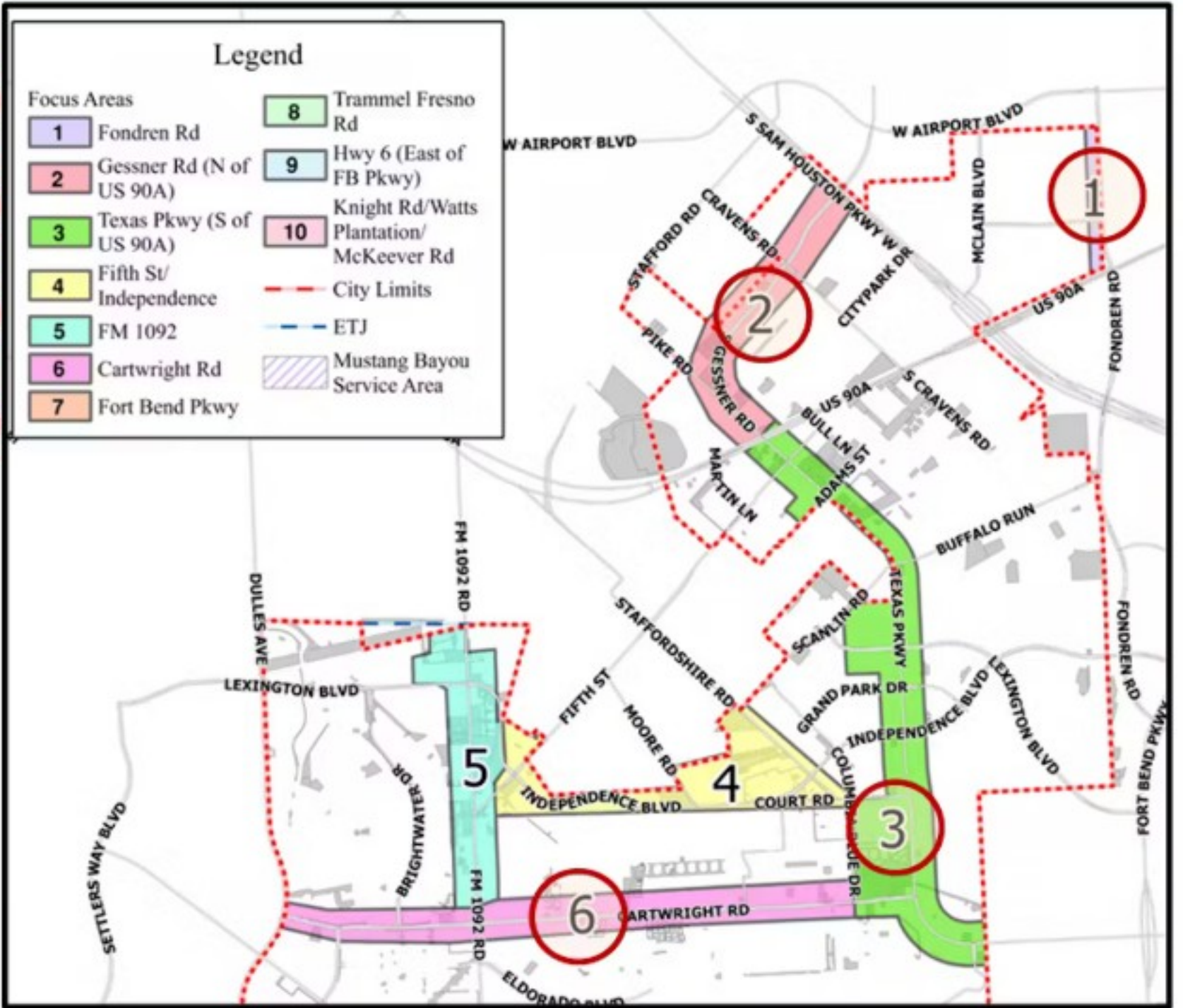
7



EXERCISE - FOCUS AREAS FOR TODAY'S DISCUSSION

- Fondren Road Segment 1
- Gessner Road Segment 2
- Texas Parkway Segment 3
- Cartwright Road Segment 6

- 1
- 2
- 3
- 6



14

FOCUS AREAS

Fondren Road - 1; Gessner Road - 2; Texas Parkway - 3; Cartwright Road - 6



What are your favorite things about each of these corridors?

Each corridor has easy access to main highways

Tx Pkwy, diversity

none

Tx Pkwy, improvements to facade

Texas Parkway Corridor
Up and Coming, Central & Home

Gessner: Easy access to Beltway.

S. Gessner, looks very nice with the trees

Tx Pkwy- has a lot of businesses, it leads straight to home

What are your favorite things about each of these corridors?

Fondren - original area- original character; unique homes - patio style - designed for a retirement community. Really needs catered attention for the older population.

Texas Pkwy & Cartwright-
Community, aesthetics

Cartwright rd - connectivity to highway 6 and 1092, a convenient thoroughfare

Like the improvements on Texas Pkwy

S Gessner - easy access to Beltway 8 and 90A; Colony Crossing is a beautiful community; highest employment areas in District A.

Gessner - looks clean and nice with monument signs, well maintained Texas Parkway - xeriscaping and recent facade improvements
Cartwright - Looks great part north 1092 to Dulles, landscaping and

Texas Pkwy - love the potential to be a town center with city hall, veteran memorial, beautification, HCC, new restaurants; Quail Corner shopping center facade improvements; Missouri City Central

Cartwright Rd - The new McDonalds

What are your favorite things about each of these corridors?

Cartwright Rd - Alex's Kitchen; different new business in the shopping center at Cypress Point - gateway into FM 1092 with lots of businesses.

Fondren - dangerous

Texas Pkwy - open ditches, old street lighting and fixtures, lack of sit-down family restaurants and retail, needs redevelopment, walkability, look of Fiesta

Fondren - need grocery options, sit down restaurant, landscaping improvements, it feels separate from the city.

What are your biggest concerns about each of these corridors?

Some of the strip centers are eye sores in the community

Cartwright is dangerous

Fondren - Run down, food desert, no landscaping, disconnected from main part of Missouri City.

Texas Parkway major opportunities for development.

S Gessner - Flooding

Tx Pkwy - Lack of major businesses

None

Cartwright is dangerous because of traffic safety.

What are your biggest concerns about each of these corridors?

Community sites around the city are an eye sore, especially the location across City Hall

Fondren it is unaesthetically pleasing.

Cartwright - People breaking traffic laws

S Gessner Rd - too many large commercial vehicles (18 wheelers); needs a proper development on the corner of Beltway 8 - a wonderful township for a brand restaurant.. It needs something.

Tx Pkwy- owners are difficult to contact for meetings

Gessner - very commercial and unappealing.

Texas pkwy: Redvelopment is needed, need to get rid of ditches, upgraded lighting, more walkable and add Urban living to include mixed use developments.

Gessner: need more city branding, improved landscaping

What are your biggest concerns about each of these corridors?

S Gessner - needs better landscaping; complimentary fit; code enforcement; businesses need to be upgraded closer to railroad; Union Pacific needs to be better partners.

Texas Pkwy - no consistency in the facade, looks like a country town, everything is pushed back from the street and should be brought up closer to street. Needs more consistency with facade.

Cartwright - south of 1092 does not look like north of 1092, southern portion is unkept and has dirty sound walls, north part is clean, and landscaped

Gessner Rd is a gateway into the City.

Cartwright - strip center vacancies, old car wash, old HEB, needs redevelopment old center

Tx Pkwy- Why are business owners not cited for maintaining their property.

Texas Pkwy - needs good multiuse development; lacking hotels, lodging; too many gas stations, nail shops, barber shops; Businesses need to connect to the City's vision.

Cartwright: Redevelopment is needed, facades need to be redone, code enforcement is needed for single family, all HOAs along cartwright need to develop perimeter fencing plan

What are your biggest concerns about each of these corridors?

Tx Pkwy, healthier food establishments and options. Credible restaurants. Beautification. Holiday decoration improvements.

Fondren - no adequate landscaping or beautification, you don't know whether you are in Houston or Missouri City, there is a food desert and no parks currently

Fondren: need more city branding and landscaping

Cartwright - Old antiquated cable companies/gas/electric companies, the boxes are open ,the lines are hanging low and post are leaning. Companies are not responding to correct

Cartwright, revitalization of vacant businesses. Add art along the sound barrier walls, murals.

Texas Pkwy - vacant land - car wash incompatible with adjacent - daycare; different market of grocer stores - streetscape not the same as in front of HCC.

Gessner - food desert, no retail or restaurants

Gessner: mid range eateries

What are your biggest concerns about each of these corridors?

Texas Pkwy - roadway does not meet the needs of the residents.

Gessner, eating establishment. Can we work with the railroad so the crossing is no horn crossing.

Cartwright - old HEB needs to be modified; used; developed ; perimeter walls need to be updated

It does not matter, it's okay with whatever is developed

If you left today and returned in 5 years, what would you want to see along each of these corridors?

A Missouri City town center

Want to look more like a modern city - cohesive look, streets should have a identifiable character

Better brand named grocery stores on the north side of the city

More beautification along each corridor, more sit in restaurants, move theatre

Overpass connecting Texas Pkwy to S Gessner.

It does not matter, it's okay with whatever is developed

Agree with other recommendations

Gessner - a more aesthetic pleasing industrial corridor, cleaner and businesses that make sense for the community.

If you left today and returned in 5 years, what would you want to see along each of these corridors?

Tx Pkwy - a funplex with a movie theater, bowling and games

Tx Pkwy, inviting since it is the gateway to the city. It should represent the city better. A competitive supermarket.

More retail shops

Fondren - relevant and cleaner look.

Tx Pkwy- Multi economic housing

Would like the entrance from 90 coming to Texas Parkway to look more eye catching. Currently not very attractive or noticeable

Cartwright, services for seniors, health care facilities.

There should be cohesive sign branding across the City

If you left today and returned in 5 years, what would you want to see along each of these corridors?

Texas Parkway - Corridor lighting and beautiful facade

Texas Pkwy - more high end retail options (telecommunications, sit down dining such as chilis, applebees, waffle house, etc) urban style apartment homes, Missouri City downtown concept.

Hotel / lodging - zip line park on (Independence) or Texas Pkwy or Fondren

Cartwright - a public safety measure that decreases traffic accidents.

Food truck park on either of the corridors.

Fondren - improve the existing retail. Improve identity of the corridor.

Public Transportation

Texas Parkway, Gessner, Fondren, Cartwright - decorative lighting and more lighting in general for sidewalks, medians, and intersections, and parking lot developments

If you left today and returned in 5 years, what would you want to see along each of these corridors?

Movie theater on Hwy 90A with hotels and dessert shops

Texas Parkway, Gessner, Fondren, Cartwright - distinguishing beautification features that let people know they are in Missouri city

Tx Pkwy - Need coffee shops, food trucks, and outdoor cafes. Need to have places to walk

Outdoor theater

Gessner, an innovative food hall establishment in the office warehouse park.

Texas Parkway - create a downtown center around City Hall

Texas Parkway - grocery store close to 90 for food desert areas of gessner and fondren

All 4 corridors - uniformity, there should be monument signs on texas parkway like the signs on Gessner

If you left today and returned in 5 years, what would you want to see along each of these corridors?

shared work spaces

Police annex station on the Harris County side