



COMPREHENSIVE PLAN UPDATE
REPORT

PRELIMINARY WORKSHOP

JUNE 25, 2024

5:00 PM

Agenda

Team Introduction

Project Purpose

Planning Documents

Schedule

Identified Topics

Exercises

- Mentimeter

- Map Exercises

Next Steps

Discussion



TEAM INTRODUCTION

City Staff Team:

- City Manager's Office
- Leadership Team
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division
- IT Department – GIS Division

Ardurra Team:

- Lata Krishnarao
- Krishna Radhakrishnan
- Mindi Snyder
- Support Staff

PROJECT PURPOSE

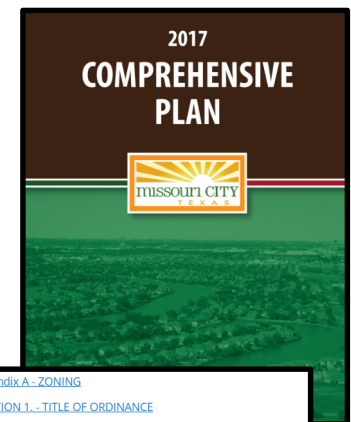
Identification of Study Areas

Each Study Area

- Updated Vision and Guiding Principles
- Analysis
 - Current conditions
 - Current planning documents
 - Mobility, infrastructure, environmental initiatives, others
- Summary of key priorities, challenges, and opportunities
- Recommendations and implementation plan
- Finalization

Future Tasks

Amendments to the Comprehensive Plan, zoning & development codes



Appendix A - ZONING

- [SECTION 1. - TITLE OF ORDINANCE](#)
- [SECTION 2. - PURPOSE](#)
- [SECTION 3. - INTERPRETATION AND CONFLICT](#)
- [SECTION 4. - DEFINITIONS](#)
- [SECTION 5. - ESTABLISHMENT OF DISTRICTS AND BOUNDARIES](#)
 - [Sec. 5.1. - Zoning districts.](#)
 - [Sec. 5.2. - Zoning district map.](#)
 - [Sec. 5.3. - Interpretation of district boundaries.](#)
- [SECTION 6. - APPLICATION OF DISTRICT REGULATIONS](#)
 - [Sec. 6.1. - \[Application of regulations.\]](#)
- [SECTION 7. - USE DISTRICTS](#)
 - [Sec. 7.1. - SD suburban district.](#)
 - [Sec. 7.1.a. - R rural single-family residential district.](#)
 - [Sec. 7.2. - R-1 single-family residential district.](#)
 - [Sec. 7.2.a. - R-1-A single-family residential district.](#)
 - [Sec. 7.3. - R-2 single-family residential district.](#)
 - [Sec. 7.4. - R-3 two-family residential district.](#)
 - [Sec. 7.5. - R-4 patio-cluster residential district.](#)

PLANNING DOCUMENTS

**Comprehensive Plan (Plan)
2017**

**Future Land Use Plan
(FLUP) 2017**

Zoning 1981

**Subdivision Regulations
1974**

■ **Comprehensive Plan:**

1. Text
 2. Future Land Use Plan
- Envisions the build out of the city & ETJ
 - Engages the community to create a vision and sets goals for the next 10 years
 - Includes character, land use, hazard mitigation, infrastructure, mobility, economic development, open/green space, etc.
 - Presents implementation strategies
 - Serves as a guide for property uses, location, and **ZONING**

PLANNING DOCUMENTS

Chapter 211 of Texas Local Government Code grants power to municipalities to adopt and enforce zoning regulation

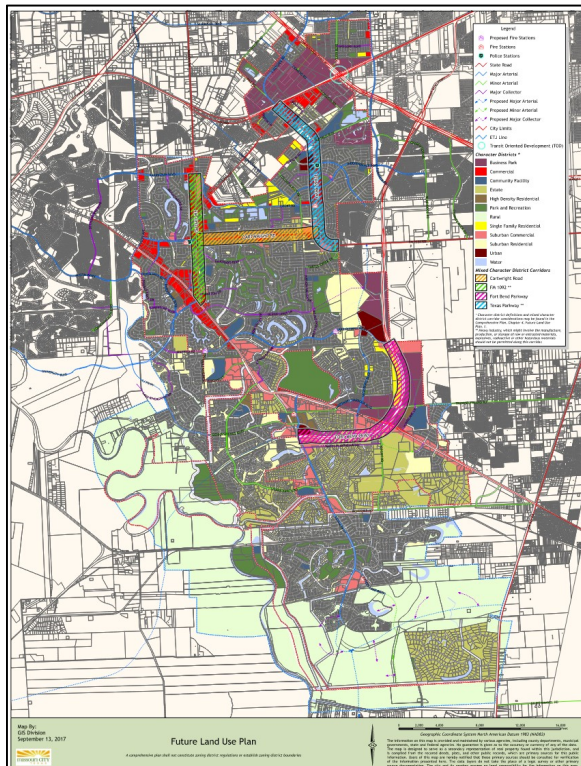


■ Zoning:

- Enabling document
- Addresses uses, specific development standards (landscaping, setbacks, density, building height, fencing/screening, etc.)
- **Rezoning must conform to the goals/policies of the Comprehensive Plan, as reflected in the FLUP.**
- Rezoning parcels not in accordance with the FLUP (**spot zoning**) is not legal in Texas.

Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

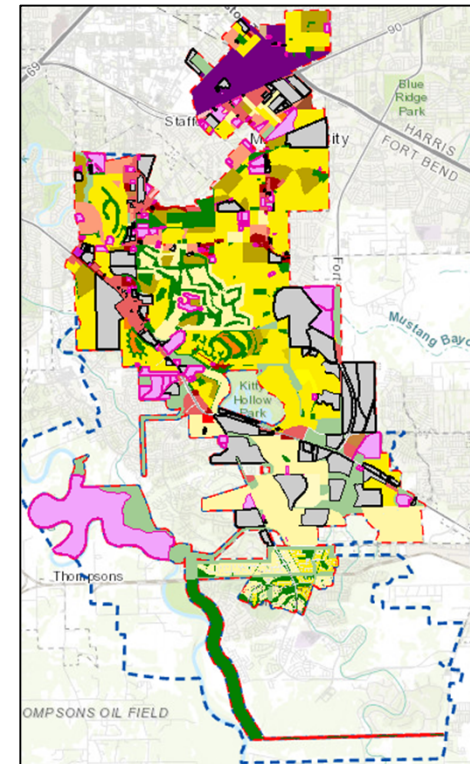
PLANNING DOCUMENTS



FLUP (Includes ETJ)

FLUP provides guidance on the development of parcels in the ETJ.

In Texas, zoning is not authorized outside the jurisdictional limits of a city or town.



Zoning Map (Excludes ETJ)

SCHEDULE



IDENTIFIED TOPICS (I)

COMPREHENSIVE PLAN

- **SD** classification needs to be clarified.
- Priority - determine zoning for vacant land. City needs to build out the **remaining parcels** of land.
- Consider not just development of the property; look at it from a perspective of **utilities and road** construction.
- The Fort Bend Toll Road, Highway 6 corridor is very hot in the **market**.
- Texas Parkway can be a **gateway** to the City.
- Prioritizing inclusion and diversifying the types of businesses on main corridors.
- From the 90s to present, zoning amendments have largely been developer lead. A developer tends to work with staff and the policies in place, but the **City** has not taken the **lead** for more current zoning actions.
- Identifying appropriate locations for land uses that may result in **tax exempt properties** (Schools, religious & governmental facilities).

IDENTIFIED TOPICS (II)

REDEVELOPMENT

- **Redevelopment policy:** there is some policy reflected in the current Comprehensive Plan on redevelopment, however there are **gaps**.
- An actual **redevelopment policy** or guidance for some of the **older parts** of the City should be included in the Comprehensive Plan.
- City's policies don't keep in mind **smaller lots and older urban areas** (landscaping and aesthetic requirements that older corridors don't align with).

ZONING

- **Zoning districts** did not change accordingly to **match the Comprehensive Plan**. If a developer comes in and wants to develop a piece of land, they may receive a favorable look from the policy and goals of the Comprehensive Plan, but they still have to go through a zoning process.
- Changing the zoning to discourage **businesses that aren't desired**.
- **Improve** public notice timeframe and outlets.

MENTIMETER EXERCISE - Vision

Prioritization of Concerns

Assign a value based on the importance to address (1 being lowest, 5 being highest)

1. Adopt tailored guidelines for redevelopment for infill lots (setbacks, landscaping, etc.)
 2. Address adjacency of incompatible zone/use (single family next to hotel)
 3. Consider enhanced landscaping and buffers (corridors)
 4. Relax requirements for older corridors
 5. Include uses not addressed in the Comp. Plan (civic, infrastructure, cell towers, etc.)
 6. Assign land use character district for Suburban District (SD) classification based on vision in the FLUP to guide rezoning decisions
 7. Enhance open space, parkland and environmentally sensitive areas
- Others (Feel free to write on the map also)

Prioritization of Corridors

1. Ranking
2. Others

MENTIMETER EXERCISE – Vision

Vision for the Corridors

(3 questions for each Corridor)

- Three favorite things that you like about this corridor
- Biggest concerns or problems with the Corridor
- What would you like the corridor to look like in 10-15 years from now?

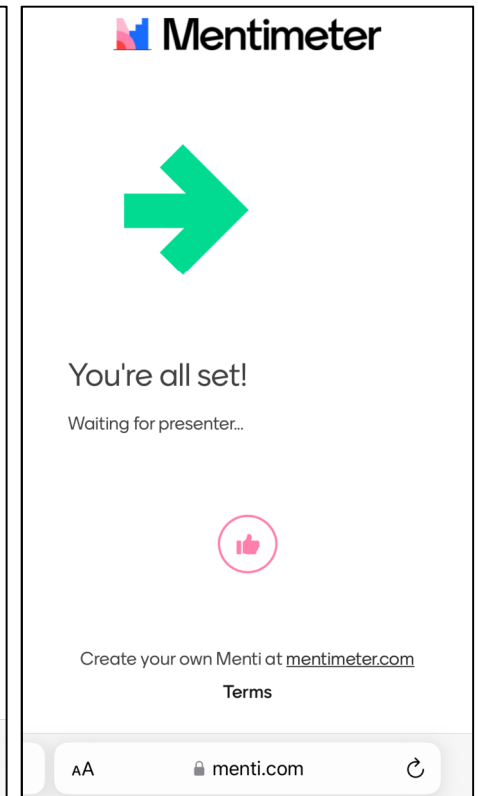
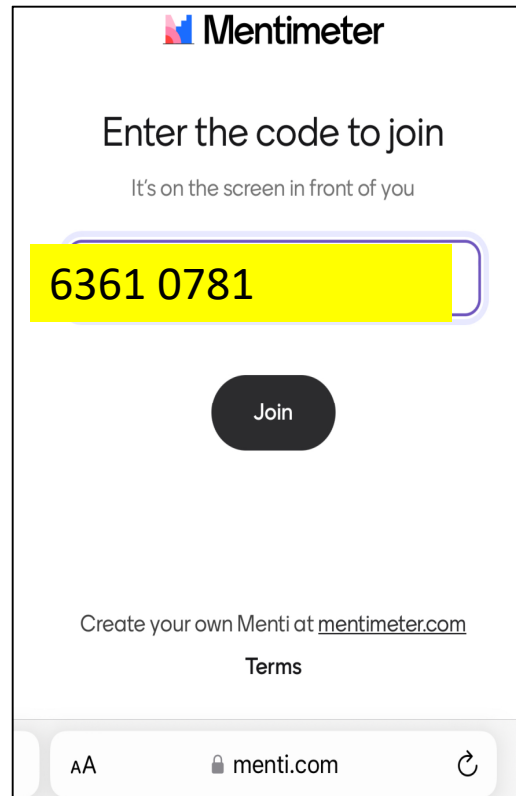
CORRIDORS

- Texas Parkway
- Cartwright Road
- FM 1092
- Fort Bend Parkway
- Trammel Fresno Road
- Highway 6 (east of Fort Bend Parkway)
- Knight Road / Watts Plantation/
McKeever Road
- Fondren Road
- Fifth Street / Independence Boulevard

MENTIMETER EXERCISE - Vision

How to access this poll?

- Open the internet browser on your phone (safari, google chrome etc.)
- Type **www.menti.com**
- Enter the code **6361 0781**
- Select your answers and click **"submit"**
- Then answer the next question



MAP Exercises

Divide into four groups. Each groups gets 10-15 minutes to mark the map.

Delineate study area boundaries

(Map 1)

- Add or delete areas to modify the boundaries
- Identify other areas needing to be addressed

Mark/write on the maps

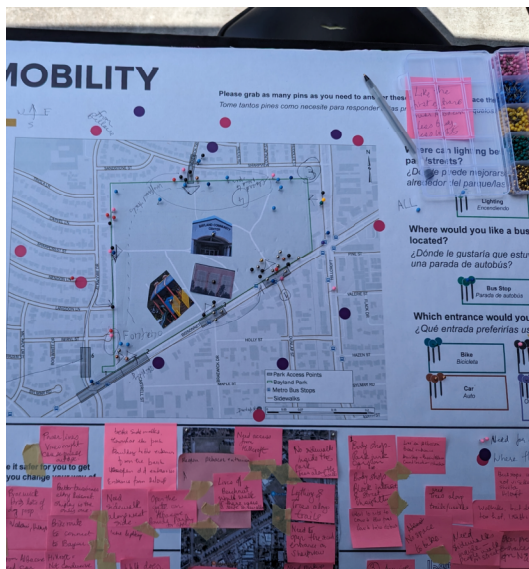
Use pins

Sticky notes



MAP Exercises

Divide into four groups. Each groups gets 10-15 minutes to mark the map.



Identify areas of concerns (Map 2)

Colored pins for the following:

- Land use not compatible
- Zoning not compatible
- Need better landscaping and aesthetic requirements
- Signage* *Dumpster screening*
- Building Façades* *Screening of parking lots*
- Others (write in)*
- Need better buffers required between residential and commercial
- Need diversified businesses
- Need for better bike and pedestrian paths
- Need for preservation of natural resources and open

Mark/write on the maps
Use pins
Sticky notes

SCHEDULE





DISCUSSION