



COMPREHENSIVE PLAN UPDATE
PROJECT OVERVIEW
SEPTEMBER 2024

Purpose

The process to consider updates to the City’s Comprehensive Plan (“Plan”) is currently underway. The purpose of the process includes the following:

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

Background

The City’s current Plan provides (1) a vision specific to four key corridors; (2) future land uses based on Municipal Utility Districts (MUDs) as a primary funding mechanism to construct infrastructure servicing development; and (3) the percentage of undeveloped land remaining as the City moves towards buildout.

Study Areas

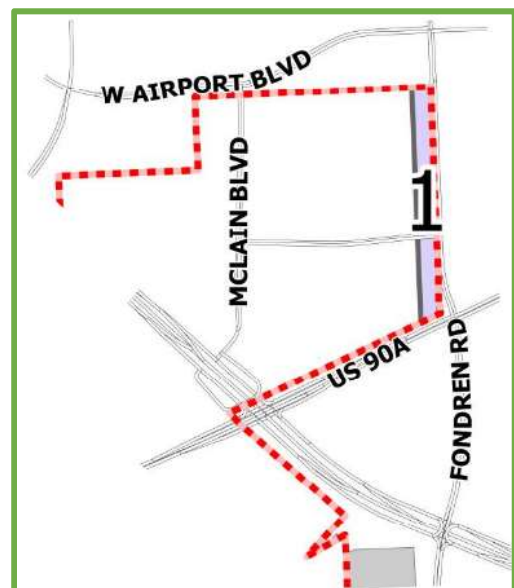
This process expands upon the current Plan and includes 3 key study areas: (1) identifies additional corridors (Focus Areas) to consider development and redevelopment potential; (2) analyzes the development potential for remaining undeveloped land; and (3) provides additional guidance for redevelopment opportunities in some of the older parts of the City.

Key Corridors (Focus Areas)

Ten key corridors throughout the city have been identified to consider development and redevelopment potential.

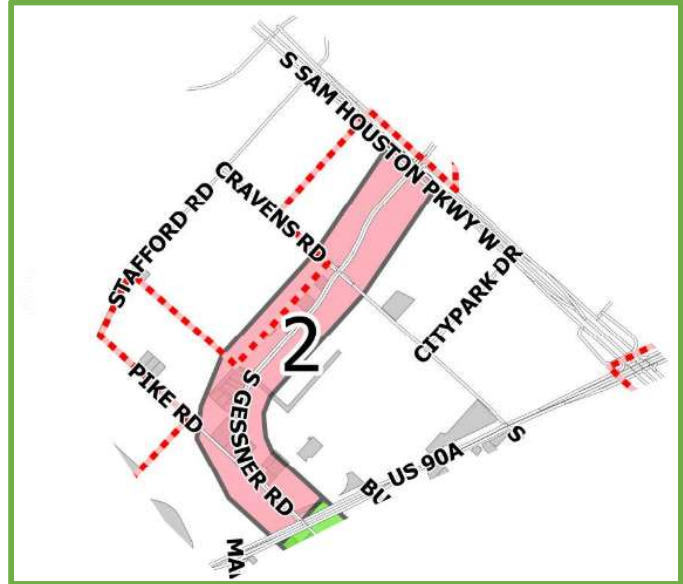
Fondren Road

Focus Area encompasses the area along Fondren Road, north of US 90A (Main Street) to the City’s limit just north of Turk Ln.



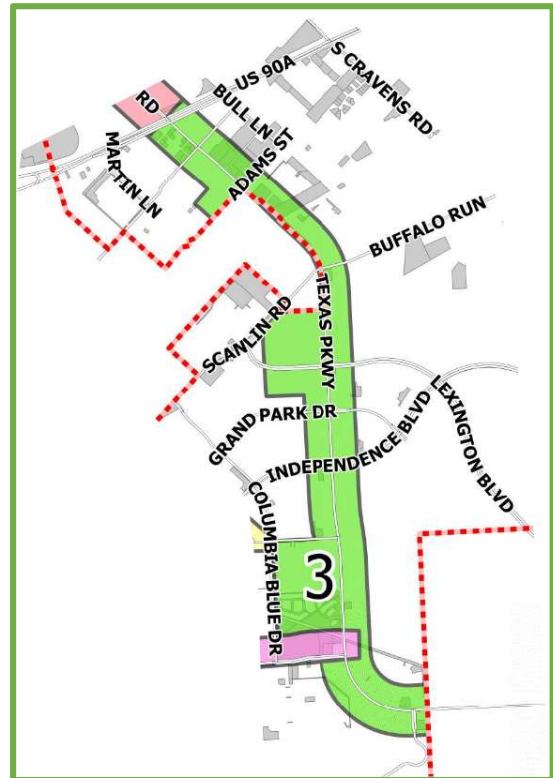
Gessner Road

Focus Area encompasses the area along S Gessner Road, north of US 90A (Main Street) to the City's limit at the Sam Houston Parkway (Beltway 8).



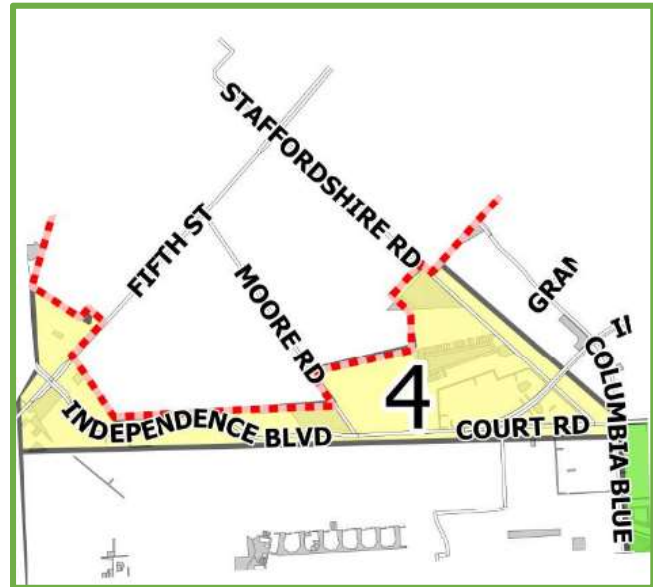
Texas Parkway

Focus Area encompasses the area along Texas Parkway, south of US 90A (Main Street) to the City's limit, just east of Turtle Creek Dr.



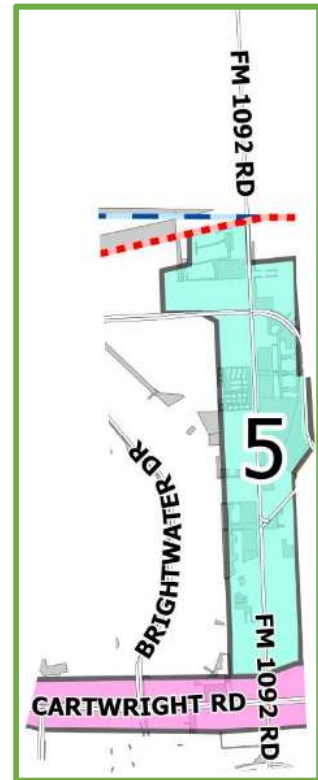
Fifth Street / Independence Boulevard

Focus Area encompasses the area along Independence Blvd, from Staffordshire Rd to Fifth St.



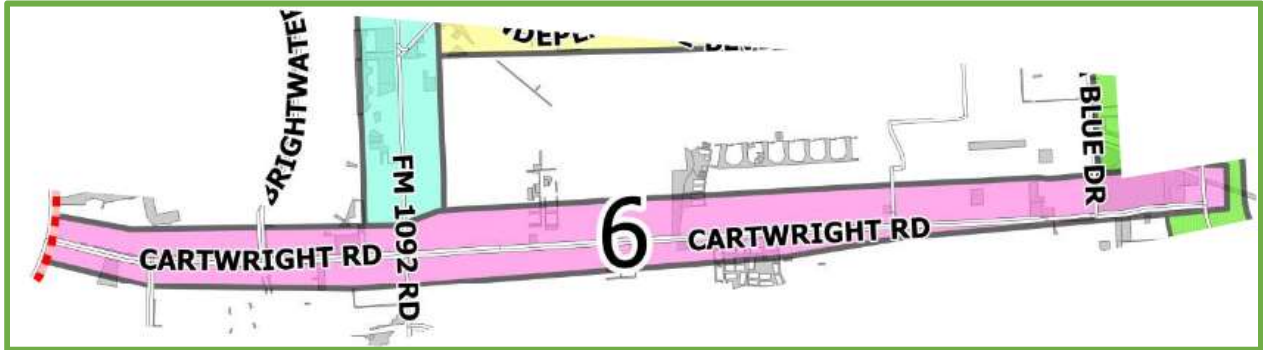
FM 1092

Focus Area encompasses the area along FM 1092, north of Cartwright Rd to city limits, just north of Calgary Cir.



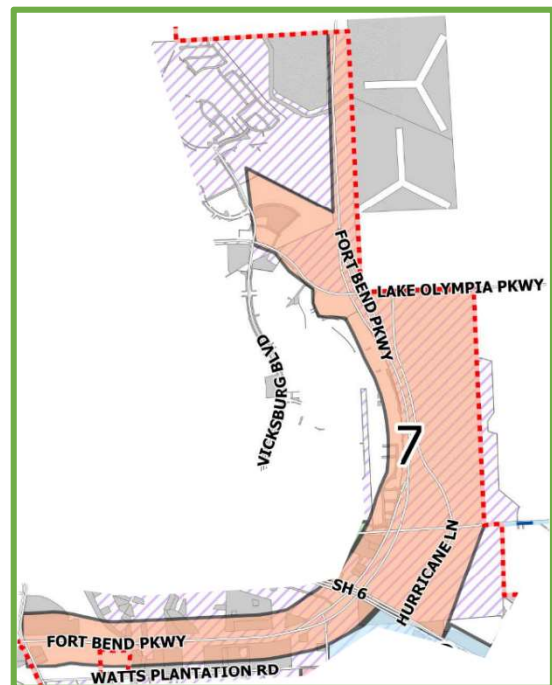
Cartwright Road

Focus Area encompasses the area along Cartwright Rd, from Texas Parkway on the east to Dulles Road on the west.



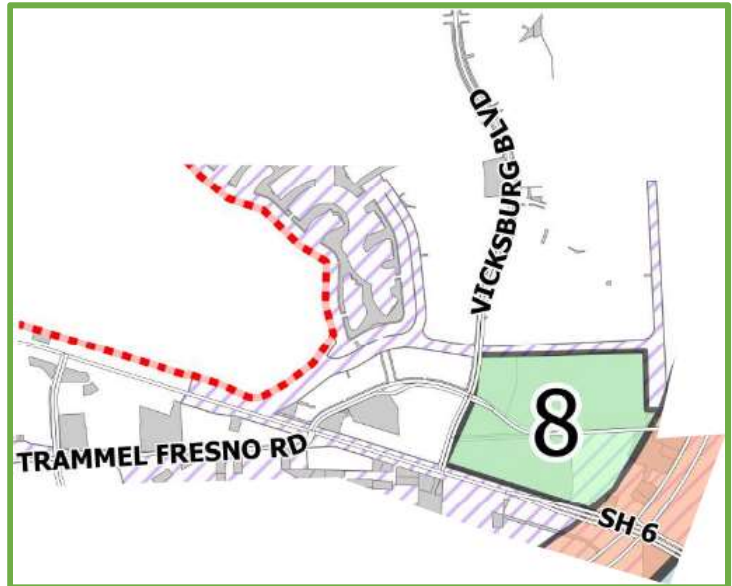
Fort Bend Parkway

Focus Area encompasses the area along the Fort Bend Pkwy, from south of McHard Rd to Sienna Pkwy.



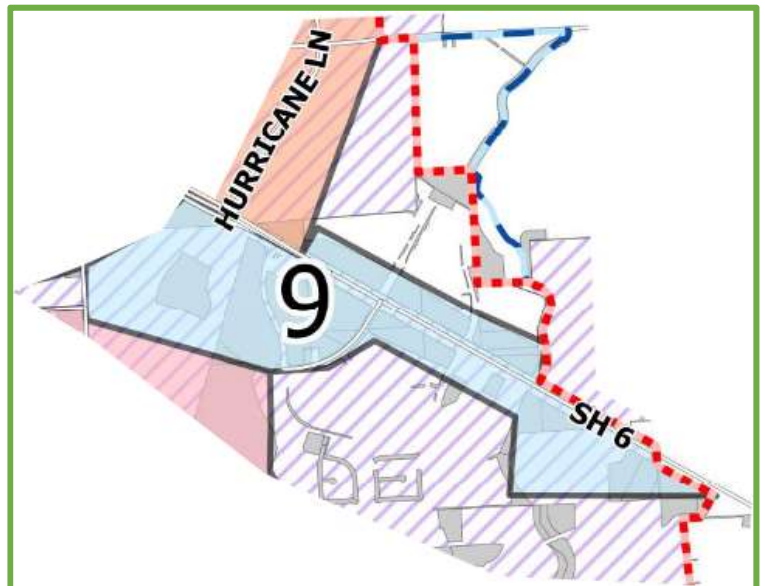
Trammel Fresno Road

Focus Area encompasses the area along Trammel Fresno Rd, north of State Highway 6 (SH 6) to the Fort Bend Pkwy.

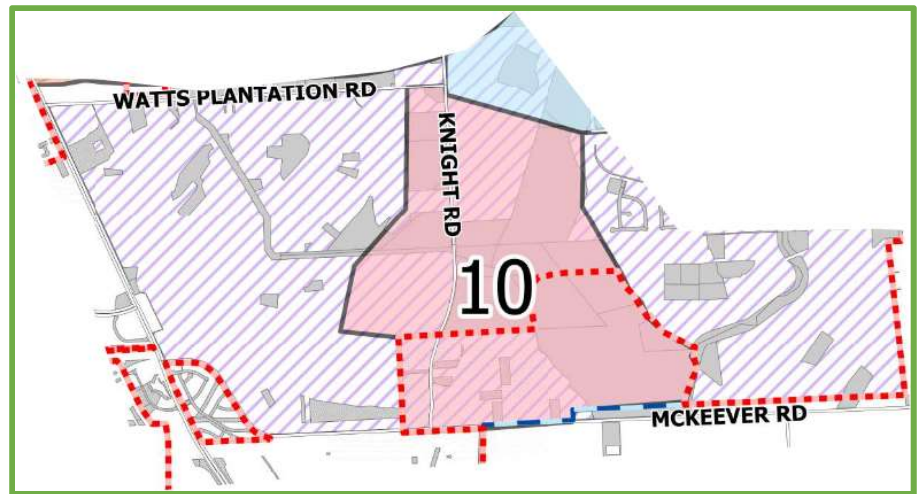


Highway 6

Focus Area encompasses the area along State Highway 6 (SH 6), east of the Fort Bend Parkway to the City's limit at Darby Ln.



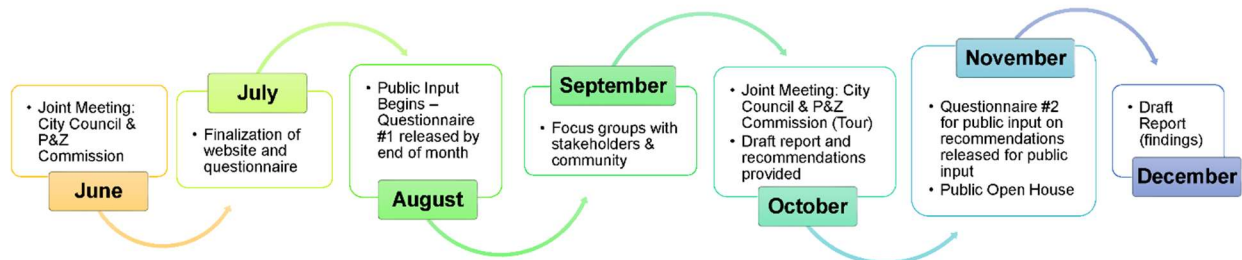
**Knights Road / Watts
Plantation / McKeever Road**
Focus Area encompasses the area along Watts Plantation Rd, east of Sienna Pkwy to Knight Rd; all of Knight Rd and McKeever Rd.



Project Timeline

The project timeline provides key milestones including the following:

- June 2024:** Joint Meeting: City Council & Planning and Zoning Commission
- July – August 2024:** Website; Questionnaire #1; Focus Groups (stakeholder groups)
- September 2024:** Focus Groups (stakeholder groups)
- October 2024:** Joint Session: City Council & Planning and Zoning Commission (corridor tour)
- November 2024:** Questionnaire #2; Public Open House
- December 2024:** Draft report of findings



Note: Timeline will continuously be evaluated to ensure opportunities for public input. Report will provide recommendations based on analysis and input received. Future task will be needed to adopt and incorporate desired updates.

Public Input

Throughout this process there are several opportunities for the public to provide input include the following:

Missouri City Comprehensive Plan Update Project Overview

Public Meetings: Planning and Zoning Commission meetings from August 2024 through October 2024 will provide opportunities for public input and discussion. The P&Z Commission meets on the 2nd Wednesday of every month, at 7:00 pm in the City Council Chambers, 2nd Floor City Hall (1522 Texas Parkway, Missouri City, Texas 77489).

Focus Groups: Approximately 20 focus group sessions to include the following key stakeholders:

- **City Leadership Team**
- **Boards and Committees:**
 - o Texas Parkway / Cartwright Corridor Committee
 - o Community Development Advisory Committee
 - o Small Business Advisory Committee
 - o Parks Board
 - o Economic Development Committee
 - o Planning, Development and Infrastructure Committee
- **Focus Areas:**
 - o 10 sessions – 1 for each focus area
- **External Partners:**
 - o Master Planned Communities (Sienna, Riverstone, First Colony, etc.)
 - o Municipal Utility Districts
 - o Civic groups (Private schools, Religious, Non-profits)
 - o Developers (Commercial, mixed use, multifamily projects)

More Information

August 2024: Project website: www.showmecity.com

Questionnaire #1: Priorities and Focus Areas
(Link available from project website)

September 2024: Focus Group registration (Links available from project website)

Comments, questions, requests for information may be sent to mctxplanning@missouricitytx.gov.