

Focus Group Meeting - Small Business Advisory Committee

Missouri City Comprehensive Plan Update Report
October 8, 2024, 6:00 PM

How many years has your business been located in Missouri City?

10

3

4

15

3

4 years

Outside of city

9



6



How many years has your business been located in Missouri City?

location - lived in the area



6



Why did you choose to locate your business in Missouri City?

Up and coming, growing city

Husband is from Missouri City

Family

Lots of business and people moving here

Family

Residency in the city was one reason along with the need for the business.

Resident of city and feel like there a lot of opportunity and potential

Tired of Sugar Land and the way it was growing; it lost it's small town feel

Why did you choose to locate your business in Missouri City?

location - lived in missouri city

Demographics - lots of customers from area - customer base

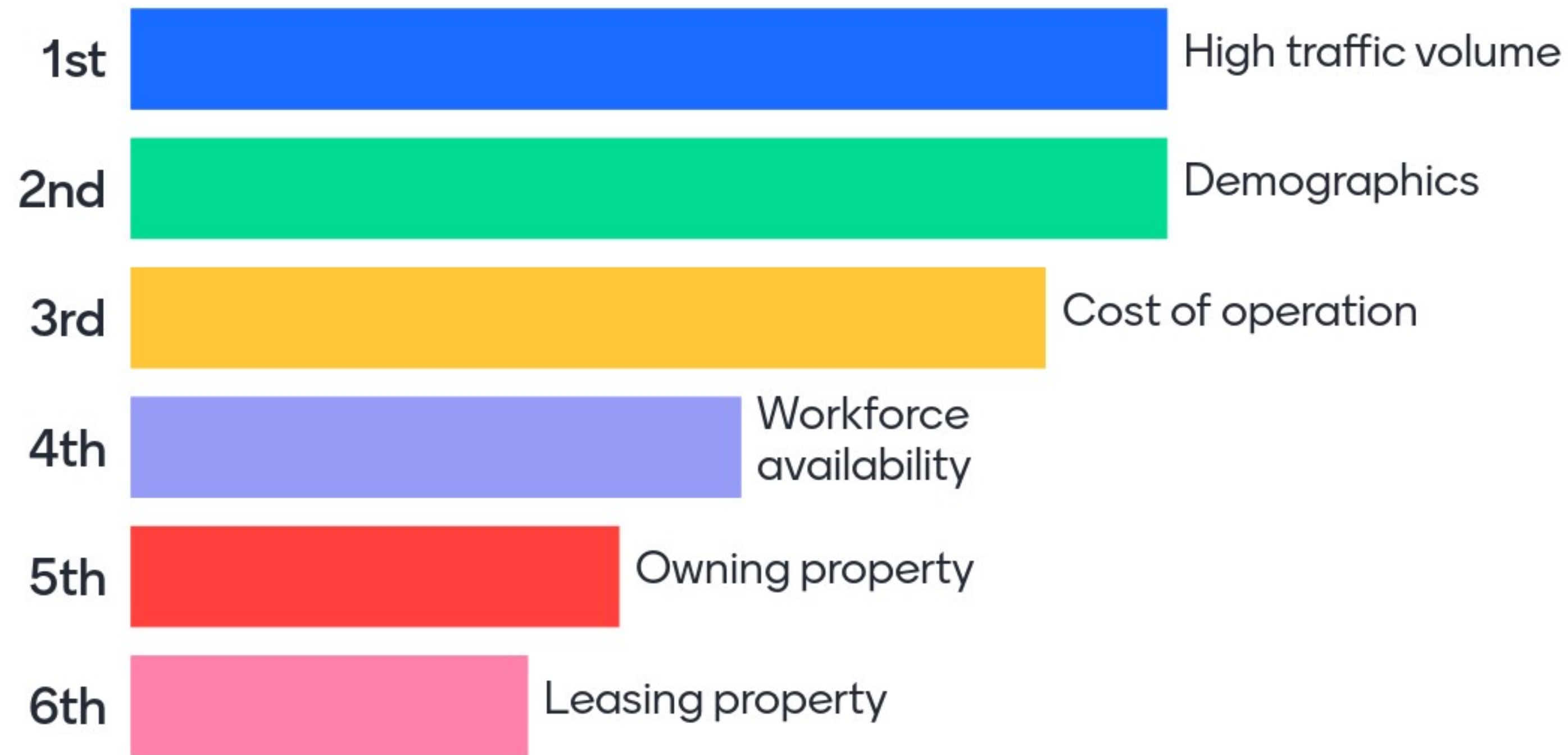
Close to home

It is home

Live in the city and love the community

1

Please rank the most important factors to locate your business, ranked 1-6 (1 being the highest).

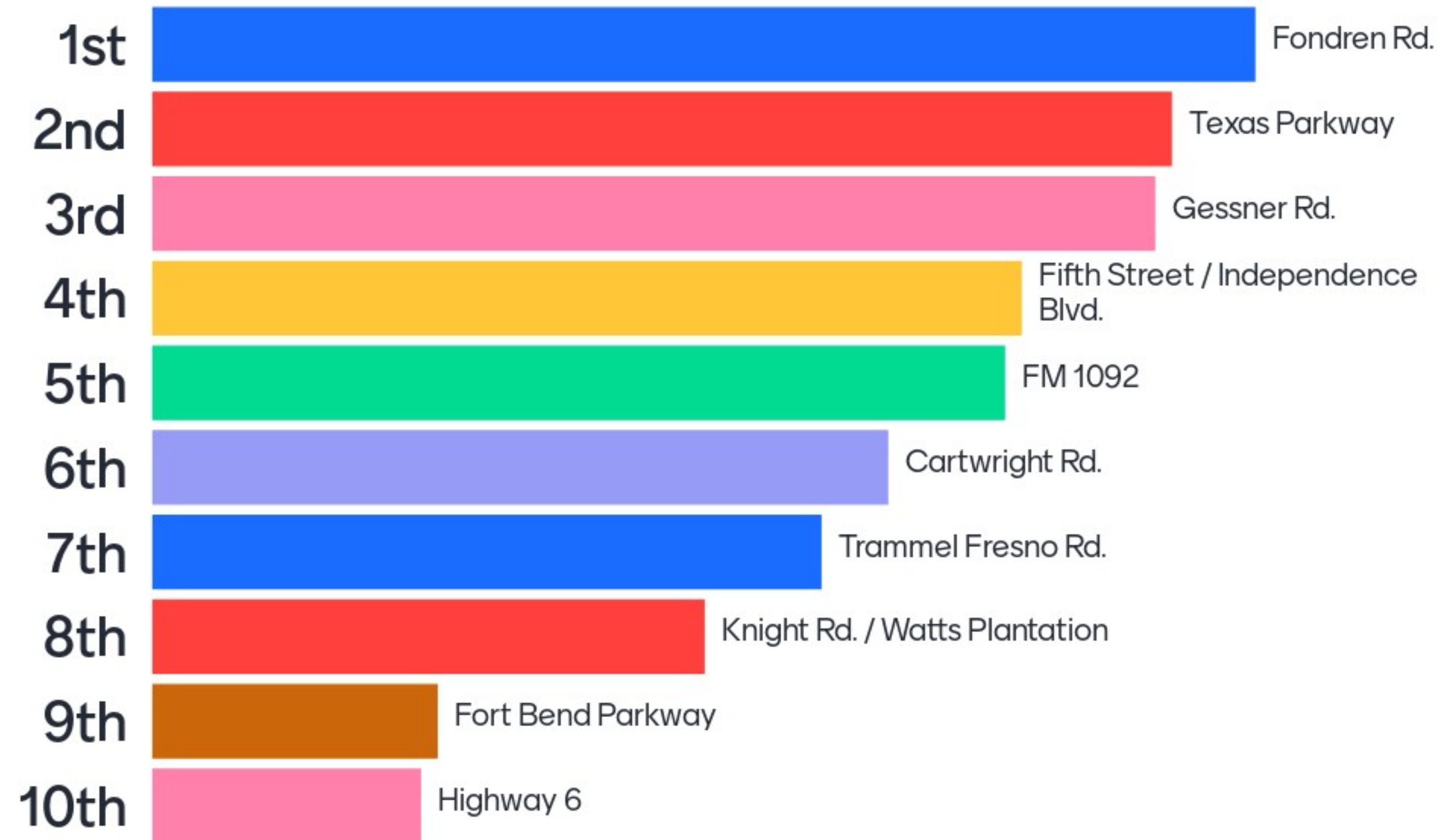


Focus Areas

1. Fondren Road
2. Gessner Road
3. Texas Parkway
4. Fifth Street /
Independence Blvd.
5. FM 1092
6. Cartwright Road
7. Fort Bend Parkway
8. Trammel Fresno Road
9. Highway 6
10. Knight Road / Watts
Plantation

The City has identified 10 focus areas to consider the development and redevelopment potential

On a scale of 1-10 (1 being the highest), please rank the focus areas in the order of how you would prioritize them for development /redevelopment.



Thinking of the top 3 focus areas that you ranked, what are your favorite things about these focus areas? Specify the focus area in your response.

gessner and fondren has access - entryway to missouri city

Texas Pkwy/Cartwright/Fm 1092 - Main thoroughfares and high traffic areas that bring people in and out of the areas.

Texas Parkway, Cartwright and 1092: All high traffic areas but wish they would be redeveloped.

trammel fresno - gateway from pearland, has potential to look nicer

Fondren Rd - opportunities for shared spaces - shared offices; food parks; visibility

Gessner - Likes the industry with jobs, its near the Beltway, clean streets.

Cartwright Rd - Community Rec Center. It has a lot of activities for the product being sold.

Trammel Fresno - few ways to be connected to Pearland, needs expansion. Currently too congested but has potential.

Thinking of the top 3 focus areas that you ranked, what are your favorite things about these focus areas? Specify the focus area in your response.

Cartwright Rd. - Being in the middle of residential, family-owned properties.

Trammel Fresno has a ton of new businesses and subdivisions in the area and it is one of the few ways to connect to the rest of Missouri City

Texas Parkway - Good variety of small business, highway access and its arteries, and the parks.

Cartwright Rd / Texas Pkwy - services that may not draw direct traffic;

Cartwright Rd - Traffic, access to an upscale restaurant.

1092 is a high traffic area

Knights Rd - you can get out of Sienna, nice homes in that area.

Thinking of the top 3 focus areas that you ranked, what are your biggest concerns? Specify the focus area in your response.

Gentrification as development/redevelopment occurs

5th street area looks dilapidated

Trammel Fresno - doesn't support the access, doesn't support the volume of people or communities and businesses that are being developed

Texas Pkwy/Cartwright Rd/Fm 1092 - Mobility and beautification.

Trammel Fresno - roads closer to FM 521 are more difficult to navigate

Fondren - Old utilities, small business are not thriving, and its difficult to drive.

green space - not walkable - sidewalk - not easy access

Cartwright looks unkempt, overgrown with weeds, has trash

Thinking of the top 3 focus areas that you ranked, what are your biggest concerns? Specify the focus area in your response.

Texas Parkway, Cartwright and 1092: Aging infrastructure and buildings

Cartwright Rd - Elderly people that do not get out often. More public transportation is needed.

Texas Parkway - Older businesses and streets - needs redevelopment, strip centers have too much vacancy, no anchor businesses.

1092 - lack of sit down restaurants

Gessner & Fondren - safety concerns, needs to be more presentable like other areas of the city, homeless population in area, SOBs, needs to streamline into something better

Multiple modes of transportation - what happens when you don't have a car.

Knights Rd. - Dead animals on the road, no lights, and lack of development.

Cartwright - lack of grocery stores

Thinking of the top 3 focus areas that you ranked, what are your biggest concerns? Specify the focus area in your response.

Fondren & Gessner - a lot of potholes, roads are super beat up, 18 wheelers are damaging the roads in the area, need to be repaved or redone

Cartwright Rd - How is Metro transportation being shared to the public, how is it being advertised.

Fifth street - doesnt feel safe and not walkable

texas parkway - lack of sit down restaurants

FM 1092 has a lack of sidewalks

What do you think is missing in Missouri City?

ALDI

Walkable places

Sidewalks

EV charging

Five-star dining

A good center like Sugar
Land

True walkable city center

Boutique hotels

What do you think is missing in Missouri City?

Grocery stores on Texas Parkway corridor

Public transportation

Town Center

Texas Pkwy/ FM 1092/
Cartwright Rd - More upscale restaurants and kid friendly establishments

Major restaurants

Destinations that attract people.

Entertainment venue

Missing feeder road for FB Toll

What do you think is missing in Missouri City?

Office buildings

Water park

Need more advertisement and a public presence for events

Cartwright Rd - Sam's Wholesale and Cosco, Bulk item stores.

Need more things catered to the youth

Franchise locations such as Salata, Tiffs Treats

Family fun businesses

GROCERY STORES ON TEXAS PARKWAY

What do you think is missing in Missouri City?

More bike lanes

Green space

Townhomes

Mall

Don't want to live in a concrete jungle

Amphitheater in parks

Hotel

Want the roads to be fixed and more access to different areas of the city

What do you think is missing in Missouri City?

Water park, family friendly like Great Wolf Lodge

I like where the city is going

If you were to leave the City for 5 years and then return, what types of development would you desire Missouri City to have?

City Center like
Downtown

An established town
center

Walkable City Center

Roads to be fixed

New and up and coming
congregation area to have
fun, shop and eat, with
anchor hotel.

Amusement Park or
Water Park

I like where the city is
going

Shopping mall, even if it
outdoors like outlet mall

If you were to leave the City for 5 years and then return, what types of development would you desire Missouri City to have?

Downtown around City Hall

More programs for the youth

Auto dealerships

Small town feel - would like to get away from hustle and bustle; home feeling

Not overly developed; more green space - nice places to hang out.

Updated restrooms at community parks.

Outdoor ampitheater

Event Center

If you were to leave the City for 5 years and then return, what types of development would you desire Missouri City to have?

More activities for youth - for example: pumpkin patch, zoo, museums, main event type facilities, bowling, skating, cool interactive facilities, interactive farms

Sports arena

Outdoor Ampitheater
along Ft Parkway / LO
Pkwy

fairground