

COMPREHENSIVE PLAN UPDATE REPORT

# FOCUS GROUP MEETING

SEPTEMBER 17, 2024

6:00 PM

- Community Development Advisory Committee
- Texas Parkway/Cartwright Road

# Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



# TEAM INTRODUCTION

## **City Staff Team:**

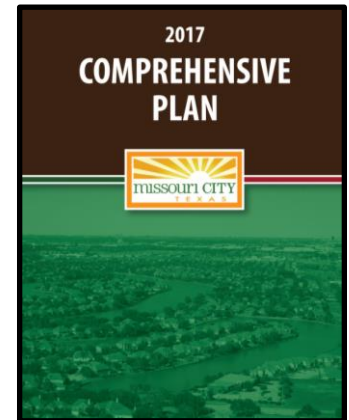
- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

## **Ardurra Team**

# PROJECT PURPOSE

## Identification of Study Areas

- Updated Vision and Guiding Principles
- Analysis - current conditions, mobility, infrastructure, and environmental impacts
- Recommendations



## Future Tasks

- Amendments to the Comprehensive Plan, zoning & development codes

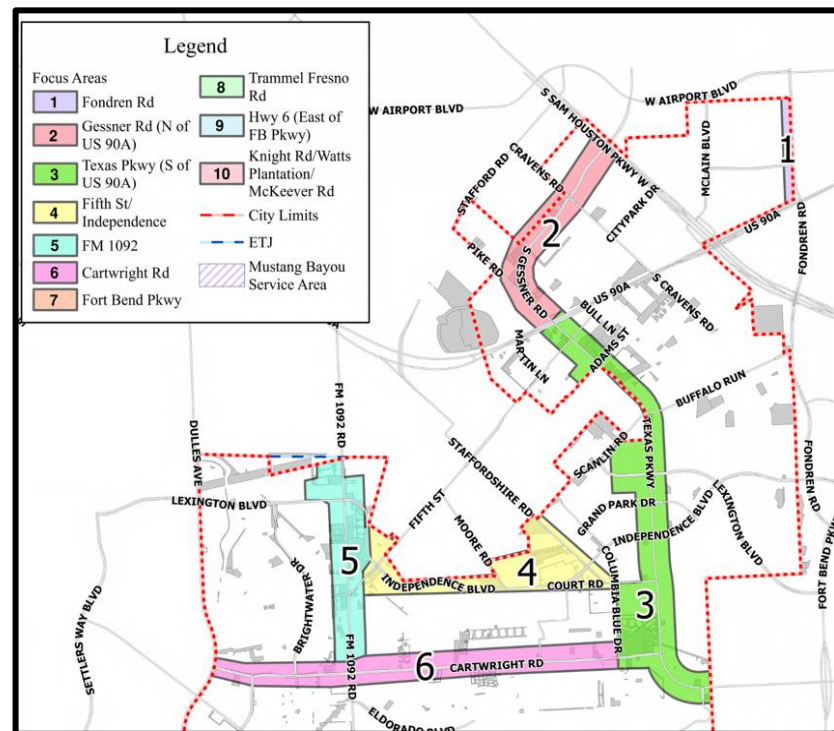
Appendix A - ZONING

- [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-1A 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.](#)

# FOCUS AREAS FOR TODAY'S DISCUSSION

The City has identified 10 Focus Areas to consider the development and redevelopment potential. Today's discussion will focus on the following areas:

- Fondren Road Segment
- Gessner Road Segment
- Texas Parkway Segment
- Cartwright Road Segment



# PLANNING DOCUMENTS (I)

## Comprehensive Plan:

**Comprehensive Plan (Plan)  
2017**

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

**Zoning 1981**

**Subdivision Regulations  
1974**

- Text
- 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 (II)

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

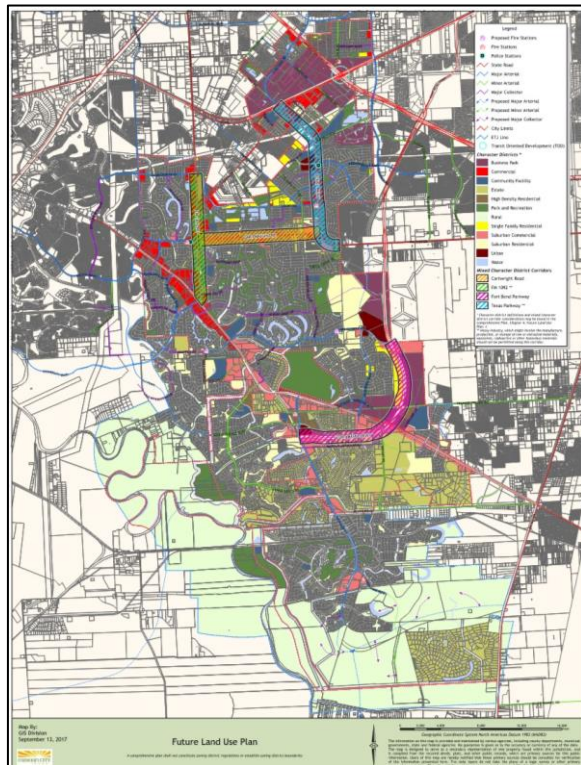


### Zoning:

- 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

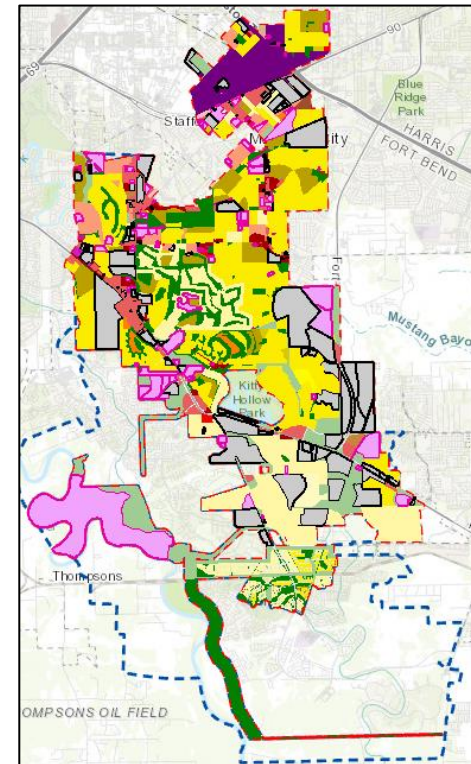
Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

# PLANNING DOCUMENTS (III)



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.

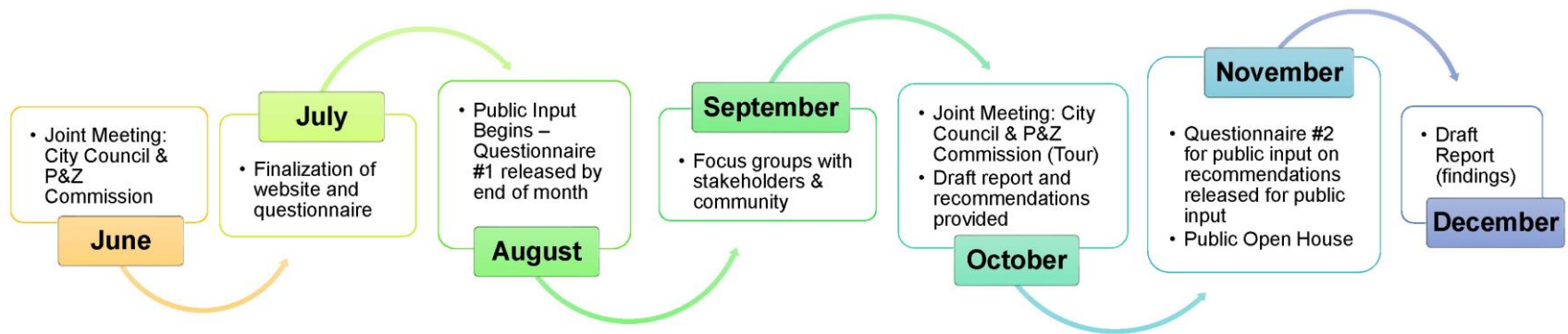


**FLUP (Includes ETJ)**

**Zoning Map (Excludes ETJ)**



# PROJECT TIMELINE



## IDENTIFIED CONCERNS (I)

### COMPREHENSIVE PLAN

- **Estate Character** needs to be clarified.
- Priority - determine zoning for vacant land.  
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 led. 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 CONCERNS (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.
- **Clarify Suburban District** (SD) classification.

## IDENTIFIED CONCERNS (III)

### EXCERPTS FROM JOINT P & Z AND CC WORKSHOP OF JUNE 25, 2024

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

# PROJECT WEBSITE & COMMUNITY QUESTIONNAIRE

## PROJECT WEBSITE

- <https://showmecity.com>



## COMMUNITY QUESTIONNAIRE

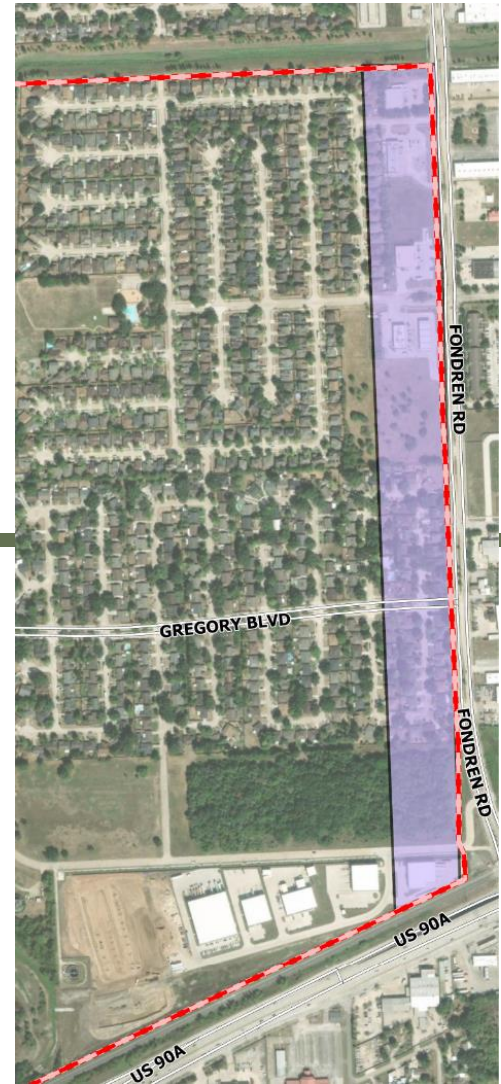
- Scan the QR code below. This questionnaire is also available on the project website



# QUESTIONS



FOCUS AREAS FOR TODAY'S  
DISCUSSION SNAPSHOT –  
FONDREN ROAD (I)





## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT FONDREN ROAD (II)



### **Key Features of Fondren Road**

City of Houston maintained roadway

Major Arterial, 4-Lane roadway, median dividers, curb and gutters

North of Missouri City, intersects with US Route 59/Interstate 69

South of Missouri City, intersects with Fort Bend Parkway

Annexation of land along corridor between 1960 and 1975

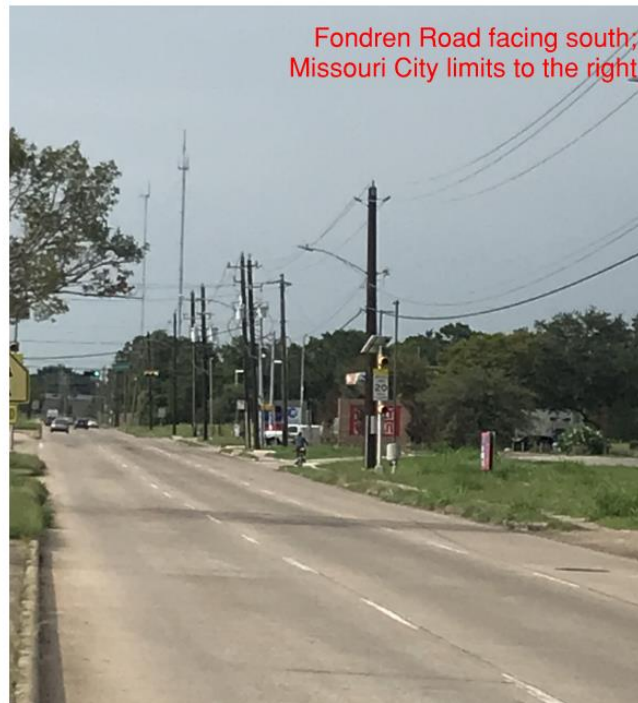
Existing land uses include residential, commercial/retail

Recent development includes gas station

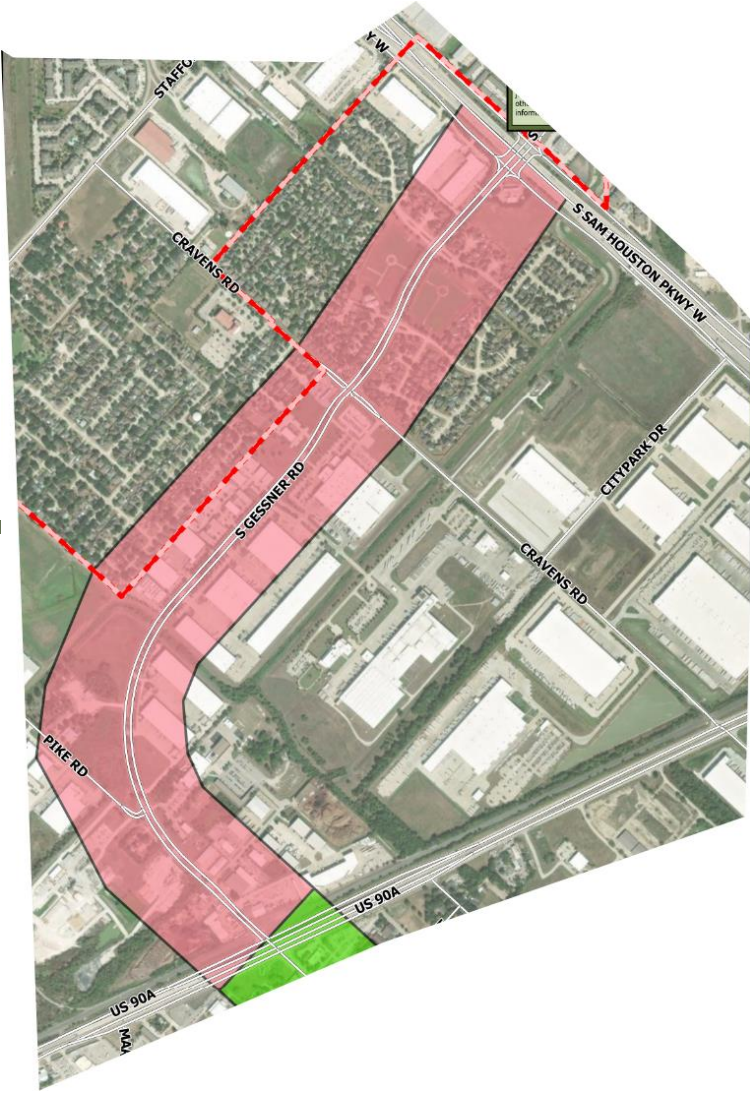
FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT FONDREN ROAD (III)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT FONDREN ROAD (IV)



FOCUS AREAS FOR TODAY'S  
DISCUSSION SNAPSHOT  
GESSNER ROAD (I)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT GESSNER ROAD (II)



### **Key Features of South Gessner Road**

City maintained roadway

Major Arterial, 4-Lane roadway, median dividers, curb and gutters

North of Missouri City, intersects with Sam Houston  
Tollroad/Beltway 8 - US Route 59/Interstate 69

South of US 90A intersection becomes Texas Parkway

Annexation of land along corridor between 1956 and 1983

Existing land uses include residential, commercial/retail,  
office/warehouse industrial

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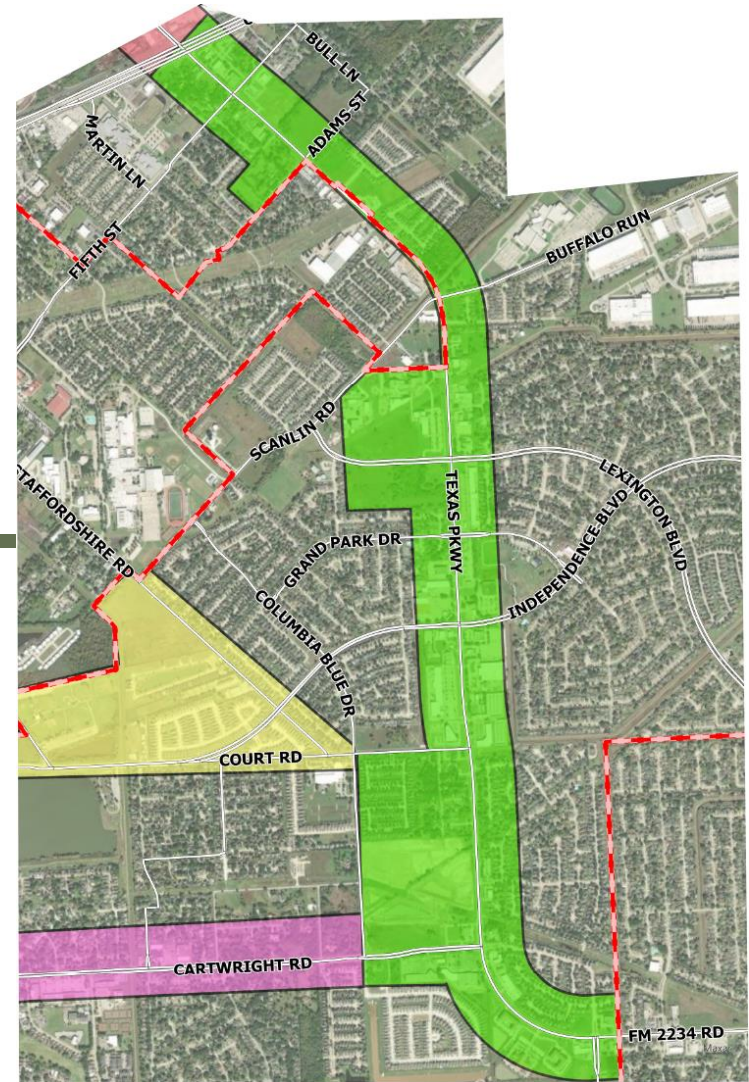
Recent development includes gas station, office/warehouse  
industrial

FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT GESSNER ROAD (III)

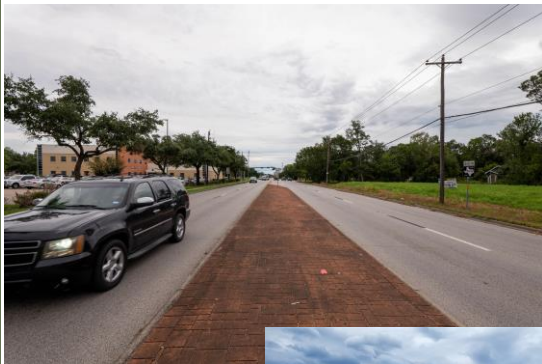




FOCUS AREAS FOR TODAY'S  
DISCUSSION SNAPSHOT TEXAS  
PARKWAY ROAD (I)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT TEXAS PARKWAY (II)



### Key Features of Texas Parkway

State Route 90 DOT Highway

Major Thoroughfare, 4-Lane roadway, median dividers, open ditches

North of Missouri City, intersects with US 90A

South of Missouri City, intersects with Fort Bend Parkway; becomes McHard Rd and continues into Pearland

Original Missouri City townsite (1894)

Annexation of land along corridor between 1956 and 1964

Existing land uses include residential, commercial/retail, and civic

Recent development includes civic buildings, building façade updates



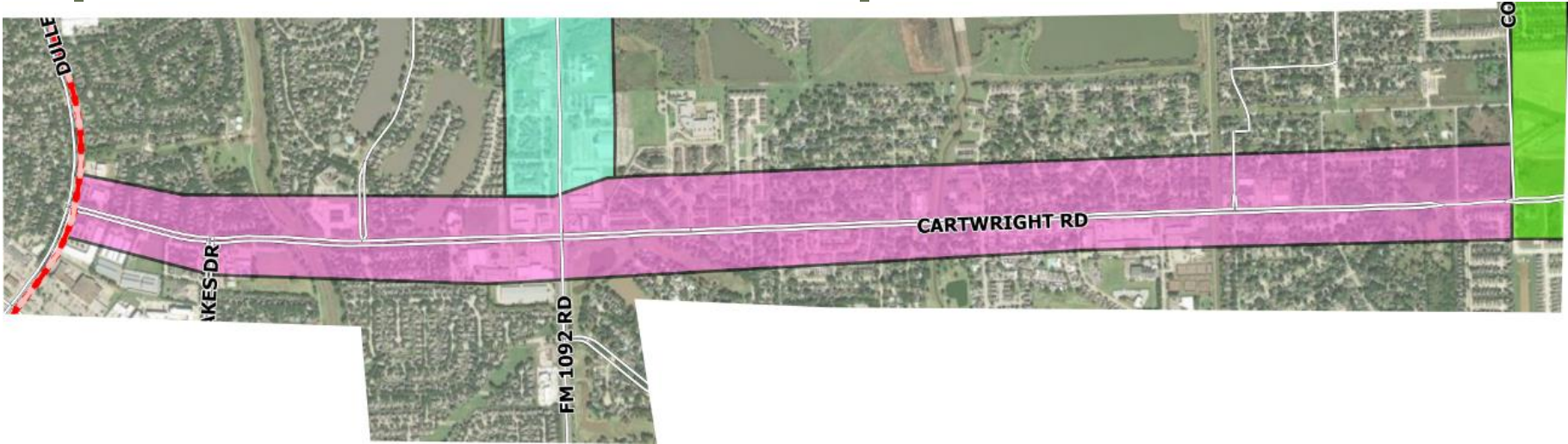
FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT TEXAS PARKWAY ROAD(III)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT TEXAS PARKWAY (III)



FOCUS AREAS FOR TODAY'S  
DISCUSSION SNAPSHOT  
CARTWRIGHT ROAD (I)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT CARTWRIGHT ROAD (II)



### **Key Features of Cartwright Road**

State of Texas / TxDOT Highway

Major Throughfare, 4-Lane roadway, median dividers, curb and gutters



Intersects with Texas Parkway to the east and Dulles Ave (Sugar Land) to the west

Annexation of land along corridor between 1959 and 1973

Existing land uses include residential, commercial/retail

Recent development includes existing building façade updates; existing building alterations



FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT CARTWRIGHT ROAD (III)



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT CARTWRIGHT ROAD (III)



# EXERCISE

# DISCUSSION