

COMPREHENSIVE PLAN UPDATE REPORT

# FOCUS GROUP MEETING

SEPTEMBER 26, 2024

6:00 PM

- Trammel Fresno Road
- Fort Bend Parkway including Watts Plantation (West)

# HOUSE KEEPING

- ❖ This meeting is being recorded.
- ❖ Please display your name using the “Edit display name” option.
- ❖ In the chat, there are links to the following:
  - Project website
  - All focus areas map
  - Trammel Fresno Road & Fort Bend Parkway/ Watts Plantation (west) focus area snapshot
  - Focus area video
  - Virtual Focus Group housekeeping items
- ❖ The Host will mute all participants during the Presentation and Exercise periods.
- ❖ The Host will unmute participants during the Questions and the Discussion periods, when the participant notifies the desire to speak.
- ❖ To notify the desire to speak use the “Raise Hand” option only during the Questions and Discussion periods.
- ❖ Questions and comments will be limited to no more than 2 minutes per participant.
- ❖ Follow up questions or comments are permitted with the same time limitation.
- ❖ When speaking, please identify yourself and the area of the City you live, work or your organization is located in.
- ❖ All participants are encouraged to use video for this Focus Group meeting.
- ❖ Select “Start Video” to turn your video on.
- ❖ Use the Chat box to communicate with the Host for questions or clarifications requested.
- ❖ The Exercise will include a polling and Q&A platform that will prompt you for responses.

# Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



# TEAM INTRODUCTION

## **City Staff Team:**

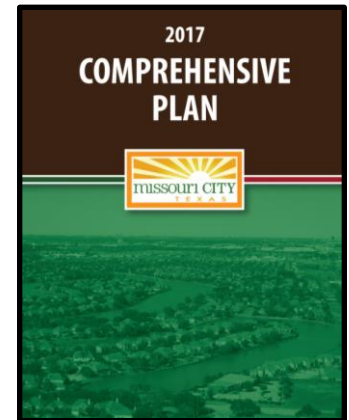
- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

## **Ardurra Team**

# PROJECT PURPOSE

## Identification of Study Areas

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



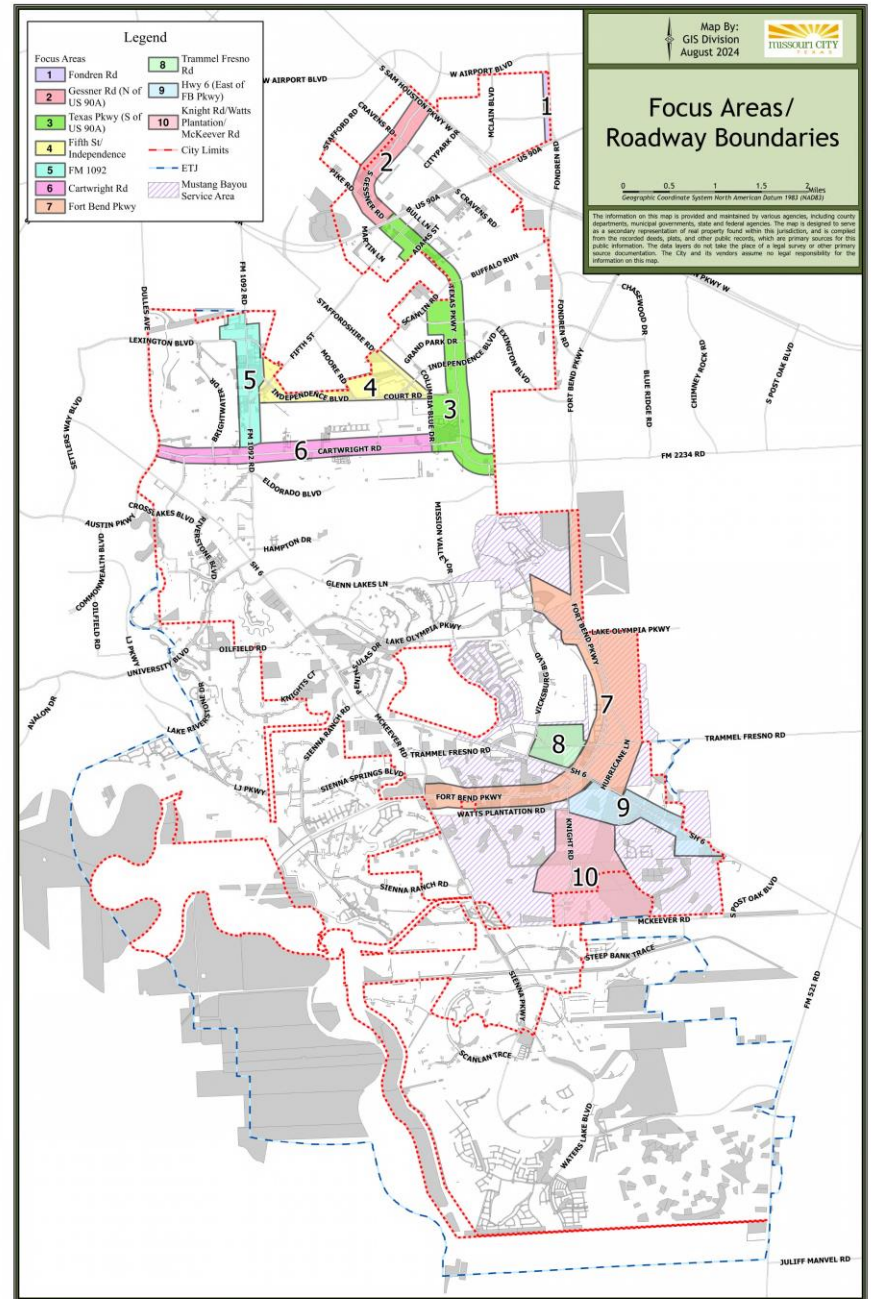
## Future Tasks

- Amendments to the Comprehensive Plan, zoning & development codes

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

# FOCUS AREAS

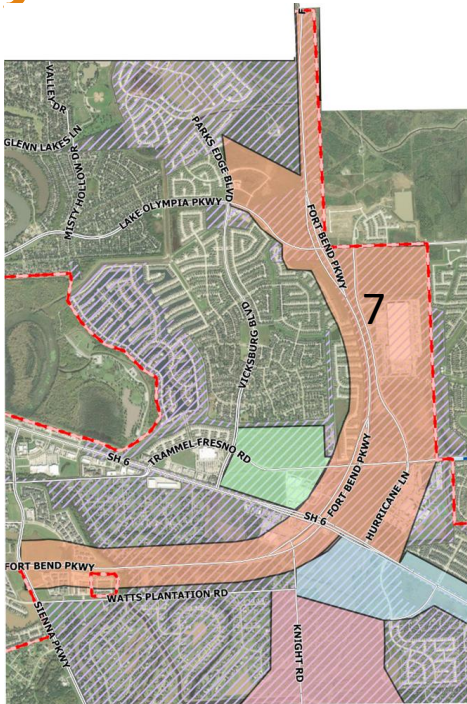
The City has identified 10 Focus Areas to consider the development and redevelopment potential.





# FOCUS AREAS FOR TODAY'S DISCUSSION

Today's discussion will focus on the following areas:



Fort Bend Parkway – 7  
(Including Watts Plantation (west))



Trammel Fresno Road - 8

# 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

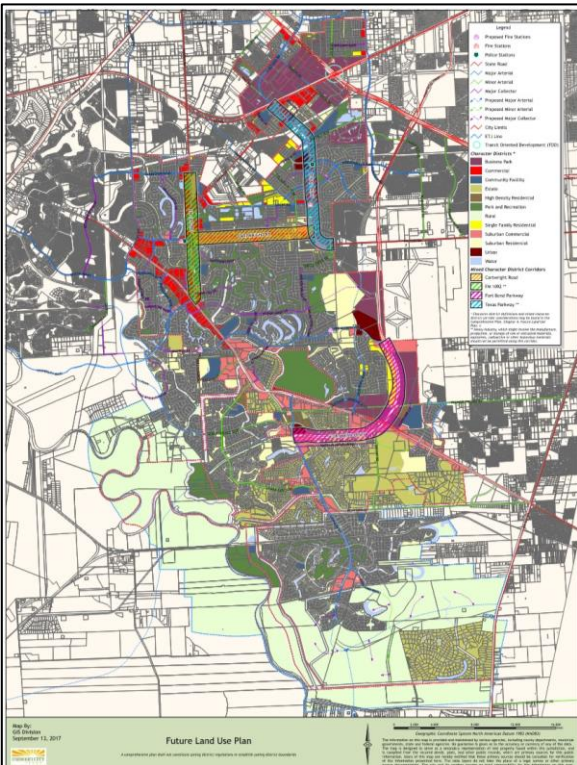


### Zoning:

- 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

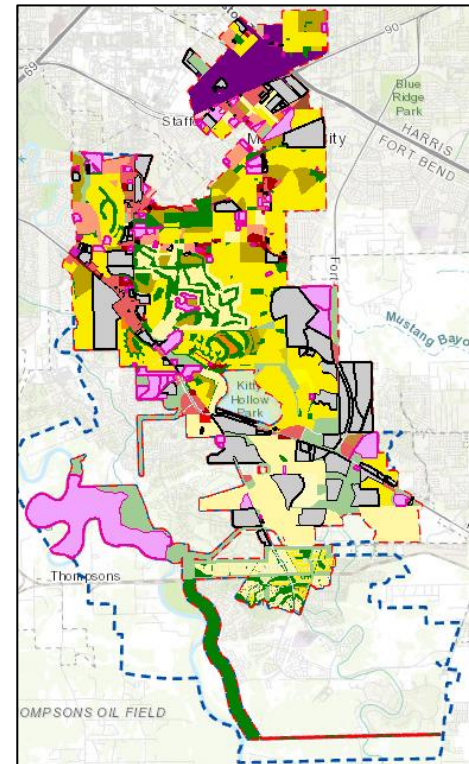
Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

# PLANNING DOCUMENTS (III)



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

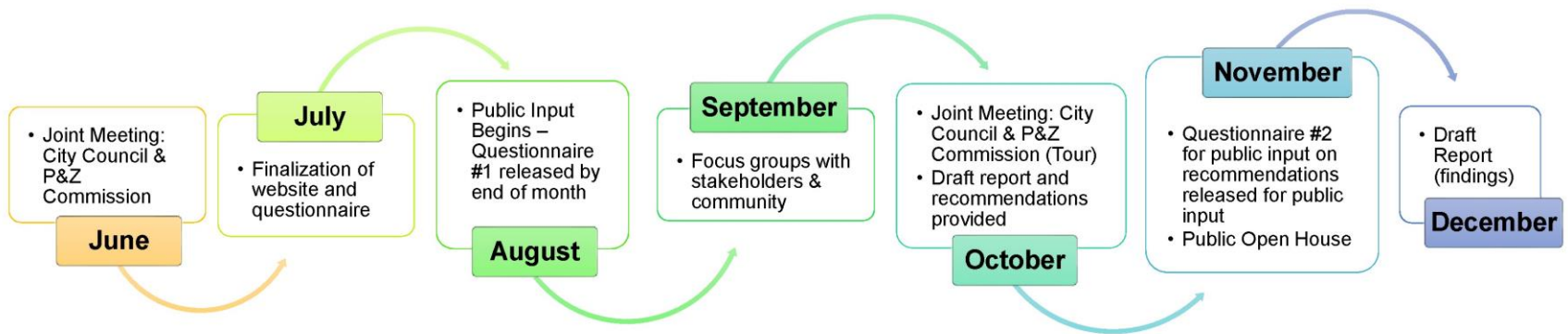
In Texas, zoning is not authorized outside the jurisdictional limits of a city or town.



**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

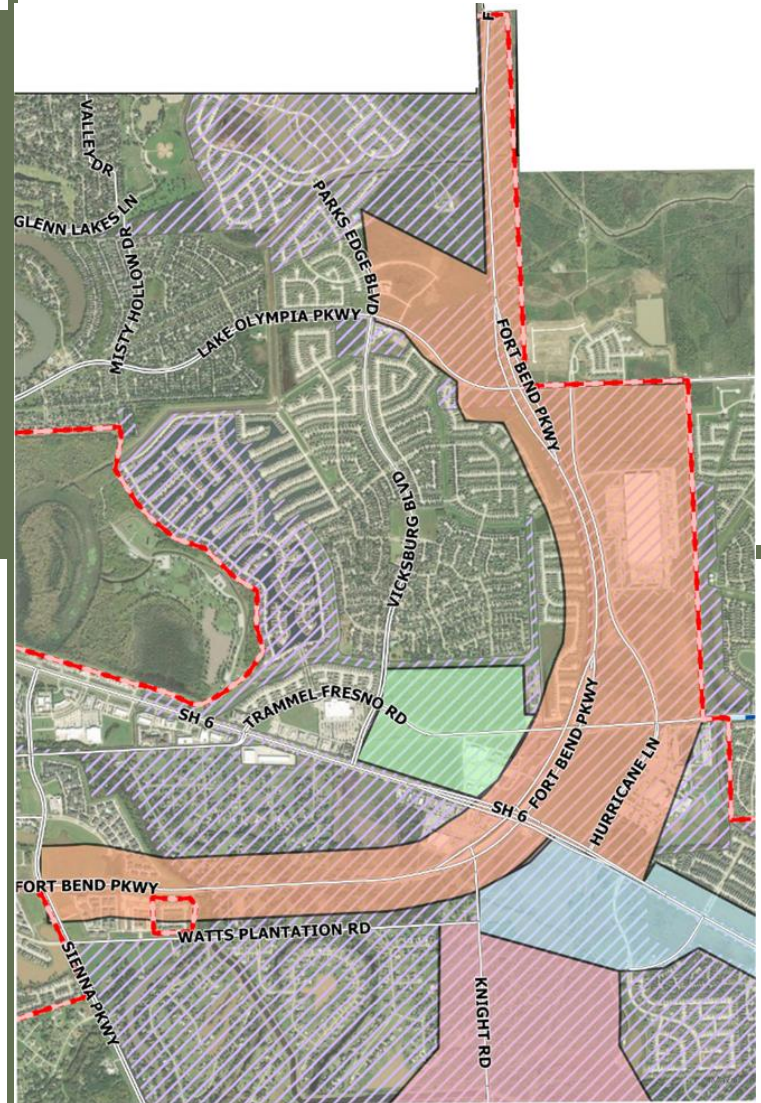




# QUESTIONS

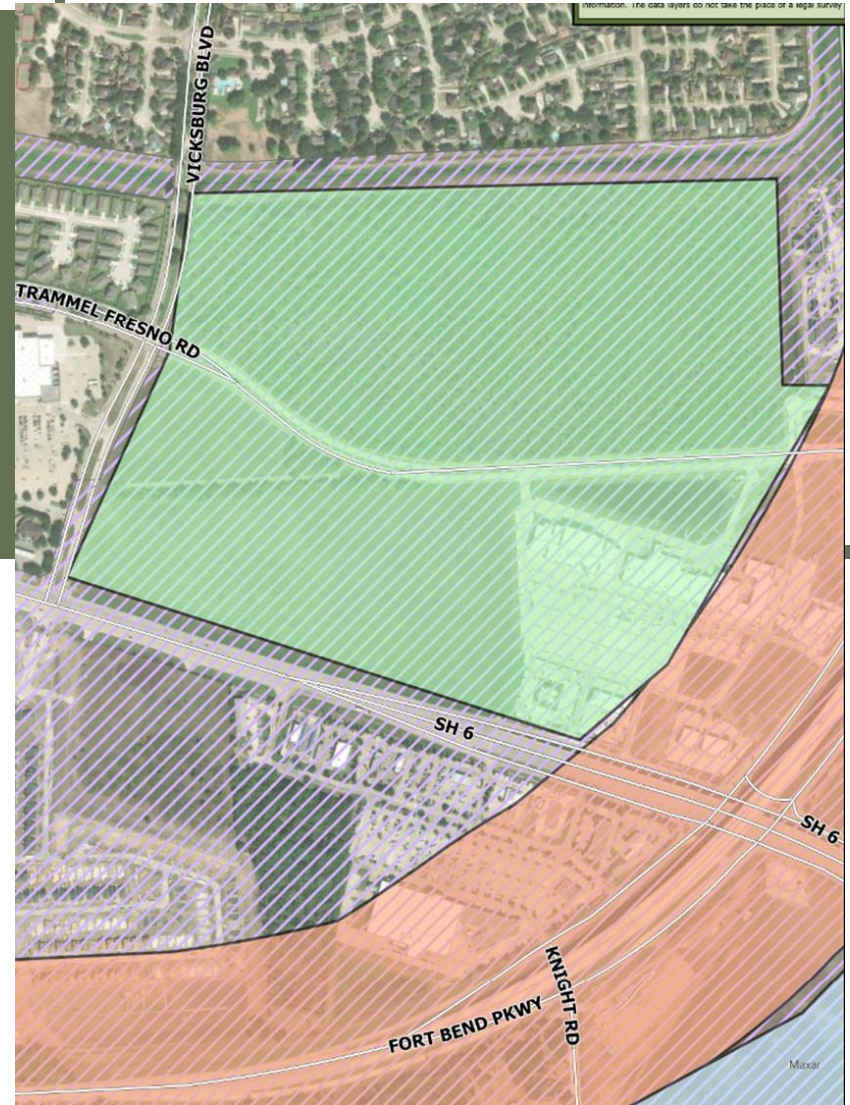
FOCUS AREAS FOR  
TODAY'S  
DISCUSSION  
SNAPSHOT (I)

**Fort Bend Parkway including  
Watts Plantation (west)**



FOCUS AREAS FOR  
TODAY'S  
DISCUSSION  
SNAPSHOT (I)

**Trammel Fresno Road**



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



### Key Features of Fort Bend Parkway

- Fort Bend County Toll Road Authority;
- 4-lane roadway;
- TxDOT planned - early 1960's; first segment connecting US Highway 90A to State Highway 6 opened in 2004; Segment from SH 6 to Sienna Parkway opened in 2012; Recent segment from Sienna Parkway to Sienna Ranch Road opened in 2023;
- Ultimate buildout - extend across Brazos River - connect to the Grand Parkway;
- Annexation of land along corridor between 1982 and 1997;
- Existing land uses include communication towers, residential, warehouse, commercial/retail.



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



### Key Features of Trammel Fresno Road

- Fort Bend County / City maintained roadway;
- Minor arterial, 4-lane roadway; curb and gutter;
- Intersects with FM 521 to the east and Sienna Parkway to the west;
- Annexation of land along corridor occurred in 1988;
- Existing land uses include residential, commercial/retail, and civic;
- Recent development includes commercial/retail.

## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (V)



Fort Bend Parkway looking south towards Lake Olympia Parkway exit

## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (VI)



Fort Bend Parkway looking north near Trammel Fresno Road



## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (VII)



Fort Bend Parkway looking north near Sienna Parkway

## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (VIII)



Trammel Fresno Road looking west, near Hurricane Lane

## FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (X)



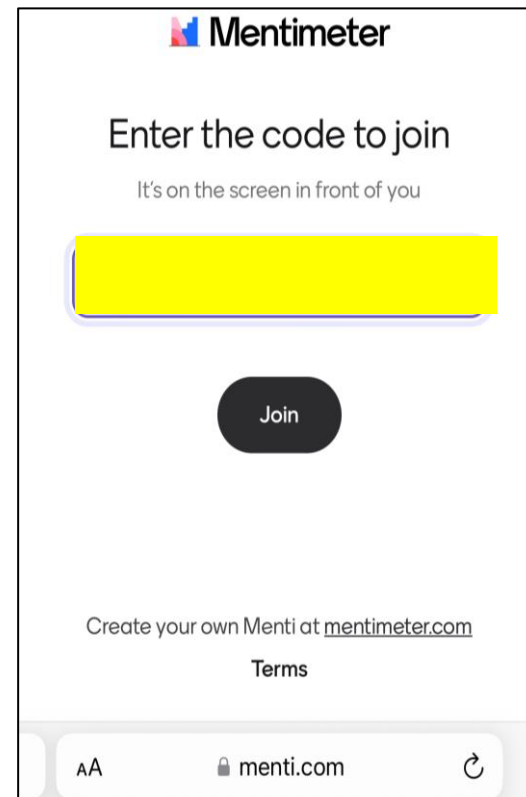
Trammel Fresno Road looking east, near Vicksburg Road

# EXERCISE

# MENTIMETER EXERCISE –INSTRUCTIONS (I)

## How to access this poll?

- Open the internet browser on the laptop (Edge, Google Chrome etc.)
- Type **www.menti.com**
- Enter the code **XXXXXXXX** (8 digits)

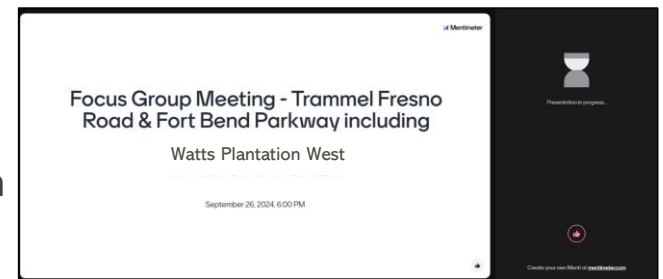


## MENTIMETER EXERCISE –INSTRUCTIONS (II)

### Once you gain access:

- A screenshot of the first screen is shown on the right. All participants should wait for the presenter to change the slide.
- **Content slides** - Some slides are content slides for informational purpose. Participants do not have to do anything when a content appears.
- **Question slides** –Participants’ responses will appear on the screen.
- Unless the presenter changes the slide, participants will not be able to access the next question.
- Participants will be not able to go back to previous question if they hit “Next Question” .
- Do not hit “back” button or close the screen.

This slide will appear once participants enter the code



# DISCUSSION