

Focus Group Meeting - Knight Road/Watts Planation Drive/ McKeever Road

Missouri City Comprehensive Plan Update Report

September 24, 2024, 6:00 PM

How many years have you lived in Missouri City?

3 years

4

21 yrs

8

25

Three

10

7

How many years have you lived in Missouri City?

31

7 years

21

23

10 years

12 years

13

3

How many years have you lived in Missouri City?

20+

33

18

21

8

30

3

10

If you live in a subdivision on or with direct access to Knight Rd./Watts Plan./McKeeever, how many years have you lived in this area of Missouri City?

21yrs

4

8 years

-

12 years

-

20+

3

If you live in a subdivision on or with direct access to Knight Rd./Watts Plan./McKeeever, how many years have you lived in this area of Missouri City?

3 years

21

30

7

2 years

8

21

17

If you live in a subdivision on or with direct access to Knight Rd./Watts Plan./McKeeever, how many years have you lived in this area of Missouri City?

17

13

7

10 years

August 2024

0

2 1/2 yrs

The nature!

If you live in a subdivision on or with direct access to Knight Rd./Watts Plan./McKeeever, how many years have you lived in this area of Missouri City?

Good schools in the area,
acreage available, upscale
living, close proximity to work

Why did you choose to live in Missouri City?

Big lots surrounded by green space

Privacy of my lot

Great neighborhood, beautiful area, good schools

Upscale subdivisions/neighborhoods

Large lot for countryside atmosphere

Green space

Diversity

Green space, wildlife, great community, huge massive trees, country lifestyle

Why did you choose to live in Missouri City?

We wanted to live here for the country aesthetic. Big lots, rural zoning

Lived in area since 1994 for residential area and schools

Loved the neighborhood and local area - small town feel

Not being overlooked from town homes and high-rises

Upscale subdivisions

Open land, no heavy traffic, ease of living and quality of life.

privacy

Because faraway from traffic, crime

Why did you choose to live in Missouri City?

Strong community

Small subdivision

The High School and a great neighborhood

Housing was affordable

Able to raise livestock on my property

Grew up here, proximity to Family, Schools, Green Space. Larger Sienna residential lots not adjacent to office buildings and other large non residential buildings.

Good schools

Quality of life

Why did you choose to live in Missouri City?

the cows on knight road,
the farms. the peace

Small subdivision

Friendly, small town

Access to sugar land
pearland and houston

Natural trees in
subdivision

Access to major highways
while living in wood area

Large amount of green
space; acreage lots; less
traffic thsn Houston; small
subdivision

Open sky non concrete
city. Lush Green trees and
minimal traffic

Why did you choose to live in Missouri City?

My area is safe

Greenery, wild life mixed with moderation, less congestion

the safe wonderful schools a city gov that cares to listen

Green spaces and ranches still around. Convenient parking in grocery store lots.

Not overcrowded

Large natural trees in my yard

Different feel than sugar land or pearland. More green, richer diversity, great history. Like the historical Watts cemetery that we live right next to!

Green space, quiet neighborhood in harmony with wild life

Why did you choose to live in Missouri City?

green space!

Loved the green spaces,
trees, wildlife

Closest big city to the
ocean

all the wildlife

Quick access to major
highways

Access to Pearland and
Sugarland

country feel of MC

Acre + lots

Why did you choose to live in Missouri City?

Ability to build on larger plot

Sense of community, kids activities and parks

Close to workplace in Freeport

Not a big city but located close to FBT Road, short commute

Proximity to work, away from the huzzle and buzzle of the big cities. Acreage lots, green spaces, traffic, away from noise pollution.

No multistory buildings

Quality of life in retirement

loved the neighborhoodloved the schoolsloved all the animalsloved the diversity of community

Why did you choose to live in Missouri City?

Love how Watts area was somewhat rural

Less traffics than neighbor cities

Clean, fresh air. animal sightings on the daily with hawks, eagles, deer

Quiet backyard

Big land, not dense, fresh air with lots of tree, convenient to get to Fortbend toll, safe, see wildlife like deers.

Great place to raise a family, close to premier shopping and major highways. Close to parks, and recreational facilities

Less population density

No commercial establishes next to subdivision!

Why did you choose to live in Missouri City?

One of the most Rural big cities around

Good school nearby and good quality upscale housing

Less traffic

Wildlife in the area

Good schools

No commercial establishments in my neighborhood

Not congested, but close to a lot of things like shopping and restaurants

Large trees, parks

Why did you choose to live in Missouri City?

Wildlife

-

-

Large houses and lots

Low crime, traffic volume, schools, close enough to big city but far enough to retreat away from it he big coty

all the trees!

Peace of mind, Green space, less traffic and crime

Lush green open space

Why did you choose to live in Missouri City?

Upscale residential,
wooded, quiet

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

that they are private and quiet country roads

Quiet country road

Currently, there's no/limited development

Trees, safety, quiet

That it is residential

Wildlife and huge green trees, untouched green space, and real BEAUTIFUL wetlands environment!

Private country roads

Ease leaving subdivision

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Safety

Easy way out of sienna traffic

The extension of Knight Road

No traffic congestion

Very quiet area

Lovely homes and communities with a lot of space
Somewhat rural
Hidden gem

Acre house subdivisions

no development, it was created to allow relief in traffic and currently it is perfect, useful , and quiet

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Lush green open space

That it is residential not commercial

Country living with easy access to city conveniences

Low traffic, low speed, safe to travel, short cut to get to larger arteries and get where I need to

green space, wild life, quietness

Green space entering neighborhood

beautiful neighbors, animals seen every day

Upscale living, wooded, quiet

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Green spaces with wildlife

1) Greenspace around my home and in the area; 2) wildlife that wanders around the neighborhood; 3) feel safe in my neighborhood

Less traffic compared to other roads in the area

Ecosystem with the animals and birds. BIG Open skies 100 foot pecan trees

Not a lot of traffic Close to everything but still somewhat rural Lots of trees

SecludedCountry road feelNot heavy traffic

I saved a turtle in the road the other day (for the 5th time)

Natural habitat for deer, birds etc all along road.

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Remote enough so there is no noise

county road, safety, no crime

Love the area - country road

Ease of fire/police access to my neighborhood

quietso many beautiful trees

the cows

Peaceful living with nature

Easy get to highway/ toll to access shopping ; green space with wildlife, deer; not much apartment/ condo building.

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

2 lane road

Small neighborhood; nice neighbors who watch out for each other

So many birds

Historic Cemetery set back on private land and its importance to the history of the area

We get to see plenty of trees and some wild life

I love my neighbors, great community

it is an oasis we need to protect

Beautiful trees and amazing wildlife. Great location for walking/biking trails, playground, splashpad, picnic tables and pavilions for gatherings/birthdays.

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Crisp, clean air, quiet (cant hear highway noises), green spaces, wildlife

Close proximity to the city but Rural feel
Acre plus Lot sizes
Hidden and secluded with the trees that buffer

Wildlife, trees, less dense population

Less stress due to isolated area

The area has a quiet residential feel serving as a barrier to commercial development

Saves the surrounding homes from flooding

well the youth is speeding down sienna parkway, knight offers peaceful and leisurely driving

Perfect for estate lots

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Oyster Creek bordering road with many species of water animals

Local parks

Beautiful natural oyster creek

such a beautiful place to live and drive each day

Connection to highways but remain a quiet neighborhood

Still being rural UNSPOILEDQuite

Horseback riding at the Seniors lot on Watts

Would like more paths through green spaces

What are your three favorite things about Knight Road/Watts Planation/McKeeever Road?

Build out on pristine green nature on corner of Watts and Knight Rd

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Too much traffic

Traffic

FLOODING and ruining the ecosystem

Commercial development where it doesn't belong

traffic

Lack of sidewalks

Changing the zoning from rural residential to commercial

TrafficSafetyFlood

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Safety issues concerning speed and traffic

Commercial development in residential areas

Remove trees/wildlife, increased traffic/road expansions, Collector roads turning into Arterial roads, commercial/larger non resid. buildings overlooking homes, parking lots built adjacent to homes.

Too much construction by various developers

Narrow roads

Traffic

Difficulty getting in and out of subdivision

Bringing in additional traffic that will ruin this area and cause catastrophic domino affect to sienna parkway

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Widening Watts,
maintaining safety, traffic

We can't keep it like this
forever.

development that doesn't
belong being stuck in since
this land has so much value,
and not just to humans!

Safety

Noise pollution

Flooding

That the city will rezone
for commercial
development

Expanding Watts to 3
lanes is a bad idea

What are your biggest concerns about Knight Road/Watts Planation/McKeever Road?

Pollution from all cars and increased traffic

Adding commercial properties
Safety Traffic

Walking access on Watts!!!

Pour Flood Control Updates as the area has flooded for years with little city/county assistance in improving things

There will be homebuilders allowed to build homes that don't match the current estate character of the rest of the homes in the area

too much traffic, loosing quality and value of the neighborhood

Beautiful, untouched, US Fish & Wildlife protected freshwater wetlands. Land has been identified by environmental groups as a biodiverse hot spot with 200+ ft pecan trees, 45+ bird species

No sidewalks

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

With growth comes more headaches

Destruction of feel of the area

Sharp turns at corners

The city will move forward with rezoning without resident's approval

Unorganized development that doesn't make sense that goes to the first developer that comes in or the one offering the most money

that the relief provided by making knight connect to McKeeever will immediately be lost since there is so much interest in development

Road being over used as feeder to Metro

Increased traffic with all the new development around Watts Rd; impact this will have on safety to our neighborhood

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Increased population density, inadequate drainage, safety

Changing zone from residential to commercial
Lower income housing

Land on east of Knight Rd should be protected and kept as a nature buffer between residents and commercial build out on West of Knight Rd

lack of sidewalks in the area with drivers cutting through because of lack of connectivity

More traffic will start using these roads to avoid traffic congestion on major arteries

Concerns for commercial permits where it's not necessary

Increased traffic on dangerous roads

Missouri City is more interested in developers than residents

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

More traffic

that the 3 deer I saw driving home will further be pushed out

Driving hazard due to high levees

1) Road not large enough to accommodate the influx of traffic
2) influx of commuters entering the neighborhood that would not have prior to the project

Availability of land, inviting to developers

Watts already acts as an unofficial feeder to FBT, it will only get worse.

Turning into new multistory homes close to Sienna Pky and traffic backing up on Sienna

Destroying wildlife

What are your biggest concerns about Knight Road/Watts Plantation/McKeeever Road?

Too much development of townhomes and apartments instead of a residential community

Increased traffic, particularly non-local in avoidance of the toll road; cars and motorcycles racing on the road; safety concerns that arise by making it a more traveled road

Overbuilding along Watts Plantation

That as development happens and attracts more drivers, we will have more deaths and accidents than the many we already have had the last few years

Missouri City will ruin our area

MC won't protect cemetery located off Watted Rd...land around the cemetery will be overdeveloped

No space for stopping vehicles

Demolition of the trees
Not having trails
Losing the peace we find here

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Area becoming over populated with more vehicles in the area

the roads are too small

Building on all open green space

Crime attraction due to too many apartments/ condo/ rentals around this area. Tree cutdown due to more development as happened next to current Metro parking.

Loss of green space

We all are fedup with the city for bringing unwanted construction close to our neighborhood

Adding town homes, apartments or other high density housing that will increase traffic in a sensitive area and ruin unique land

Why Missouri City is more interested in commercial than maintaining private residential homes

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Multistory and patio type homes

Need to preserve some land as-is for generations to come or the magic will be lost

Flooding because of overdevelopment

Destruction of a historic cemetery that can have massive civil rights ramifications

noise pollution

Our concerns will not be heard by Missouri City and they will add businesses and apartments on Watts

School bus traffic and drop off safety

Workmen area to develop it and build unwanted facilities changing our neighborhood and community

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Not having a turn off into the neighbors to alleviate the excess traffic

destroying old trees & wildlife

Second the deer response

Traffic pollution due to the high volume of vehicles passing by, increase in traffic from vehicle exiting Watts plantation into Sienna Parkway going up towards Sienna Ranch road. Potential for acciden

Flooding - the area is a swamp

Heavy traffic on these residential roads. Noise from traffic. Speeding cars Watts, a very straight road. Messing up the natural landscape and wetlands. May cause flooding.

rezoning when it shouldn't be rezoned rather thoughtfully developed

Making watts and knight rd over populated with traffic

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Sitting in traffic on a back road

I'm afraid the development and rezoning on Watts is a done deal

Increased crime along the corridor coming from the metro station

Destruction of green spaces due to construction

No animal crossing signs

no sidewalks for the kids to be safe

Protection of historical Watts cemetery which is iconic in our city and states history

Concerns city not really interested in residents concerns

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

A once quiet neighborhood become noisy

protect the deer

I don't think Missouri City really cares what residents want on Watts

Not enough street lights

Loss our peace/ quite due to more dense

Potential increase of crime

City has to listen to the voters

Parks

What are your biggest concerns about Knight Road/Watts Planation/McKeeever Road?

Community park

I want the green space to remain. I want to see walking trails and bike trails that join neighborhoods

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Homes - NOT HOTELS
AND BUSINESSES

Keep the area as its

Nothing

Utilize the area as green
space. More formal parks
and trails

I wuld LOVE if we were able to
preserve land on Knight Rd and
Watts as a nature preserve with
nature trails connected to Fort
Bend town center III

Parks, green space,
sidewalks

Parks Splash pads

separation between
commercial and residential
area with green space and
not concrete walls...

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Par 3 golf course with family friendly restaurant - look at East River 9, along the Bayou east of downtown

Keep this as a nice area, a place where people want to live

I would like to see Knight Road being residential

No empty strip malls

City center with upscale businesses

Sidewalks so residents can walk to nearby establishments

No traffic congestion

Keep watts residential...

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

More space for livestock and less space for concrete

Nothing, Dedicate it to solely natural open space, parks, and trails. Nothing else

We need to stop overbuilding and think about the future results this can bring

walkability and saved greenspace with the thoughtful ability to walk or golf cart or bike to hi end development further away in appropriately zoned areas not bordering longstanding residents homes

No strip malls. A limit on any building height to be below trees to protect surrounding houses

Protect ALL the last west of Knight Rd and east of neighborhoods as nature / sound / flooding buffer for residents & communities. build trails here for old and new residents to use

All residential, built out with more houses

green space next to my neighborhood with trails for walking, running and biking with benches and picnic area

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Strict sound ordinances

At Knight road I would like to see a Town Center similar to the one in City Center and Sugarlan

Wildlife preserve

I want the historic African American cemetery to remain unscathed. No development around this sacred ground

Utilize the land for carbon tax credits

Acre houses

More hiking trails! Not more commercial development

A family friendly community that includes green spaces and parks

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Upscale single family homes if there has to be further development

Residential homes built on Knight Road

Keep the charm

Space remain green with full of trees

Park area, nature reserve, absolutely NO commercial

a historical marker for Watts cemetery with the story of Henry Watts and his descendents so people learn more about the history of the area and sacredness of this land

residentialparksrunning trailssplash
padssidewalkssupport to healthy outdoor life
stylesfamily friendly focus

Keep development residential along these roads. Limit commercial development to areas along hwy 6.

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Connected side walks on both sides of the roads

Open space park/food truck on east side of Knight road

Make MC a sample of preserving land and utilizing green space compared to other cities

I want nature preserved and animals and nature respected.

Development has not overtaken the area and it is still family friendly

Reduction in Property Taxes with all the businesses coming near Knight Road

Add more parks, biking, hiking trails, water parks, anything added is to enhance the lively hood of the surrounding communities

No traffic congestion

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

seeing the city gov paid attention to preservation and listened to the residents

No hotels and buildings

Parks and green spaces

Keep all commercial development east of knight road

Still reserved the wild life and add trails to explore between these rural areas, better options in town center with more quality stores and restaurants

Trails or paths linking watts to Fort Bend center

I would like a huge masonry fence and gated entry at Estates of Silver Ridge and All the other neighborhoods on Watts West with flowers lining the streets and beautiful Park lamps, trails & Benches

NO strip malls

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

If housing, only single family with big lot/ upscale housing. If commercial development, only upscale business with a lot of green space which provide biking trails, walkability.

I would love for kids to still be able to point out different birds... play with baby deer... watch turtle cross the sidewalks because we protected the green space on Knight Rd and Watts

Area like sugarland town center! It's AWESOME!

No commercial development along Watts

Metro parking being down and entertainment alternatives like top golf being built

Focus on walkable and pedestrian friendly area to access ft bend town center

Acreage lots for residential

Create a nature preserve to protect the look and feel. There is nowhere else in Missouri city like this area

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Sidewalks and bike paths along Knight Road

Change the name from Watts Plantation to Watts Road

no fast food outlets, gas stations and car washing places

Walking/biking trails, playground, splashpad and green space. This land is too precious to use on strip center, multifamily homes and oversized commercial development.

Acquire home sites and communities with trails

All commercial activity should be kept to Fort Bend town Center III. Watts west should remain upscale, residential

Big 10 feet wide side walks along watts and knight road, making it safe for residents to walk, jog or bike ride along these roads

Knights rd west being made into a nature preserve

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

preservation of the historical Cemetary

No town homes and no apartments

Remain tree and green spaces

Keep area as its

No 3 lanes for Watts, keep at 2 lanes with small medians. minimize widening the road too close to neighborhoods

Nice upscale restaurents nearby

Overpasses and trails leading to FBTC Lots of Pedestrians and bike adults and children to and fro

Upscale restaurants

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

large protective stone fences for silver ridge, manors, and Estates of silver ridge and sidewalks

safer area for kids to walk/bike on the sides of these roads. City to consider limiting high traffic causing institutions like places of worship in busy intersections between Watts and Sienna Pky

A sidewalk, park, and trail plan for all of the estate lot neighborhoods around watts plantation and knight road and shipmans cove

House and busineas can be developed and seduced in tree like Woodland. Walkability, upscale, holiday activities like Sugarland/ Pearland town center.

nature focused development

Bike lanes

More green space will increase value of all surrounding developments

dont use watts as feeder for the tollway. its not safe for residents

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Knight Rd/Watts Plan./McKeever Rd.?

Beautiful stand alone restaurants and cafes meticulously placed from Mckeever area With airport viewing area

Sidewalks trails and path that connect to new parks and new hw 6 development

The city working with community members to make a nature preserve

commercial activity kept north of hwy 6

Let the people live without interfearence from the city

Well lit roads

No commercials properties on watts west