



November 13, 2024 Planning and Zoning Commission Meeting

7:00 p.m.



November 13, 2024 P&Z MEETING

10. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

a. COMPREHENSIVE PLAN UPDATE

1. Staff Report – Comprehensive Plan Update Report
2. Public Comments – Comprehensive Plan Update Report
3. Planning & Zoning Commission Input and Discussion – Comprehensive Plan Update Report

To access the meeting agenda packet in PDF format, please use the following link:



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Comprehensive Plan Update - Purpose

1. Ensure recommendations of the 2017 Plan are still relevant
2. Reestablish a collective vision for the future development and redevelopment of remaining vacant land within the City
3. To examine implementation tools that create potential barriers for development in conformance with the collective vision (i.e., zoning, development standards, etc.)

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Comprehensive Plan Update – Study Areas

Undeveloped Land

- Will be seeking to provide a vision for development potential or preservation of remaining land.

Identified Focus Areas

- Key focus areas have been identified to consider development and redevelopment potential: Cartwright Road, Fifth Street / Independence Blvd, FM 1092, Fondren Road, Fort Bend Parkway, Gessner Road, Highway 6, Knight Road / Watts Plantation, Texas Parkway, Trammel Fresno Road

Redevelopment Areas

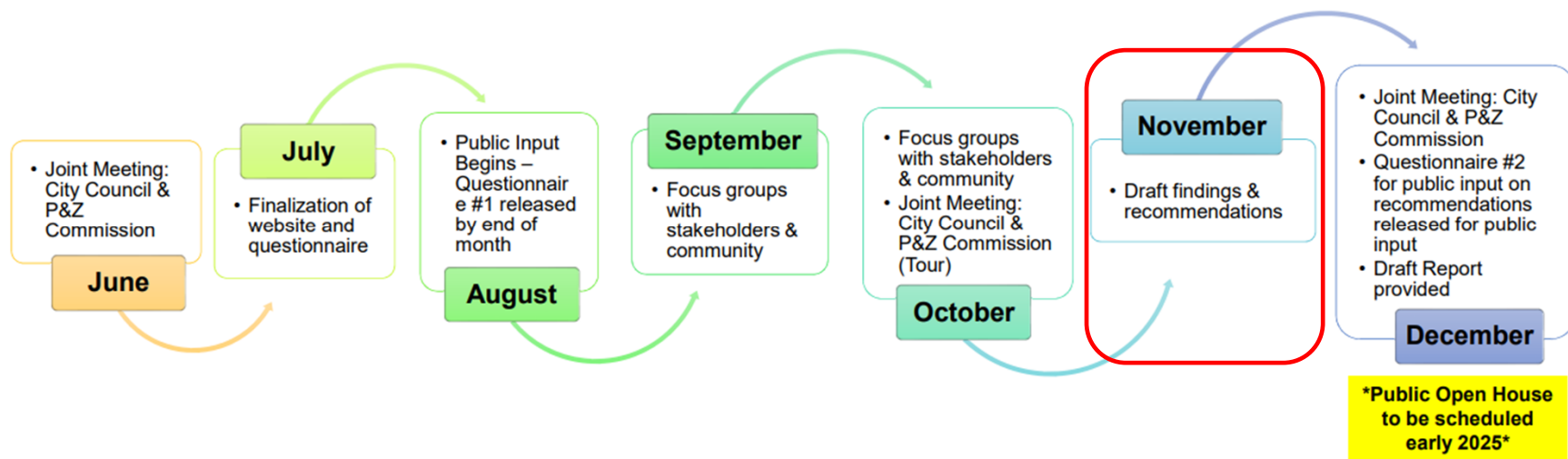
- Will be taking a look at development potential in areas are largely built out.

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Comprehensive Plan Update – Timeline



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Comprehensive Plan Update – Questionnaire #1

Total responses to date: 138

Years living in Missouri City:

| | |
|-------------------|------------|
| 0-15 years: | 46% |
| <u>16+ years:</u> | <u>51%</u> |
| Not in City: | 3% |

Age of respondents:

| | |
|---------------------|------------|
| 35 years or less: | 11% |
| <u>36-55 years:</u> | <u>50%</u> |
| 56+ years: | 39% |

Work in Missouri City: 20%

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Rate how important the following factors are to making Missouri City a great place to live, work, and play.

| | VERY IMPORTANT | IMPORTANT | MODERATELY IMPORTANT | SLIGHTLY IMPORTANT | NOT IMPORTANT | TOTAL |
|---|----------------|--------------|----------------------|--------------------|---------------|-------|
| A city with town centers, plaza, and places to gather | 38.41% 53 | 31.88% 44 | 17.39% 24 | 7.97% 11 | 4.35% 6 | 138 |
| A city with lots of dining, stores, hotels, and medical services | 27.01% 37 | 27.74% 38 | 20.44% 28 | 8.03% 11 | 16.79% 23 | 137 |
| More job opportunities in the City | 23.19% 32 | 21.74% 30 | 26.81% 37 | 12.32% 17 | 15.94% 22 | 138 |
| A city mostly with homes and neighborhoods | 45.65% 63 | 26.09% 36 | 17.39% 24 | 3.62% 5 | 7.25% 10 | 138 |
| A city with different types of housing like apartments, single-family homes, townhomes, and senior living | 8.70% 12 | 15.22% 21 | 18.84% 26 | 17.39% 24 | 39.86% 55 | 138 |
| A city with local businesses and services that fit well with the neighborhoods | 51.45% 71 | 31.16% 43 | 11.59% 16 | 5.07% 7 | 0.72% 1 | 138 |
| A city with practices to save the environment and protect nature | 70.29% 97 | 21.01% 29 | 5.80% 8 | 0.72% 1 | 2.17% 3 | 138 |
| A city with high quality development Development standards that will make the city look and feel unique | 70.29% 97 | 17.39% 24 | 7.97% 11 | 1.45% 2 | 2.90% 4 | 138 |

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Rate important these amenities are to live, work, and play in Missouri City.

| | VERY IMPORTANT | IMPORTANT | MODERATELY IMPORTANT | SLIGHTLY IMPORTANT | NOT IMPORTANT | TOTAL |
|---|----------------|--------------|----------------------|--------------------|---------------|-------|
| Buffets/food halls | 8.96% 12 | 13.43% 18 | 16.42% 22 | 18.66% 25 | 42.54% 57 | 134 |
| Cafés | 20.15% 27 | 38.81% 52 | 23.88% 32 | 13.43% 18 | 3.73% 5 | 134 |
| Corporate or medical offices | 18.38% 25 | 30.88% 42 | 30.15% 41 | 9.56% 13 | 11.03% 15 | 136 |
| Fine dining restaurants | 35.77% 49 | 34.31% 47 | 17.52% 24 | 10.22% 14 | 2.19% 3 | 137 |
| Food trucks | 8.82% 12 | 11.03% 15 | 23.53% 32 | 12.50% 17 | 44.12% 60 | 136 |
| High-end retail stores | 25.93% 35 | 25.93% 35 | 22.96% 31 | 15.56% 21 | 9.63% 13 | 135 |
| Medium-sized entertainment venues (Seating up to 1,000) | 11.68% 16 | 16.06% 22 | 23.36% 32 | 13.14% 18 | 35.77% 49 | 137 |
| Nightlife activities (i.e. – bars, restaurants, venues open past 9:00 pm) | 15.33% 21 | 13.87% 19 | 20.44% 28 | 17.52% 24 | 32.85% 45 | 137 |
| Small scale entertainment venues (Seating less than 500) | 13.24% 18 | 12.50% 17 | 27.21% 37 | 18.38% 25 | 28.68% 39 | 136 |
| Youth / amateur sports venues | 30.66% 42 | 24.82% 34 | 26.28% 36 | 8.03% 11 | 10.22% 14 | 137 |

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Rate how important these types of homes are for people of all ages to live in Missouri City.

| | VERY IMPORTANT | IMPORTANT | MODERATELY IMPORTANT | SLIGHTLY IMPORTANT | NOT IMPORTANT | TOTAL |
|---|----------------|--------------|----------------------|--------------------|---------------|-------|
| Rural & Large Estate Single Family Residential (Min. One Acre) | 39.42% 54 | 29.20% 40 | 19.71% 27 | 7.30% 10 | 4.38% 6 | 137 |
| Traditional single family residential (Min. 5000 Square Foot Lot) | 41.48% 56 | 32.59% 44 | 17.78% 24 | 5.19% 7 | 2.96% 4 | 135 |
| Townhomes | 6.57% 9 | 16.79% 23 | 22.63% 31 | 25.55% 35 | 28.47% 39 | 137 |
| Apartments | 2.92% 4 | 5.11% 7 | 15.33% 21 | 17.52% 24 | 59.12% 81 | 137 |
| Active senior living/retirement community | 17.65% 24 | 23.53% 32 | 37.50% 51 | 10.29% 14 | 11.03% 15 | 136 |
| Affordable homes (for families earning \$58K to \$116K a year) | 11.03% 15 | 13.97% 19 | 17.65% 24 | 22.06% 30 | 35.29% 48 | 136 |

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Rate how important these businesses or services are to have within or adjacent to your neighborhood.

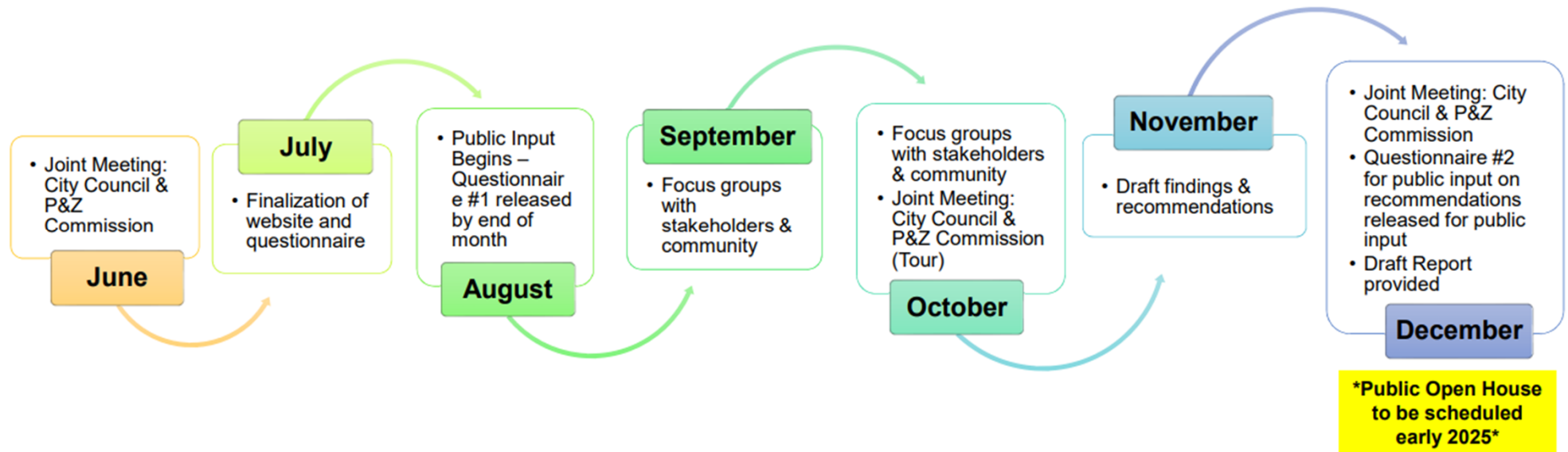
| | VERY IMPORTANT | IMPORTANT | MODERATELY IMPORTANT | SLIGHTLY IMPORTANT | NOT IMPORTANT | TOTAL |
|---|----------------|--------------|----------------------|--------------------|---------------|-------|
| Auto mechanic shop | 11.76% 16 | 16.91% 23 | 20.59% 28 | 18.38% 25 | 32.35% 44 | 136 |
| Beauty salon (including hair and barbershop, nail salon) | 7.41% 10 | 17.04% 23 | 20.00% 27 | 21.48% 29 | 34.07% 46 | 135 |
| Boutique retail shop | 8.82% 12 | 16.18% 22 | 27.21% 37 | 22.06% 30 | 25.74% 35 | 136 |
| Micro-brewery / bar | 10.45% 14 | 20.15% 27 | 19.40% 26 | 11.19% 15 | 38.81% 52 | 134 |
| Coffee shop / bakery / dessert parlor | 22.22% 30 | 27.41% 37 | 28.89% 39 | 13.33% 18 | 8.15% 11 | 135 |
| Gasoline station | 15.44% 21 | 26.47% 36 | 22.06% 30 | 11.76% 16 | 24.26% 33 | 136 |
| Gourmet / natural / specialty grocery store | 28.47% 39 | 24.82% 34 | 19.71% 27 | 12.41% 17 | 14.60% 20 | 137 |
| Pet groomer / supplies / veterinary care | 12.41% 17 | 16.79% 23 | 24.09% 33 | 15.33% 21 | 31.39% 43 | 137 |
| Spirit / wine shop | 5.15% 7 | 11.03% 15 | 26.47% 36 | 19.85% 27 | 37.50% 51 | 136 |
| Vape store / Hookah bar | 0.00% 0 | 0.74% 1 | 2.21% 3 | 4.41% 6 | 92.65% 126 | 136 |
| Childcare/day care | 27.21% 37 | 23.53% 32 | 19.85% 27 | 16.18% 22 | 13.24% 18 | 136 |
| Others such as dry cleaner, postal service, pharmacy etc. | 17.65% 24 | 33.82% 46 | 22.06% 30 | 8.09% 11 | 18.38% 25 | 136 |

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