

Focus Group Meeting - Trammel Fresno Road & Fort Bend Parkway including Watts Plantation West

Missouri City Comprehensive Plan Update Report

September 26, 2024, 6:00 PM

How many years have you lived in Missouri City?

21yrs

31

4

3years

25

21

10

19 years

How many years have you lived in Missouri City?

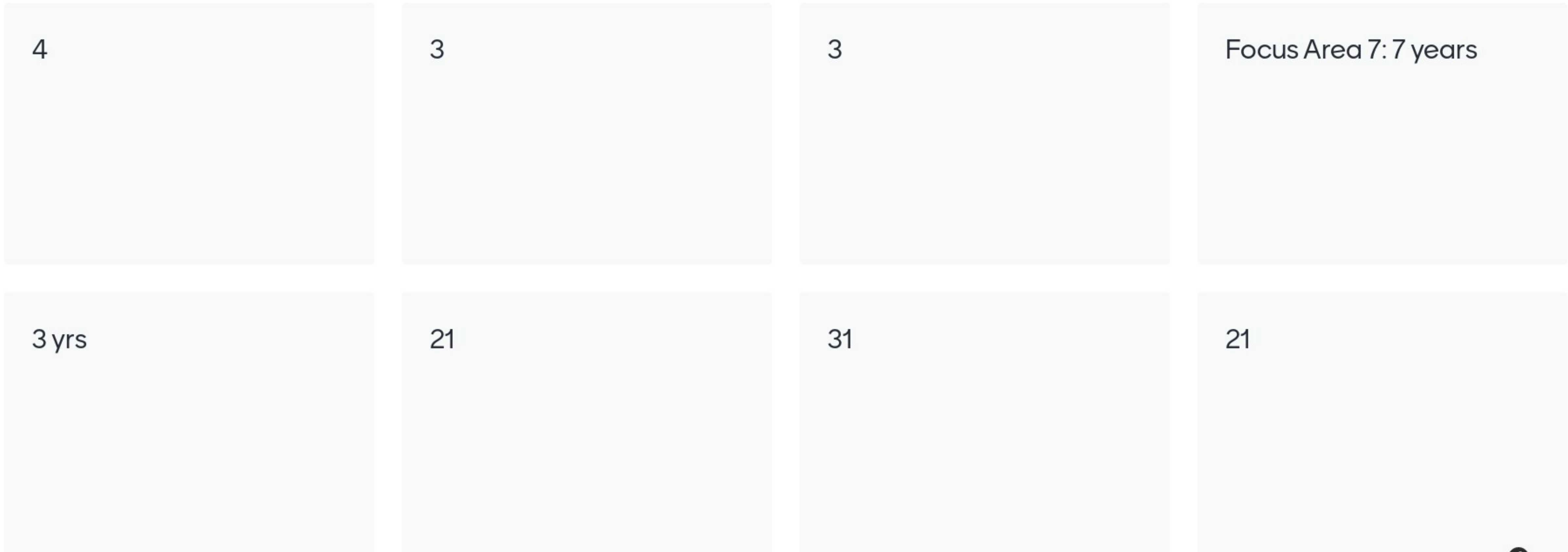
10

19 years

21yrs

21

If you live in a subdivision on or with direct access to Trammel Fresno /FB Pkwy. /Watts how many years have you lived in this area of Missouri City?



If you live in a subdivision on or with direct access to Trammel Fresno /FB Pkwy. /Watts how many years have you lived in this area of Missouri City?

3

10

The nature, It was not a concrete jungle like houston. Because of the grassy areas, less concern for flooding

Good quality of life with no syress from traffic abd crowded parking lots

Why did you choose to live in Missouri City?

Quiet area

Green space

Green space, quiet, great community & family feel

Ease of getting to major highways

Good schools

Upscale subdivisions

Zoning laws (I thought)

Small town feel; country living; beautiful open green space; acreage lots

Why did you choose to live in Missouri City?

Pricing and homes were good Tax was lower

Nature feel

Sense of community

The houses were large and lovely and lot size was substantial

Diversity

Green space and low traffic but now it is increasing

Acreage property to build home

Large residential lots not adjacent to office buildings and other large non residential buildings, green space and wildlife

Why did you choose to live in Missouri City?

Wildlife, peaceful, countryside feel. Ability to see animals daily like cranes and deer

Affordability of homes

I love all the nature and green space

Let's traffic; less crime

Open green spaces with beautiful wildlife

quiet

No traffic problems (at that time)

zoning was "locked" in

Why did you choose to live in Missouri City?

Access to sugar land
pearland and Houston

It was rural but still a city

the schools

Not congested, still rural yet
modernized, between
Sugarland and Pearland,
close to freeways

Beyonce is from here!

Good open roads and access
to shopping of all types with
no repeated stores every 3
blocks

it was easy to get around, yet
in only a few years traffic is a
huge problem with no
solution on horizon

Not a concrete jungle

Why did you choose to live in Missouri City?

And Travis Scott

The animals like the deer that walk through our yard

Traffic wasnt an issue

Access to Sugarland Town Center with it's upscale feel

I love the green space, quiet alongside watts. I like the trees and how eagles come to nest nearby

trammel fresno thought it would be upscale and i am here to ask for you to build upscale not low budget chains

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

Focus Area 7: Toll road makes the drive into downtown easy, beautiful trees and amazing wildlife

Beautiful residential subdivisions

Homes with land

beautiful trees and greenspace; wildlife

Easy access to other parts of houston

It holds water

Convenience to city with easy travel time and no hassle from traffic

Toll Road provides easy access to Houston

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

Watts: Green space, huge trees over the road, beautiful view and quiet/secluded

Country roads with green spaces and ranches

development potential

fort bend toll was easy accessi thought the size and zoning of the homes between sienna parkway and knight road meant that it would be kept rural, hence us purchasing, dont build it up

I live in a quiet, safe community with good neighbors

Still have beautiful greenery and wild life by Watts. Stil rural living middle of the city.

Focus Area 7: Large residential lots not adjacent to office buildings and other large non residential buildings

Trammel fresno area allows us a clean slate to create the LIVE WORK PLAY areas we would like to see

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

toll road easy access

Like Health facilities that are available

Open spaces to develop

Framel Fresno is a alternative to hwy 6 from fortbend to 521

Protection of historical cemetery on Watts

green space

animals, nature

Beautiful, historical homes on Watts Plantation - feels like you are transported through time. Want to maintain this.

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

Fort bend toll should be free not paid as its the only access going north but i love it because its the only access to the city

the historical cemetery is part of the areas history

Fort Bend Pkwy gives great access but its very loud for all nearby

love the homes off watts

Watts allows us the historic feeling especially after learning about the Watts Cemetery

We have to preserve it into a landmark

Being built too fast without proper planning

-serious concern about the building up between hwy 6 and sienna parkway on ft bend toll roadthe flooding potential is terrifying

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

Prime location for a walkable town center

Traffic! Already busy, more development will make it disaster for residents

Lots of trees on trammel Fresno next to Vicksburg

Lots of available land that city can work with developers to bring unique projects and create a destination

Ability to locate a daytime work population if the city can convince developers to incorporate professional office buildings or condos in a mix of uses

Potential to introduce quality diverse housing options for aging seniors and people who don't want a traditional single family home with available land close to prime retail

The natural beauty of untouched areas that will inevitably get developed (city needs to figure out how to require developers to incorporate trees in practical elements of their design)

Prime opportunity for Missouri city to separate ourselves from sugar land and pearland by coming up with a vision and development plan specifically for this area

What are your three favorite things about the Trammel Fresno Road/Fort Bend Parkway/ Watts Plantation West Focus areas?

Potential to create a defacto town center area similar to sugar land town square, lake pointe town center, and UH/smart financial area

Lots of potential synergy for undeveloped land, can be similar to pearland town center, lower Kirby area they are building up now. Each development feeds off each other

Can become a hub for eastern fort bend county needs (Missouri city, Rosharon ,arcola, Fresno, fort bend Houston)

potential to have a transformative vision

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

We need sound barriers on Fort Bend Tollway. We need to build a feeder road on Fort Bend Pkwy between Sienna and Hwy 6

Focus Area 7: Large non residential buildings adjacent to residential homes

Too much commercial building

City ignoring the CP, and putting in more apartments when the 2017 version said there shouldn't be any more added along the FB Tollway

Will be over developed with commercial establishments (areas 7 and 8)

Overbuilding in areas 7 & 8; flooding because of overbuilding

Trammel fresno lets builds fun destinations for us to enjoy. No more apartments. Lets build like sugarland 1st colony so we can walk around and shop

We need to protect the neighborhoods that the Fort Bend tollway cut through when it was built between Watts and Sienna. Build a feeder road. Build a sound barrier.

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

We need a feeder road next to FBT between HWY 6 and Sienna Pkwy to alleviate traffic and stop any development from over taxing watts

Too much traffic without proper vision of how to direct properly without ytraffic jams

Bringing in high density housing instead of valuable commercial development

sienna parkway to ft bend toll needs to have not only a sound barrier but a green space barrier, not only for sound/animal/ and aesthetic. but also to compensate for water displacement

Commercial/cheap large scale buildings being built in a residential area/historical area that the Fort Bend tollway cuts through

Focus Area 7: Removal of trees and wildlife, road expansions and increased traffic, stacked housing, multistory and patio type homes, more apartments

increase in traffic; increase in traffic accidents; leads to increase insurance rates

More apartments (area 7)

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

Bringing in more residents to an over-taxed school system

Too much concrete increasing potential for flooding

Commercial on Fort Bend Pkwy should not cross Knight Rd

buliding of large apt complexes

Flooding issues that don't take into account the trends of the last 10 years

Destroying the look of area

Watts plantation needs to be treated with respect and honor those before us. There is a cemetery there and we have to protect it and tie it in with the Freedom tree Project

Driving away potentiel buyers

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

Loss of green space
(area7)

Loss of green space and
wildlife

traffic will run rampant on watts
between sienna parkway and
hwy 6 because a proper feeder
cant exist bc of flooding ,
cemetery, water. more deaths will
occur

Decreased property
values

Noise and traffic (area 7)

Increased insurance
because of flooding

development is fine in zone 8
if we focus on high end lux
development

Destruction of Watts
Cemetery

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

City staff will take the first thing that comes along to develop an area that can't be undone

Need to be careful of type of buildings you put near schools. Cheap development across from schools like HHS would be unsafe for kids

Focus Area 7: Watts Cemetery is ignored and built on and around

Im would hate to see watts built upon

sienna parkway to hwyway 6 cannot get built up without to great risk to homeowners

Deadbeat missouri city

Crime increase

we cannot lose the cemetery, its a part of our history

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

Destroying unmarked graves on Watts due to prioritizing quick cheap development due to it being a "hot area" for developers

No one will want to live surrounded by commercial builds and concrete

Any access to the land on Watts P should have access from the FBTWY frontage rd NOT WATTS

Lost connection with past history of MC

Should celebrate all the beautiful historical parts of Watts. Dont destroy it

please be so concerned with what is developed and not take the 1st thing that comes along.

if it is hot real estate be picky!

Sound! It is vey loud from freeway already, more development will make it worse

What are your biggest concerns about the Trammel Fresno Road/ Fort Bend Parkway/Watts Plantation West Focus areas?

dont build up watts

Its too small of a land to build on. Lets make it into Watts Plantation kid or dog park

I would love to see the historical Watts cemetery preserved with all its trees and wildlife. With a large plaque telling of the story of the cemetery... let the kids know about the history/meaning

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

Entertainment options and corporate office space along the northern part of the ft bend toll road

zone 8 trammel fresno would have high end quality development. MASTER planned development. no more low budget anything

Green space, parks, recreation space closer to the neighborhoods

Protected green space particularly north of Watts Plantation

Upscale shopping, restaurants and town center in area around toll road and hwy 6

Focus Area 7: Keep it acre lot homes and sidewalks for residents

No apartments and no townhomes

NO new building until city can respond to questions about flooding

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

Feeder from sienna parkway to hwy 6.

Feeder road

Maintain green space

No apartment or cheap housing on Watts West

No new entrances onto watts

Trails, parks, bike lanes

ft bend parkway (south end of zone 7) should not be built up. Tons of water already collects under the toll road. it is dangerous to displace other land that is FLOOD LAND.

Preserve the look and feel of Watts as it is today. Thats the reason we all moved here.



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If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

Mixed use area at town center beautifully designed with greenery, paths and tables with umbrellas. Inviting area. Local artists changing displays

Preserve green space for carbon tax credits

Make space family friendly

Popup restaurants

Focus Area 7: Median instead of turning lanes

Sound walls on the Fort Bend tollway. A proper feeder on the Fort Bend tollway. Green space on Watts and Knight Rd as a large buffer between residents & commercial

Don't add anything that adds to the traffic nightmare

Protect the cemetery as historical area on Watts plantation rd



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If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

Walking trails mixed in with growth

watts would be a residential road not a throughfare for the toll road as it grows. The city gov would take the steps to protect both their own homes and the tax base

I WOULD LOVE TO STILL SEE DEER. NOT JUST 1 OR 2 BUT 10 - 15 LIKE WE SEE ON A WEEKLY BASIS

Formal historical recognition of the cemetery

Focus Area 7: More acknowledgment of Watts Cemetery

City should recourage development with a vision towards future--- green space..not same type strip centers

Bike trails carved into local back roads

No strip centers

If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

I would love to still see cranes, turtles, gators, hummingbirds, monarch butterflies, fireflies, armadillos, & bunnies :)

Inviting boutiques and shops

No repeat business. We don't need a Starbucks right next door to a local coffee shop

This focus group should not have combined both areas. It becomes too difficult for people to specify and building along the toll road has huge repercussions

I want to still see the wild life

Mixed use fun family friendly projects on trammel fresno on hwy 6Watts road beautification project to include flower bed median rd and cultivated dog park or butterfly park on Watts across from ESR

Use local artists/talent to beautify our city and toll road

Keep the development on the toll road, away from watts



If you left Missouri City today and returned in 5 years, what would you want to see developed or redeveloped along Trammel Fresno /FB Pkwy. /Watts?

Area around Cemetery on Watts saved from development

FBTWY should have top Golf and bowling and race cars for kids