

CITY COUNCIL WORKSHOP & CPAC MEETING 1

June 5, 2023, 6:00 p.m.
City Hall

COMPREHENSIVE PLAN - 2023



1. Work Session (1 hour)

- Introductions
- Comprehensive Plan
- Planning Process
- Proposed Work Schedule
- Public Engagement
- Input from City Council and CPAC

2. City Tour – Virtual (1 hour)

Agenda

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1. City Council
2. CPAC
3. City Staff
4. Others

Please sign signup sheet

Introductions - Attendees

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Mindi Snyder
Client Services



Krishna
Radhakrishnan
Planning/GIS



Lata Krishnarao
Project Manager



Joe Esch
Economic Dev.



Diana DuCroz
Planning Lead



Technical Support

Introductions - Team

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Legal requirements

- *Texas Law – required for some programs, city actions*

Collective well-being to realize common values

- *Quality of life, crime prevention, environmental compliance*
- *Protect & sustain investment – private & public*

Guide physical, social, economic, and environmental development

- *Growth management*
- *Capital improvement programming*

Enhance decision making and policy development

- *Financial planning & integrity – truth-in-taxation*
- *Asset management, service delivery programming*

Many others.....!

Why Do Cities Plan?

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Planning

Orderly arrangement of parts to attain a vision.

City

A place where people live, work, study, recreate, shop, socialize.

Goal

Provide a PLACE for people that promotes safety, health and public welfare.



- RESIDENTIAL
- COMMERCIAL
- SERVICE
- RETAIL
- SOCIAL
- CULTURAL
- EDUCATIONAL
- RELIGIOUS
- INSTITUTIONAL
- RECREATIONAL
- OPEN SPACE



What is City Planning?

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CIRCULATION/
MOBILITY



SERVICES



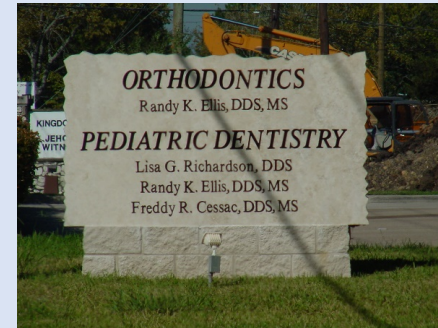
UTILITIES



AESTHETICS



ENVIRONMENTAL
PRESERVATION



HAZARD MITIGATION

Other Considerations

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Create A Vision – A description of what the community wants based on input from all members of the community – **VISIONING PROCESS**

Prepare A Plan – Develop a plan to achieve the vision. Plan includes goals, objectives, policies, strategies, programs, market conditions, etc. This plan is called – **COMPREHENSIVE PLAN, MASTER PLAN, LAND USE PLAN**

Implement The Plan – Formulate strategies to make the plan happen. The primary tools to implement the plan are **ZONING, SUBDIVISION REGULATIONS, FUNDING**

Monitor & Evaluate The Plan – Formulate measures, evaluate effectiveness, results, and impacts. **STAFF, CITIZENS, CITY OFFICIALS, STAKEHOLDERS**



How Do Cities Plan?

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- **Vision** of the City & ETJ that the Community wants to become
- Statement of overall **policy objectives** for growth management, carrying capacity, service delivery.
- **Long-range** plan to guide physical & economic development over next 20-30 years.
- Action-oriented, practical **implementation** strategy
- Decision-making **guide**
- **Foundation** for future regulations (zoning, others)

- *Where does the community want to be in next 5, 10, 20 years?*
- *What will the city look like if it takes no action now? Will that be in line with the community's vision?*
- *What road map will help the community reach its vision?*

What is a Comprehensive Plan?

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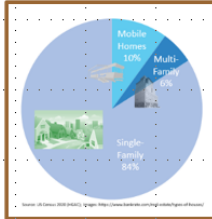




A. Existing

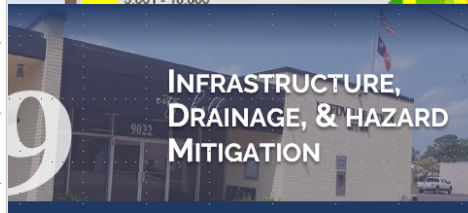
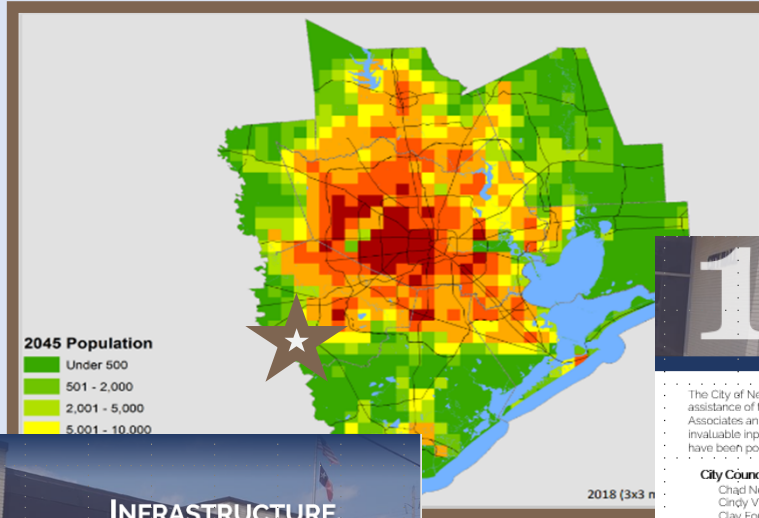
Single-family homes on spacious lots is the predominant land use in Needville, with almost 50% of Needville's land area developed for single-family residential. The city has approximately 2,000 housing units, of which roughly 84% are single-family, with another 10% consisting of manufactured homes, both on individual lots and in manufactured home parks, and 6.3% in multifamily buildings. Single-family housing stock ranges, from modest early 20th century bungalows to larger brick ranch-style homes, with older homes generally located closer to the downtown area.

More recent subdivisions typically maintain a distinct character, with houses of similar age and architectural style on consistently sized lots, that are generally well-integrated into the city's street grid. The city's average single-family lot size is 17,000 square feet, although lots range from 3,500 square feet in the city's single townhouse subdivision, to more than an acre.



City of Needville Select Housing Data		
Total housing units	1,185	
Single family	992	83.7%
Multifamily	75	6.3%
Mobile Home	118	10%
Year Built		
Before 1970	338	27.7%
After 1970	857	72.3%
Median Home Value	\$ 126,900	

Source: U.S. Census 2019 American Community Survey



Infrastructure, Drainage, and Hazard Mitigation is a strategic document that sets growth-related objectives and priorities for municipal infrastructure related to water purification and collection, wastewater collection and treatment, sewer management, hazard mitigation and supporting the Comprehensive Plan vision and goals. These plans serve as a guide to all decision-making relating to the city's infrastructure. The plans include recommendations for funding and opportunities for public-private partnerships and assist in applying for eligible grants from FEMA and other agencies.



Flooding in Needville
Source: Fort Bend County Drainage District

A. Existing Conditions

The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits area served by city waste and sewer. FEMA has not identified any major flood areas within the city limits.



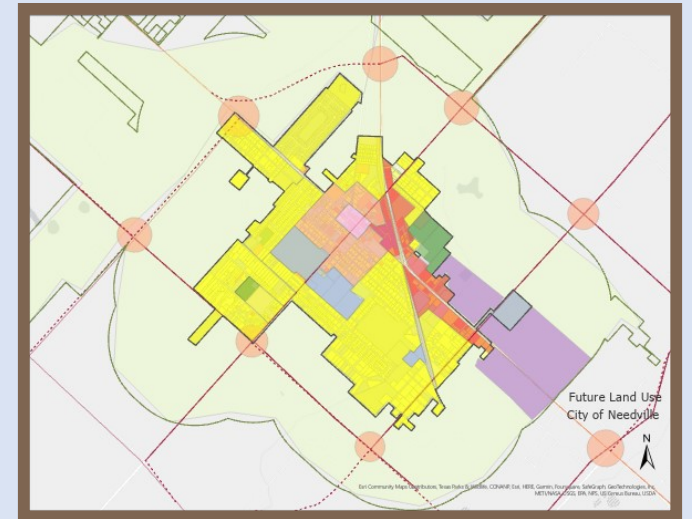
The City of Needville Comprehensive Plan 2022 was developed by the City of Needville with the assistance of the Comprehensive Plan Advisory Committee and the planning team of Job Esch and Associates and Gunda Corporation (an Ardutra Company). This Comprehensive Plan is a result of invaluable input, expertise, and collaboration among many organizations and individuals. It would not have been possible without their assistance, guidance, time, and dedication.

City Council

- Chad Nesvadba
- Cindy Valchar
- Clay Forister (Ex)
- Dusty Kalkomey
- Ernie Stuart (Ex)

Comprehensive Plan Advisory Committee

- Beverly Stricker
- David Jajowy
- Denny Burnside
- Donald Gray
- Dustin Vacek
- Mr. Edna Thomas



Text
Maps
Graphics
Tables
Illustrations

Elements

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Change is Inevitable

The best way to predict the future is to create it.

Change is Coming

Your choice is how to impact it to meet your goals.

Communities do more than just provide services
(*sewer, water, police, fire, etc*).

Communities are partners in creating the future.

Truism

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- Fort Bend County is one of the **fastest growing counties** in the United States. Fulshear, right down the road, is the fastest growing city in Fort Bend County. Simonton is in the direct path of this growth.
- By 2035, Fort Bend County is projected to **grow by over 25%** in population and to nearly double its population by 2050.
- Current growth patterns & market interest, combined with residential developments currently planned, are anticipated to result in tremendous **growth in Simonton's population** in the City and ETJ within the **next 10 years**.

Why Now? Projections

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Identified keys for success

- *Clear vision*
- *Specific goals*
- *Creation of synergies*
- *Flexibility*
- *Sound business premise*
- *Strong public input throughout project process*
- *Private sector partner with appropriate experience to work with City to coordinate a public-private partnership*

Keys for Success

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*“The main goal of economic development is improving the economic well-being of a community through efforts that entail **job creation & retention, tax base enhancements and quality of life**. As there is no single definition for economic development, there is **no single strategy**, policy, or program for achieving successful economic development. Communities differ in their geographic and political strengths and weaknesses. Each community, therefore, will have a **unique set of challenges for economic development**.”*

Economic Development - Defined

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Direct Benefits

Tangible

- *Sales taxes*
- *Property taxes*
- *Hotel Occupancy tax*
- *Fees*
- *Jobs*
- *Other (venue taxes, rents)*

Intangible

- *Fills identified need in community*
- *Community events and activities*

Indirect Benefits

- *Icon*
- *Quality of life*
- *Activity center*
- *Inducement to surrounding development*
- *Maintains community's competitive position in marketplace*

Economic Development

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Basic Questions

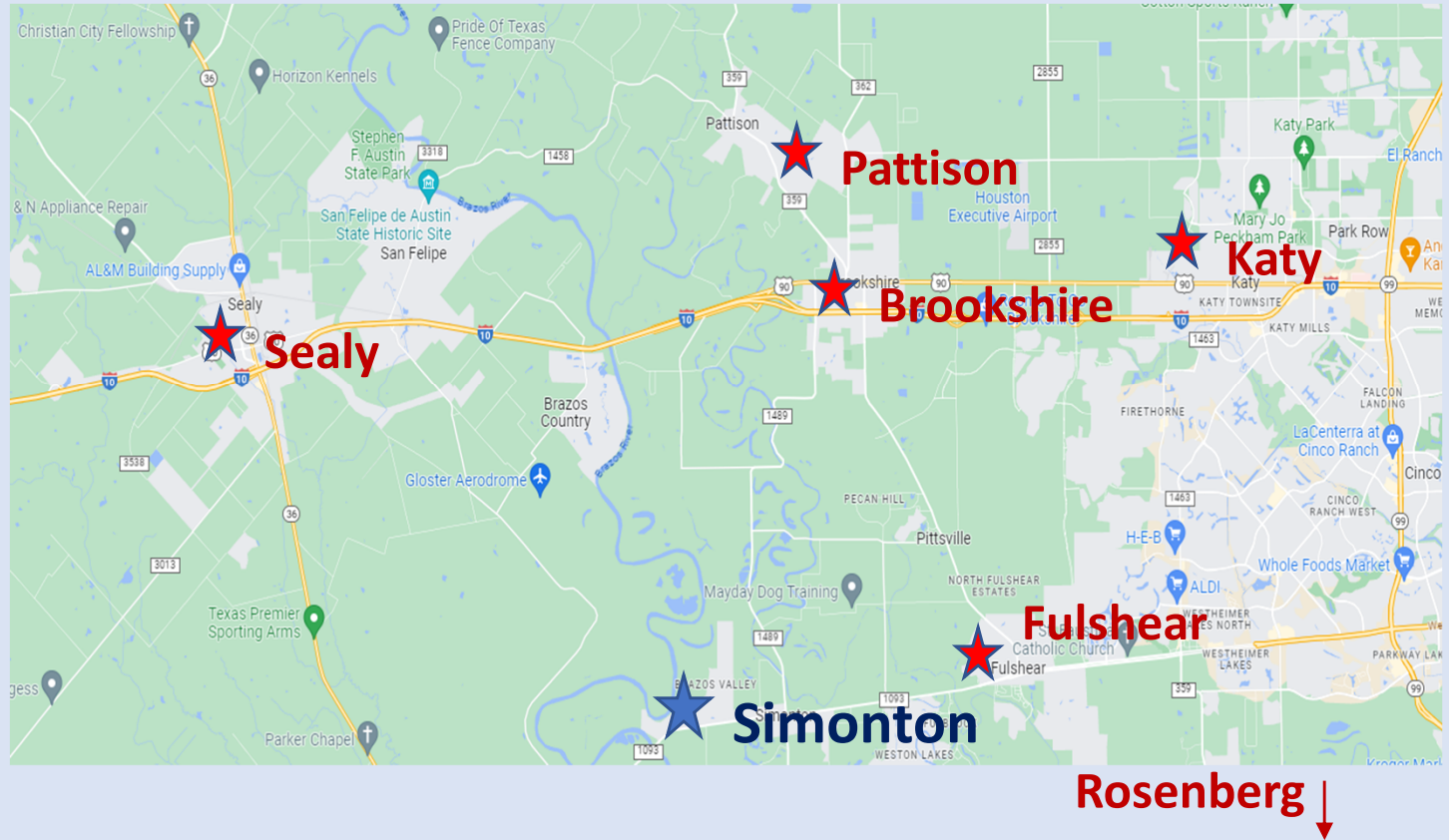
- *What is economic development?*
- *Why should a community get involved in economic development?*
- *What is success?*
- *Who defines success?*
- *What are you willing to do to achieve success?*
- *What is the City's role in economic development?*
- *What are Incentives and why should we use them?*
- *.....?*

Economic Development

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- Fulshear
- Rosenberg
- Richmond
- Sugar Land
- Missouri City
- Needville
- Brookshire
- Sealy



All have Comprehensive Plans!

Surrounding Cities

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Missouri City

- *Sienna*
- *Fort Bend Town Center II*
- *Amazon*
- *HCC Campus*

Rosenberg

- *Fort Bend Town Center*
- *Builders Supply*
- *Aldi, Dollar Tree, Occusoft, Wet Sounds*
- *EpiCenter (County Project)*

Stafford

- *The Grid*
- *Stafford Center*
- *US90A revitalization*

Sugar Land

- *Sugar Land Town Square*
- *First Colony Mall*
- *U H Campus*
- *Smart Financial Center*
- *Constellation Field*
- *Imperial Sugar*

Economic Development Projects - examples

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Step #1: Assessment – Existing Context

- *Stakeholder input*
- *Information collection & analysis*

Step #2: Vision – Guiding Principles, Recommendations

- *Future land uses*
- *Infrastructure & utilities*
- *Community image & character*
- *Parks, trails, community facilities*
- *Housing & neighborhood character*
- *Multi-modal transportation & connectivity*
- *Economic development & marketing*

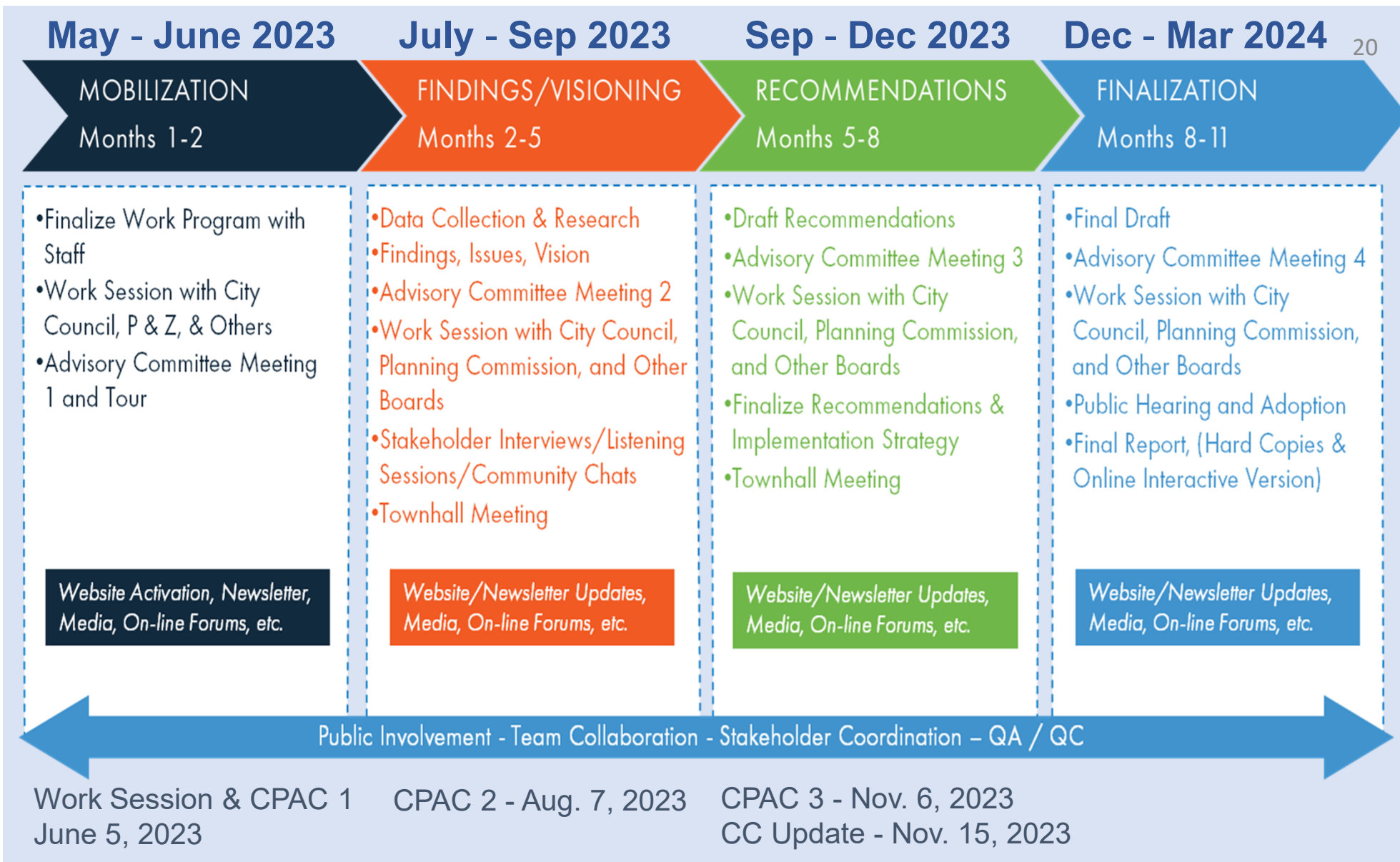
Step #3: Implementation Strategies

- *Short/long-term priorities & responsibilities*
- *Strategies/resources/assessment tool*

Comp Plan Methodology

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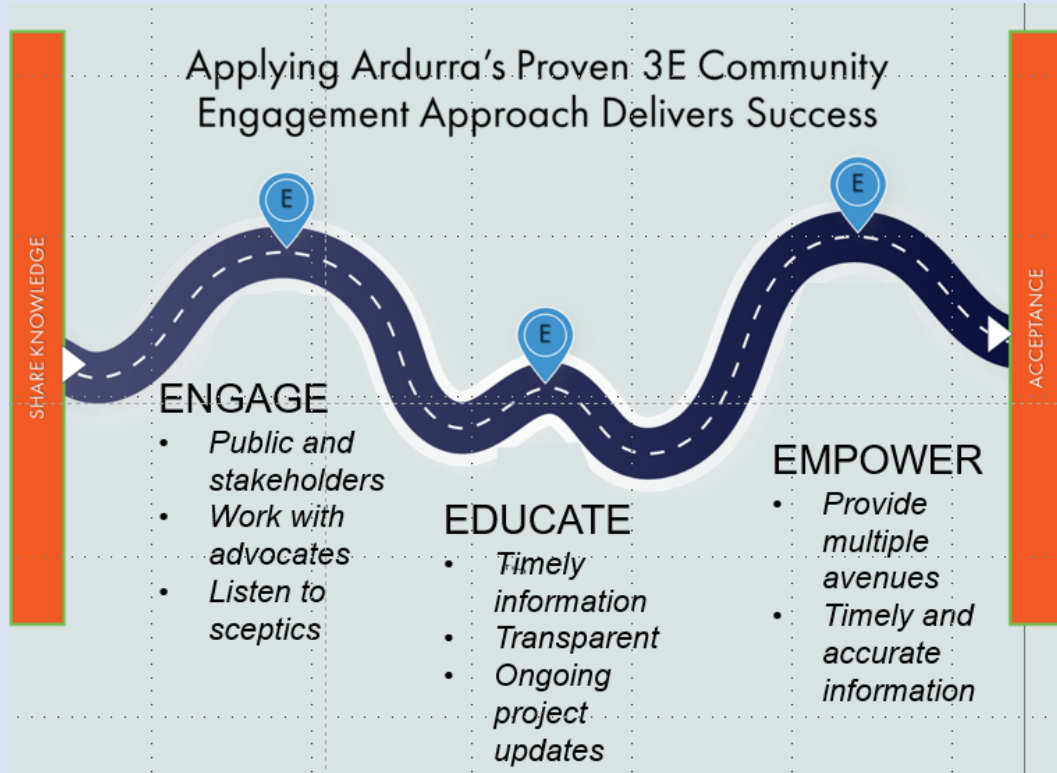


Work Schedule

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CPAC 1 - June 5, 2023





Meet people where they are, how they want!

Potential tools & Strategies

- Face-to-face sessions, charettes, group chats, interviews, etc.
- CPAC
- Townhall meetings
- Printed materials: flyers, utility bill mailers, school notices, HOAs, etc.
- Digital methods: phone apps, city website, email, etc.
- Social media: Facebook, Twitter, Nextdoor, etc.
- Community engagement platforms - ZOOM, Survey Monkey, etc.
- Project Newsletters

Public Engagement Process

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- **Strengths**
- **Concerns**
- **Priorities**
- **Vision** – *Where do you want to be in 10-20 years?*
- **Other thoughts?**

Please feel free to write on the flip charts or the map

Input from City Council/CPAC

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Tour of Simonton



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