

CITY OF SIMONTON

Comprehensive Plan Advisory Committee

MEETING 4

February 29, 2024, 6:00 p.m.
City Hall

COMPREHENSIVE PLAN – 2024



1. Update (10 min.)

a. Project status

CPAC 1 – June 5, 2023. Project introduction, input, virtual tour

CPAC- 2 – August 7, 2023. Preliminary findings, visioning

CPAC- 3 – November 13, 2023. Summary of findings, preliminary recommendations and input, stations

b. Website update (<https://www.simontontexas.gov/page/cpac.home>)

2. Draft report overview (5 min.)

a. Draft report outline & status

b. CPAC responses to draft report

3. Thoroughfare Plan (25 min.)

a. Presentation

b. Discussion

4. Summary of recommendations & input received (20 min.)

5. Implementation strategy (30 min.)

a. CPAC Exercise

6. Next steps (10 min.)

7. Discussion/Input (10 min.)

Agenda

COMPREHENSIVE PLAN – 2024



May - June 2023

July - Sep 2023

Sep - Dec 2023

Dec - Mar 2024

MOBILIZATION

Months 1-2

FINDINGS/VISIONING

Months 2-5

RECOMMENDATIONS

Months 5-8

FINALIZATION

Months 8-11

- Finalize Work Program with Staff
- Work Session with City Council, P & Z, & Others
- Advisory Committee Meeting 1 and Tour

- Data Collection & Research
- Findings, Issues, Vision
- Advisory Committee Meeting 2
- Work Session with City Council, Planning Commission, and Other Boards
- Stakeholder Interviews/Listening Sessions/Community Chats
- Townhall Meeting

- Draft Recommendations
- Advisory Committee Meeting 3
- Work Session with City Council, Planning Commission, and Other Boards
- Finalize Recommendations & Implementation Strategy
- Townhall Meeting

- Final Draft
- Advisory Committee Meeting 4
- Work Session with City Council, Planning Commission, and Other Boards
- Public Hearing and Adoption
- Final Report, (Hard Copies & Online Interactive Version)

Website Activation, Newsletter, Media, On-line Forums, etc.

Website/Newsletter Updates, Media, On-line Forums, etc.

Website/Newsletter Updates, Media, On-line Forums, etc.

Website/Newsletter Updates, Media, On-line Forums, etc.

Public Involvement - Team Collaboration - Stakeholder Coordination - QA / QC

**Work Session & CPAC 1
June 5, 2023**

**CPAC 2:
Aug. 7, 2023**

**CPAC 3: Nov. 6, 2023
CC Update – Dec 19, 2023**

**CPAC 4:
Feb. 29, 2024**

Update

COMPREHENSIVE PLAN – 2024



(<https://www.simontontexas.gov/page/cpac.home>)

CPAC
CPAC - Home

Your City, Your Plan!

Your participation, feedback and involvement is important!

Please take this opportunity to guide the Plan.

All are welcome!

[Click Here](#)

Request: Hard Copy at the City Hall will be provided

Comprehensive Plan 2023

The City of Simonton is undertaking steps to prepare a Comprehensive Plan – the first one for the City. The Comprehensive Plan is YOUR plan and your input is crucial to its success.

INTRODUCTION

- [About the Comprehensive Plan](#)
- Comprehensive Plan Advisory Committee (CPAC)
 - [Purpose and Members](#)
 - [Welcome Letter and Ordinance](#)
- [Proposed Work Schedule](#)

CITY COUNCIL WORKSHOP & CPAC MEETING 1 - June 5, 2023, 6:00 p.m.

- [Agenda](#)
- [Final Agenda](#)
- [Presentation](#)
- [Signup Sheet](#)
- [Input Received at the Meeting](#)
- [Photos of the Meeting](#)

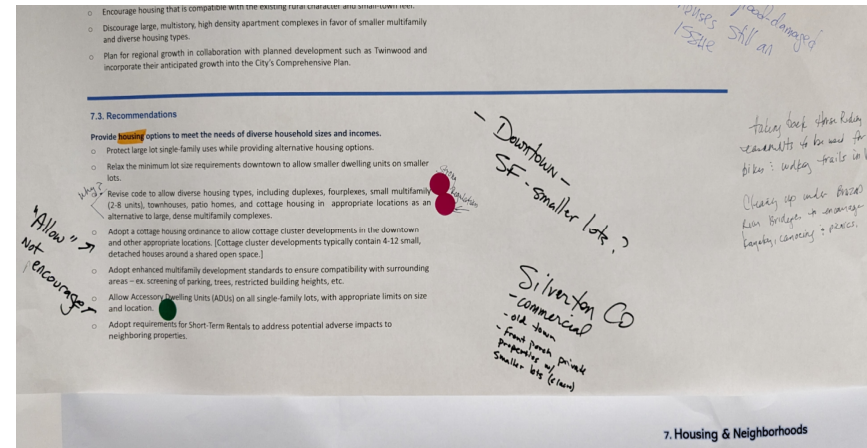
CITY COUNCIL WORKSHOP & CPAC MEETING 2 - August 7, 2023, 6:00 p.m.

- [Agenda](#)
- [Minutes](#)
- [Presentation](#)
- [Signup Sheet](#)
- Input Received at the Meeting
 - [Development Standards \(Mentimeter Survey\)](#)
 - [Visioning \(Mentimeter Survey\)](#)
 - Maps
- [Photos of the Meeting](#)

COMMUNITY RESPONSE SUMMARY AS OF JULY 10, 2023

CPAC MEETING 3 - November 13, 2023, 6:00 p.m.

- [Agenda](#)
- [Presentation](#)
- [Signup Sheet](#)
- [Meeting Display Materials](#)
- [Input Received at the Meeting](#)
- [Photos of the Meeting](#)




Draft report outline & status

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Contents to be updated last



City of Simonton Comprehensive Plan 2024

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Master Thoroughfare Plan
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- 3. Summary of Stakeholder Meetings
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Contents to be updated last

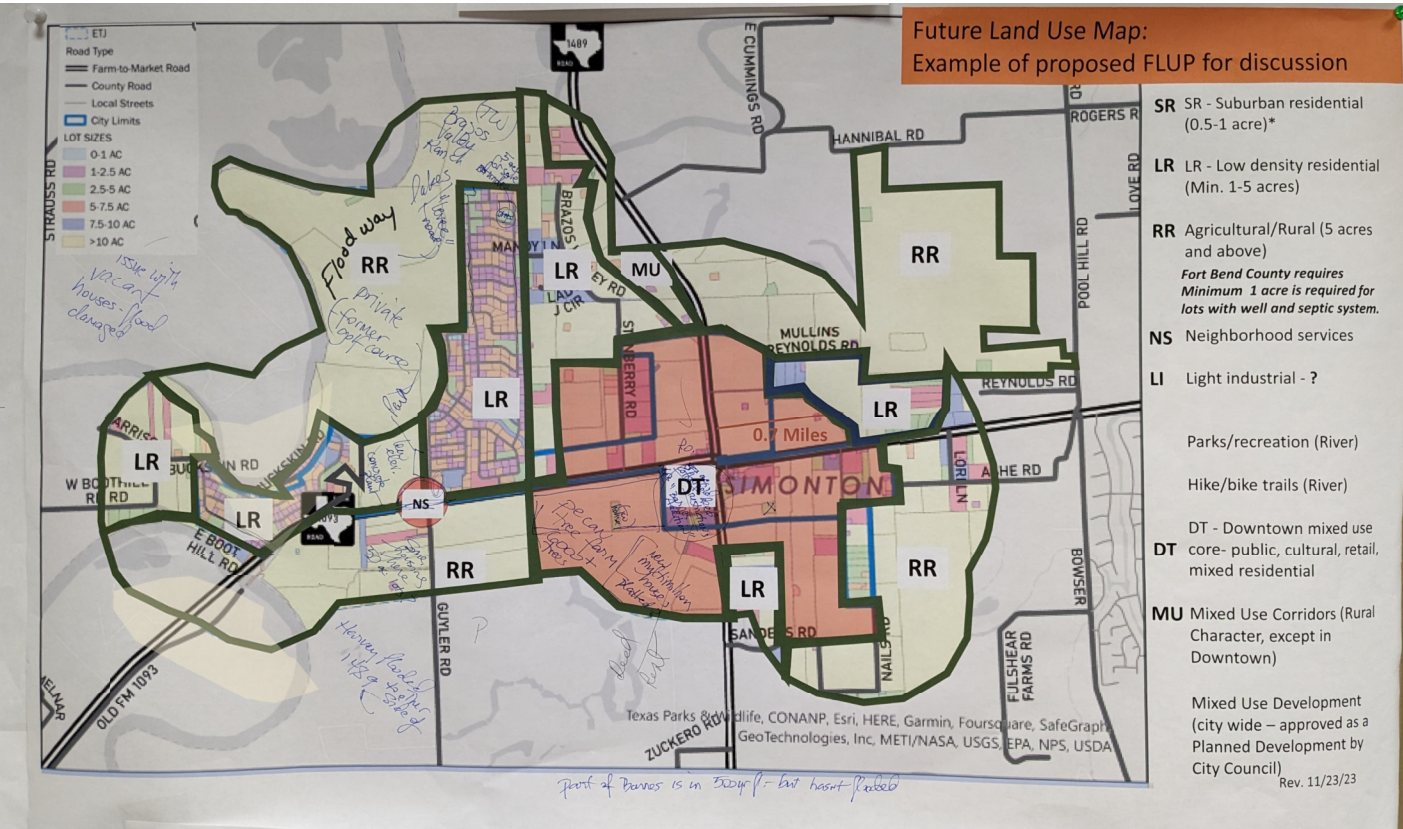


City of Simonton Comprehensive Plan 2024



CPAC responses to draft report

Proposed Future Land Use



Recommended Land Use Categories

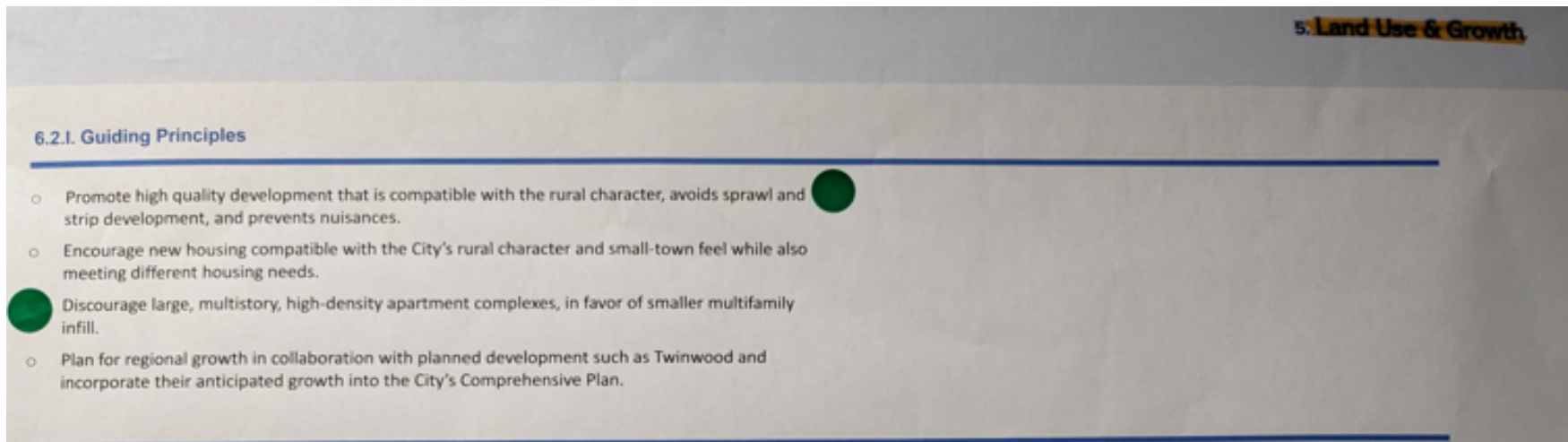
- RR Agricultural/Rural Residential (5 acre +)
- LR Low density residential (1-5 ac)
- SR Suburban residential (0.5-1 acre)* - Approved as PUD
- NS Neighborhood services
- DT Downtown mixed-use
- MU Mixed Use Corridors - Approved as PUD
- P Parks & Open Space
- LI Light industrial - Not supported, eliminated

Other Mixed-Use Developments - Approved as PUD

Revised map displayed

CPAC responses to draft report

Land Use & Growth

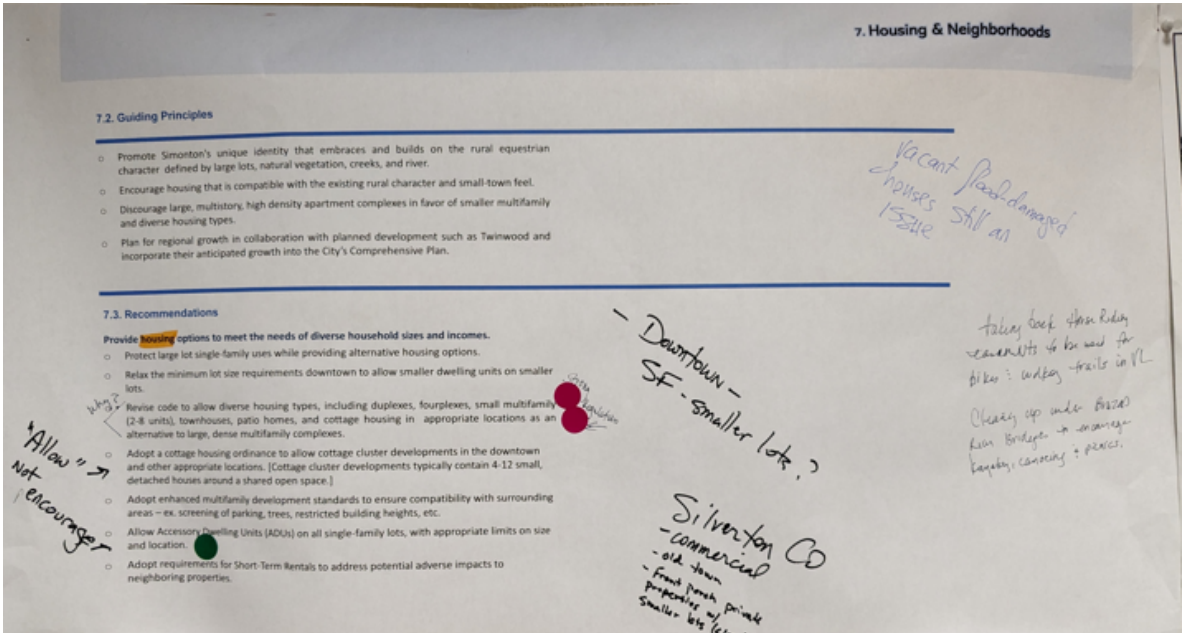


High-quality growth, rural character, avoid sprawl and strip development, prevent nuisances

Discourage large, multi-story, high-density apartments, in favor of smaller multifamily infill

CPAC responses to draft report

Housing & Neighborhoods



Silverton, CO

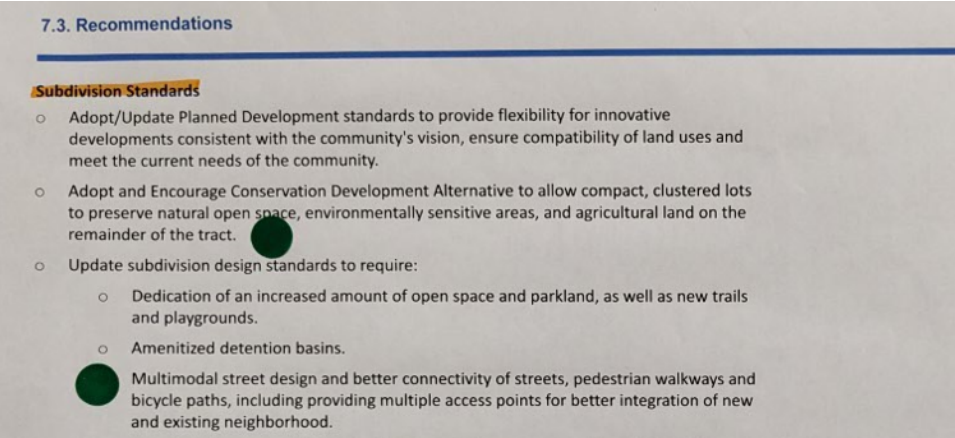
- Allow “cottage style housing”
- Questioned the need for housing that is not single-family
- Smaller single-family lots in Downtown
- Vacant flood damaged houses – an issue
- Railway easements for trails and bike paths
- Kayaking, canoeing, etc. under the Brazos River bridge
- Silverton, CO – aspirational Downtown

CPAC responses to draft report

Subdivision Standards

Subdivision Standards

Conservation Development – homes clustered to preserve natural environment

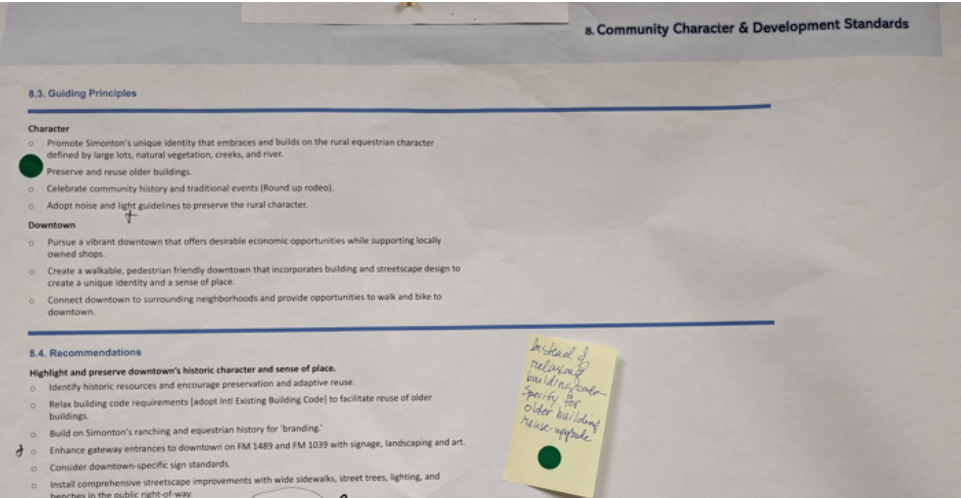


Downtown

Encourage reuse for older buildings
Enhance gateway entrances on FM 1489 and FM 1039

Adopt noise and light guidelines

Downtown



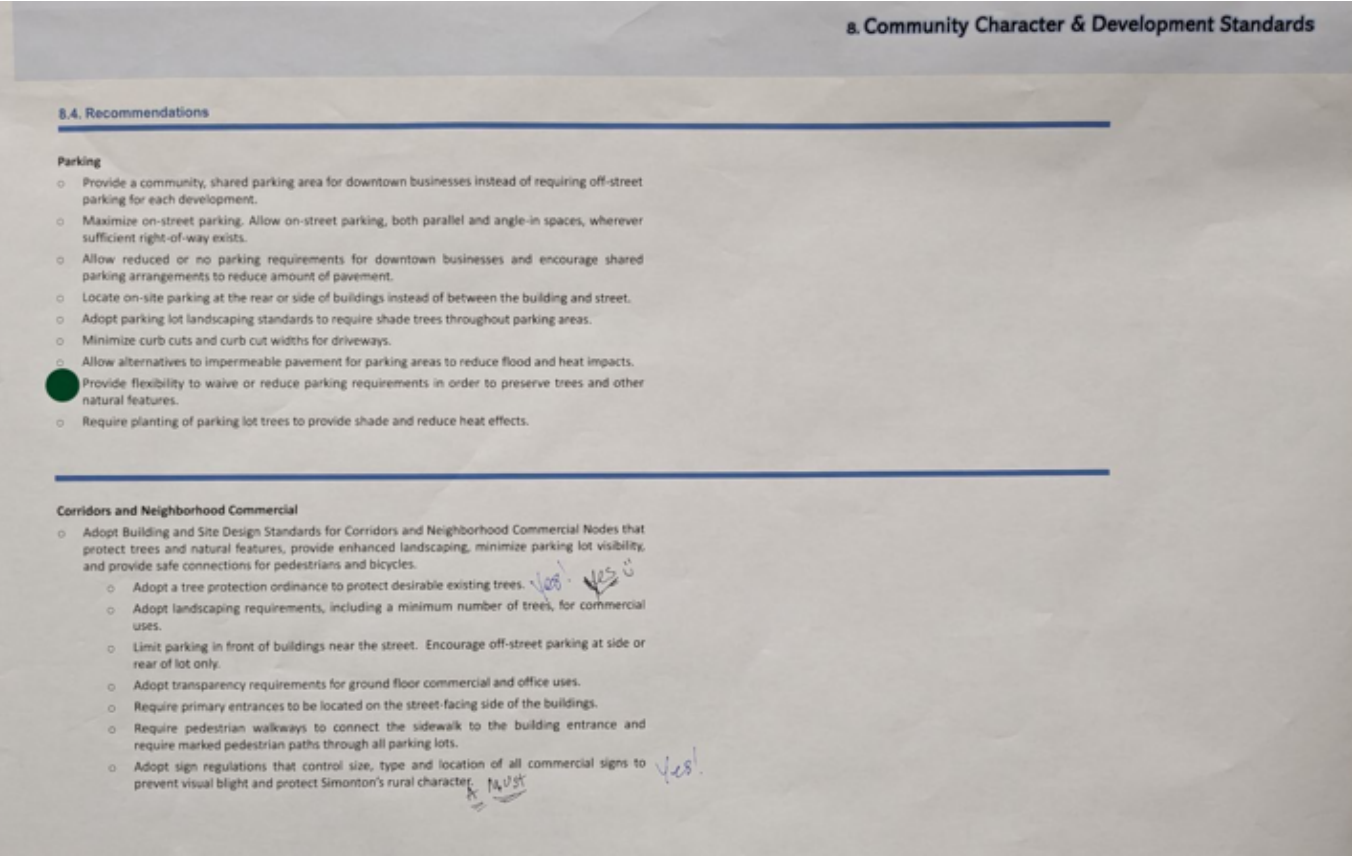
Walkable downtown – Brightleaf Square, NC



Walkable streetscape with decorative lighting and signage - Brenham⁹

CPAC responses to draft report

Community Character



Waive/reduce parking requirements to preserve trees and natural features

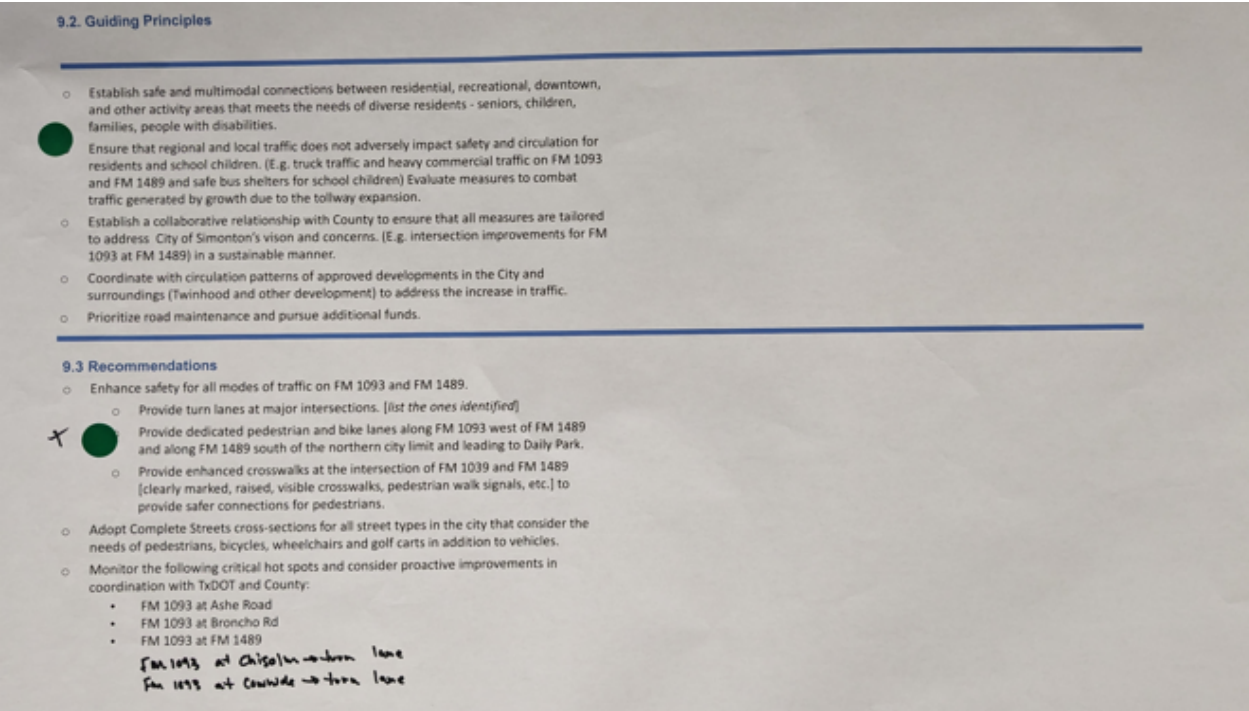
Tree protection ordinance

Enhanced landscaping requirements for commercial

Sign regulations to prevent visual blight protect rural character

CPAC responses to draft report

Mobility



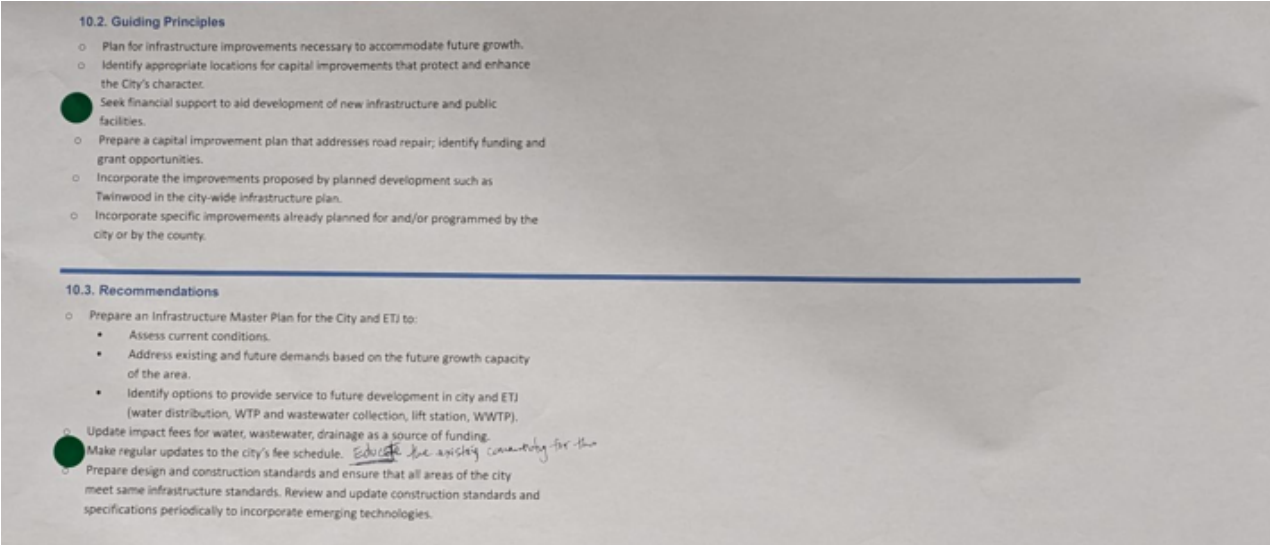
Safety and circulation for school children and residents from regional traffic

Dedicated pedestrian and bike lanes along FM 1093 and FM 1489, leading to Daily Park

Intersection improvements along FM 1093

CPAC responses to draft report

Infrastructure & Drainage

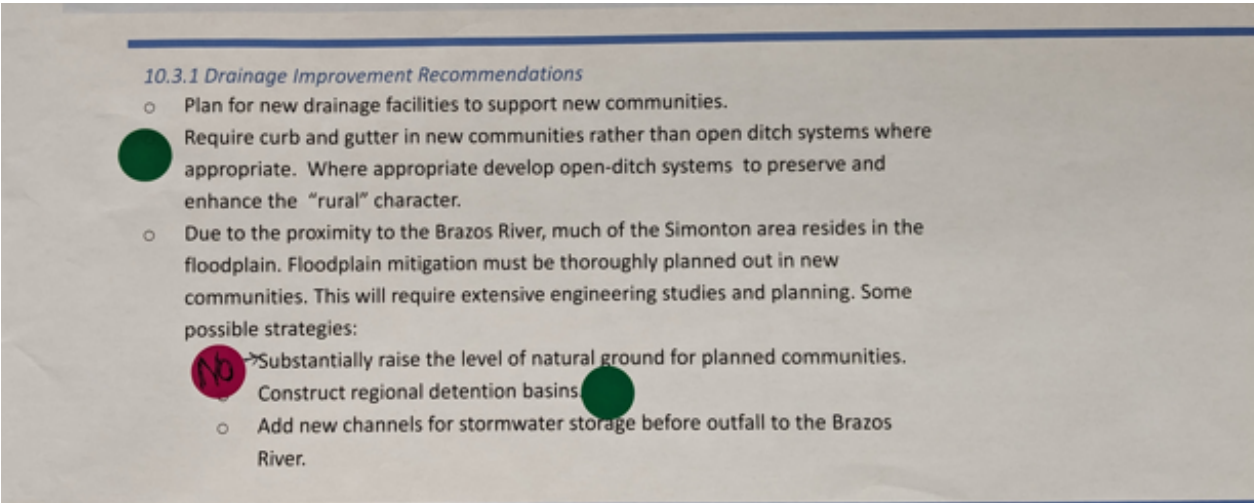


Seek financial support for new infrastructure

Update the fee schedule

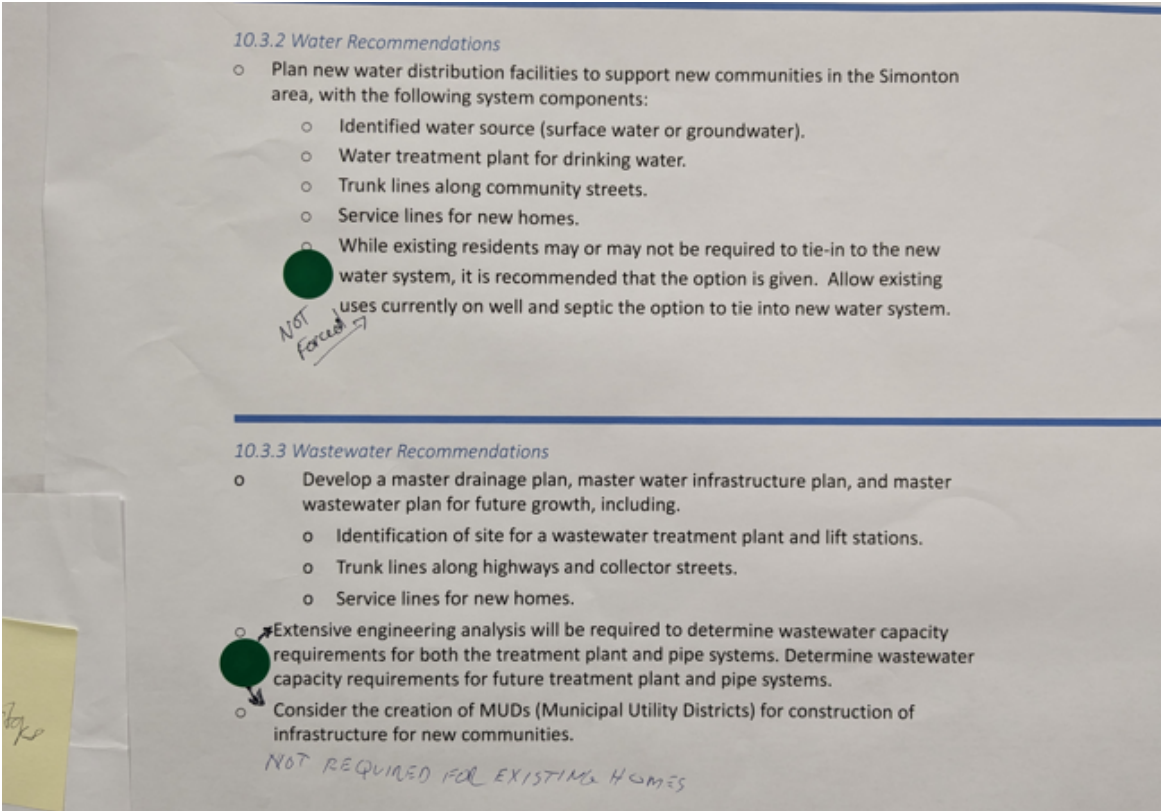
Curb and gutter for new communities. Open –ditch where appropriate to preserve rural character

Regional detention



CPAC responses to draft report

Infrastructure & Drainage



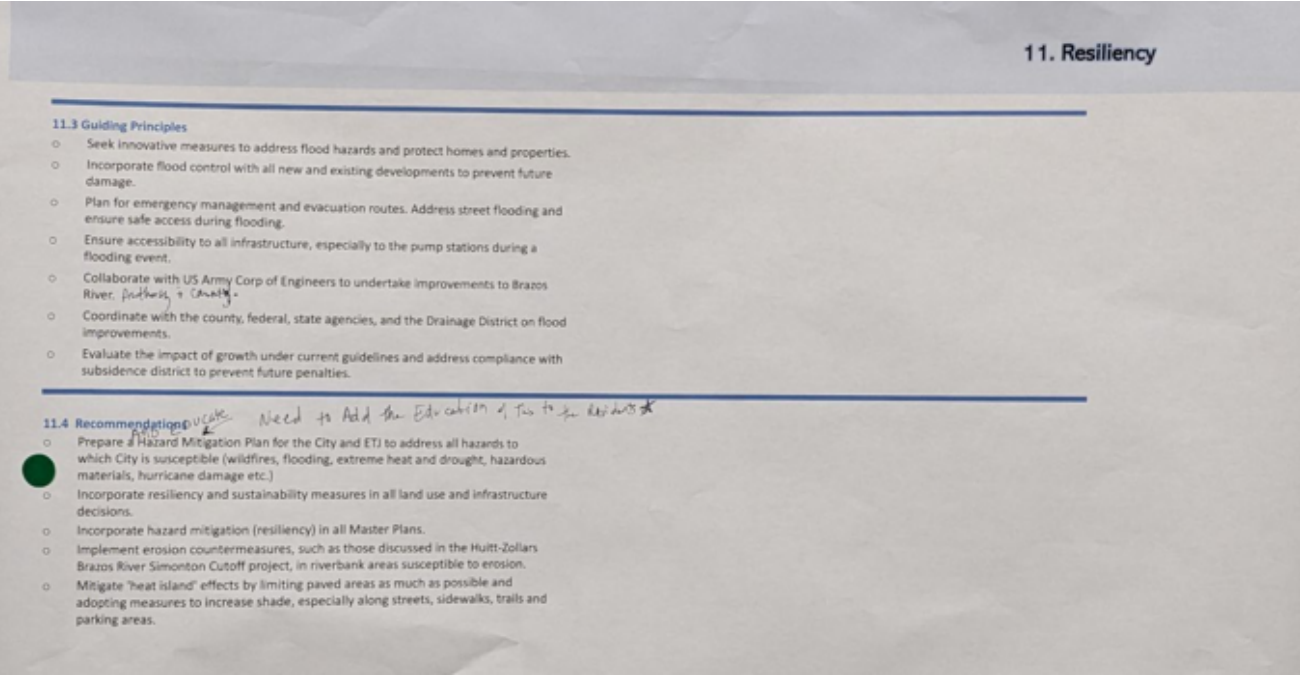
Allow existing uses to remain on well and septic

Determine wastewater capacity for future treatment plants

MUD for new communities

CPAC responses to draft report

Resiliency



Improvements to Brazos River - coordination with US Army Corps

Prepare Hazard Mitigation Plan. Include an education component.

CPAC responses to draft report

Character District Map

Downtown

- Small, mostly one to two story buildings, historic buildings, church, school and cemetery, city hall, post office and commercial buildings, including some built close to the street. Mix of uses – some large-lot residential, office & services. Examples - veterinarian, hair salon, pet grooming, Twinwood offices, restaurant (Anthonie's).

Mixed Use Corridors

- Mixed Use/Commercial Corridor – Mixed, residential and nonresidential uses that benefit from the location on a major thoroughfare and truck route; high site and building design standards to ensure high-quality development and rural character; auto-oriented but with safe pedestrian and bicycle connections from nearby residential areas. Examples - land along FM 1093 at FM 1489, the two major thoroughfares that cross the city.

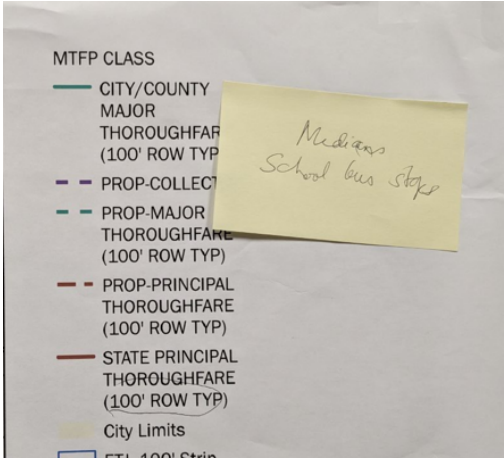
MINIMUM SQ Footage
for homes —

Add minimum lot size for homes in Downtown

Minimum 1 to 5 acre lot size for low density residential



CPAC responses to draft report Mobility



Throughfares:

Medians, bus tops



Future Land Use Map:

Limit building height to two stories

No multifamily

CITY OF SIMONTON

Master Thoroughfare Plan

MEETING 4

February 29, 2024, 6:00 p.m.
City Hall

COMPREHENSIVE PLAN - 2023



A roadmap for the City of Simonton’s future transportation and mobility infrastructure to ensure that the city’s transportation network is able to accommodate growth and development while maintaining a high level of safety and efficiency for all users.

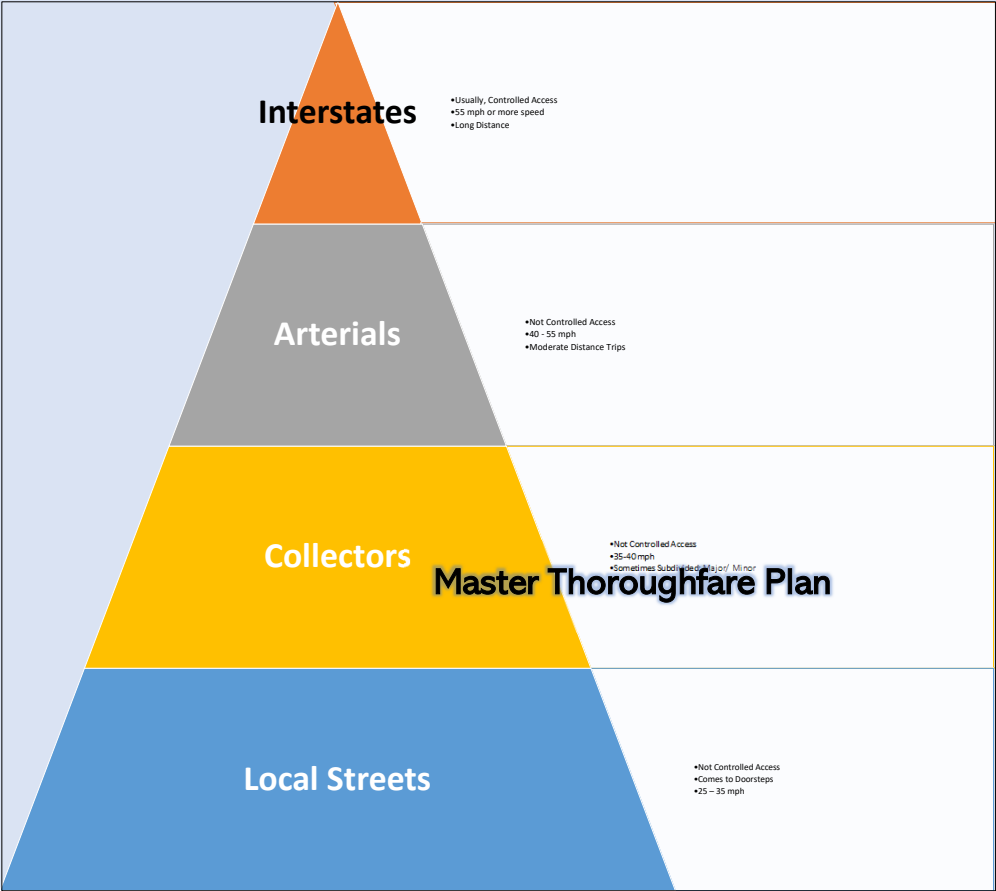
The **scope** includes the following elements:

- Identification of current and future transportation needs.
- Roadway network improvements.
- Pedestrian and bicycle infrastructure.
- Transit and alternative transportation.
- Implementation strategies.

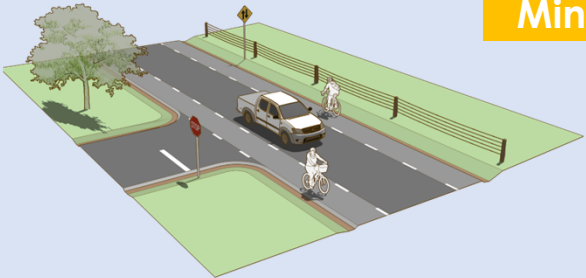
Master Thoroughfare Plan **guides**:

- Future development.
- Dedication of required right of way.
- Construction of required multi-modal infrastructure.





Major Coll.



Minor Coll.



Local Streets

Project overview

- **Project Scope**

Prepare a MTP and identify Short-, Mid-, Long-term transportation needs.

- **Objectives:**

What is the **current state of Transportation in Simonton?**

- Roadway Inventory
- Safety
- Traffic Operations

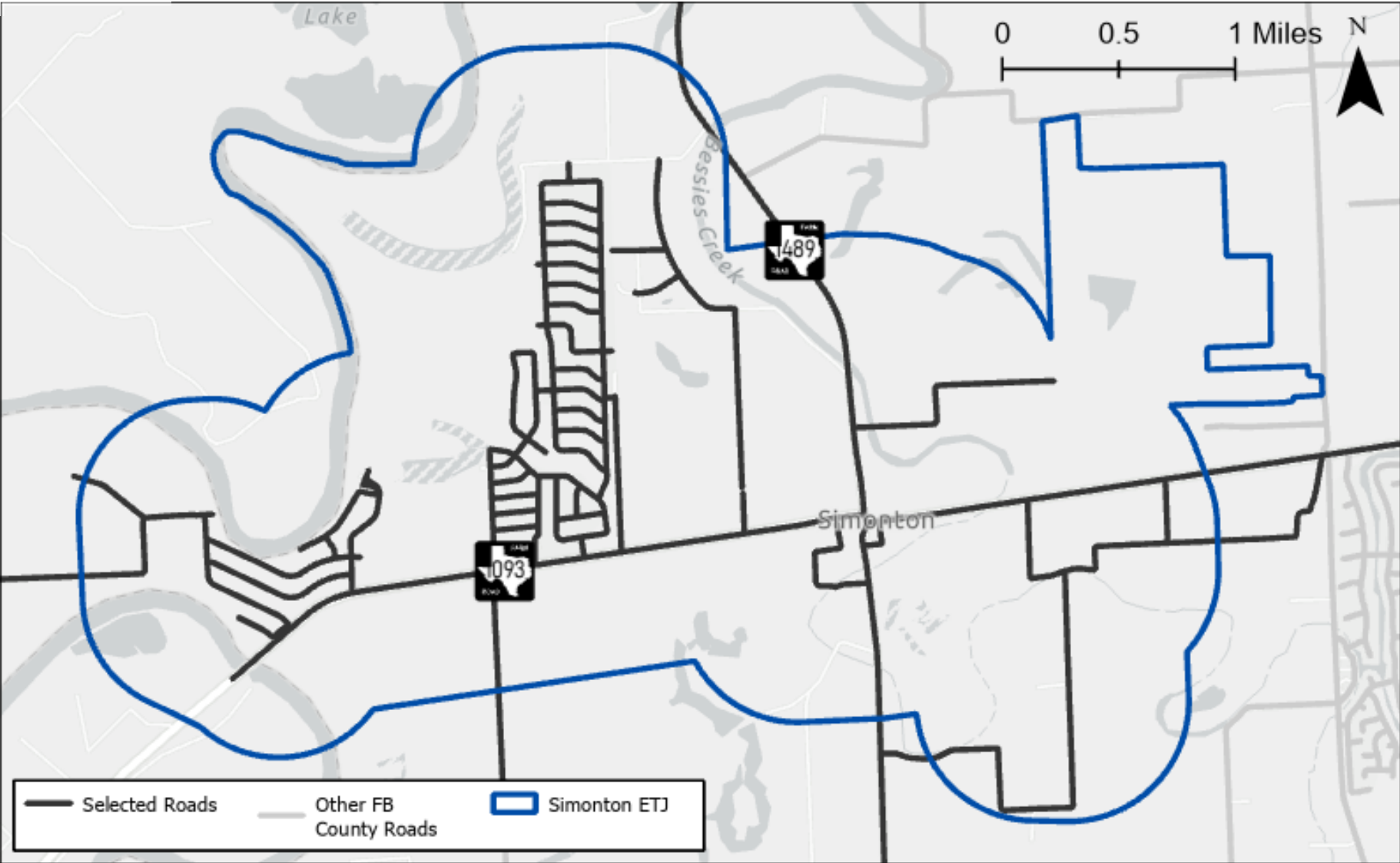
How might traffic change in the **future?**

- Known Developments
- Future Traffic Demand

What are **Simonton's Priorities?**

- Public Engagement
- Recommendations

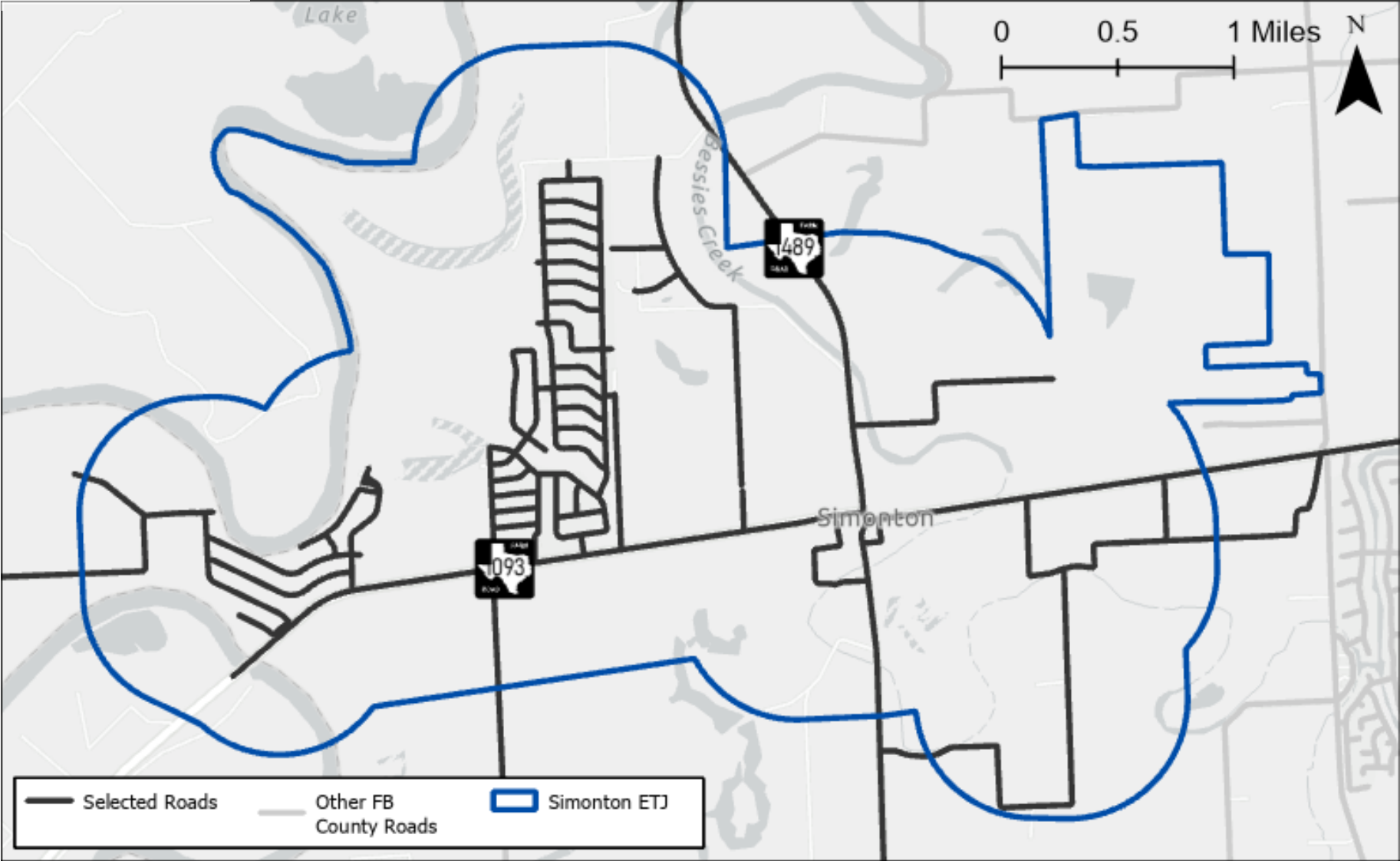
Introduction



- ✓ Simonton's transportation relies heavily on FM 1489 and FM 1093
- ✓ Traffic concentration is notably high on FM 1093

Goals & Objectives

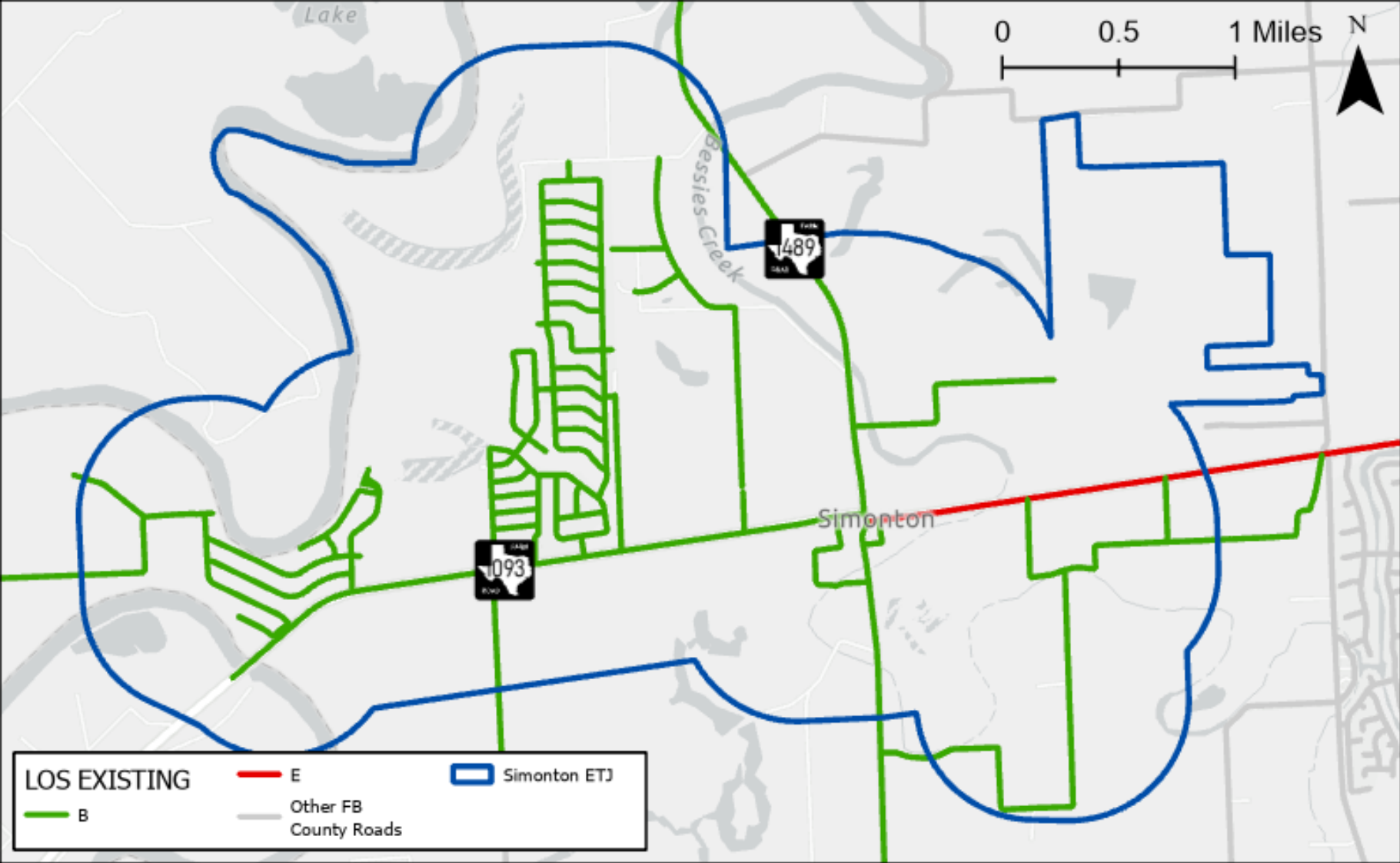
Prioritize safety, reliable connections, and alternative transportation modes



Identification of Transportation Needs

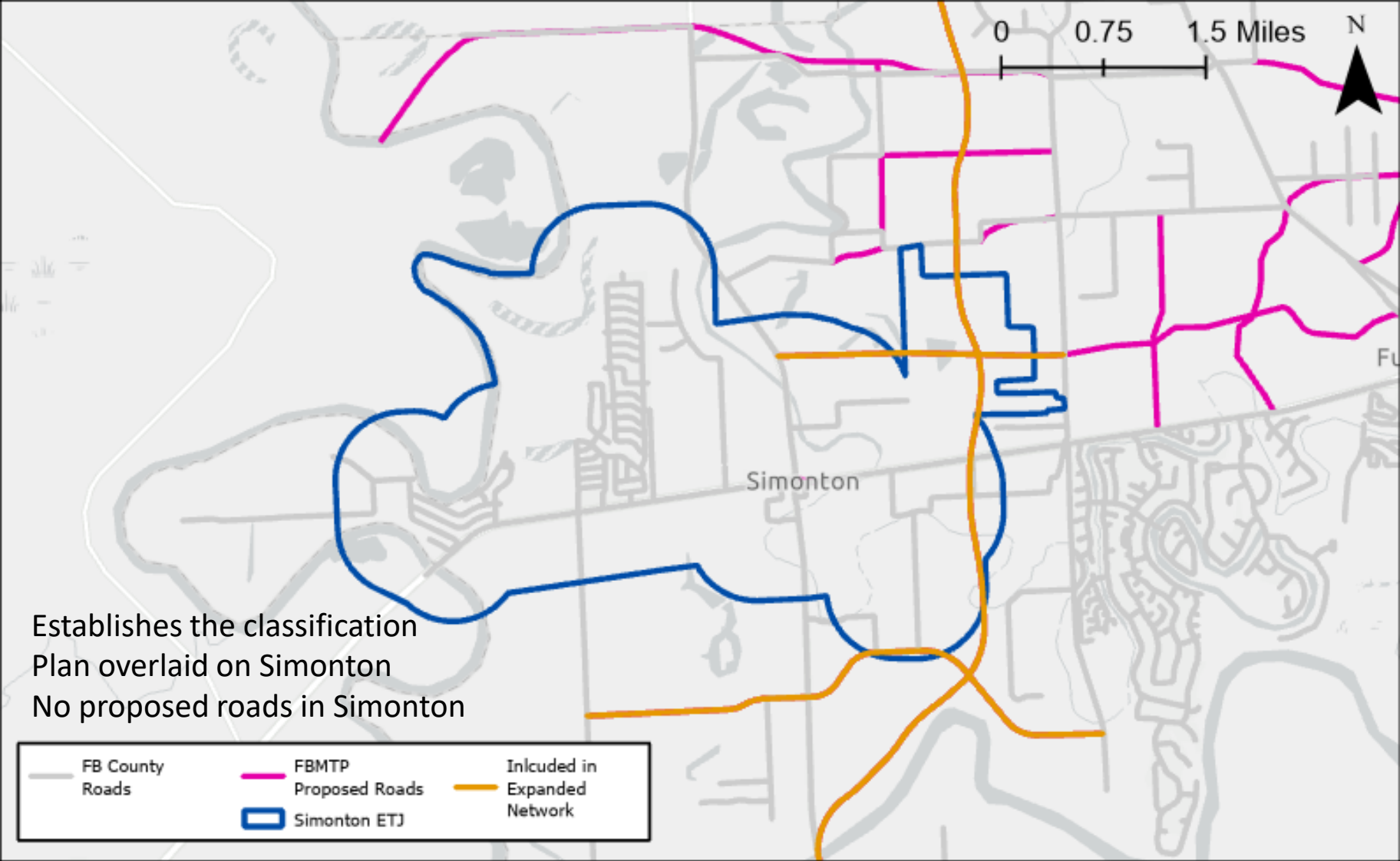
- ✓ Access to neighboring urban areas and facilitating freight movement are critical.
- ✓ Future demands require maintaining and enhancing capacity on FM 1093 and FM 1489

Analysis Methods (Existing Conditions) - TxDOT's data to assess current conditions and 'Levels of Service'



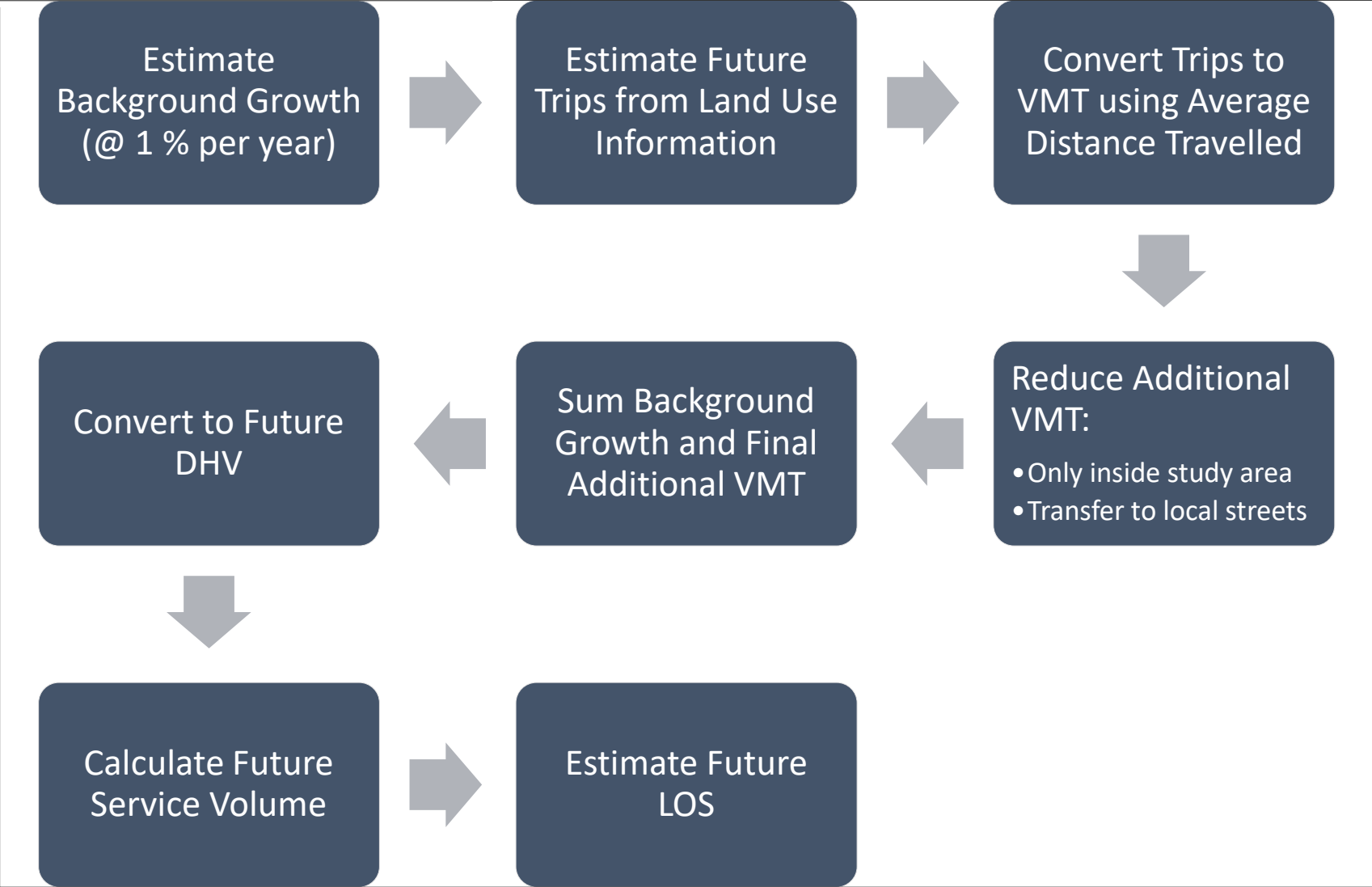
- ✓ Majority of roads have an LOS of B, with FM 1093 east of FM 1489 being an exception
- ✓ TxDOT plans to expand FM 1093 to accommodate increased traffic

Fort Bend County MTP



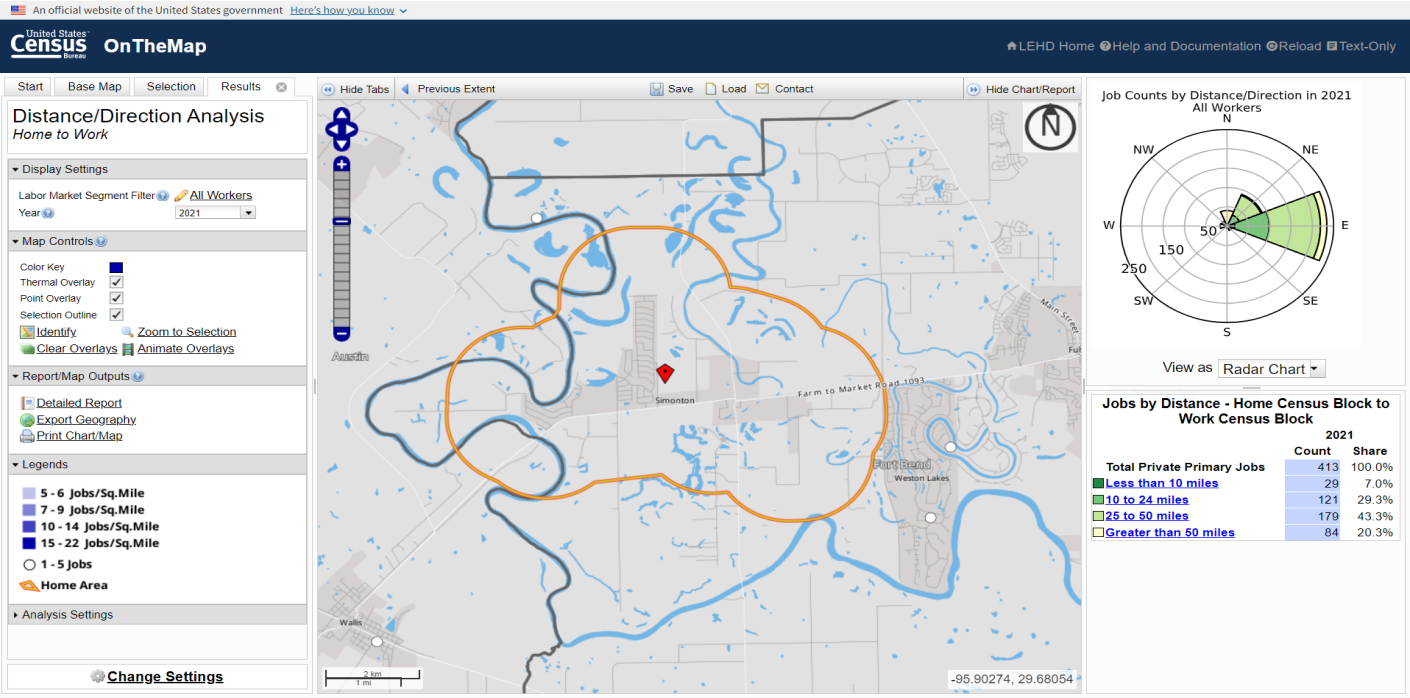
- ✓ Orange and Pink color roads are proposed by Fort Bend County Thoroughfare Plan
- ✓ Orange roads were used in the future analysis

Analysis Methods (Future Conditions)



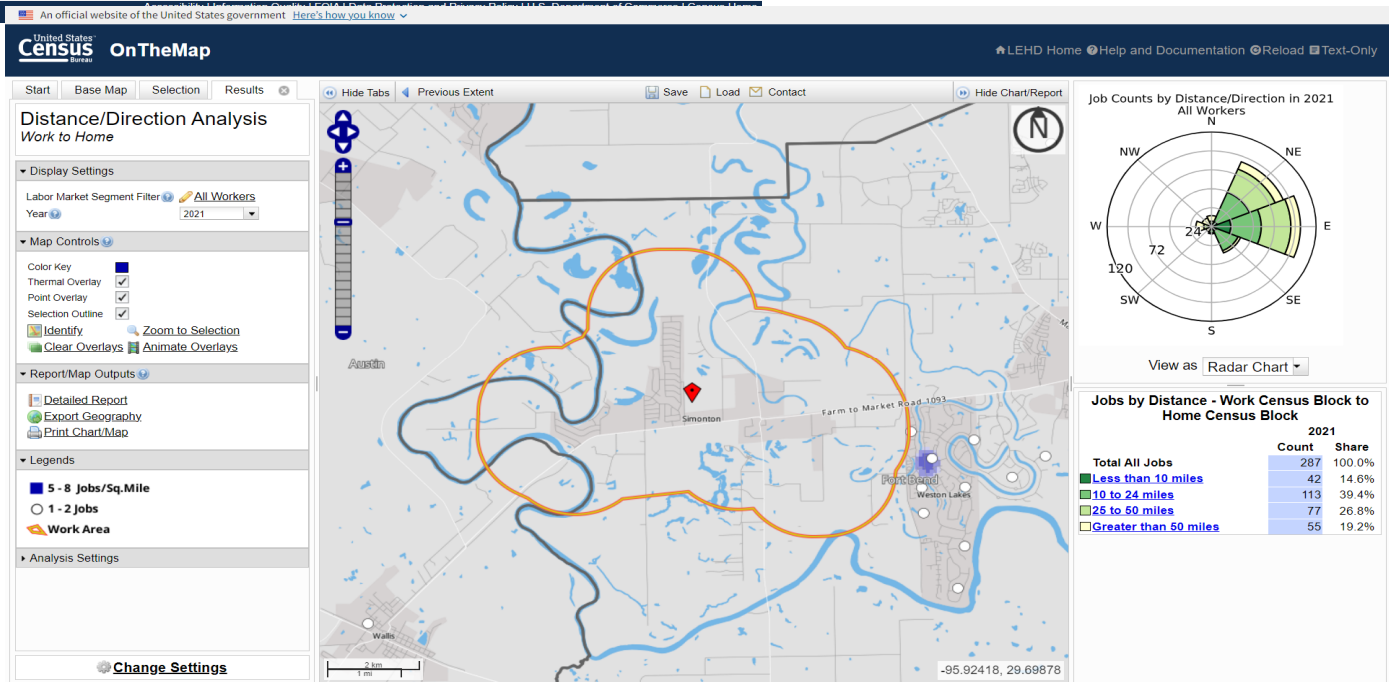
- ✓ DHV: Design Hourly Volume
- ✓ LOS: Level of Service
- ✓ VMT: Vehicle Miles Traveled

Census Data - Commute Time



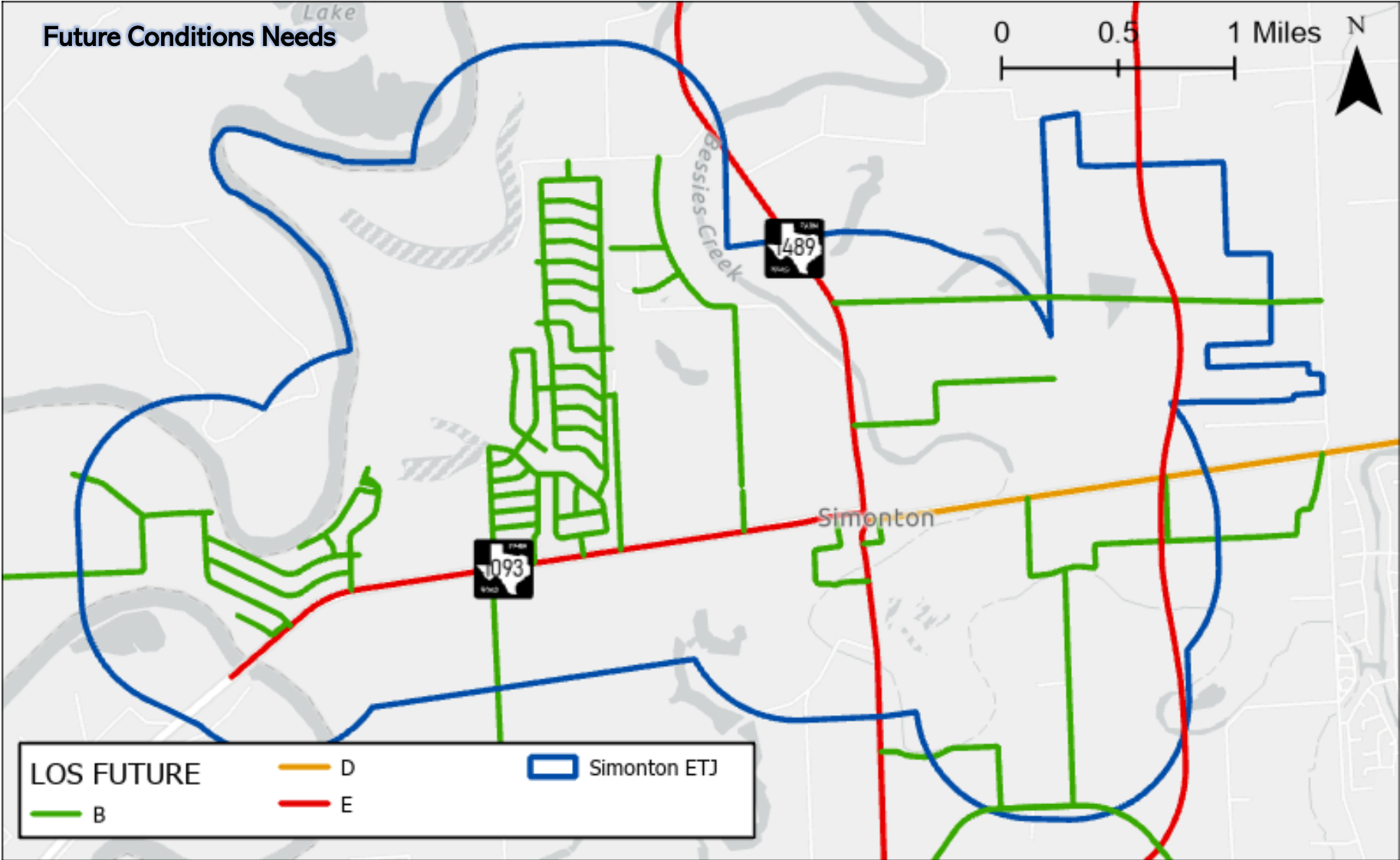
40% travel more than 25 miles to Work from Home

Note: The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CDRR-FY21-249.



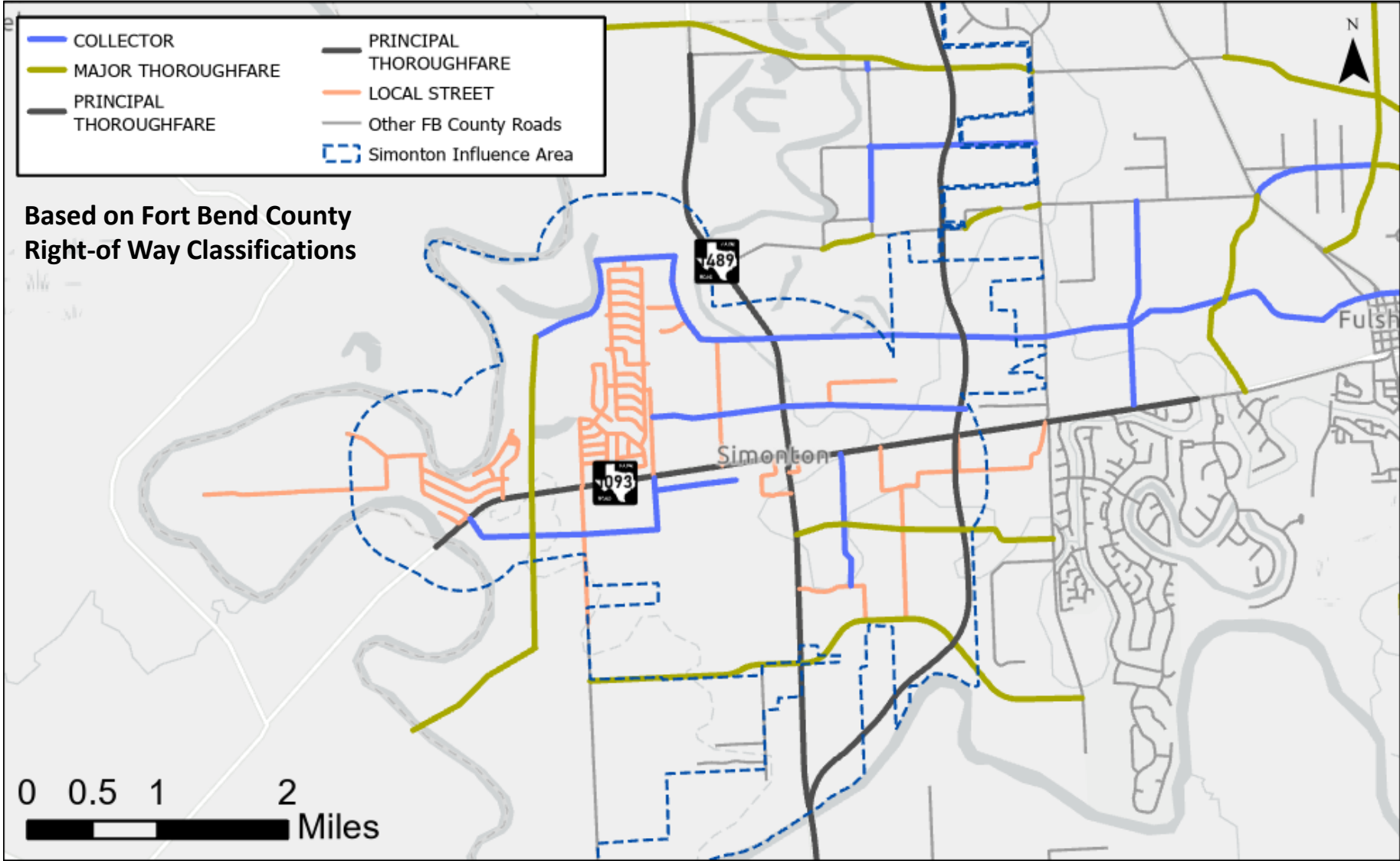
Note: The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CDRR-FY21-249.

Accessibility | Information Quality | FOIA | Data Protection and Privacy Policy | U.S. Department of Commerce | Census Home Source: U.S. Census Bureau, Center for Economic Studies, LEHD | e-mail: CES.OnTheMap.Feedback@census.gov

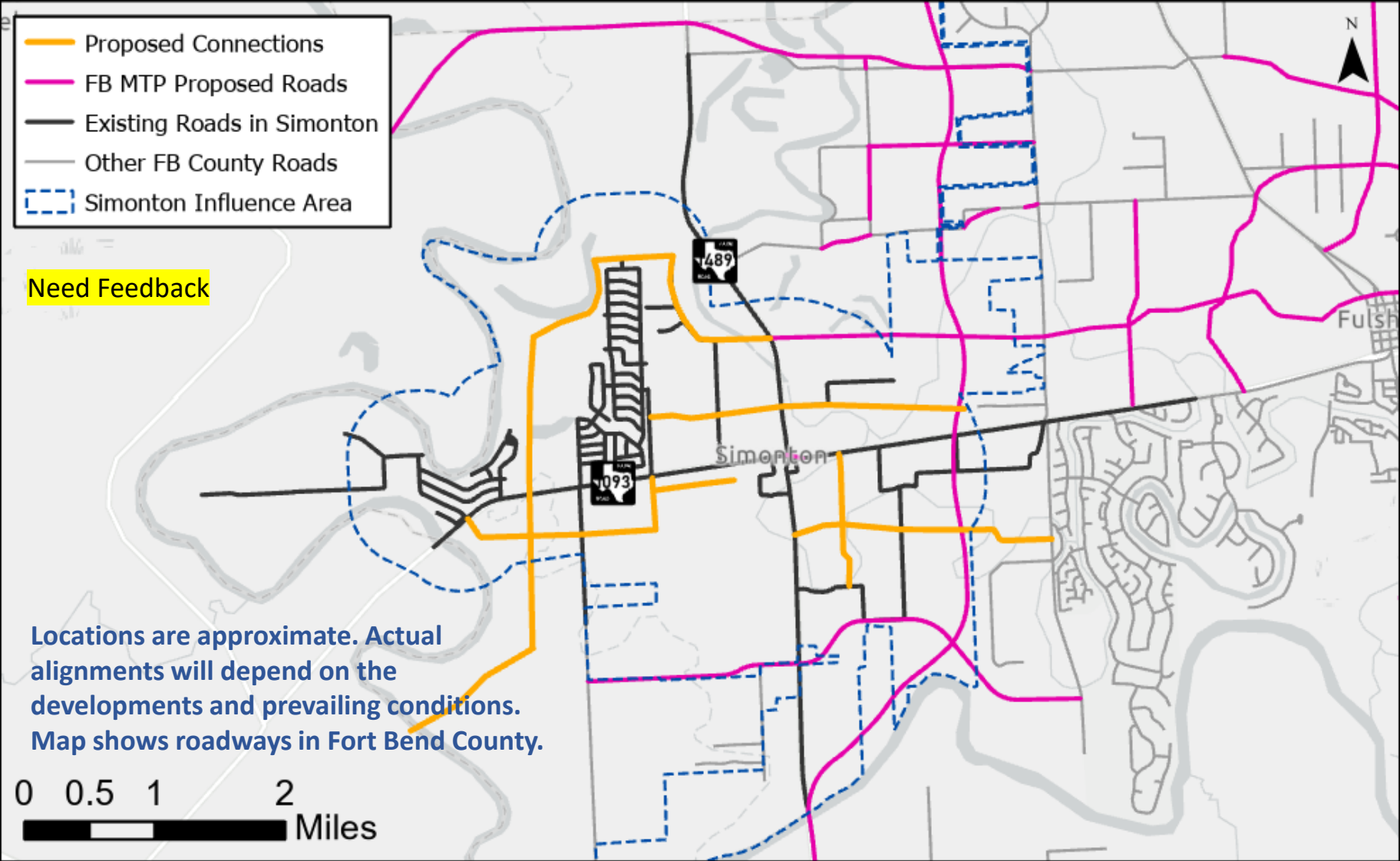


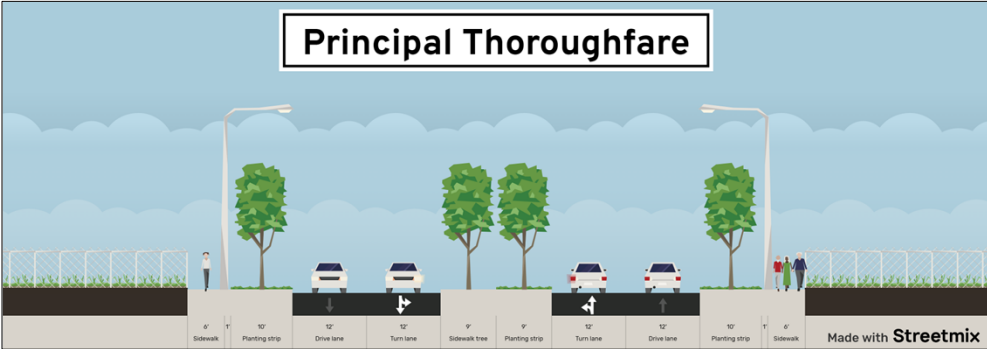
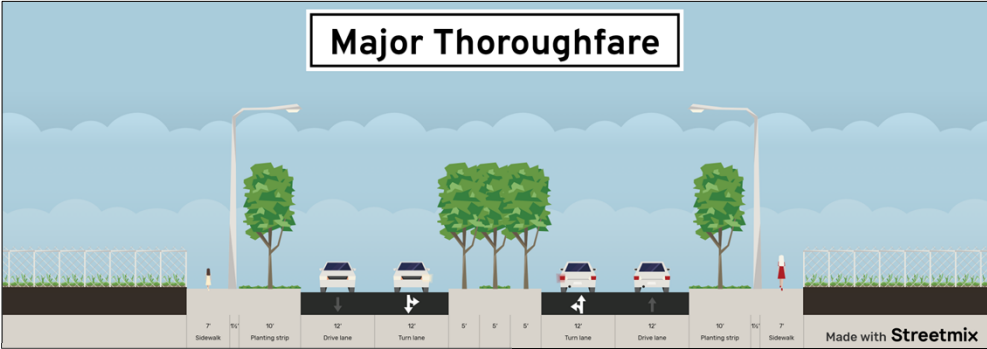
FM 1093 and FM 1489 is projected to operate LOS E (congested) in 2045 (this includes future widening of FM 1093)

Proposed Roads Classification



Proposed MTP Connections





Classifications/Typical Sections

Multi-modal paths, larger buffer
Rural cross- sections



Implementation Strategies



Traffic Monitoring



Community Engagement



Infrastructure Maintenance



Traffic Demand Management



Summary of recommendations & input received

- Finalize Draft – incorporate comments
- Work Session with CPAC and City Council
- Public Hearing & Adoption
- Final Report

Key component of any Comprehensive Plan to ensure that the ideas and policies articulated become reality.

Components

- Key actions (what) Community priorities (why)
- Responsible entities (who) Desired timeline (when)
- Available resources (how)

Plan does
not stay on
the shelf

Action Types

- **Regulation/Code**: updating existing regulations or developing new ordinances
- **Coordination**: working with other agencies or groups to implement goals
- **CIP**: includes any capital investments or physical improvements
- **Program**: utilizing existing programs, processes or work plans
- **Private-Public Partnership/Development Driven**: goals that can be implemented through the development process
- **Master Plans/Studies**: new plans or update existing plans

Timing

Time frame for implementation - targets that are subject to prioritization over time, as situations change

- Short-term: 1-2 years Mid-term: 3-5 years
- Long-term: 6-10 years Ongoing: existing programs

Funding Sources

City's general funds
Public-private partnerships/incentives, etc.

Federal/state grants- CDBG, Disaster Recover Grants,
Safe Routes to School, Safe Streets for All, etc.

Exercise

PRIORITIZATION exercise, not a *preference* exercise - which ones to tackle first?

High: 1-2 years

GREEN

Medium: 3-5 years

YELLOW

Low: 6-10 years

RED

8 stations

Each member should put a dot on each recommendation

Start with any station

Discussion/Input