

Discussion with CPAC

Local character – want to protect or encourage

- Want to keep Simonton 'quaint,' with independent shops, restaurants, boutiques.
- Aspirational cities:
 - Wallis – like how it's reviving itself.
 - Georgetown – great place on weekends, soda shops, pizza shops, something for everybody, all ages, lots of people walking around, good family environment.
 - Salado is another good example.
- Want Simonton to stay 'high-end' area
- Like the white fences along Twinwoods properties.
- Important to protect quality of life.
- Dark skies ordinance – want to consider adopting a city 'dark skies' ordinance; Rosenberg has one; Fort Bend County's ordinance went away about 5 years ago, was complicated to administer.
- Historic school next to City Hall – great job restoring the school, was a restaurant but is now a photo studio/private residence.
- Simonton Community Church - historic church building, has expanded; private church school is only school in city.

Don't want:

- No big box stores
- No bright lights
- Losing trees
- No strip malls/bars
- No spread out retail along roads - concern
- Don't want all the apartments like Fulshear has, new households are overwhelming the schools.
- Fulshear – growth happened too fast, city wasn't prepared, they had problems hiring staff fast enough to process all the permits.

Commercial uses

- MSC Earthworks – former residence converted to business office; the large trees in front are beautiful; would like outdoor storage/equipment to be screened, don't care for the parking in front; city's biggest taxpayer, good business owner, very helpful to city.
- The new vet next to Anthonie's is also in a former residence. Helps to maintain the character of the city.

New businesses – most recent proposals not what city wants to see

- Budget chain stores – some residents want Dollar General to open store in Simonton; others don't because of history of poor landscaping compliance, litter, high employee turnover, police issues, negative reflection on community. Might be okay in a multi-tenant shopping center with responsible property management instead of a stand-alone property.
- 24-hour poker houses – city gets frequent inquiries about opening these – not the type of development residents want to see there.

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- Proposed concrete plant – example of lack of regulations; city was able to stop it, although it meant foregoing hundreds of thousands in tax revenue for the city. Quality of life more important.
- Several gas stations interested in opening at the proposed concrete plant site.

ETJ/ City split – taxation issues

- Blessington Farms is in ETJ - Sales tax goes to county, city gets only a tiny %
- Anthonie's is inside city limits.

Traffic and circulation

- Concern that development happens before adequate infrastructure is in place – narrow bridge on road to Wallis, two-lane roads, truck traffic
- I-10 construction has increased truck traffic on FM roads, truckers looking for alternate route.
- Two construction materials plants nearby, also generate a lot of truck traffic.
- Need a turn lane for places like Anthonie's – one car waiting to turn can hold up all the cars behind it.
- Constable no longer approving permits for organized bike rides because of potential for blocking traffic.
- TxDOT wanted to build a six-lane flyover above FM 1489 /1093 intersection, but City was able to get it changed to a roundabout (not finalized), 'dog bone'
- No bike path – have to ride on roads
- TxDOT should be able to include bike lane when they build roads, they don't take much space.

Available land

- City size is 2 sq. mi., not counting ETJ. Most of the undeveloped land is Twinwoods land.
- Available land with road frontage – about 250-300 acres.

Recreation/Open Space/Amenities

- New 100 acres county park south of city limits – park is still developing, would like better connectivity to park. Close enough to bike to, but have to share narrow roads.
- Park – highlight relationship, events
- Bessie's Creek – lots of potential, but privately owned.

Other

- Would like high speed internet
- Nalls Road – vacant land (non-revenue generating business)
- Seem to have most under control – timing
- Need specific plan for developable land
- Partner with Twinwood
- Property at Blacksmith St. and FM 1489 – sewage seepage in the yard into street – environmental health & safety issue

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