

CITY OF SIMONTON

Town Hall Meeting

April 16, 2024
6:00 p.m.
City Hall

COMPREHENSIVE PLAN - 2024



- 1. Comprehensive Plan –Introduction**
- 2. Update**
- 3. Draft Report Overview**
- 3. Community Engagement**
- 4. CPAC Responses – Examples**
- 5. Vision Statement**
- 6. Guiding Principles & Recommendations**
- 7. Implementation Strategy**
- 8. Next Steps**
- 9. Discussion/Input**
- 10. Exhibits**

Agenda

COMPREHENSIVE PLAN - 2024



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.....!

Introduction - Why Do Cities Plan?

COMPREHENSIVE PLAN - 2024



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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- 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**.

Introduction - Why Now? Projections

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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 are not just in the business of providing services such as sewer, water, police, fire, etc.....

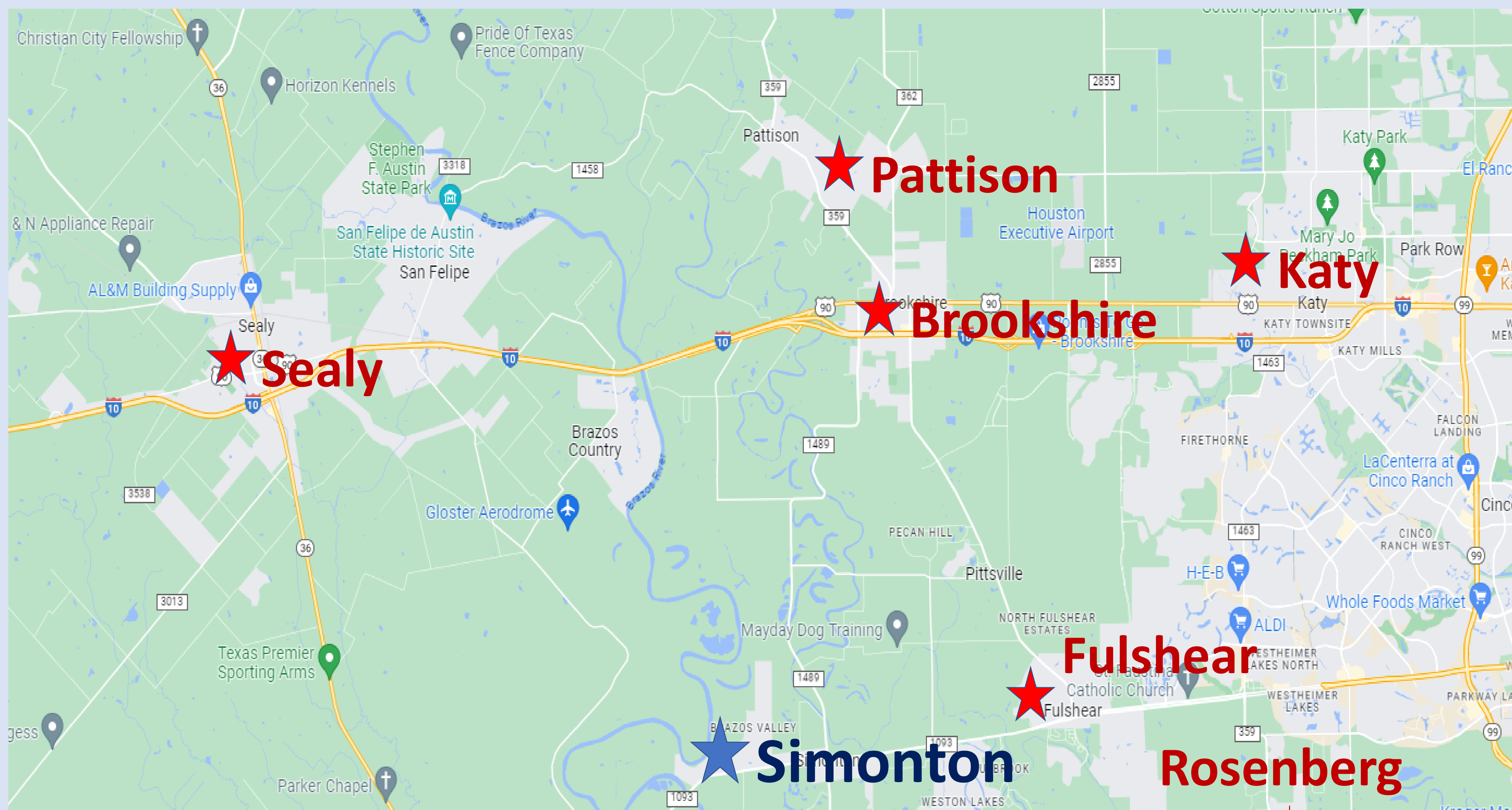
Communities are partners in creating the future.

Introduction - Truism

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



All have Comprehensive Plans!

Introduction - Surrounding Cities

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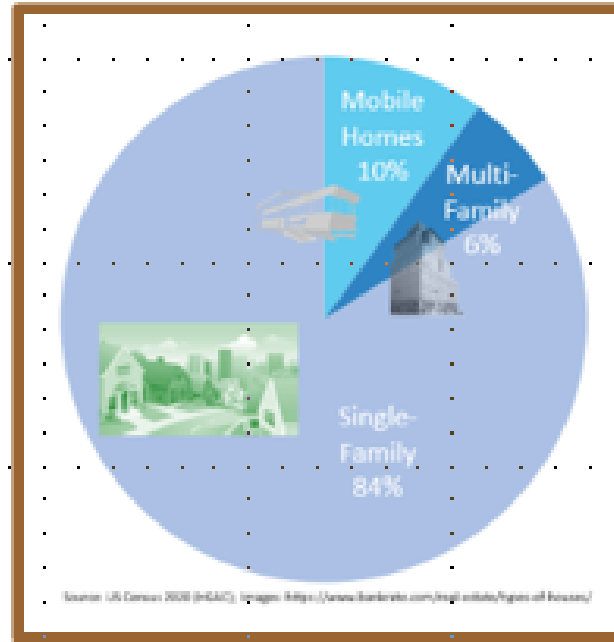




A. Existing

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 2000 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.

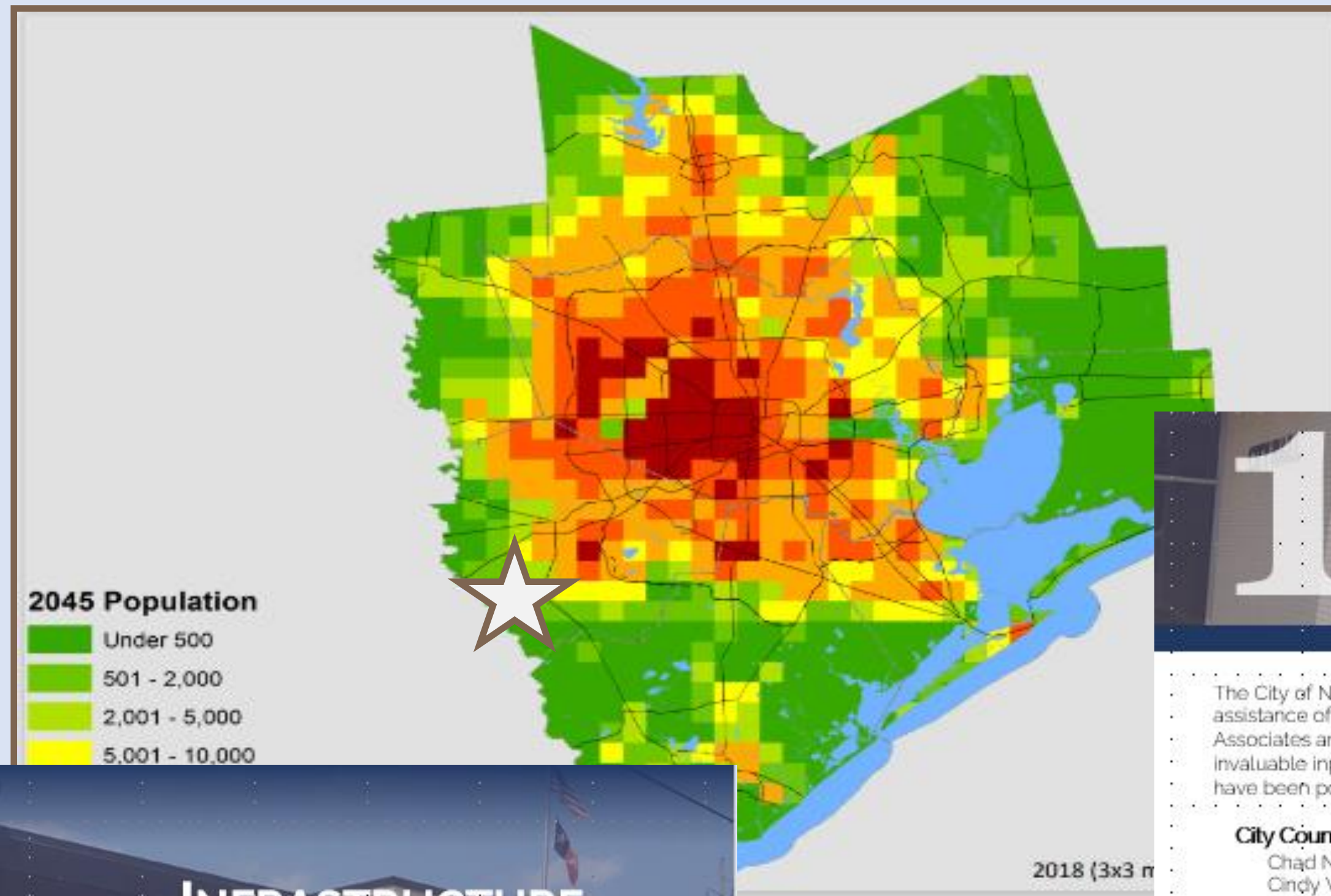
More recent subdivisions typically maintain a distinct character, with houses of similar age and architectural style on consistently sized lots, but are generally well-integrated into the city's street grid. The city's average single-family lot size is 17,000 square feet, although lots range from 3,500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



	Count	Percentage
Total housing units	1,185	
Single family	992	83.7%
Multifamily	75	6.3%
Mobile Home	118	10%
Year Built		
Before 1970	328	27.7%
After 1970	857	72.3%
Median Home Value	\$ 126,900	

Source: U.S. Census 2019 American Community Survey

- Text
- Maps
- Graphics
- Tables
- Illustrations



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, stormwater 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 planning and provision for existing and new water and wastewater networks and facilities, drainage improvements, capital improvements, mitigation of flooding and other hazards and provide resilient solutions. The plans also identify sources of 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

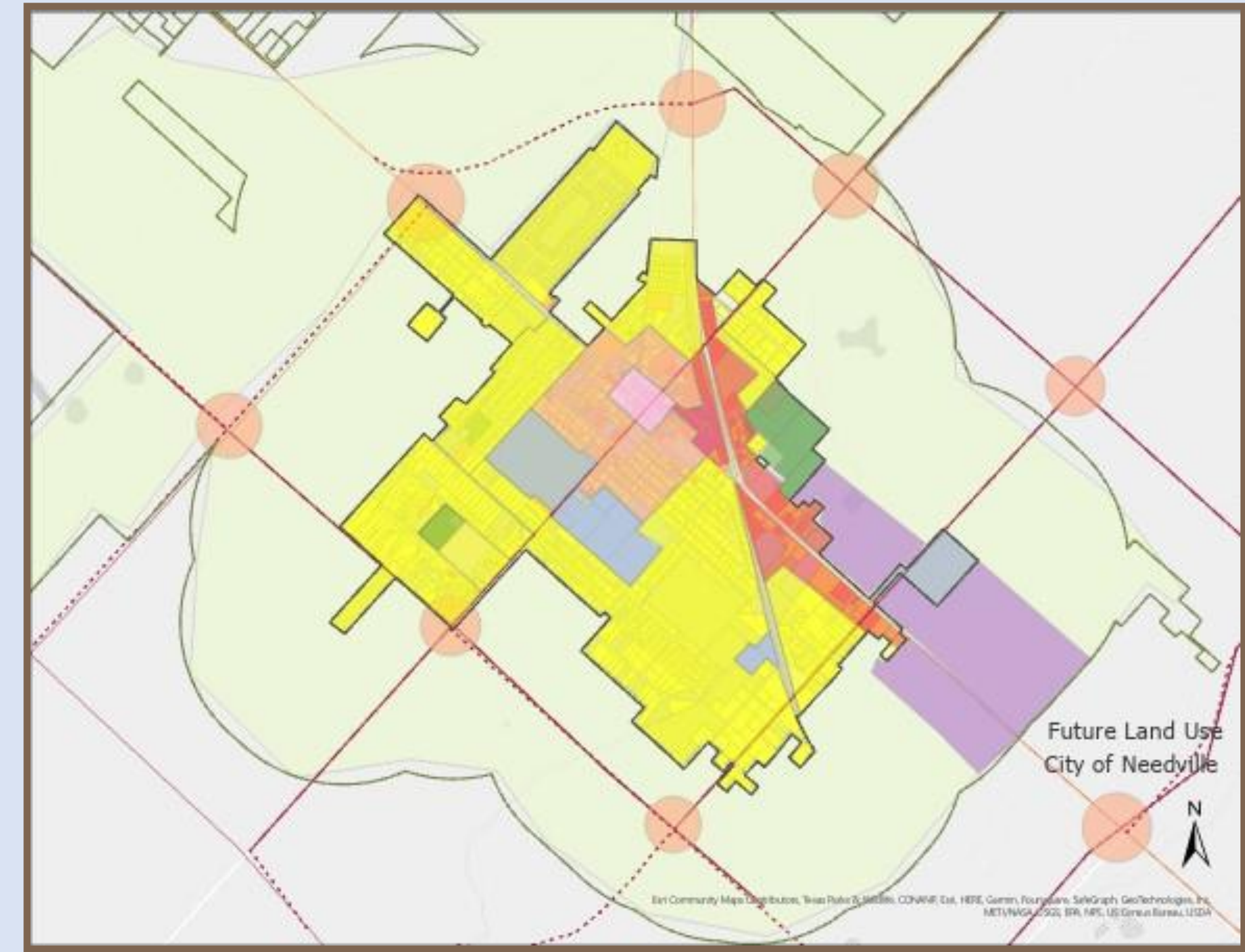
A. Existing Conditions

The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits are 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 Joe Esch and Associates and Gunda Corporation (an Ardurra 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 | Comprehensive Plan Advisory Committee |
| Chad Nesvadba | Beverly Stricker |
| Cindy Valchar | David Jajowy |
| Clay Forister (Ex) | Denny Burnside |
| Dusty Kalkomey | Donald Gray |
| Ernie Stuart (Ex) | Dustin Vacek |
| Phillip Strickland | M. Eric Denny |



Introduction - Elements

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May - June 2023

July - Sep 2023

Sep - Dec 2023

Dec - Mar 2024

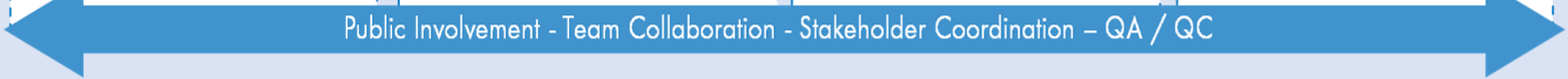


- Finalize Work Program with Staff
 - Work Session with City Council, P & Z, & Others
 - Advisory Committee Meeting 1 and Tour
- Website Activation, Newsletter, Media, On-line Forums, etc.*

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

- Draft Recommendations
 - Advisory Committee Meeting 3
 - Work Session with City Council, Planning Commission, and Other Boards
 - Finalize Recommendations & Implementation Strategy
 - Townhall Meeting
- Website/Newsletter Updates, Media, On-line Forums, etc.*

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



**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

Project Status

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](#)

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](#)

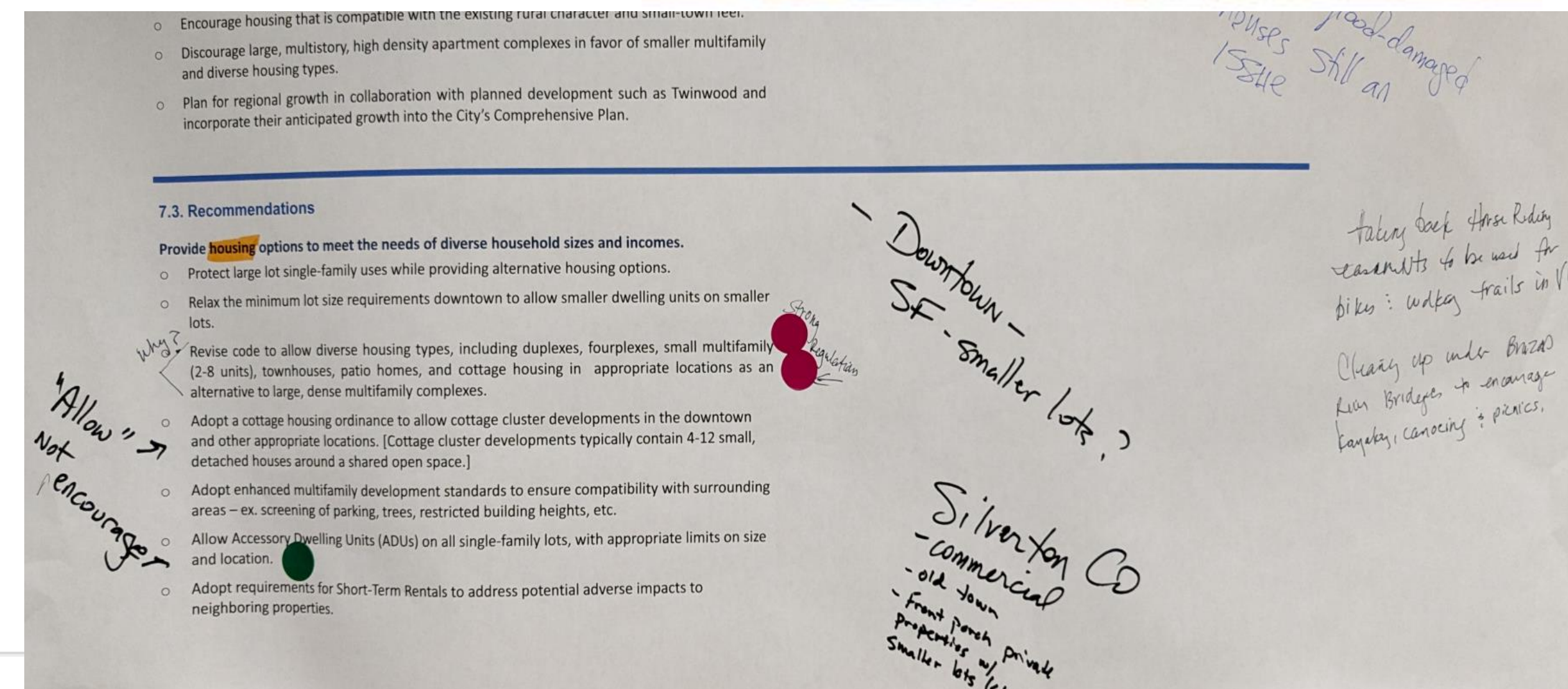
CITY COUNCIL WORKSHOP & CPAC MEETING 2 - August 7, 2023, 6:00 p.m.

- [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](#)



Website update COMPREHENSIVE PLAN - 2024



Acknowledgements	
Executive Summary	
1. Introduction and Authority	
1.1 What is a Comprehensive Plan?	
1.2 How is a Comprehensive Plan Prepared?	
1.3 How to Use a Comprehensive Plan?	
1.4 Why Do This Now?	
1.5 Plan Outline	
1.6 Authority for Plan	
1.7 Extraterritorial Jurisdiction	
1.8 Existing Planning Documents	
1.9 Community Engagement	
2. Vision and Guiding Principles	
2.1 Vision and Statement	
2.2 Guiding Principles and Objectives	
3. Community Profile	
3.1 Historical Background	
3.2 Milestones of City Growth	
3.3 Demographics	
3.4 Regional Context	
4. Land Use & Growth	
4.1 Existing Conditions	
4.2 Guiding Principles	
4.3 Recommendations	
5. Housing & Neighborhoods	
5.1 Existing Conditions	
5.2 Guiding Principles	
5.3 Recommendations	
6. Community Character & Development Standards ...	
6.1 Existing Conditions	
6.2 Guiding Principles	
6.3 Recommendations	
7. Mobility & Transportation	
7.1 Existing Conditions	
7.2 Guiding Principles	
7.3 Recommendations	
8. Infrastructure & Drainage	
8.1 Existing Conditions	
8.2 Guiding Principles	
8.3 Recommendations	
9. Resiliency & Sustainability	
9.1 Existing Conditions	
9.2 Guiding Principles	
9.3 Recommendations	
10. Parks & Cultural Activities	
10.1 Existing Conditions	
10.2 Guiding Principles	
10.3 Recommendations	
11. Economic Development	
11.1 Existing Conditions	
11.2 Guiding Principles	
11.3 Recommendations	
12. Implementation Plan	
13. Appendix	
A. Community Online Input	
B. CPAC Meeting Materials	
C. Summary of CPAC, Stakeholder and Community Input	
D. Stakeholder Interviews	
E. City of Simonton Report and Strategic Plan (2020)	



Report Outline

COMPREHENSIVE PLAN - 2024



1 Introduction

Fig. 1A Simonton City Limits and Extraterritorial Jurisdiction

3 Community Profile

Fig. 3A Simonton Population since 1950

Fig. 3B Growth Rate Comparison

Fig. 3C Racial Composition

Fig. 3D Population by Age

Fig. 3E Population by Household Type

Fig. 3F Marital Status

Fig. 3G Median Household Income

Fig. 3H Employment Rate

Fig. 3I Regional Population Growth since 1980

4 Land Use & Growth

Fig. 4A Existing Land Use

Fig. 4B Existing Lot Sizes

Fig. 4C Twinwood Agreements

Fig. 4D Twinwood Location Map

Fig. 4E Twinwood One

Fig. 4F Twinwood Two

Fig. 4G Twinwood Three

Fig. 4H Twinwood Variances

Fig. 4I Future Land Use Map

5 Housing & Neighborhoods

Fig. 5A City of Simonton Select Housing Data

6 Community Character & Development Standards

Fig. 6A CPAC Mapping Exercise

Fig. 6B Existing Character Areas

7 Mobility

Fig. 7A Road Hierarchy

Fig. 7B Road Classifications

Fig. 7C Existing Road Network

Fig. 7D Traffic Attractors & Generators

Fig. 7E Traffic Volumes

Fig. 7F Road Crashes, 2018-2022

Fig. 7G Proposed Road Projects

Fig. 7H Selected Roads for Analysis

Fig. 7I Select Table from FHWA showing Service Volumes

Fig. 7J Existing Level of Service

Fig. 7K Expansion of FM 1093 (FM 1489-FM 359)

Fig. 7L Future Changes to Road Network

Fig. 7M Proposed Roads, Fort Bend County Major Thoroughfare Plan

Fig. 7N Proposed Intersection Improvements at FM 1489 and FM 1093

Fig. 7O Future Trip Generation

Fig. 7P Average Distance Travelled in Simonton

Fig. 7Q Process for Estimating Future Level of Service

Fig. 7R Future Conditions Level of Service (2045)

Fig. 7S Proposed Future Connections

Fig. 7T Proposed Roads, Classified by Type

Fig. 7U Proposed Road Cross-sections

8 Infrastructure & Drainage

Fig. 8A Groundwater Wells

Fig. 8B Permitted Septic Systems

Fig. 8C Drainage Infrastructure

Fig. 8D Gas Transmission Lines

Fig. 8E Services & Providers

9 Resiliency & Sustainability

Fig. 9A FEMA Flood Hazard Zones

Fig. 9B Flooding during Hurricane Harvey

Fig. 9C Proposed Allens Creek Reservoir

Fig. 9D Wetlands in Simonton

Fig. 9E Heat Severity in Simonton

11 Economic Development

Fig. 11A Twinwood Development Agreements

Fig. 11B Twinwood Agreement 1 - ETJ

Fig. 11C Twinwood Agreement 2 - Outside ETJ

Fig. 11D Twinwood Agreement 3 - Simonton Village



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Report Outline

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CPAC

4 CPAC meetings

Interactive exercise:

Mentimeter polling

Dot Exercise

Map Exercise

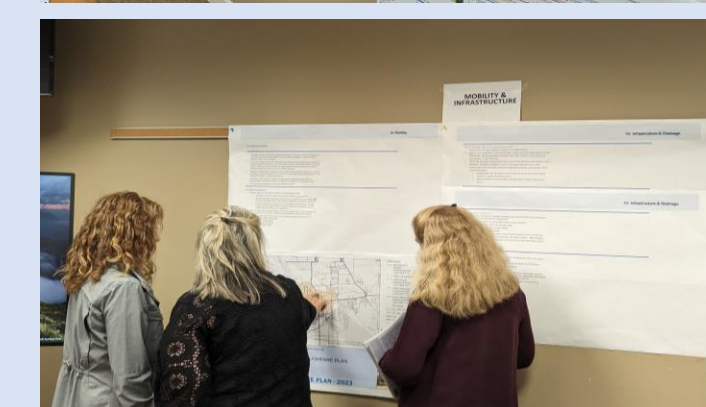
Citizens:

Website survey

Printed copies:

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

- [Agenda](#)
- [Presentation](#)
- [Signup Sheet](#)
- [Meeting Display Materials](#)
- Input Received at the Meeting (To be posted)
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What measures would you support to revitalize central core



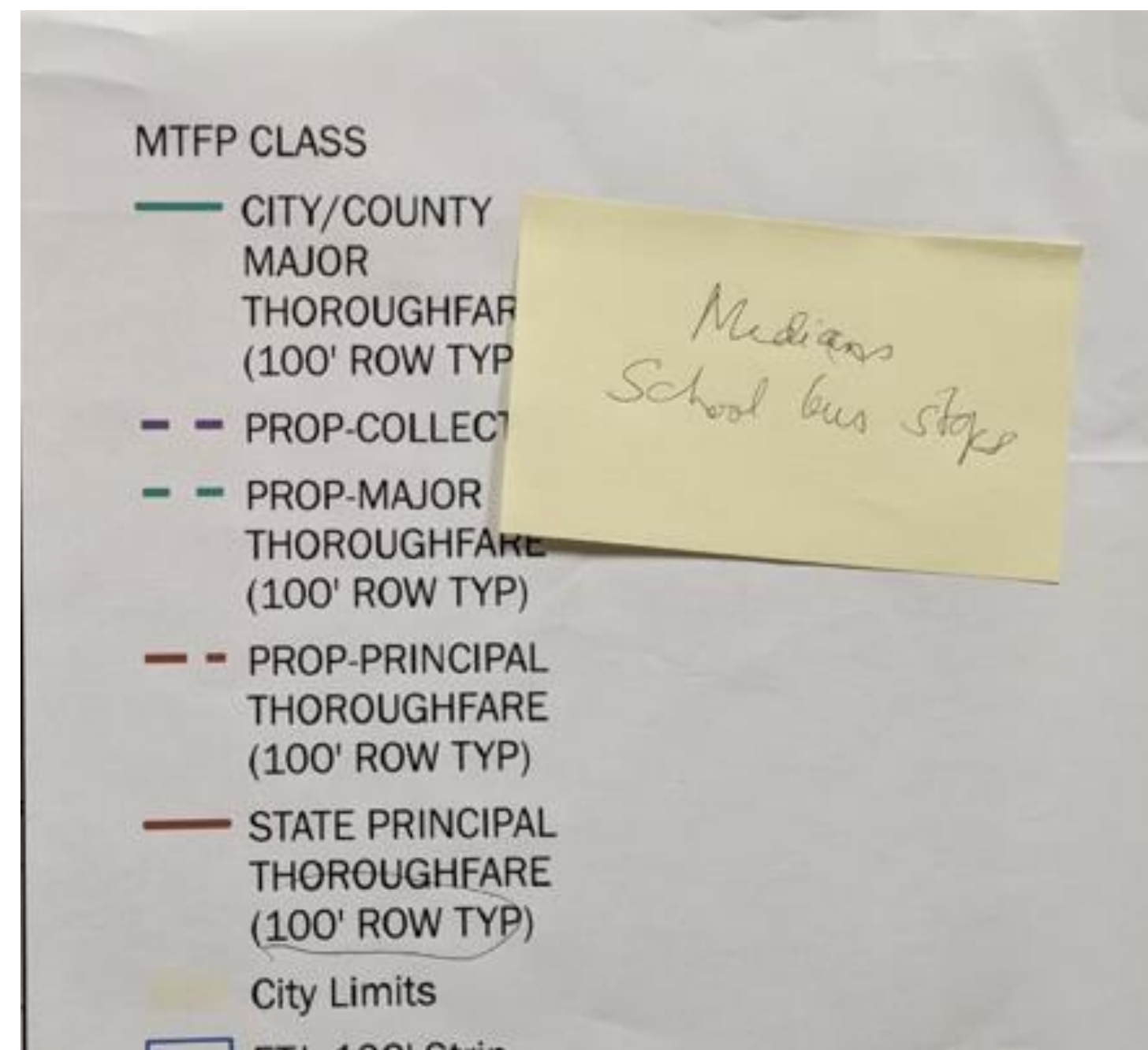
Refer to Website

Community Engagement

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Example CPAC responses to draft report



Thoroughfares:

Medians, bus tops



Future Land Use Map:

Limit building height to 2 stories

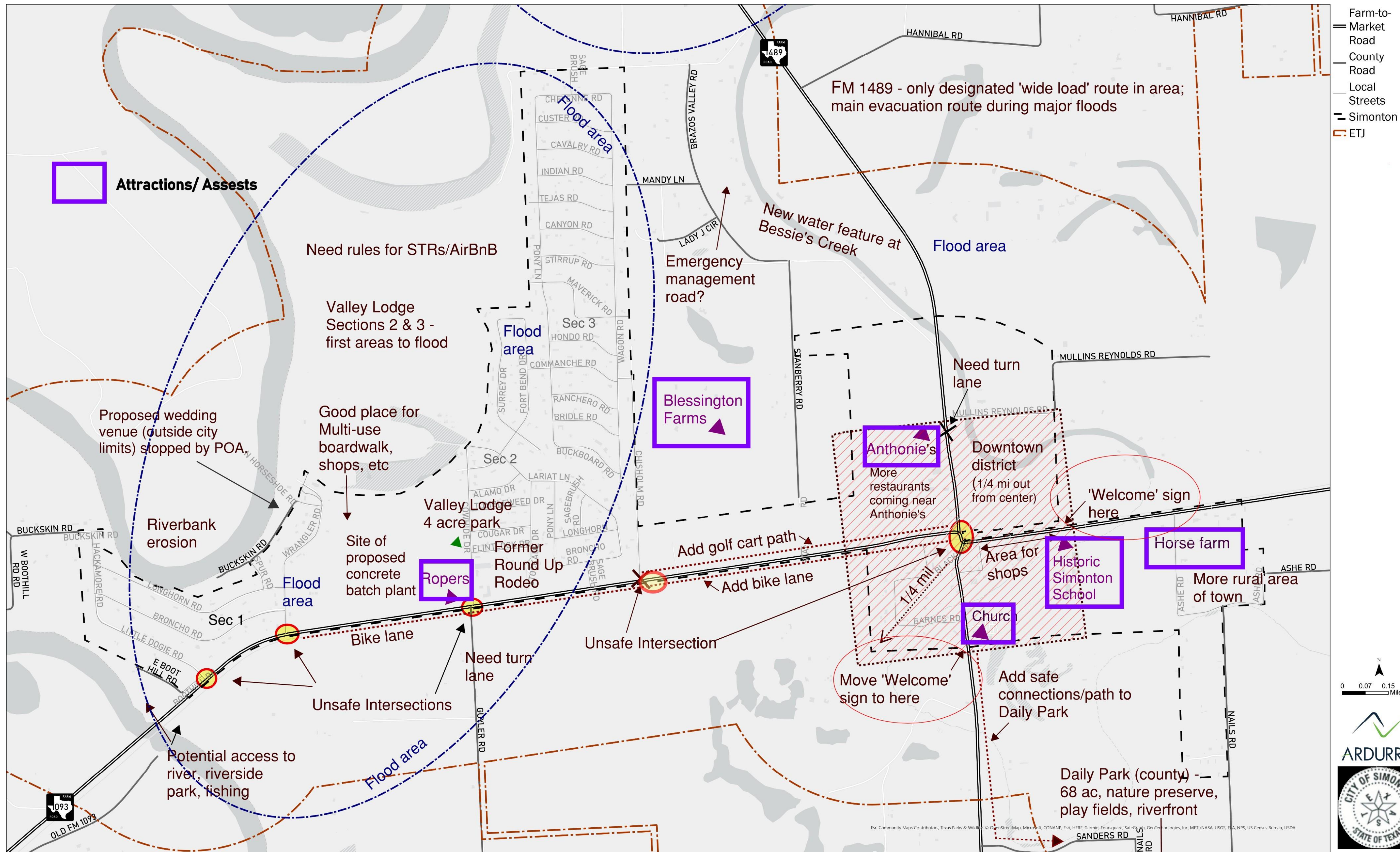
No multi family

Refer to Website

CPAC Responses – Elements of the Plan

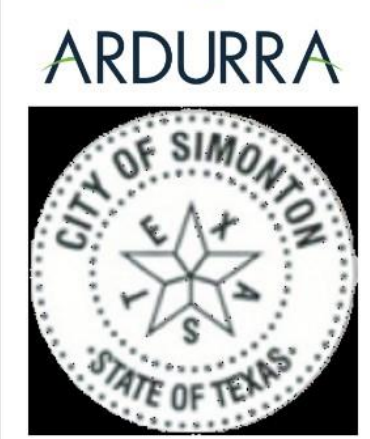
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Summary of Input from CPAC 2

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Years from now, Simonton will be a strong-knit quiet, rural, family-friendly community with preserved historic assets, protected natural areas, attractive downtown, safe circulation for all, and high-quality new development that results in a resilient and unique Simonton and provides a variety of business opportunities.



Vision Statement

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Land Use and Growth
Housing and Neighborhoods
Community Character
Downtown
Corridors
Citywide

Mobility
Infrastructure
Resiliency & Sustainability
Parks and Open Space and Recreation
Economic Development

Commercial Site Design Standards



No landscaping, wide setback



Landscaping, sidewalks, parking in front

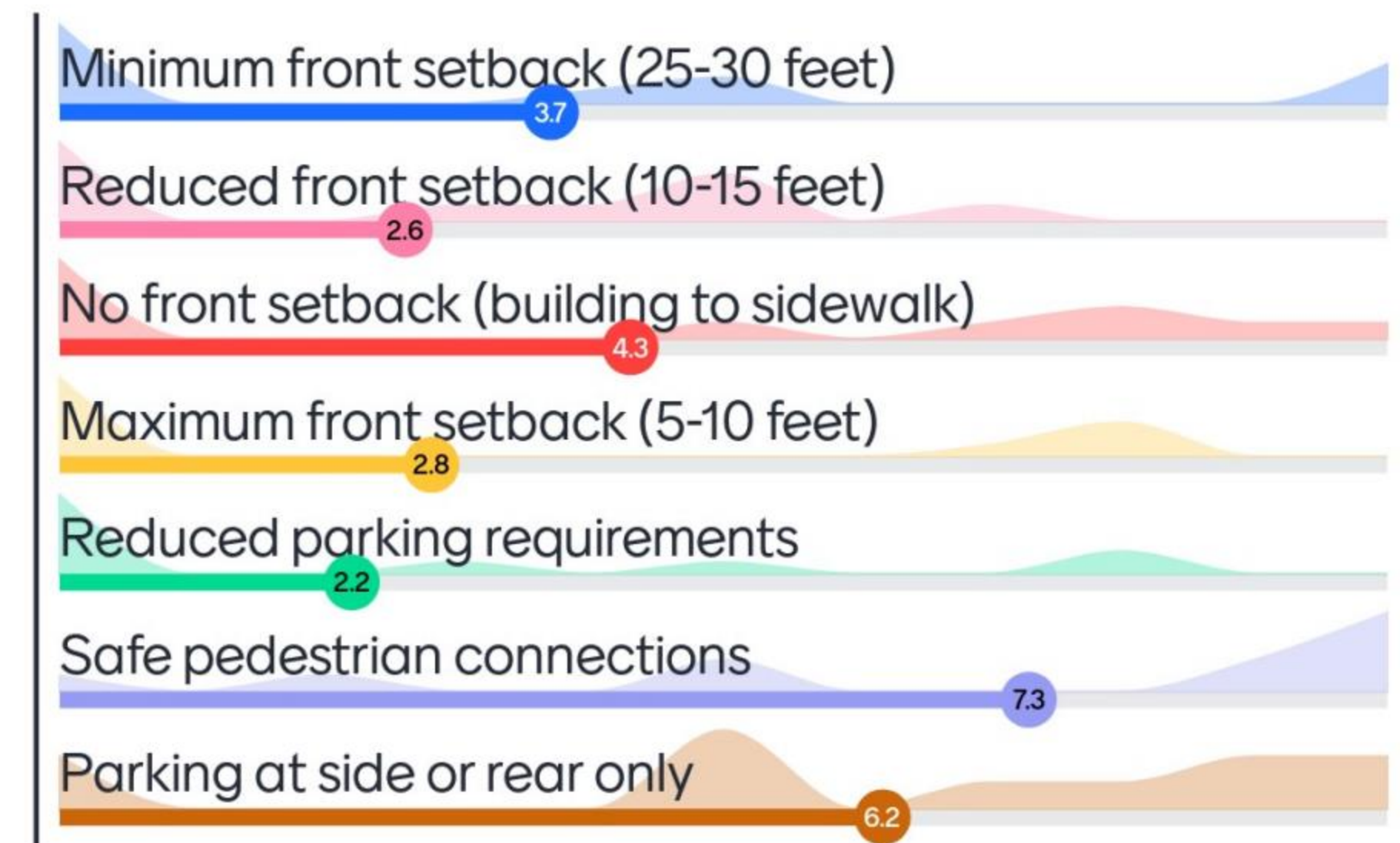


Reduced setback, parking at side or rear



Buildings oriented to street, no setback

Rate your support for site design standards in city core:

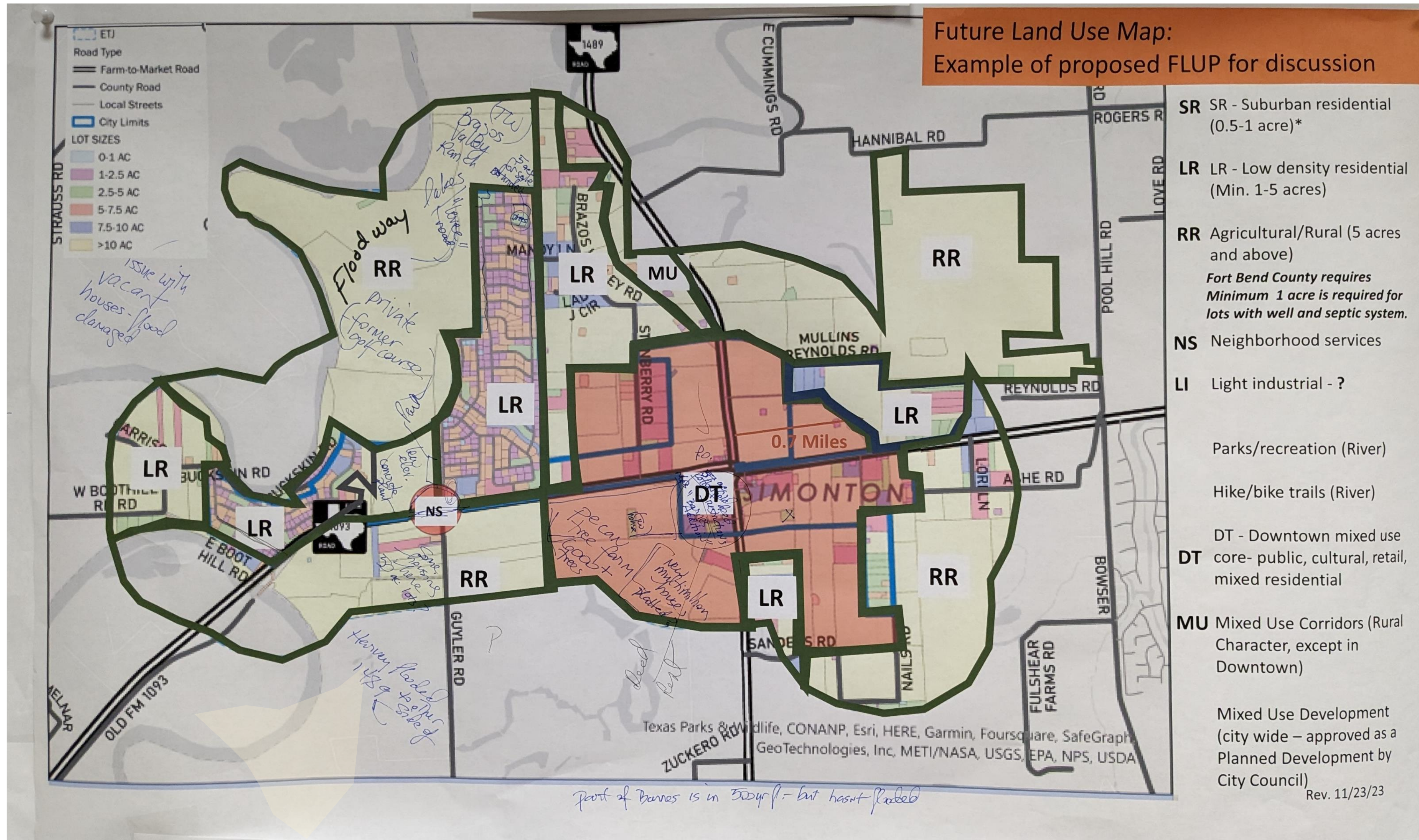


Refer to Exhibits

Topics - Guiding Principles & Recommendations

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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

Recommendations - Future Land Uses - CPAC Responses

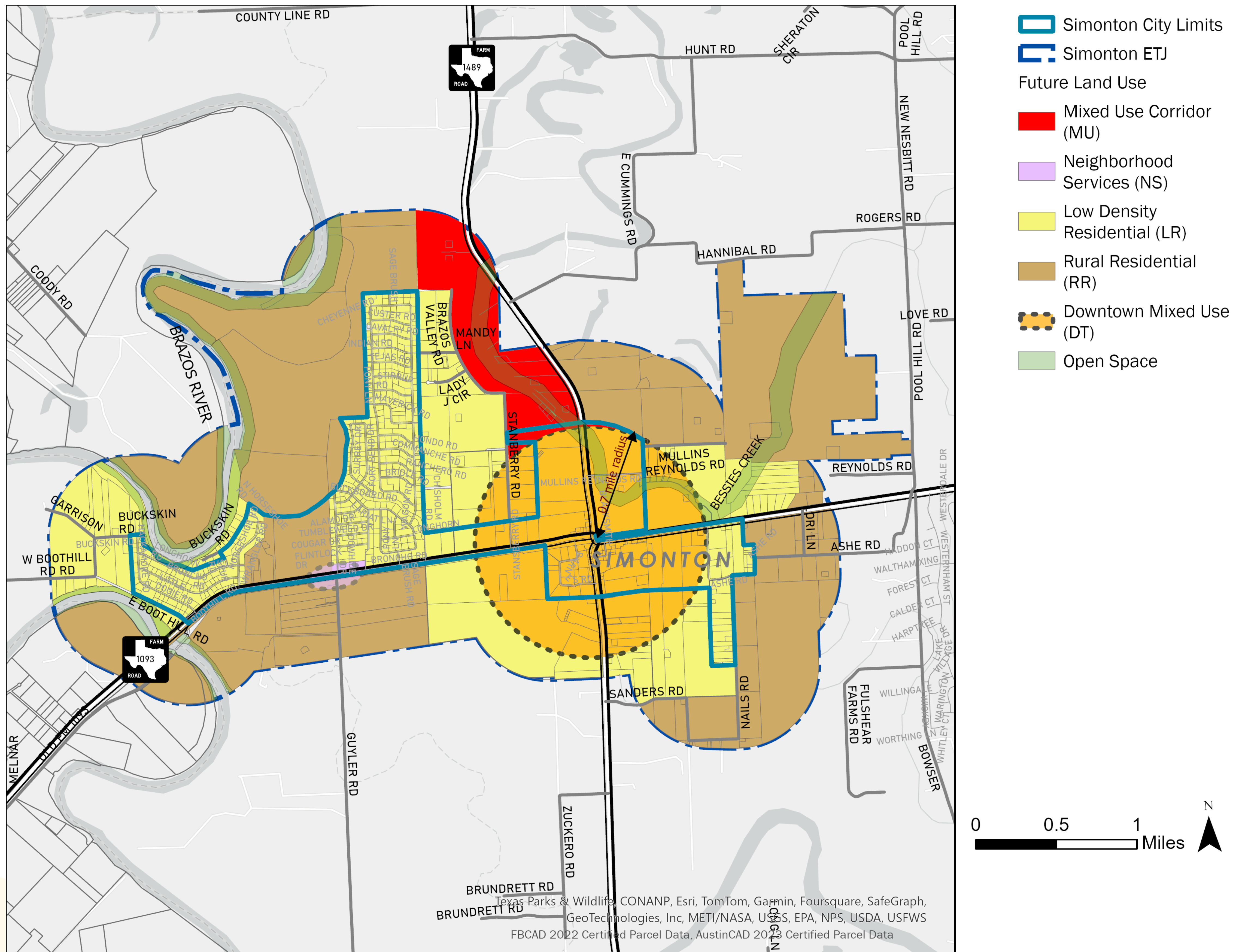
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Existing Character Areas



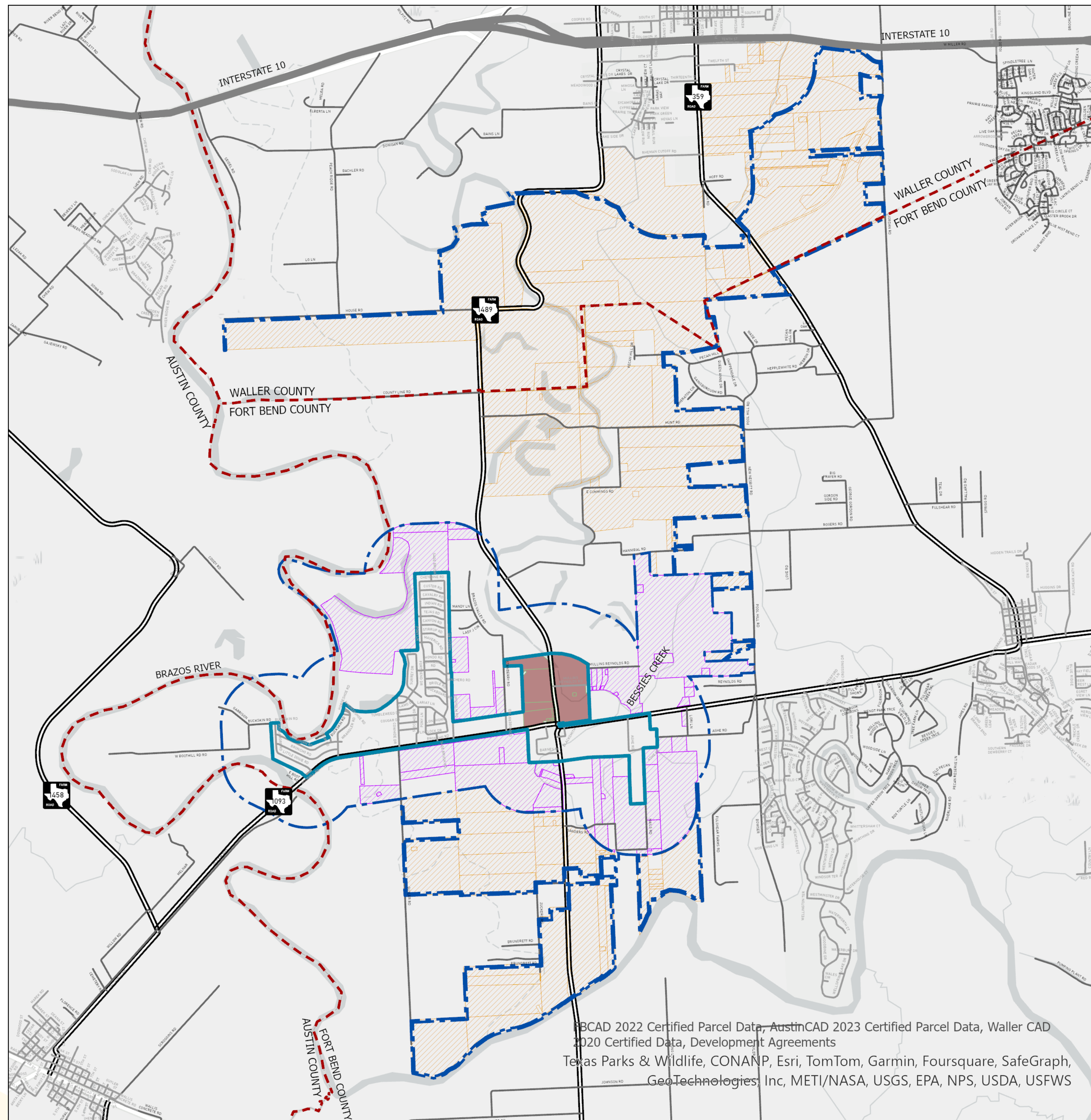
Recommendations – Character Areas

COMPREHENSIVE PLAN - 2024

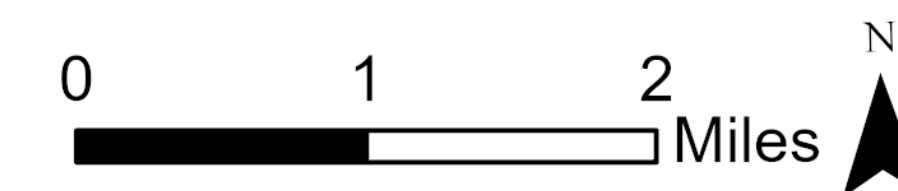


Recommendations - Future Land Use Map

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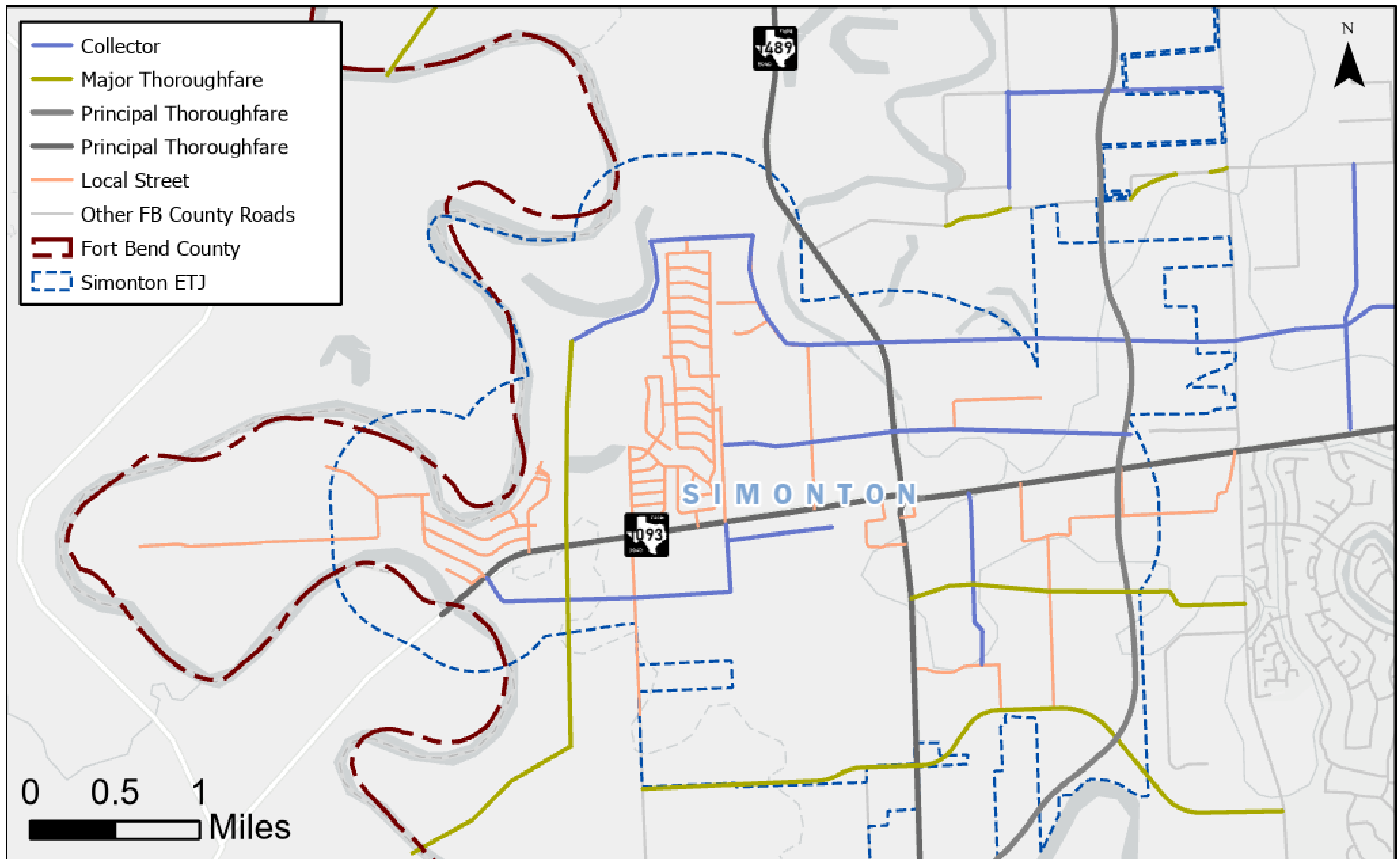


- Simonton City Limits
- Simonton ETJ
- Development Agreement 1
Twinwoods, US, Inc. & City
(ETJ properties)
- Development Agreement 2
Twinwoods, US, Inc., and
Woods Road & I-10
Investments, Inc. & City
(ETJ Annexation)
- Development Agreement 3
Twinwoods, US, Inc., and
CBDS Investments, Inc. &
City for New Simonton
Village (City Limits)
- County Line
- Interstate 10



Twinwood Development

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Proposed Thoroughfare Plan

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Components

Key actions (what)

Responsible entities (who)

Available resources (how)

Community priorities (why)

Desired timeline (when)

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

Federal/state grants- CDBG, Disaster Recover Grants,

Public-private partnerships/incentives, etc.

Safe Routes to School, Safe Streets for All, etc.

Implementation Strategy

COMPREHENSIVE PLAN - 2024



Exercise

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

• High: 1-2 years

Color

• Medium: 3-5 years

Color

• Low: 6-10 years

Color

8 stations

Each member put a dot on each recommendation



Implementation Strategy - Prioritization

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LAND USE	Action	Timing	Entities	Priority
Consider adoption of a zoning ordinance.	Adopt a Zoning Code	Short-term: 1-2 years	City	21
Adopt a Future Land Use Map	Adopt Comprehensive Plan	In progress	City	n/a
HOUSING & NEIGHBORHOODS	Action	Timing	Entities	Priority
Housing				
Adopt enhanced multifamily development standards.	Amend Code	Short-term: 1-2 years	City	16
Adopt requirements for Short-Term Rentals	Amend Code	Short-term: 1-2 years	City	14
Reduce minimum lot size in downtown to allow smaller dwelling units on small lots.	Amend Code	Short-term: 1-2 years	City	8
Allow 'missing middle' medium-density housing types in appropriate locations.	Amend Code	Short-term: 1-2 years	City	6
Allow Accessory Dwelling Units (ADUs) on all single-family lots, with restrictions.	Amend Code	Short-term: 1-2 years	City	4
Subdivision Standards				
Strengthen subdivision design standards.	Amend Code	Short-term: 1-2 years	City, County	15
Adopt Planned Development standards to encourage innovative developments.	Amend Code	Short-term: 1-2 years	City, County	15
Adopt Conservation Development Alternative to protect natural open space.	Amend Code	Short-term: 1-2 years	City, County	4
Neighborhood Protection				
Implement a robust code enforcement program to address unsafe or unsightly conditions.	Amend Code	Short-term: 1-2 years	City	21
Pursue funding to assist in remediating-of blighted structures.	Apply for grants	Ongoing	City, State, Federal	11
Strengthen property maintenance codes and consider a property inspection program.	Amend Code	Short-term: 1-2 years	City	10
COMMUNITY CHARACTER & DEVELOPMENT STANDARDS	Action	Timing	Entities	Priority
Highlight and preserve downtown's historic character and sense of place.				
Adopt Building Design Standards for building height, transparency, facades.	Amend Code	Short-term: 1-2 years	City	18
Adopt Site Design Standards for setbacks, walkways, parking location, outdoor activities.	Amend Code	Short-term: 1-2 years	City	15
Identify historic resources and encourage preservation and adaptive reuse.	Conduct a historic resource inventory	Short-term: 1-2 years	City, County Historical Commission	13
Adopt International Existing Building Code to facilitate reuse of older buildings.	Amend Code	Short-term: 1-2 years	City	9
Highlight gateways to downtown on FM 1489 and FM 1039 with signage, landscaping and art.	Prepare a Gateway beautification plan	Mid-term: 3-5 years	City, Keep Simonton Beautiful	8
Consider downtown-specific sign standards.	Amend Code	Short-term: 1-2 years	City, Keep Simonton Beautiful	6
Install comprehensive streetscape improvements with wide sidewalks, street trees, lighting, and benches.	Prepare a Downtown Plan	Mid-term: 3-5 years	City	4

Refer to Exhibits & Website Example

Implementation Strategy - Prioritization

COMPREHENSIVE PLAN - 2024



- Public Hearing & Adoption
- Final Report

Next Steps

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- Review Exhibits / Comments
- Q/A

Discussion

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