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

VELCOME TO

COMPREHENSIVE PLAN – 2024

May - June 2023	July - Sep 2023	Sep - Dec 2023	Dec - Mar 2024
MOBILIZATION	FINDINGS/VISIONING	RECOMMENDATIONS	FINALIZATION
Months 1-2	Months 2-5	Months 5-8	Months 8-11
 Finalize Work Program with	 Data Collection & Research Findings, Issues, Vision Advisory Committee Meeting 2 Work Session with City Council,	 Draft Recommendations Advisory Committee Meeting 3 Work Session with City	 Final Draft Advisory Committee Meeting 4 Work Session with City
Staff Work Session with City	Planning Commission, and Other	Council, Planning Commission,	Council, Planning Commission,
Council, P & Z, & Others Advisory Committee Meeting	Boards Stakeholder Interviews/Listening	and Other Boards Finalize Recommendations &	and Other Boards Public Hearing and Adoption Final Report, (Hard Copies &
1 and Tour	Sessions/Community Chats Townhall Meeting	Implementation Strategy Townhall Meeting	Online Interactive Version)
Website Activation, Newsletter,	Website/Newsletter Updates,	Website/Newsletter Updates,	Website/Newsletter Updates,
Media, On-line Forums, etc.	Media, On-line Forums, etc.	Media, On-line Forums, etc.	Media, On-line Forums, etc.
Pub	lic Involvement - Team Collaboration	- Stakeholder Coordination – QA /	CPAC 4:
Vork Session & CPAC	1 CPAC 2:	CPAC 3: Nov. 6, 2023	
une 5, 2023	Aug. 7, 2023	CC Update – Dec 19, 2	

Update

COMPREHENSIVE PLAN – 2024



Website update

(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

- <u>About the Comprehensive Plan</u>
- 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
- <u>Presentation</u>
- <u>Signup Sheet</u>
- Input Received at the Meeting
- Photos of the Meeting

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

- <u>Agenda</u>
- Minutes
- Presentation
- <u>Signup Sheet</u>
- Input Received at the Meeting
 - <u>Development Standards (Mentimeter Survey)</u>
 - <u>Visioning (Mentimeter Survey)</u>
 - Maps
- Photos of the Meeting

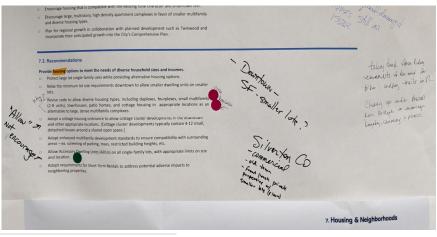
COMMUNITY RESPONSE SUMMARY AS OF JULY 10, 2023

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

- <u>Agenda</u>
- Presentation
- <u>Signup Sheet</u>
- Meeting Display Materials
- Input Received at the Meeting
- <u>Photos of the Meeting</u>

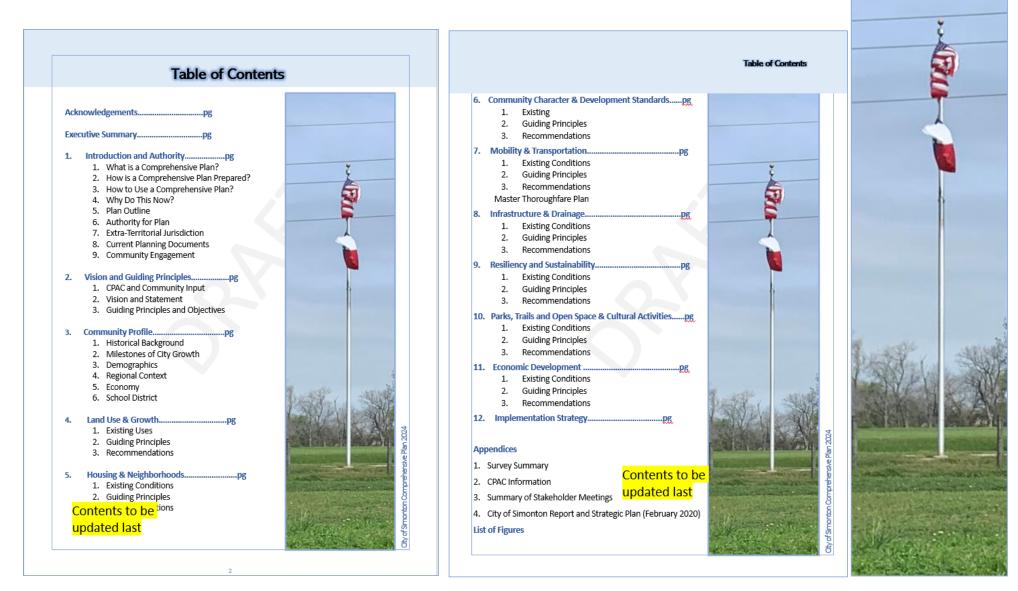




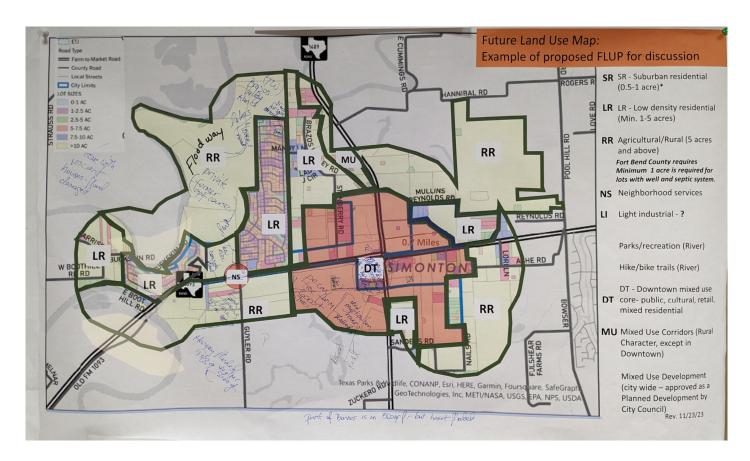


Draft report overview

Draft report outline & status



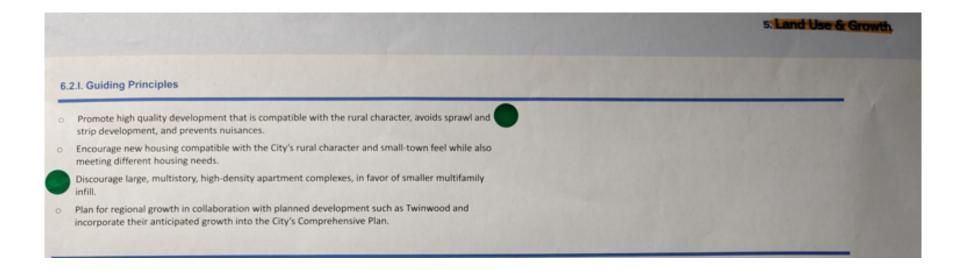
Proposed Future Land Use



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

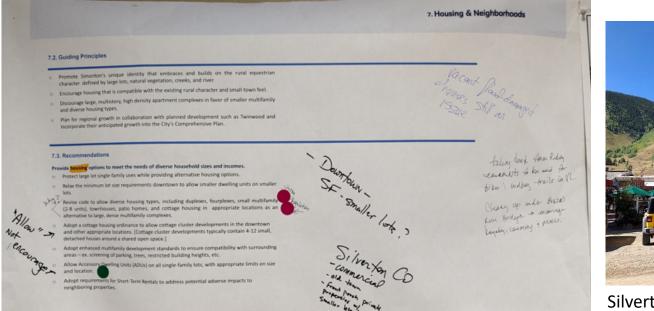
Land Use & Growth



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

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

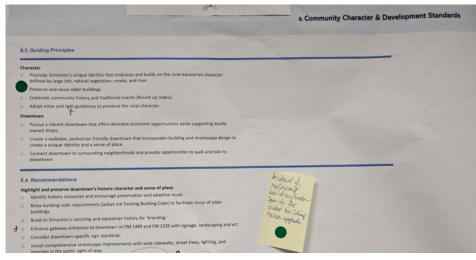
Subdivision Standards

7.3. Recommendations

Subdivision Standards

- Adopt/Update Planned Development standards to provide flexibility for innovative developments consistent with the community's vision, ensure compatibility of land uses and meet the current needs of the community.
- Adopt and Encourage Conservation Development Alternative to allow compact, clustered lots to preserve natural open space, environmentally sensitive areas, and agricultural land on the remainder of the tract.
- Update subdivision design standards to require:
 - Dedication of an increased amount of open space and parkland, as well as new trails and playgrounds.
 - Amenitized detention basins.
 - Multimodal street design and better connectivity of streets, pedestrian walkways and bicycle paths, including providing multiple access points for better integration of new and existing neighborhood.

Downtown



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

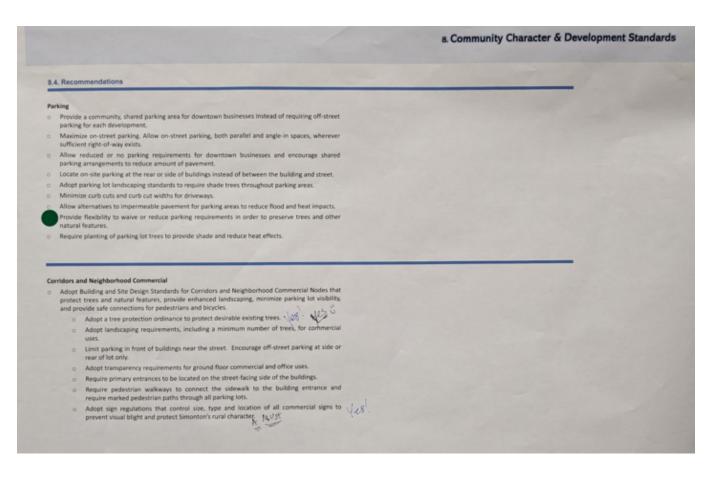


Walkable downtown - Brightleaf Square, NC



Walkable streetscape with decorative lighting and signage - Brenham⁹

Community Character



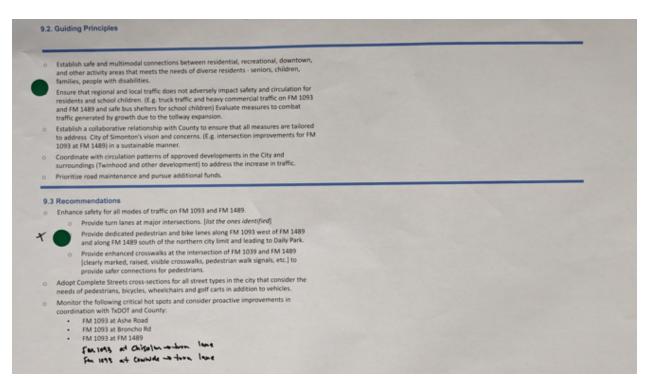
Waive/reduce parking requirements to preserve trees and natural features

Tree protection ordinance

Enhanced landscaping requirements for commercial

Sign regulations to prevent visual blight protect rural character

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

Infrastructure & Drainage

10.2. Guiding Principles

- Plan for infrastructure improvements necessary to accommodate future growth.
 Identify appropriate locations for capital improvements that protect and enhance the City's character.
- Seek financial support to aid development of new infrastructure and public facilities.
- Prepare a capital improvement plan that addresses road repair; identify funding and grant opportunities.
- Incorporate the improvements proposed by planned development such as Twinwood in the city-wide infrastructure plan.
- Incorporate specific improvements already planned for and/or programmed by the city or by the county.

10.3. Recommendations

- Prepare an Infrastructure Master Plan for the City and ETJ to:
 - Assess current conditions.
 - Address existing and future demands based on the future growth capacity of the area.
 - Identify options to provide service to future development in city and ETJ (water distribution, WTP and wastewater collection, lift station, WWTP).
- Update impact fees for water, wastewater, drainage as a source of funding. Make regular updates to the city's fee schedule. Educifie fue anisferig commented for the Prepare design and construction standards and ensure that all areas of the city
- meet same infrastructure standards. Review and update construction standards and specifications periodically to incorporate emerging technologies.

10.3.1 Drainage Improvement Recommendations

- Plan for new drainage facilities to support new communities.
 - Require curb and gutter in new communities rather than open ditch systems where appropriate. Where appropriate develop open-ditch systems to preserve and enhance the "rural" character.
- Due to the proximity to the Brazos River, much of the Simonton area resides in the floodplain. Floodplain mitigation must be thoroughly planned out in new communities. This will require extensive engineering studies and planning. Some possible strategies:
 - Substantially raise the level of natural ground for planned communities.
 - Add new channels for stormwater storage before outfall to the Brazos River.

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

Infrastructure & Drainage

10.3.2 Water Recommendations

- Plan new water distribution facilities to support new communities in the Simonton area, with the following system components:
 - Identified water source (surface water or groundwater).
 - Water treatment plant for drinking water.
 - Trunk lines along community streets.
 - Service lines for new homes.

While existing residents may or may not be required to tie-in to the new water system, it is recommended that the option is given. Allow existing uses currently on well and septic the option to tie into new water system.

10.3.3 Wastewater Recommendations

- Develop a master drainage plan, master water infrastructure plan, and master wastewater plan for future growth, including.
 - o Identification of site for a wastewater treatment plant and lift stations.
 - Trunk lines along highways and collector streets.
 - o Service lines for new homes.

*Extensive engineering analysis will be required to determine wastewater capacity requirements for both the treatment plant and pipe systems. Determine wastewater capacity requirements for future treatment plant and pipe systems.

Consider the creation of MUDs (Municipal Utility Districts) for construction of infrastructure for new communities.

NOT REQUIRED FOR EXISTING HOMES

Allow existing uses to remain on well and septic

Determine wastewater capacity for future treatment plants

MUD for new communities

Resiliency

		11. Resiliency
11.3	3 Gulding Principles	
	Seek innovative measures to address flood hazards and protect homes and properties.	
	Incorporate flood control with all new and existing developments to prevent future damage.	
	Plan for emergency management and evacuation routes. Address street flooding and ensure safe access during flooding.	
	Ensure accessibility to all infrastructure, especially to the pump stations during a flooding event.	
	Collaborate with US Army Corp of Engineers to undertake improvements to Brazos River, Andreis, + Canada -	
>	Coordinate with the county, federal, state agencies, and the Drainage District on flood improvements.	
	Evaluate the impact of growth under current guidelines and address compliance with subsidence district to prevent future penalties.	
,	Recommendations USER Nect to Add the Education of two to the Add the Education of two the Add the Education of two two the Add the Education of two	
	Incorporate hazard mitigation (resiliency) in all Master Plans.	
	Implement erosion countermeasures, such as those discussed in the Huitt-Zollans Brazos River Simonton Cutoff project, in riverbank areas susceptible to erosion.	
	Mitigate 'heat island' effects by limiting paved areas as much as possible and adopting measures to increase shade, especially along streets, sidewalks, trails and	

Improvements to Brazos River - coordination with US Army Corps

Prepare Hazard Mitigation Plan. Include an education component.

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

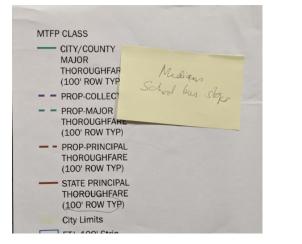
 Mixed Use/Commercial Corridor – Mixed, residential and nonresidential uses that benefit from the location on a major thoroughfare and truck route; high site and building design standards to ensure high-quality development and rural character; auto-oriented but with safe pedestrian and bicycle connections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

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:

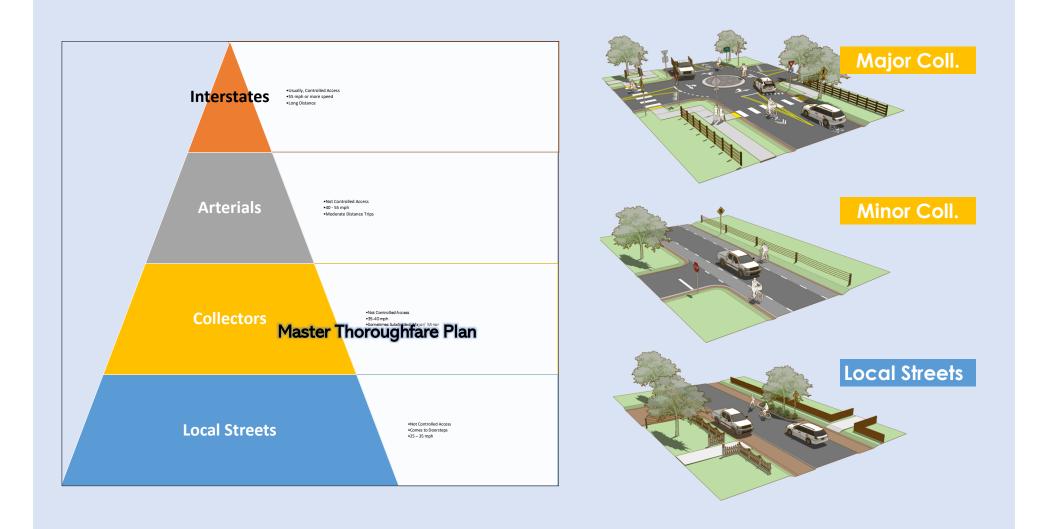
- oldentification of current and future transportation needs.
- oRoadway network improvements.
- oPedestrian and bicycle infrastructure.
- oTransit and alternative transportation.
- oImplementation strategies.

Master Thoroughfare Plan guides:

- oFuture development.
- oDedication of required right of way.
- oConstruction of required multi-modal infrastructure.







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

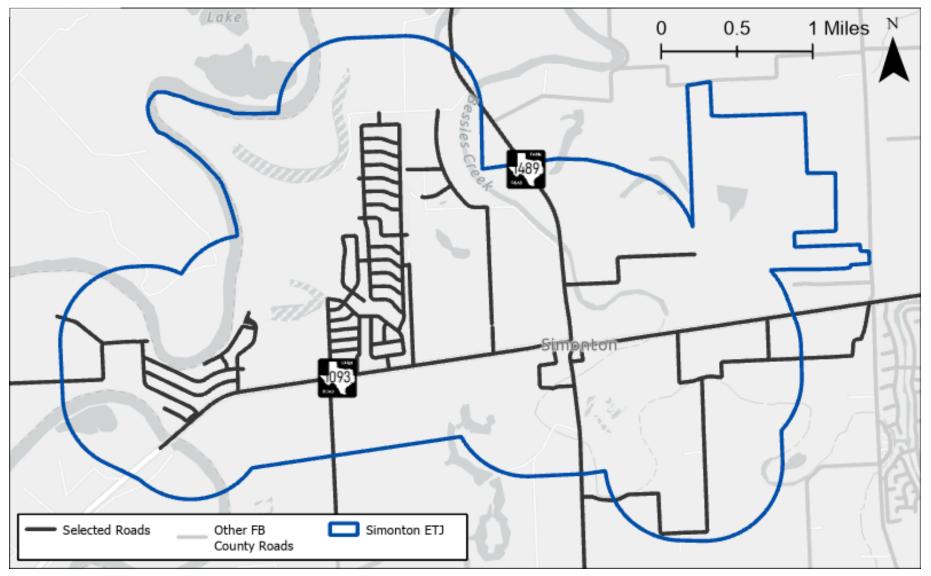
How might traffic change in the **future**?

Known DevelopmentsFuture Traffic Demand

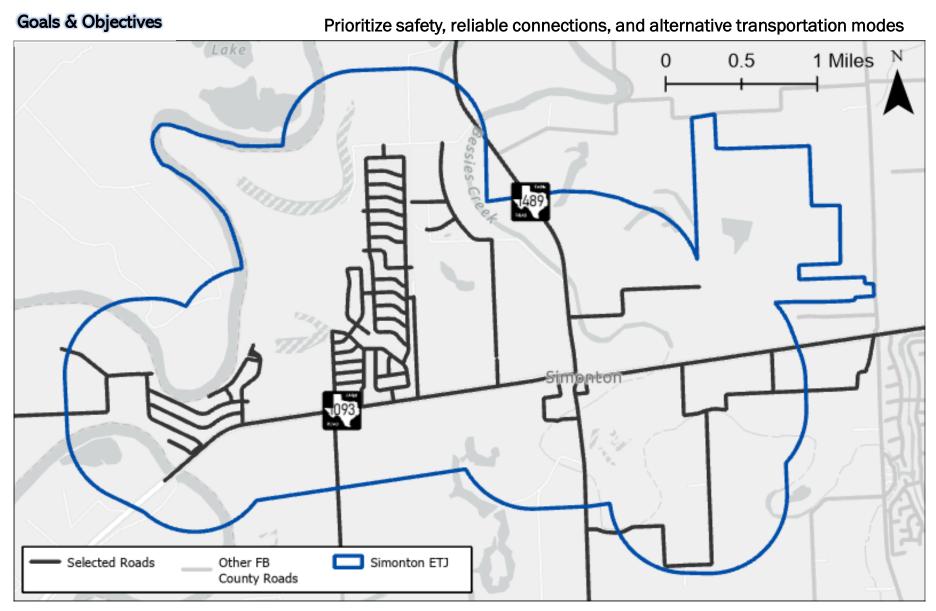
What are **Simonton's Priorities**?

Public EngagementRecommendations

Introduction

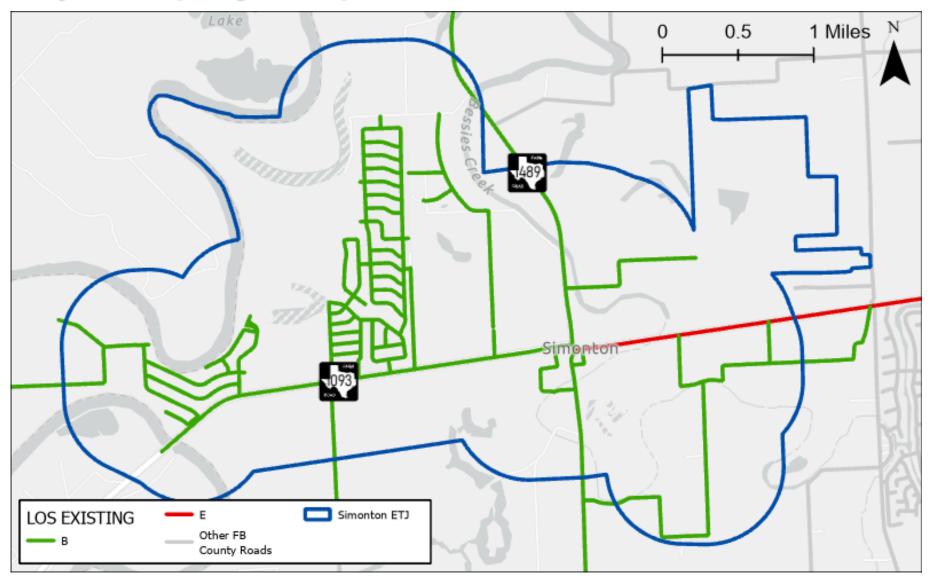


- \checkmark Simonton's transportation relies heavily on FM 1489 and FM 1093
- \checkmark Traffic concentration is notably high on FM 1093



Identification of Transportation Needs

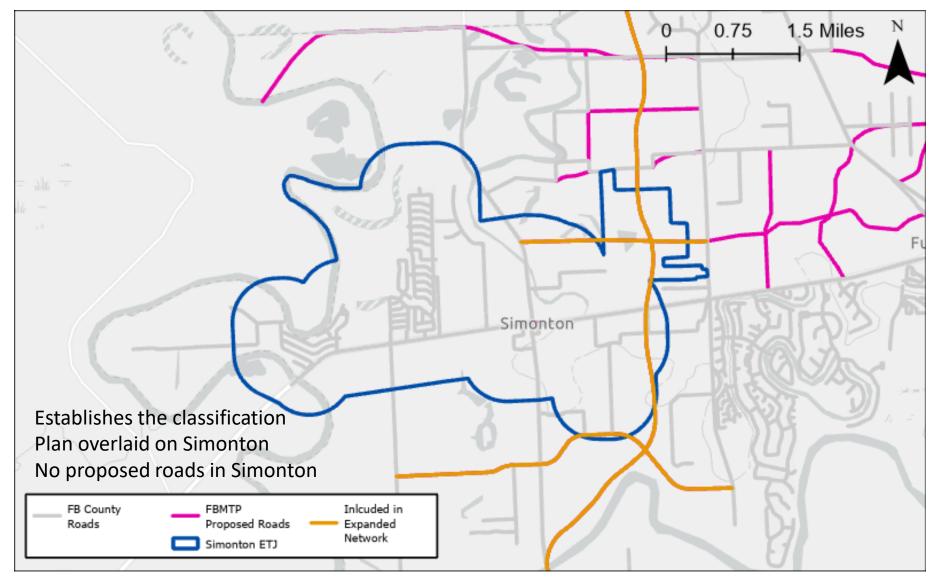
- \checkmark Access to neighboring urban areas and facilitating freight movement are critical.
- \checkmark Future demands require maintaining and enhancing capacity on FM 1093 and FM 1489



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

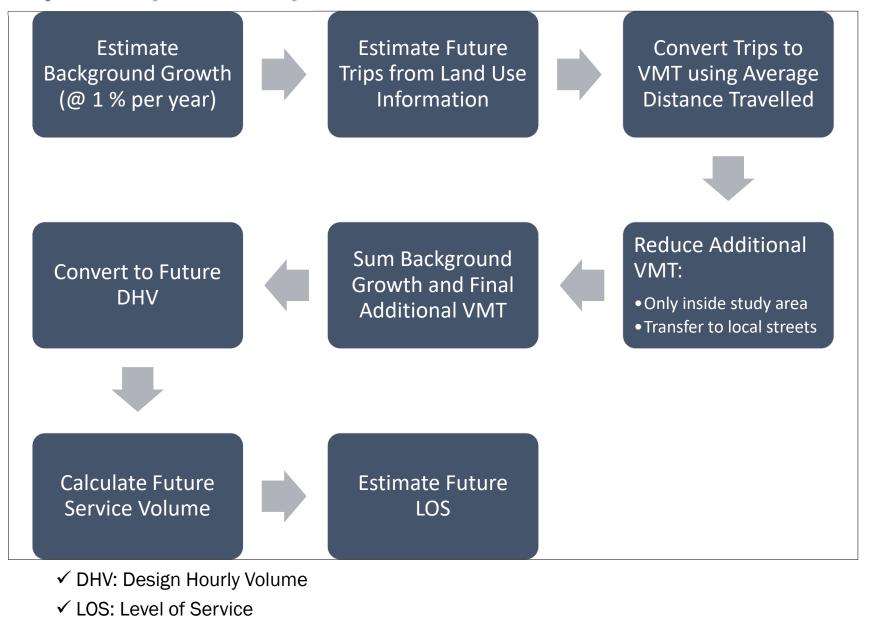
- ✓ Majority of roads have an LOS of B, with FM 1093 east of FM 1489 being an exception
- ✓ TxDOT plans to expand FM 1093 to accommodate increased traffic

Fort Bend County MTP



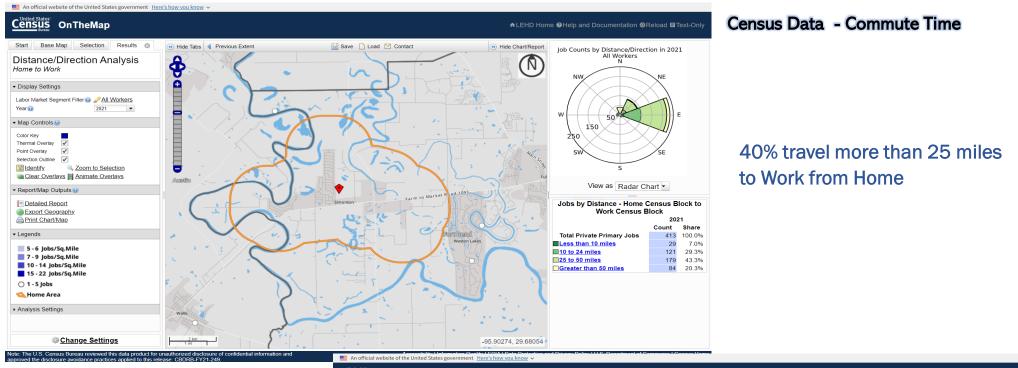
- ✓ Orange and Pink color roads are proposed by Fort Bend County Thoroughfare Plan
- \checkmark Orange roads were used in the future analysis

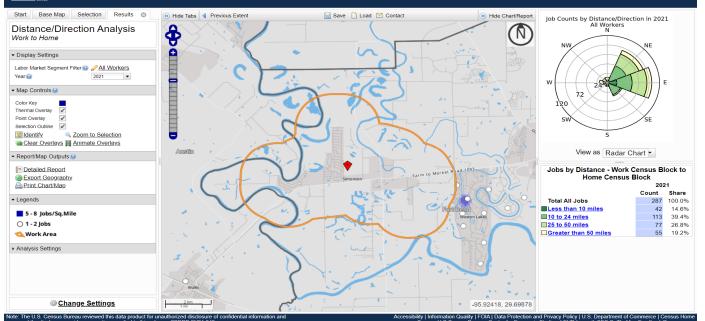
Analysis Methods (Future Conditions)

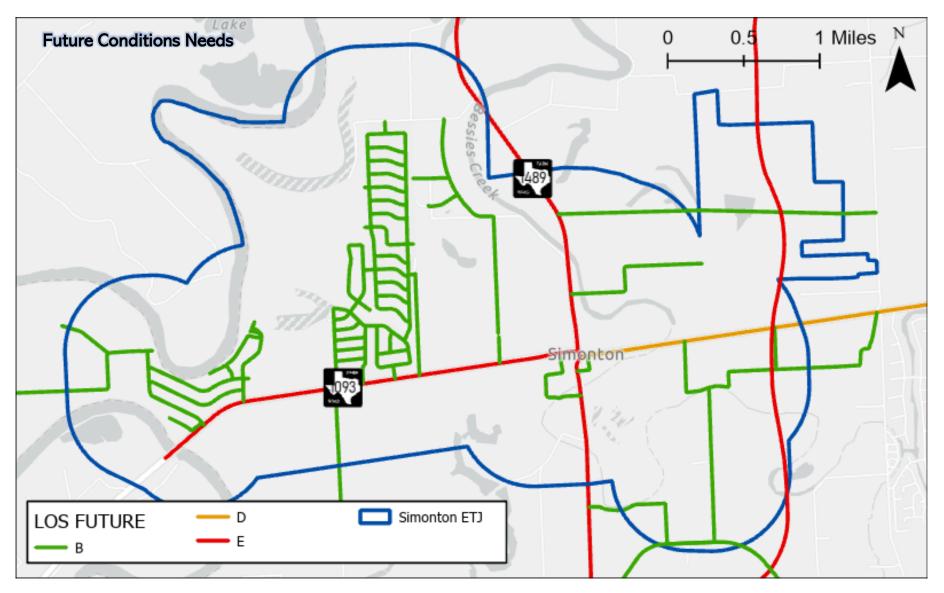


✓ VMT: Vehicle Miles Traveled

★LEHD Home @Help and Documentation @Reload ■Text-Only

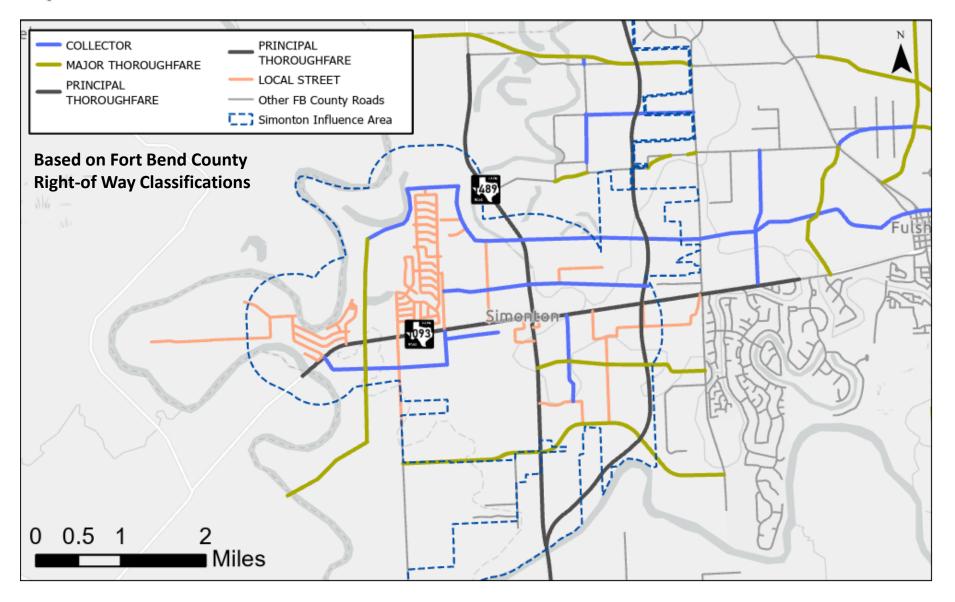




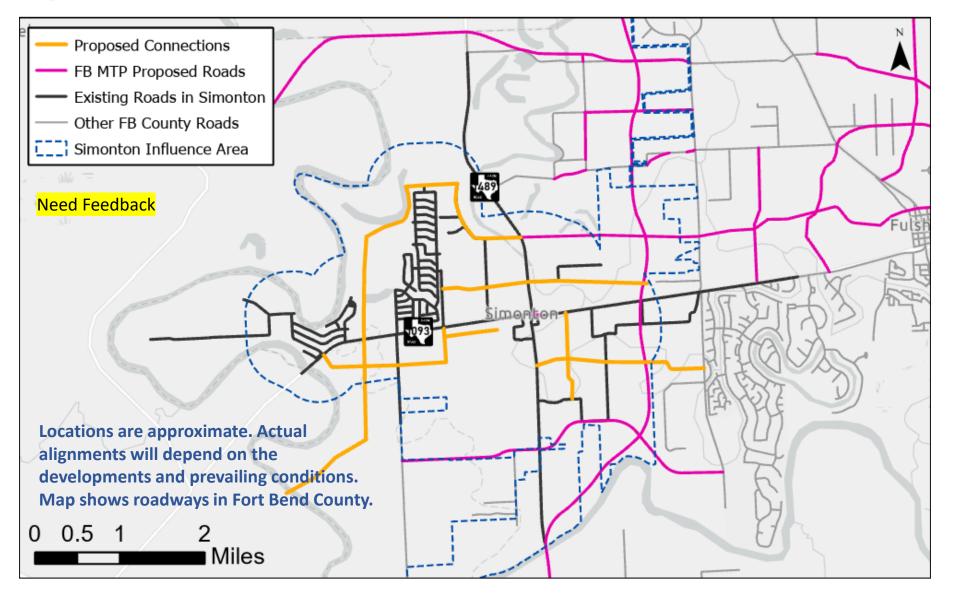


FM 1093 and FM 1489 is projected to operate LOS E (congested) in 2045 (this includes future widening of FM 1093)

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 polices articulated become reality.

Community priorities (why)

Desired timeline (when)

Components

- Key actions (what)
- Responsible entities (who)
- Available resources (how)

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

Mid-term: 3-5 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.

Plan does not stay on the shelf

Exercise

<i>PRIORITIZATION</i> exercise, not a <i>preference</i> 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

Discussion/Input