

### 6.2.1. Guiding Principles

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- Promote high quality development that is compatible with the rural character, avoids sprawl and strip development, and prevents nuisances.
  - Encourage new housing compatible with the City's rural character and small-town feel while also meeting different housing needs.
  - Discourage large, multistory, high-density apartment complexes, in favor of smaller multifamily infill.
  - Plan for regional growth in collaboration with planned development such as Twinwood and incorporate their anticipated growth into the City's Comprehensive Plan.
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### 6.2..2. Recommendations

- Consider adoption of a zoning ordinance.
  - Adopt a Future Land Use Map that identifies appropriate locations for large-lot residential, medium-density residential, neighborhood commercial, industrial, agricultural uses, and open space.
  - Adopt the following recommended districts based on Simonton's existing land uses, development pattern, infrastructure and natural features. The character of these districts can be shaped and reinforced through development standards tailored to those specific areas through tools such as overlay districts, subdivision standards, and site design standards tied to the adjacent street type.
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## 7.2. Guiding Principles

- Promote Simonton's unique identity that embraces and builds on the rural equestrian character defined by large lots, natural vegetation, creeks, and river.
- Encourage housing that is compatible with the existing rural character and small-town feel.
- Discourage large, multistory, high density apartment complexes in favor of smaller multifamily and diverse housing types.
- Plan for regional growth in collaboration with planned development such as Twinwood and incorporate their anticipated growth into the City's Comprehensive Plan.

Vacant flood-damaged  
houses still an  
issue

## 7.3. Recommendations

Provide **housing** options to meet the needs of diverse household sizes and incomes.

- Protect large lot single-family uses while providing alternative housing options.
- Relax the minimum lot size requirements downtown to allow smaller dwelling units on smaller lots.
- <sup>why?</sup> Revise code to allow diverse housing types, including duplexes, fourplexes, small multifamily (2-8 units), townhouses, patio homes, and cottage housing in appropriate locations as an alternative to large, dense multifamily complexes.
- Adopt a cottage housing ordinance to allow cottage cluster developments in the downtown and other appropriate locations. [Cottage cluster developments typically contain 4-12 small, detached houses around a shared open space.]
- Adopt enhanced multifamily development standards to ensure compatibility with surrounding areas – ex. screening of parking, trees, restricted building heights, etc.
- Allow Accessory Dwelling Units (ADUs) on all single-family lots, with appropriate limits on size and location.
- Adopt requirements for Short-Term Rentals to address potential adverse impacts to neighboring properties.

"Allow" →  
Not  
encourage

Strong  
Regulation

- Downtown -  
SF - smaller lots, ?

Silverton CO  
- commercial  
- old town  
- front porch private  
properties w/  
smaller lots (clean)

taking back Horse Riding  
seasons to be used for  
bikes: walking trails in VL

Cleaning up under Brazos  
River Bridges to encourage  
kayaking, canoeing & picnics.

## 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, environment, and aesthetics.



### 7.3. Recommendations

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#### 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.
  - A modified street grid for new subdivisions for better connectivity and circulation, and to reduce congestion at subdivision entrances and exits.
  - Adopt/update tree planting and landscaping requirements for new developments.

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#### Neighborhood Protection

- Implement a robust code enforcement program to address abandoned or substandard structures, overgrown lots, and other unsafe or unsightly conditions.
- Strengthen property maintenance codes as needed and consider a property inspection program.
- Pursue funding to assist in removal of blighted structures.



### 8.3. Guiding Principles

#### Character

- Promote Simonton's unique identity that embraces and builds on the rural equestrian character defined by large lots, natural vegetation, creeks, and river.
- Preserve and reuse older buildings.
- Celebrate community history and traditional events (Round up rodeo).
- Adopt noise and light guidelines to preserve the rural character.

#### Downtown

- Pursue a vibrant downtown that offers desirable economic opportunities while supporting locally owned shops.
- Create a walkable, pedestrian friendly downtown that incorporates building and streetscape design to create a unique identity and a sense of place.
- Connect downtown to surrounding neighborhoods and provide opportunities to walk and bike to downtown.

### 8.4. Recommendations

#### Highlight and preserve downtown's historic character and sense of place.

- Identify historic resources and encourage preservation and adaptive reuse.
- Relax building code requirements [adopt Intl Existing Building Code] to facilitate reuse of older buildings.
- Build on Simonton's ranching and equestrian history for 'branding.'
- Enhance gateway entrances to downtown on FM 1489 and FM 1039 with signage, landscaping and art.
- Consider downtown-specific sign standards.
- Install comprehensive streetscape improvements with wide sidewalks, street trees, lighting, and benches in the public right-of-way.

#### Encourage a mix of uses to bring people downtown around the clock.

- Encourage a mix of retail, dining and office uses, as well as opportunities for residential use above ground floor level.
- Amend development regulations to allow small residential lots and multifamily housing downtown to provide options for smaller households and bring life to downtown.
- Encourage patios and outdoor dining and ensure that sidewalks are wide enough to accommodate outdoor seating and displays as well as pedestrians.
- Create a public plaza or pocket park near the center of downtown for community gatherings, celebrations and socializing.
- Program special events in downtown.
- Consider development incentives and assistance for local businesses.

Instead of  
relaxing  
building code-  
Specify for  
older building  
reuse-upgrade



### 8.4. Recommendations

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Adopt building and site design standards to ensure that new development is compatible with downtown's historic, rural village character:

#### ***Building Design Standards***

- Adopt a building height limit of two-three stories to maintain scale of downtown. ✱
- Locate main building entrances to face the street and connect to the sidewalk.
- Adopt transparency (window) minimum requirements for ground floor non-residential uses.
- Encourage awnings and canopies to provide shade to pedestrians.

#### ***Site Design Standards***

- Build new buildings close to the street, with little to no setback. Reduce building setback requirements downtown to encourage a traditional development pattern with buildings close to sidewalk.
- Prohibit parking lots in front of buildings. Allow off-street parking at side or rear of lot only.
- Ensure wide sidewalks to accommodate outdoor seating and displays as well as pedestrians.

#### ***Connectivity***

- Prioritize people and safety over cars.
- Provide bike racks (hitching posts) downtown.
- Link downtown to surrounding areas and make it safe to walk and bike to downtown from other parts of the city.
- Ensure high visibility crosswalks at the intersection of FM 1093 and FM 1489 to safely connect the four corners of downtown for pedestrians and bicycles.

# ECONOMIC DEVELOPMENT



### 8.4. Recommendations

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#### Parking

- Provide a community, shared parking area for downtown businesses instead of requiring off-street parking for each development.
  - Maximize on-street parking. Allow on-street parking, both parallel and angle-in spaces, wherever sufficient right-of-way exists.
  - Allow reduced or no parking requirements for downtown businesses and encourage shared parking arrangements to reduce amount of pavement.
  - Locate on-site parking at the rear or side of buildings instead of between the building and street.
  - Adopt parking lot landscaping standards to require shade trees throughout parking areas.
  - Minimize curb cuts and curb cut widths for driveways.
  - Allow alternatives to impermeable pavement for parking areas to reduce flood and heat impacts.
  - Provide flexibility to waive or reduce parking requirements in order to preserve trees and other natural features.
  - Require planting of parking lot trees to provide shade and reduce heat effects.
- 

#### Corridors and Neighborhood Commercial

- Adopt Building and Site Design Standards for Corridors and Neighborhood Commercial Nodes that protect trees and natural features, provide enhanced landscaping, minimize parking lot visibility, and provide safe connections for pedestrians and bicycles.
  - Adopt a tree protection ordinance to protect desirable existing trees. *yes!*
  - Adopt landscaping requirements, including a minimum number of trees, for commercial uses. *yes!*
  - Limit parking in front of buildings near the street. Encourage off-street parking at side or rear of lot only.
  - Adopt transparency requirements for ground floor commercial and office uses.
  - Require primary entrances to be located on the street-facing side of the buildings.
  - Require pedestrian walkways to connect the sidewalk to the building entrance and require marked pedestrian paths through all parking lots.
  - Adopt sign regulations that control size, type and location of all commercial signs to prevent visual blight and protect Simonton's rural character. *yes!*  
*MUST*



### 9.2. Guiding Principles

- Establish safe and multimodal connections between residential, recreational, downtown, and other activity areas that meets the needs of diverse residents - seniors, children, families, people with disabilities.
- Ensure that regional and local traffic does not adversely impact safety and circulation for residents and school children. (E.g. truck traffic and heavy commercial traffic on FM 1093 and FM 1489 and safe bus shelters for school children) Evaluate measures to combat traffic generated by growth due to the tollway expansion.
- Establish a collaborative relationship with County to ensure that all measures are tailored to address City of Simonton's vision and concerns. (E.g. intersection improvements for FM 1093 at FM 1489) in a sustainable manner.
- Coordinate with circulation patterns of approved developments in the City and surroundings (Twinhood and other development) to address the increase in traffic.
- Prioritize road maintenance and pursue additional funds.

### 9.3 Recommendations

- Enhance safety for all modes of traffic on FM 1093 and FM 1489.
  - Provide turn lanes at major intersections. *[list the ones identified]*
  - Provide dedicated pedestrian and bike lanes along FM 1093 west of FM 1489 and along FM 1489 south of the northern city limit and leading to Daily Park.
  - Provide enhanced crosswalks at the intersection of FM 1039 and FM 1489 [clearly marked, raised, visible crosswalks, pedestrian walk signals, etc.] to provide safer connections for pedestrians.
- Adopt Complete Streets cross-sections for all street types in the city that consider the needs of pedestrians, bicycles, wheelchairs and golf carts in addition to vehicles.
- Monitor the following critical hot spots and consider proactive improvements in coordination with TxDOT and County:
  - FM 1093 at Ashe Road
  - FM 1093 at Broncho Rd
  - FM 1093 at FM 1489

FM 1093 at Chisolm → turn lane  
FM 1093 at Cowhide → turn lane



## 10. 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. *Educate the existing community for this*
- 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.



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### *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:
    - ~~No~~ → Substantially raise the level of natural ground for planned communities.
    - Construct regional detention basins. ●
    - Add new channels for stormwater storage before outfall to the Brazos River.
- 
-



### 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.

NOT  
Forced →

### 10.3.3 Wastewater Recommendations

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

Steps



## 11. Resiliency

### 11.3 Guiding 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. *Authority & County.*
- 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.

### 11.4 Recommendations

- Prepare a Hazard Mitigation Plan for the City and ETJ to address all hazards to which City is susceptible (wildfires, flooding, extreme heat and drought, hazardous materials, hurricane damage etc.) *AND Advocate Need to Add the Education of this to the Residents \**
- Incorporate resiliency and sustainability measures in all land use and infrastructure decisions.
- Incorporate hazard mitigation (resiliency) in all Master Plans.
- Implement erosion countermeasures, such as those discussed in the Huitt-Zollars 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 parking areas.



### 12.2. Guiding Principles

- Protect environmental features including the tree canopy, open space and wetlands.
- Create community connections to the river and enhance recreational opportunities.
- Enhance community gathering places and strengthen connections to existing parks.

### 12.3. Recommendations

#### Parks, Open Space, and Recreation

- Plan a comprehensive system of trails and paths throughout the city to connect all areas of the city with safe walking and biking routes, including the following:
  - Connect Valley Lodge to Downtown along 1093
  - Connect Downtown to Daily Park.
- Develop a 'pocket park' or public plaza downtown for community gatherings and events.
- Provide safe and accessible linkages to all park facilities.
- Promote conservation and environmental stewardship in the city.
- Explore safe ways to access the Brazos River for active and passive recreation (fishing, trails, viewpoint)
- Develop an open space greenway along Brazos River. [Explore public – private partnership and innovative measures]
- Review park dedication requirements for new subdivisions to ensure they are adequate and have connectivity etc.

#### Trees

- Adopt a tree preservation ordinance to protect desirable trees and mitigate for trees that are removed.
- Require planting of shade trees along streets, trails and in parking areas to beautify city and mitigate heat.
- Restrict tree clearance for development purposes prior to issuance of all development permits.
- Encourage tree-planting community events (ex. Trees for Houston)

#### Cultural Activities

- Prepare a strategic plan to address tourism opportunities.
- Explore opportunities to activate downtown and organize events in downtown.
- Consider reviving the "Round-up Rodeo", and working with local farms and businesses to support festival such as Blessington Farms Fall Festival.



#### 13.4. Guiding Principles

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- Examine implications of existing and future patterns of growth on tax revenues.
  - Encourage diversity in tax base to reduce reliance and future burden on residential properties.
  - Address the importance of the tax rate as a means to protect growth.
  - Address impact of flooding on property values and tax revenues.
- 

#### 13.5. Recommendations

- Adopt a formal set of economic development priorities and goals to guide city decision-making when evaluating proposed projects and agreements.
- Support targeted infrastructure investments through economic development corporations to give the city greater control over the nature and quality of development.
- Consider using economic development resources to shape and manage growth through public-private-partnerships, development agreements, and infrastructure planning.
- Update the city's development code to reflect the recommendations of the Comprehensive Plan.
- Review the city's development processes to ensure they are clear and concise, as well as reasonable and appropriate for the desired outcomes.
- Adopt Zoning.
- Identify properties at risk of removing themselves from the ETJ. Prioritize by the potential impact on the city. Cultivate relationships with key property owners to help ensure the property develops to the city's benefit.
- Maintain a good working relationship with Twinwood to allow opportunities to meet specific city needs or interests not addressed in the development agreement.



dors (Rural Character,  
not in Downtown)

d Use Development  
(wide)

wood 1 area  
wood 2 area  
wood 3 area



## Character Districts (for discussion)

### Rural Residential/Agricultural

- Rural, large parcels containing predominantly single-family homes, stables, and agriculture uses. Minimum lot size over five acres. The ETJ is included in this category.

### Low-Density Residential

- Single family detached homes on a lot size of minimum one acre.

### Suburban Residential

- Parcels containing predominantly single-family homes, developed as part of a planned development or unified development. Minimum lot size half acre.

### 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 —

### Light Industrial

- More intense commercial uses, including storage and warehousing facilities, uses with outdoor operations and storage; business parks with unified campus-style development for multiple business and office tenants; buffering from adjacent non-industrial uses with appropriate setbacks, fencing, screening. Example - at the intersection of FM 1093 and Wrangler Road.

### Open Space & Parks

- Active and passive outdoor recreational and open space along the Brazos River.
- Example: 'Hike & bike' trail to connect residential neighborhoods on west side (Valley Lodge) with downtown and to connect downtown to Daily Park 2 miles south.

### Mixed Use Development

- A development that blends multiple uses, such as residential, commercial, cultural, institutional, outdoor open space, or entertainment, into one integrated development (physically and functionally), with walkways and multimodal connections.

### Neighborhood Services

- Small-scale commercial areas to serve the convenience and needs of the immediate neighborhood; restricted to uses compatible with residential character and environment; location at intersection of two collectors or streets of higher classification and limited to two acres at each corner; residential uses may be incorporated as part of an integrated development; district excludes more intense commercial development, such as gas stations, auto repair, and other uses generally incompatible with residential uses.

### Twinwood Development

- A planned mixed use development (Development Agreement) of approximately 3000 acres in Simonton and ETJ.



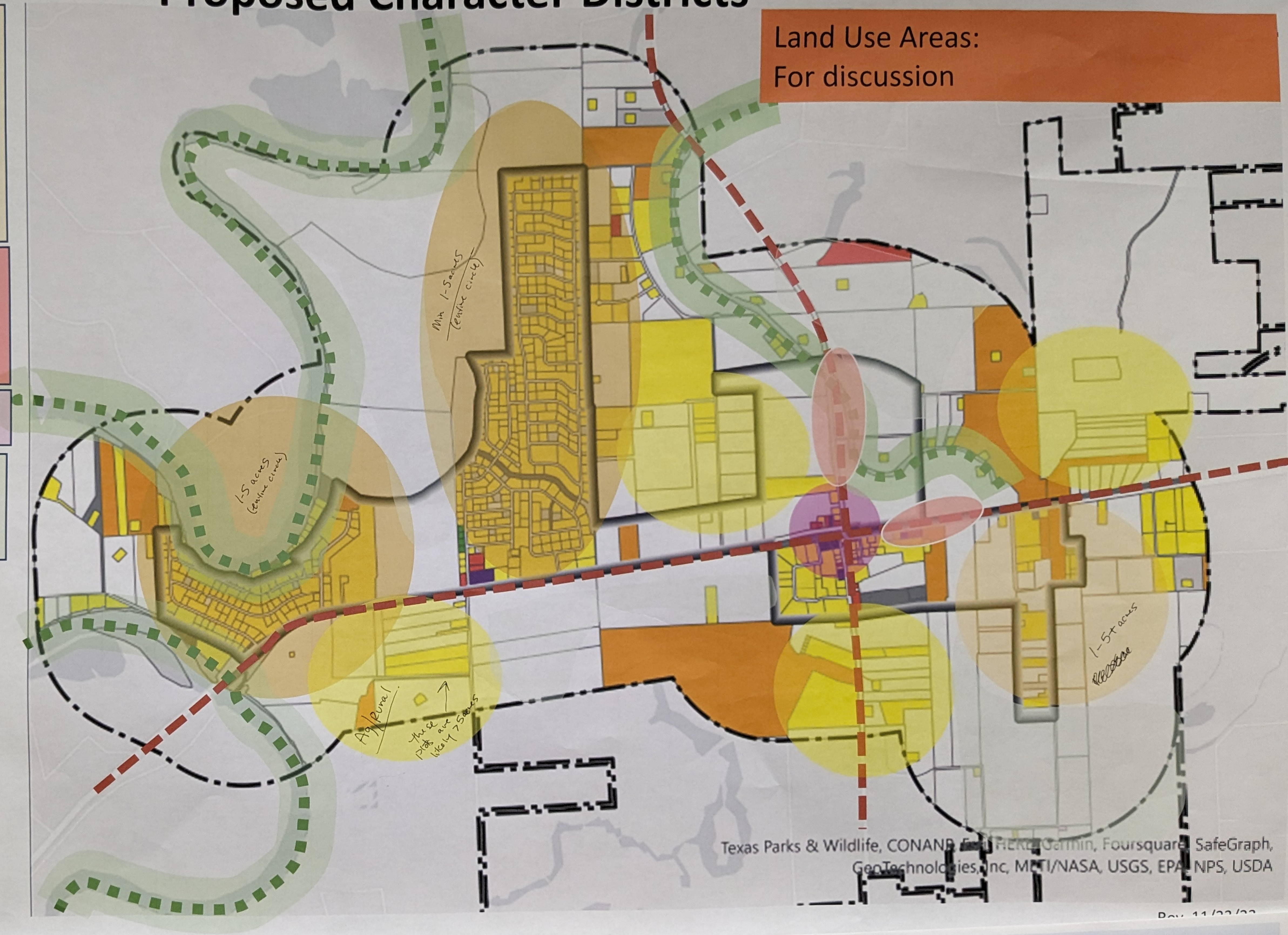
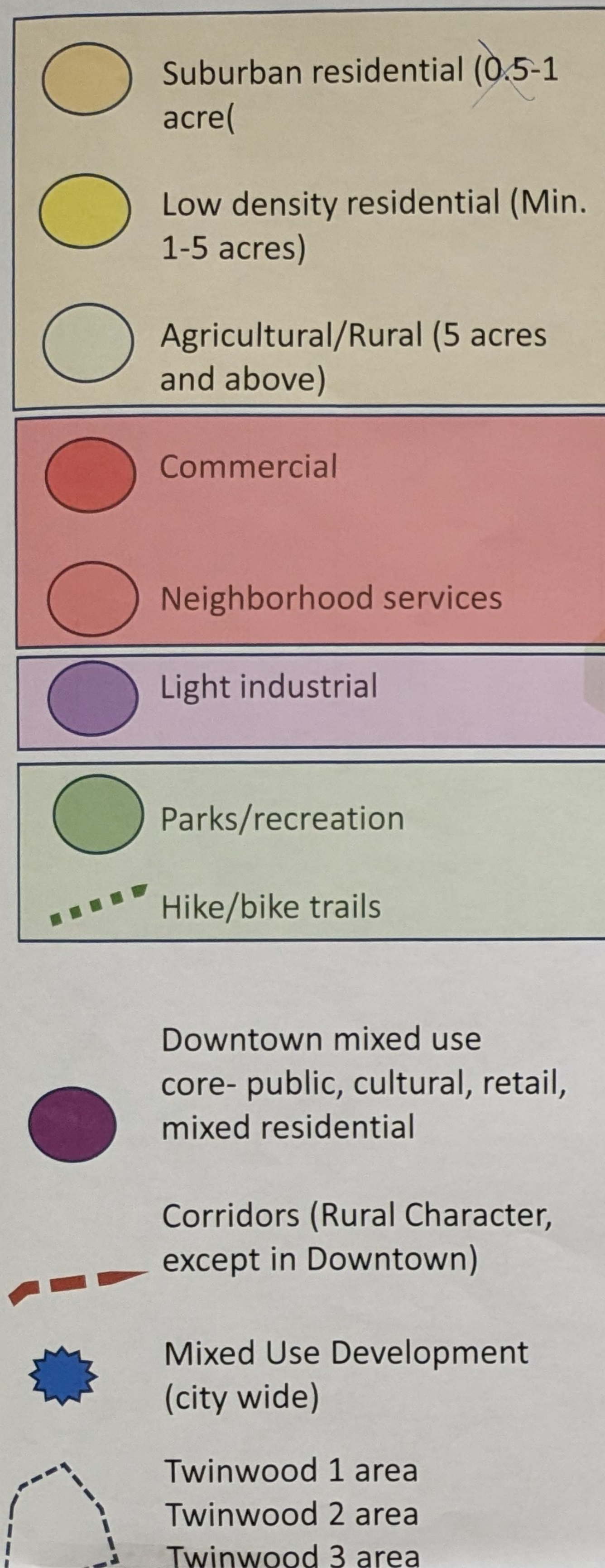
Norton Commons, Louisville, Kentucky  
Source: <https://www.google.com> -



Source: <https://www.google.com> -  
Fredericksburg



# Proposed Character Districts



## Character Districts (for discussion)

### Rural Residential/Agricultural

- Rural, large parcels containing predominantly single-family homes, stables, and agriculture uses. Minimum lot size over five acres. The ETJ is included in this category.

### Light Industrial

- More intense commercial uses, including storage and warehousing facilities, uses with outdoor operations and storage; business parks with unified campus-style development for multiple business and office tenants; buffering from adjacent non-industrial uses with appropriate



S

il,

r,

Min 1-5 acres  
(entire circle)

1-5 acres  
(entire circle)

Ag/Rural

These  
plots are  
likely > 5 acres

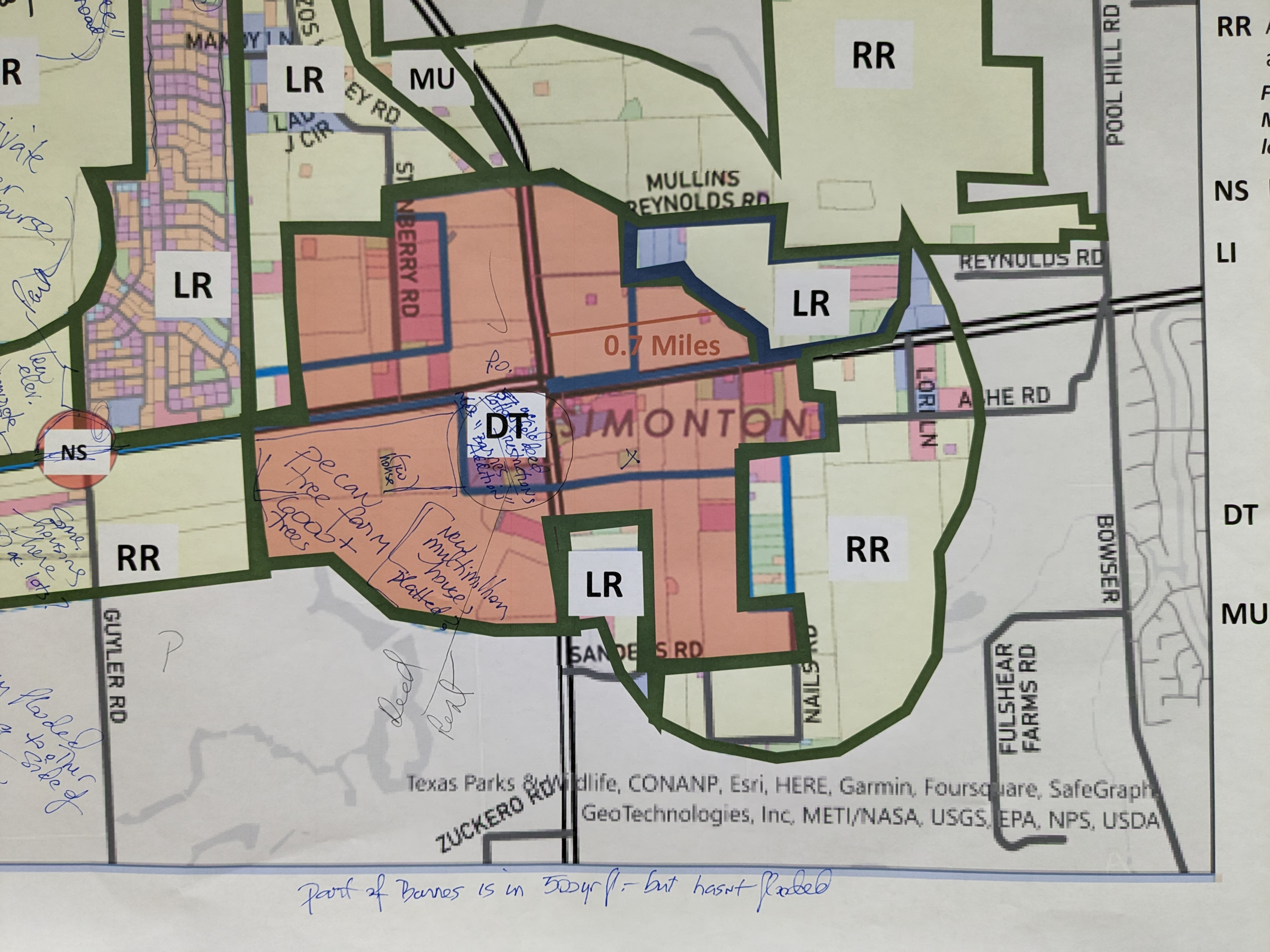






1-5+ acres  
~~2000000~~





LR

MU

RR

LR

LR

NS

DT

0.7 Miles

RR

LR

RR

DT

MU

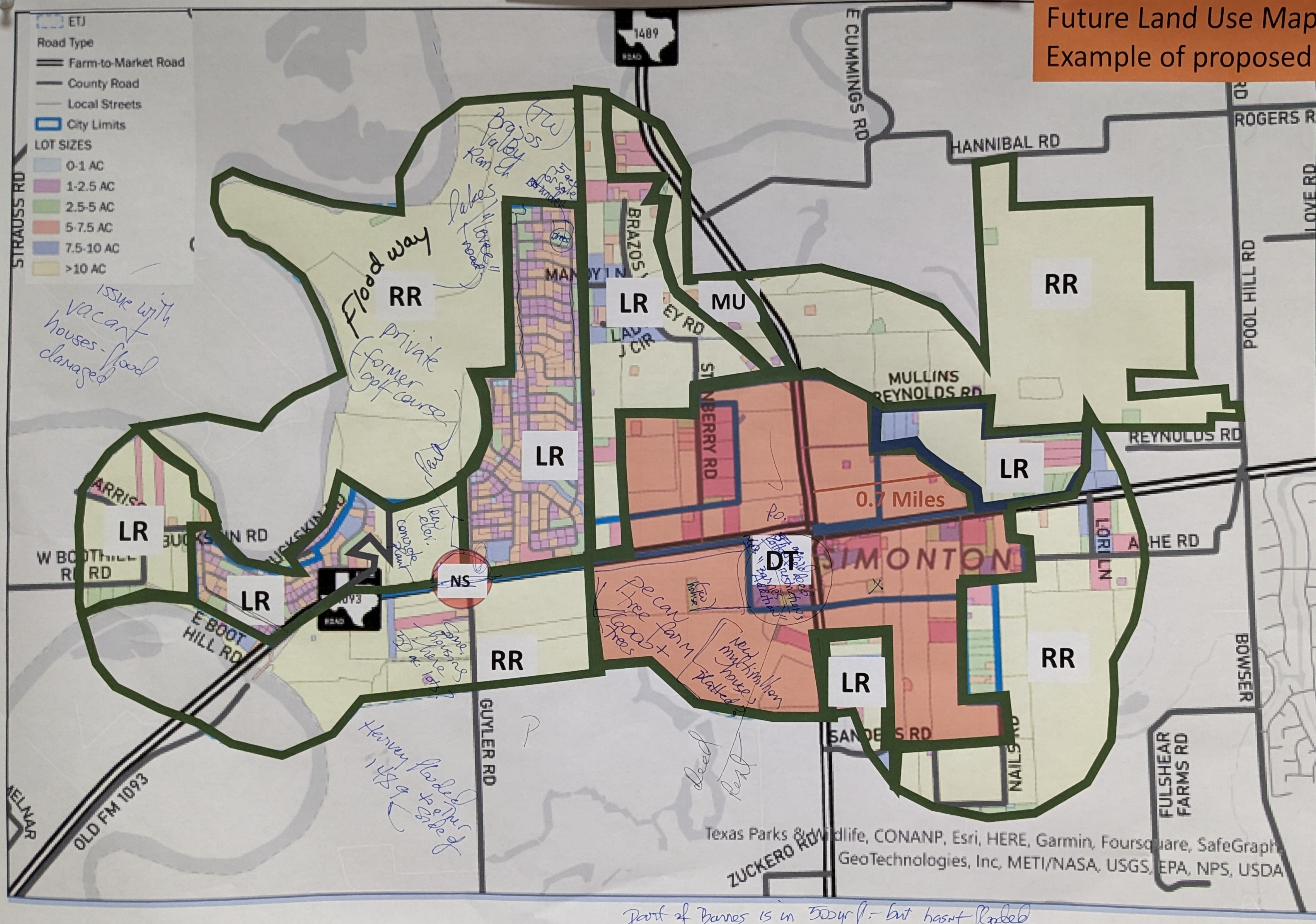
Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

part of Barnes is in 500 yr fl. - but hasn't flooded



# NEIGHBORHOODS

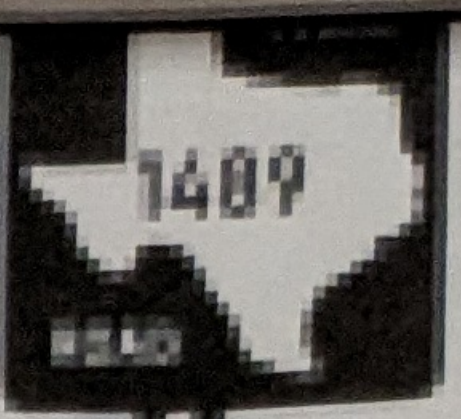
## Future Land Use Map: Example of proposed FLUP for discussion



- SR** SR - Suburban residential (0.5-1 acre)\*
  - LR** LR - Low density residential (Min. 1-5 acres)
  - RR** RR - Agricultural/Rural (5 acres and above)  
Fort Bend County requires Minimum 1 acre is required for lots with well and septic system.
  - NS** Neighborhood services
  - LI** Light industrial - ?
  - Parks/recreation (River)
  - Hike/bike trails (River)
  - DT** DT - Downtown mixed use core- public, cultural, retail, mixed residential
  - MU** MU - Mixed Use Corridors (Rural Character, except in Downtown)
  - Mixed Use Development (city wide – approved as a Planned Development by City Council)
- Rev. 11/23/23



- ETJ
- Road Type
  - Farm-to-Market Road
  - County Road
  - Local Streets
- City Limits
- LOT SIZES
  - 0-1 AC
  - 1-2.5 AC
  - 2.5-5 AC
  - 5-7.5 AC
  - 7.5-10 AC
  - >10 AC



Issue with  
vacant  
houses - flood  
damaged

Flood way  
RR  
Private  
(former  
golf course)

Brazos  
Valley  
Ranch  
Lakes  
5 ac  
for sale  
at time

LR

RR

LR

MU

LR

NS

RR

LR

Pecan  
tree farm  
6000+  
trees  
New  
multi-unit  
house  
platted

Harvey flooded this  
1489 + side of

Deed  
Real

Texas Pa

ZUCK

part of Barnes 15







## MTFP CLASS

- CITY/COUNTY MAJOR THOROUGHFARE (100' ROW TYP)
- - - PROP-COLLECT
- - - PROP-MAJOR THOROUGHFARE (100' ROW TYP)
- - - PROP-PRINCIPAL THOROUGHFARE (100' ROW TYP)
- STATE PRINCIPAL THOROUGHFARE (100' ROW TYP)

City Limits

ETJ\_100' Strip

ETJ Area

Road Type

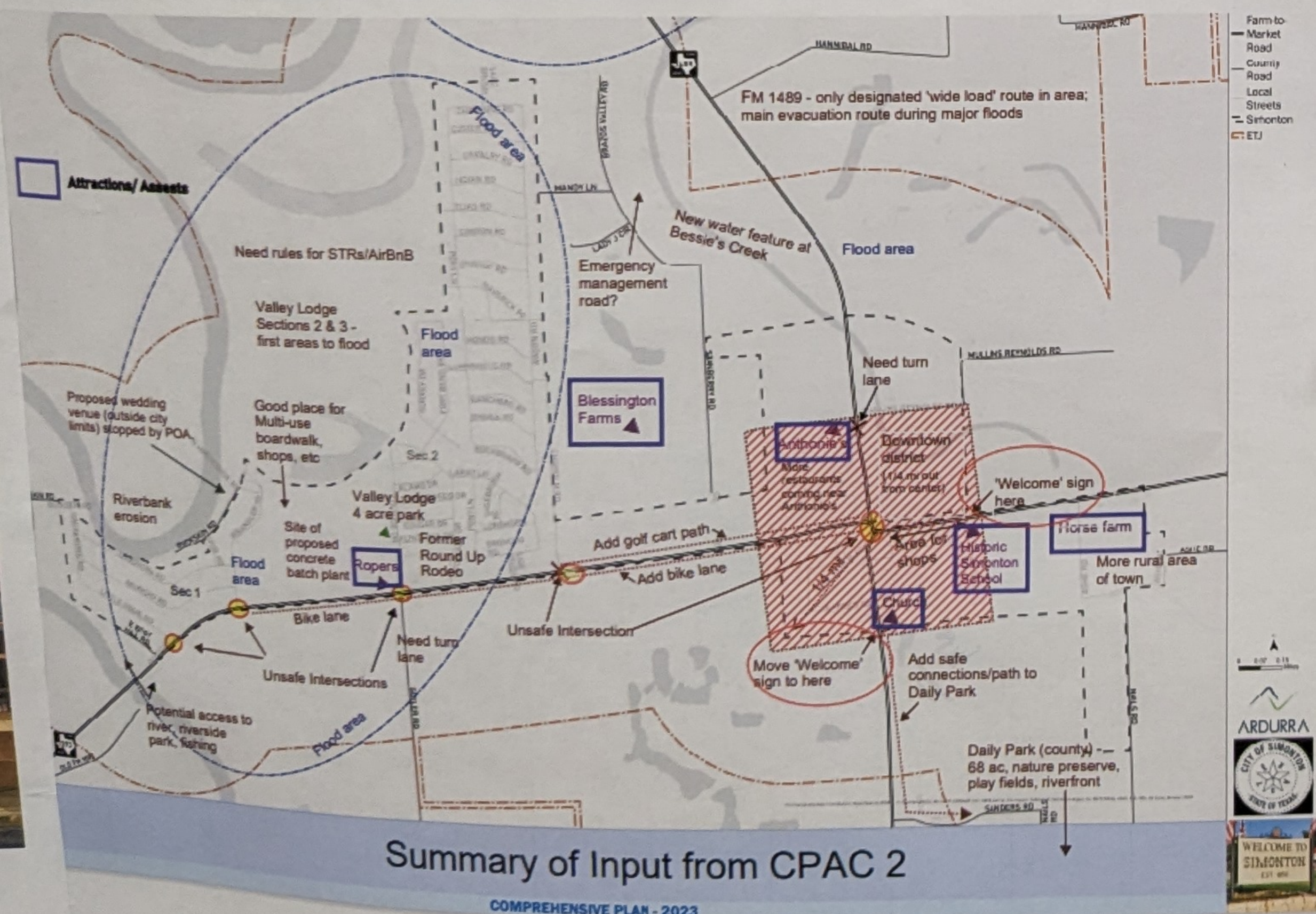
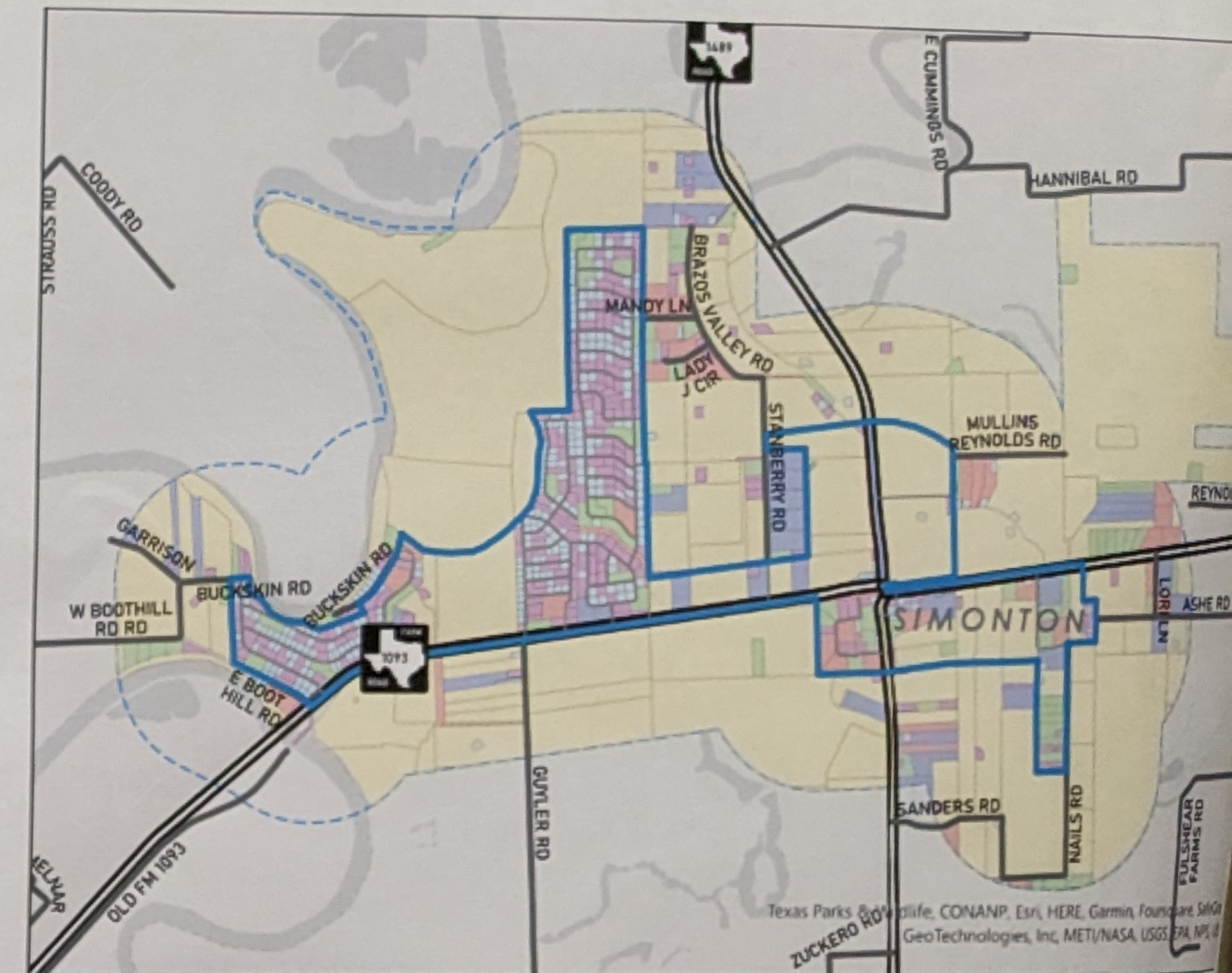
Farm-to-Market Road

County Road

Medians  
School bus stops



# COMPREHENSIVE PLAN - 2023



2 Story Maximum  
No Multi family

Future Land Use  
Map:  
Reference Maps

