



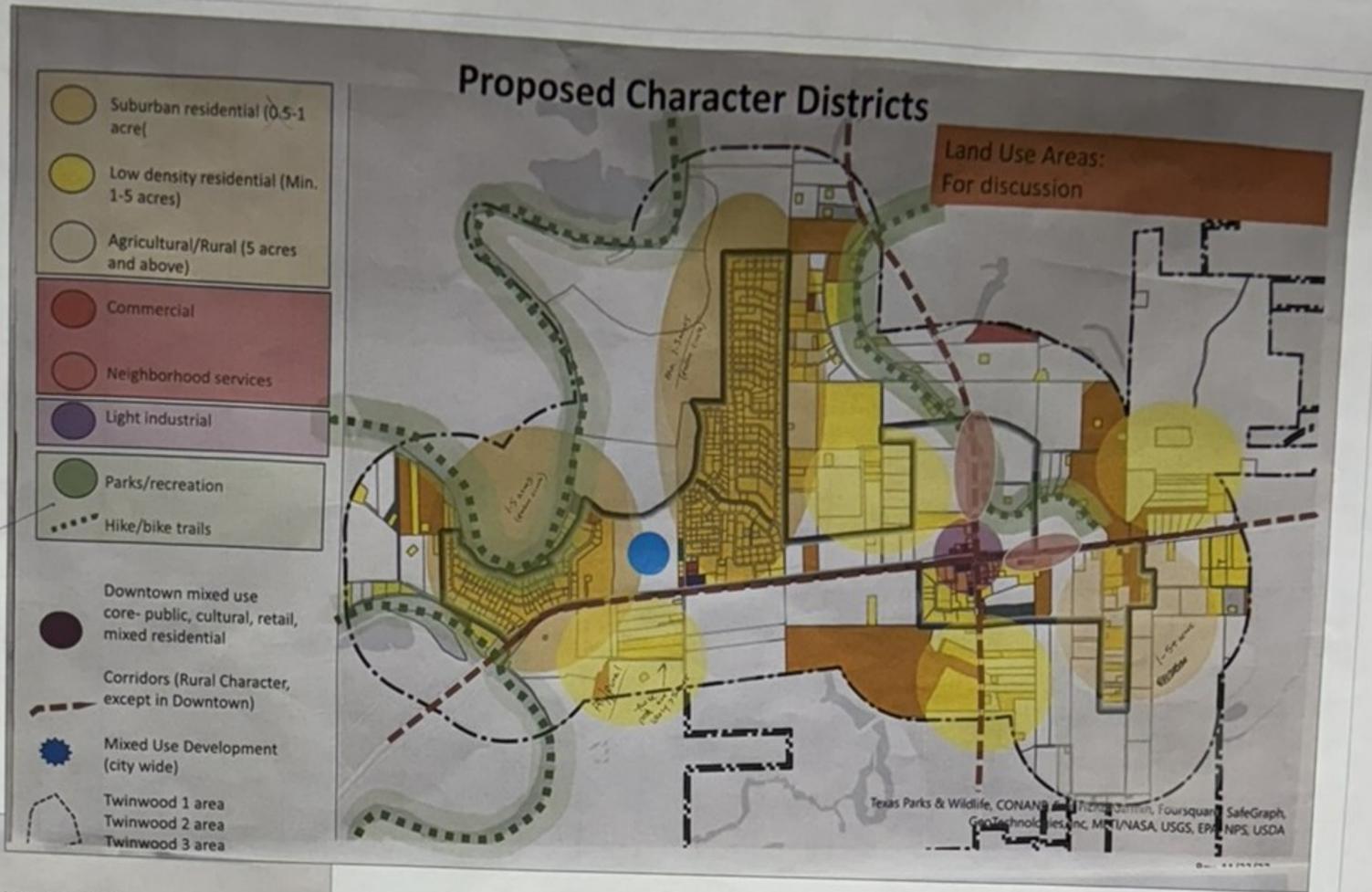
## Character Districts Proposed

### Character Districts

- RR Agricultural/Rural Residential (5 acre +)
- LR Low density residential (1-5 ac)
- SR Suburban residential (0.5-1 acre)\*
- NS Neighborhood services
- DT Downtown (mixed-use)
- MU Mixed Use Corridor\*
- P Parks & Open Space
- LI Light industrial

\* As a Planned Development only.

*Add alley*



### 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 office, restaurant (Anthony's).

#### Mixed Use Corridor

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.

#### Light Industrial

More interior 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 Winger 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 Dairy 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, located at intersection of two collectors or streets of higher classification and limited to two acres at each corner; diverse facilities 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.



North Commons, Louisville, Kentucky  
Source: <https://www.roadie.com>

Source: <https://www.roadie.com>  
Fredericksburg Nov. 12/23/21

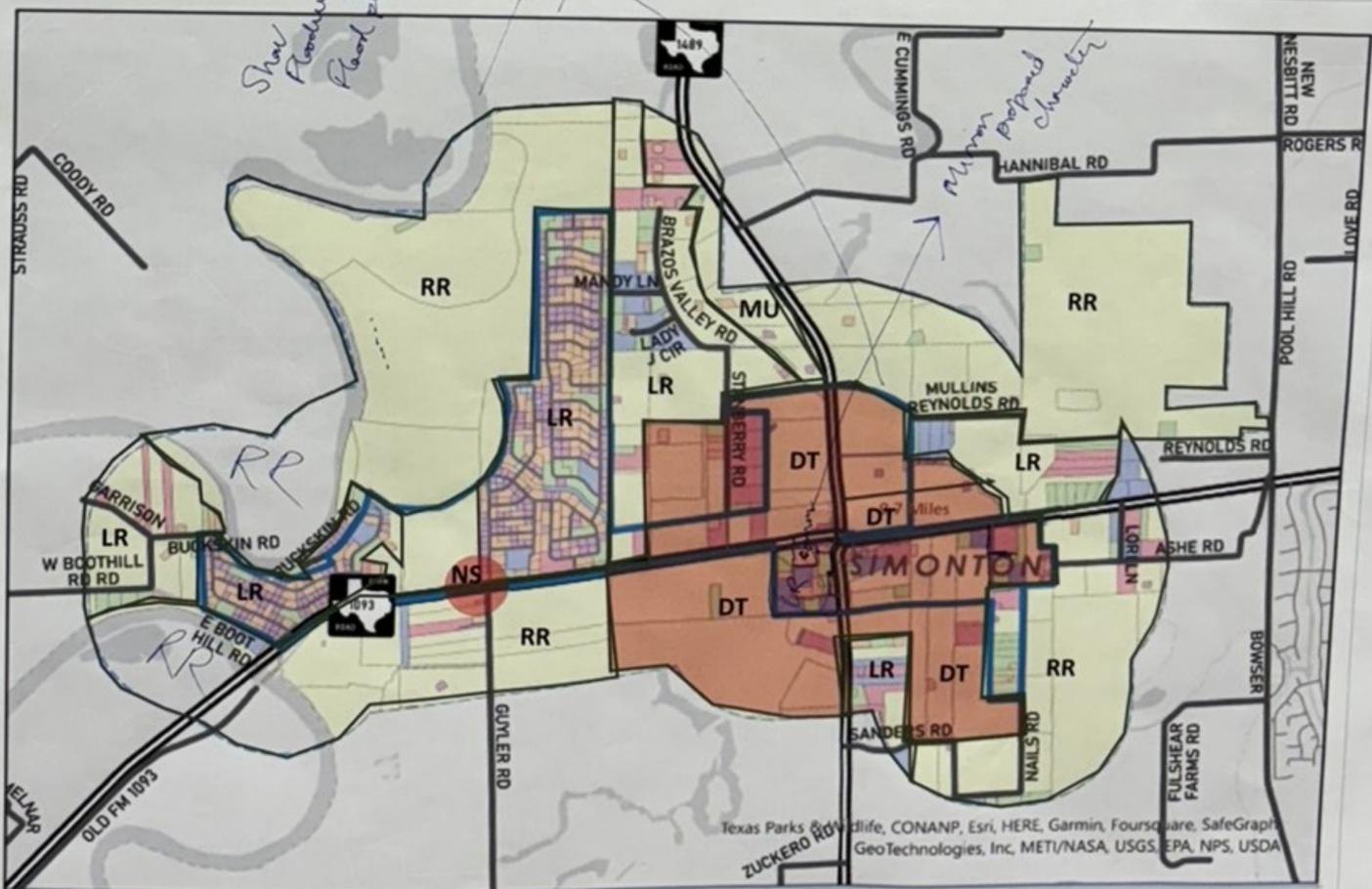
*Structure*

## Future Land Use Map Proposed

### Proposed Land Use Categories

- RR Agricultural/Rural Residential (5 acre +)
- LR Low density residential (1-5 ac)
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# HOUSING & NEIGHBORHOODS

## Housing

Action	Prioritization
Adopt enhanced multifamily development standards to ensure compatibility with surrounding areas – e.g. restricted building heights, screening of parking, minimum requirements for trees and shrubs.	
Reduce the minimum lot size requirements in downtown to allow smaller dwelling units on smaller lots.	
Allow 'missing middle' or medium-density housing types, such as duplexes, fourplexes, small apartment complexes, townhouses, patio homes, and cottage cluster housing in appropriate locations.	
Allow Accessory Dwelling Units (ADUs) on all single-family lots, with appropriate limits on size and location.	
Adopt requirements for Short-Term Rentals (STRs) to address potential adverse impacts to neighboring properties.	

## Subdivision Standards

Adopt a Conservation Development Alternative, also known as Cluster Development, for subdivisions to allow compact, clustered lots to preserve open space, agricultural land and environmentally sensitive areas on the rest of the tract.	
Adopt Planned Development standards to provide flexibility for innovative developments and to ensure compatibility of land uses.	
Adopt subdivision design standards, such as open space, landscaping and fencing, as desired by the community to enhance quality of new subdivisions and to guide future development agreements.	

## 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.	

# INFRASTRUCTURE & DRAINAGE

	Action	Prioritization
Prepare an Infrastructure Master Plan that addresses water and wastewater infrastructure needs for the City and <i>and incorporate Twinwood</i> and planned improvements.	Infrastructure Master Plan	
Prepare a Master Drainage Plan for drainage facilities that protect both existing development and new communities.	Master Drainage Plan	
Prepare design and construction standards for all new infrastructure, including water, wastewater, and drainage systems to ensure that all areas of the city meet same infrastructure standards.	Code/ Design Standards	
Provide the option for existing residents on well and septic to tie into the new water and wastewater system, if and when it becomes available.	Policy	
Require curb and gutter infrastructure for new development, except where an open ditch system is appropriate to preserve and enhance the rural character.	Code/ Design Standards	
Plan for flood mitigation for both new and existing development.	Code	
Adopt impact fees for water, wastewater, and drainage for new development as a source of funding.	Policy/Code	
Make regular updates to the city's fee schedule.	Policy	
Seek financial support to aid development of new infrastructure and public facilities.	Policy	
Consider Municipal Utility Districts (MUDs) to provide infrastructure for new communities.	Policy	
Identify appropriate locations for capital improvements that protect and enhance the City's character.	Infrastructure Master Plan	

# LAND USE / ECONOMIC DEVELOPMENT

## Land Use

Consider adoption of a zoning ordinance.

Action

Prioritization

## Economic Development

Adopt a formal set of economic development priorities and goals to guide city decision-making when evaluating proposed projects and agreements.

Zoning code



Consider using economic development resources to shape and manage growth through public-private partnerships, development agreements, and infrastructure planning.

Policy



Support targeted infrastructure investments through economic development corporations to give the city greater control over the nature and quality of development.

Policy



Review the city's development processes to ensure they are clear and concise, as well as reasonable and appropriate for the desired outcomes.

Policy



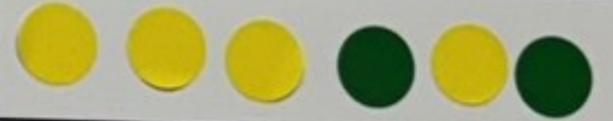
Identify properties at risk of removing themselves from the ETJ. Prioritize by the potential impact on the city. Cultivate relationships with key property owners to help ensure the property develops to the city's benefit.

Development Handbook



Consider development incentives and assistance for local businesses.

Policy



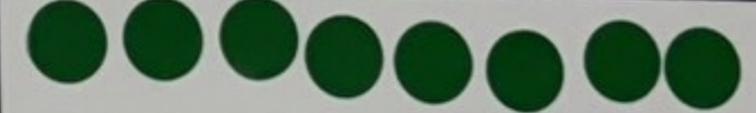
Maintain a good working relationship with Twinwood to allow opportunities to meet specific city needs or interests not addressed in the development agreement.

Policy

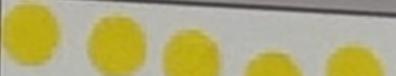
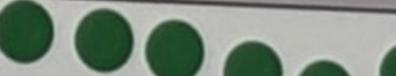


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Policy



# MOBILITY

Action	Prioritization
Establish safe and multimodal connections between residential, recreational, downtown, and other activity areas.	
Provide a dedicated pedestrian and bike path along FM 1093 connecting Valley Lodge to Downtown and on FM 1489 connecting Downtown to Daily Park.	Capital Improvement
Adopt standards for pedestrian and bicycle connectivity for all new commercial and multifamily development.	
Ensure that mobility options meet the needs of all residents, including seniors, children, families and people with disabilities.	Code
Adopt Complete Streets cross sections for all street types that consider the needs of pedestrians, bicycles, wheelchairs and golf carts in addition to vehicles.	
Work with TxDOT to ensure that all TxDOT improvements include sidewalks and bike paths.	Code
Provide for safe school bus shelters for children.	
Improve safety for all modes of traffic on FM 1093 and FM 1489.	Policy
Work with Fort Bend County and TxDOT to finalize intersection improvements at FM 1093 and FM 1489.	
Provide enhanced crosswalks at the intersection of FM 1093 and FM 1489.	Policy/Grant
Provide turn lanes at critical intersections along FM 1093.	
Monitor critical hot spots, including FM 1093 at Ashe Road and Bronco Road, and consider proactive improvements in coordination with TxDOT and County.	Policy/Coordination
Address conflicts with truck traffic on FM 1093 and FM 1489.	
Prioritize road maintenance and pursue additional funds.	Capital Improvement
	
	Capital Improvement
	
	Policy
	
	Policy/Coordination
	
	CIP
	

# PARKS & CULTURAL ACTIVITIES

## Parks, Trails and Open Space

Plan a comprehensive system of shared use paths for safe walking and biking to connect all areas of the city and to provide residents with recreational opportunities as well as safer circulation.

Develop a 'pocket park' or public plaza downtown for community gatherings and events.

Explore safe ways to access the Brazos River for active and passive recreation, such as fishing, birdwatching, trails, an open space greenway and scenic viewpoints.

Review park dedication requirements for new subdivisions to ensure they are adequate and have connectivity.

Action	Prioritization
Parks, Open Space and Cultural Arts Master Plan	
Capital improvement	
Parks and Open Space Master Plan	
Code	

## 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)

Code	
Code	
Code	
Policy/Program	

## Cultural Activities & Facilities

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 festivals, such as Blessington Farms' Fall Festival.

Develop a Community Center for residents.

Parks, Open Space and Cultural Arts Master Plan	
Policy/Program	
Policy/Program	
Policy/Program	

# RESILIENCY & SUSTAINABILITY

Action	Resiliency and Hazard Mitigation Plan	Prioritization
Prepare a Hazard Mitigation Plan for the City and ETJ to address all hazards to which City is susceptible (wildfires, flooding, extreme heat, drought, hazardous materials, hurricanes, etc).	Resiliency and Hazard Mitigation Plan	
Incorporate resiliency and sustainability measures in all land use and infrastructure decisions, including all Master Plans.	Policy	
Mitigate heat island effects caused by development by integrating sustainable strategies, such as limiting paved areas and increasing shade, especially along streets, sidewalks, trails and parking areas.	Code	
Investigate the feasibility of requiring Envision or LEED certified public and private projects for developments over a determined construction value.	Policy	
Implement erosion countermeasures, such as those discussed in the Huitt-Zollars Brazos River Simonton Cutoff project, in riverbank areas susceptible to erosion.	CIP	
Coordinate with the Brazos River Authority regarding the <u>Allen's Creek Reservoir</u> project as a potential water supply for new development. <i>Not Available</i>	Policy/Coordination	
Collaborate with US Army Corp of Engineers, the Brazos River Authority and Fort Bend County to undertake improvements to Brazos River.	Policy/Coordination	
Coordinate with the county, federal, state agencies, and the Drainage District on flood improvements.	Policy/Coordination	
Conduct studies to understand species of interest in the area and take caution to not disrupt the habitat of threatened and endangered species through development.	Resiliency and Hazard Mitigation Plan	
Perform a wetland study to identify wetlands in the City and surrounding areas that are being developed, differentiating regulated wetlands and non-regulated wetlands.	Resiliency and Hazard Mitigation Plan	
Incorporate externalities, both negative and positive, into the lifecycle cost analysis of projects to ensure they are providing positive value both today, and in the future.	Resiliency and Hazard Mitigation Plan	